



Agenda

City Council Regular Meeting

Monday, February 09, 2026 at 6:00 PM

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

Homer City Hall

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

Zoom Webinar ID: 205 093 973 Password: 610853

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

CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

- a. Resolution 26-011(a), a Resolution of the City Council of Homer, Alaska Supporting Full Funding in the Amount of ~~\$18,186,535~~ for the State of Alaska Municipal Harbor Facility Grant Program in the FY 2027 State Capital Budget. City Manager/Port Director.

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

- a. Homer City Council Unapproved Regular Meeting Minutes of January 26, 2026. Recommend Approval.
- b. Ordinance 26-12, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Reappropriating the FY23 State of Alaska Community Assistance Program Payment in the Amount of \$44,946.55 for Information Technology Capital Projects. City Manager/Chief Technology Officer. Recommended Dates Introduction February 9, 2026, Public Hearing and Second Reading February 23, 2026.

Memorandum CC-26-040 from Chief Technology Officer as backup.

- c. Ordinance 26-13, an Ordinance of the City Council of Homer, Alaska Authorizing the City Manager to Negotiate and Execute a Equipment Purchase Agreement with Mack Services to Allow for the Purchase of a 2026 Dump Truck and Amending the FY26 Capital Budget for a Current Year Payment of \$75,085.84 from the General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund and Related Matters. City Manager/Public Works

Director. Recommended Dates Introduction February 9, 2026, Public Hearing and Second Reading February 23, 2026.

Memorandum CC-26-041 from Public Works Director as backup.

- [d.](#) Resolution 26-013, a Resolution of the City Council of Homer, Alaska Approving a Contract with the Kachemak Bay National Estuarine Research Reserve, Alaska Center for Conservation Science, University of Alaska Anchorage, as a Subaward Recipient in the Amount Not to Exceed \$143,309 to Complete the Tasks Outlined in Relation to the Project Titled Acquiring Land to Foster Community Resilience in Homer, Alaska Bridge Creek Watershed As Outlined in Ordinance 25-62 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Community Development Director. Recommend Adoption

Memorandum CC-26-042 from Community Development Director as backup.

- [e.](#) Resolution 26-014, a Resolution of the City Council of Homer, Alaska Awarding a Contract for Construction of the Homer Public Library Security Grille to Steiner's North Star Construction of Homer, Alaska in the Amount of \$54,950 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend Adoption.

Memorandum CC-26-043 from the City Engineer as backup.

- [f.](#) Resolution 26-015, A Resolution of the City Council of Homer, Alaska Authorizing Single Source Procurement of The Homer Education and Recreation Complex (HERC) Gymnasium Floor Repair and Refinishing Project from Alaska Industries Inc of Wasilla, Alaska in the Amount of \$38,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Recreation Manager. Recommend Adoption.

Memorandum CC-26-044 from Recreation Manager as backup.

- [g.](#) Resolution 26-016, A Resolution of the City Council of Homer, Alaska in Support of Raising the Maximum Grant Amount for the Alaska Department of Transportation Municipal Harbor Facility Grant from \$5,000,000 to \$7,500,000. City Manager/Port Director. Recommend Adoption.

VISITORS

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

- a. Worksession Report
- b. Committee of the Whole Report
- c. Borough Report
- d. Planning Commission
- e. Title 21 Progress Report

i. Written Report

PUBLIC HEARING(S)

- a. Ordinance 25-70, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Appropriating \$7,000 from the Homer Education and Recreation Complex (HERC) Capital Asset Repair and Maintenance Allowance (CARMA) for the Replacement of the Floor of the Activity Room in the Herc 1 Building. City Manager/Public Works Director. Introduction November 24, 2025 Public Hearing and Second Reading February 9, 2026.

Memorandum CC-25-266 from Public Works Director as backup.

- b. Ordinance 26-08, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Accepting and Appropriating the FY26 State of Alaska Community Assistance Program Payment in the Amount of \$98,129.84 for the purchase of Network Storage at multiple City buildings. City Manager. Introduction January 24, 2026, Public Hearing and Second Reading February 9, 2026.

Memorandum CC-26-022 by the Chief Technology Officer as backup.

- c. Ordinance 26-09, an Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.58.035 Commission and board member terms. City Clerk. Introduction January 24, 2026, Public Hearing and Second Reading February 9, 2026.

Memorandum CC-26-023 from City Clerk as backup.

- d. Ordinance 26-10: An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget and Appropriating \$29,000 from the Library Donation Account to Complete Construction and Installation of a Security Grille at the Homer Public Library. City Manager/Library Director. Introduction January 24, 2026, Public Hearing and Second Reading February 9, 2026.

Memorandum CC-26-024 from Library Director as backup.

- e. Ordinance 26-11, An Ordinance of the City Council of Homer, Alaska, Amending the Official Road Maintenance Map of the City of Homer by Adding 820 Lineal feet (.155 Miles) of Urban Road on Fairview Ave West. City Manager/Public Works Director. Introduction January 24, 2026, Public Hearing and Second Reading February 9, 2026.

Memorandum CC-26-025 from the Public Works Inspector as backup.

ORDINANCE(S)

CITY MANAGER'S REPORT

- a. City Manager's Report

PENDING BUSINESS

- a. Ordinance 26-06, an Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.84 Release of Public Record Sections 2.84.010 Policy, 2.84.020 Definitions, 2.84.050 Regulations, and 2.84.070 Appeals. City Manager. Introduction January 12, 2026, Public Hearing and Second Reading January 26, 2026.

Memorandum CC-26-033 from the City Manager as backup.

Memorandum CC-26-008 from the City Manager as backup.

Public Comment Received.

- b. Resolution 26-011(A), a Resolution of the City Council of Homer, Alaska Supporting Full Funding in the Amount of \$18,186,535 for the State of Alaska Municipal Harbor Facility Grant Program in the FY 2027 State Capital Budget. City Manager/Port Director.

Resolution 26-011(S), a Resolution of the City Council of Homer, Alaska Supporting Full Funding in the Amount of \$18,186,535 for the State of Alaska Municipal Harbor Facility Grant Program in the FY 2027 State Capital Budget. City Manager/Port Director.

- c. Resolution 26-012, A Resolution of the City Council of Homer, Alaska Stating the City's 2026 Legislative Priorities and Positions. Aderhold

Resolution 26-012(S), A Resolution of the City Council of Homer, Alaska Stating Our 2026 Legislative Priorities and Positions. Aderhold.

Memorandum CC-26-036 from the Special Projects Coordinator as backup.

Memorandum CC-26-038 from the Special Projects Coordinator as backup

Memorandum CC-26-045 from the Special Projects Coordinator as backup.

NEW BUSINESS

RESOLUTIONS

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

COMMENTS OF THE MAYOR

COMMENTS OF THE CITY COUNCIL

ADJOURNMENT

Next Regular Meeting is Monday, February 23rd, at 6:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

City Manager/Port Director

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
SUPPORTING FULL FUNDING ~~IN THE AMOUNT OF \$18,186,535~~
FOR THE STATE OF ALASKA MUNICIPAL HARBOR FACILITY GRANT
PROGRAM IN THE FY 2027 STATE CAPITAL BUDGET.

WHEREAS, Homer City Council has learned that the Alaska Department of Transportation and Public Facilities has not convened the Project Evaluation Board (PEB) to review this year's applications; and

WHEREAS, For each harbor facility grant application, these municipalities have committed to invest 100% of the design and permitting costs and 50% of the construction cost; and

WHEREAS, The municipalities of Anchorage, Kake, Kodiak, Petersburg, Unalaska, and Wrangell have committed to contribute half of their project cost in local match funding for FY2027 towards harbor projects of significant importance locally as required in the Harbor Facility Grant Program; and

WHEREAS, During the last seventeen years the Municipal Harbor Facility Grant Program has only been fully funded twice; and

WHEREAS, A survey done by the Alaska Municipal League of Alaska's ports and harbors found that from the respondents, the backlog of projects necessary to repair and replace former State-owned harbors has increased to at least \$500,000,000; and

WHEREAS, Given that Alaska is a maritime state and that our harbors are foundational to both our way of life and the economy of this great State it is in the public's best interest to maintain this critical infrastructure by using State, Local and Federal funds to recapitalize the crucial harbor moorage infrastructure statewide..

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby urges full funding by the Governor and the Alaska Legislature for the State of Alaska's Municipal Harbor Facility Grant Program in the FY2027 State Capital Budget in order to ensure enhanced safety and economic prosperity among Alaskan coastal communities.

BE IT FURTHER RESOLVED that the City Council of Homer, Alaska hereby urges the Alaska Department of Transportation and Public Facilities to convene the Project Evaluation Board to review this year's Municipal Harbors Grant Program applicants.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby urges the Alaska Department of Transportation and Public Facilities to convene the Project Evaluation Board to review this year's Municipal Harbors Grant Program applicants and make a recommendation for full funding by the governor and the Alaska legislature for the state of Alaska's Municipal Harbor Facility Grant program in the FY2027 state capital budget in order to ensure enhanced safety and economic prosperity among Alaskan coastal communities.

PASSED AND ADOPTED by the Homer City Council this _____th day of January, 2026.

RACHEL LORD, MAYOR

88

89 ATTEST:

90

91

92 _____
AMY WOODRUFF, CITY CLERK

93

94 Fiscal Note:

95

Session 26-03, a regular meeting of the Homer City Council, was called to order on January 26, 2026 by Mayor Rachel Lord at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

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

STAFF: CITY MANAGER JACOBSEN
CITY CLERK WOODRUFF
PORT DIRECTOR HAWKINS
PUBLIC WORKS DIRECTOR KORT
FINANCE DIRECTOR FISCHER
FIRE CHIEF JAGER
SPECIAL PROJECTS COORDINATOR CARROLL
CHIEF TECHNOLOGY OFFICER JIRSA

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

Mayor Lord announced the Supplemental Items:

Under PUBLIC HEARING(S) item a, Ordinance 25-71(S)(A), Amending Homer City Code for roads and streets. **Memorandum CC-26-037 from Councilmembers Parsons and Erickson as backup. Item g**, Ordinance 26-06, Amending Homer City Code for public records requests. **Public Comment Received.**

Under RESOLUTIONS item a, resolution 26-012, Stating the City's 2026 Legislative Priorities and Positions, **Memorandum CC-26-038 from Special Projects Coordinator as backup and Public Comment Received.**

ERICKSON/VENUTI MOVED TO APPROVE THE AGENDA.

ERICKSON/VENUTI MOVED TO AMEND THE AGENDA BY MOVING VISITORS TO THE TOP OF THE AGENDA PRIOR TO MAYORAL PROCLAMATIONS AND RECOGNITIONS.

There was no discussion.

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

Motion carried.

There was no discussion.

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

Motion carried.

VISITORS (10 minutes per visitor)

a. State Senator Gary Stevens

Senator Gary Stevens shared details on the start of legislative session, including:

- There are 6 big issues to address this session, including the gas line, the Governor's fiscal plan, retirement issues, retention of state employees, elections reform, and restoring Department of Transportation (DOT) funds that were vetoed by the Governor.

- Governor's operating budget—this budget uses up about half of the State's savings as drafted. There is \$3 billion in the savings account and the budget would draw \$1.3 billion. This is pretty dangerous. It does not fully fund the contribution to the State's retirement system. It reduces funding to education over the prior year by \$25 million. School bond debt reimbursement has been funded at \$8 million, which is good. Community Assistance is funded at \$14 million, about half the normal level.
- The Capital Budget includes funding for the Alaska Marine Highway for maintenance of shoreside facilities. There is also \$15 million in funding to use cruise ship head tax revenue to electrify cruise ships. It does not include anything for major maintenance for school districts, for the university system, for the court system, or for any other State agency. Neglecting that major maintenance will lead to serious problems in the future.
- The Supplemental budget is planned to include restored funding for DOT projects. \$70 million is the state's 10% match for DOT projects all over the state, so there is a loss of roughly \$630 million in federal funding if that match is not funded.
- Low oil prices mean that forecasted revenues are down by \$181 million for 2026 and \$119 million for 2027, so the State is depending more and more on revenues from the Permanent Fund to pay for government. The Governor's fiscal plan proposal includes a state sales tax, a property tax, and a guarantee of a large Permanent Fund Dividend. It will take a while to work through the proposal and deal with the issues that it may raise for municipalities.
- SB 113 is an online sales tax bill that was vetoed by the governor, an attempt to override was unsuccessful.
- The gas pipeline is extremely important. The legislature has been meeting with Glennfarne regarding their plans for the gas pipeline. There are a lot of questions regarding what the State's responsibility will be, what kind of guarantees the developer may ask for and whether the State can meet those guarantees.

Senator Stevens closed by noting that he is retiring at the end of this legislative session after 26 years in office and 8 years as Senate President. It has been an honor to serve and he thanks the City for their support over the years.

Councilmember Aderhold requested that the Senator expand on the retirement issue he mentioned.

Senator Stevens noted that Alaska is losing teachers, policemen, firemen, and State employees because the retirement system is no longer as generous as it once was. The plan is to restore a retirement system that would allow folks to retire with dignity after spending a number of years working with the state.

Councilmember Erickson asked whether the cuts to DOT would affect road projects around Homer.

Senator Stevens said that the effects on road projects are a real concern and he thinks it certainly would affect road projects around Homer. The \$70 million match that was cut by the Governor in his budget has to be replaced. There's a little time to work on it, but if that cut is not restored, we would lose the federal funds. Companies who work on road construction and repair projects funded by DOT have been expressing concern that they may not be able to stay in business if those projects go away.

Councilmember Venuti requested more information on the lack of funding for maintenance at school districts and the University.

Senator Stevens said that maintenance problems are a serious issue, highlighting a school in western Alaska whose roof collapsed due to snow load and now the whole building will need to be replaced. He noted that the legislature will do its very best to make sure that there are major maintenance funds in the budget. Every community depends on it.

MAYORAL PROCLAMATIONS AND RECOGNITIONS**PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA****RECONSIDERATION**

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

- a. Homer City Council Unapproved Regular Meeting Minutes of January 12, 2026 and Special Meeting Minutes of January 19, 2026. Recommend Approval
- b. Memorandum CC-26-021 authorizing the issuance of a Letter of Non-Objection to the Alcoholic Beverage Control Board Regarding renewal of Brewery Manufacturer and Brewery Retail Licenses and Manufacturing Sampling Endorsement for Grace Ridge Brewing. Recommend approval.
- c. Ordinance 26-08, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Accepting and Appropriating the FY26 State of Alaska Community Assistance Program Payment in the Amount of \$98,129.84 for the purchase of Network Storage at multiple City buildings. City Manager. Recommended Dates Introduction January 26, 2026, Public Hearing and Second Reading February 9, 2026.

Memorandum CC-26-022 by the Chief Technology Officer as backup.

- d. Ordinance 26-09, an Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.58.035 Commission and board member terms. City Clerk. Recommended Dates Introduction January 26, 2026, Public Hearing and Second Reading February 9, 2026.

Memorandum CC-26-023 from City Clerk as backup.

- e. Ordinance 26-10, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget and Appropriating \$29,000 from the Library Donation Account to Complete Construction and Installation of a Security Grille at the Homer Public Library. City Manager/ Library Director. Recommended Dates Introduction January 26, 2026, Public Hearing and Second Reading February 9, 2026.

Memorandum CC-26-024 from Library Director as backup.

- f. Ordinance 26-11, An Ordinance of the City Council of Homer, Alaska, Amending the Official Road Maintenance Map of the City of Homer by Adding 820 Lineal feet (.155 Miles) of Urban Road on Fairview Ave West. City Manager/Public Works Director. Recommended Dates Introduction January 26, 2026, Public Hearing and Second Reading February 9, 2026.

Memorandum CC-26-025 from Public Works Inspector as backup.

- g. Resolution 26-008, A Resolution of the City Council of Homer, Alaska, Authorizing the Staff of the Homer Public Library to Apply for a Public Libraries Assistance Grant (PLAG) from the State of Alaska, in the Amount of \$7,000. City Manager/Library Director. Recommend Adoption.

Memorandum CC-26-026 from the Library Director as backup.

- h. Resolution 26-009, a Resolution of the City Council of Homer, Alaska, Supporting the Recertification of the Prince William Sound Regional Citizens' Advisory Council by the United States Coast Guard Through PWSRCAC recertification docket USCG-2026-0070. Aderhold. Recommend Adoption.

Memorandum CC-26-027 from Councilmember Aderhold as backup.

- i. Resolution 26-010, A Resolution of the City Council of Homer, Alaska Requesting the Issuance of a Request for Proposals for Professional Trail Planning and Design of a Loop Trail in the Vicinity of Hornaday Park. Davis/Erickson. Recommend Adoption.

Memorandum CC-26-028 from Councilmembers Davis and Erickson as backup.

Resolution 26-010 moved to Resolutions item b. Aderhold

- j. Resolution 26-011, a Resolution of the City Council of Homer, Alaska Supporting Full Funding in the Amount of \$18,186,535 for the State of Alaska Municipal Harbor Facility Grant Program in the FY 2027 State Capital Budget. City Manager/Port Director. Recommend Adoption.

Resolution 26-011 moved to Resolutions item c. Aderhold

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

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

a. Worksession Report

City Manager Melissa Jacobsen described the presentation received from Agnew::Beck, the City's consultant partners in the Title 21 Rewrite. Council discussed next steps and the consultants expect to have a final draft for public hearing available in early Summer of 2026.

b. Committee of the Whole Report

Councilmember Erickson described the topics covered in the Committee of the Whole:

- Resolution 26-010 requesting RFP for design of a loop trail– How will this fit in to staff workload?
- Ordinance 26-11 adding new road to the maintenance map—How does the City estimate per-foot maintenance costs for roads?
- Ordinance 26-06 amending code for public records-- what's in code currently, and the City's options to have appeals go to Council, to an Administrative Hearing Officer, or directly to the Superior Court.
- Resolution 26-012, legislative priorities – these are constantly changing, so there are some things to talk about and then it's likely to be postponed.
- Memo CC-26-37, regarding Ordinance 25-71(S)(A) and the different documents that define road standards in the City and the City's path forward. – there are multiple documents with conflicting standards, and making changes to road standards will be more complex than this single ordinance. Sponsors request pulling the ordinance back and move forward on this task in a process laid out in the memo.

c. Mayor's Report

Mayor Lord shared that in the past weeks she has met with staff and really tried to start leaning in on Title 21 process. She's keeping her ear on the ground and staying in touch with the project team to make sure that the City is on track for a good process when the code comes before Council. She encouraged people who want to participate to view the Title 21 project page on the City's website, which documents the process to date including public comments, and shares a roadmap for next steps.

The Mayor met with Borough Mayor Micciche to discuss several different issues, and has an upcoming meeting with him and other Mayors and City Managers from around the borough to discuss pools & theatres in school district buildings. One area of concern is whether the ‘community’ that benefits from those facilities can be reasonably defined by the municipal boundaries given that most of those facilities serve people not only within the municipal boundaries but also across the area. She will report back to the Council after that meeting, and reiterated that she is mindful that as Mayor she does not speak for the Council or the City unless the Council has declared an official position on a matter.

The Mayor noted that a recent topic of interest on her newsletter’s “Ask Me Anything” form is options for traffic calming on Ben Walters Lane. The City will be moving its speed monitoring device to that area to get updated data on speeds in that neighborhood.

The Mayor spoke to her commitment to and love of public service, transparency, and trust, and the foundation of our government for and by the people. There has been a lot going on at the national level and in cities and towns across the country, so she made the following statement:

The rule of law in our country depends on due process being applied consistently, not just for protesters, but for anyone encountered by the State. That includes people suspected of crimes, people accused of civil violations, children, and bystanders. Due process exists to ensure that governmental power is exercised carefully and lawfully before force is used or judgment is rendered. When enforcement actions move faster and stronger than investigation or explanation, it should concern all Americans because of what it signals about how power is being wielded.

The Mayor then quoted a statement from the American Bar Association (ABA) president which said, “Beyond investigations, as the national voice of the legal profession, the ABA underscores the important constitutional rights that are at stake. The constitutional rights at issue must be protected. These include freedom of speech, freedom of assembly, and freedom of the press. The rule of law undergirds these inalienable rights. It ensures that all people and all government entities are accountable to laws that are clear, just, and fair” She noted that the public rightfully expects and demands that the City, both its elected officials and its staff, uphold the constitutional rights of every community member. She takes that duty very seriously and noted that each one of us should expect that from every level of our government in this country.

d. Borough Report

e. Conversation with a Councilmember

Councilmember Erickson said that it can feel intimidating to walk into those meetings not knowing what’s coming, but in the end it’s always a pleasure to talk to different people. It was good that the City Manager was there to help navigate City code. It was a great conversation. When it comes to Short Term Rentals, the City has a lane that we walk in, then we have the business lane out beyond that, and the lane of personal housing. Sometimes those lines feel like they’re getting blurred. We know we have issues, but where is our lane in this? It’s an ongoing conversation, and one that’s never going to get solved easily.

f. Economic Development Advisory Commission Report

Commissioner Noomah reported on the EDC meeting on Jan 12th. The Commission discussed the City’s itinerant merchant rules, second time discussing that section of code. Current code is not functional, and the Commission considered whether to recommend that it be repealed entirely. They also considered the pros and cons of small retail establishments, and will send a memo to Council with any recommendations for changes to code. Discussed 2026 work plan, such as speakers from different sectors Homer’s economy. Discussed future of Short Term Rental Regulations. There is a strong sense on the EDC that many members of our community feel that STRs need to be regulated to protect our town’s character and housing stock. We know that Council

and staff time is tight, so we understand that this might not get full attention until the fall. We know that we will need a Council sponsor to bring something forward. A request will be coming your way soon.

Mayor Lord thanked Commissioner Noomah for the update and noted that the Staff Liaisons for the Planning and Economic Development Commissions could coordinate to ensure that there's no duplication of efforts between the Short Term Rental conversations happening at the Planning Commission and the work planned by the EDC commissioners.

- g. Park, Arts, Recreation and Culture Advisory Board Report
- h. Library Advisory Board Report

Board Member Carssow reported on the LAB meeting that took place on January 20th. The Boards focus for 2026 is on 20th anniversary celebration of the new library building and promoting fundraising for the endowment fund. Planned events include: KBBi Coffee Table conversation, Movies at the Porcupine theater based on books monthly starting in March, a history poster to go in the library, a trivia night, time capsule, 4th of July parade participation, a fun run, and a September 19th celebration at the library. Student representative Daniel Christ provided community outreach suggestions, and the Commission decided to move forward with two of them: a student volunteer recruitment effort and a public listening session. She shared that the commission is pleased with the progress on the installation of the security grille, and that she hoped that Council will adopt ordinance 26-10 for installation funds.

Councilmember Venuti asked whether there will be a fee for the meeting room after hours, and whether the project will be fully funded when ordinance 26-10 passes.

Board Member Carssow said that the room fees will be the same after hours as during business hours, and that the ordinance will fund the project plus a \$7,000 contingency. She confirmed that if the LAB recommends a change to the fee schedule for the room, they will bring those recommendations forward to Council for their consideration.

PUBLIC HEARING(S)

- a. Ordinance 25-71(S)(A), An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 11.04.050, Master Roads and Street Plans-Adopted, and 11.04.060 Geometric Design Requirements. Davis/Parsons. Introduction November 24, 2025 Public Hearing and Second Reading January 12, 2026, Postponed to January 26, 2026.

Memorandum CC-26-029 from City Clerk as backup.

Memorandum CC-26-016 from City Manager as backup.

Memorandum CC-25-274 from Councilmembers Davis & Parsons as backup.

Public Comment Received.

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

Mayor Lord noted that there is a motion on the floor to adopt Ordinance 25-71(S)(A) by reading of title only for second and final reading that was postponed from the January 12th meeting and opened the floor for discussion.

