



Agenda

City Council Regular Meeting

Monday, August 10, 2026 at 6:00 PM

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

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

Zoom Webinar ID: 205 093 973 Password: 610853
<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS AND RECOGNITIONS

- a. Recognition of Jenny Carroll, outgoing Special Projects and Communications Coordinator

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. Memorandum CC-26-146 Authorizing the Issuance of a Letter of Non-Objection to the Alcoholic Beverage Control Board Regarding License Renewals for AJ's Oldtown Steakhouse & Tavern and Captain Patties Fish House. Recommend Approval.
- b. Ordinance 26-38, an Ordinance of the City Council of Homer, Alaska, Amending the FY27 Capital Budget by Appropriating an Additional \$5,000 from the Water CARMA Fund and an Additional \$5,000 from the Sewer CARMA Fund to the 2025 Water and Wastewater Master Plan Projects. City Manager/ Public Works Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-147 from Public Works Director as backup.

- c. Ordinance 26-39 An Ordinance of the City Council of Homer Alaska Amending the FY27 Capital Budget by Appropriating \$7,160 from the Sewer CARMA to make the final payment to Nelson Engineering related to the Alaska Department of Transportation's (DOT) 2019 Lake Street Reconstruction Project. City Manager/Public Works Director. Recommended dates

Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-148 from Public Works Director as backup.

- d. Ordinance 26-40, an Ordinance of the City Council of Homer, Alaska, Approving the U.S. Coast Guard's Request to Abandon in Place and Transfer to the City of Homer the Cutter Support Building, Berth-Related Improvements, and Associated Improvements Related to Lease HSCG89-16-1-0084, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-149 from Port Property Associate as backup.

- e. Resolution 26-053, A Resolution of the City Council of Homer, Alaska Approving a Lease Assignment by OBI Seafoods, LLC to Silver Bay Seafoods-Valdez, LLC; Approving, Retroactively, a Prior Related Change of Control of OBI Seafoods, LLC; and Authorizing the City Manager to sign the Appropriate Documents in Connection with Assignment of the Current Twenty Year Ground Lease with a term ending December 31, 2036, with Options for two Consecutive Five-Year Extensions, for Lots 41 & 42 Homer Spit Amended, at an Initial Annual Base Rent of \$69,876.96. City Manager/Port Director. Recommend Adoption.

Memorandum CC-26-150 from Port Property Associate as backup.
Public Comment Received

- f. Resolution 26-054, a Resolution of the City Council of Homer, Alaska Authorizing the Staff of the Homer Public Library to Apply for an Online with Libraries (OWL) Grant from the Alaska State Library. City Manager/Library Director. Recommend Adoption.

Memorandum CC-26-151 from Library Director as backup.

VISITORS

- a. Andy Wink, Kenai Peninsula Economic Development District (KPEDD) Housing Assessment
- b. Jan Knutson, Homer Peony Celebration
- c. Introduction of Exchange Students from Japan

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 Report

PUBLIC HEARING(S)

- a. Ordinance 26-35, an Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$100,000 from the Homer Accelerated Roads and Trails (HART) Roads fund towards the South Slope Drive Culvert Replacement. City Manager/Public Works Director. Introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

Memorandum CC-26-136 from Public Works Director as backup.

Memorandum CC-26-152 from City Manager as backup.

- b. Ordinance 26-36, an Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by appropriating \$7,500 from the Water CARMA Fund and \$7,500 from the Sewer CARMA Fund to supplement existing funding for the Water/Wastewater SCADA Upgrade Project. City Manager/Public Works Director. Introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

Memorandum CC-26-137 from Public Works Director as backup.

- c. Ordinance 26-37 an Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.76.020 Review of Traffic Impact Analysis to Direct that an Applicant Must Contract with an Engineer When a Traffic Impact Analysis Is Required. Introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

Memorandum CC-26-138 from City Planner as backup.

ORDINANCE(S)

- a. Ordinance 26-41, An Ordinance of the City Council of Homer, Alaska Amending the FY 27 Capital Budget by Appropriating \$150,000 From the Homer Accelerated Roads and Trails (HART) Trails Fund for the Planning and Design of Developing an Existing Roadbed Above Karen Hornaday Park into a Hiking Trail. City Manager/Public Works Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-153 from Public Works Director as backup.

- b. Ordinance 26-42, An Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$450,000 from the Port Reserves for the Large Vessel Harbor Expansion Owner's Representative Phase 2 Contract. City Manager/Port Director.

Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

- [c.](#) Ordinance 26-43, An Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$50,000 From the Homer Accelerated Roads and Trails (HART) Trails Fund for the Construction of a Paved, ADA Pathway in Karen Hornaday Park. City Manager/Public Works Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-155 from Public Works Director as backup.

CITY MANAGER'S REPORT

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

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

COMMENTS OF THE AUDIENCE

- [a.](#) Public Comment on Matters not on the Agenda

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, August 24th, 2026, at 6:00 p.m., Worksession at 4:00 p.m., Committee of the Whole at 5:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



MEMORANDUM

CC-26-146

Authorizing the Issuance of a Letter of Non-Objection to the Alcoholic Beverage Control Board Regarding License Renewals for AJ's Oldtown Steakhouse & Tavern and Captain Patties Fish House

Item Type: Action Memorandum
Prepared For: Mayor Lord and City Council
Date: August 4, 2026
From: Amy Woodruff, City Clerk
Through: Melissa Jacobsen, City Manager

The City Clerk's Office has been notified by the Alcohol and Marijuana Control Office of an application for renewal from the following entities:

License Type: Beverage Dispensary
License #: 1252
DBA Name: AJ's Oldtown Steakhouse & Tavern
Service Location: 120 W Bunnell Avenue
Licensee: Aps Investments, LLC
Contact Person: Adrienne Sweeney

License Type: Restaurant Eating Place
License #: 2673
DBA Name: Captain Pattie's Fish House
Service Location: 4241 Homer Spit Rd #1
Licensee: Captain Patties Fish House, Inc.
Contact Person: John Michels

RECOMMENDATION

Voice non-objection and approval for the license renewals.
Fiscal Note: Revenues

From: [Michael Scanlon](#)
To: [Amy Woodruff](#)
Subject: RE: 2026-2027 Renewal Notice Lic#1252 AJ's Oldtown Steakhouse & Tavern
Date: Tuesday, July 28, 2026 10:37:59 AM
Attachments: [image001.png](#)

Good morning Amy,

HPD has no objection to the renewal licensure of #1252 AJ's Oldtown Steakhouse & Tavern.

Thank you,



Michael Scanlon

Chief of Police

Homer Police Department

625 Grubstake Ave

Homer, AK 99603



Mscanlon@ci.homer.ak.us

From: Amy Woodruff <AWoodruff@ci.homer.ak.us>
Sent: Tuesday, July 28, 2026 8:30 AM
To: Michael Scanlon <Mscanlon@ci.homer.ak.us>
Subject: FW: 2026-2027 Renewal Notice Lic#1252 AJ's Oldtown Steakhouse & Tavern

Hello Chief Scanlon,

When you get a chance, please review the attached application for license renewal and let me know if HPD has any objections.

Thank you,

Amy Woodruff
City Clerk



Thursday, July 30, 2026

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

Amy Woodruff, City Clerk
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Aps Investments LLC
Business Name	:	AJ's Oldtown Steakhouse & Tavern
License Type	:	Beverage Dispensary
License Location	:	120 W. Bunnell Avenue, City of Homer
License No.	:	1252
Application Type	:	License Renewal

Dear Ms. Woodruff,

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

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

Sincerely,

Michele Turner, MMC
Borough Clerk

cc: adriennewalli@hotmail.com;

amco.localgovernmentonly@alaska.gov



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

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

July 20, 2026

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

Licensee: **Aps Investments, LLC**

DBA: AJ's Oldtown Steakhouse & Tavern

Via email: adriennewalli@hotmail.com

Local Government 1: City of Homer

Local Government 2: Kenai Peninsula Borough

Via email: mjacobsen@ci.homer.ak.us; clerk@ci.homer.ak.us; awoodruff@ci.homer.ak.us;
micheleturner@kpb.us; sessert@kpb.us; mienkins@kpb.us; nscarlett@kpb.us; rmaidmae@kpb.us;
slopez@kpb.us; hmills@kpb.us; jwest@kpb.us

Community Council: N/A

Via email: N/A

Re: Beverage Dispensary #1252 Combined Renewal Notice for 2026-2027 Renewal Cycle

License Number:	#1252
License Type:	Beverage Dispensary
Licensee:	Aps Investments, LLC
Doing Business As:	AJ's Oldtown Steakhouse & Tavern
Physical Address:	120 W Bunnell Avenue, Homer, AK, 99603
Endorsement Type:	Restaurant endorsement
Designated Licensee:	Adrienne Sweeney
Phone Number:	[REDACTED]
Email Address:	[REDACTED]

☒ License Renewal Application

☒ Endorsement Renewal Application

Dear Licensee:

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

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

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

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

Dear Local Government:

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

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

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

Sincerely,
Dylan Paulsen, Licensing Examiner II
For
Kevin Richard, Director



Document reference ID : 7493

Renewal Application Summary

Application ID:	7493
License No:	1252
License Type applied for Renewal:	Beverage Dispensary License(BDL)
Licensee Name:	Aps Investments, Llc
License Expiration Date:	12/31/2025
Doing Business As:	AJ's Oldtown Steakhouse & Tavern
Premises Address:	120 W Bunnel Avenue, Homer, AK, 99603
Application Status:	In Review
Application Submitted On:	02/08/2026 04:22 PM AKST

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	
Alaska Entity number (CBPL):	130372
Alaska Entity Formed Date:	
Home State:	

Entity Contact Information

Entity Address: 135 W Bunnell Avenue, Homer, AK, 99603

Local Government and Community Council Details

City/Municipality: Homer
Borough: Kenai Peninsula Borough

Renewal Information

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

No

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

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

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

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

Please select the seasonality:

Year-round

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

No

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

No

Endorsements

License #	License Type	Trade Name	License Status	City
60103	Restaurant Endorsement (RE)	AJ's Oldtown Steakhouse & Tavern	Active	Homer

Attestations

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

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

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

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

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

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any

or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Signature

This application was digitally signed by : Adrienne Sweeney on 02/08/2026 04:23 PM AKST

Payment Info

Payment Type : CC

Payment Id: 41f5d92b-723e-40c1-8c9f-56c2fc45dc0a

Receipt Number: 101274343

Payment Date: 02/08/2026 04:29 PM AKST

Details

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	APS Investments, LLC

Entity Type: Limited Liability Company**Entity #:** 130372**Status:** Good Standing**AK Formed Date:** 8/30/2010**Duration/Expiration:** Perpetual**Home State:** ALASKA**Next Biennial Report Due:** 1/2/2028**Entity Mailing Address:** 135 W. BUNNELL AVE, 161 OHLSON LANE, HOMER, AK 99603**Entity Physical Address:** 135 W BUNNELL AVE HOMER, AK 99603, 161 OHLSON LANE, HOMER, AK 99603

Registered Agent

Agent Name: ADRIENNE SWEENEY**Registered Physical Address:** 135 W. BUNNELL AVENUE, HOMER, AK 99603**Registered Mailing Address:** 135 W. BUNNELL AVENUE, HOMER, AK 99603

Officials

☐ Show Former

AK Entity #	Name	Titles	Owned
	Adrienne Sweeney	Member, Manager	49.00
	Alexander Sweeney	Member	51.00

Filed Documents

Date Filed	Type	Filing	Certificate
8/30/2010	Creation Filing	Click to View	
8/30/2010	Initial Report	Click to View	
3/22/2012	Biennial Report	Click to View	
10/21/2013	Agent Change	Click to View	
5/10/2014	Biennial Report	Click to View	
12/02/2015	Biennial Report	Click to View	
1/01/2018	Biennial Report	Click to View	
1/01/2020	Biennial Report	Click to View	
12/14/2021	Biennial Report	Click to View	

Date Filed	Type	Filing	Certificate
3/18/2024	Biennial Report	Click to View	
12/29/2025	Biennial Report	Click to View	

[Close Details](#)[Print Friendly Version](#)

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

AJ'S OLDTOWN STEAKHOUSE & TAVERN

135 W. BUNNELL AVE, HOMER, AK 99603

owned by

APS INVESTMENTS, LLC

is licensed by the department to conduct business for the period

December 30, 2024 to December 31, 2026
for the following line(s) of business:

72 - Accommodation and Food Services



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

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

Julie Sande
Commissioner

From: [Michael Scanlon](#)
To: [Amy Woodruff](#)
Subject: RE: 2026-2027 Renewal Notice Lic#2673 Captain Patties Fish House with NOV
Date: Wednesday, July 22, 2026 12:30:21 PM
Attachments: [image001.png](#)

Amy,

The Homer Police Department has no objections to the renew of licensure for 2026-2027 Renewal Notice Lic#2673 Captain Patties Fish House with NOV.

Thank you,



Michael Scanlon

Chief of Police

Homer Police Department

625 Grubstake Ave

Homer, AK 99603



Mscanlon@ci.homer.ak.us

From: Amy Woodruff <AWoodruff@ci.homer.ak.us>
Sent: Wednesday, July 22, 2026 12:02 PM
To: Michael Scanlon <Mscanlon@ci.homer.ak.us>
Subject: FW: 2026-2027 Renewal Notice Lic#2673 Captain Patties Fish House with NOV

Chief Scanlon,

Please let me know if HPD has any objections to the license renewal for this applicant.

Thank you,

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



Thursday, July 30, 2026

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

Amy Woodruff, City Clerk
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Captain Patties Fish House, Inc.
Business Name	:	Captain Patties Fish House
License Type	:	Restaurant Eating Place
License Location	:	4241 Homer Spit Road #1, City of Homer
License No.	:	2673
Application Type	:	License Renewal

Dear Ms. Woodruff,

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

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

Sincerely,

Michele Turner, MMC
Borough Clerk

cc: johnmichels@live.com

amco.localgovernmentonly@alaska.gov



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

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

July 17, 2026

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

Licensee: **Captain Patties Fish House, Inc.**

DBA: Captain Patties Fish House

Via email: johnmichels@live.com

Local Government 1: City of Homer

Local Government 2: Kenai Peninsula Borough

Via email: mjacobsen@ci.homer.ak.us; clerk@ci.homer.ak.us; awoodruff@ci.homer.ak.us;
micheleturner@kpb.us; sessert@kpb.us; mienkins@kpb.us; nscarlett@kpb.us; rmaidmae@kpb.us;
slopez@kpb.us; hmills@kpb.us; jwest@kpb.us

Re: Restaurant Eating Place #2673 Combined Renewal Notice for 2026-2027 Renewal Cycle

License Number:	#2673
License Type:	Restaurant Eating Place
Licensee:	Captain Patties Fish House, Inc.
Doing Business As:	Captain Patties Fish House
Physical Address:	4241 Homer Spit Road #1, Homer, AK, 99603, USA
Designated Licensee:	John Michels
Phone Number:	[REDACTED]
Email Address:	[REDACTED]

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

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

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

Your application will be scheduled for the **August 25th, 2026** special board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a). Information about this board meeting can be found on our website closer to the date of the board meeting. [Home, Alcohol & Marijuana Control Office](#)

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

Dear Local Government:

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

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

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

Sincerely,
Dylan Paulsen, Licensing Examiner II
For
Kevin Richard, Director



Document reference ID : 7406

Renewal Application Summary

Application ID:	7406
License No:	2673
License Type applied for Renewal:	Restaurant Eating Place License (REPL)
Licensee Name:	Captain Patties Fish House, Inc.
License Expiration Date:	12/31/2025
Doing Business As:	Captain Patties Fish House
Premises Address:	4241 Homer Spit Road #1, Homer, AK, 99603
Application Status:	In Review
Application Submitted On:	02/05/2026 10:11 AM AKST

Entity Information

Business Structure:	Corporation
FEIN/SSN Number:	
Alaska Entity number (CBPL):	73978D
Alaska Entity Formed Date:	
Home State:	

Entity Contact Information

Entity Address: PO Box 210, Anchor Point, AK, 99556

Local Government and Community Council Details

City/Municipality: Homer
Borough: Kenai Peninsula Borough

Renewal Information

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

No

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

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

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

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

Please select the seasonality:

Year-round

Please select the reason to update license.:

Made the change to year round operations in the last renewal cycle

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

No

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

Yes

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

NOV AMCO Case # 24-1280 issued 6-14-2024

Upload Notices of Violation Document:

- [2673-Captain Patties Fish House, NOV AM 24-1280 \(2\).pdf](#)

Restaurant Affidavit

Revenue in Food Sales during the first Calendar Year in the Renewal Period	\$xxx.xx
Revenue in Alcohol Sales during first Calendar Year in the Renewal Period	\$xxx.xx
% of Gross Revenue from Food Sales during the first Calendar Year in the Renewal Period	91.56
Revenue in Food Sales during the second Calendar Year in the Renewal Period	\$xxx.xx
Revenue in Alcohol Sales during second Calendar Year in the Renewal Period	\$xxx.xx
% of Gross Revenue from Food Sales during the second Calendar Year in the Renewal Period	91.88

Restaurant Detail

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

Employment for any persons under 21 years of age: AS 04.16.049(c)

Yes

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

Minors will only be allowed in the dining area. Additionally, minors employed by us will only be employed in the kitchen, dining area and salad and dessert rooms.

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

Minors can not access where alcohol is stored in a locked room.

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

Yes

Food Service Permit

Is your license located in Municipality of Anchorage?

No

Do you have Approved food service permit for this premises?

Yes

Entertainment & Service

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?

No

Food and beverage service offered or anticipated is:

Table Service

Hours Of Operation

Sunday	11:00 AM - 11:00 PM
Monday	11:00 AM - 11:00 PM
Tuesday	11:00 AM - 11:00 PM
Wednesday	11:00 AM - 11:00 PM
Thursday	11:00 AM - 12:24 PM

Friday

11:00 AM - 11:00 PM

Saturday

11:00 AM - 11:00 PM

Attestations

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

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

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

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

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

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

Signature

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

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.