Discussion included the following points:

- The ground keeps shifting as we all try to fix this problem. The Master Roads Plan, Design Criteria, City Code, all have a say and often conflict. 2011 Standard Construction Details exist separate from those other documents, and that is what is guiding construction of late. Recently constructed roads that don't feel like they are built the right way have been built exactly to those specifications.

- Fixing the problems may not be a matter of code changes. Propose voting no and then bringing this issue back up possibly in another form as staff and council work to collectively understand what the documents mean, where the issues are, and how to move the solutions forward.
- 2011 guides can be fixed internally and supplementally to put in road widths, shoulders, grade of slope coming off the road. At the same time, we can look at traffic calming measures to see what we can do to interact with the different residential areas. Certain areas really need some attention and there may be a way to put in speed bumps, narrowing, etc to make older roads function better and safely for everyone.
- It's important to address code, Council should come back and align code with the revised document.
- Support for the idea of talking with property owners to propose a range of traffic calming options for each road.

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

Motion failed.

- b. Ordinance 26-01, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Appropriating \$10,000 from the Americans with Disabilities Act (ADA) Capital Asset Repair and Maintenance Allowance Fund for the Purpose of Purchasing and Installing an Accessible Push Button Door Opener at City Hall. Venuti/Parsons. Introduction January 12, 2026, Public Hearing and Second Reading January 26, 2026.

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

VENUTI/PARSONS MOVED TO ADOPT ORDINANCE 26-01 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Discussion included emphasis that improvements like this are so important to remove barriers to full participation for all citizens. This will support participation in City Council meetings and local elections as well as access to City departments.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 26-02, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Accepting and Appropriating Principal Forgiveness Subsidy from a Loan from the Alaska Department of Environmental Conservation (ADEC) Under its Drinking Water Revolving Loan Program in the Amount of \$1,331,882 for the A-Frame Transmission Line Replacement Project and Authorizing the City Manager to Negotiate and Execute a Loan Agreement. City Manager. Introduction January 12, 2026, Public Hearing and Second Reading January 26, 2026.

Memorandum CC-26-004 from the Public Works Director as backup.

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

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 26-02 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Discussion included gratitude to Special Projects Coordinator Jenny Carroll for her hard work, as well as Public Works Director Dan Kort. The strong support from Alaska's Congressional Delegation in D.C. was also recognized.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- d. Ordinance 26-03, an Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Appropriating an Additional \$25,000 From the Homer Education and Recreation Complex (HERC) Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Repair, Resurfacing and Repainting of Lines on the Floor in the Gymnasium in the HERC 1 Building. City Manager/Recreation Manager. Introduction January 12, 2026, Public Hearing and Second Reading January 26, 2026.

Memorandum CC-26-005 from the Recreation Manager as backup.

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

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 26-03 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmember Venuti noted that the images in the supporting memo tell a thousand words.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- e. Ordinance 26-04, an Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Accepting and Appropriating a Donation from the Homer Pickleball Club in the Amount of \$7,000 for the Purpose of Assisting with the Repair, Resurfacing and Repainting of Lines on the Floor in the Gymnasium in the HERC 1 Building. Introduction January 12, 2026, Public Hearing and Second Reading January 26, 2026.

Memorandum CC-26-006 from the Recreation Manager as backup.

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

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 26-04 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Discussion noted how awesome it is that the Pickleball Club is supporting these repairs.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- f. Ordinance 26-05, an Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Appropriating an Additional \$20,000 From the Homer Accelerated Roads and Trails (HART) Trails Fund and 20,000 from the HART Roads fund to the Purchase of the Trackless MT7 Municipal Sidewalk Tractor. City Manager/Public Works Director. Introduction January 12, 2026, Public Hearing and Second Reading January 26, 2026.

Memorandum CC-26-030 from Councilmember Davis backup.

Memorandum CC-26-031 from Public Works Director as backup.

Memorandum CC-26-032 from Public Works Director as backup.

Memorandum CC-26-007 from the Public Works Director as backup.

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

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 26-05 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

REGULAR MEETING

January 26, 2026

ERICKSON/VENUTI MOVED TO AMEND ORDINANCE 26-05 ON LINE 22 TO ADD “WHEREAS, A RECENT RECLASSIFICATION OF THE TRACKLESS MT7 TRACTOR UNDER THE HARMONIZED TARIFF SCHEDULE HAS REDUCED THE TARIFF AMOUNT FROM \$40,000 TO \$5,000” AND ON LINES 9, 10, 34, AND 35 TO CHANGE \$20,000 TO \$2,500, AND ON LINES 26 AND 31 TO CHANGE \$40,000 TO \$5,000.

Discussion noted that these amendments lower the total amount appropriated and keeps the existing 50/50 split between HART Roads and HART Trails.

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

Motion carried.

Councilmember Parsons thanked Councilmember Davis and City Staff for the memos outlining the different options and how this model was selected for purchase.

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

Motion carried.

- g. Ordinance 26-06, an Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.84 Release of Public Record Sections 2.84.010 Policy, 2.84.020 Definitions, 2.84.050 Regulations, and 2.84.070 Appeals. City Manager. Introduction January 12, 2026, Public Hearing and Second Reading January 26, 2026.

Memorandum CC-26-033 from the City Manager as backup.

Memorandum CC-26-008 from the City Manager as backup.

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

ERICSON/VENUTI MOVED TO POSTPONE UNTIL FEBRUARY 9TH.

The Mayor noted that this postponement was requested by staff to allow for time to do more research.

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

Motion carried.

- h. Ordinance 26-07, an Ordinance of the City Council of Homer, Alaska Adopting the revised Port of Homer Terminal Tariff No. 1. City Manager/Port Director. Introduction January 12, 2026, Public Hearing and Second Reading January 26, 2026.

Memorandum CC-26-034 from the City Clerk as backup.

Memorandum CC-26-017 from the Port Director as backup.

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

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 26-07 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)**CITY MANAGER'S REPORT**

- a. City Manager's Report

City Manager Jacobsen noted that her written report is in the packet and offered to answer any questions.

Discussion included:

- How to read the reports and charts provided by the speed monitoring devices. What are the percentiles, what is ‘vehicles slowed’ vs. ‘other’?
- How many tickets are issued for speeding in residential neighborhoods?
- The City has an interest in traffic calming, and these monitoring devices help because we have limited resources. We do need a shared framework to understand the data that we get from those devices so that when we get the data we can agree on what to do next. We are constrained by the dollars that we have and the resources that we have. Having the data is one piece, meaningfully and thoughtfully interpreting data to get to policy change is the other piece.
- Officer Scanlon has been hired as the new police chief when Robl retires in June.
- Gratitude for community Recreation Center update, and how wonderful it is that the community is supporting the fund with the Homer Foundation.
- Picture of the new grader is great!

b. Monthly FY26 YTD Report

PENDING BUSINESS

NEW BUSINESS

- a. Memorandum CC-26-035 from Councilmember Erickson and Mayor Lord Requesting Port Tariff Recommendations from the Homer Port & Harbor Advisory Commission

ERICKSON/VENUTI MOVED TO APPROVE MEMORANDUM CC-26-035 BY READING OF TITLE ONLY.

Discussion noted that this memorandum is trying to meet the needs of some people that have voiced concerns and gives us the ability to have a little flexibility.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

RESOLUTIONS

- a. Resolution 26-012, A Resolution of the City Council of Homer, Alaska Stating the City’s 2026 Legislative Priorities and Positions. Aderhold.

Memorandum CC-26-036 from the City Manager as backup.

ERICKSON/VENUTI MOVED TO ADOPT RESOLUTION 26-012 BY READING OF TITLE ONLY.

Discussion began with the note that this resolution will be a multistep process given how quickly the legislature moves.

- When it comes to State support for capital projects, Homer Spit Coastal Erosion and all Harbor projects should be represented.
- Statewide spay and neuter program is very important especially for rural areas.
- Councilmembers can discuss potential additions with City Staff—Special Projects Coordinator Carroll and City Manager Jacobsen
- Other bills that don’t have positions stated in the resolution that could be included in a revised version of the resolution include bills about retirement, sales tax, large energy use facilities. For bigger

bills, unless there is a specific policy direction the City would like to go in, it's better to stay high level and to say that we support this or that idea, then track the bill as it progresses.

- In the legislature things move slow, then they're going to move really fast. If we don't take a position up front, the opportunity to speak to it will pass us by. That might be a reason to be a little more specific.
- HB 254 relates to limiting the permitted increase of property tax assessments to 5% year-over-year. A discussion of a similar nature happened at the borough assembly, and Representative Vance brought it forward at the request of the borough assembly.

ERICKSON/VENUTI MOVED TO POSTPONE RESOLUTION 26-012 TO FEBRUARY 9TH.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- a. Resolution 26-010, A Resolution of the City Council of Homer, Alaska Requesting the Issuance of a Request for Proposals for Professional Trail Planning and Design of a Loop Trail in the Vicinity of Hornaday Park. Davis/Erickson. Recommend Adoption.

Page 62

Memorandum CC-26-028 from Councilmembers Davis and Erickson as backup.

ERICKSON/VENUTI MOVED TO ADOPT RESOLUTION 26-010 BY READING OF TITLE ONLY.

Discussion included general support for having a loop trail at Karen Hornaday park, as well as concern that approving this resolution would put this trail ahead of other projects that Council has already approved in previous budgets. One suggestion was to vote down this resolution and bring it up when Council has its next strategic planning work session, looking at what Council already prioritized. It was noted that decisions like the specific trails classifications cited in the resolution are a little more in the administrative realm.

Recognizing the strength of public support, it was asked whether pushing the deadline later in the year could make this project more workable. The City Manager agreed that flexibility in the timing of the RFP would be helpful by relieving pressure on staff, while doing the RFP sooner could help the City get moving on developing the trail sooner. At some point during this discussion, Councilmember Davis was disconnected from the Zoom meeting.

ERICKSON/PARSONS MOVED TO AMEND LINE 78 TO 'MID SEPTEMBER 2026'

Discussion included the fact that pushing the date back gives us more breathing room, more time to prepare and to work on what we're already working on now, but it would also slow down the project, and would delay it by at least one building season. It would also give Council time to look at the budget to see if the City has the money to do it. Despite strong support for this project, it was noted that there are ongoing projects such as the HAAP loop, Homer Harbor Float Replacement, and others that are existing priorities. This project needs to get in line.

At 8:10 pm Councilmember Davis rejoined the meeting.

Statements against the amendment included that there is strong support for this trail, and the only reason there isn't significant public comment is because this resolution was placed on the consent agenda for the meeting. This RFP will determine the best routing for the trail, it doesn't need to be a huge thing.

Statements in favor of the amendment included for existing projects like HAAP, and also the comment that the City has trails money that hasn't been spent on trails. Let's use this trails money.

Vote (amendment)

Councilmember Davis's zoom connection was disrupted and he left the meeting at 8:15 p.m. and did not rejoin.

Public Works Director Kort shared information from memory about the different levels of trail design to provide context on the trail criteria specified in the resolution. Councilmembers discussed whether that level of specificity helped narrow the scope of the project or was potentially too restrictive.

ERICKSON/VENUTI MOVED TO AMEND LINE 63 BY REMOVING "WITH LEVEL 2 AND LEVEL 3" AND ON LINE 78 TO CHANGE "2026" TO "2027"

ERICKSON/VENUTI MOVED TO AMEND THE AMENDMENT TO SEPTEMBER OF 2027.

There was no discussion.

VOTE(Amendment to the amendment).

NO: VENUTI, ERICKSON, ADERHOLD, PARSONS, HANSEN

ABSENT: DAVIS

Motion failed.

The City Manager requested a 5-minute recess. The meeting recessed at 8:23 pm and then reconvened at 8:29 p.m.

ERICKSON/VENUTI MOVED TO AMEND THE AMENDMENT ON LINE 78 TO READ MID-SEPTEMBER OF 2026.

Discussion cited the trails design manual noted that the Public Works Director was spot on with his recollection of trail criteria, and the level 2 and level 3 trail specifications do seem appropriate to the trail in question.

City Manager Jacobsen added that experts will help us decide the best level for the trail given the conditions of the slope, moisture, and other factors.

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

Motion carried.

Discussion included a statement of no strong position in favor or against.

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

Motion carried.

When asked how the timeline change would impact some of the other things that the City has been working on, City Manager Jacobsen said that the Public Works Director had indicated that the RFP will be more easily obtained if we can push the date back a little bit.

Discussion included an expression of support for the resolution with this amended date, and a comment that as Council moves forward, they need to be really cognizant of what they have already put on staff's shoulders.

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

Motion carried.

- b. Resolution 26-011, a Resolution of the City Council of Homer, Alaska Supporting Full Funding in the Amount of \$18,186,535 for the State of Alaska Municipal Harbor Facility Grant Program in the FY 2027 State Capital Budget. City Manager/Port Director. Recommend Adoption. Pg. 68

ERICKSON/VENUTI MOVED TO ADOPT RESOLUTION 26-011 BY READING OF TITLE ONLY

ERICKSON/VENUTI I MOVE TO AMEND LINE 41 BY ADDING “WHEREAS, HOMER CITY COUNCIL HAS LEARNED THAT DOT&PF HAS NOT CONVENED THE PROJECT EVALUATION BOARD (PEB) TO REVIEW THIS YEARS APPLICATIONS; AND” AND ON LINE 67 “THEREFORE, BE IT FURTHER RESOLVED THAT THE CITY COUNCIL OF HOMER, ALASKA HEREBY URGES THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES TO CONVENE THE PROJECT EVALUATION BOARD TO REVIEW THIS YEARS MUNICIPAL HARBORS GRANT PROGRAM APPLICANTS.” AND “NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF HOMER, ALASKA HEREBY URGES ADOT&PF CONVENE THE PEB TO REVIEW THIS YEARS MUNICIPAL HARBORS GRANT PROGRAM APPLICANTS AND MAKE A RECOMMENDATION FOR FULL FUNDING BY THE GOVERNOR AND THE ALASKA LEGISLATURE FOR THE STATE OF ALASKA’S MUNICIPAL HARBOR FACILITY GRANT PROGRAM IN THE FY2027 STATE CAPITAL BUDGET IN ORDER TO ENSURE ENHANCED SAFETY AND ECONOMIC PROSPERITY AMONG ALASKAN COASTAL COMMUNITIES.”

Mayor Lord noted that the state Department of Transportation (DOT) has not ranked the projects that have applied for grant funding for the first time ever. Even when funding is not guaranteed, DOT has ranked projects so that if funding does become available it can be allocated based on those rankings. Councilmember Aderhold noted that she would like all acronyms to be spelled out.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Discussion ensued on how to handle the dollar figure cited in the title of the resolution but not in the body.

ERICKSON/ADERHOLD MOVED TO REMOVE “IN THE AMOUNT OF 18,186,535” FROM LINE 7.

There was no discussion.

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

Motion carried.

There was no discussion.

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

Motion carried.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

City Clerk Woodruff mentioned that the newest Deputy City Clerk, Marya Pillifant, was present for that day’s worksession and welcomed her aboard, then congratulated Deputy City Clerk Lynn on the new baby girl that was born to him and his wife earlier in January. She expressed gratitude for the ADA door ordinance, noting that otherwise able-bodied people sometimes have to carry a lot of coffee and creamer into City Hall.

COMMENTS OF THE CITY MANAGER

The City Manager noted that there’s a special meeting on the schedule for 3:15 p.m. on February 9th, there will be more to come on that. There are two job openings with the City, one for a police officer and another for a Port Maintenance Technician I or II.

COMMENTS OF THE MAYOR

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti thanked Fireweed Gallery for their many years in Homer, saying she always enjoyed their first Fridays. She also welcomed Credit Union 1, which is opening in that space. She noted that February 14th is the Winter Carnival.

Councilmember Aderhold said she didn't know we were getting a Credit Union 1. She gave her thanks to Rosie and Kachemak Bay National Estuarine Research Reserve for all their work on the algal bloom last year to keep us safe and balance needs of local harvesters with the needs of our mariculture businesses in Kachemak Bay. They shared a great presentation at the conference she is currently attending that included snippets of recordings from various people around the bay who were affected by it.

Councilmember Parsons thanked City Clerk Amy Woodruff, noting that she has jumped right in and is rolling with things. He thanked staff and the City Manager for putting together a great group to discuss transportation to inform steps forward on road design standards. Community Resource Connect is coming up tomorrow at the SPARC, free and open to everyone needing assistance from 11-3.

Councilmember Erickson thanked staff, noting that they have been great with the transportation. It's a huge thing to find us all working together in a positive way. Coming up this weekend is Senior Night at the hockey rink. Hockey 12U has a big statewide competition coming up. Lots of fun outdoor things happening. Winter Carnival, then the Snomads fun run, then the Homer Epic coming up after that. She said she also wanted to keep big things on everyone's radar for the 4th of July this year. Chamber is working to put together a big celebration. If you want to get involved to have a big party, that's the place to go. Harborfest is going to be a 2-day event this year. Lots of ways to get involved. It's really important that we all jump in and do something fun together and work together for the good of the community.

Councilmember Hansen noted that it was a good long meeting. She had to drive to Kenai last night and saw 3 different moose accidents. Be careful out there.

ADJOURNMENT

There being no further business to come before the Council, Mayor Lord Adjourned the meeting at 8:54p.m. The next Regular Meeting is Monday, February 9, at 6 p.m., Special Meeting at 3:15 p.m. Worksession at 4:00 p.m., Committee of the whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



MEMORANDUM

Ordinance 26-12, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Reappropriating the FY23 State of Alaska Community Assistance Program Payment in the Amount of \$44,946.55 for Information Technology Capital Projects.

Item Type: Backup Memorandum
Prepared For: Mayor and City Council
Date: February 3, 2026
From: Bill Jirsa, Chief Technology Officer
Through: Melissa Jacobsen, City Manager

Ordinance 26-12 would re-appropriate unspent State of Alaska FY23 Community Assistance Program funds toward the following Information Technology capital projects:

Emergency Communications Recording System Replacement:

The current dispatch recording system, which captures and archives 911 calls, radio traffic, and administrative phone lines and interview rooms at the Police Department, is now five years old and at the end of its reliable service life. In recent weeks, a hardware failure resulted in approximately 24 hours of downtime while staff worked with the vendor to bring the system back online. Gaps in recordings like this could potentially undermine the integrity of evidence, hinder after-action reviews, and compromise compliance with data retention laws. Replacing this hardware will restore dependability, reduce liability exposure, and ensure continuity for mission-critical communications.

Windows Server Operating System Upgrade:

Support for the operating system version currently in use on the City's Windows servers ends in October. Once that support ends, the City will lose access to feature updates, incident support, warranty claims and the full scope of security updates (patches available for another 5 years under "extended" support are limited to *critical* security patches). Upgrading the server operating system across the organization is a necessary step to help maintain security compliance, ensure application compatibility, and protect the availability of City applications for the next product lifecycle.

Recommendation:

Reappropriate the \$44,946.55 State of Alaska Community Assistance Program funds for these two projects.

CITY OF HOMER
HOMER, ALASKA

City Manager

ORDINANCE 23-43(S)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY23 CAPITAL BUDGET BY ACCEPTING AND
APPROPRIATING THE FY23 STATE OF ALASKA COMMUNITY
ASSISTANCE PROGRAM PAYMENT IN THE AMOUNT OF \$204,991.19
FOR VARIOUS CAPITAL PROJECTS.

WHEREAS, In FY23 the City of Homer received \$204,991.19 from the Community Assistance Program (CAP) which has not yet been accepted or appropriated; and

WHEREAS, The application for the FY23 Community Assistance Program funds indicated the City of Homer would likely designate those funds towards Americans with Disabilities Act (ADA) Improvements for City facilities; and

WHEREAS, All ADA projects requested during the FY24/25 Capital Budget cycle were instead funded by Ordinance 23-23(A-3), with the exception of ADA accessibility equipment which is included in this ordinance; and

WHEREAS, Council removed \$204,991.19 worth of projects from Ordinance 23-23(A-3) with the intention of funding them with Community Assistance Program funds instead, a change allowed by the Community Assistance Program; and

WHEREAS, ~~Ultimately it is up to the Council as to where the funds are spent and we are not obligated by the State to follow the original application~~ It is encouraged to entirely expend the Community Assistance Program funds within FY24 for grant management and administration purposes; and

WHEREAS, The City would benefit from applying Community Assistance Program funds towards select FY24/25 General Fund CARMA projects that can be completed within the current fiscal year.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY23 Capital Budget by accepting the FY23 Community Assistance Program payment in the amount of \$204,991.19 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
151-xxxx	FY2023 Community Assistance Program	\$204,991.19

Section 2. The Homer City Council hereby amends the FY23 Capital Budget by appropriating the FY23 Community Assistance Program payment in the amount of \$204,991.19 as follows:


<u>Fund</u>	<u>Description</u>	<u>Amount</u>
151-xxxx	Upgrade City Workstations to Microsoft Office 2021	\$40,000.00
151-xxxx	NextGen Firewall	\$50,000.00
151-xxxx	Upgraded Internet Link for City Hall	\$30,000.00
151-xxxx	Two Ballistic Shields	\$6,732.00
151-xxxx	GIS Upgrade	\$16,490.00
151-xxxx	Air Conditioning for Public Works Server Room	\$8,000.00
151-xxxx	ADA Accessibility Equipment	\$9,739.00
151-xxxx	Replace Library Chairs	<u>\$44,030.19</u>
	Total:	\$204,991.19

Section 3. This appropriation is intended to pay for the aforementioned items previously included in the FY24/25 Capital Budget under General Fund CARMA.

Section 4. This ordinance is a budget ordinance only, is not permanent in nature and shall not be codified.

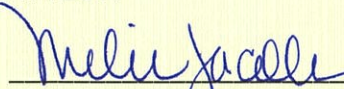
ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 14th day of August, 2023.

CITY OF HOMER



KEN CASTNER, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK

YES: 6

NO: 0

ABSTAIN: 0

ABSENT: 0

First Reading: 6.26.23

Public Hearing: 7.24.23, 8.14.23

Second Reading: 8.14.23

Effective Date: 8.15.23



**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Chief Technology Officer

ORDINANCE 26-12

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY26 CAPITAL BUDGET BY REAPPROPRIATING THE
FY23 STATE OF ALASKA COMMUNITY ASSISTANCE PROGRAM
PAYMENT IN THE AMOUNT OF \$44,946.55 FOR INFORMATION
TECHNOLOGY CAPITAL PROJECTS.

WHEREAS, Ordinance 23-43(S) appropriated the FY23 Community Assistance Program (CAP) funds for various projects several of which were completed under budget; and

WHEREAS, Ordinance 25-10 reappropriated \$40,000 from the workstation upgrade to the Office 365 Feasibility Project; and

WHEREAS, the Office 365 Feasibility Project will submit a recommendation for transitioning Office 365 expenses to the FY27 operating budget which will leave remaining FY23 CAP funds that are available to address new projects.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by reappropriating the FY23 Community Assistance Program payment as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
151-7033	Emergency Communications Recording System Replacement	\$14,315
151-7033	Windows Operating System Upgrade	\$29,162
151-7033	Office 365 Feasibility Project	\$1,496.55

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

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

CITY OF HOMER

RACHEL LORD, MAYOR

43

44

45

46 ATTEST:

47

48

49 _____
AMY WOODRUFF, CITY CLERK

50

51 YES:

52 NO:

53 ABSTAIN:

54 ABSENT:

55

56 First Reading:

57 Public Hearing:

58 Second Reading:

59 Effective Date:

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Chief Technology Officer

ORDINANCE 25-10

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY25 CAPITAL BUDGET BY REAPPROPRIATING
FY23 STATE OF ALASKA COMMUNITY ASSISTANCE PROGRAM
PAYMENT IN THE AMOUNT OF \$40,000 FROM THE WORKSTATION
UPGRADE TO MICROSOFT OFFICE 2021 PROJECT.

WHEREAS, Ordinance 23-43(S) appropriated \$40,000 in State of Alaska Community Assistance Program funds to upgrade City of Homer workstations to Microsoft Office 2021; and

WHEREAS, Subsequent consideration has identified the pressure to explore options for next-generation office productivity software to enable the most effective solution for City staff and elected officials; and

WHEREAS, Several upgrade options are available, including Microsoft Office 365, which offers enhanced tools and features, advanced support for collaboration, and the potential to improve productivity and efficiency across City departments; and

WHEREAS, A feasibility project involving a pilot team of approximately 20-25 staff members from various City departments using Microsoft Office 365 for up to one year will provide valuable data and insights into the suitability, effectiveness and limitations of this solution for the City of Homer workforce.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The funds originally allocated to "Upgrade City Workstations to Microsoft Office 2021" in the amount of \$40,000 are hereby re-appropriated to be used to fund a feasibility project to evaluate the next generation of office productivity software for the City of Homer staff and elected officials as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
151-7033	Office 365 Feasibility Project	\$40,000

Section 2. The feasibility project shall include the following:

- Assessment of the productivity software needs of the City of Homer workforce.
- Selection of a pilot team of 20-25 staff members from various City departments.

c. Engagement of contractors to assist with migration and licensing of Microsoft Office 365 for the pilot team for a period of one year.

d. Evaluation of the pilot team's experience with Microsoft Office 365, including features, collaboration tools, productivity gains, and cost-effectiveness.

e. Preparation of a report with recommendations on the most effective and affordable solution for the whole City of Homer workforce.

Section 3. The City Manager is authorized to negotiate and execute any necessary agreements or documents to implement this project.

Section 4. This is a budget amendment ordinance, is temporary in nature and shall not be codified.

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

CITY OF HOMER


DONNA ADERHOLD, MAYOR PRO TEM

ATTEST:


RENEE KRAUSE, MMC, CITY CLERK

YES: 6

NO: 0

ABSTAIN: 0

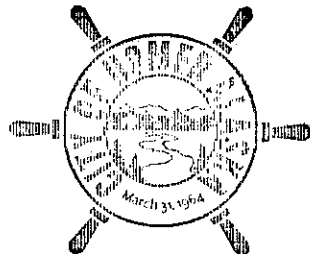
ABSENT: 0

First Reading: 1/27/25

Public Hearing: 2/10/25

Second Reading: 2/10/25

Effective Date: 2/11/25



**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 26-13

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE
A EQUIPMENT PURCHASE AGREEMENT WITH MACK SERVICES TO
ALLOW FOR THE PURCHASE OF A 2026 DUMP TRUCK AND
AMENDING THE FY26 CAPITAL BUDGET FOR A CURRENT YEAR
PAYMENT OF \$75,085.84 FROM THE GENERAL FUND FLEET
CAPITAL ASSET REPAIR AND MAINTENANCE ALLOWANCE (CARMA)
FUND AND RELATED MATTERS.

WHEREAS, The FY 26 Capital Budget included a request for funding towards the
purchase and replacement of a Dump Truck E-157 that was not funded; and

WHEREAS, The existing Dump Truck E-157 is 26-years old and was planned and
scheduled for replacement in 2020; and

WHEREAS, Dump Truck E-157 has transmission and rear differential issues and
numerous attempts to repair the transmission issues have been made with no success; and

WHEREAS, Dump Truck E-157 has been taken out of service and Red Tagged due to
safety and mechanical concerns; and

WHEREAS, The City of Homer's last dump truck was purchased using manufacture
financing, so the Public Works Department requested quotes from multiple manufacturers for
manufacturer financing to support the purchase of a new dump truck; and

WHEREAS, The most cost-effective replacement dump truck was quoted to the City for
a price of \$277,380; and

WHEREAS, The financing options offered were a 3-year term with an annual payment of
\$97,564.45, a 4-year term with an annual payment of \$75,085.84, or a 5-year term with an
annual payment of \$61,668.33; and

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by transferring \$75,085.84 as follows:

Transfer from:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
156-0375	General CARMA	\$75,085.84

Transfer to:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
152-0383	Public Works Fleet CARMA	\$75,085.84

Section 2. The Homer City Council hereby amends the FY26 Capital Budget by appropriating \$75,085.84 for a current year payment for the Dump Truck replacement as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
152-0383	Public Works Fleet CARMA	\$75,085.84

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

Section 4. 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 February, 2026.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSENT:

83 ABSTAIN:
84
85 First Reading:
86 Public Hearing:
87 Second Reading:
88 Effective Date:



MEMORANDUM

CC-26-041

Ordinance 26-13, an Ordinance of the City Council of Homer, Alaska Authorizing the City Manager to Negotiate and Execute a Equipment Purchase Agreement with Mack Services to Allow for the Purchase of a 2026 Dump Truck and Amending the FY26 Capital Budget for a Current Year Payment of \$75,085.84 from the General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund and Related Matters.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: January 30, 2026
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

SUMMARY:

This Ordinance is requesting an amendment to the Capital Budget towards the purchase of a 2026 Mack Dump Truck to replace E-157.

BACKGROUND:

The existing Dump Truck E-157 is a 2000 Freightliner that was scheduled for replacement in 2020. This truck has had differential and transmission issues. The transmission issues have been plaguing this truck since its original purchase. This was a first-generation automatic transmission that has never performed well. There have been numerous attempts to fix the issue, both by the manufacturer and our maintenance staff with no success prompting staff to “Red-Tag” the truck, removing it from service for both the maintenance and safety concerns.

The City of Homer (City) used manufacturer financing of its last purchased dump truck in 2015. The Public Works Department reached out to get quotes for a replacement dump truck as well as the options for manufacturer financing. The best option was offered by Construction Machinery Inc. (CMI) for a new Mack truck, which also provides consistency because the truck purchased in 2015 is also a Mack truck and has filled the City’s needs well.

The purchase price for the truck was quoted at \$277,380. There were 6 options offered for financing from the manufacturer, three options included annual payments at the closing date (annually on the closing date), and three options that included annual payments 1-year from the closing date. Staff did not consider the 3 options where the payment is made 1-year from the closing date because interest would be accumulating all year and the equivalent payments were much greater.

The remaining options were:

- 3-years at \$97,564.45/year
- 4-years at \$75,085.84/year
- 5-years at \$61,668.33/year

Since the Public Works Department already supplements the two owned dump trucks with hiring out an occasional 3rd dump truck, we also evaluated hiring out the services used for this truck rather than purchasing a new truck. The two dump trucks we currently own are considered primary pieces of equipment. Based upon the usage, hiring out for a dump truck was calculated to be greater than the proposed payments to own the new truck. Similarly, renting a dump truck was considered, and the nearest rental would be Anchorage. The cost to rent would exceed payments for the purchase of a new truck.

RECOMMENDATION:

The Public Works Department is recommending the purchase of the replacement dump truck with the manufacturer financing using the 4-year payment term.

ATTACHMENTS:

Formal Proposal for Financing.

November 05, 2025

FORMAL PROPOSAL

Obligor: City of Homer, AK

This is a finance/ownership contract. No residual value.

Equipment: One (1) 2026 Mack Granite 64FR with 16 Foot Henderson Dump Body

Option 1 - Fixed

Acquisition Cost	\$	277,380.00	Term	Three (3) years	First Payment Due	At Closing
Document Fee	\$	395.00	Payment Mode	Annual in Advance	Payment Amount	\$97,564.45
Trade-In	\$	0.00	Interest Rate	5.4700%		
Principal Balance	\$	277,775.00	Rate Factor	.351236		

Option 2 - Fixed

Acquisition Cost	\$	277,380.00	Term	Four (4) years	First Payment Due	At Closing
Document Fee	\$	395.00	Payment Mode	Annual in Advance	Payment Amount	\$75,085.84
Trade-In	\$	0.00	Interest Rate	5.4700%		
Principal Balance	\$	277,775.00	Rate Factor	.270312		

Option 3 - Fixed

Acquisition Cost	\$	277,380.00	Term	Five (5) years	First Payment Due	At Closing
Document Fee	\$	395.00	Payment Mode	Annual in Advance	Payment Amount	\$61,668.33
Trade-In	\$	0.00	Interest Rate	5.5100%		
Principal Balance	\$	277,775.00	Rate Factor	.222008		

Option 4 - Fixed

Acquisition Cost	\$	277,380.00	Term	Three (3) years	First Payment Due	One Year from Close
Document Fee	\$	395.00	Payment Mode	Annual in Arrears	Payment Amount	\$102,996.77
Trade-In	\$	0.00	Interest Rate	5.5200%		
Principal Balance	\$	277,775.00	Rate Factor	.370792		

Option 5 - Fixed

Acquisition Cost	\$	277,380.00	Term	Four (4) years	First Payment Due	One Year from Close
Document Fee	\$	395.00	Payment Mode	Annual in Arrears	Payment Amount	\$79,357.36
Trade-In	\$	0.00	Interest Rate	5.5600%		
Principal Balance	\$	277,775.00	Rate Factor	.285689		

Baystone Government Finance



Aaron Lindsten, Vice President - alindsten@ksstate.bank

City of Homer, AK

Signature - Title

Date

Date

FORMAL PROPOSAL - Continued

Option 6 - Fixed

Acquisition Cost	\$	277,380.00	Term	Five (5) years	First Payment Due	One Year from Close
Document Fee	\$	395.00	Payment Mode	Annual in Arrears	Payment Amount	\$65,208.98
Trade-In	\$	0.00	Interest Rate	5.5900%		
Principal Balance	\$	277,775.00	Rate Factor	.234755		

- This is a proposal only and is not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.
- Failure to consummate this transaction once credit approval is granted and the documents are drafted and delivered to Obligor may result in a documentation fee being assessed to the Obligor.
- **OBLIGOR'S TOTAL AMOUNT OF TAX-EXEMPT DEBT TO BE ISSUED IN THIS CALENDAR YEAR WILL NOT EXCEED THE \$10,000,000 LIMIT, OR THE INTEREST RATE IS SUBJECT TO CHANGE.**
- This transaction must be credit approved, all documents properly executed and returned to Baystone Government Finance and the transaction funded on ALL proposals on or before 11/19/2025. If funding does not occur within that time-frame, or there is a change of circumstance which adversely affects the expectations, rights, or security of Obligee or its assignees, then Obligee or its assignees reserve the right to adjust and determine a new interest rate factor and payment amount, or withdraw this proposal in its entirety. Should there be a significant change in market rates at any time prior to funding of the transaction, Baystone Government Finance reserves the right to adjust the Interest Rate quoted above.
- This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.

Baystone Government Finance



Aaron Lindsten, Vice President - alindsten@ksstate.bank

City of Homer, AK

Signature - Title

Date

Date



MEMORANDUM

CC-26-042

Resolution 26-013, a Resolution of the City Council of Homer, Alaska, Approving a Contract with the Kachemak Bay National Estuarine Research Reserve, Alaska Center for Conservation Science, University of Alaska Anchorage, as a Subaward Recipient in the Amount Not to Exceed \$143,309 to Complete the Tasks Outlined in Relation to the Project Titled Acquiring Land to Foster Community Resilience in Homer, Alaska Bridge Creek Watershed As Outlined in Ordinance 25-62 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: January 29, 2026
From: Julie Engebretsen, Community Development Director
Through: Melissa Jacobsen, City Manager

SUMMARY:

The City of Homer is a recipient of a \$1,500,000 grant from NOAA to acquire and protect land in the Bridge Creek Watershed. The Kachemak Bay National Estuarine Research Reserve (KBNERR) is a grant sub-award recipient for the project. Under the City's Procurement Manual, the City Council authorizes contracts over \$50,000. The purpose of the resolution is to secure Council's approval and allow the City Manager to negotiate and execute the contract documents.

RECOMMENDATION:

Approve the Resolution to award the contract to KBNERR.

ATTACHMENTS:

Scope of Work
Draft contract
Ordinance 25-62

Funding Opportunity: NOAA-NOS-OCM-2024-27098

Project Title: Acquiring Land to Foster Community Resilience in Homer, Alaska Bridge Creek Watershed

Project Lead: City of Homer

Lead Principal Investigator: Julie Engebretsen, City of Homer

Total Project Request: \$1,500,000

Subaward Total Request: \$143,309

Project Start and End Dates: When Signed, 2025 – September 30, 2028

Subrecipient Information: **University of Alaska Anchorage (UAA)**

Reserve Information: Kachemak Bay National Estuarine Research Reserve (KBNERR)
Alaska Center for Conservation Science
University of Alaska Anchorage

Recipient UEI Number: DZFJT2KH9C43

Principal Investigator: Katherine Schake, KBNERR Reserve Manager
UAA ACCS Kachemak Bay National Estuarine Research Reserve
2181 Kachemak Drive; Homer, AK 99603
kschake@alaska.edu, 907-235-1593

Co-Principal Investigator: Syverine Bentz, Coastal Training Program Coordinator
UAA ACCS Kachemak Bay National Estuarine Research Reserve
2181 Kachemak Drive; Homer, AK 99603
syverine@alaska.edu, 907-235-4799

Financial Representative: Ms. Kelsie Sullivan, Post Award Manager
Office of Sponsored Programs, University of Alaska Anchorage
3211 Providence Drive; Anchorage, AK 99603
uaa_postaward@alaska.edu, 907-786-1569

SUBAWARD SCOPE OF WORK

Overview: In partnership with the Kachemak Bay National Estuarine Research Reserve (KBNERR), the City of Homer is pursuing the acquisition and permanent protection of land in the Bridge Creek Watershed Protection District to safeguard water quality and quantity of the drinking water supply for lower Kenai Peninsula residents amidst documented impacts from climate change on the Kenai Peninsula. The project mitigates potential degradation from residential development (permitted under existing City ordinances) and supports salmon populations by preserving the anadromous Anchor River stream, riparian, and upland habitat essential for birds and wildlife. KBNERR proposes to partner with the City of Homer (CoH) to increase community resilience by purchasing and protecting two priority properties within Homer’s Bridge Creek Watershed Protection District, which supplies surface and groundwater recharge to the reservoir. The Bridge Creek Reservoir in the Protection District is the primary source of potable water for over 1,600

residential and 500 commercial customers, which includes drinking water trucked to residents outside city limits and those in surrounding rural communities.

Project Intent: The specific role of KBNERR in this project is to implement training, education, and outreach regarding the watershed ecology and groundwater hydrology research that has occurred in the Bridge Creek Watershed and the broader Anchor River Watershed over the past twenty years. This research has been in collaboration with the University of South Florida's Ecohydrology Research Group. Training and education programming will share findings on the significance of these watersheds to salmon habitat and populations, and address drinking water security concerns for rural and Indigenous communities of the lower Kenai Peninsula and Kachemak Bay region. Audiences to be reached include K-12 teachers, students, local government, city managers, Tribal leaders, state and federal agencies, and local community residents.

KBNERR Subaward Tasks

KBNERR's Coastal Training Program will include workshops designed for local governments (e.g., Tribal Councils, municipalities), agencies such as the Natural Resources Conservation Service (NRCS) and the Homer Soil & Water Conservation District. Workshops may include technical skills training on water quality and quantity, management of the reservoir, tours of the water treatment facility, and water budget forecasting. A current Memorandum of Understanding between the City of Homer and the City of Seldovia has already been established to exchange knowledge of drinking water management systems. The City of Seldovia and the Native Village of Seldovia will both be served through these trainings.

KBNERR's Education Program will implement field trips and outreach events for the general public, K-12 students, and early career internships with a focus on building community resilience for people and fish, and showcase the ecological function and value of wetlands, peatlands and groundwater flow paths. These activities will include Discovery Labs, field trips, water facility tours, technical community skill-building training, and collaborative educational signage design. Building on age-appropriate student curriculum over time establishes a true 'sense of place and stewardship' within the next generation.

KBNERR's PI and Reserve Manager Katherine Schake and Co-PI Syverine Bentz, Coastal Training Program Coordinator, will manage the UAA subaward from the City of Homer. The specific role of KBNERR in this project is to implement two field-based trainings for decision-makers (e.g., city managers, Tribal leaders, and federal/state agencies), one teacher training event followed by classroom support for teachers, offer onsite K-12 field trips as needed, and establish a traveling 'Groundwater Discovery Lab' that will be brought to diverse communities throughout the region to share scientific information gleaned over 20 years of research in collaboration with the University of South Florida Ecohydrology Group. KBNERR's Margaret A. Davidson Fellow, Tyelyn Brigino will participate by providing technical assistance since she is one of the researchers from the USF team that has been working in the Bridge Creek Watershed in recent years.

KBNERR will also work with the City of Homer to order and install a new Meteorological Station on City of Homer property that will address a data gap in required precipitation data to create a more accurate water budget and forecasting for the City of Homer Reservoir, and improve forecasting for landslide hazard events.

Task 1: Subaward Project Management (Y1 & Y2)

KBNERR PI Katherine Schake will be responsible for management of the subaward's overall activities, management of the subaward budget, coordination with City of Homer PI Engebretsen, and writing of reports.

Task 2: Coastal Training Program (CTP) Site-Based Learning for Decision Makers (Y1 & Y2)

1. Municipal and Tribal Leaders/Managers

Spring 2025, prior to grant award: KBNERR will informally leverage Bipartisan Infrastructure Capacity Building Funds to host an introductory site visit to the Bridge Creek Reservoir to discuss groundwater research, current knowns and unknowns about the City of Homer's drinking water security, and a tour of the water treatment facility. Subsequently, in year two, based on end user needs for specific applications identified, KBNERR's CTP Coordinator will design, deliver and evaluate training/technical assistance for specific municipal managers and Tribal leaders of the region regarding groundwater research, calculating water budgets, drinking water source protection, and forecasting water scarcity and opportunities to build resilient water systems for people and fish.

2. Natural Resources Conservation Service (NRCS) Staff Training

Winter 2025 – Summer 2026: KBNERR's CTP Coordinator will plan and facilitate site-based trainings for Alaska's NRCS staff and Homer Soil & Water Conservation District (HSWCD) staff, with a focus on the lower Kenai Peninsula region. These trainings will allow NRCS to incorporate the best available groundwater science into conservation practices offered through NRCS programs to private landowners. KBNERR will work closely with HSWCD and NRCS to design a training that is relevant to NRCS programming, and applicable to private lands within the Reserve's targeted watershed boundary.

Task 3: Education and Outreach for K-12 Teachers, Students and Community Members (Y1 & Y2)

1. Teachers on the Estuary Training (TOTE)

- a. Summer 2025: KBNERR's Education Coordinator will plan and implement a TOTE Workshop focused on groundwater science and water budgets with KBNERR and USF researchers. KBNERR educators will work with teachers to incorporate groundwater/hydrology science into their classroom curriculum and to address their interests and needs through hands-on, field-based professional teacher development sessions. Target audience is teachers grades 4-12.
- b. Fall 2025 – Spring 2026: TOTE teacher participants receive in-classroom support from KBNERR's Education program to continue teaching groundwater science and using data from KBNERR's System Wide Monitoring Program (e.g., weather station data).
- c. Opportunities for site-based field trips for K-12 students to the Bridge Creek Reservoir will be offered as teacher interest arises and relationships are built with new teachers.

2. Groundwater Discovery Lab (Year 1-2)

- a. Education and outreach materials will be consolidated into a freshwater science discovery lab that will incorporate KBNERR and USF's 20 years of watershed ecology research, the

role of groundwater in protecting fish habitat and supplying people with drinking water. Water budget calculation and forecasting will be included.

Task 4: Install Meteorological (MET) Station to meet NERRs System Wide Monitoring Program (SWMP) Standards (Y1 & Y2)

1. KBNERR's SWMP Coordinator will establish a new MET Station Site

- a. SWMP Coordinator will order equipment for MET station and work with the City of Homer Engineer and Public Works Department to select an appropriate site on City property, assist with installation of the weather station as needed, and establish the data management system to meet SWMP standards. (Year 1)
- b. Two years of data must be collected and submitted to the Centralized Database Management Office (CDMO) to officially establish a new SWMP MET station. Year 2 of this project will focus on data collection, QA/QC and troubleshooting.
- c. After this grant award the new MET station will be incorporated into KBNERR's SWMP routine monitoring.

Outcomes

Outcome: Community members, nonprofit partners, agencies, and decision-maker knowledge and skills related to freshwater source protection and management will be enhanced through multiple collaborative workshops, resulting in a more resilient community for the entire Kachemak Bay region including rural, Indigenous communities.

Coastal Training Program Outcome: Collaborative workshops and trainings with the rural communities across Kachemak Bay will transfer knowledge, skills, and identify information gaps and monitoring opportunities to enhance understanding and forecasting of freshwater source protection, offering a model for rural communities across Kachemak Bay.

Education Outcome: Teachers engaged in TOTE will increase their understanding of coastal conditions and the meaning of collaborative science. KBNERR Educators and Research staff, along with other educators and researchers from the region will provide engaging and relevant information on changing coastal conditions to inform teachers about the status of our freshwater systems and the need for water source protection for fish and drinking water in the midst of climate change impacts. Students from rural and Indigenous communities will learn about our freshwater systems through hands-on, site-based learning opportunities.

System Wide Monitoring Program Outcome: This will improve local government's ability to monitor, forecast and predict water shortages and hazardous landslide events due to a new MET station which will be incorporated into the NERRs Network. Decision makers have access to real-time meteorological data will be available via the CDMO website.

Performance Measures and Milestones

Year 1: Subaward issued; Planning/Design; Install MET Station

- City of Homer establishes subaward with UAA/KBNERR.
- Training and Educational Events Developed.

- A minimum of one training event will be designed and prioritized.
- Outreach to rural and Indigenous communities will be conducted, to participate in and co-develop technical trainings.
- Teachers on the Estuary Training will be designed and implemented.
- Install Meteorological Station with the City of Homer Engineer and establish NERRs System Wide Monitoring Protocol standards.

Year 2: Trainings and Educational Programming

- TOTE Teachers will continue to be supported with classroom curriculum.
- K-12 Teacher and Student support and field trip opportunities will be implemented as needed
- An Educational Discovery Lab will be produced for the general public and will be focused on the operations, conservation and monitoring of the City water system.
- Site-Based field trips, public workshops and other activities (water treatment plant tours) will be developed to showcase the ecological value of the wetlands with recognition to NOAA.
- Collaborative technical training climate resilience workshops will contribute to workforce development for water quality and quantity monitoring within the City of Homer and the broader community (e.g., NRCS, municipalities, rural Indigenous communities).
- The SWMP MET station will be maintained with the City of Homer and will submit data to the Centralized Database Management Office.

Professional Services Agreement for Subawardee Services

THIS AGREEMENT made and entered into this ____ day of _____, 2026, by and between the CITY OF HOMER and KACHEMAK BAY NATIONAL ESTUARINE RESEARCH RESERVE, ALASKA CENTER FOR CONSERVATION SCIENCE, UNIVERSITY OF ALASKA ANCHORAGE.

Section 01 Definition

In this Agreement:

- A. The term "City" means the City of Homer.
- B. The term "Subawardee" means Kachemak Bay National Estuarine Research Reserve
- C. The term "Manager" means the manager of the City of Homer or his authorized representative.

Section 02 Engagement of Subawardee

The City hereby agrees to engage the Subawardee and the Subawardee hereby agrees to perform the services hereafter set forth.

Section 03 Scope of Services

The Subawardee shall perform all the services provided for by this Agreement which are described with particularity in Appendix “B” entitled Scope of Work, attached hereto and incorporated by reference as if fully set forth herein.

Section 04 Personnel

Personnel shall be limited to employees of Kachemak Bay Research Reserve.

Section 05 Contract Period

The services of the Subawardee shall commence upon execution of this Agreement by the Manager and have an initial contract term of _____ with an effective date of _____, 2026. The contract may be renewed up to ____ additional years at the sole discretion of the City. This Agreement is for the initial term.