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

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

Signature

This application was digitally signed by : John Michels on 02/05/2026 10:16 AM AKST

Payment Info

Payment Type : CC

Payment Id: 14831b1a-37b3-4c82-9ffe-d1da06f6e371

Receipt Number: 101273507

Payment Info

Payment Type : CC

Payment Id: 14831b1a-37b3-4c82-9ffe-d1da06f6e371

Receipt Number: 101273507

Payment Date: 02/05/2026 10:22 AM AKST

Documents

#	File Name	Type	Added On
1	2673-Captain Patties Fish House, NOV AM 24-1280 (2).pdf	Notice of Violation Document	07/17/2026 03:04 PM
2	#2673 AS.pdf	License Paper Form Application Document	07/17/2026 03:05 PM

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

CAPTAIN PATTIES FISH HOUSE, INC

PO BOX 210, ANCHOR POINT, AK 99556

owned by

CAPTAIN PATTIE'S FISH HOUSE, INC.

is licensed by the department to conduct business for the period

October 28, 2024 to December 31, 2026
for the following line(s) of business:

72 - Accommodation and Food Services



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

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

Julie Sande
Commissioner

Details

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	CAPTAIN PATTIE'S FISH HOUSE, INC.

Entity Type: Business Corporation**Entity #:** 73978D**Status:** Good Standing**AK Formed Date:** 8/16/2001**Duration/Expiration:** Perpetual**Home State:** ALASKA**Next Biennial Report Due:** 1/2/2027**Entity Mailing Address:** PO BOX 210, ANCHOR POINT, AK 99556**Entity Physical Address:** 4241 HOMER SPIT ROAD, HOMER, AK 99603

Registered Agent

Agent Name: PATTIE HENSLEY**Registered Physical Address:** 4241 SPIT RD, HOMER, AK 99603**Registered Mailing Address:** PO BOX 210, ANCHOR POINT, AK 99556

Officials

☐ Show Former (None on file)

AK Entity #	Name	Titles	Owned
	Jocelyn Hensley	Director	
	John Michels	Treasurer, Secretary	
	Patty Hensley	President, Shareholder	100.00

Filed Documents

Date Filed	Type	Filing	Certificate
8/16/2001	Creation Filing	Click to View	
1/29/2002	Initial Report	Click to View	
5/07/2003	Biennial Report	Click to View	
3/01/2005	Biennial Report	Click to View	
12/17/2006	Biennial Report	Click to View	
9/16/2009	Biennial Report	Click to View	
6/25/2012	Biennial Report	Click to View	
2/18/2013	Biennial Report	Click to View	

Date Filed	Type	Filing	Certificate
12/12/2014	Biennial Report	Click to View	
4/02/2015	Certificate of Compliance		Click to View
4/21/2017	Biennial Report	Click to View	
4/04/2019	Biennial Report	Click to View	
1/14/2021	Biennial Report	Click to View	
10/30/2022	Biennial Report	Click to View	
12/31/2024	Biennial Report	Click to View	

[Close Details](#)[!\[\]\(9744027c2462738a4b8ec7d9c6615183_img.jpg\) Print Friendly Version](#)

Notice of Violation

(3AAC 304.525)

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

Date: 6/14/24

License #/Type: 2673

Restaurant/Eating Place-Seasonal

Licensee: Captain Patties Fish House, Inc.

Address: 4241 Homer Spit Road, Homer, AK

DBA: Captain Patties Fish House

AMCO Case #: 24-1280

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

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

On 6-11-24, an inspection was conducted at your establishment. Server Kristi L. Wickstrom was asked to provide proof of server education. Ms. Wickstrom stated she was current but did not have her card or a copy. Ms. Wickstrom was issued citation P00355241. On 6-14-24, I contacted Alaska CHARR who stated she does have a current server education card, #175337, Expiring 4-12-26.

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

Certified Mail 7021 0950 0001 6766 6697

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

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

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

Alcohol & Marijuana Control Office

ATTN: Enforcement

550 W. 7th Ave, Suite 1600

Anchorage, Alaska 99501

amco.enforcement@alaska.gov

Issuing Investigator: J. Hamilton

Received by:

SIGNATURE: *F.R. Hamilton*

SIGNATURE:

Delivered VIA: Mail

Date:

Saturday June 22, 2024

Captain Patties Fish House, Inc.

4241 Homer Spit Rd

Homer, AK 99556

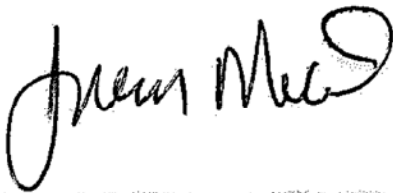
License # 2673, Restaurant/Eating Place

I am writing this letter in response a letter I received regarding a violation by one of our servers, Kristi L. Wickstrom who did not have her proof of server education while serving. Officer Hamilton was told by one of our staff that we didn't have a copy of her card. That statement was inaccurate.

I have conducted remedial training with not just Ms Wickstrom but ALL of our staff regarding the requirement to have proof of training while working. Additionally, I have conducted irregular spot inspections to ensure our servers are complying with statutory requirements.

I hope the above actions are acceptable.

Sincerely,

A handwritten signature in black ink, appearing to read "John Michels". The signature is fluid and cursive, with the first name "John" and last name "Michels" clearly distinguishable.

John Michels, owner



MEMORANDUM

CC-26-147

Ordinance 26-38, an Ordinance of the City Council of Homer, Alaska, Amending the FY27 Capital Budget by Appropriating an Additional \$5,000 from the Water CARMA Fund and an Additional \$5,000 from the Sewer CARMA Fund to the 2025 Water and Wastewater Master Plan Projects.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: June 11, 2026
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

SUMMARY:

Appropriation of \$5,000 from the Water CARMA Fund and \$5,000 from the Sewer CARMA Fund to the 2025 Water and Sewer Master Plan Project.

BACKGROUND:

The City of Homer (City) hired Bristol Engineering (Bristol) to update the City's expired Water and Wastewater Master Plan (WWMP). These plans have a 20-year planning window, and the expired plan covered the period of 2006 through 2025.

The City submitted questionnaires to receive two loans from the Alaska Department of Environmental Conservation's (ADEC) State Revolving fund. One application was for the water portion of the master plan and the other for the wastewater portion. The State Revolving Fund doesn't technically issue grants, but they can issue loans and then forgive a portion of the principal, which they call principal forgiveness. In total, the two loans have \$150,000 in principal forgiveness attached, which is the full value of the loans.

ISSUE:

The City issued an Request for Proposals (RFP) to update the two Master Plans as part of a combined RFP. The City received 3 proposals and awarded the contract to the highest scoring proposal which was Bristol for \$149,987.

While Bristol's cost is under \$150,000 in principal forgiveness from ADEC, one of the terms of the two loan agreements is that the City shall pay an administrative fee equal to 0.5% of the amount each loan disbursement request. The total of the administrative fees for the full contract value will total \$750,

essentially reducing the amount of principal forgiveness to \$149,250 and leaving total project funding \$737 short of Bristol's proposal price.

RECOMMENDATION:

The Public Works Department is requesting an appropriation of \$5,000 for the Water CARMA Fund and \$5,000 from the Sewer CARMA Fund to provide necessary funds to cover the budget shortfall related to the ADEC's Loan administrative fees. Public Works rounded up the shortfall of \$750 to a total of \$10,000 to provide a modest contingency for the project.

CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Additional Funding - Water/Wastewater Master Plan</u>	DATE	<u>08/04/2026</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 10,000</u>		

DESCRIPTION	The City has secured a total of \$150,000 from the Alaska Department of Environmental Conservation (ADEC) State Revolving Loan Program, \$75,000 from the Drinking Water Fund and \$75,000 from the Clean Water Fund, in two separate loans. Both the Clean Water Fund loan and the Drinking Water Fund loan have 100% principal forgiveness. On November 4, 2025, the City awarded the Request for Proposal to Bristol Engineering Services Company. The proposal from Bristol Engineering Services Company has a cost of \$149,987. The ADEC loans have a 0.5% fee to be deducted from each disbursement that will total \$750, effectively reducing the loan amount to \$149,250. The loan fees will leave total project funding \$750 short of the fee in Bristol's proposal. The requested \$750 was rounded up to \$10,000 to provide a modest contingency for unknown discoveries during the project.
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	50%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	50%

FUNDING SOURCE 1: Water CARMA		FUNDING SOURCE 2: Sewer CARMA		FUNDING SOURCE 3:	
Current Balance	<u>\$ 1,764,573</u>	Current Balance	<u>\$ 1,013,863</u>	Current Balance	<u> </u>
Encumbered	<u>\$ 747,317</u>	Encumbered	<u>\$ 93,484</u>	Encumbered	<u> </u>
Requested Amount	<u>\$ 5,000</u>	Requested Amount	<u>\$ 5,000</u>	Requested Amount	<u> </u>
Other Items on Current Agenda	<u>\$ 7,500</u>	Other Items on Current Agenda	<u>\$ 14,660</u>	Other Items on Current Agenda	<u> </u>
Remaining Balance	<u>\$ 1,004,756</u>	Remaining Balance	<u>\$ 900,719</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/
Public Works Director

ORDINANCE 26-38

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY27 CAPITAL BUDGET BY APPROPRIATING AN
ADDITIONAL \$5,000 FROM THE WATER CAPITAL ASSET REPAIR
AND MAINTENANCE ALLOWANCE (CARMA) FUND AND AN
ADDITIONAL \$5,000 FROM THE SEWER CARMA FUND TO THE 2025
WATER AND WASTEWATER MASTER PLAN PROJECTS.

WHEREAS, The City has secured a total of \$150,000 from the Alaska Department of
Environmental Conservation (ADEC) State Revolving Loan Program, \$75,000 from the Drinking
Water Fund and \$75,000 from the Clean Water Fund, in two separate loans; and

WHEREAS, Both the Clean Water Fund loan and the Drinking Water Fund loan have
100% principal forgiveness; and

WHEREAS, On November 4, 2025, the City awarded the Request for Proposal to Bristol
Engineering Services Company; and

WHEREAS, The proposal from Bristol Engineering Services Company has a cost of
\$149,987; and

WHEREAS, The ADEC loans have a 0.5% fee to be deducted from each disbursement
that will total \$750, effectively reducing the loan amount to \$149,250; and

WHEREAS, The loan fees will leave total project funding \$750 short of the fee in Bristol's
proposal; and

WHEREAS, The requested \$750 was rounded up to \$10,000 to provide a modest
contingency for unknown discoveries during the project.

NOW, THEREFORE, The City of Homer Ordains:

Section 1: The Homer City Council hereby amends the FY27 Capital Budget by
appropriating \$10,000 as follows:

Transfer from:

Fund

Description

Amount

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 24th day of August, 2026.

SHELLY ERICKSON, MAYOR PRO TEM

AMY WOODRUFF, CITY CLERK

ABSENT:

Effective Date:



MEMORANDUM

CC-26-148

Ordinance 26-39 An Ordinance of the City Council of Homer Alaska Amending the FY27 Capital Budget by Appropriating \$7,160 from the Sewer CARMA to make the final payment to Nelson Engineering related to the Alaska Department of Transportation's (DOT) 2019 Lake Street Reconstruction Project.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: July 28, 2026
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

SUMMARY:

This Ordinance is requesting funding to make final payment to Nelson Engineering related to the Department of Transportation's 2019 Lake Street Reconstruction Project.

BACKGROUND:

In 2019 the DOT did a reconstruction project of Lake Street. The new design of the road and drainage had several conflicts with the utilities in Lake Street, so the DOT asked the City to hire our own engineer to design the utility improvements that would be incorporated with the DOT's new design and construction. The utility expenses related to this project were covered by the Federal Highways money distributed to the State of Alaska for this project.

The remaining pay request is related to our engineer providing the DOT and the City with as-built drawings of the new utilities. The State has exhausted the Federal Highway's money dedicated towards this effort and has expressed that the balance due is the City's responsibility. While administration doesn't necessarily agree with the DOT's determination that the City is responsible for this expense, the work was necessary and benefits the community.

RECOMMENDATION:

The Public Works Department recommends the adoption of this Ordinance to pay Nelson Engineering.

CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	Lake Street Utilities	DATE	08/04/2026
DEPARTMENT	Public Works	SPONSOR	City Manager/PW Director
REQUESTED AMOUNT	\$ 7,160		

DESCRIPTION	The DOT performed a reconstruction project of Lake Street which included road and drainage work that has several conflicts with utilities in Lake Street. The DOT requested that the City of Homer hire its own engineer to redesign the utilities for incorporation with the DOTs project. The utility expenses related to this project were covered by the Federal Highways money distributed to the State of Alaska for this project. The remaining pay request is related to our engineer providing the DOT and City with the as-built drawings of the new utilities. The State has stated the Federal Highways money dedicated towards this effort has been exhausted and has expressed that the balance due is the City's responsibility.
-------------	---

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

FUNDING SOURCE 1: Sewer CARMA		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	\$ 1,013,863	Current Balance	_____	Current Balance	_____
Encumbered	\$ 93,484	Encumbered	_____	Encumbered	_____
Requested Amount	\$ 7,160	Requested Amount	_____	Requested Amount	_____
Other Items on Current Agenda	\$ 12,500	Other Items on Current Agenda	_____	Other Items on Current Agenda	_____
Remaining Balance	\$ 900,719	Remaining Balance	_____	Remaining Balance	_____
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	_____	Current Balance	_____	Current Balance	_____
Encumbered	_____	Encumbered	_____	Encumbered	_____
Requested Amount	_____	Requested Amount	_____	Requested Amount	_____
Remaining Balance	_____	Remaining Balance	_____	Remaining Balance	_____

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 26-39

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY27 CAPITAL BUDGET BY APPROPRIATING
\$7,160 FROM THE SEWER CAPITAL ASSET REPAIR AND
MAINTENANCE ALLOWANCE (CARMA) FUND TO MAKE THE FINAL
PAYMENT TO NELSON ENGINEERING RELATED TO THE ALASKA
DEPARTMENT OF TRANSPORTATION'S (DOT) 2019 LAKE STREET
RECONSTRUCTION PROJECT.

WHEREAS, The DOT performed a reconstruction project of Lake Street which included
road and drainage work that has several conflictions with utilities in Lake Street; and

WHEREAS, The DOT requested that the City of Homer hire its own engineer to redesign
the utilities for incorporation with the DOTs project; and

WHEREAS, The utility expenses related to this project were covered by the Federal
Highways money distributed to the State of Alaska for this project; and

WHEREAS, The remaining pay request is related to our engineer providing the DOT and
City with the as-built drawings of the new utilities; and

WHEREAS, The State has stated the Federal Highways money dedicated towards this
effort has been exhausted and has expressed that the balance due is the City's responsibility;
and

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY27 Capital Budget by
appropriating \$7,160 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
256-0379	Sewer CARMA	\$7,160

Section 2. The City Manager is authorized to 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 24th day of August 2026.

CITY OF HOMER

SHELLY ERICKSON, MAYOR PRO TEM

ATTEST:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



MEMORANDUM

CC-26-149

Ordinance 26-40, A Ordinance of the City Council of Homer, Alaska, Approving the U.S. Coast Guard's Request to Abandon in Place and Transfer to the City of Homer the Cutter Support Building, Berth-Related Improvements, and Associated Improvements Related to Lease HSCG89-16-1-0084, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: July 28, 2026
From: Mark Bowman, Port Property Associate
Through: Melissa Jacobsen, City Manager

Background

The U.S. Coast Guard (USCG) has formally requested the City of Homer's consent to abandon in place improvements associated with the lease for the Coast Guard Cutter Support Building, which is set to expire on August 31, 2026. The request follows the decommissioning of the CGC Naushon and the USCG's internal divestiture process for assets associated with Lease HSCG89-16-1-0084.

Analysis

City staff inspected the Cutter Support Building and associated improvements on August 28, 2025. The building was found to be structurally sound and generally in good condition, but not turnkey. Necessary work includes roof and exterior maintenance, interior repairs, flooring and ceiling replacement, painting, boiler and mechanical system evaluation, electrical fixture and lighting upgrades, site improvements, and possible removal of the double-walled fuel tank if the boiler is converted to natural gas. Cost estimates have not yet been finalized.

City and Port and Harbor Advisory Commission Response

Staff recommend approving abandonment in place and transfer to the City for the core Cutter Support Building, hazmat storage, paint locker, perimeter fencing, sidewalks, parking area, miscellaneous equipment pads, and primary electrical distribution systems. The City previously requested removal of utility lines and dock-specific infrastructure that were dedicated to CGC Naushon and cannot be repurposed for general use, including sewer, water, communication, and electrical service to the dock. The USCG has requested reconsideration of those items in exchange for abandonment of the Cutter Support Building and related assets. If the City does not accept the proposal, the USCG has indicated that

obtaining funding and approvals for removal or modifications would likely delay action by approximately one year.

At its June 24, 2026 meeting, the Port and Harbor Advisory Commission discussed the U.S. Coast Guard's request regarding abandonment of the Cutter Support Building and associated improvements to the City, including the building under consideration. The Commission unanimously recommended that City Council accept the Cutter Support Building.

Recommendation:

Adopt Ordinance 26-40

Attachments:

- Page excerpt from June 24, 2026, Port and Harbor Advisory Commission.
- Lease HSCG89-16-1-0084 Section 10.a.2).

Commissioners discussed the staff memorandum requesting support for changes to the lease with the US Coast Guard.

HAGGERTY/DUDA MOVED TO RECOMMEND TO CITY COUNCIL THAT THEY ADOPT THE LEASE AS NEGOTIATED BY THE CITY MANAGER.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

D. U.S. Coast Guard Request – Cutter Support Building, Berth and Improvements

Commissioners identified which building was under consideration and discussed the building's condition and whether the City has a plan for the use of the building.

HAGGERTY/DUDA MOVED TO RECOMMEND TO CITY COUNCIL THAT THEY ACCEPT THE CUTTER SUPPORT BUILDING.

Commissioner Duda said he is curious if the harbor or the City has plans to develop the East side of the spit. Deputy Harbormaster Glidden clarified that there are no plans at this time.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

A. City Managers Reports

Commissioner Bradshaw requested to see financial updates for the Harbor. Commissioner Siekaniec noted that financial planning will be a topic at upcoming meetings as well.

B. Engineers cost Estimate

C. HHE Quarterly Report

D. PHAC City Council HHE Report

E. Commissioner update

F. PHAC Commissioners Update

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE COMMISSION

Commissioner Bradshaw thanked the commission for a short and sweet meeting.