Section 06 Compensation

- A. Subject to the provisions of this Agreement, the City shall pay the Subawardee time and materials for all services and expenses for the term of this Agreement not exceeding the sum as set forth in Appendix “A” attached hereto and incorporated by reference for services required by this Agreement.
- B. Except as otherwise provided in this Agreement, the City shall not provide any additional compensation, payment, use of facilities, service or other thing of value to the Subawardee in connection with performance of Agreement duties. The parties understand and agree that, except as otherwise provided

in this section, administrative overhead and other indirect or direct costs the Subawardee may incur in the performance of its obligations under this Agreement have already been included in computation of the Subawardee's fee and may not be charged to the City.

Section 07 Method and Time of Payment

A. The City will pay to the Subawardee the amount set forth in Appendix “A” which shall constitute the full and complete compensation for the Subawardee's professional services. That sum will be paid on receipt of billings submitted pursuant to a schedule set forth in Appendix “A”. If not identified within Appendix “A”, normal billing cycle is 30 calendar days from receipt of an approved invoice. A billing is a summary of expenditures to date by line-item categories (e.g., Personal Services, Travel, Contractual Commodities and Equipment). Documentation of expenditures must be submitted with billings but must be retained by the Subawardee in the event the City requests said documentation.

B. No payment will be disbursed until the completed task and associated expenditures have been approved by the City.

C. All invoices must be submitted in duplicate and shall reference
Project Number 151-7040:

**City of Homer
c/o Julie Engebretsen
491 E. Pioneer Avenue
Homer, AK 99603**

D. It is expressly understood and agreed that in no event shall the total compensation due the Subawardee exceed compensation listed in Appendix “A”.

Section 08 Termination of Agreement for Cause

If, through any cause, the Subawardee shall fail to fulfill in a timely and proper manner the obligations under this Agreement or if the Subawardee shall violate any of the covenants, agreements, or stipulations of this Agreement, the City shall thereupon have the right to terminate this Agreement by giving written notice to the Subawardee of such termination and specifying the effective date thereof, at least sixty (60) days before the effective date of such termination. All finished or unfinished documents, data, studies, surveys and reports or other material prepared by the Subawardee under this Agreement are the property of the City and shall be delivered to the City by or upon the effective date of termination. The Subawardee shall be entitled to receive compensation in accordance with the payment provisions of Appendix “A” only for work completed to the City's satisfaction in accordance with Appendix “B” and the other terms of this Agreement.

Section 09 Termination for Convenience of City

The City may terminate this contract at any time by giving written notice to the Subawardee of such termination and specifying the effective date of such termination. All finished or unfinished documents and other materials as described in Section 8 above are the property of the City and shall be delivered to the City by or upon the effective date of execution of this section. The Subawardee shall be entitled to receive

compensation in accordance with the payment provisions of Appendix "A" only for work completed to the City's satisfaction in accordance with Appendix "B" and the other terms of this Agreement. If this Agreement is terminated due to the fault of the Subawardee, Section 8 of this Agreement shall govern the rights and liabilities of the parties.

Section 10 Causes Beyond Control

In the event the Subawardee is prevented by a cause or causes beyond control of the Subawardee from performing any obligation of this Agreement, non-performance resulting from such cause or causes shall not be deemed to be a breach of this Agreement which will render the Subawardee liable for damages or give rights to the cancellation of the Agreement for cause. However, if and when such cause or causes cease to prevent performance, the Subawardee shall exercise all reasonable diligence to resume and complete performance of the obligation with the least possible delay. The phrase "cause or causes beyond control," as used in this section, means any one or more of the following causes which are not attributable to the fault or negligence of the Subawardee and which prevent the performance of the Subawardee: fire, explosions, acts of God, war, orders or law of duly constituted public authorities, and other major uncontrollable and unavoidable events, all of the foregoing which must actually prevent the Subawardee from performing the terms of the Agreement as set forth herein. Events which are peculiar to the Subawardee and would not prevent another Subawardee from performing, including, but not limited to financial difficulties, are not causes beyond the control of the Subawardee. The City will determine whether the event preventing the Subawardee from performing is a cause beyond the Subawardee's control.

Section 11 Modifications

A. The parties may mutually agree to modify the terms of the Agreement. Modifications to the Agreement shall be incorporated into the Agreement by written amendments.

B. It is expressly understood that the City may require changes in the scope of services and an unreasonable refusal by the Subawardee to agree to modification in the scope of services will be the basis for termination of the Agreement for cause. It is expressly understood that the total amount of compensation for successful performance of the Agreement will not be modified, under any circumstances, without prior written approval of the City.

This Agreement constitutes the entire and integrated agreement between City and Subawardee concerning the subject matter hereof, and supersedes all prior negotiations, representations or agreement, either written or oral. No affirmation, representation or warranty relating to the subject matter hereof by any employee, agent or other representative of City shall bind City or be enforceable by Subawardee unless specifically set forth in this Agreement. This Agreement may be amended only by written instrument executed and acknowledged by both City and Subawardee.

Section 12 Equal Employment Opportunity

A. To the extent required by law, the Subawardee will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, national origin, physical handicap, age, status as a disabled veteran, or veteran of the Vietnam War era. The Subawardee shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, national origin, physical handicap, age, status as a disabled

veteran, or veteran of the Vietnam War era. Such actions shall include, but not be limited to the following: employment, upgrading, demotions, or transfers; recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; selection for training, including apprenticeship; and participation in recreational and educational activities. The Subawardee agrees to post in conspicuous places available for employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause. The Subawardee will, in all solicitations or advertisements for employees placed by or on behalf of the Subawardee, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, physical handicap, age, or status as a disabled veteran, or veteran of the Vietnam War era. The Subawardee will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement.

B. The Subawardee shall keep such records and submit such reports concerning the equal opportunity employment provisions set forth in subsection 12 (A) for applicants for employment and employees as the City may require.

Section 13 Interest of Members of City and Others

No officer, member or employee of the City and no member of its governing body, and no other public official of the governing body shall participate in any decision relating to this Agreement which affects their personal interest or the interest of any corporation, partnership or association in which they are, directly or indirectly, interested or having any personal or pecuniary interest, direct or indirect, in this Agreement or the proceeds thereof.

Section 14 Assignability

A. The Subawardee shall not assign any interest in this Agreement and shall not transfer any interest in the same (whether by assignment or novation) without the prior written consent of the City, thereto; provided, however that claims for money due or to become due to the Subawardee from the City under this Agreement may be assigned by court order or to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the City, or the Subawardee shall be responsible to the City for any moneys due the assignee of this agreement which are paid directly to the Subawardee.

B. The Subawardee shall not delegate duties or otherwise subcontract work or services under this Agreement not previously outlined in the proposal without the prior written approval of the City.

Section 15 Interest of Subawardee

The Subawardee covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement. The Subawardee further covenants that in the performance of this Agreement no person having any such interest shall be employed.

Section 16 Findings Confidential

To the extent permitted or required by law any reports, information, data, etc., given to or prepared or assembled by the Subawardee under this Agreement which the City requests to be kept confidential shall

not be made available to any individual or organization by the Subawardee without the prior written approval of the City.

Section 17 Publication, Reproduction and Use of Materials

No material produced, in whole or in part, under this Agreement shall be subject to copyright in the United States or in any other country. The City shall have unrestricted authority to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data or other materials prepared under this Agreement.

Section 18 Audits and Inspections

At any time during normal business hours, Subawardee shall make available for examination all of its records with respect to all matters covered by this Agreement and will permit representatives of the City to audit, examine, and make excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls, records of personnel, conditions of employment, and other data relating to all matters covered by this Agreement.

Section 19 Jurisdiction; Choice of Law

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

Section 20 Non-Waiver

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

Section 21 Permits, Laws and Taxes

The Subawardee shall acquire and maintain in good standing all permits, licenses and other entitlements necessary to the performance under this Agreement. All actions taken by the Subawardee under this Agreement shall comply with all applicable statutes, ordinances, rules and regulations. The Subawardee shall pay all taxes pertaining to its performance under this Agreement.

Section 22 Relationship of the Parties

The Subawardee shall perform its obligations hereunder as an independent Subawardee of the City. The City may administer this Agreement and monitor the Subawardee's compliance with this Agreement but shall not supervise or otherwise direct the Subawardee except to provide recommendations and to provide approvals pursuant to this Agreement.

Section 23 Agreement Administration

A. The City Manager, or the designee, will be the representative of the City administering this Agreement.

B. The services to be furnished by the Subawardee shall be administered, supervised, and directed by Katherine Schake, KBNERR Reserve Manager. In the event that any of the individuals identified in the proposal to perform work under the Agreement is unable to serve for any reason, the Subawardee shall appoint a successor in interest subject to a written approval of the City of Homer.

Section 24 Integration

This instrument and all appendices and amendments hereto embody the entire agreement of the parties. There are no promises, terms, conditions or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations or agreements, either oral or written, between the parties. To the extent they are not inconsistent with the terms of this Agreement the following documents are incorporated by reference into this Agreement as if fully set forth herein:

- State of Alaska Business License
- Appendix A. Fees/Compensation
- Appendix B. Scope of Work
- Notice of Award - NOAA-NOS-OCM-2024-27098
- NOAA Budget Narrative & Justification

Section 25 Defense and Indemnification

A. Subject to a specific appropriation by the Alaska Legislature for this purpose, the Subawardee shall indemnify, hold harmless, and defend the City from and against any claim of, or any acts, errors or omissions of the Subawardee under this agreement. The Subawardee shall not be required to indemnify the City for a claim of, or liability for, the independent negligence of the City. If there is a claim of, or liability for, the joint negligent error or omission of the Subawardee and the independent negligence of the City, the indemnification and hold harmless obligation shall be apportioned on a comparative fault basis. "Subawardee" and "City", as used within this article, include the employees, agents and other Subawardees/contractors who are directly responsible, respectively, to each. The term "independent negligence" is negligence other than in the City's selection, administration, monitoring, or controlling of the Subawardee and in approving or accepting the Subawardee's work. The parties to this agreement recognize and agree that UAA has no appropriation currently available to indemnify the City under this provision and that enactment of such an appropriation in the future to fund a payment under this provision remains in the sole discretion of the Legislature.

Section 26 Interpretation and Enforcement

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

Section 27 Subawardee Insurance

It is specifically agreed between the parties executing this Agreement that it is not intended by any of the provisions of the Agreement to create in the public or any member thereof a third-party benefit hereunder, or to authorize anyone not a party to this Agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Agreement.

It is highly recommended that Subawardee confer with their respective insurance companies or brokers to determine if their insurance program complies with the City's Insurance requirements.

The Subawardee shall procure and maintain the following insurances:

- A. Minimum Scope of Insurance Coverage shall be at least as broad as:
1. Insurance Services office form number CG 0001 covering Commercial General Liability.
 2. Insurance Services office form number CA 0001 covering Automobile Liability, symbol "any auto".
 3. Worker's Compensation insurance as required by the State of Alaska and Employers Liability Insurance.
 4. Professional Liability insurance against liability arising out of the rendering or failure to render professional services under this agreement on a form acceptable to the City.

- B. Minimum Limits of Insurance Subawardee shall maintain limits no less than:

1. General Liability:

\$_____ combined single limit per occurrence for bodily injury, property damage, personal injury and advertising injury. The general aggregate limit shall be \$_____. The general aggregate limits shall apply separately to each project

If the general liability insurance is written on a claims made form, the Subawardee shall provide insurance for a period of two years after final payment of this agreement. The policy(s) shall evidence a retroactive date, no later than the beginning of this agreement.

2. Auto Liability:

\$_____ combined single limit per accident for bodily injury and property damage.

3. Worker's Compensation and Employers Liability:

Worker's Compensation shall be statutory as required by the State of Alaska. Employer's liability shall be endorsed to the following minimum limits:

Bodily injury by Accident -	\$_____ each accident
Bodily injury by Disease -	\$_____ each employee
Bodily injury by Disease -	\$_____ policy limit

4. Professional Liability:

\$_____ per each claim. The general aggregate limit shall be \$_____. The professional liability insurance shall be maintained in effect until final acceptance by the City of the completed project.

If the professional liability insurance is written on a claim made form, the Subawardee shall provide insurance for a period of two years after final payment of this agreement. The policy(s) shall evidence a retroactive date, no later than the beginning of this agreement.

5. Excess Liability:

In order to meet the required minimum limits of insurance it is permissible for the Subawardee to combine an excess liability or umbrella policy with the general liability, auto liability or employer's liability. In the instance where the Subawardee purchases an excess liability or umbrella policy the occurrence limit and the aggregate limit may be of the same amount.

C. Deductibles and Self-Insured Retention

Prior to work commencing any deductible or self-insured retention must be declared and approved by the City. The Subawardee may be requested to demonstrate how the deductible or self-insured retention will be funded in the event of a claim. At the option of the City, the Subawardee shall reduce or eliminate such deductibles or self-insured retention as respects the City, its officers, officials, employees and volunteers; or the Subawardee shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability, Automobile Liability

a. University of Alaska Anchorage (UAA) is covered for liability exposures through a combination of self-insurance and excess insurance programs with large deductibles. Losses that fall within these deductible levels, including those for which UAA is contractually liable, are covered by the financial resources of the UAA and are administered under its self-insured claims program, which does not include adding other parties as additional insured.

b. The Subawardee's insurance coverage shall be primary insurance as respects the City, its Administrator, officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its Administrator, officers, officials, employees and volunteers shall be excess of the Subawardee insurance and shall not contribute to it.

c. The Subawardee insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

2. Worker's Compensation and Employer's Liability

University of Alaska Anchorage (UAA) is covered for liability exposures through a combination of self-insurance and excess insurance programs with large deductibles. Losses that fall within these deductible levels, including those for which UAA is contractually liable, are covered by the financial resources of the UAA and are administered under its self-insured claims program, which does not include waiver of subrogation.

3. All Insurance

Each insurance policy required by this agreement shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after 30 days' prior written notice for nonpayment of premium or fraud on the part of the Subawardee or 60 days' prior written notice for any other reason by certified mail, return receipt requested, has been given to the City. Such notice shall be mailed by the Subawardee to the attention of the Director of Administration.

E. Acceptability of Insurers

Insurance is to be placed with insurers with a Best's rating of no less than A-: VII.

F. Verification of Coverage

Subawardee shall furnish the City with certificates of insurance and with certified copies of all endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates are to be on forms acceptable to the City. All certificates are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

G. Subcontractors

Subawardee shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all requirements stated herein.

H. Lapse in Coverage

A lapse in insurance coverage is a material breach of this agreement which shall result in immediate termination of the agreement, pursuant to Section 8.

Section 28 Severability

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

If any provision of this Agreement shall for any reason be held to be invalid, illegal, unenforceable, or in conflict with any law of a federal, state, or local government having jurisdiction over this Agreement, such provision shall be construed so as to make it enforceable to the greatest extent permitted, such provision shall remain in effect to the greatest extent permitted and the remaining provisions of this Agreement shall remain in full force and effect.

Section 29 Understanding

The Subawardee acknowledges that the Subawardee has read and understands the terms of this Agreement, has had the opportunity to review the same with counsel of their choice, and is executing this Agreement of their own free will.

Section 30 Notices

Any notice required pertaining to the subject matter of the Agreement shall be personally delivered or mailed by prepaid first-class, registered or certified mail to the following address:

City of Homer: 491 E. Pioneer Avenue, Homer, Alaska 99603
Subawardee: 2181 Kachemak Drive, Homer, Alaska 99603

Section 31 Subawardees' Violations of Tax Obligations

A. Any Subawardee in arrears on a City obligation, including, but not limited to tax, assessment, lease, sale, or rental payments, whether as an individual, or as a representative of a business, organization, firm, corporation, or partnership, shall not be awarded the Agreement if the delinquency is not cured within ten calendar days of receipt of written notice sent by the City of the delinquency.

B. This Agreement can be terminated for cause, pursuant to Section 8, if it is determined that a Subawardee whether the amounts owed are in the name of the Subawardee as an individual or as a representative of a firm, business, corporation, or partnership, is in arrears of any taxation, lease or rental agreement that is due to the City that is not remedied within 10 calendar days of notification by regular mail.

C. The City reserves any right it may have to offset amounts owed by an individual, firm, corporation or business for delinquent City taxes, moneys owed on sales, assessments, leases and rental agreements, against any amount owing to the same under an Agreement between the City and the same.

Section 32 Fund Verification

Fund source and verification of funds for this project:

Funding Source: _____

Verified by

Date

Section 33 Non-Appropriation Funds

The contract is subject to the appropriation of funds each fiscal year. In the event no funds are appropriated for this contract, the City of Homer has the right in any given fiscal year to terminate this contract without penalties of any sort.

Section 34 Flow Down Provisions

This Contract is issued in connection with another government agency NOAA-NOS-OCM-2024-27098, and includes flow down or contract provisions required by that agency. In the event of a conflict between the terms and conditions of the general agreement and the Flow Down terms and conditions, the Flow Down terms and conditions shall govern. The City reserves the right to include, and Subawardee agrees to comply with any flow down or other agency provisions. In the event that flow down or contract provisions required by other agencies or by Law are inadvertently omitted from this Contract, both parties agree to negotiate in good faith for that provisions inclusion into the Contract.

Section 35 No Third Party Beneficiaries

Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person, firm or corporation other than the parties hereto and their respective successors or assigns, any remedy or claim under or by reason of this Agreement or any term, covenant or condition hereof, as third party beneficiaries or otherwise and all of the terms, covenants and conditions hereof shall be for the sole and exclusive benefit of the parties hereto and their successors and assigns.

Section 36 Counterparts

This Agreement may be executed in more than one counterpart, each of which shall be deemed to be an original but all of which taken together shall be deemed a single instrument.

Section 37 Survival of Representations and Warranties

The representations, warranties, covenants, and agreements of the parties under this Agreement, and the remedies of either party for the breach of such representations, warranties, covenants, and agreements by the other party shall survive the execution and termination of this Agreement.

Section 38 Authority

Subawardee represents and warrants that it has complete and unconditional authority to enter into this Agreement; this Agreement has been duly authorized by Subawardee's governing body; this Agreement is a binding and enforceable agreement of and against Subawardee; and the person executing the Agreement on Subawardee's behalf is duly and properly authorized to do so.

Section 39 Captions

The captions or headings in this Agreement are for convenience only and I no way define, limit or describe the scope or intent of any provisions of this Agreement.

CITY OF HOMER

UNIVERSITY OF ALASKA ANCHORAGE

CITY MANAGER

TITLE: Post Award Manager

STATE OF ALASKA

Third Judicial District

On _____, 20__, _____ personally appeared before me, who is a Person known to me, to be the signer for the City and she acknowledged that she signed on behalf of the City.

Notary Public
My Commission Expires:

STATE OF ALASKA

Third Judicial District

On _____, 20__, _____ personally appeared before me,

1. [] who is a Person known to me
2. [] whose identity I proved on the basis of _____
3. [] whose identity I proved on the oath/affirmation of _____
a credible witness to be the signer of the Agreement of Subawardee Services and he/she acknowledged that he/she signed it.

Notary Public
My Commission Expires:

Appendix A

FEES and COMPENSATION

(See next page)

Appendix B

Scope of Work

(See next page)

CITY OF HOMER
HOMER, ALASKA

Community Development
Director/City Manager

ORDINANCE 25-62

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY26 CAPITAL BUDGET BY ACCEPTING AND
APPROPRIATING A NATIONAL OCEANIC AND ATMOSPHERIC
ADMINISTRATION GRANT IN THE AMOUNT OF \$1,500,000 FOR
LAND ACQUISITION AND WORK RELATED TO THE BRIDGE CREEK
WATERSHED PROTECTION DISTRICT.

WHEREAS, The City of Homer is the recipient of a \$1,500,000 National Oceanic and
Atmospheric Administration (NOAA) grant for the project titled "Acquiring Land to Foster Resilience in
Homer, Bridge Creek Watershed Protection District;" and

WHEREAS, The project includes purchasing land in the Bridge Creek Watershed Protection
District, public education, and the installation of a weather station on City Land in the watershed to
collect rainfall and other data; and

WHEREAS, This NOAA grant will support land acquisition as prioritized for many years in the
City's Capital Improvement Plan; and

WHEREAS, The Bridge Creek Watershed is the sole drinking water source for the City's municipal
water system and maintaining water quality and quantity is a priority of the City.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by accepting
and appropriating a grant from the National Oceanic and Atmospheric Administration in the
amount of \$1,500,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
151-XXXX	NOAA Bridge Creek Watershed Grant	\$1,500,000

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

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 13th day of October, 2025.


~~Strike out~~ is deleted language, **bold underline** is new language

CITY OF HOMER



RACHEL LORD, MAYOR

ATTEST:



~~RENEE KRAUSE, MMC, ADAG, CITY CLERK~~
Zach Pettit, Acting City Clerk

YES: 6

NO: 0

ABSENT: 0

ABSTAIN: 0

First Reading: 9/22/2025
Public Hearing: 10/13/2025
Second Reading: 10/13/2025
Effective Date: 10/14/2025

**CITY OF HOMER
HOMER, ALASKA**

City Manager
Community Development

RESOLUTION 26-013

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA APPROVING A CONTRACT WITH THE KACHEMAK BAY NATIONAL ESTUARINE RESEARCH RESERVE, ALASKA CENTER FOR CONSERVATION SCIENCE, UNIVERSITY OF ALASKA ANCHORAGE, AS A SUBAWARD RECIPIENT IN THE AMOUNT NOT TO EXCEED \$143,309 TO COMPLETE THE TASKS OUTLINED IN RELATION TO THE PROJECT TITLED ACQUIRING LAND TO FOSTER COMMUNITY RESILIENCE IN HOMER, ALASKA BRIDGE CREEK WATERSHED AS OUTLINED IN ORDINANCE 25-62 AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, Council Adopted Resolution 24-077 supporting a partnership between the City, Kachemak Heritage Land Trust (KHLT) and the University of Alaska Kachemak Bay National Estuarine Research Reserve to submit a grant application to NOAA for the funding to acquire and protect lands within the Bridge Creek Watershed Protection District; and

WHEREAS, The City of Homer is the recipient of a \$1,500,000 National Oceanic and Atmospheric Administration (NOAA) grant, authorized and appropriated via Ordinance 25-62; and

WHEREAS, The Kachemak Bay National Estuarine Research Reserve, part of the Alaska Center for Conservation Science, University of Alaska, Anchorage (KBNERR) is a subaward recipient of the federal grant and has specialized knowledge and skills with weather stations and education; and

WHEREAS, The grant award from NOAA specifically includes KBNERR as a subawardee; and

WHEREAS, KBNERR's will plan and facilitate site-based trainings for Alaska's Natural Resource Conservation Service staff and Homer Soil & Water Conservation District staff, with a focus on the lower Kenai Peninsula region; and

WHEREAS, Education and outreach materials will be curated to host a freshwater science discovery lab that will incorporate KBNERR and University of South Florida's 20 years

of watershed ecology research, the role of groundwater in protecting fish habitat and supplying people with drinking water, including water budget and forecasting information; and

WHEREAS, KBNERR will work with the City of Homer to order and install a new Meteorological Station on City of Homer property that will address a data gap in required precipitation data to create a more accurate water budget and forecasting for the City of Homer Reservoir.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby authorizes the issuance of a contract to the KBNERR in the Not to Exceed amount of \$143,309 and the City Manager is authorized to negotiate and execute the appropriate documents.

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

CITY OF HOMER

SHELLY ERICKSON, MAYOR PRO TEM

ATTEST:

AMY WOODRUFF CITY CLERK

Fiscal Note: Ordinance 25-62 appropriated \$1,500,000 from a NOAA Grant; \$1,200,000 remains.



MEMORANDUM

Resolution 26-014, a Resolution of the City Council of Homer, Alaska, Awarding a Contract for Construction of the Homer Public Library Security Grille to Steiner's North Star Construction, of Homer, Alaska in the Amount of \$54,950 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: January 28, 2026
From: Leon Galbraith, P.E., City Engineer
Through: Melissa Jacobsen, City Manager

Summary:

This Resolution serves to authorize a contract to Steiner's North Star Construction for construction of the Homer Public Library Security Grille.

Background:

An invitation to bid for the above-referenced project was publicly advertised in the Homer News and in the Anchorage Daily News. The latest engineer's estimate was \$48,164. There were 3 bids opened at 3:30 PM on January 14, 2026. The following bids were deemed responsive:

BIDDER	AMOUNT
KC Corporation	\$86,385
Steiner's North Star	\$54,950
JW Constructors, LLC	\$94,880.36

Project Budget:

Funds budgeted to the project for construction are as follows:

- Ordinance 24-24(A) appropriated \$30,000.
- Rasmuson Foundation contributed \$19,000.
- Ordinance 26-10 appropriated \$29,000 from the Library Donation Account for construction and is having its second reading concurrent with this awarding Resolution.

The total project funding from all sources is \$78,000.

Project Expenditures are detailed in the following table:

Project Funding	
Council Appropriation (Ord. 24-24(A))	\$ 30,000
Rasmuson Grant	\$ 19,000
Total Funding Available	\$ 49,000
Project Expenses	
Architectural Design	\$ (9,651)
Fire Marshal Review	\$ (435)
Bidding and Construction Assistance	\$ (5,920)
Construction Bid (pending contract)	\$ (54,950)
Total Project Expenses	\$ (70,956)
Project Funding Balance	\$ (21,956)
Supplemental Funding Recommendation	
Library Donation Account	\$ 29,000
Total Supplemental Funding	\$ 29,000

The low bid for construction was received from Steiner's North Star for \$54,950.

After considering all project expenses to date, this leaves the project with a \$7,044 contingency.

Recommendation:

Public Works recommends that a contract be awarded to Steiner's North Star in the amount of \$54,950 for construction of the Homer Public Library Security Grille Project.

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 26-014

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
AWARDING A CONTRACT FOR CONSTRUCTION OF THE
HOMER PUBLIC LIBRARY SECURITY GRILLE TO STEINER'S
NORTH STAR CONSTRUCTION, OF HOMER, ALASKA IN THE
AMOUNT OF \$54,950 AND AUTHORIZING THE CITY
MANAGER TO NEGOTIATE AND EXECUTE THE
APPROPRIATE DOCUMENTS.

WHEREAS, An Invitation to Bid for the Homer Public Library Securitiy Grille project was
publicly advertised in the Homer News December 4 and 11, 2025, was sent to three Plans
Rooms in the state and posted on the City website; and

WHEREAS, Bids were due Tuesday, January 13, 2026, one addendum was issued, and
three bids were received; and

WHEREAS, Steiner's North Star is determined to be the lowest responsive, responsible
bidder; and

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

WHEREAS, Approval of this resolution is contingent on the adoption of Ordinance 26-
10.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby
awards a contract for construction of the Homer Public Library Security Grille to Steiner's
North Star Construction of Homer, Alaska in the amount of \$54,950 and authorizes the City
Manager to negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 9th day of February 2026.

CITY OF HOMER

SHELLY ERICKSON, MAYOR PRO TEM

ATTEST:

AMY WOODRUFF, CITY CLERK

Fiscal Note: Ordinance 24-24(A) appropriated \$30,000 from Library CARMA; \$19,914 remains.
Ordinance 25-65 appropriated \$19,000 from a Rasmuson Foundation Grant; \$19,000 remains.
Ordinance 26-10 (pending) appropriates \$29,000 from Library Donation Account.



MEMORANDUM

CC-26-044

Resolution 26-015, A Resolution of the City Council of Homer, Alaska Authorizing Single Source Procurement of The Homer Education and Recreation Complex (HERC) Gymnasium Floor Repair and Refinishing Project from Alaska Industries Inc of Wasilla, Alaska in the Amount of \$38,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Recreation Manager.

Item Type: Back-Up memorandum
Prepared For: Mayor Lord and Homer City Council
Date: January 29, 2026
Through: City Manager, Melissa Jacobsen
From: Mike Illg, Recreation Manager

This resolution requests approval for single-source procurement to repair and refinish the gymnasium floor in the HERC 1 building.

The City of Homer's (City) HERC gym (located in the big building) is used every day for multiple Homer Community Recreation programs including: pickleball, basketball, volleyball, corn hole, youth open gym, fitness classes, dodgeball, home school gym classes, Homer Flex gym classes, and other programs. While the City is continuing the efforts to plan for a new municipal recreation facility, staff recognize that it will take time before a new facility is available, therefore, staff are proposing to refinish and repair the HERC gym floor to extend its useful life.

The project has an estimated cost of \$38,000. This would include removing the 17 metal plates on the floor and interlacing them with new wood; sanding the floor to remove all of the current paint and lines; painting new lines for pickleball courts, basketball court and volleyball court; and finishing the floor with new coating. A complete redo of the gym floor will vastly improve the playing surface; make playing safer; removes extraneous lines and makes it easier to see the new lines; facility users will no longer have to use tape for lines; and the project will allow for extended use until a future recreation facility is constructed.

City Council has approved the request for \$7,200 for a recoat for the HERC gym floor in the FY26/27 capital budget. More recently the City Council has approved \$25,000 from the HERC CARMA (Ordinance 26-03) and has accepted a donation in the amount of \$7,000 from the Homer Pickleball Club towards the cost of the project (Ordinance 26-04).

With the funding identified and approved, we are requesting a single-source procurement to complete the repair and refinishing of the HERC gymnasium floor. City staff have been communicating and working with staff from Alaska Industries, Inc. over the past 19 months answering our many questions, concerns, providing free advice and recommendations to the City at no charge. In addition to the many donated hours on conference calls and emails exchanges, Alaska Industries Inc also sent a staff member to travel from Wasilla to Homer to further inspect the gym floor to provide all professional recommendations and options for the city to consider. They have proposed the city with an estimate of \$37, 920 to complete the project as guideline for us to consider if it was affordable and reasonable for us to pursue.

Furthermore, Alaska Industries, Inc. has established themselves as the premier gym floor refinishers, repair and installers within Alaska with contracts with many municipalities and school districts, including 20+ years with Kenai Peninsula Borough/School District that includes refinishing, repainting and installing gym floors at Homer High and Homer Middle schools. For these reasons, staff is recommending a single-source contract with Alaska Industries, Inc to repair and refinish the HERC gym floor.

Recommendation

Authorize single source procurement to complete the HERC gym floor repair and refinishing project.

ATTACHMENTS:

Proposal from Alaskan Industries, Inc
Letter from Robbins Sport Surfaces



Alaskan Industries, Inc.

PO Box 872113, Wasilla, AK 99687

Toll Free: 800-541-7623

Phone: 907-376-2485

Fax: 907-373-6986

www.alaskanindustries.com

info@akind.com

INDUSTRIES

City Of Homer
600 E Fairview Ave
Homer, Alaska 99603
P-907-235-6-90
MIllg@ci.homer.ak.us

Nov. 14,2025

Attn: Mike Illg

Re: Homer City Gym Resurface Proposal

Alaskan Industries, Inc. proposes the following resurface options FOB Homer jobsite. A recoat which consists of screening the floor and applying one or two coats of Bona Sport Poly finish. A refinish consists of removing existing finish to bare wood, apply two coats Bona sport seal, apply game lines per existing, then apply 2 coats Bona Sport Poly oil modified urethane finish. We assume lights to be operational. Air handling system should be able to be turned on and off during recoats or refinishes. Travel, Lodging ,Per-diem, materials and equipment needed to accomplish any options below are provided in the following pricing.

<u>Recoat gym floor to include painting of 3 Pickleball courts and apply 2 coats OMU finishes</u>	\$16,700.00
<u>Tear out and replace existing gym with a Robbins Sportwood over bio-channel system</u>	\$144,000.00
<u>CAUTION:</u> there appears to be a black mastic and paper under the existing floor that could contain asbestos. This should be tested prior as this could add an additional \$120,000 plus to pricing above for the replacement of the floor.	
<u>Remove Metal plats in floor and lace in strip maple boards and refinish floor per exisiting</u>	\$37,920.00

Please call or email scott@akind.com should you have any questions or would like to schedule.

Thank you,
Scott Weber

January 29, 2026

To Whom it May Concern:

RE: Robbins Certified Dealer

My name is Jim Colla and I am the Western Regional Manager for Robbins Sports Surfaces.

It is the policy of Robbins Sports Surfaces to only allow installation of our flooring systems to authorized, factory trained, Robbins certified flooring installation companies. Since Robbins has been the leader in sports flooring industry for over 100+ years, this policy has been in place and ensures the purchaser/user that they are receiving a quality installed product worthy of the Robbins name.

Alaskan Industries has been the sole authorized/certified Robbins dealer for the state of Alaska since 1989. They have participated and completed factory authorized training seminars for both wood and synthetic flooring systems.

Alaskan Industries has developed a fine reputation throughout the state of Alaska for quality installs, as well as proper maintenance of wood flooring systems and Pulastic synthetic floors, since becoming a Robbins dealer. I am certain you will find their work to be professional and outstanding.

Please feel free to contact me with any questions.

Respectfully Yours,

Jim Colla

Western Regional Manager
Robbins Sports Surfaces

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Recreation Manager

RESOLUTION 26-015

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA AUTHORIZING SINGLE SOURCE PROCUREMENT OF THE HOMER EDUCATION AND RECREATION COMPLEX (HERC) GYMNASIUM FLOOR REPAIR AND REFINISHING PROJECT FROM ALASKA INDUSTRIES INC OF WASILLA, ALASKA IN THE AMOUNT OF \$38,000 AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The total estimated cost for refinishing and repairing the HERC gym floor is \$38,000; and

WHEREAS, The FY26/27 Capital Budget includes \$7,200 for gym floor recoating; and

WHEREAS, The City Council has approved \$25,000 from the HERC CARMA Fund for this project; and

WHEREAS, The City Council has accepted a donation of \$7,000 from the Homer Pickleball Club for this project; and

WHEREAS, The repair and refinishing of the HERC gym floor will significantly improve safety and participant experience by removing metal plates, sanding and removing old lines, painting new lines and recoating the floor; and

WHEREAS, Single source procurement is necessary for this project based on the established relationship, donated consultation time, effort and inspection from Alaska Industries, Inc. ; and

WHEREAS, Under the City's Procurement Policy and Procedures Manual, single source procurement for purchases \$10,000-\$50,000 Intermediate items must be authorized by City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska authorizes the single source procurement of the repair and refinishing of the HERC gym floor to Alaska Industries, Inc. of Wasilla, Alaska in the amount of \$38,000.

PASSED AND ADOPTED by the Homer City Council this 9th day of February 2026.

CITY OF HOMER

SHELLY ERICKSON, MAYOR PRO TEM

ATTEST:

AMY WOODRUFF, CITY CLERK

Fiscal Note: Ordinance 25-39(S)(A) appropriated \$7,200 from HERC CARMA; \$7,200 remains.

Ordinance 26-03 appropriated \$25,000 from HERC CARMA.

Ordinance 26-04 accepted \$7,000 from the Homer Pickleball Club.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port Director

RESOLUTION 26-016

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA IN
SUPPORT OF RAISING THE MAXIMUM GRANT AMOUNT FOR THE
ALASKA DEPARTMENT OF TRANSPORTATION MUNICIPAL
HARBOR FACILITY GRANT FROM \$5,000,000 TO \$7,500,000

WHEREAS, Senate Bill 291 established the Municipal Harbor Facility Grant Program on
July 1st, 2006, limiting the maximum grant amount to a given municipality at \$5,000,000 in a
fiscal year; and

WHEREAS, the Municipal Harbor Facility Grant is the single most significant funding tool
available to an Alaskan Harbormaster to plan, maintain, and recapitalize port and harbor
infrastructure; and

WHEREAS, Grants are capped at \$5 million so that a large community cannot take all
the available funds in any given year; and

WHEREAS, Increases in construction, shipping and mobilization costs to remote
locations of Alaska have outpaced increases to the national consumer price index (CPI) since
the COVID-19 pandemic; and

WHEREAS, The United States Bureau of Labor Statistics CPI calculator indicates that
\$5,000,000 in July 2006 is equivalent to \$7,511,000 in July 2023 dollars.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska urges the
Governor and the Alaska Legislature to amend AS 29.60.820 to raise the maximum Harbor
facility grant fund award to \$7,500,000 per eligible project.

PASSED AND ADOPTED by the Homer City Council this 9th day of February, 2026.

SHELLY ERICKSON, MAYOR PRO TEM

ATTEST:

AMY WOODRUFF, CITY CLERK

Fiscal Note: N/A



Homer Title 21 Update Progress Report to City Council

Prepared February 4, 2026

View related materials at HomerT21CodeUpdate.com

Upcoming Activities

- **January 21, February 4th, 2026:** Facilitate Work Session with the Planning Commission for final clarity on areas of the code ahead of Public Review Draft release.
- **Late February 2026 (tentative):** Release the Public Review Draft version of the Title 21 code. The public release is tentatively set for late February for a 45-day review and comment period.

Recently Completed Activities

- **January 7th, 2026:** Facilitated Planning Commission Work Session focused on the topic of Steep Slopes/Environmental Constraints.
- **January 26th, 2026:** Facilitated Work Session with the City Council to go over the process for the public review draft, comment collection, and next steps toward adoption.

Cumulative Accomplishments to Date

Featured in January 2026 Progress Report

- **December: Open House Follow Up.** Shared results from the community open house on November 6th and created additional opportunities for residents who missed the event to share their feedback.
 - Visit the [project website](#) to view the open house summary, posters, presentation slides, and a link to a Homer News story about the event.
 - To accommodate residents who were unable to attend the open house, a [virtual open house](#) was configured. This virtual open house was open through January 16, 2026 and received 14 responses.
- **November – December: One-on-one conversations with Planning Commissioners.** Offered to meet one-on-one with each Planning Commissioner to talk through ideas, concerns, and questions about the draft code.
- **December 2025 – January 2026: Planning Commission Work Sessions.** Facilitated a series of work sessions with the Planning Commission (December 3, December 17, January 7; February 4 is scheduled) to review sections of the draft zoning code in greater detail. These work sessions provided an opportunity for the Planning Commission to inform the draft code ahead of the release of the Public Review Draft. The agenda packet and videos of the work sessions are on the City's [website](#), and will be linked on the [project website](#) as they become available.

Featured in November 2025 Progress Report

- **October:** Planning Commission review of proposed draft code at the October 15th regular meeting (part one).
- **November:** Planning Commission review of proposed draft code at the November 5th regular meeting (part two).
- **November:** Community Open House on Thursday, November 6th. Approximately 50 people attended the open house.

Featured in September 2025 Progress Report

- **August:** Presented and gathered input from the Port and Harbor Advisory Commission at an August 27th Work session.
- **September:** Staff conducted an initial review of the draft code; project team is planning for an Open House.

Featured in August 2025 Progress Report

- **July and August:** Facilitated conversations with staff around zoning administration, enforcement, district consolidations, and allowed uses to inform code drafting.
- **August 15th:** Shared the draft Title 21 code with City staff for review, including an initial legal review.

Featured in July 2025 Progress Report

- **June 5th:** Held an additional stakeholder dialogue with representatives from Guiding Growth and Mobilizing for Action through Planning and Partnerships (MAPP).
- **June 18th:** Attended and facilitated a conversation with the Planning Commission on Conditional Use Permits (CUPs), Land Uses, Housing Types, Zoning Districts.
- **June:** Prepared preliminary recommendations on how to structure the updated code. This included a current/proposed table of contents, with a companion report describing the changes.
- **July 15th – 16th:** Conducted additional interviews to fill in gaps/missing perspectives from groups that work most closely with the zoning code.
- **July 16th:** Attended and facilitated a conversation with the Planning Commission focused on use standards, sign code, and administrative flexibility.

Featured in June 2025 Progress Report

- **April 16th:** Planning Commission Work Session. Presented key findings from the Summary Background and Code Audit, and related topics.
- **April:** Stakeholder Dialogues. Convened three dialogues to talk with Homer-area professionals that use/engage with the code (Title 21). This included builders/developers, business owners, and realtors.
- **April:** Community Site Tour. Led by City staff, toured Homer by vehicle to visit example areas where zoning policies resulted in positive outcomes, and areas of concern/tension.
- **April:** City Council Interviews. Conducted five in-person interviews with Council members.
- **May 21st:** Planning Commission Work Session. Shared an overview of April stakeholder engagement activities and guided a discussion around specific sections of the code.

Featured in April 2025 Progress Report

- **November 2024:** Initial Introduction to City Council
- **February 2025:** Staff Listening Session
- **March 2025:** Planning Commission Kickoff Meeting
- **April 2025:** Summary Background
- **April 2025:** Code Audit
- **April 2025:** Website Launch

Project Schedule



Ongoing: Monthly updates and/or work sessions with the Planning Commission and City Council

Roles of the Planning Commission and City Council

Planning Commission

The Planning Commission is the advisory body for the Title 21 Update process.

- Share guidance, feedback, and local knowledge during the code drafting process.
- Provide feedback on draft materials, including the draft code.
- Make a recommendation to the City Council regarding adoption the Title 21 Update.

City Council Engagement

- The project team will share periodic updates with the City Council, often via the City Manager's reports.
- City Council members can stay informed about the process by attending Planning Commission meetings, reading project documents, participating in community activities, and reviewing the public review draft of the revised code.
- The City Council will be responsible for the adoption of the Title 21 Update.



MEMORANDUM

Ordinance 25-70: An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Appropriating \$7,000 from the Homer Education and Recreation Complex (HERC) Capital Asset Repair and Maintenance Allowance (CARMA) fund for the Replacement of the Floor of the Activity Room in the HERC 1 Building.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: November 12, 2025
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

BACKGROUND:

The activity room of the HERC 1 building is a space available for use by numerous athletic and other classes. Current users include: youth and adult karate classes, youth ballet classes, adult and youth fitness classes, drop-in yoga classes, drop-in tai chi classes, Homer Flex and homeschool fitness classes, Pilates classes, theater classes, meditation classes, youth and adult Zumba dance classes, partner dance classes and flexible classroom space for instructional classes if needed.

The HERC 1 building was constructed in 1956, so a variety of materials were used in its construction which were considered safe at the time, but which are now known to pose health risks. One such material is lead-based paint, which was used on the window trim of the activity room. One of the City's Building Maintenance staffers received training to abate lead-based paint and so the paint on the window trim of the activity room was removed where it was flaking off to alleviate the health risk posed by it and other areas where it was not peeling off, the paint was encapsulated with a paint intended and approved for lead based paint encapsulation. The work to remove the paint from the walls left paint chips and potentially lead dust on the floor, so the floor material was removed as part of the abatement process.

Currently the activity room has no usable floor as it is awaiting replacement. The Public Works Department estimates that replacement of the floor will cost \$7,000. Sufficient funds are available in the HERC CARMA to pay for the project. If funding is approved at the January 12, 2026 Council meeting, the Public Works Department estimates that the room will be available for use again in late February or late April, depending on whether flooring is available or must be special ordered.

RECOMMENDATION:

Adopt ordinance appropriating funds for replacement of activity room flooring.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Public Works Director

ORDINANCE 25-70

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY26 CAPITAL BUDGET BY APPROPRIATING
\$7,000 FROM THE HOMER EDUCATION AND RECREATION
COMPLEX (HERC) CAPITAL ASSET REPAIR AND MAINTENANCE
ALLOWANCE (CARMA) FUND FOR THE REPLACEMENT OF THE
FLOOR OF THE ACTIVITY ROOM IN THE HERC 1 BUILDING.

WHEREAS, The activity room in the HERC 1 building is frequently used for numerous
athletic and other classes; and

WHEREAS, The floor needed to be removed as part of the lead-based paint abatement
due to the potential for contamination from lead based paint chips and lead dust; and

WHEREAS, The Public Works Department estimates that replacement of the floor will
cost \$7,000; and

WHEREAS, Sufficient funding is available in the HERC CARMA to pay for the replacement
of the activity room floor.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by
appropriating \$7,000 from the HERC CARMA to replace the floor in the HERC 1 building activity
room as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
156-0396	HERC CARMA	\$7,000

Section 2 This ordinance is a budget amendment only, is not of a permanent nature and
is a non code ordinance.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this 12th day of January, 2026.

CITY OF HOMER

RACHEL LORD, MAYOR

44

45

46 ATTEST:

47

48

49 _____
AMY WOODRUFF, CITY CLERK

50

51 YES:

52 NO:

53 ABSTAIN:

54 ABSENT:

55

56 First Reading:

57 Public Hearing:

58 Second Reading:

59 Effective Date:



MEMORANDUM

CC-26-022

Ordinance 26-08, an Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Accepting and Appropriating the FY26 State of Alaska Community Assistance Program Payment in the Amount of \$98,129.84 for the Purchase of Shared Network Storage at Multiple City Buildings.

Item Type: Backup Memorandum
Prepared For: Mayor and City Council
Date: January 21, 2026
From: Bill Jirsa, Chief Technology Officer
Through: Melissa Jacobsen, City Manager

Ordinance 26-08 requests the acceptance of \$98,129.84 State of Alaska Community Assistance Funds and appropriation of those funds to replace hardware that provides shared network storage at multiple City buildings.

The existing hardware is five years old and will reach the end of the manufacturer's support later this year. The "failure curve" for high-capacity hard drives reveals sharply increasing risk of hardware failure beginning at around five years. The IT Department has set a target hardware replacement schedule of 5-7 years for this kind of server hardware, so these funds are fittingly timed for this capital project that impacts every department. Additionally, the City must plan for incremental capacity growth to keep up with data storage needs.

Like other organizations, the City has selectively moved some systems to cloud-based services, but the City's storage servers still provide the core data infrastructure that supports a broad range of municipal operations. These systems store data used daily by every department, including general administrative document shares and user drives, police records, and engineering documentation at Public Works. In addition, the storage servers provide the underlying disk resources for applications and databases that provide services such as email, business phones, the finance database, legislative records, vehicle maintenance records, marina management, and digital building control systems. Ensuring that this storage infrastructure remains current and reliable is essential for maintaining citywide operations.

Recommendation:

Accept and appropriate the \$98,129.84 State of Alaska Community Assistance Funds to replace shared network storage hardware.

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 26-08

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY26 CAPITAL BUDGET BY ACCEPTING AND
APPROPRIATING THE FY26 STATE OF ALASKA COMMUNITY
ASSISTANCE PROGRAM PAYMENT IN THE AMOUNT OF \$98,129.84
FOR THE PURCHASE OF SHARED NETWORK STORAGE AT
MULTIPLE CITY BUILDINGS.

WHEREAS, In FY26 the City of Homer received \$98,129.84 from the Community Assistance Program (CAP) which has not yet been accepted or appropriated; and

WHEREAS, The application for the FY26 Community Assistance Program funds indicated the City of Homer would designate those funds towards the purchase of Shared Network Storage; and

WHEREAS, The existing hardware is five years old and will reach the end of the manufacturer support later this year; and

WHEREAS, The City anticipates replacing four servers with this funding; and

WHEREAS, This funding will alleviate the need for a mid-biennium budget adjustment request for the purchase.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by accepting the FY26 Community Assistance Program payment as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
151-xxxx	FY2026 Community Assistance Program	\$98,129.84

Section 2. The Homer City Council hereby amends the FY26 Capital Budget by appropriating the FY26 Community Assistance Program payment as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
151-xxxx	Shared Network Storage	\$98,129.84

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

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

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



MEMORANDUM

Ordinance 26-09, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.58.035 Commission and board member terms.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: January 2, 2026
From: Amy Woodruff, City Clerk
Through: Melissa Jacobsen, City Manager

The sections of code establishing each Advisory Body set the length for the terms but do not specify an expiration date for the terms. It is presumed that the expiration dates of terms were initially determined by the month in which the code establishing the advisory body was passed. Current expiration dates are defined in the bylaws of each advisory body, and they vary widely throughout the year. Aligning the expiration dates will make it easier for members of the public to apply for multiple bodies if they would be willing to serve on any of them, and for City staff to plan dates for group trainings and joint worksessions with Council.