Commissioner Haggerty commented on congestion in the harbor. He noted that water taxi operators now pay a barge ramp fee which offers clientele a place to park on the other side of the harbor. There are fishing boats that tie up in the yellow zone at the bottom of ramp 2. He can foresee that it will get difficult to have the

Lease HSCG89-16-1-0084 Section 10.a.2).

"10. DISPOSITION OF IMPROVEMENTS:

a. Improvements made upon the Premises by the Government shall upon the expiration, termination or cancellation of this Lease or of any renewal term thereof:

2.) with the consent of the Lessor and upon thirty (30) days advance notice to the Lessor in writing, be abandoned in place, in which case the property will become the property of the Lessor, and the Government will be relieved of any liability in connection therewith. "

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port Director

ORDINANCE 26-40

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA APPROVING THE U.S. COAST GUARD'S REQUEST TO ABANDON IN PLACE AND TRANSFER TO THE CITY OF HOMER THE CUTTER SUPPORT BUILDING, BERTH-RELATED IMPROVEMENTS, AND ASSOCIATED IMPROVEMENTS RELATED TO LEASE HSCG89-16-1-0084, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, the City of Homer and the United States Coast Guard are parties to Lease HSCG89-16-1-0084 for the leased parcel of land and pier space formerly supporting the homeport and uplands for the decommissioned CGC Naushon; and

WHEREAS, the current lease is scheduled to expire on August 31, 2026; and

WHEREAS, the U.S. Coast Guard has formally requested the City's consent to abandon in place existing Coast Guard improvements on the premises upon termination of the lease, in accordance with Paragraph 10.a.2 of Lease HSCG89-16-1-0084; and

WHEREAS, City staff inspected the Cutter Support Building and associated improvements on August 28, 2025, and found the facility to be structurally sound, generally in good condition, and potentially suitable for future municipal use, long-term leasing, or multi-tenant occupancy after necessary maintenance and upgrades; and

WHEREAS, identified maintenance and upgrade needs include roof and exterior maintenance, interior non-structural repairs, mechanical system evaluation including possible boiler replacement, electrical upgrades and lighting replacement, and site improvements; and

WHEREAS, the U.S. Coast seeks to transfer ownership of the Cutter Support Building and related improvements to the City, contingent upon City approval to abandon the assets in place; and

WHEREAS, the U.S. Coast Guard has indicated that if the City requires removal or modification of certain improvements, obtaining the necessary funding and approvals would likely delay alternative action by approximately one year; and

WHEREAS, City staff recommends approving abandonment in place and transfer to the City of the Cutter Support Building, empty hazmat storage and paint locker, perimeter fencing, sidewalks, parking area, miscellaneous equipment pads, and primary electrical distribution systems, together with related building contents identified for abandonment; and

WHEREAS, staff will obtain cost estimates and additional analysis regarding long-term maintenance costs, appraised value, and revenue potential; and

WHEREAS, on June 24, 2026, the Port and Harbor Advisory Commission unanimously passed a motion making a recommendation to City Council that they accept the Cutter Support Building.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The City Council of Homer, Alaska, hereby approves the U.S. Coast Guard's request to abandon in place and transfer to the City the Cutter Support Building and berth-related improvements related to Lease HSCG89-16-1-0084, including those items listed above, and authorizes the City Manager to negotiate and execute the appropriate documents necessary to accept the abandonment in place and transfer of ownership of the approved improvements, address any related lease termination requirements, and take all other actions necessary to implement this ordinance.

Section 2. This ordinance is not of a permanent and general nature and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this 24th day of August, 2026.

CITY OF HOMER

SHELLY ERICKSON, MAYOR PRO TEM

ATTEST:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



MEMORANDUM

CC-26-150

Resolution 26-053, A Resolution of the City Council of Homer, Alaska Approving a Lease Assignment by OBI Seafoods, LLC to Silver Bay Seafoods-Valdez, LLC; Approving, Retroactively, a Prior Related Change of Control of OBI Seafoods, LLC; and Authorizing the City Manager to sign the Appropriate Documents in Connection with Assignment of the Current Twenty Year Ground Lease with a term ending December 31, 2036, with Options for two Consecutive Five-Year Extensions, for Lots 41 & 42 Homer Spit Amended, at an Initial Annual Base Rent of \$69,876.96.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: August 3, 2026
From: Melissa Jacobsen, City Manager

Purpose: This memorandum provides an overview of the lease history for Lots 41 and 42 Homer Spit Sub. Amended, and recommends approval of the application for assignment of the lease to Silver Bay Seafoods-Valdez, LLC.

Background: The City originally leased Lots 41 and 42 to Icicle Seafoods, Inc. under a lease agreement executed in January 2017 and then amended in 2018. In May 2020, the City approved assignment of the lease from Icicle Seafoods to OBI Seafoods, LLC through Resolution 20-043. The assignment was effective June 1, 2020. In March 2025, Icicle also conveyed any remaining interest in the improvements and fixtures on the property to OBI through a recorded quitclaim deed. As a result, OBI Seafoods, LLC is currently the authorized lessee and owner of the improvements on the premises.

Lease Assignment Request: Silver Bay Seafoods began discussions with the City regarding a lease assignment in 2025. An initial request was submitted by SBS Vessel Company, LLC on October 30, 2025.

The Port Leasing Team worked with the JDO team to review several matters related to the transfer of ownership from OBI to Silver Bay Seafood, and Silver Bay Seafoods-Valdez, LLC, the intended operating entity.

Silver Bay Seafoods operates through a regional LLC structure across Alaska. According to information provided by the company and verified through public records, operations are organized through regional entities including:

- Silver Bay Seafoods-False Pass, LLC
- Silver Bay Seafoods-Kodiak, LLC
- Silver Bay Seafoods-Metlakatla, LLC
- Silver Bay Seafoods-Naknek, LLC
- Silver Bay Seafoods-Southeast, LLC
- Silver Bay Seafoods-Valdez, LLC
- Silver Bay Seafoods-Ventura, LLC

Silver Bay Seafoods-Valdez, LLC currently owns and operates facilities in Homer, Seward, Cordova, and Valdez.

The JDO team worked with the Silver Bay Seafood legal team and City Staff to ensure all ownership records and financial information is complete and accurate before bringing this lease assignment to Council for approval.

Recommendation: Adopt a resolution approving the lease assignment to Silver Bay Seafoods-Valdez.

From: [NPFA Homer](#)
To: [Department Clerk](#)
Subject: Resolution 26-XXX, a Resolution of the City Council of Homer, Alaska approving assignment of OBI lease to Silver Bay Seafoods
Date: Wednesday, August 5, 2026 8:34:59 AM

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

Greetings,

The North Pacific Fisheries Association (NPFA) is a Homer based commercial fishing group representing approximately 75 fishing operations. Our members participate in multiple fisheries across the State but mainly live in Homer.

NPFA strongly supports the City of Homer approving the assignment of the OBI lease to Silver Bay Seafoods

The property at 842 Fish Dock Road is extremely important to the fishing industry and while there have been changes to the ownership the facility remains as one of the anchors to the fishing industry in Homer including the ice making capabilities. The lease is consistent with the Homer Spit Comprehensive plan "The existing fish dock, ice plant, and processing plants are key economic generators on the Spit but they are potentially threatened by incompatible land uses." Page 23 and also the Industrial Designation seen in Map 5 of the document.

NPFA appreciates the City Council's support in adopting this Resolution.

Thank you for your consideration.

Malcolm Milne
President

--



North Pacific Fisheries Association
PO Box 796 Homer, AK 99603
www.npfahomer.com

Please support those who support NPFA

[Kachemak Gear Shed](#), [Petro Marine](#), [OBI Seafoods](#), [Northern Enterprises Boat](#)

[Yard](#), [NOMAR](#), [Morris Marine](#), [Kachemak Auto Parts \(NAPA\)](#), [Fat Olives](#), [Dana Besecker Co. Inc.](#), [Alaska Boats & Permits](#), [Edgewater Marine Surveyors](#), [Silver Bay Seafoods](#), [Ocean Strategies](#), [International Maritime Group](#), [Salmon Sisters](#), [First National Bank of Alaska](#), [Just Knots LLC](#), [In Demand Marine](#), [Desperate Marine](#), [AgWest Farm Credit](#), [Fortune Sea Marine Services](#) & [Sea Mountain Insurance](#).

NPFA is a member group of United Fishermen of Alaska & Seafood Harvesters of America.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port Director

RESOLUTION 26-053

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA APPROVING A LEASE ASSIGNMENT BY OBI SEAFOODS, LLC TO SILVER BAY SEAFOODS-VALDEZ, LLC; APPROVING, RETROACTIVELY, A PRIOR RELATED CHANGE OF CONTROL OF OBI SEAFOODS, LLC; AND AUTHORIZING THE CITY MANAGER TO SIGN THE APPROPRIATE DOCUMENTS IN CONNECTION WITH ASSIGNMENT OF THE CURRENT TWENTY YEAR GROUND LEASE WITH A TERM ENDING DECEMBER 31, 2036, WITH OPTIONS FOR TWO CONSECUTIVE FIVE-YEAR EXTENSIONS, FOR LOTS 41 & 42 AS HOMER SPIT AMENDED, AT AN INITIAL ANNUAL BASE RENT OF \$69,876.96.

WHEREAS, The City of Homer ("City") and Icicle Seafoods, Inc., an Alaska corporation ("Icicle"), entered into a Ground Lease and Security Agreement dated January 24, 2017, as amended by a First Amendment to Lease Agreement effective as of March 1, 2018 (collectively, the "Lease");

WHEREAS, The Homer City Council, pursuant to Resolution 20-043, adopted May 11, 2020, approved an assignment of the Lease from Icicle to OBI Seafoods, LLC ("OBI") in connection with a merger of Icicle and Ocean Beauty Seafoods, LLC into OBI;

WHEREAS, Icicle assigned the Lease to OBI pursuant to an Assignment and Assumption of Lease effective as of June 1, 2020;

WHEREAS, In April 25, 2025, Silver Bay Seafoods, L.L.C. ("Silver Bay") acquired substantially all of Icicle's assets, including Icicle's fifty percent membership interest in OBI;

WHEREAS, HCC 18.08.160(a) provides that, except as provided in a lease agreement, the Homer City Council must approve the assignment of a lease to another party;

WHEREAS, Pursuant to Section 8.02 of the Lease, a change in ownership of more than 25% constitutes an assignment for which approval by the Homer City Council is required; WHEREAS, OBI has requested approval for the Lease to be assigned to its affiliate, Silver Bay Seafoods – Valdez, LLC ("Silver Bay – Valdez"); and

WHEREAS, The City Manager has recommended that assignment of the Lease by OBI to Silver Bay-Valdez be approved and that the change of control resulting from the prior acquisition by Silver Bay of fifty percent of the membership interest in OBI be approved, based

on a determination that Silver Bay – Valdez can fulfill the terms of the Lease and the requirements of HCC 18.08, and is in the City’s best interests.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves the assignment of the Lease from OBI to Silver Bay – Valdez and approves the prior change of control resulting from the acquisition by Silver Bay of Icicle’s membership interest in OBI; and

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to sign a consent to assignment of the Lease and other appropriate documents to effectuate the approval of the assignments, subject to the City Manager making the determination, pursuant to HCC 18.08.160(b), that the lessee is in full compliance with the Lease.

PASSED AND ADOPTED by the Homer City Council this 10th day of August, 2026.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

AMY WOODRUFF, CITY CLERK

Fiscal note: Annual Base Rent \$69,876.96



MEMORANDUM

CC-26-151

Resolution 26-054, A Resolution of the City Council of Homer, Alaska, Authorizing the Staff of the Homer Public Library to Apply for an Online with Libraries (OWL) Grant from the Alaska State Library.

Item Type: Backup Memorandum
Prepared For: Homer Mayor and City Council
Date: July 30, 2026
From: Library Director Dave Berry
Through: City Manager Melissa Jacobsen

The Alaska State Library has offered Online With Libraries (OWL) grants for a number of years. In the past, those grants have been used to purchase videoconferencing equipment for the library. Current OWL grants are used to offset the cost of providing internet service to the public.

In fiscal year 2026, the library received an OWL grant of \$6,462, which paid 30% of the annual internet bill. The City Council accepted this grant through Ord. 25-69 on Jan. 13, 2026.

I would like to apply for the internet-cost grant every year, as a matter of course. The application period for FY 2027 is now open and I have attached the application form. We would again apply for 30% of the library's total internet costs, but due to a reduction in the overall bill, the grant application amount works out to \$5,130.

The deadline for applications is August 31, 2026.

RECOMMENDATION:

Adopt Resolution 26-054

ATTACHMENTS:

Application form for the FY 2027 OWL grant

Alaska State Library OWL Internet Cost Assistance Application – FY2027



1. Introduction

The Online With Libraries (OWL) Internet Cost Assistance program is a non-competitive funding opportunity that allows public libraries in Alaska to apply for internet assistance from the Alaska State Library through the OWL Program. *Submitting a proposal does not guarantee full funding. Funds are granted according to available resources.*

Only complete applications will be considered. **Applications are due to the OWL Program Manager on or by August 31, 2026.**

Library Name:

Library Address:

Contact Name:

Email Address:

Phone:

Fax:

2. Purpose of Funding

The Alaska Online With Libraries (OWL) Program is funded by the State of Alaska to:

- Provide Alaska residents with access to high-speed internet and computing equipment in public libraries to access essential online information and resources for education, employment, government services, health, and enjoyment.
- Bring the world to Alaska by connecting people across the state with other Alaskans and Americans through internet access and events, meetings, and training via videoconferencing.
- Reduce costs for libraries, agencies, and organizations by substituting video meetings and visits for travel.
- Provide information technology training to Alaska library staff and residents to enhance future education, employment prospects, and quality of life.

OWL Internet Cost Assistance provides supplementary funding for internet connectivity costs to public libraries in Alaska as part of the OWL program's mission to provide Alaskans with the benefits and opportunities that come with access to high-speed internet.

3. Eligibility and Funding Criteria

Public libraries in Alaska that are eligible to receive the [Public Library Assistance \(PLA\) Grant](#) are also eligible to apply for OWL Internet Cost Assistance. Eligibility requires a “Yes” to the question below.

Is the public library (and branches if applicable) currently eligible to receive the Public Library Assistance Grant according to [Alaska Library Law](#)? Yes ☐ No ☐

The award amount is determined based on these factors:

- Annual internet cost
- E-Rate percentage (if applicable - receipt of E-Rate is not required)
- Amount of funding available for the OWL Program through the State.

This funding opportunity applies only to internet service for the library; it cannot be used to pay internet bills that include access for other departments or entities.

The OWL Internet Cost Assistance Program awards may be used only for recurring Internet costs. One-time fees, equipment, and/or labor costs (such as service installation costs) are not eligible.

4. E-Rate Participation

Receipt of E-Rate is not required for this funding opportunity, but it is necessary to note whether a library receives E-Rate funds.

Does the library receive E-Rate Funding? Yes ☐ No ☐

5. Budget

These funds must be spent or encumbered between July 1 and June 30. They cannot be carried over into the following year's budget or put into the city's general fund. Any money not spent or encumbered by June 30 must be returned to the Alaska State Library. 100% of the funding awarded must be dedicated to recurring library internet costs. **The OWL Award must not overlap with E-Rate funding.** If you have questions, email eed.owlprogram@alaska.gov.

A. Budget Documentation

- For libraries that receive E-Rate: Please attach a copy of your Funding Commitment Decision Letter from USAC. If you have a contract with your ISP that shows the monthly or annual amount you pay, please attach a copy of the portion that specifies the agreed-upon amount.
- For libraries that DO NOT receive E-Rate: If you have a contract with your ISP that shows monthly or annual costs, please attach a copy of the section specifying the agreed-upon amount. If you do not have a contract, please attach copies of the three most recent months of your library's internet bill.

B. Budget Documentation Summary

Please indicate the supporting documents included in this application.

E-Rate Libraries:

☐ Funding Commitment Decision Letter (USAC)

Non-E-Rate Libraries:

- ☐ ISP Contract documentation with the annual agreed price
or
☐ Three recent internet bills

6. Wireless Sessions Measurement Requirement

To document the use of internet connections subsidized by the OWL Program, the Alaska State Library requires that libraries receiving OWL Program funds have a method (automated or otherwise) for counting the number of wireless sessions on the library's Wi-Fi, so they can report this statistic. If a library does not have a way to measure wireless use, the Alaska State Library will provide advice on possible methods.

Please check one:

- ☐ We use WhoFi to count wireless sessions.
- ☐ We use _____ (method) to count wireless sessions.
- ☐ We DO NOT have a way of counting wireless sessions. Contact us for consultation.

7. OWL Zoom Participation (optional)

If your library does not already participate in the OWL Zoom Program, would you like to sign up for an OWL Zoom account for your library? If yes, fill out this short form:

<https://library-alaska.libwizard.com/f/getowlzoom>

8. Submission

Step 1. Complete the application.

Step 2. Gather and include all attachments.

Step 3. Obtain all signatures.

Step 4. Compile the entire application, including all attachments, into a single packet.

Step 5. Submit the complete application packet on or by **August 31, 2026**.

Applications are due by email, fax, or postal mail on or by August 31, 2026.

Email the completed application to eed.owlprogram@alaska.gov or

Fax the completed application to 907-465-2151 or

Mail the completed application, postmarked by **August 31**, to:

OWL Program Manager
Alaska State Library
PO Box 110571
Juneau, AK 99811-0571

Please confirm receipt with the OWL Program Manager if you fax or mail the application.

Questions? Contact the OWL Program Manager at eed.owlprogram@alaska.gov or 907-465-2921.

9. Reporting

The OWL Internet Cost Assistance program Report (<https://lam.alaska.gov/owl/funding-opportunities>) must be signed and submitted to the OWL Program Manager by **July 31** of the following year.

10. Acceptance of Financial Responsibility

The library, the legal entity, and the staff who handle the library bills must understand that State funds awarded through the "OWL Internet Cost Assistance" program are 100% earmarked for the approved purchases listed in this application. The awarded funding can be used only for the purposes specified in the program award agreement. If OWL funds are used for unauthorized purposes, the Alaska State Library will require the misspent funds to be returned. By signing this document, you agree to accept the terms mentioned above.

The library must maintain adequate financial records to ensure complete reporting and retain project and financial records relating to the program for a minimum of five years from the due date of the final program report or until all audit exceptions have been resolved, whichever is longer.