March 31st was selected because it avoids the busy summer season and also falls well clear of the month of December during which Council does not meet. This should allow sufficient time for the Clerks' office to advertise openings, receive applications, and provide them to the Mayor for her recommendations and then Council for confirmation. Nothing in this code change restricts the Mayor & Council from appointing and confirming advisory body members at any time should a seat be vacated by a resignation.

Advisory Body	Terms Expire	Change needed to align dates
Port and Harbor Advisory Commission	January 30	Extend current terms by 2 months
Economic Development Advisory Commission	March 31	No Change
Library Advisory Board	April 1	Shorten current terms by 1 day
Planning Advisory Commission	June 30	Shorten current terms by 3 months
ADA Advisory Board	August 31	Shorten current terms by 4 months
Parks, Art, Recreation and Culture Advisory Commission	October 31	Shorten current terms by 6 months

RECOMMENDATION: Approve the proposed changes to HCC 2.58.035 Commission and board member terms.

City Manager
City Clerk

**AN ORDINANCE OF THE CITY COUNCIL OF HOMER,
ALASKA AMENDING HOMER CITY CODE 2.58.035
COMMISSION AND BOARD MEMBER TERMS.**

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

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



MEMORANDUM

Ordinance 26-10: An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget and Appropriating \$29,000 from the Library Donation Account to Complete Construction and Installation of a Security Grille at the Homer Public Library.

Item Type: Backup Memorandum
Prepared For: Homer Mayor and City Council
Date: January 14, 2026
From: Library Director Dave Berry
Through: City Manager Melissa Jacobsen

The project to install a security grille at the Homer Public Library is moving forward. With \$30,000 allocated from Ord. 24-24(A) and \$19,000 contributed by the Rasmuson Foundation, the total project funding comes to \$49,000.

On Jan. 13, the City opened the bids that construction companies had submitted for installing a security grille at the Homer Public Library. Unfortunately, the bids came in higher than hoped, bringing the final cost of the project to roughly \$71,000.

During the construction of the current library building in 2004-2006, private donors contributed funds towards the building, and the leftover funds from that construction are still in an account called the "Library Donation Account." **As of Sept. 30, 2025, it held \$188,761.**

After consulting with the Public Works department and the City Manager, I recommend allocating **\$29,000 from the Library Donation Account** to complete the project. This would finish the job and allow a contingency of about \$7,000 in case of cost overruns. Any unexpended money can simply be retained in the Library Donation Account. Drawing on this account has no impact on the general fund.

I believe that using these funds to improve the library building is fully in keeping with the intentions of the original donors, who gave that money to construct the building in the first place.

If we award a contract to the lowest bidder for the construction, the breakdown would be as follows:

Project Funding	
Council Appropriation (Ord. 24-24(A))	\$ 30,000
Rasmuson Grant	\$ 19,000
Total Funding Available	\$ 49,000
Project Expenses	
Architectural Design	\$ (9,651)
Fire Marshal Review	\$ (435)
Bidding and Construction Assistance	\$ (5,920)
Construction Bid (pending contract)	\$ (54,950)
Total Project Expenses	\$ (70,956)
Project Funding Balance	\$ (21,956)
Supplemental Funding Recommendation	
Library Donation Account	\$ 29,000
Total Supplemental Funding	\$ 29,000

RECOMMENDATION:

Allocate \$29,000 from the Library Donation Account to complete construction of the security grille.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Library Director

ORDINANCE 26-10

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY26 CAPITAL BUDGET AND APPROPRIATING
\$29,000 FROM THE LIBRARY DONATION ACCOUNT TO COMPLETE
CONSTRUCTION AND INSTALLATION OF A SECURITY GRILLE AT
THE HOMER PUBLIC LIBRARY.

WHEREAS, The Homer City Council has committed \$30,000 to installing a security grille
at the Homer Public Library through Ord. 24-24(A), and the Rasmuson Foundation has
contributed a further \$19,000; and

WHEREAS, Construction bids submitted on Jan. 13, 2026 bring the total cost of the
project to approximately \$71,000; and

WHEREAS, Private citizens have generously donated funds towards improving the
library's infrastructure, and these funds are currently held in the "Library Donation Account";
and

WHEREAS, Using these funds for a security grille is in keeping with the intentions of the
original donors.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by
appropriating \$29,000 from the Library Donation Account as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
803	Library Donation Account	\$29,000

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

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

CITY OF HOMER

44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62

ATTEST:

AMY WOODRUFF, CITY CLERK

RACHEL LORD, MAYOR

YES:
NO:
ABSTAIN:
ABSENT:

Introduction:
Public Hearing:
Second Reading:
Effective Date:



MEMORANDUM

Ordinance 26-11 An Ordinance of the City Council of Homer, Alaska Amending the Official Road Maintenance Map of the City of Homer by Adding 820 Lineal Feet (.155 Miles) of Urban Road on Fairview Avenue West.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: January 14, 2026
From: Jean Arno, PW Inspector
Through: Daniel Kort, Public Works Director
Melissa Jacobsen, City Manager

As part of Construction Agreements, road improvements were constructed for the Terra Bella Subdivision, Fairview Avenue West. This road improvement was finished in 2023 and this department has inspected and approved the construction. Further, the warranty period for this road has expired without requiring remedial work, beyond normal wear and tear.

The road improvement is:
Terra Bella Subdivision

1. Fairview Avenue West - 820 lineal feet (gravel with extended shoulder)

This is a total of 820 lineal feet (0.155 miles)

In accordance with Ordinance 85-13, Section 11.20.090, and Section 11.20.100, this Department requests that the City Council formally accept the street improvement for operation and maintenance. Upon the Council's approval, please add the additional .155 miles of road to the Official City Road Maintenance Map for year-round maintenance.

See attached map for location.

Fiscal Note - Annual maintenance costs for this improvement are estimated to be \$8,200

Terra Bella Subdivision

Fairview Avenue West
820 L.F.



**CITY OF HOMER
HOMER, ALASKA**

City Manager
Public Works Director

ORDINANCE 26-11

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE OFFICIAL ROAD MAINTENANCE MAP OF THE CITY
OF HOMER BY ADDING 820 LINEAL FEET (.155 MILES) OF URBAN
ROAD ON FAIRVIEW AVENUE WEST.

WHEREAS, The City of Homer has determined that it is necessary to provide minimum standards to regulate design and construction of public streets, roads, and highways within the City of Homer; and

WHEREAS, HCC 11.20.090 provides that the City Public Works Inspector must conduct an inspection to determine if the project is complete, has been completed in accordance with the contract documents, and the contractor has fulfilled all of their obligations; and

WHEREAS, HCC 11.20.100 provides that after the City Public Works Inspector is satisfied that the improvements are 100 percent complete and acceptable, a recommendation for project approval and acceptance for maintenance shall be forwarded to City Council; and

WHEREAS, HCC 11.04.055 provides that the City shall not accept maintenance responsibility for any road or street which is not constructed or reconstructed to the adopted standards unless the road is shown on the Official Road Maintenance Map; and

WHEREAS, An additional 820 lineal feet, or .155 miles have been duly inspected, reviewed, and approved by the Department of Public Works and recommended for acceptance by the City of Homer as Urban Road.

NOW, THEREFORE, The City of Homer Ordains:

Section 1: Section 11.04.055 Official Road Maintenance Map adopted is hereby amended per provisions of sections (a) through (e) to include the following additional street as Urban Road by the City of Homer on the New Official Road Maintenance Map.

<u>Subdivision</u>	<u>Roadway Name</u>	<u>Lineal Feet</u>	<u>Mile</u>	<u>Class</u>
Terra Bella Subdivision	Fairview Avenue West	820	.155	Urban

Section 2: This is a non-code ordinance and of a permanent nature.

ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER THIS __ day of _____, 2026

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

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: February 4, 2026
SUBJECT: City Manager's Report for February 9, 2026 Council Meeting

Homer Education and Recreation Campus (HERC) Cleanup Community Meeting

The City of Homer is hosting an informational meeting about HERC cleanup options. Please join us at the Kachemak Bay Campus on Thursday, February 12, 2026 at 6:00 p.m. for a presentation, followed by Q&A. The presentation will feature Flannery Ballard, Brownfields Lead for the Alaska Department of Environmental Conservation, and will cover these topics:

- Brief background overview of the HERC regarding hazardous materials
- Results and implications of the recent soils tests and Analysis of Brownfields Cleanup Alternatives (ABCA)
- Next steps based on the ABCA alternatives

The City will also provide an update on recent/ongoing work on the HERC activity room and gymnasium.

We hope to see you there! But for those who can't make it in person, we are arranging to offer an online viewing opportunity via Zoom. Check back here closer to the date of the event for the Zoom link.

Also, if you'd like to familiarize yourself with where we are now before the meeting, check out the webstory detailing the HERC hazardous material cleanup and revitalization plan linked here. [HERC Hazardous Material Cleanup and Revitalization Plan](#) For additional information, please contact us by email planning@ci.homer.ak.us or by phone (907) 435-3119.

Federal Funding Secured for the A-Frame Water Transmission Main Project

I am pleased to announce that the City has been awarded \$937,868 in federal funding through the Community Project Funding/Congressionally Directed Spending process. This federal investment, along with state and local funding will be used for the A-Frame Water Transmission Main project. This project, a high priority in the City's Capital Improvement Plan, corrects a vulnerability in the City's drinking water supply system. It replaces over 1,200 feet of cast iron water line that has served our community since the 1960s. Over time, the cast iron pipe has become brittle and corroded with age and is located on a steep slope, making it extremely vulnerable to damage from ground movement, slope instability, or seismic activity.

This funding was included in the FY 2026 Interior, Environment, and Related Agencies Appropriations bill, which passed the Senate on January 15, 2026, and was sent to the President's desk for final approval. The City extends sincere appreciation to Representative Begich and Senator Murkowski for their steadfast advocacy and leadership in securing this vital investment in the development and improvement of the city's drinking water infrastructure, and to Senator Sullivan for his ongoing support of investments like this in Homer and across the state. Their collective dedication delivers tangible benefits—stronger essential services

and enhanced community resilience for all who live and work in Homer. This project, combined with the Raw Water Transmission Main replacement funded by a Hazard Mitigation grant represents major progress in safeguarding the City's water supply system. Replacement of the raw water transmission main is expected to begin in late winter/early spring—stay tuned for more details.

Federal Appropriation Approved for Homer Harbor Float Replacement Project

On Tuesday, February 3, the House of Representatives passed the Senate-passed Consolidated Appropriations Act, 2026, which includes approved FY26 Community Project Funding (CPF)/Congressionally Directed Spending (CDS) requests submitted by Representatives and Senators in Spring 2025 under the Transportation-Housing & Urban Development (T-HUD), Labor-Health & Human Services, and Financial Services-General Government accounts.

I am pleased to announce the award of \$250,000 from the T-HUD account in support of the Homer Harbor Critical Float Replacement project. We are deeply grateful to Senator Murkowski and Congressman Begich for their advocacy in securing this appropriation, which recognizes both the harbor's vital role in supporting transportation and freight connections across vast expanses of Alaska and the critical condition of our aging float infrastructure—a project we have advanced to construction-ready status in recognition of the pressing need to maintain safe and reliable harbor operations.

Presently, the float replacement project is moving toward 100% design completion and awaiting news of FY2025 Port Infrastructure Development Program grant award decisions to help fund construction. This federal appropriation will complement Denali Commission support, and local funding to help replace the aging float infrastructure, addressing essential harbor needs and ensuring reliable, efficient operations for residents and maritime commerce well into the future. You can read [Senator Murkowski's February 3, 2026 Press Release](#) highlighting wide-ranging appropriation awards throughout Alaska.

Local Business Change

Residents may have noticed some transition on Pioneer Avenue. The long-standing Fireweed Gallery has closed and the building was purchased by Capital 1. Fireweed Gallery served the community and our visitors for many years and they will be missed. Attached to this report is an article about Capital 1's motivation to come to Homer based on our new Comprehensive Plan!

Kenai Peninsula Borough Tax Foreclosure Property

The Kenai Peninsula Borough regularly offers tax-foreclosed properties to cities and service areas before selling them at public auction. The Borough has notified the City about a tax-foreclosed lot at the bottom of Mattox, west of the Airport Critical Habitat Area and north of Beluga Lake. The property may have up to \$2,000 in fees and back taxes. The City has a major drainage ditch along the west side of Mattox, and this parcel is very low, wet, and without utility access. Administration will bring forward an ordinance to fund the purchase of this property for conservation purposes and to support potential future green infrastructure and stormwater needs.



City Hall Elevator

Last year the City Council appropriated funding for elevator repairs that are necessary for the elevator to be recertified for use. The contractors will be on site Monday, February 9th and begin work on the elevator on the 10th. The elevator will be out of order for approximately one month while the work is being done. City staff will accommodate citizens who access either level of the building if they are unable to move between floors until the elevator is back in operation, and we thank everyone in advance for their patience.

City Manager Meetings and Events:

January 29th – KPB Mayors and Managers meeting hosted by Mayor Micciche

And, ongoing weekly meetings with Departments, Mayor and Councilmembers, and City Attorney

Attachments:

HERC Community Meeting Flyer

Homer Harbor Expansion Report

Credit Union 1 Article

February Employee Anniversaries

2025 Homer Public Library Annual Report

Enstar Natural Gas - Q4 2025 Homer Surcharge Reconciliation

Join us!

HERC Cleanup Community Meeting

We'll cover:

- » Recent hazmat test results
- » Recent remediation
- » Cleanup Options
- » Next steps

Thursday, Feb 12

**6 pm Presentation
followed by Q&A**

**Kachemak Bay Campus
533 E Pioneer Ave
with Zoom option**



**More info at
cityofhomer-ak.gov/**



City of Homer

www.cityofhomer-ak.gov

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121
(f) 907-235-3140

Homer Harbor Expansion General Investigation Update

Item Type: Informational Memorandum
Prepared For: Homer City Council, Port & Harbor Advisory Commission
Date: February 4, 2026
From: Jenny Carroll, Special Projects & Communications Coordinator
Through: Melissa Jacobsen, City Manager

Purpose: This memorandum provides the Homer Harbor Expansion Study monthly written update to Homer City Council per Resolution 23-037.

Update: The United States Corps of Engineers (USACE) Project Development Team (PDT) is following guidance from headquarters to meet the new 35% design requirement on schedule and within the existing General Investigation budget.

Project Management Plan:

Accordingly, the USACE team is making minor updates to the Project Management Plan (PMP), the most significant being that they moved the Ship Simulation exercise into the Preconstruction Engineering and Design phase, freeing up funding to accomplish 35% design. City staff support this move. The entrance channel is expected to change very little, given the relatively straight forward entrance channel design and the ability to model conditions. City staff have offered to host a tabletop exercise with local, highly experienced large vessel captains and USACW's Hydrology and Hydraulics technician to gain initial local feedback on sufficiency of design.

Another cost-saving measure is reducing the all-inclusive PDT meetings from twice a month to once a month. When issues arise, smaller focus teams and sponsors can still meet as needed.

An addition to the PMP is a Command Validation Milestone visit (which replaces the Agency Decision Milestone). This study milestone ensures senior leader endorsement of the Recommended Plan. It involves a visit from USACE Headquarters and occurs within two months after three key reviews are complete: the Agency Technical Review, public/agency review, and Legal Compliance Review of the draft report, with all comments documented. The visit focuses on verifying the engineering strategy for sufficiency and ensuring vertical team alignment.

The new Project Management Plan is still being completed, but to stay on schedule, the Draft Feasibility Report would likely be released for public comment around the end of 1st Quarter or beginning of 2nd Quarter 2026, with the Chiefs Report tentatively due in March 2027. However, these dates are subject to change as the team and agency navigate new policy requirements and recent staff turnover.

Geotechnical Report:

The PDT received the geotechnical boring test report and is now working on stability calculations to inform breakwater cross section design and rock quantities. While we don't yet know the settlement and seismic consequences, the settlement results align with expectations from previous drilling work. Once the breakwater design is finalized, the team will input the data into the economics model and revisit their Tentatively Selected Plan analysis.

Initial chemical analysis of sediment grabs taken during the borings is showing no chemicals of concern.

The next PDT meeting is scheduled for February 11, after which we hope to have a better understanding of the geotechnical requirements and implications on the Tentatively Selected Plan recommendation.

Continued Expansion as Credit Union 1 Plans Homer Branch

Jan 27, 2026 | [Finance](#), [News](#)



Photo Credit: Credit Union 1

Coming soon to Pioneer Avenue in Homer: a new credit union branch.

After a year that saw Credit Union 1 (CU1) open three new branches around Alaska, 2026 begins with plans for the next full-service branch opening in Homer.

Located at 475 East Pioneer Avenue, the branch is scheduled to open in mid-summer.

Sweet Sixteenth

“CU1’s decision to open a branch in Homer was inspired by the city council’s 2045 Homer Comprehensive Plan and the community’s clear commitment to thoughtful growth, strong neighborhoods, and a thriving local economy,” says CU1 President and CEO Mark Burgess. “We’re opening a branch in Homer so we can be right here with you, providing local service, trusted guidance, and the financial tools that help families and businesses build what’s next.”

The new CU1 branch is intended to help close a gap in Alaska-focused financial services on the Lower Kenai Peninsula for small businesses, fishing families, seasonal workers, and year-round residents. Staff at the new branch will offer consumer banking, mortgage lending, and business solutions.

“Our goal is to show up in a way that reflects Homer’s values and spirit,” says CU1 COO Erika Smith, a long-time Kenai Peninsula resident. “Because we serve only Alaska, our decisions are made locally, and our resources are reinvested directly back to the communities we serve.”

CU1 has served Kenai Peninsula members since 1972. The only state-chartered credit union in Alaska formed in 1952 as Anchorage Teachers Federal Credit Union and enlarged through a series of mergers. Another merger was announced last year, with MAC Federal Credit Union in Fairbanks. CU1 also expanded its business lending program and opened three branches: in Kotzebue, Skagway, and Wasilla.

The branch in Homer would be its sixteenth.



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: February 9, 2026
SUBJECT: February 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.

Jenny Carroll	Admin	10	Years
Morgan Tracy	Police	9	Years
Tyler Jeffres	Police	7	Years
Mike Swoboda	PW	3	Years
Dan Kort	PW	2	Years
Leon Galbraith	PW	2	Years
Mark Bowman	Port	1	Year

Homer Public Library 2025 Annual Report



Halloween is the most important day in any library.

During 2025, dozens of people contributed their efforts toward upgrading the library's infrastructure, including renovating the old copy room into a new study room; installing benches, signage and an informational kiosk on the western lot; replacing the old public computers and laptops with new equipment; debuting a new print-management system; and making progress on installing a security grille at the front entrance.

Library staff compiled a list of every known volunteer, donor, grantor and community partner in the library's 86-year history, and the Homer city council recognized the extraordinary generosity of those supporters with a formal resolution. Staff also prepared a report for the Library Advisory Board (LAB), reviewing nearly 90 years of debates over library funding.

The LAB focused on streamlining its fundraising procedures and growing the endowment, which reached the \$100,000 mark in the fall. The board closed out the year by planning celebrations for 2026, which marks the 20th anniversary of the current library building.

The Friends of the Homer Library (FHL) revised their bylaws and ran many, many events throughout the year—author visits, film showings, activities for kids, a beekeeping workshop, a community poetry reading, a discussion panel, and all their regular events like the Celebration of Lifelong Learning, the book-and-plant sales, Tech Help, Conversations with a Councilmember and a computer skills class.

- Virtual author talks for January: T.J. Klune (*The House in the Cerulean Sea*), Amanda Montell (*The Age of Magical Overthinking*), Seth Fishman on working with a literary agent.
- Jan. 1-Mar. 31: Art in the Library displays landscape paintings by Diane Spence-Chorman.
- Jan. 1: The balance in the library endowment fund stands at \$81,842.
- Jan. 2: The library shows *The Princess Bride* in the meeting room.
- Jan. 23: Local author Hal Shepherd visits the library to talk about his work on water quality and management across Alaska.
- Jan. 29: Renovations begin on study room 6.
- Virtual author talks for February: Sabrina Sholts (*The Human Disease*), Waubgeshig Rice (*Moon of the Turning Leaves*), Lee Hawkins (*I Am Nobody's Slave*).
- Feb. 4: Megan DeCino teaches teens how to make a valentine collage.
- Feb. 5: One of the catalog computers moves to a new location and the record player goes out by the vinyl collection. The library removes the chatbox from its website because of spam.
- Feb. 6: Renovations are complete in study room 6.



City staff spoke with high-school students about AI on January 22.

January

On January 22, Bill Jirsa, Susie Inglis and Dave Berry dropped by the high school to talk about Artificial Intelligence, reprising a presentation previously given at the library in October 2024. Many students already had experience with AI and brought up some highly technical questions.

Renovations in study room 6 began on January 29. Building maintenance personnel removed all the built-in furniture, repaired the carpet, repainted the walls, replaced part of the baseboard, and put up sound-absorbent panels.

February

Library staff shifted one of the catalog computers to the far northeast corner of the building, making space for the record player right next to the vinyl collection.

Building maintenance completed the renovations in study room 6 on February 6. By the end of the year, 439 people had used the room for meetings, videocalls and quiet study.

The FHL board debated the donor recognition policy, specifically as it relates to the Fish Wall, and sent recommended changes to the LAB.

- Feb. 7: Staff from the Pratt Museum visit the library to explore fossils with kids.
- Feb. 18: The Friends of the Homer Library host a beekeeping video and discussion.
- Virtual author talks for March: Dan Heath (*Reset*), Clara Bingham (*The Movement: How Women's Liberation Transformed America 1963-1973*), Jennifer Weiner (*The Griffin Sisters' Greatest Hits* and many others).
- Mar. 4: The Friends of the Homer Library invite the public to read or perform their favorite poems.
- Mar. 14: Executive Order 14238 effectively dismantles the Institute of Museum and Library Services (IMLS).
- Mar. 18: The library shows the PBS documentary *Free For All: The Public Library*.
- Mar. 24: The Homer City Council passes Resolution 25-024, endorsing the mission of the IMLS and encouraging officials at all levels of government to support its current functions.
- Mar. 29: The Celebration of Lifelong Learning recognizes Carol Comfort and Beatrix McDonough for their dedication to education and community.
- Mar. 31: All IMLS staff are placed on administrative

March

On March 14, President Donald Trump issued an executive order that effectively dismantled the Institute of Museum and Library Services (IMLS), the main source of federal funds for museums and libraries across the country. In response, the Homer City Council passed Resolution 25-024 on March 24, expressing support for the mission of the agency and urging officials at all levels of government to continue its functions. One week later, all IMLS staff were placed on administrative leave.

On March 18, department heads met at City Hall to discuss preparations for the eruption of Mt. Spurr. Library staff developed a detailed checklist of tasks and reviewed it as a group, wrapped nonessential equipment in plastic or stored it in lidded bins, prepped plastic sheets atop bookshelves for quick deployment, and acquired more N95 masks and cleaning equipment.



Beatrix McDonough received the Youth Lifelong Learner award on March 29.

Congratulations to Carol Comfort and Beatrix McDonough, the honorees for the Celebration of Lifelong Learning! The party ran all evening and the last guests stayed until past 10 pm.

The Homer Foundation Youth Advisory Committee (YAC) gave the library \$1,000 for sports equipment.

leave.