This application is a legal document committing your library to a specific course of action. By signing this document, the library and its fiscal/legal entity agree to accept the terms above.

11. Signatures

This application MUST have two signatures from two different people. The director can sign on behalf of the library. Examples of signers for the fiscal/legal entity include the mayor, city manager, or finance officer for municipal libraries; the board president or treasurer for nonprofit libraries; and the principal, district grants officer, or superintendent for combined school-public libraries.

Public Library Name:

Public Library City:

For the Public Library

Authorized Library Signature:

Printed Name and Title:

Date Signed:

For the Fiscal/Legal Entity

Authorized Fiscal Signature:

Printed Name and Title:

Date Signed:

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Library Director

RESOLUTION 26-054

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
AUTHORIZING THE STAFF OF THE HOMER PUBLIC LIBRARY TO
APPLY FOR AN ONLINE WITH LIBRARIES (OWL) GRANT FROM THE
ALASKA STATE LIBRARY.

WHEREAS, The Alaska State Library offers non-competitive Online With Libraries
(OWL) grants to fund internet access for libraries across the state; and

WHEREAS, Homer Public Library received an OWL grant in fiscal year 2026 which paid
for 30% of the library's internet bill; and

WHEREAS, This grant is offered every year, and the library staff would like to apply for
it again, in the amount of \$5,130; and

WHEREAS, The application form for the grant is included as Attachment A.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby
authorizes the staff of the Homer Public Library to apply for an Online With Libraries (OWL)
grant for fiscal year 2027.

PASSED AND ADOPTED by the Homer City Council this 10th day of August, 2026.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

AMY WOODRUFF, CITY CLERK

Fiscal note: The amount of the grant is \$5,130.

Housing in the Homer Area

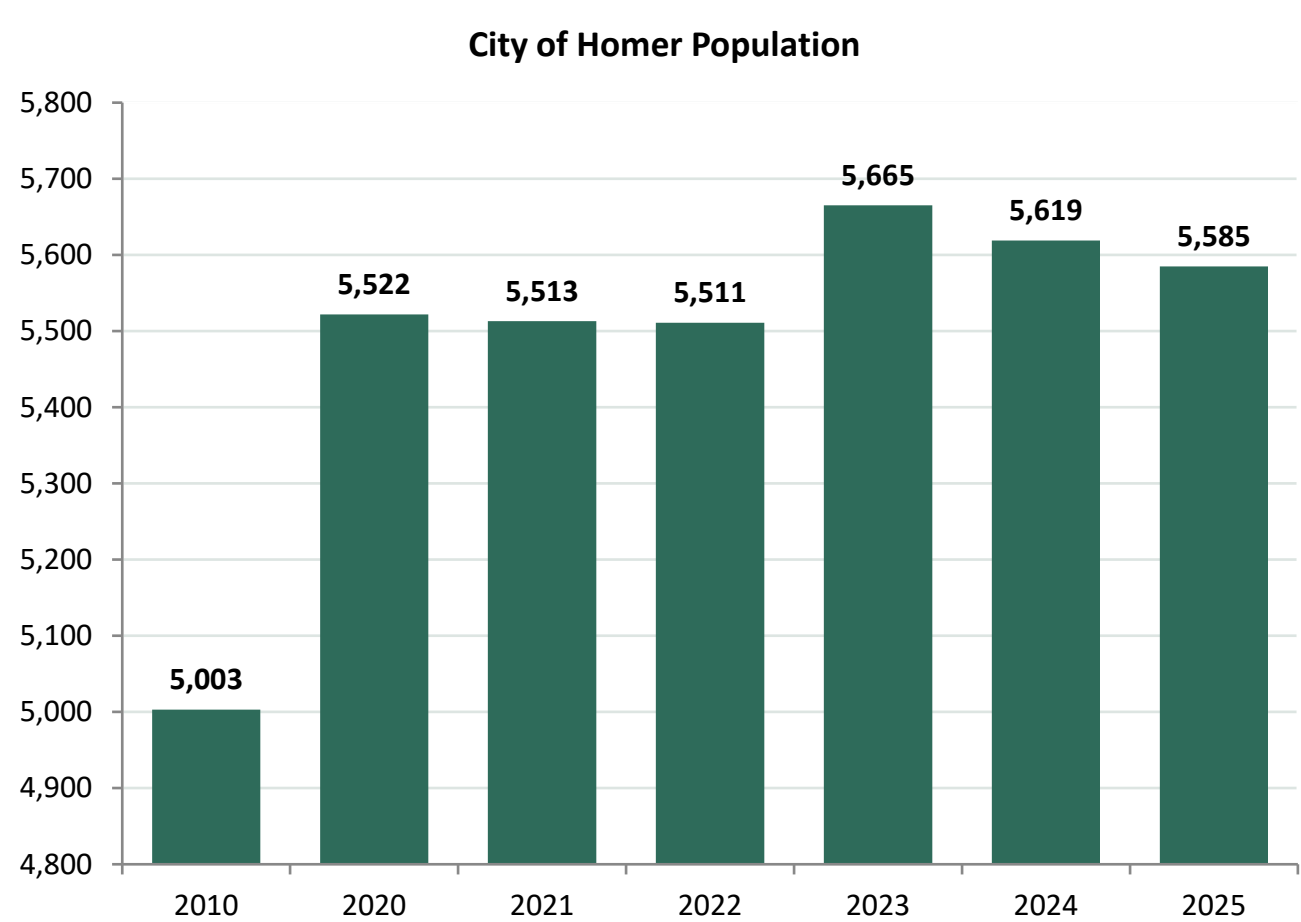
A look at the local economy, its housing market, & KPEDD's 2026 Housing Assessment Report



Prepared for the City of Homer

Wink Research & Consulting for the Kenai Peninsula Economic Development District · August 2026

Homer is Growing, Outlying Areas even Moreso



Population Growth Since 2010

+12.9%	+10.7%
City of Homer	KPB
+4.0%	+10.5%
Alaska	U.S.

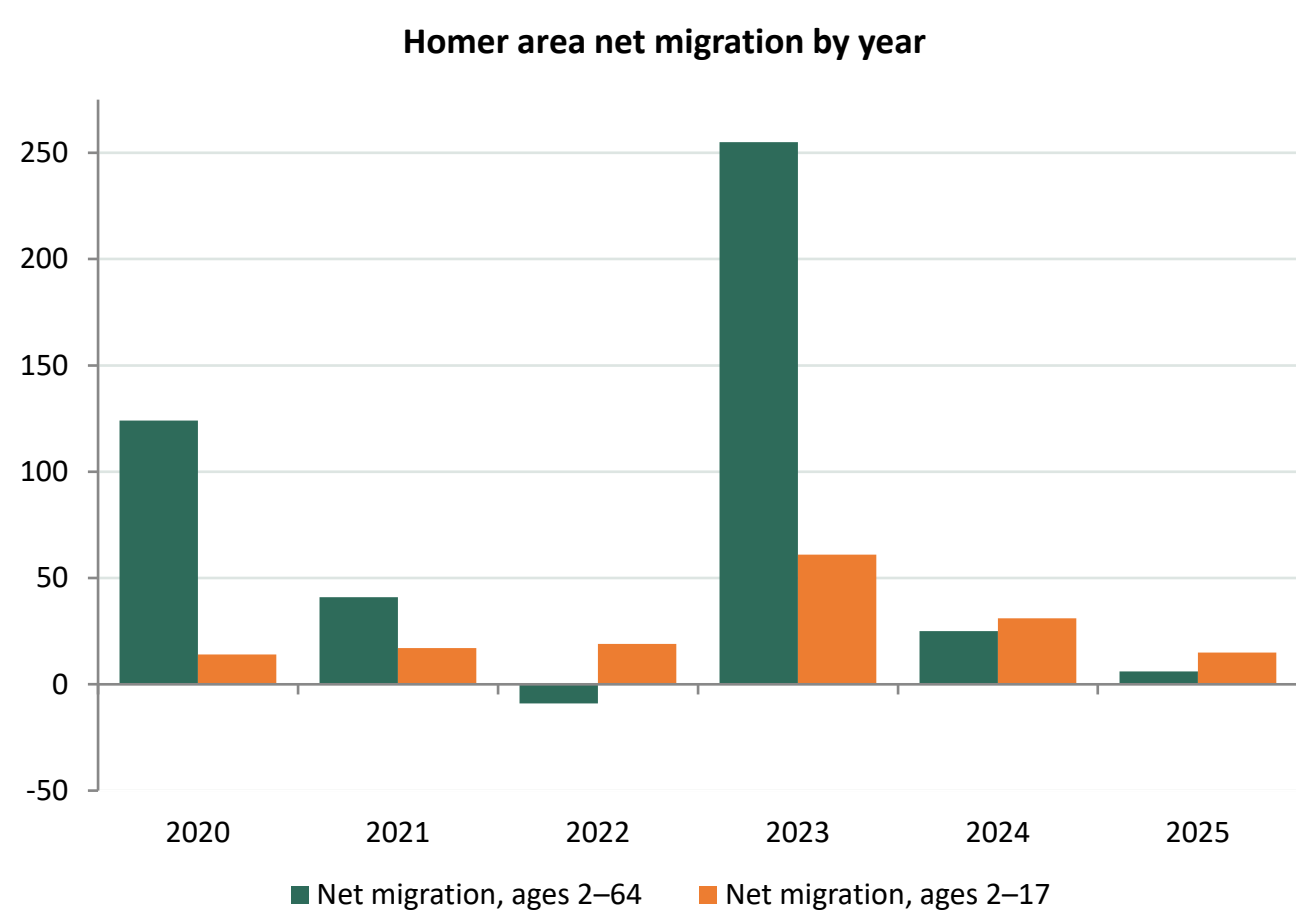
#5 of 10

Homer ranks #5 in population growth since 2010 vs. 10-largest KPB communities

+25.1%

Growth since 2010 in Fritz Creek, Diamond Ridge, and Anchor Point

In-Migration Has All but Stopped Since the 2023 Surge



Pct. New Residents in 2025

10.1%	8.7%
Homer Area	KPB

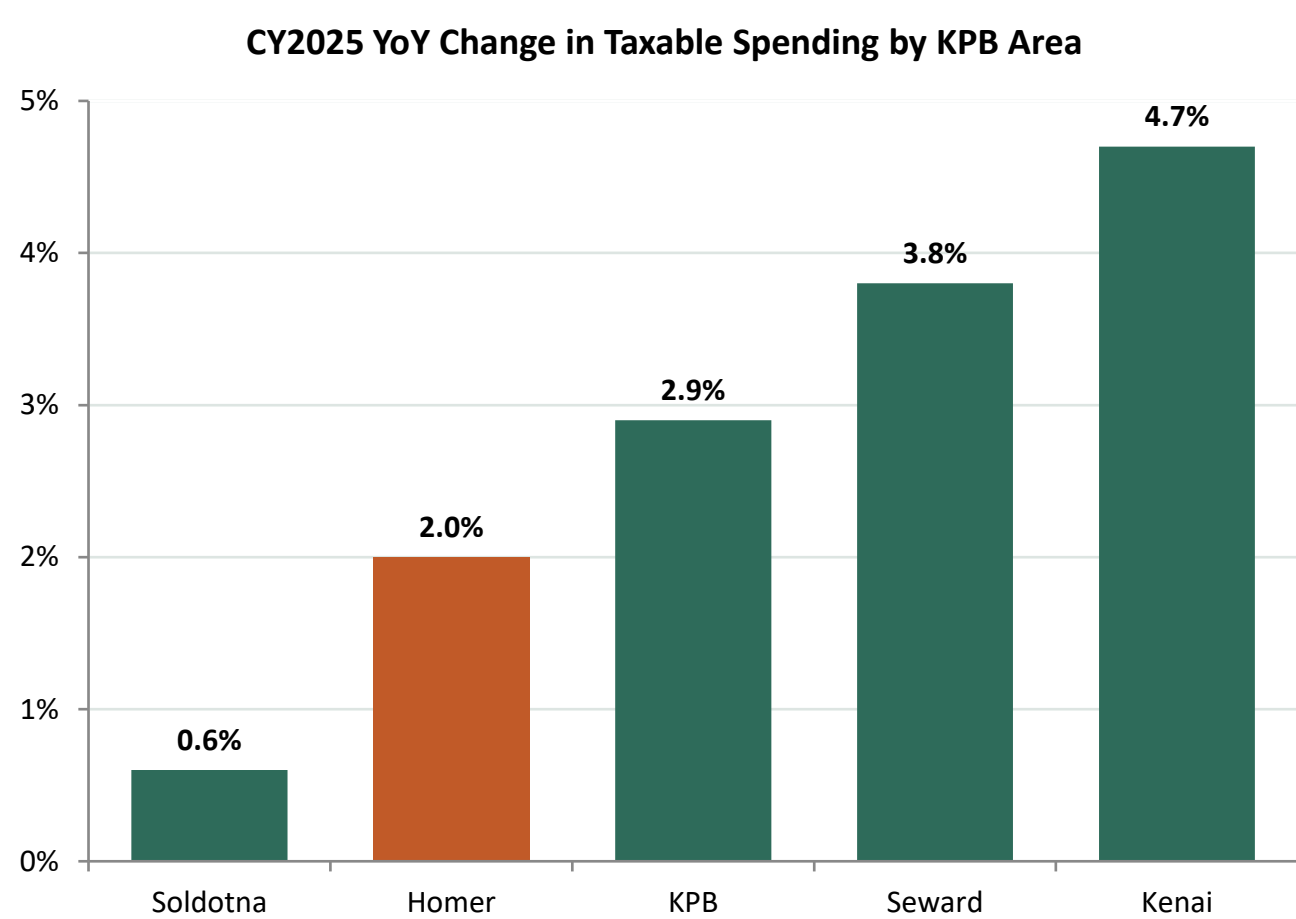
Average Age of All Residents

43.7	42.2
City of Homer	KPB

Cumulative Net Migration, Ages 2–64

+898	+255
2015–2025	2023 alone

Wage Growth Leads the Borough, Spending Growth Does Not



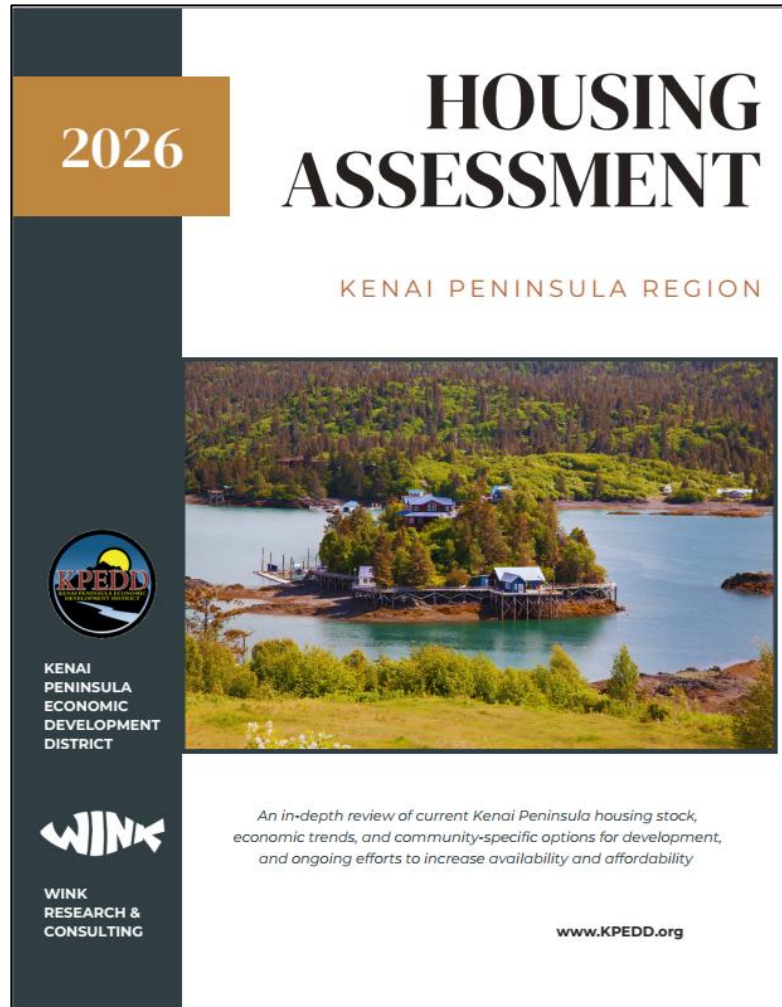
YoY Resident Wage Growth in 2024

+5.9% Kenai Area	+5.1% Soldotna
+8.9% Homer	+5.8% KPB

Marine Fishing, charters, and marine trades drive a sharply seasonal labor demand