- Virtual author talks for April: Jodi Picoult (29 novels), Matthew Fleming (*The Tree Book*), Gregg Hurwitz (24 thrillers, including the *Orphan X* series).
- Apr. 1-June 30: Art in the Library displays wood-and-seashell sculptures by Rika Mouw.
- Apr. 1: New story trail posts installed.
- Apr. 8: The library hosts a fireside chat with Kachemak Bay Recovery Connection.
- Apr. 11: Library staff collaborate with the Pratt Museum to have fun with bears.
- Apr. 24: The library receives a visit by Lily Tuzroyluke, author of *Sivulliq*, featured in the 2024 Lit Lineup and the 2025 Alaska Reads. This event also includes a celebration of the tenth anniversary of the Lit Lineup.
- Apr. 29: In conjunction with Kenai Peninsula Votes, the library hosts a community conversation exploring areas of political disagreement.
- Virtual author talks for May: David H. Rosmarin (*Thriving with Anxiety*), Liann Zhang (*Julie Chan is Dead*), Rachelle Bergstein (*The Genius of Judy*).
- May 9-10: The spring book-and-plant sale takes over

In 2024, the library partnered with Newspapers.com to digitize the microfilm reels of the *Homer News* from 1954-2021. Building on that partnership, the library shipped all its remaining microfilm to the company, including the complete publication history of the *Homer Tribune* from 1991-2019, the *Cook Inlet Courier* from the 1950s and 60s, and miscellaneous issues of the *Daily Sitka Sentinel and Arrowhead Press*, *Great Lander Shopping News* and *Kenai Peninsula Pioneer*.

The LAB debated several small revisions to the *Library Policy Manual* and added an appendix of case law related to the process for reconsideration of materials. 2026 marks the 20th anniversary of the library moving into its current building, 2027 marks a half-century as a City department, and 2028 is the 90th anniversary of the library's founding, so the LAB began planning celebrations for these milestones.

April

In partnership with the Porcupine Theater, the library began distributing five free movie tickets each week. Patrons can check out tickets at the front desk with a limit of one ticket per library card.

The City Parks and Trails Division installed the last of the new posts for the story trail.

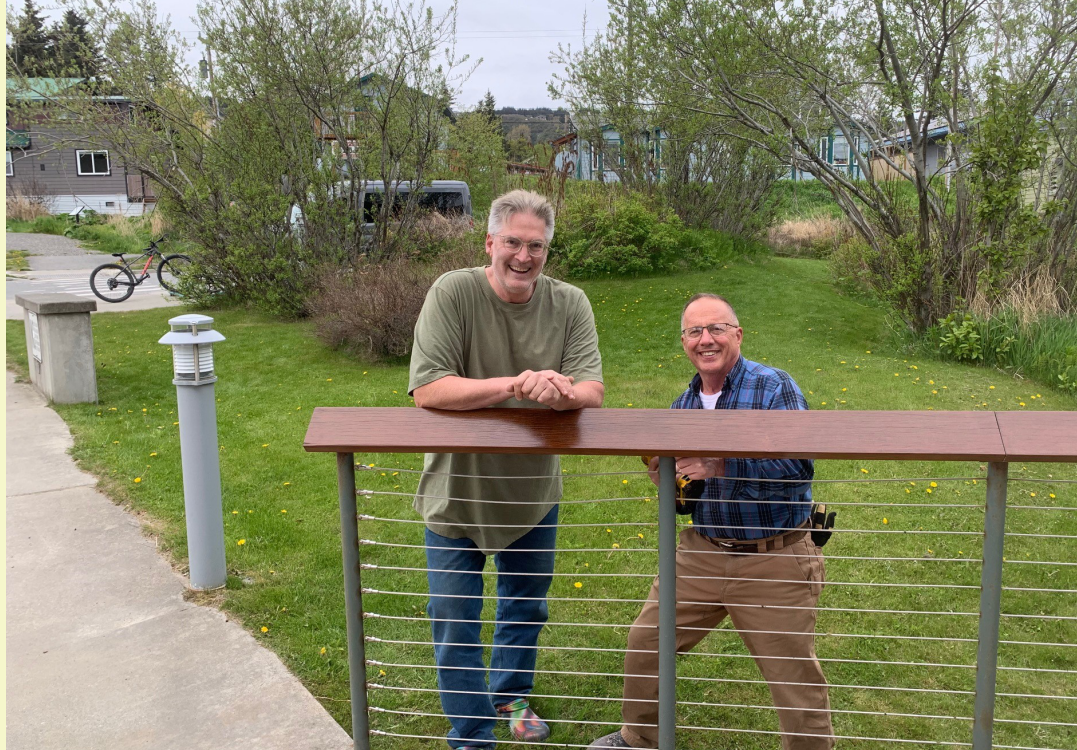
The federal government continued dramatically cutting funding, and libraries around the nation grappled with severe impacts on services and collections. The City government also confronted a budget shortfall. Homer made extensive operating reductions but managed to avoid layoffs.

Alaska Reads author Lily Tuzroyluke gave a talk on her book *Sivulliq*, which featured in the 2024 Lit Lineup. Since this event coincided with the 10th anniversary of the Lineup, Teresa Sundmark and Matt Smith presented a brief history of the program.

Following comments from the city attorney, the LAB reconsidered some revisions to the *Library Policy Manual* and sent them to the City Council, which adopted them on April 28.

the library.

- May 10: The story trail features *Working Boats*, by Tom Crestodina.
- May 13: Linda Fritz, author of *Answering Alaska's Call*, visits the library to talk about her family history in Alaska.
- May 20: The library hosts a discussion about the future of the HERC building.
- May 21: Volunteers install the newly-refurbished railing outside the library.
- May 22: Aurora Hardy, author of *Windswept* and *Ghost of the Kenai*, visits the library.
- May 27: Workers install an informational kiosk at the end of the library's western lot.
- May 29: The State fire marshal approves the design for a security grille at the library entrance. By public demand, the library hosts a second showing of *Free For All: The Public Library*.
- Virtual author talks for June: Brian Gratwicke and Gina Della Togna (*Extinctopedia*), Lisa Jewell (*Don't Let Him In*), Katherine Applegate (many children's titles).
- June 10: The story trail features *Mr. Fox's Game of No*, by David LaRochelle. Clark Fair gives a presentation on historic cabins of the Kenai



Paul Hueper and Larry Martin refurbished the railing outside the library on May 21.

May

The bookmobile visited the Safe and Healthy Kids Fair, where the youth services librarian and teen volunteers signed up 170 kids for the summer reading program. Summer readers threw themselves into a collectable-card game, claiming a different card for every 30 minutes of reading, and so many participants wanted to collect them all that library staff spent much of the season making more cards.

Volunteers with the Church of Homer refurbished the red-oak railing outside the front door of the building.

Doug Baily, Taz Tally and Ed Berg met with library staff and Friends of the Library to mark the location for the future geology display, at the far end of the western lot beside the Poopdeck Trail. Local carpenter Brad Caesar constructed a display kiosk, which he and Parks and Trails Division Head Chad Felice installed nearby on May 27.

Library staff delivered a 160-page report to the LAB about the history and funding of the library, complete with a 300-page annotated bibliography. The report surveys past debates over library funding and analyzes the practicality of the many different proposals over the years.

Peninsula.

- June 12-July 3: ASL Club.
- June 17: Make your own game for teens and tweens.
- June 18: The City Parks and Trails Division installs the reading bench around the tree beside the story trail.
- June 19: Ted Carter gives a presentation on Juneteenth.
- June 24: The Friends of the Homer Library put up posters for wild plants and the “Welcome to the Homer Public Library Greenway and Story Trail” sign at the western end of the Story Trail.
- June 30: Newspapers.com finishes digitizing the last of the library’s microfilm. All local newspapers are now available online going back to the 1950s.
- Virtual author talks for July: Raúl the Third (*¡Vamos! Let’s Go Read!*), Marie Lu (the *Legend* trilogy and the *Young Elites* trilogy), Rex Ogle (*Free Lunch*), Pria Anand (*The Mind Electric*).
- July 1-Sept. 30: Art in the Library displays paintings and collaborative works by RJ Nelson, Artability and Homer high-school students.
- July 4: The bookmobile cruises in the Independence Day parade.
- July 9: The Book Scavengers Book Club meets in the



Parks and Trails staff installed the new reading bench on June 18.

June

The City Parks and Trails Division installed the reading bench around a spruce tree next to the story trail. On June 24, the welcome sign and the guide to native plants went up in the kiosk at the western end of the trail.

Clark Fair gave a talk about his book *A Vanishing Past: Historic Cabins of the Kenai National Wildlife Refuge*, and Ted Carter followed a week later with a talk about Juneteenth.

Newspapers.com finished digitizing the library’s entire collection of microfilm and made all the records available online.

July

As always, the bookmobile made a splash at the Fourth of July parade. Volunteers dressed as chess pieces, all in black or all in white, and staged a brief game for the judges.

The summer reading program wrapped up in spectacular fashion on July 26, with an estimated 170 partiers enjoying music from Shamwari, food from Global Credit Union and Udder Delights, and prizes from many local businesses.

meeting room.

- July 10: The story trail features *Alaska's 12 Days of Summer*, by Pat Chamberlin-Calamar.
- July 17: The library hosts a teen mystery party.
- July 18: The library hosts an escape room for elementary kids.
- July 24: Kids explore making mosaic art with Sharlene.
- July 25-26: Artist Lee Post teaches comic drawing for kids.
- July 26: The summer reading program ends with a massive party.
- Virtual author talks for August: Jay Falk (*The Bird Book*), Casey McQuiston (*The Pairing*), Tascha Eurich (*Shatterproof*).
- Aug. 10: The story trail features *The Odd One Out*, by Britta Teckentrup.
- Aug. 14: Naomi Klouda, author of *Anna's Whale*, visits the library to talk about her new book, *The Alaska Glacier Dictionary*.
- Virtual author talks for September: Hannah Nicole Maehrer (*Assistant to the Villain*), Jefferson Fisher (*The Next Conversation*), Gabe Henry (*Enough is Enuf: Our Failed Attempts to Make English Easier to Spell*).
- Sept. 10: The story trail features *The Book Without a*



Young mosaicists demonstrated their artworks on July 24.

Thanks to all the organizations and individuals who supported the summer reading program

The Willow Fund at the Homer Foundation • Global Federal Credit Union • “Sponsor a Reader” donors • Homer Bookstore • Alaska State Library • Homer Emblem Club #350 • Ulmer’s Drug & Hardware • Homer’s Jeans • Two Sisters Bakery • Captain’s Toy Chest • Cycle Logical • Homer Shores • Sustainable Wares • Bubble’s Soda Parlor • NOMAR • Homer Art and Frame Co. • Salty Girls • Udder Delights Ice Cream • Shamwari • Save-U-More • City of Homer Community Recreation • Zen Den Café • Karol Miller • The Gilded Table • SalmonFest Alaska • And most of all: library staff and the Friends of Homer Library, particularly Youth Services Librarian Cinda Nofziger and FHL Coordinator Cheryl Illg.

August

With many months of effort, library staff assembled a list of every known volunteer, donor and community partner in the library’s history, going all the way back to 1938—about 3,700 entries in all. On August 11, the Homer City Council passed Resolution 25-074, thanking the public for their unfailing support through nearly nine decades.

Naomi Klouda gave an author talk on August 14 about her new book, *The Alaska Glacier Dictionary*.

Story, by Carolina Rabei.

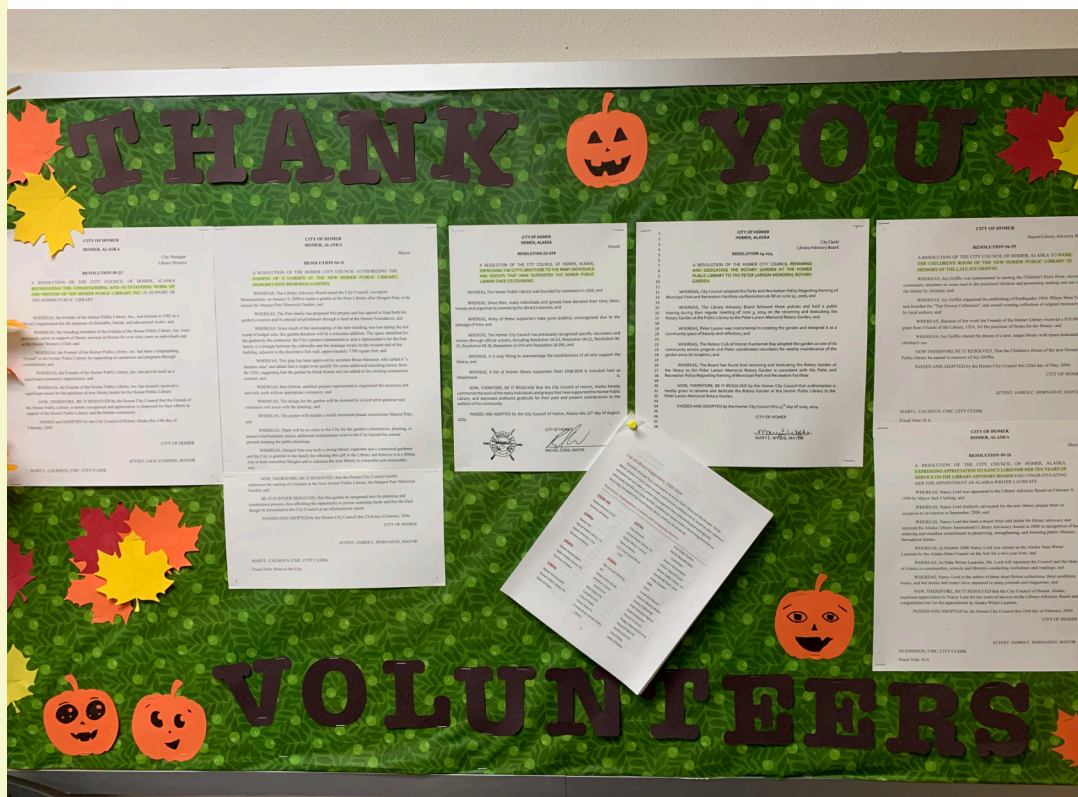
- Sept. 11: The Origami Queen teaches origami in the meeting room.
- Sept. 18: The library hosts a candidate forum for KPB School Board.
- Sept. 24: The library hosts a candidate forum for Homer City Council.
- Sept. 26-27: The fall book-and-plant sale features amazing deals.
- Virtual author talks for October: Adrián Aldaba and Emily Key (*Nuestra América*), Leigh Bardugo (*Six of Crows*), Malala Yousafzai (*Finding My Way*), Philippa Gregory (*The Other Boleyn Girl*).
- Oct. 1-Dec. 31: Art in the Library displays driftwood landscapes and acrylic paintings by June Denver.
- Oct. 1: The federal government shuts down because of budget disputes. Existing IMLS grants continue, though new grant applications are suspended.
- Oct. 7-30: The library hosts several events for Teentober.
- Oct. 17: Staff from the library and the Pratt Museum once again have fun with bears.
- Oct. 25: The library hosts a Volunteer Appreciation Luncheon.
- Virtual author talks for

September

The library hosted two candidate fora in partnership with the League of Women Voters, KBBI and the *Peninsula Clarion*.

On September 16, the LAB held a special worksession to discuss ideas for the 20th anniversary celebrations. During this quarter, the balance in the library endowment climbed above \$100,000, reaching a milestone the LAB set for itself in 2020.

Patrons crowded into the building for the FHL book and plant sale on September 26-27, and there wasn't much left by the end of Saturday. On September 29, more than a fifth of FHL's membership met at the library to revise the organization's bylaws, and the vote passed 55-0.



The City showed its gratitude to its supporters at the Volunteer Appreciation Luncheon on October 25.

October

The library received two grants in October, including \$19,000 from the Rasmuson Foundation for installing a security grille and \$6,462 from the Alaska State Library for internet costs.

On October 25, about 35 volunteers came to enjoy an excellent lunch and socialize. Library volunteers perform all kinds of different tasks—shelving, cleaning, book repair, driving the

November: Joseph Lee (*Nothing More of This Land*), Amanda Peters (*The Berry Pickers*), Charles Duhigg (*Supercommunicators*).

- Nov. 10: City Council approves revisions to the library privacy policy.
- Nov. 12: The federal government reopens.
- Nov. 13: New laptops are available for checkout. The biweekly computer-skills class meets for the first time.
- Nov. 25: The library begins replacing aging public computers with new Google Chromeboxes. The new print-management system goes live, enabling patrons to print from phones or laptops.
- Nov. 29: The giving tree goes up in the front lobby of the library.
- Virtual author talk for December: Sue Hincenbergs (*The Retirement Plan*).
- Dec. 1: The library implements a new text-messaging system. Patrons can sign up to receive text notifications about holds, overdue items and expiring library cards.
- Dec. 3: Homer Public Library is featured on *Reading Road Trip: Alaska*, on PBS. The IMLS completes its review of grant operations and fully restores all existing grant awards, including ones that

bookmobile, reviewing materials and programs on the radio, organizing programs, and much more. Many thanks to the thousands of people who have contributed their labor to the library over the years, and particularly the 100+ who do so currently.

The LAB voted to amend the library's privacy policy by adding a section on library communications with patrons.



Staff replaced the old public computers in November and December.

November

On November 10, City Council accepted \$19,000 from the Rasmuson Foundation for the security grille and approved the new privacy policy.

Library staff put the first new public computers out on the main floor and replaced the aging public laptops with new Chromebooks. A new print-management system deployed, finally allowing patrons to print from personal devices and library-owned laptops.

On November 29, volunteers from the Friends of the Library set up the giving tree near the front entrance, and by the end of December patrons took every single tag off the tree.

had been terminated in March.

- Dec. 7: The Porcupine Theater hosts a screening of *The Librarians*, followed by a discussion panel sponsored by the Friends of Homer Library. A second showing takes place the next day.
- Dec. 9: Crafternoon makes gift boxes for teens and tweens.
- Dec. 11: Brian Smith visits the library to talk about his memoir and the trilogy of books in the *Ida Mae Joy* series.
- Dec. 12: The library and the Pratt Museum examine bird feet.
- Dec. 13: The Friends of the Homer Library host a pop-up sale for plants and gifts.
- Dec. 29: Rich Chiappone teaches a fly-tying class.
- Dec. 30: All public computers are replaced with new Google Chromeboxes.
- Dec. 31: The official balance in the library endowment fund stands at \$118,685.



On December 18, Youth Services Librarian Cinda Nofziger introduced a special guest for Radio Storytime.

December

The City issued a call for bids to install the new security grille. Potential contractors visited the site on December 15.

The Porcupine Theater hosted a showing of *The Librarians*, a documentary about book challenges in the Lower 48, followed by a panel discussion featuring Andy Haas, Deb Curtis and Dave Berry, moderated by Shellie Worsfold of the Friends of the Homer Library.

Local author Brian Smith visited the library to talk about his trilogy of novels in the *Ida Mae Joy* series and his memoir, *Golden Boy*.

The library's new text-messaging system went live on December 1. On December 30, the library retired the last of the old public computers.

Thank You!



Our deepest thanks to all those who supported the library over the past year. Many members of the public contributed their time, energy and money to the success of the institution. We here recognize those who donated to the library's long-term sustainability during 2025.

Library Endowment Fund

Anonymous (2)

Kathryn J. Anderson

Doug and Landa Bailly

Nelson and Lilia Co

Brenda and James Dolma

Shirley Jean Evans

Marcia Kuszmaul

Annie Lowe

Ann Oberlitner

Marilyn Sigman

Glen Williams

Friends of Homer Public Library Endowment Fund

Esther Ashment

Dave Berry

Joy Steward

2025 by the numbers at Homer Public Library



105,613

Visits to the library



168,926

Items checked out

639

New library cards issued

14,406

Patrons attended programs

2,571 attended
Summer Reading events

3,930 sessions
Study Rooms + Meeting Room

28,565 sessions
Public computers + library WiFi

2,764

Volunteer hours logged





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

January 30, 2026

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

Re: 2025 Fourth 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 December 31, 2025.

Please contact me at 334-7620 if you have any questions concerning this filing.

Sincerely,

A handwritten signature in cursive script that reads "Chelsea Guintu".

Chelsea Guintu
Manager of Regulatory and Planning
Phone: 907-334-7620
Fax: 907-334-7657
Chelsea.Guintu@enstarnaturalgas.com

Enclosures:
Homer Surcharge Reconciliation ending December 31, 2025

CERTIFICATE OF SERVICE

I hereby certify that on January 30, 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



Nathan Enslow
Regulatory Financial Analyst

ENSTAR Natural Gas Company
Homer Line Extension Surcharge
Calculation Example Schedule

Updated Homer Extension Surcharge Example			Funded by	Funded by	Amount over
Line #		Total Cost	State Grant	Surcharge	TA 226-4 Est
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)
			Rate of Return	Income Tax Recovery Rate	
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 Balance	Additional Costs	Rate of Return	Income Tax Recovery	Total Carrying Cost	Mcf Sales	Surcharge Receipts	Amortization of Unrecovered Carrying Cost Net of Excess ADIT	Ending Balance
		A	B	C	D	E	F	G	H	I
88	1/31/2025	\$ 1,691,047.26	\$ -	\$ 7,049.19	\$ 1,450.48	\$ 8,499.67	38,606.59	\$ (38,607)	\$ 4,673.93	\$ 1,665,614.26
89	2/28/2025	\$ 1,665,614.26	\$ -	\$ 6,912.70	\$ 1,422.40	\$ 8,335.10	52,476.82	\$ (52,477)	\$ 4,673.93	\$ 1,626,146.48
90	3/31/2025	\$ 1,626,146.48	\$ -	\$ 6,784.60	\$ 1,396.04	\$ 8,180.64	34,303.16	\$ (34,303)	\$ 4,673.93	\$ 1,604,697.88
91	4/30/2025	\$ 1,604,697.88	\$ -	\$ 6,706.45	\$ 1,379.96	\$ 8,086.41	28,469.87	\$ (28,470)	\$ 4,673.93	\$ 1,588,988.36
92	5/31/2025	\$ 1,588,988.36	\$ -	\$ 6,632.38	\$ 1,364.72	\$ 7,997.10	32,183.46	\$ (32,183)	\$ 4,673.93	\$ 1,569,475.93
93	6/30/2025	\$ 1,569,475.93	\$ -	\$ 6,563.87	\$ 1,350.62	\$ 7,914.49	25,655.60	\$ (25,656)	\$ 4,673.93	\$ 1,556,408.75
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
	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
	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
	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



MEMORANDUM

CC-26-033

Ordinance 26-06, an Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.84 Release of Public Record Sections 2.84.010 Policy, 2.84.020 Definitions, 2.84.050 Regulations, and 2.84.070 Appeals. City Manager/City Clerk.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: January 23, 2026
From: Melissa Jacobsen, City Manager

BACKGROUND:

At the introduction of Ordinance 26-06 questions were raised from Council following public comments on the proposed amendments to Homer City Code (HCC) Chapter 2.84 Release of Public Records.

DISCUSSION:

One concern raised was regarding the proposal to strike language on lines 245-248. I explained at the introduction that stronger policy language was added at the beginning of Chapter 2.84 beginning on line 47 that directs that the City will provide prompt and reasonable access to non-confidential records, and that is why lines 245-248 is proposed to be removed. I'd also like to add that our records policy and records request form directs that the City has up to 10 working days to fulfill a records request, and that the City will notify the requestor and provide explanation if additional time is needed.

The second concern raised was about removing the opportunity for a requestor to appeal a denial of a records request to the City Council and directing it to be appealed directly to the Superior Court. Council asked for proposed amendments for this portion.

Option 1. Keep appeals with the City Council. Move to amend the ordinance to retain the existing language on lines 257 through 265, and strike new language on lines 267 and 268. This amendment will keep the appeal process with the City Council, and Council's decision can be appealed to the Superior Court.