Medical South Peninsula Hospital is the area's largest employer, 700+ staff

KPEDD's 2026 Housing Assessment Report



Housing Market Conditions

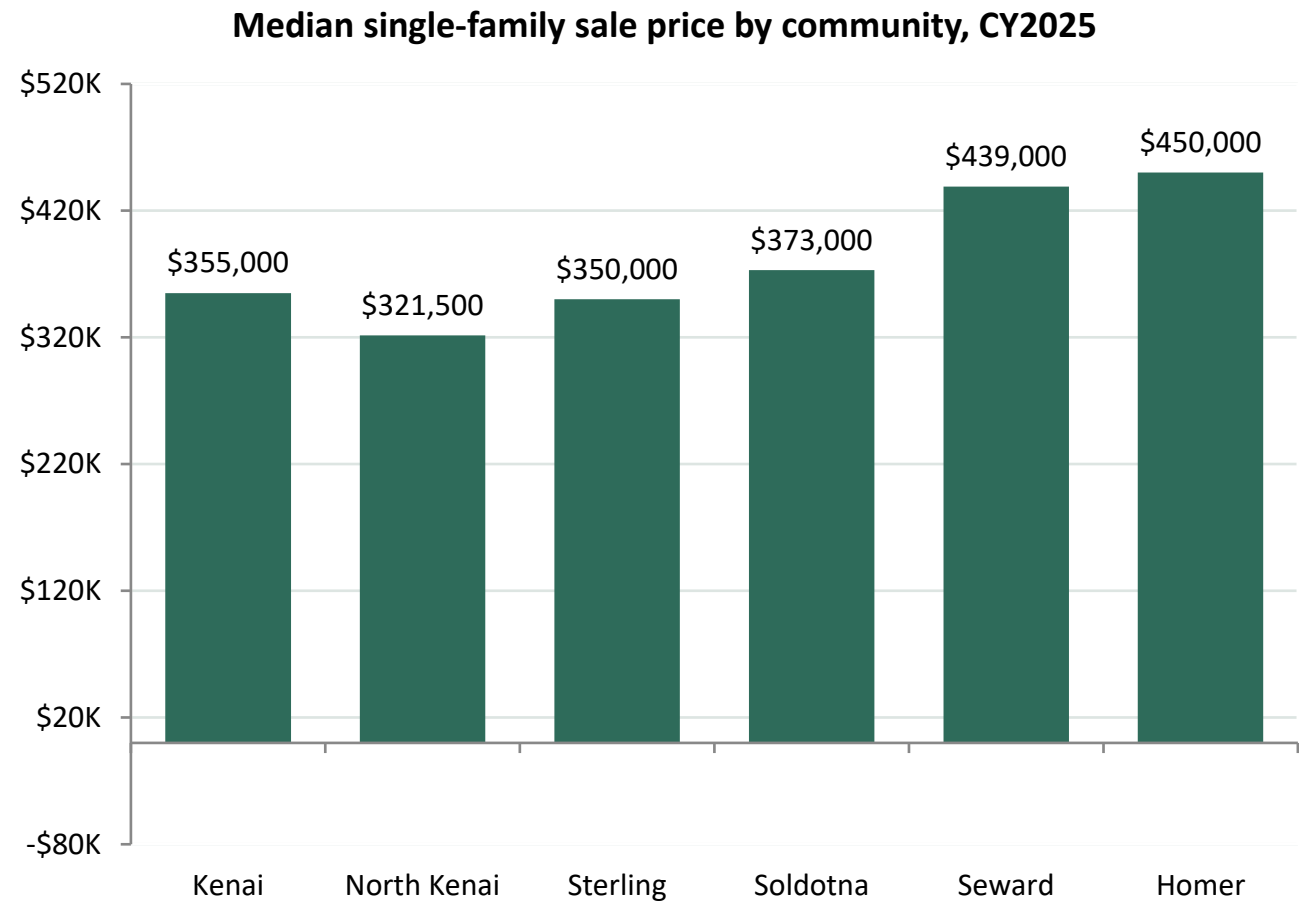
Local Challenges & Opportunities

Housing Development Activities

Assistance Programs & Resources

Case Studies & Local Input

The Most Expensive Market in the Borough



\$450,000

Median single-family sale price, highest in the KPB (109 sales in CY2025)

\$287

Per square foot, 18% above the KPB median of \$244

58 days

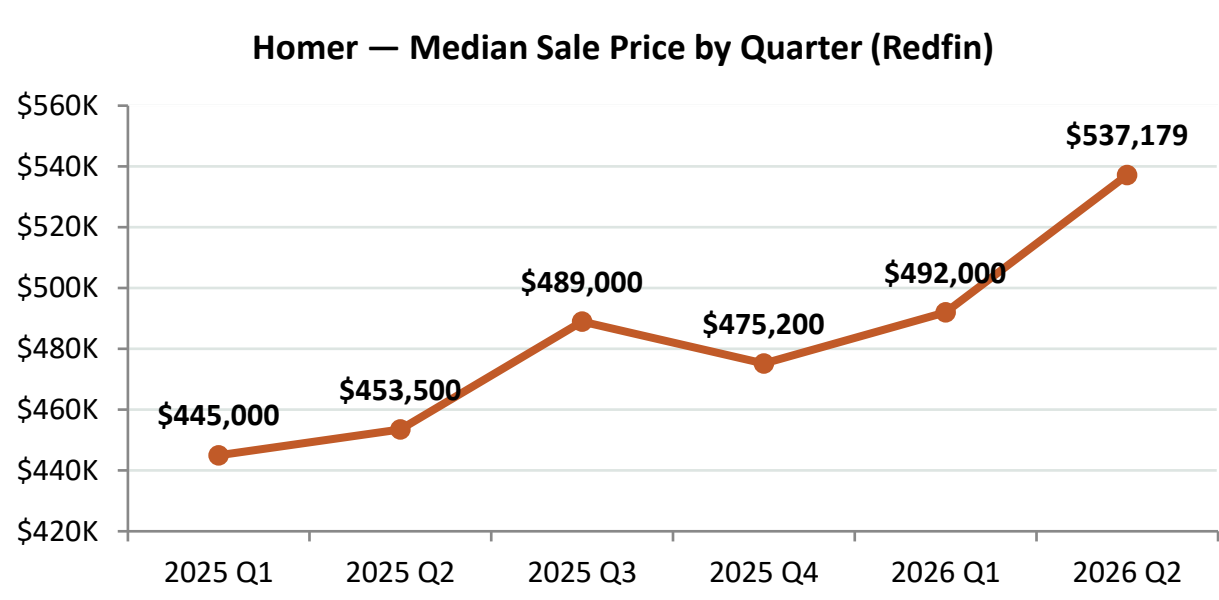
Median days on market, twice the KPB median of 29

\$386,500

Median “starter” home, more than Soldotna's overall median

Source: Alaska MLS, 2025 sales; KPEDD 2026 Housing Assessment, Figures 11–13.

Prices Still Climbing from an Already High Base



\$537,179

Median sale price, Q2 2026 — up from \$453,500 a year earlier, though quarterly medians on ~27 sales swing with the mix of homes sold

58 days

Median days on market in Homer, CY2025 closed MLS sales

\$2,294

Monthly principal and interest on a \$450,000 home, 20% down at 6.58% — \$484 more than the same math in Kenai

6.58%

30-year fixed mortgage rate, July 23, 2026 — down from 6.74% a year ago

● A metric note

- Medians on a thin quarter move with what sold, so read the direction and not the precise percentage movement.

● Read-through

- Long days on market plus rising prices is a market where buyers are scarce at the price the stock is offered.
- The affordability gap, not the growth rate, is the durable finding: Homer's starter home costs more than Soldotna's median.

What Homer Stakeholders Told Us

● On the ground

- Existing stock skews single-family and expensive, which strains affordability for younger and seasonal workers.
- A long history of vacation rentals, with conversions to short-term use reducing long-term supply.
- Steep slopes, poor-draining soils, and little available acreage inside city limits.

● Where the City is already pointing

- The 2045 Comprehensive Plan makes zoning reform for attainable housing its first city-led housing strategy.
- Named opportunities: pre-approved ADU plans, live-work units, modular or dorm-style seasonal housing, and room rentals.

● Pressures named by stakeholders

- “We are desperate for 2-to-4 plex units in Homer, but cost of construction keeps investors back for now.”
- “We are seeing Homer employed folks earning less than \$100,000 moving to Ninilchik and commuting.”
- “For Homer, I think we have an attitude problem around density.”

● Frictions to work through

- Zoning is restrictive for anything other than single-family homes and duplexes.
- No regulatory framework for short-term rentals, registration attempts have failed at council.
- Financing is hard to obtain for older homes that do not meet current building codes.

Cooperative Housing in a Small, Tourism-Driven Community

● Lopez Island's situation

- Roughly 2,500 year-round residents in the San Juans, reachable only by ferry or small plane.
- A tourism economy, affluent part-time residents bidding up land, and a workforce unable to afford to stay.
- In 1989 prices rose 196% in a single year after a national newspaper named the islands a place to invest.

● Why the structure mattered

- One blanket mortgage covered all units, making financing reachable for people who could not borrow alone.
- Ground leases up to 198 years with equity limitation formulas keep homes affordable across generations.
- No ongoing subsidy is required once initial development is funded.

● What was built

- The first project in 1992 was seven homes on one acre, buyers could not qualify for conventional mortgages.
- A banker suggested a cooperative: residents collectively own the buildings, the land trust keeps the land.
- Today: 54 permanently affordable co-op homes across seven neighborhoods, plus six rentals and two farms.

● Takeaways for Homer

- The underlying conditions match: a tourism economy inflating land values vs. relatively low service wages
- Early residents were a county employee, museum curator, massage therapist, musician, and an elder on fixed income.
- Nearly a quarter of co-op owners went on to start local businesses.



MEMORANDUM

CC-26-152

Ordinance 26-35, an Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$100,000 from the Homer Accelerated Roads and Trails (HART) Roads fund towards the South Slope Drive Culvert Replacement. City Manager/Public Works Director.

Item Type: Informational Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: August 3, 2026
From: Melissa Jacobsen, City Manager

Background: Memorandum CC-26-136 provided Council with information regarding the South Slope Drive culvert replacement project. The memo also discussed temporarily reopening a section of road constructed during the sewer installation project, which was closed upon completion. Public Works recommends reopening this section to maintain traffic flow during the culvert replacement and keeping it open for through traffic afterward. During the introduction of Ordinance 26-35, Council requested additional information regarding road development in the Quiet Creek Subdivision, based on the understanding that access between South Slope Drive and Nelson Avenue would not be provided.

Discussion: At the November 1, 2017 Planning Commission meeting, the Commission approved the Quiet Creek Subdivision Plat after years of review and discussion with the developer and surveyor. The excerpt from staff report 17-88 identifies the road connections that would be made as part of the plat. The entire report can be found at <https://www.cityofhomer-ak.gov/hapc/advisory-planning-commission-1> on page 79 of the packet.

Road Connections

The 2005 Homer Transportation Plan, a part of the Comprehensive Plan, shows road connections each direction out of this subdivision (north, east, south and west). The developer has shown three road connections on this plat: north to South Slope Drive, east on Nelson/Ronda Ave to East End Road, and west to Anderson Street. From Anderson Street cars will travel on either Mountain View or Elderberry Drives. There is no proposed connection to the south. The surveyor and Public Works agree that a connection to Kallman Road is too steep to construct and would not meet City road standards.

Opening this portion of road on a permanent basis is a separate matter from the funding request in Ordinance 26-35 and can be revisited outside of this action.

Recommendation: Adopt Ordinance 26-35.



MEMORANDUM

CC-26-136

Ordinance 26-35 An Ordinance of the City Council of Homer Alaska Amending the FY27 Capital Budget by Appropriating \$100,000 rom the Homer Accelerated Roads and Trails (HART) Roads fund towards the South Slope Drive Culvert Replacement.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: June 25, 2026
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

SUMMARY:

This Ordinance is requesting funding to replace a failing and collapsing culvert on the north end of South Slope Drive.

BACKGROUND:

A member of the public in the vicinity called in to let the Public Works Department know that a culvert in their neighborhood was washing out. Upon investigation it was determined that this 36-inch diameter culvert has rusted out along the bottom of the culvert. Water is entering the culvert on the inlet (upstream) side of the culvert, however was discharging out of the ground and into the deep downstream drainage ravine from outside of the culvert. It was determined that the water is exiting the culvert somewhere below ground and is eroding the soils from below the road or near the road edge. The southern 20-ft of the culvert has broken and collapsed into the ravine, and the top of the ravine (or edge of the fill) has been eroding away from the failed culvert.

This culvert is approximately 130-ft long and due to its length is fairly deep on its downhill side. Doing the replacement with City Staff and equipment is possible, however a project of this size places a significant burden on City resources and could take a week or two to perform, taking precious time away from performing routine seasonal maintenance. Therefore, it is more efficient to contract this work out to a company who has the equipment and manpower to expedite this repair. The image below shows the subject culvert.



Public Works Staff have created a simple design drawing and cost estimate for the project. The project is estimated to cost approximately \$90,000. There does not appear to be a drainage easement established for this culvert, so the City will be requesting drainage easements from the neighboring properties as depicted by the red lines in the figure. The cost of survey and easement documentation has been factored into the cost estimate. The Public Works Department is requesting a modest 10% contingency to cover any unexpected costs. Staff is requesting \$100,000 from HART Roads to fund this culvert replacement project.

In addition, Public Works plans to open the portion of South Slope Drive that was constructed as a means for traffic to exit the subdivision during the South Slope Water Main construction project; that project was narrowed down to a trail. A majority of the roadbed is still in place, and the work can be funded through the Public Works operating budget and completed by staff. The plan is to leave the road section open as this section will provide for continuity of travel and emergency response in the event of road failure or major construction on East Hill Road. If a major event causes a closure of East Hill Road, residents and emergency responders above South Slope would be required to travel up and over West Skyline to West Hill Road to access this area.

RECOMMENDATION: Adopt an ordinance to appropriate HART funds for the South Slope Drive Culvert Replacement Project.

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	South Slope Drive Culvert Replacement	DATE	07/23/2026
DEPARTMENT	Public Works	SPONSOR	City Manager/PW Director
REQUESTED AMOUNT	\$ 100,000		

DESCRIPTION	A one hundred and thirty foot long culvert on the north end of South Slope Drive has failed and drainage water is beginning to wash away portions of the road's side slope. Residents of this neighborhood rely on South Slope Drive as their only means of ingress and egress out of this neighborhood. Public Works Staff have created a simple design and cost estimate for the project. This culvert extends on to private property and does not currently have a drainage easement for being on private property.
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	100%	0%	0%	0%

FUNDING SOURCE 1: HART Roads		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	\$ 5,187,950	Current Balance	_____	Current Balance	_____
Encumbered	\$ 3,818,708	Encumbered	_____	Encumbered	_____
Requested Amount	\$ 100,000	Requested Amount	_____	Requested Amount	_____
Other Items on Current Agenda	\$ 0	Other Items on Current Agenda	_____	Other Items on Current Agenda	_____
Remaining Balance	\$ 1,269,241	Remaining Balance	_____	Remaining Balance	_____
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	_____	Current Balance	_____	Current Balance	_____
Encumbered	_____	Encumbered	_____	Encumbered	_____
Requested Amount	_____	Requested Amount	_____	Requested Amount	_____
Remaining Balance	_____	Remaining Balance	_____	Remaining Balance	_____

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 26-35

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY27 CAPITAL BUDGET BY APPROPRIATING
\$100,000 FROM THE HOMER ACCELERATED ROADS AND TRAILS
(HART) ROADS FUND TO FUND THE SOUTH SLOPE DRIVE
CULVERT REPLACEMENT PROJECT.

WHEREAS, A one hundred and thirty foot long culvert on the north end of South Slope Drive has failed and drainage water is beginning to wash away portions of the road's side slope; and

WHEREAS, Residents of this neighborhood rely on South Slope Drive as their only means of ingress and egress out of this neighborhood; and

WHEREAS, Public Works Staff have created a simple design and cost estimate for the project; and

WHEREAS, This culvert extends on to private property and does not currently have a drainage easement for being on private property; and

WHEREAS, Establishment of drainage easement is factored into this project; and

WHEREAS, This project is estimated to cost approximately \$90,000 and the Public Works Department is requesting a modest contingency for a total of \$100,000 from the HART Roads Fund to fund the culvert replacement; and

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY27 Capital Budget by appropriating \$100,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
160-xxxx	South Slope Dr. Culvert Replacement	\$100,000

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ___th day of August, 2026.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



MEMORANDUM

CC-26-137

Ordinance 26-37, An Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by appropriating \$7,500 from the Water CARMA Fund and \$7,500 from the Sewer CARMA Fund to supplement existing funding for the Water/Wastewater SCADA Upgrade Project.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: July 15, 2026
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

SUMMARY:

The existing Water/Wastewater SCADA (Supervisory Control and Data Acquisition) Upgrade project encountered a funding shortfall of \$15,000 due to unanticipated expenses. This Ordinance looks to fill this shortfall.

BACKGROUND:

The Water/Wastewater SCADA Upgrade project was initiated as part of the FY 2025 capital budget via Ordinance 24-24(A). The project is underway and had encountered some unanticipated expenses causing a budget shortfall. This project includes computer hardware and software upgrades to existing equipment and software that was beyond the "end of life" and was identified as being susceptible to cybersecurity threats. This funding will fill in the budget shortfall.

RECOMMENDATION:

Public Works Staff recommends adoption of this ordinance.

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Additional Funding - SCADA Upgrade</u>	DATE	<u>07/23/2026</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 15,000</u>		

DESCRIPTION	The existing Water and Wastewater Supervisory Control and Data Acquisition (SCADA) equipment and software have exceeded their intended life and were identified as being susceptible to cybersecurity threats. Upgrading the SCADA equipment and software was included in the FY25 capital budget via Ordinance 24-24(A). The project encountered unanticipated budget shortfall. This funding request is intended to fill the budget shortfall to allow completion of this project.
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	50%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	50%

FUNDING SOURCE 1: Water CARMA		FUNDING SOURCE 2: Sewer CARMA		FUNDING SOURCE 3:	
Current Balance	<u>\$ 1,764,443</u>	Current Balance	<u>\$ 1,013,733</u>	Current Balance	<u> </u>
Encumbered	<u>\$ 743,567</u>	Encumbered	<u>\$ 89,734</u>	Encumbered	<u> </u>
Requested Amount	<u>\$ 7,500</u>	Requested Amount	<u>\$ 7,500</u>	Requested Amount	<u> </u>
Other Items on Current Agenda	<u>\$ 0</u>	Other Items on Current Agenda	<u>\$ 0</u>	Other Items on Current Agenda	<u> </u>
Remaining Balance	<u>\$ 1,013,376</u>	Remaining Balance	<u>\$ 916,499</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/
Public Works Director

ORDINANCE 26-36

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY27 CAPITAL BUDGET BY APPROPRIATING AN
ADDITIONAL \$7,500 FROM THE WATER CAPITAL ASSET REPAIR
AND MAINTENANCE ALLOWANCE (CARMA) FUND AND AN
ADDITIONAL \$7,500 FROM THE SEWER CARMA FUND TO
COMPLETE THE WATER/WASTEWATER SCADA UPGRADE
PROJECT.

WHEREAS, The existing Water and Wastewater Supervisory Control and Data
Acquisition (SCADA) equipment and software have exceeded their intended life and were
identified as being susceptible to cybersecurity threats; and

WHEREAS, Upgrading the SCADA equipment and software was included in the FY25
capital budget via Ordinance 24-24(A); and

WHEREAS, The project encountered unanticipated budget shortfall; and

WHEREAS, This funding request is intended to fill the budget shortfall to allow
completion of this project; and

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY27 Capital Budget by
appropriating an additional \$7,500 from Water CARMA and an additional \$7,500 from Sewer
CARMA as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
256-0378	Water CARMA	\$7,500
256-0379	Sewer CARMA	\$7,500

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this __ day of August 2026.

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CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



MEMORANDUM

CC-26-138

Ordinance 26-37 an Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.76.020 Review of Traffic Impact Analysis to Direct that an Applicant Must Contract with an Engineer When a Traffic Impact Analysis Is Required.

Item Type: Action Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: July 23, 2026
From: Ryan Foster, City Planner
Through: Melissa Jacobsen, City Manager

The purpose of this ordinance is to reassign contracting for Traffic Impact Analysis (TIA) studies from the City to the applicant. The requirement that the City Planner contract with an engineer to perform a traffic impact analysis creates an administrative burden without a commiserate increase in the quality of the traffic impact analysis process and report.

Current Process and Administrative Burden

Currently, Homer City Code requires the City Planner to contract and manage TIA studies. Applicants provide the City with a check to pay for the study with an additional 10% administrative fee. This money is placed in a City project account where all invoicing for the project occurs. The project management of a TIA is time consuming for the City Planner. Tasks include hiring a qualified engineering firm, project scoping and scheduling, project coordination meetings, managing/coordinating with all project parties, resolving project issues/conflicts, and invoicing. In addition, a TIA is likely to be required for a conditional use permit application, and it is somewhat awkward to have a primary role of providing analysis, findings, and recommendation to the Planning Commission for a conditional use permit application, when as City Planner was the project manager for a significant application component, the TIA.

Proposed Process

This ordinance would reassign contracting with an engineer for a required TIA from the City Planner to the applicant. All other sections of HCC 21.76 remain unchanged; including retaining the right to review and comment on the traffic impact analysis report and request further analysis and clarification when necessary. The City Planner would be able to dedicate time and effort to other department duties in lieu of TIA project management, while still providing critical analysis of TIAs and their associated permit applications.

Question of Timing

The City of Homer is currently going through a process to update the Title 21 Zoning Code, so the question of why make this change now is a relevant one. There are a few reasons to consider making this change now:

- I have spent approximately the last six months as project manager for a TIA for a project on East End Road, so the administrative burden is fresh in my mind.
- After preliminary discussions, there is a potential for a new project to require a TIA before the update of the Title 21 Zoning Code occurs.
- This change in code is simple to implement, it changes one word in code, swapping the requirement for contracting from the “City” to the “applicant”.

Planning Commission Recommendation

The Planning Commission held a public hearing on June 17, 2026, and recommended City Council adopt Ordinance 26-37. Attached are Staff Report 26-016 and the June 17, 2026 Planning Commission Unapproved Meeting Minutes with detailed information on the application and public hearing.

RECOMMENDATION:

The Planning Commission recommends City Council adopt Ordinance 26-37.

ATTACHMENTS:

Planning Commission Staff Report 26-016

June 17, 2026 Planning Commission Unapproved Meeting Minutes



City of Homer

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Planning

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Staff Report PL 26-016

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: June 17, 2025
SUBJECT: ORDINANCE 26-XX, AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING HOMER CITY CODE 21.76.020 REVIEW OF TRAFFIC IMPACT ANALYSIS TO REMOVE THE REQUIREMENT FOR THE CITY PLANNER TO CONTRACT WITH AN ENGINEER WHEN A TRAFFIC IMPACT ANALYSIS IS REQUIRED

Introduction

The purpose of this ordinance is to reassign the contracting for Traffic Impact Analysis (TIA) studies from the City to the applicant. The requirement that the City Planner contract with an engineer to perform a traffic impact analysis creates an administrative burden without a commiserate increase in the quality of the traffic impact analysis process and report. All other sections of HCC 21.76 remain unchanged; including retaining the right to review and comment on the traffic impact analysis report and request further analysis and clarification when necessary.

Per HCC 21.95.010 Initiating code amendment

An amendment to this title may be initiated by any of the following:

- a. A member of the City Council;
- b. A member of the Planning Commission;
- c. The City Manager;
- d. The City Planner; or
- e. A petition bearing the signatures, and the printed names and addresses, of not less than 50 qualified City voters. [Ord. [10-58](#), 2011].

Per HCC 21.95.010, an amendment to this title has been initiated by the City Planner.

HCC 21.95.040 Planning Department review of code amendment

The Planning Department shall evaluate each amendment to this title that is initiated in accordance with HCC 21.95.010 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

a. Is consistent with the Comprehensive Plan and will further specific goals and objectives of the plan.

Analysis: There are multiple goals and objectives from the 2045 Comprehensive Plan that support this text amendment to reassign contracting for TIA's:

Land Use and Environment Goal B: Plan for responsible development that balances environmental impacts, community connections, and infrastructure capacity.

This code amendment improves a process that provides responsible development that balances community connections and infrastructure capacity by requiring a TIA study to consider traffic impacts of a substantial project in the community.

Economic Development, Goal D: Develop and maintain sustainable, accessible infrastructure that supports a thriving local economy.

This code amendment improves a process that helps develop and maintain sustainable and accessible infrastructure that supports the local economy. TIA's are typically associated with new projects that have increased traffic impacts that should have additional analysis.

Transportation, Goal B: Maintain a safe and sustainable motorized transportation network within Homer year-round to support the movement of people and goods throughout the Greater Homer Area.

This code amendment improves a process tied directly to traffic studies that helps maintain a safe and sustainable motorized transportation network in Homer by analyzing the traffic impacts of substantial new projects/developments.

Finding: The proposed amendment is consistent with the Comprehensive Plan.

b. Will be reasonable to implement and enforce.

Analysis: The proposed amendment is simple and straightforward and is not difficult to implement and enforce, simply a reassignment of responsibility of contracting for Traffic Impact Analysis studies from the City Planner to the applicant.

Finding: The proposed amendment will be reasonable to implement and enforce.

c. Will promote the present and future public health, safety and welfare.

Analysis: The proposed amendment is an improvement to a process that is directly involved in the future public health, safety, and welfare of Homer when traffic impacts are studied via a TIA.

Finding: The proposed amendment will promote the present and future public health, safety, and welfare.

d. Is consistent with the intent and wording of the other provisions of this title.

Analysis: The intent and wording of the other provisions of this title are consistent with the proposed reassignment of contracting for TIA's. No other changes are proposed other than the contracting provision.

Finding: The proposed amendment is consistent with the intent and wording of the other provisions of this title.

Recommendation: *Staff recommends the Planning Commission recommend approval of the proposed text amendment to the Homer City Council.*

Attachments:

Draft Ordinance 26-XX

1. CALL TO ORDER, 6:32 P.M.

PRESENT: HARNESS, SCHNEIDER, H. SMITH, S. SMITH, VENUTI

ABSENT: WALKER

2. AGENDA APPROVAL

HARNESS/SCHNEIDER MOVED TO ADOPT THE AGENDA AS AMENDED.

Commissioner Keiser arrived 6:33 p.m.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

3. PUBLIC COMMENTS The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3-minute time limit).

4. RECONSIDERATION

5. CONSENT AGENDA All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner in which case the item will be moved to the regular agenda.

~~5. A. ———— Decisions and Findings CUP 26-02, 3267 E Street~~ Moved to Pending Business at request of Commissioner Harness.

5. B. Decisions and Findings CUP 26-03, 139 Skyline Drive

SCHNEIDER/KEISER MOVED TO APPROVE CONSENT AGENDA AS AMENDED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

6. PRESENTATIONS / VISITORS

7. REPORTS

7. A. City Planner's Report, Staff Report 26-015

Planner Foster provided a verbal summary of his staff report and requested a commissioner to report to Council at the June 22nd Council meeting.

Chair S. Smith noted that he will be absent for the July 15 meeting and that he will report to Council on June 22nd.

8. PUBLIC HEARINGS

8. A. Ordinance 26-XX, an Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.76.020 Review of Traffic Impact Analysis to Remove the Requirement for the City Planner to Contract with an Engineer When a Traffic Impact Analysis Is Required, Staff Report 26-016

JUNE 17, 2026

REGULAR MEETING

Chair S. Smith introduced the item and deferred to Planner Foster for an explanation of the item.

Planner Foster explained that the purpose of the ordinance is to amend City Code to reassign this responsibility from the City to the applicant. All other sections remain unchanged. He noted that Homer is unusual in assigning this responsibility to City staff instead of an applicant, and that all Traffic Impact Analyses (TIAs) must be completed by a licensed engineer.

Chair S. Smith opened the Public Hearing. There were no comments and the hearing was closed.

Discussion included that Planner Foster has ordered two TIAs in the time he has been City Planner, and that there might be one per year or every couple of years. There is no context for why the City has been managing TIAs, but Planner Foster said he could speculate that it might be to remove the possibility of a conflict of interest where a firm is producing a TIA for an applicant. He confirmed that there is no cost shifting effect, as under the current policy all costs are borne by the applicant. The requirements for TIAs and all triggers to require a TIA will remain unchanged in code.

Commissioner Keiser disclosed that she no longer works for Kinney Engineering, which is a transportation planning firm that conducts TIAs. She confirmed that it's non-standard in her experience to have a TIA contracted directly with the City. It can be awkward to have a third party involved. The TIA is very process-driven so there is not much room for things to deviate from the standard.

SCHNEIDER/HARNESS MOVED TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE 26-XX TO REMOVE THE REQUIREMENT FOR THE CITY MANAGER TO CONTRACT WITH AN ENGINEER WHEN A TRAFFIC IMPACT ANALYSIS IS REQUIRED.

It was noted that this motion should be corrected to replace "City Manager" with "City Planner"

H.SMITH/SCHNEIDER MOVED THE PREVIOUS QUESTION

VOTE(Previous question): NON-OBJECTION. UNANIMOUS CONSENT.
Motion carried.

VOTE(Main motion):NO KEISER, HARNESS, SCHNEIDER, H. SMITH, S. SMITH, VENUTI

Motion failed.

SCHNEIDER/S.SMITH MOVED TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE 26-XX TO REMOVE THE REQUIREMENT FOR THE CITY PLANNER TO CONTRACT WITH AN ENGINEER WHEN A TRAFFIC IMPACT ANALYSIS IS REQUIRED.

VOTE: YES: KEISER, HARNESS, SCHNEIDER, H.SMITH, S.SMITH

NO: VENUTI

Commissioner Keiser raised concern about the wording of the motion, noting that it could be improved to clarify the purpose of the ordinance and reduce confusion. City Clerk Woodruff noted that any person who voted on the prevailing side of a motion can move to reconsider it within 48 hours, including during the meeting.

Commissioner H. Smith said that the title of the ordinance could have been worded in a way that was less confusing, but he feels that the ordinance itself is straightforward enough.

Commissioner Schneider stated that regardless of how the motion is crafted, the ordinance is clear.

9. PLAT CONSIDERATION

**CITY OF HOMER
HOMER, ALASKA**

City Manager/City Planner

ORDINANCE 26-37

**AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING HOMER CITY CODE 21.76.020 REVIEW OF TRAFFIC
IMPACT ANALYSIS TO DIRECT AN APPLICANT TO CONTRACT
WITH AN ENGINEER WHEN A TRAFFIC IMPACT ANALYSIS IS
REQUIRED.**

WHEREAS, Homer City Code 21.76.020(a) requires the City Planner to contract with an engineer to perform a traffic impact analysis when a traffic impact analysis is required by a provision of the Homer City Code; and

WHEREAS, the requirement that the City Planner contract with an engineer to perform a traffic impact analysis creates an administrative burden without a commiserate increase in the quality of the traffic impact analysis process and report; and

WHEREAS, On June 17, 2026, Per HCC 21.95.010, an amendment to this title was initiated by the City Planner; and

WHEREAS, The Planning Commission held a public hearing on June 17, 2026, and recommended City Council adopt Ordinance 26-37; and

WHEREAS, the City of Homer has determined that it would be preferable for the developer or applicant to contract with an engineer directly to perform these studies while still retaining the right to review and comment on the traffic impact analysis report and request further analysis and clarification when necessary.

NOW THEREFORE, The City of Homer Ordains:

Section 1. Homer City Code 21.76.020 Review of Traffic Impact Analysis is hereby amended to read as follows:

21.76.020 Review of Traffic Impact Analysis

a. A traffic impact analysis must compute traffic generated by a development in accordance with the Institute of Traffic Engineers' Trip Generation Handbook (current edition). The City Planner will, in his or her discretion, require a traffic impact analysis based upon local traffic generation values. A traffic impact analysis must be prepared by an

engineer licensed under AS 08.48 following guidelines approved by the City Planner and contracted by the City applicant.

b. The analysis must be submitted to the City for review and comment under HCC 21.76.200.

c. All traffic impact analysis costs will be borne by the applicant.

Section 2. This Ordinance is of a permanent and general character. and shall be included in the City Code.

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

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

AMY WOODRUFF, CITY CLERK

Introduction:
Public Hearing:
Second Reading:
Effective Date:

YES:
NO:
ABSTAIN:
ABSENT:



MEMORANDUM

CC-26-153

Ordinance 26-41 An Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$150,000 From the Homer Accelerated Roads and Trails (HART) Trails Fund for the Planning and Design of Developing an Existing Roadbed Above Karen Hornaday Park into a Hiking Trail.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: July 21, 2026
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

SUMMARY:

This ordinance is a request for an appropriation of \$150,000 from the HART Trails Fund to fund the design efforts towards the development of an existing primitive roadbed above Karen Hornaday Park into a hiking trail.

BACKGROUND:

In January of 2025, the City of Homer (City) purchased 20-acres of land above Karen Hornaday Park through Ordinance 25-02 for the purpose of open space and recreation, protection of stormwater drainage and steep slopes, and preservation of wildlife corridors. The City already owned 10 additional acres to the west of this parcel, and the combination of Karen Hornaday Park, this new 20-acre parcel, and the previously owned 10-acre parcel offer a unique opportunity to develop a trail that would offer residents and tourists an unprecedented experience and view of the City, Homer Spit, and Kachemak Bay.

The purchase of this property was completed in April/May of 2025. Shortly after the purchase of this property, Memorandum CC-25-166 was presented to council suggesting staff consider the establishment of a “Low-Cost Walking Trail Loop”. In response to this memorandum, staff wrote Memorandum CC-25-167 to Council and one to the Parks, Arts, Recreation and Culture Advisory Commission (PARCAC) explaining that Homer City Code (HCC) 21.44 related to Steep Slopes required staff to hire a Civil Geotechnical Engineer to evaluate any development on slopes greater than 15% or greater, and the how all trail planning and design must follow the requirements defined in the City’s adopted Design Criterial Manual for Trails that the City Council adopted in 2009.

An RFP for the Woodard Canyon Looped Trail planning and design was issued and received two proposals. The funding Ordinance 26-29 did not pass, so the award was cancelled. Staff met with sponsors of the trail legislation and agreed to a new plan to plan a Conceptual Looped Trail separately from the design of the Woodard Canyon Trail which will transition the existing primitive roadbed into a trail. The Conceptual Looped Trail RFP has already been released for proposals and Ordinance 26-30 was adopted to appropriate funds towards this project. This funding Ordinance will provide funding dedicated towards the design that will transform the existing primitive roadbed into a trail. This new project is estimated to cost approximately \$150,000.

RECOMMENDATION:

The Public Works Department Recommends adoption of this Ordinance to provide funding for the design of developing an existing roadbed above Karen Hornaday Park into a hiking trail.

CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	Woodard Canyon Trail Planning and Design	DATE	08/04/2026
DEPARTMENT	Public Works	SPONSOR	City Manager/PW Director
REQUESTED AMOUNT	\$ 150,000		

DESCRIPTION	The City of Homer (City) purchased twenty acres of land above Karen Hornaday Park through Ordinance 25-02 for the purpose of open space and recreation, protection of stormwater drainage and steep slopes, preservation of wildlife corridors and eventually the construction of a trail. Staff met with council sponsors and Resolution 26-41 was adopted directing the City Manager to issue an RFP for Conceptual Planning of a Low-Impact Looped Trail and a second RFP to design the existing primitive road bed into a trail. Funding for design of the looped trail was appropriated by Ordinance 26-30. The Public Works Department estimates that design of developing the existing roadbed into a hiking trail will cost approximately \$150,000 and this ordinance will provide that funding.
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	100%	0%	0%

FUNDING SOURCE 1: HART Trails		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	\$ 1,385,955	Current Balance	_____	Current Balance	_____
Encumbered *	\$ 629,192	Encumbered	_____	Encumbered	_____
Requested Amount	\$ 150,000	Requested Amount	_____	Requested Amount	_____
Other Items on Current Agenda	\$ 50,000	Other Items on Current Agenda	_____	Other Items on Current Agenda	_____
Remaining Balance	<u>\$ 556,763</u>	Remaining Balance	_____	Remaining Balance	_____
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	_____	Current Balance	_____	Current Balance	_____
Encumbered	_____	Encumbered	_____	Encumbered	_____
Requested Amount	_____	Requested Amount	_____	Requested Amount	_____
Remaining Balance	_____	Remaining Balance	_____	Remaining Balance	_____

*Encumbered balance includes \$250,000 for Green Timbers Trails (ORD 25-44). This encumbrance is expected to be closed through the next quarterly project closeout memo.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 26-41

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY27 CAPITAL BUDGET BY APPROPRIATING
\$150,000 FROM THE HOMER ACCELERATED ROADS AND TRAILS
(HART) TRAILS FUND FOR THE PLANNING AND DESIGN OF
DEVELOPING AN EXISTING ROADBED ABOVE KAREN HORNADAY
PARK INTO A HIKING TRAIL.

WHEREAS, The City of Homer (City) purchased twenty acres of land above Karen Hornaday Park through Ordinance 25-02 for the purpose of open space and recreation, protection of stormwater drainage and steep slopes, preservation of wildlife corridors and eventually the construction of a trail; and

WHEREAS, The slopes on this property range from 20% to 40%, and Homer City Code (HCC) 21.44 requires all development near steep slopes and costal bluffs with a slope greater than 15% be evaluated by a Civil Geotechnical Engineer for slope stability improvements and erosion control measures; and

WHEREAS, An RFP was issued and not awarded because the funding Ordinance was not adopted; and

WHEREAS, Staff met with council sponsors and Resolution 26-41 was adopted directing the City Manager to issue an RFP for Conceptual Planning of a Low-Impact Looped Trail and a second RFP to design the existing primitive road bed into a trail; and

WHEREAS, funding for design of the looped trail was appropriated by Ordinance 26-30; and

WHEREAS, The Public Works Department estimates that design of developing the existing roadbed into a hiking trail will cost approximately \$150,000 and this ordinance will provide that funding.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY27 Capital Budget by appropriating \$150,000 as follows:

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<u>Fund</u>	<u>Description</u>	<u>Amount</u>
165	Woodard Canyon Trail	\$150,000

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 24th day of August 2026.

CITY OF HOMER

SHELLY ERICKSON, MAYOR PRO TEM

ATTEST:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



September 3, 2025

Bryan Hawkins
Port Director and Harbormaster
City of Homer
4311 Freight Dock Road
Homer, AK 99603

Subject: Homer Large Vessel Harbor Expansion Owner's Representative – Phase 2

Thank you for this opportunity to continue to support the City of Homer (City) on the Homer Harbor Expansion Project. Through the Homer Harbor Expansion Phase 1 work, HDR teamed with the City to navigate the startup and development of the USACE General Investigation Study (known as the Homer Navigation Improvements General Investigation) to the Tentatively Selected Plan (TSP) milestone.

As originally envisioned, the Owner's Representative approach is designed to guide project development through a strategic, stage-gated process. These checkpoints allow City leadership to evaluate milestones and determine the appropriate path forward, offering flexibility to adapt the scope of each phase to meet evolving needs.

Phase 2 will build on this foundation by continuing Owner's Representative support from the TSP milestone through to the completion of the USACE General Investigation Study, culminating in the release of the Final Feasibility Study and Environmental Document.

Proposed Phase 2 tasks include the following:

1. Phase 2 Leadership Coordination
2. Stakeholder Engagement
3. Local Services Facilities (LSF) Planning
 - a. LSF Conceptual Design (10 to 15%)
 - b. LSF Phased Delivery and Development Plan
 - c. LSF Opinion of Probable Construction, Operations, and Maintenance Costs
4. Large Capital Business and Financial Planning

Attached to this document is a Scope of Work and associated Fee Estimate for Phase 2 Owner's Representative services. Please contact Ronny McPherson at 907.201.1448 or ronald.mcpherson@hdrinc.com with any questions.

Anna Kohl, CEP
Vice President
Alaska Area Manager

Ronald McPherson, PE, BC.CE
Vice President
West Region Coastal Lead

Scope of Work

Task 1 – Phase 2 Coordination

HDR will meet with City Staff on a bi-weekly basis to coordinate City-led strategy on advancing Phase 2 of the Homer Harbor Expansion. These meetings are intended to provide updates on City-led Phase 2 activities and discuss ongoing strategy to advance the USACE Feasibility Study. Bi-weekly meetings will be held virtually using Microsoft Teams (or similar platform). This task will also include periodic presentations reporting on the status of the project/study to the City Council (assumed 6 in-person presentations).

Task 1 Assumptions:

1. Bi-weekly coordination meetings are assumed to be up to 1 hour in duration through the end of the USACE Feasibility Study (mid-2027)
2. City Council updates include up to 6 in-person updates

Task 2 – Stakeholder Engagement

HDR will support City Staff and facilitate stakeholder engagement to support alignment, communication, and transparency of the project progress with local community through Phase 2 of the Homer Harbor Expansion. As part of this task, HDR will perform the following subtasks:

2.1: Website Management

- Actively manage project website: homerharboorexansion.com. Updates will include new documents, events, and general project updates as they become available.
- Perform website maintenance and coordination: GoDaddy domain, email, security

2.2: Study Communications

- Develop messaging/strategy of budget and schedule as the USACE Feasibility Study and City-led Phase 2 planning advances
- Develop presentation support for City Council reports/in-person status updates

2.3: Draft Feasibility Study Release

- Facilitate a joint City of Homer City Council and Port & Harbor Commission Workshop near release of Draft USACE Feasibility Study. Intent of workshop is to provide overview of work performed by the USACE Project Delivery Team (PDT).
- Consult on talking points for advertising/outreach of draft study and comment period

2.4: Develop Communication Materials

- Update Project Fact Sheet as needed
- Update Frequently Asked Questions as needed
- Develop Talking Points for community-, state-, and federal-level leadership discussions
- Create flyers or other materials as assigned
- Help develop talking points for E-Blasts, as needed

Task 2 Deliverable:

1. City Council presentation(s) summarizing Homer Harbor Expansion updates
2. Workshop presentation summarizing Draft Feasibility Study Report components
3. Summary report of workshop discussions
4. Miscellaneous communications materials, as required

Task 3 – Local Services Facilities (LSF) Planning

HDR will advance planning of Local Services Facilities (LSF) with the primary purpose to support overall project phasing and financial planning (Task 4).

Task 3.1 Port and Harbor Commission/Task Force Engagement

HDR will facilitate up to two (2) workshops with the City of Homer Port and Harbor Commission and/or Task Force to advance LSF planning. The first workshop will occur early in the LSF planning process to allow for input into LSF conceptual design (Task 3.2) and project phasing (Task 3.3.1). The second workshop will occur at the draft-final stage of the 15% Conceptual-Level Design Drawings and LSF Phased Delivery and Development Plan. The intent of the second workshop is to provide draft results of the design and planning to allow an opportunity to incorporate additional thoughts and guidance from the commission.

Deliverable: Workshop Summary Notes

Task 3.2 – LSF Conceptual Design (15%)

HDR will advance conceptual design of LSF features to a 15% design level. This level of design will generally include conceptual-level drawings that include:

- Float layout and geometry
- Pipe pile quantity and locations
- Dock layout(s) and geometry
- Uplands layout (parking, lighting, fencing, access, etc.), geometry, fill quantity
- Additional utility requirements

Deliverable: Conceptual-level (15%) Design Drawings

Task 3.3 – LSF Phased Delivery and Development Plan

HDR will prepare a phased delivery and development plan to guide implementation of the Local Services Facilities. This includes:

TASK 3.3.1 PROJECT PHASING

- Identifying discrete, implementable projects within the overall program.
- Defining logical phasing based on operational priorities, funding constraints, and permitting sequencing.

TASK 3.3.2 PROCUREMENT STRATEGY

- Recommending delivery methods (e.g., construction manager/general contractor, design-build, design-bid-build) and procurement strategy for each project phase.

- Advising on packaging of design and construction scopes to improve cost efficiency, reduce risk, and improve schedule outcomes.

TASK 3.3.3 ENVIRONMENTAL PLANNING

- Coordinate with the City and regulatory agencies to define the scope and approach for NEPA compliance.
- Identify required studies, technical reports, and permitting pathways.
- Support development of documentation schedules that align with the overall project delivery timeline.

TASK 3.3.4 RISK REGISTRY

- Establish and maintain a project risk registry throughout Phase 2.
- Document mitigation strategies and responsibility assignments for identified risks.

Deliverable: LSF Phased Delivery and Development Plan (to include risk register as an appendix)

Task 3.4 LSF Opinion of Probable Construction, Operations, and Maintenance Costs

HDR will develop planning-level opinion of probable costs (cost estimates) including initial construction, operations, and maintenance to support decision-making and financial planning:

- Prepare Class 4–5 opinions of probable construction cost for each delineated project.
- Develop operations and maintenance (O&M) cost projections informed by design and stakeholder input.
- Document cost assumptions and confidence levels.

Deliverable: Conceptual-level (15%) Opinion of Probable Construction Cost

Task 4 – Large Capital Business and Financial Planning

HDR will develop a comprehensive financial strategy to advance the City of Homer's Harbor Expansion project by evaluating the opportunities available to generate the necessary local funds. This includes the evaluation of the potential role of innovative funding and financing mechanisms, identifying capacity and opportunity in existing funding sources, assessing gaps and opportunities, and offering specific recommendations to support financial sustainability of the project.

Task 4.1: Funding gap analysis and needs assessment

HDR will perform a funding gap analysis and needs assessment that includes the following items:

- Conduct a review of existing cost estimates and conceptual funding needs, segmented by timing and project phase to understand timing of financial needs
- Identify available funding programs and sources at the state and local levels
- Evaluate the implications of the funding gaps on project timing
- Assess existing fee structure and revenue of for the City of Homer Port and Harbor

Deliverable: Funding Gap Analysis report, including detailed tables summarizing funding needs by project phase and an annotated list of applicable funding programs and sources, the magnitude of funding availability, and any eligibility criteria these programs may have.

Task 4.2: Analysis of Recommended Funding Sources

HDR will conduct an analysis of recommended funding sources by performing the following tasks:

- Explore options to expand opportunities for state-controlled and local resources to support project needs, including identifying potential new revenue streams and optimizing existing funding mechanisms
- Review and summarize historic state legislative and budgetary actions that have provided funding to local entities for similar projects
- Identify and evaluate existing funding programs and options available to the city, including identifying any existing capacity to support this project
- Identify and evaluate the funding potential of opportunities for innovative financing that may be relevant to the project
- Develop a conceptual summary of potential revenue that could be generated based on incremental increases in existing state and local revenue sources

Deliverable: Revenue Potential Report, including detail on potential revenue streams, feasibility rankings, and recommendations for local and legislative engagement or future actions to support securing funds.

Task 4.3 Joint City Council and Port and Harbor Commission Engagement

HDR will facilitate a joint workshop with City Council and Port and Harbor Commission to present findings of the financial analysis and anticipated recommendations (strategic roadmap) that will be documented in the Final Report. The purpose of the workshop will be to provide findings and solicit feedback from City leadership prior to completing the Final Report (Task 4.4) to develop a more comprehensive document.

Task 4.3 Assumptions:

1. Workshop will be attended in-person by HDR Project Manager and Senior Financial Analyst

Task 4.4: Final Report and Strategic Roadmap

HDR will develop a final report that provides strategic financial roadmap. The report will include the following items:

- Synthesize findings into a cohesive strategy document with actionable recommendations to guide future funding efforts, informed by best practices.
- Consolidate findings from subtasks into a comprehensive final report
- Review and provide recommendations on integrating existing revenue source(s) from the port and harbor enterprise with the expanded harbor



- Develop a phased roadmap with strategy and timelines for securing the necessary funds for each project phase.

Deliverable: Final funding and finance strategy report with strategic roadmap identifying short- and long-term actions.

HDR Engineering, Inc.

HHE Phase 2

Time and Materials

HHE Phase 2		HDR Labor	Subs Total	OTHER DIRECT COSTS	TOTAL COSTS
Task					
1	Phase 2 Coordination	\$53,800	\$0	\$2,970	\$56,770
2	Stakeholder Engagement	\$99,928	\$0	\$10,670	\$110,598
3	Local Services Facilities (LSF) Planning	\$157,834	\$0	\$990	\$158,824
4	Large Capital Business and Financial Planning	\$146,102	\$0	\$2,200	\$148,302
Basic Services - Labor Hour Total					
BASIC SERVICES - TOTAL COSTS		\$457,663	\$0	\$16,830	\$474,493

CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	Homer Harbor Expansion Owner's Representative Phase 2 Contract	DATE	08/04/2026
DEPARTMENT	Port and Harbor	SPONSOR	City Manager/Port Director
REQUESTED AMOUNT	\$ 450,000		

DESCRIPTION	In April 2026 the US Army Corps of Engineers (USACE) and Homer City Council reached concurrence on the Tentatively Selected Plan for the Homer Harbor Expansion General Investigation Study. In May 2026 USACE released the Homer Harbor Expansion Draft Feasibility Study on May 22, 2026, and provided a 30-day public comment period that closed on June 22, 2026. The Command Validation Milestone is a corporate decision point in civil works feasibility studies that is scheduled for August 18, 2026. In 2022 the City staff hired HDR to assist with the additional workload required to ensure that the City of Homer was able to get the best results possible from a USACE Port Expansion General Investigation study. Both within Alaska and nationally, HDR has the depth of experience needed to meet our goals through the first phase of the general investigation. HDR has presented a step-by-step plan for Phase II that will provide support through the completion of the USACE General Investigation Study and proposed Phase 2 tasks.
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	100%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: Port Reserves		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance *	\$ 1,515,678	Current Balance	_____	Current Balance	_____
Encumbered	\$ 483,931	Encumbered	_____	Encumbered	_____
Requested Amount	\$ 450,000	Requested Amount	_____	Requested Amount	_____
Other Items on Current Agenda	\$ 0	Other Items on Current Agenda	_____	Other Items on Current Agenda	_____
Remaining Balance	\$ 581,747	Remaining Balance	_____	Remaining Balance	_____
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	_____	Current Balance	_____	Current Balance	_____
Encumbered	_____	Encumbered	_____	Encumbered	_____
Requested Amount	_____	Requested Amount	_____	Requested Amount	_____
Remaining Balance	_____	Remaining Balance	_____	Remaining Balance	_____

*FY26 transfer to reserves (~\$300k) still pending

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Port Director

ORDINANCE 26-42

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY27 CAPITAL BUDGET BY APPROPRIATING
\$450,000 FROM THE PORT RESERVES FOR THE LARGE VESSEL
HARBOR EXPANSION OWNER'S REPRESENTATIVE PHASE 2
CONTRACT AND ISSUING A TASK ORDER TO HDR TO PROVIDE
OWNER'S REPRESENTATIVE SERVICES.

WHEREAS, Port Expansion has been the City of Homer's #1 State & Federal Legislative
Priority in the Capital Improvement Plan for three years; and

WHEREAS, In April 2026 the US Army Corps of Engineers (USACE) and Homer City
Council reached concurrence on the Tentatively Selected Plan for the Homer Harbor
Expansion General Investigation Study; and

WHEREAS, In May 2026 USACE released the Homer Harbor Expansion Draft Feasibility
Study on May 22, 2026, and provided a 30-day public comment period that closed on June 22,
2026; and

WHEREAS, The Command Validation Milestone is a corporate decision point in civil
works feasibility studies that is scheduled for August 18, 2026 and

WHEREAS, In 2022 the City staff hired HDR to assist with the additional workload
required to ensure that the City of Homer was able to get the best results possible from a
USACE Port Expansion General Investigation study; and

WHEREAS, Both within Alaska and nationally, HDR has the depth of experience needed
to meet our goals through the first phase of the general investigation; and

WHEREAS, HDR has presented a step-by-step plan for Phase II that will provide support
through the completion of the USACE General Investigation Study and proposed Phase 2 tasks
that include

- Phase 2 Leadership Coordination
- Stakeholder engagement

- Local Services Facilities (LSF) Planning
- Large Capital Business and Financial Planning.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY27 Capital Budget by appropriating \$450,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	New Large Vessel Harbor Project Owner's Representative	\$450,000

Section 2. The City Council of Homer Alaska authorizes the City Manager to engage phase two of the HDR proposal related to the General Investigation Study of the New Large Vessel Harbor Project.

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

ENACTED BY THE HOMER CITY COUNCIL this 24th day of August, 2026.

CITY OF HOMER

SHELLY ERICKSON, MAYOR PRO TEM

ATTEST:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



MEMORANDUM

CC-26-155

Ordinance 26-43 An Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$50,000 From the Homer Accelerated Roads and Trails (HART) Trails Fund for the Construction of a Paved, ADA Pathway in Karen Hornaday Park.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: July 28, 2026
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

SUMMARY:

This ordinance is a request for an appropriation of \$50,000 from the HART Trails Fund to fund construction of a paved, ADA pathway in Karen Hornaday Park.

BACKGROUND:

The proposed pathway, located just west of the parking lot, begins at the ADA parking spot and bathroom. One arm of the paved path will head south to the gravel road going out to the baseball fields. The other paved path will connect the bathroom to the pavilion. The total length of paved pathway is approximately 115-feet. The path would be paved and include a 10-foot-wide, paved, pad in front of the restrooms. Such a path will improve access to the pavilion and restrooms for people with mobility challenges.

RECOMMENDATION:

The Public Works Department Recommends adoption of this Ordinance to provide funding for the construction of a paved, ADA pathway in Karen Hornaday Park.

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Hornaday Park ADA Paved Pathway</u>	DATE	<u>08/04/2026</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 50,000</u>		

DESCRIPTION	An ADA paved pathway has been requested in Karen Hornaday Park to improve access to the pavilion and restrooms. The Public Works Department estimates that construction of the ADA paved pathway in Karen Hornaday Park will cost approximately \$50,000.
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	100%	0%	0%

FUNDING SOURCE 1: HART Trails		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	\$ 1,385,955	Current Balance	_____	Current Balance	_____
Encumbered *	\$ 629,192	Encumbered	_____	Encumbered	_____
Requested Amount	\$ 50,000	Requested Amount	_____	Requested Amount	_____
Other Items on Current Agenda	\$ 150,000	Other Items on Current Agenda	_____	Other Items on Current Agenda	_____
Remaining Balance	<u>\$ 556,763</u>	Remaining Balance	_____	Remaining Balance	_____
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	_____	Current Balance	_____	Current Balance	_____
Encumbered	_____	Encumbered	_____	Encumbered	_____
Requested Amount	_____	Requested Amount	_____	Requested Amount	_____
Remaining Balance	_____	Remaining Balance	_____	Remaining Balance	_____

*Encumbered balance includes \$250,000 for Green Timbers Trails (ORD 25-44). This encumbrance is expected to be closed through the next quarterly project closeout memo.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 26-43

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY27 CAPITAL BUDGET BY APPROPRIATING
\$50,000 FROM THE HOMER ACCELERATED ROADS AND TRAILS
(HART) TRAILS FUND FOR THE CONSTRUCTION OF A PAVED, ADA
PATHWAY IN KAREN HORNADAY PARK.

WHEREAS, an ADA paved pathway has been requested in Karen Hornaday Park to
improve access to the pavilion and restrooms; and

WHEREAS, The Public Works Department estimates that construction of the ADA paved
pathway in Karen Hornaday Park will cost approximately \$50,000 and this ordinance will
provide that funding.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY27 Capital Budget by
appropriating \$50,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
165	HART Trails	\$50,000

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 24th day of August, 2026.

CITY OF HOMER

SHELLY ERICKSON, MAYOR PRO TEM

ATTEST:

43
44 _____
45 AMY WOODRUFF, CITY CLERK
46
47 YES:
48 NO:
49 ABSENT:
50 ABSTAIN:
51
52 First Reading:
53 Public Hearing:
54 Second Reading:
55 Effective Date:



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Lord and Homer City Council
FROM: Melissa Jacobsen, City Manager
DATE: August 5, 2026
SUBJECT: City Manager's Report for August 10, 2026 Council Meeting

City of Homer Candidacy Filing Period Opens Tuesday, September 1st

With the recent change in the City election date to the first Tuesday in November, the Candidacy Filing period for the Mayor and two City Council seats will be open from Tuesday, September 1st through Tuesday, September 15th. Candidacy filing forms will be available on the City Clerks website and at the City Clerk's office. The City Clerk's Office will be hosting an informational meeting on **Wednesday, August 12th at 5:30 p.m.** for Homer City Residents interested in running for Mayor or Council. This event will be held in the Council Chambers - downstairs at City Hall. City Staff and some current and former elected officials will be on hand to answer questions about what it's like to be an elected official, how elections work, and more. A zoom recording will be available on the City's website for those not able to join in person.

Wondering about the Barge in the Harbor over the Weekend?

Late last week, the Port and Harbor received a request from Northern Gravel and Trucking, a contractor for the Alaska Department of Transportation and Public Facilities (ADOT), for assistance in offloading a large shipment of road salt needed to replenish maintenance facilities throughout Southern Peninsula. Northern Gravel and Trucking has historically used the private barge basin on the Homer Spit for these deliveries. However, the company contracted a larger barge for this shipment that could not be accommodated in the private basin. With only a short lead time, the company contacted the Port to coordinate an alternative offloading location.

The trucks and equipment arrived at approximately 2:30 p.m. Friday, and by 3:30 p.m. the barge was secured at the Port's outer barge ramp and unloading operations were underway. Salt needed for ADOT facilities south of Ninilchik was delivered over the weekend, while the remaining material was stockpiled on the Port's concrete pad within the secure storage and laydown facility for subsequent distribution to DOT maintenance facilities around the Kenai Peninsula. The operation was completed without incident and demonstrated the Port's ability to quickly accommodate an unexpected commercial need. The successful operation was made possible through the cooperation and professionalism of everyone involved, as well as the Port's available barge landing, laydown, and secure storage facilities.

Northern Gravel and Trucking served as the shipper and primary contact for the operation. Boyer Towing provided and operated the tug, and Bowhead provided the barge *Madison Bay*. Standard barge landing, wharfage, and laydown storage fees will be billed to the shipper.



**Considering a run
for elected office?**

**Join City staff and
elected officials to
ask your questions.
Wed, Aug 12 @ 5:30 pm**

More info at: www.cityofhomer-ak.gov or 907-235-3130



This was another good example of the Port's role as a regional transportation facility and its ability to provide flexible infrastructure when circumstances require an alternative solution.



Homer Business Advisor for the Alaska Small Business Development Center (SBDC)

The regular quarterly report for the SBDC is attached and we were informed that SBDC has recruited a new Business Advisor, Emily Ault for the Homer area. Local business owners can reach out to Emily for assistance and information from the SBDC at their office located at the Chamber of Commerce.

Library's 20 Year Celebration

Can you believe the Homer Public Library has been open at its current location for 20 years? Time sure flies. Well, mark your calendar on Saturday, September 19th from 2:00 to 5:00 p.m. for the Library's Open House to celebrate this milestone. There are a lot of fun things being planned for this event and we hope to see you all there!

Attachments:

- Alaska SBDC 2nd Quarter Report
- Kachemak Heritage Land Trust Monitoring Letter for Louie's Lagoon
- August Employee Anniversaries
- Enstar Homer Line Extension Surcharge Q2 reconciliation



Alaska Small Business
Development Center

SBDC

UAA BUSINESS ENTERPRISE INSTITUTE

July 23, 2026

City of Homer
491 E. Pioneer Ave
Homer, AK 99603

Dear Homer Community,

This letter serves as our quarterly report for the period of April 1 to June 30, 2026. During the quarter, the Alaska SBDC completed a successful recruitment process and welcomed Emily Ault, MBA, as the new Homer Business Advisor. A nearly lifelong Homer resident, co-owner of Inlet Charters, and member of the Homer Chamber of Commerce Board of Directors, Emily joined the team in June and is progressing through our comprehensive training program. We are excited to have her on board and look forward to continuing to provide exceptional business advising services to the Homer community. Despite a gap in on-site advising, capital infusion exceeded \$3 million during the quarter, a remarkable achievement. Here is a summary of deliverables to the Homer community during the quarter (year):

Advising Hours: 62.0 (152.4)

Clients Advised: 16 (32)

New Businesses Started or Bought: 1 (4)

Jobs Supported: 140 (158)

Capital Infusion: \$820,000 (\$3,020,000)

Client Surveys: 100% positive (100% positive)

The next section provides lists of the top advising topics and top industries obtaining technical assistance from the Alaska SBDC in Homer. Financing and capital remained at the top of the topics list for a third consecutive quarter, with startup assistance dropping down to fourth. For industries, the striking change this quarter was with food services, which had held the top spot for six consecutive quarters, before falling off the list entirely.

Topics

1. Financing/Capital: 23.3 hrs (38%)
2. Buy/Sell Business: 13.2 hrs (21%)
3. General Management: 10.8 hrs (17%)
4. Startup Assistance: 6.8 hrs (11%)
5. Legal Issues: 6.7 hrs (11%)

Industries

1. Professional and Technical: 13.3 hrs (21%)
2. Retailers: 10.8 hrs (17%)
3. Accommodations: 10.2 hrs (16%)
4. Manufacturers: 8.9 hrs (14%)
5. Guides: 8.0 hrs (13%)

We would like to thank the City of Homer for its continued support of the Homer Business Advisor position. Please do not hesitate to contact us if you have any questions.

Sincerely,

Signed by:

Jared Reynolds

CFE2BCA38DFF4F4...

Jared Reynolds
State Director
Alaska SBDC



KACHEMAK HERITAGE LAND TRUST

315 Klondike Avenue • Homer, AK 99603 • (907) 235-5263 • www.kachemaklandtrust.org

July 27, 2026

City of Homer
Attn: City Manager, Melissa Jacobsen
491 East Pioneer Avenue
Homer, AK 99603

Regarding Parcel 18102019 "Louie's Lagoon"

Dear Melissa,

Every year, KHLT staff and volunteers carefully monitor all conservation easements by walking, inspecting, and photographing each property. This information becomes part of our permanent files to document the condition of the property over time.

KHLT Conservation Projects Manager Jordyn Jackson completed the annual monitoring of the conservation easement on Louie's Lagoon on July 14, 2026, accompanied by City of Homer GIS Technician Aaron Yeaton. No inconsistencies with the KHLT conservation easement were observed during the monitoring. Smaller items of marine debris were removed by monitors when observed.

As a general reminder, if the City plans to engage in any activities on the property that might require prior notification, please contact KHLT in a timely manner. If you have any general concerns or questions about the property and the easement, we are happy to address those with you as well.

Sincerely,

Amanda Kelly
Stewardship Manager
amanda@kachemaklandtrust.org
907-235-5334





City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: MAYOR LORD AND CITY COUNCIL
FROM: Andrea Browning
DATE: August 10, 2026
SUBJECT: August Employee Anniversaries

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

Winnifred Wade

Police

4 Years



5151 Fairbanks Street
PO Box 190288
Anchorage, AK 99519-0288
www.enstarnaturalgas.com

July 31, 2026

Regulatory Commission of Alaska
701 West Eighth Avenue, Suite 300
Anchorage, Alaska 99501

Re: 2026 Second Quarter Homer Surcharge Reconciliation

Dear Commissioners:

In compliance with Order No. U-19-014(9), ENSTAR Natural Gas Company, LLC. submits its Homer Surcharge Reconciliation to the Commission for the quarter ending June 30, 2026.

Please contact me at 334-7665 if you have any questions concerning this filing.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Werba". The signature is fluid and cursive.

Joshua Werba
Manager, Regulatory Affairs
Phone: 907-334-7665
Fax: 907-334-7657
Joshua.Werba@enstarnaturalgas.com

Enclosures:
Homer Surcharge Reconciliation ending June, 2026

CERTIFICATE OF SERVICE

I hereby certify that on July 31, 2026, a true and correct copy of the foregoing document was served by electronic mail on the following:

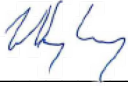
Fiona Yiu
Fiona.yiu@alaska.gov

Jeff Waller
Jeff.waller@alaska.gov

City of Homer Clerks
clerk@cityofhomer-ak.gov

Kachemak City Clerks
kachemak@xyz.net

Kenai Peninsula Borough Clerks
assemblyclerk@kpb.us



Whit Garey
Supervisor, Regulatory Affairs

ENSTAR Natural Gas Company
Homer Line Extension Surcharge
Calculation Example Schedule

Updated Homer Extension Surcharge Example			Funded by	Funded by	TA 226-4 Est	Amount over
<u>Line #</u>		<u>Total Cost</u>	<u>State Grant</u>	<u>Surcharge</u>		<u>TA 226-4 Est</u>
1	Cost of Pipeline as of 10/31/2013	\$ 11,710,421.39	\$ 8,150,000.00	\$ 3,560,421.39		
2	Final Cost of Pipeline	\$ 11,780,072.22	\$ 8,150,000.00	\$ 3,630,072.22	\$ 2,550,000.00	(1,080,072.22)
			<u>Rate of Return</u>	<u>Income Tax Recovery Rate</u>		
3	Prior to Oct 2017 (From Docket U-99-69)		9.25%	4.50%		
4	Effective Oct 2017 (Order U-16-066(19) issued on 9-22-2017)		8.59%	4.29%		
5	Federal Tax Rate Change Effective Jan 2018 (2017 TCJA)		8.59%	2.44%		
6	Proposed methodology change Effective January 1, 2019		5.06%	1.04%		
7	Line Extension Surcharge =	\$ 1.00				
8	Balance at 12/31/18	\$ 5,862,076				
9	Final Cost Funded by Surcharge	\$ 3,630,072				
10	Unrecovered Carrying Costs at 12/31/18	\$ 2,232,004	\$ 467,177	\$ 336,098.50		
11	Excess ADIT-Grossed Up	\$ 1,074,827				
	Unrecovered Net of Excess ADIT	\$ 1,157,177				
	Adjustment	\$ (400,000)				
12	Adjusted Unrecovered Net of Excess ADIT	\$ 757,177	Est. Amort. Period (Years)	13.5	Monthly Amort. =	\$ 4,673.93

		Beginning <u>Balance</u>	Additional <u>Costs</u>	Rate of <u>Return</u>	Income Tax <u>Recovery</u>	Total <u>Carrying Cost</u>	<u>Mcf Sales</u>	Surcharge <u>Receipts</u>	Amortization of Unrecovered Carrying Cost <u>Net of Excess ADIT</u>	Ending <u>Balance</u>
		<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>
94	7/31/2025	\$ 1,556,408.75	\$ -	\$ 6,536.39	\$ 1,344.97	\$ 7,881.36	12,555.36	\$ (12,555)	\$ 4,673.93	\$ 1,556,408.68
95	8/31/2025	\$ 1,556,408.68	\$ -	\$ 6,526.71	\$ 1,342.98	\$ 7,869.69	17,143.67	\$ (17,144)	\$ 4,673.93	\$ 1,551,808.63
96	9/30/2025	\$ 1,551,808.63	\$ -	\$ 6,516.47	\$ 1,340.87	\$ 7,857.34	12,800.23	\$ (12,800)	\$ 4,673.93	\$ 1,551,539.67
97	10/31/2025	\$ 1,551,539.67	\$ -	\$ 6,504.46	\$ 1,338.40	\$ 7,842.86	17,957.82	\$ (17,958)	\$ 4,673.93	\$ 1,546,098.65
98	11/30/2025	\$ 1,546,098.65	\$ -	\$ 6,433.11	\$ 1,323.72	\$ 7,756.83	40,919.36	\$ (40,919)	\$ 4,673.93	\$ 1,517,610.05
99	12/31/2025	\$ 1,517,610.05	\$ -	\$ 6,310.60	\$ 1,298.51	\$ 7,609.11	42,050.61	\$ (42,051)	\$ 4,673.93	\$ 1,487,842.48
100	1/31/2026	\$ 1,487,842.48	\$ -	\$ 6,136.21	\$ 1,262.63	\$ 7,398.84	65,228.21	\$ (65,228)	\$ 4,673.93	\$ 1,434,687.05
101	2/28/2026	\$ 1,434,687.05	\$ -	\$ 5,946.43	\$ 1,223.58	\$ 7,170.01	48,931.26	\$ (48,931)	\$ 4,673.93	\$ 1,397,599.73
102	3/31/2026	\$ 1,397,599.73	\$ -	\$ 5,790.09	\$ 1,191.41	\$ 6,981.50	48,909.95	\$ (48,910)	\$ 4,673.93	\$ 1,360,345.22
103	4/30/2026	\$ 1,360,345.22	\$ -	\$ 5,623.56	\$ 1,157.14	\$ 6,780.70	53,388.43	\$ (53,388)	\$ 4,673.93	\$ 1,318,411.42
104	5/31/2026	\$ 1,318,411.42	\$ -	\$ 5,484.88	\$ 1,128.60	\$ 6,613.48	35,300.62	\$ (35,301)	\$ 4,673.93	\$ 1,294,398.21
105	6/30/2026	\$ 1,294,398.21	\$ -	\$ 5,404.51	\$ 1,112.07	\$ 6,516.58	25,391.43	\$ (25,391)	\$ 4,673.93	\$ 1,280,197.29

From: [Billeen Carlson](#)
To: [Department Clerk](#)
Subject: Submit written testimony
Date: Tuesday, July 28, 2026 6:59:35 AM

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

Mayor Lord and Members of the Homer City Council,

Thank you for allowing me to testify at the July 27 City Council meeting. I am writing to clarify and reinforce the central point I made in person:

Public education is not merely a school-district responsibility. It is essential community infrastructure, and its erosion will affect every part of Homer.

I also want to thank the City for helping preserve access to the Kate Kuhns Aquatic Center. The pool is an excellent example of why municipalities, boroughs, school districts, and community organizations must work together. Although the school district has operated the facility, it serves students, families, seniors, competitive swimmers, rehabilitation patients, and residents from both inside and outside Homer's city limits. City records acknowledge that the borough owns the building, the district could no longer afford to operate the pool, and a cooperative solution was needed. ([City of Homer](#))

That crisis was not isolated. The Kenai Peninsula Borough School District's adopted budget included the closure of four schools, elimination of librarians, loss of teaching positions, and defunding of public pools. ([Homer Independent Press](#)) Across Alaska, twelve schools were scheduled to close in 2026 amid significant budget reductions, despite the Legislature providing \$144 million in one-time supplemental education funding. ([Alaska Beacon](#))

One-time appropriations may prevent immediate collapse, but they do not provide the predictable, inflation-adjusted funding districts need to hire staff, retain programs, maintain buildings, and plan responsibly.

Alaska has also struggled for decades to retain educators. State materials report annual teacher-turnover rates ranging from approximately 10% to more than 30%, depending upon location and year. Recruiting and orienting each replacement teacher costs an estimated **\$20,000 or more**, without accounting for the loss of experience, relationships, institutional knowledge, and community trust. ([Alaska DOE & Early Development](#)) The state's own education strategy recognizes that rural schools experience substantially higher teacher and principal turnover than urban-fringe schools. ([Alaska DOE & Early Development](#))

That is what I meant when I said that, right now, it is often a foolish financial and professional decision for teachers to remain in Alaska. I am here because I am a lifer. I love this place, its students, and its communities.

But devotion is not a workforce-development strategy.

Alaska cannot build a stable education system by depending upon educators to sacrifice their retirement security, earning potential, professional stability, and personal well-being indefinitely.

This instability arrives at a particularly dangerous moment. Private-school voucher and education-savings-account programs have expanded rapidly nationwide. Between 2021 and 2025, the number of states operating universal statewide voucher programs grew from zero to thirteen. ([First Focus](#)) These programs are often presented as giving every family more choice, but the practical ability to use that “choice” is not evenly distributed.

Affluent families may be able to supplement a voucher, provide transportation, navigate complicated applications, pay expenses in advance, homeschool, or relocate. Many working families cannot. Families caring for children with disabilities, families working multiple jobs, families without reliable transportation, and families lacking the time or social capital to navigate fragmented systems remain dependent upon strong local public schools.

Public schools must serve every child who arrives. Private institutions may limit enrollment, charge tuition beyond the value of a voucher, decline to provide specialized services, or operate under different transparency and accountability requirements. Evidence also shows that equitable and effective public-school investment improves achievement, graduation rates, employment, and later earnings—particularly for students from low-income families. ([Learning Policy Institute](#))

During my testimony, I said that without public education, I might be cooking meth in a trailer outside Ninilchik. That was humorous, but it was not frivolous.

Public education gave me access to knowledge, adults outside my immediate circumstances, higher expectations, and a route into a different future. It now allows me to contribute as an educator, consultant, taxpayer, parent, and community member. Schools perform that work every day, often long before the results appear in a municipal budget or economic-development report.

When public education weakens, communities eventually pay elsewhere: through workforce shortages, reduced economic mobility, untreated health and behavioral needs, family instability, crime, substance misuse, and the departure of young families and qualified professionals.

I understand that the City of Homer cannot—and should not—replace the State of Alaska’s constitutional responsibility to maintain a system of public schools. However, local governments are not powerless. I respectfully ask the City Council to:

1. **Continue supporting shared community assets**, including the pool, libraries, the theater, recreation programs, transportation connections, and facilities used jointly by students and the public.
2. **Establish regular coordination among the City, the Borough, KPBSD, local schools, families, and community organizations** before programs reach the point of closure.
3. **Advocate publicly for stable, predictable, inflation-aware state education funding**, rather than forcing districts to survive through annual uncertainty and emergency appropriations.
4. **Consider the effect on children and schools when making decisions about economic development, housing, transportation, public safety, recreation, and community health.**
5. **Treat educator retention as a community-development issue.** Communities that

cannot retain teachers, nurses, counselors, tradespeople, and young families cannot remain healthy indefinitely.

Supporting public education does not require the City to assume every cost the state fails to cover. It requires recognizing that schools are part of the civic ecosystem and that allowing them to deteriorate will not save the community money in the long run.

Homer has repeatedly demonstrated that it can solve difficult problems through cooperation, creativity, and stubborn local commitment. Thank you for stepping forward to protect the pool. I hope that partnership becomes a model for a broader commitment: the City, Borough, district, educators, families, and residents working together to ensure that public education—and the community built around it—remains viable.

Respectfully,

Billeen Carlson
Educator and Homer-area resident