Option 2. Direct appeals to a hearing officer. Move to amend line 267 to read as follows:

- a. Any denial of a request for inspection of records may be appealed to a hearing officer within 15 days after the request is denied. The Clerk's Office shall immediately forward the appeal to the Office of Administrative Hearings (OAH) for assignment of a hearing officer.

- b. The hearing officer will hold a preconference hearing to develop a briefing schedule, set a hearing date, and address other matters as needed related to the appeal hearing.
- c. An appeal from the decision of the hearing officer under this chapter may be made to the Superior Court within 30 days after the decision is distributed to the requestor.

Option 3. Direct appeals to the Superior Court. No action is needed to leave the amended language on lines 267-268 as proposed.

Fiscal note: All three options will incur legal fees. Options 1 and 2 have the potential to be more costly if the decision of the Council or of the hearing officer are appealed to the Superior Court and potentially to the Alaska Supreme Court.

Recommendation: Amend Ordinance 26-06 as desired.



MEMORANDUM

CC-26-008

Ordinance 26-06, an Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.84 Release of Public Record Sections 2.84.010 Policy, 2.84.020 Definitions, 2.84.050 Regulations, and 2.84.070 Appeals. City Manager/City Clerk.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: January 7, 2026
From: Melissa Jacobsen, City Manager

BACKGROUND:

Homer City Code (HCC) Chapter 2.84 governs the public release of City records and establishes the appeal process when a public records request is denied. The current code contains several provisions assigning public records-related duties to the City Manager, despite records management being a core responsibility of the City Clerk.

Alaska Statute § 29.20.380(a)(4) identifies the Municipal Clerk as the custodian and manager of municipal records and outlines the associated duties. Consistent with this statute, HCC 2.12.010(d) directs the City Clerk to maintain and make available for public inspection an indexed file of municipal ordinances, resolutions, rules, regulations, and codes. Additionally, the City Clerk is designated as the City's Records Manager in the Clerk's job description.

The amendments proposed in this ordinance align HCC Chapter 2.84 with state law and existing City code by removing the City Manager's role in establishing regulations and approving or denying public records requests, and by assigning those responsibilities to the City Clerk.

The proposed amendments also direct appeals of records request denials to the Superior Court.

RECOMMENDATION:

Conduct a public hearing and adopt Ordinance 26-06

ATTACHMENTS:

Alaska Statute § 29.20.380
Homer City Code 2.12.010

(b) The governing body may combine the office of clerk with that of treasurer. If the offices are combined, the clerk-treasurer shall, as required of the treasurer, give bond to the municipality for the faithful performance of the duties as clerk-treasurer.

(c) The municipal clerk may act as an absentee voting official under AS 15.20.045(c) for the limited purpose of distributing absentee ballots to qualified voters or qualified voters' representatives under AS 15.20.072 in a municipality in which the division of elections will not be operating an absentee voting station. (§ 7 ch 74 SLA 1985; am § 1 ch 11 SLA 1992; am § 43 ch 73 SLA 2013)

Effect of amendments. The 1992 amendment, effective July 28, 1992, rewrote subsection (a). The 2013 amendment added (c).

Sec. 29.20.390. Municipal treasurer.

(a) Except as provided in AS 14.14.060, the treasurer is the custodian of all municipal funds. The treasurer shall keep an itemized account of money received and disbursed. The treasurer shall pay money on vouchers drawn against appropriations.

(b) The treasurer shall give bond to the municipality in a sum that the governing body directs. (§ 7 ch 74 SLA 1985)

Sec. 29.20.400. Departments.

(a) The governing body may establish municipal departments and distribute functions among them.

(b) Each municipal department is administered by a department head. With the consent of the governing body, the mayor may serve as head of one or more departments or a single administrator may serve as head of two or more departments. (§ 7 ch 74 SLA 1985)

Sec. 29.20.410. Personnel system.

(a) Except as provided by (b) of this section, appointments and promotions of municipal employees are made on the basis of merit. The governing body may provide for a personnel system and classified service.

(b) By ordinance the governing body may designate confidential or managerial positions that are wholly or partially exempt from the classified service. A wholly or partially exempt position is filled by a person who serves at the pleasure of the appointing authority and whose term of employment is determined by the appointing authority. (§ 7 ch 74 SLA 1985)

Sec. 29.20.420. Health insurance policies.

(a) If a municipality offers a group health care insurance plan covering municipal employees, including by means of self-insurance, the municipal health care insurance plan is subject to the requirements AS 21.42.427.

Effect of amendments. The 2024 amendment, effective August 14, 2024, is added this section.

Chapter 2.12 CITY CLERK

Sections:

[2.12.010 Duties.](#)

2.12.010 Duties.

The office of City Clerk shall be appointed by the City Manager and confirmed by the City Council as provided by Alaska State law. The person holding the office of City Clerk shall:

- a. Give notice of the time and place of meetings to the Council and to the public;
- b. Attend meetings and keep the journal or other records thereof;
- c. Arrange publication of notices, ordinances and resolutions;
- d. Maintain and make available for public inspection an indexed file including municipal ordinances, resolutions, rules, regulations and codes;
- e. Attest deeds and other documents;
- f. Act as Election Supervisor and administer all City elections in accordance with HCC Title 4 and applicable State and Federal laws;
- g. Perform other duties as specified in this title or elsewhere in the Municipal Code and all applicable provisions of the Alaska Statutes;
- h. At all times cooperate with the City Manager and provide such information and perform such duties as are requested by the City Manager so long as they are not inconsistent with the duties of the office of City Clerk as otherwise provided in municipal, State and Federal law;
- i. The job functions and major activities of the Clerk's office as set forth in the job description are incorporated by this reference as though fully set forth in this section. [Ord. 85-24 § 1, 1985. Code 1981 § 1.30.010].

**CITY OF HOMER
HOMER, ALASKA**

City Manager/City Clerk

ORDINANCE 26-06

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING HOMER CITY CODE 2.84 RELEASE OF PUBLIC RECORD
SECTIONS 2.84.010 POLICY, 2.84.020 DEFINITIONS, 2.84.050
REGULATIONS, AND 2.84.070 APPEALS.

WHEREAS, Access to public records concerning government operations enables citizens to review and understand the activities of their government; and

WHEREAS, Certain records may be exempted from disclosure as stipulated by state or federal law or regulation; and

WHEREAS, It is crucial to provide access to public records while efficiently managing City resources; and

WHEREAS, Clarifications within the code are necessary to effectively administer and process public records requests.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 2.84 Release of public records is hereby amended as follows:

Chapter 2.84

PUBLIC RELEASE OF RECORD

Sections:

2.84.010 Policy.

2.84.020 Definitions.

2.84.030 Information available to the public.

2.84.040 Records exempted.

2.84.050 Regulations.

2.84.055 Litigation disclosure.

2.84.060 Response to requests for public records.

2.84.070 Appeals.

2.84.010 Policy.

~~It is the intention of the City to provide prompt and reasonable access to nonconfidential public records according to law so that the people of the City may be well informed at all times as to~~

municipal business. This chapter should be construed to require disclosure of public records of the City as required by AS 40.25, subject to the exceptions, exemptions, and privileges provided in this chapter, in AS 40.25, or as otherwise provided by law.

A. It is the policy of the city to provide prompt and reasonable access to non-confidential public records to the citizens of Alaska according to law so that the people of the State of Alaska may always be well informed as to the business and affairs of the city. This chapter should be construed to require disclosure of public records of the city as required by Alaska Statutes, subject to exceptions, exemptions and privileges provided in this chapter, or otherwise provided by law.

B. It is the policy of the city not to manipulate data, software or electronically stored information to tailor the data to the person's request or to develop a product that meets the person's request.

C. It is the policy of the city not to duplicate public records in alternative formats not used by the city.

D. Exceptions to subsections B and C may be authorized in the sole discretion of the city manager. Any such exception shall; 1) be requested in writing by the person desiring access; 2) be responded to in writing signed by the city manager and directed to the city clerk and person requesting documents stating the reasons for allowing or denying an exception.

2.84.020 Definitions.

For the purposes of this chapter:

"City agency" means any department, division, board, commission, council, committee, or other instrumentality of the City.

"City Clerk" includes any designee of the City Clerk.

"Confidential information" means information the disclosure of which is restricted by city, state or federal law, ordinance, regulation, rule or judicial decision.

"Involved in litigation" means a party to litigation or representing a party to litigation, including obtaining public records for the party.

"Public records" has the same meaning as in AS 40.25.220: **means items, regardless of format or physical characteristics, that are developed or received by a city agency that are preserved for their informational value or as evidence of the organization or operation of the city agency.**

"Requester" means a person who makes a request to the city to inspect or obtain a copy of a city record.

2.84.030 Information available to the public.

Except as provided by HCC 2.84.040, or by other provisions of City, State or Federal law, all nonexempt public records shall be open to inspection by any person during business hours, subject to any applicable regulations that may be adopted by the City ~~Manager~~ **Clerk** pursuant to HCC 2.84.050.

2.84.040 Records exempted.

The following records are confidential and exempt from disclosure to the public:

a. Communications between an attorney for the City and the City, or any agency, officer, employee, or representative of the City, that are made confidentially in the rendition of legal services to the City or to a City agency, officer, or employee;

b. Records prepared by any attorney for the City in the rendition of legal services or legal advice to the City or any agency, officer, employee or representative of the City. Records that must otherwise be disclosed because they are public and not subject to any exemptions cannot be withheld on the sole ground that they have been submitted to the City's attorney;

c. The work product of an attorney for the City. This includes, without limitation, documents, records and communications prepared by or at the direction of the attorney containing a legal opinion, memorandum or other work product or information pertaining to any matter then in litigation or where litigation may be threatened or where a claim is asserted or may be threatened. This exemption does not extend, however, to any documents, records or other written communications that were public prior to the commencement of litigation or claim. Records that must otherwise be disclosed because they are public and not subject to any exemptions cannot be withheld on the sole ground that they have been submitted to the municipal City's attorney;

d. All personnel and payroll records of City officers and employees, including, without limitation, employment applications, examination materials, other assessment materials, disciplinary records, and performance evaluations; except the following, which may be disclosed:

1. The employment application of a City official appointed by the City Council;

2. The employment application of the director of each department of the City, as defined in HCC 2.32.010 and 2.32.030;

3. Performance evaluations of a City official appointed by the City Council and department directors, but only to the extent the performance evaluations relate to the individual's job

performance and do not impugn an individual's honesty, integrity, morality, reputation or character outside of professional performance;

4. The names and position titles of all City employees;

5. The current and prior positions held by a City employee;

6. The dates of appointment and separation of a City employee; and

7. The compensation rate authorized for a City official or employee, but the payroll records and compensation actually paid to an official or employee shall not be disclosed.

In the event of a request for disclosure of items described in subsections (d)(1), (2), and (3) of this section, the person(s) in question will be notified at least five days prior to release of such records;

e. Records or information compiled for law enforcement purposes, but only to the extent that the production of the law enforcement records or information:

1. Could reasonably be expected to interfere with enforcement proceedings;
2. Would deprive a person of a right to a fair trial or an impartial adjudication;
3. Could reasonably be expected to constitute an unwarranted invasion of the personal privacy of a suspect, defendant, victim, or witness;
4. Could reasonably be expected to disclose the identity of a confidential source;
5. Would disclose confidential techniques and procedures for law enforcement investigations or prosecutions;
6. Would disclose guidelines for law enforcement investigations or prosecutions if the disclosure could reasonably be expected to risk circumvention of the law; or
7. Could reasonably be expected to endanger the life or physical safety of an individual;

f. The name, address, telephone number, email address, or other information that would identify complainants in any formal or informal request that the City take action to enforce any law, ordinance or regulation, except as such disclosure may become necessary to a fair and just disposition of the enforcement proceeding;

g. The name, address, telephone number, email address, usage, and billing data of any customer using City services;

h. Financial, engineering, technical specifications, designs, or data from any person that, if released, might provide a competitive advantage to any person, engaged or potentially to be engaged in similar or related activities;

i. Information obtained by and in the custody of the City's insurance providers and their agents, investigators and appointed attorneys regarding existing and threatened litigation and claims against the City. This includes information that is provided by them to the City; records disclosing reserve levels on litigation or claims against the City; records pertaining to the evaluation and defense of any litigation or claims against the City; and risk management files. "Insurance providers" include any insurance company, self-insurance, or joint insurance program;

j. Medical and related public health records concerning any person;

k. Records pertaining to juveniles unless disclosure is authorized by law;

l. Records that are required or authorized to be kept confidential by Federal or State law or regulation, or by a protective order authorized by law or regulation;

m. Records that municipal governments engaged in collective bargaining consider to be privileged or confidential for purposes of successful collective bargaining;

n. Records that are required or authorized to be kept confidential by a privilege, exemption or other principle recognized by law or the courts;

o. Any personal information concerning any person the release of which could reasonably be expected to constitute an unwarranted invasion of privacy;

p. Records that are proprietary, privileged, or a trade secret in accordance with AS 43.90.150 or 43.90.220(e); and proprietary information that a person reasonably requires to be kept confidential to protect the property interests of the person providing the information;

q. The names, addresses, or other personal identifying information of people who have used the Homer Public Library, in accordance with AS 40.25.140;

r. Records concerning deliberations and drafts of decisions in quasi-judicial proceedings conducted by the City or any City agency. The final decision in a quasi-judicial proceeding is public;

s. When and for so long as necessary to protect the interests of the City, competitive bids, proposals, quotes, and similar offerings submitted to the City by any person in response to a request or solicitation by the City.

2.84.050 Regulations.

The City ~~Manager~~ **Clerk** shall establish regulations for the operation and implementation of this chapter and the Council shall review and approve such regulations. Regulations adopted

pursuant to this section shall be posted in a conspicuous manner at City Hall. The regulations may include provisions as to the time, place, and manner of inspection of records and may also include, but are not limited to:

a. The requirement of payment of reasonable fees for production of records, including fees for statutorily authorized personnel costs required for search and copying tasks. The fees shall not exceed the maximum fees allowed under AS 40.25.110. If the person is unable to pay a required fee, and signs an affidavit to the effect that he or she is unable to do so, the City Manager may waive the fee. The regulations may also provide for waiver of fees, to be uniformly applied among persons similarly situated, when the cost is nominal or when the cost to arrange for and collect payments exceeds the fee.

b. The form in which the specified documents shall be made available. Documents need not be reproduced in the exact form or medium in which they are stored. However, any alteration of the form or medium of public records shall not change the substantive content of the information contained in the public record. When the actual content is changed, the nature of the change and why it was necessary shall be communicated to the requestor.

c. The requirement that a request adequately identify the record(s) in a written request.

d. Requirements for clarification or narrowing of requests that are too vague or so broad as to make it difficult to identify the information requested or to respond to the request with reasonable effort at a reasonable cost.

e. Other provisions to implement this chapter.

2.84.055 Litigation disclosure.

If a person requesting inspection of City records is involved in litigation, a quasi-judicial proceeding, or an appeal involving the City or a City agency in any judicial or administrative forum, the disclosure of records used for, included in, or relevant to that litigation, proceeding or appeal is governed by the rules or orders of that forum, and not by this chapter. In this section, "involved in litigation" means being a party to litigation, a quasi-judicial proceeding or appeal, or representing a party, including any person obtaining records on behalf of the party.

2.84.060 Response to requests for public records.

a. All requests for records shall be approved or denied by the City Manager ~~The manager or his designee shall, consistent with the orderly conduct of City business, make a good faith and reasonable effort to locate records that are adequately identified in the request. The City Manager will provide a reasonably prompt response to each request~~ **Clerk. Nothing in this subsection shall prevent the City Clerk from consulting the City Attorney and/or the City Manager prior to deciding the disposition of a request made under this chapter.**

b. If a request is denied or the requested records cannot be identified or promptly located with good faith and reasonable effort, a brief written explanation will be given.

2.84.070 Appeals.

~~a. Any denial of a request for inspection of records may be appealed to the City Council by the person making the request. An appeal must be filed in writing within 30 days after the request is denied. Failure to timely appeal from a denial waives all rights of appeal.~~

~~b. The City Council will consider and decide the appeal within 30 days.~~

~~c. An appeal from the decision of the Council may be made to the Superior Court within 30 days after the Council's decision is distributed to the parties.~~

An appeal from the decision of the City Clerk under this chapter may be made to the Superior Court within 30 days after the decision is distributed to the requestor.

Section 2. This ordinance shall take effect upon its adoption by the Homer City Council.

Section 3. 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

YES:

NO:

ABSTAIN:

ABSENT:

Introduction:

Public Hearing:

294 Second Reading:
295 Effective Date:

From: [Frank Griswold](#)
To: [Amy Woodruff](#)
Subject: Proposed Ordinance 26-06
Date: Thursday, January 22, 2026 1:45:16 PM

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

Dear City Council and Mayor,

State FOIA laws regulate who can request public documents. In most states, "any person" is able to request public records regardless of their citizenship. Only seven states (Alabama, Arkansas, Delaware, New Jersey, Kentucky, Tennessee, and Virginia) require requesters of public records to be state residents.

"All disclosable public records must be made available upon request and upon compliance with the requirements of AS 40.25.110 - AS 40.25.125 and this chapter. A public agency may not request a justification or explanation of need or intended use, but a public agency may inquire whether the person making the request is a party, or represents a party, involved in litigation with the state or a public agency ***to which the requested record is relevant. If so, the requester shall be informed to make the request in accordance with applicable court rules.***" (Emphasis added) 2 AAC 96.305-2 AAC 96.315.

Frank Griswold

From: [Frank Griswold](#)
To: [Amy Woodruff](#)
Cc: [Department Clerk](#)
Subject: Proposed Ordinance 26-06
Date: Tuesday, January 20, 2026 10:45:20 PM

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

Dear City Council and Mayor,

AS 40.25.110(a) states in relative part as follows: "Unless specifically provided otherwise, the public records of all public agencies are open to inspection ***by the public*** under reasonable rules during regular office hours." Out-of-state residents/citizens are irrebuttably members of the public. AS 40.25.120(a) provides that ***every person*** has a right to inspect a public record in the state with some exceptions. AS 40.25.120(a) does not provide that every person in the state has a right to inspect a public record in the state. No provision of AS 40.25 provides a blanket exemption for out-of-state requests for public records and the law does not otherwise differentiate based on requester location or citizenship. It is therefore axiomatic that City of Homer must process out-of-state public records requests in the same manner it processes in-state public records requests.

Frank Griswold

January 20, 2026

Re: Proposed Ordinance 26-06

Dear City Council and Mayor,

Proposed Ordinance 26-06 was initiated to better position the city in a pending superior court case regarding a public records request where the city falsely claimed that no records existed. See 3H0-25-00357CI. No city official should be complicit in this diabolical attempt to restrict all future disclosures of public records under the guise of efficiently managing city resources. The current regulations have been in place for decades and the "clarifications" now sought are clearly not necessary to effectively administer and process public records requests. Previous city managers have efficiently responded to public records requests and established regulations for the operation and implementation of Chapter 2.84 so one must wonder why such duties traditionally assigned to the City Manager are now being delegated to the recently hired City Clerk? Ordinance 26-06 states on its face that it is co-sponsored by the City Clerk but it seems unlikely that she did so voluntarily.

Lines 47-52: AS 40.25.110(a) states: "Unless specifically provided otherwise, the public records of all public agencies are open to inspection by the public under reasonable rules during regular office hours." Contrary to proposed Ordinance 26-06, AS 40.25 does not restrict the disclosure of public records to citizens of Alaska so that *just* the people of the State of Alaska may always be well informed as to the business and affairs of the City of Homer. This amendment is a knee-jerk reaction to a 2023 public records request made by newspaper publisher Phillip Lilker of Lake City Florida which fortunately contributed to the expedient termination of newly hired Public Works Director Paul Dyal. (See email chain between (then) City Clerk Melissa Jacobsen and Phillip Lilker attached hereto). Is proof of Alaskan citizenship going to be required and, if so, what constitutes sufficient proof?

Line 54 adds the following: "It is the policy of the city not to manipulate data, software or electronically stored information to tailor the data to the person's request or to develop a product that meets the person's request."

Tailoring data to develop a product that meets a person's request is consistent with the purpose of enabling citizens to review and understand the activities of their government per Whereas clause #1. Storing data in proprietary software in order to keep it from being disclosed would be reprehensible.

Line 58 adds the following: "It is the policy of the city not to duplicate public records in alternative formats not used by the city." If duplicating public records in alternative formats facilitates the disclosure of those records to the requester, so be it. Doing so is consistent with Whereas clause #1 and should not unduly burden competent city personnel.

Line 61 adds the following: "Exceptions to subsections B and C may be authorized in the sole discretion of the city manager. Any such exception shall: 1) be requested in writing by the person desiring access; 2) be responded to in writing signed by the city manager and directed to the city clerk and person requesting **documents** stating the reasons for allowing or denying an exception." First of all, not all records constitute documents. Furthermore, this provision allows the city manager to arbitrarily decide to whom exceptions should be granted and therefore violates the equal protection clauses of the Constitution. All public records requests should be disclosed in a format easily accessed by the requester. One must wonder why this duty is assigned solely to the city manager while other duties are assigned to the city clerk.

Line 72 adds the following: "City Clerk" includes any designee of the City Clerk." This is excessively vague. Could the city clerk designate her duties to the city manager and would the city manager then be required to fulfill them against her will? Could the city clerk designate her duties to non-employees of the city, part time employees, or volunteers?

Line 77 adds the following: "Involved in litigation" means a party to litigation or representing a party to litigation, including obtaining public records for the party." It would be irrelevant that a party is involved in litigation where the records sought have no relevance to that litigation. The city cannot discriminate against a requester of public records simply because they are involved in unrelated litigation.

Line 80 deletes the requirement that "Public Record" has the same meaning as in AS 40.25.220. AS 40.25.220(3) states that public records include "***books, papers, files, accounts, writings, including drafts and memorializations of conversations, and other items, that are developed or received by a public agency, or by a private contractor for a public agency.***" The City of Homer does not have the authority to eliminate what constitutes a public record per AS 40.25.220(3).

Lines 91-92 transfers the duty to ***adopt*** regulations from the city manager to the city clerk. HCC 2.84.050 states in relevant part as follows: "The City Manager shall ***establish*** regulations for the operation and implementation of this chapter and the Council shall review and ***approve*** such regulations."

Line 208 proposes to assign the duty of establishing regulations from the City Manager to the City Clerk. The duty to establish regulations has traditionally been assigned to the city manager so why is it now necessary to assign this duty to the already overburdened city clerk? (Note that the terms "City Manager," "City Clerk," and "City" are capitalized in most existing provisions of HCC but mostly not capitalized in proposed Ordinance 26-06).

Line 244 amends HCC 2.84.060 by deleting the following: "The manager or his designee shall, consistent with the orderly conduct of City business, make a good faith and reasonable effort to locate records that are adequately identified in the request. The City Manager will provide a reasonably prompt response to each request." There is no valid reason to delete the requirement that *whoever* responds to a public records request must make a good faith and reasonable effort to locate the records. This laudable requirement is proposed for deletion because it was violated in a recent public records request and the City Manager wants to retroactively change the law instead of admitting that she acted inappropriately. See 3HO-25-00357CI. HCC 1.18.010(a) states in relevant part as follows: "The proper functioning of democratic government requires ethical behavior by public officials. Ethics involves the commitment to take individual responsibility in creating a government that has the trust and respect of its citizens." HCC 1.18.030(h) states in relevant part as follows: "No City official or the City Manager shall use the implied authority of office or

position for the purposes of unduly influencing the decisions of others, or promoting a personal interest within the community."

Line 248 adds: "Nothing in this subsection shall prevent the City Clerk from consulting with the City Attorney and/or the City Manager prior to deciding the disposition of a request made under this chapter." It is unnecessary to add this text since nothing in this subsection even remotely suggests that attorney consultation is prohibited. This provision should be replaced with a provision that prohibits the City Attorney from surreptitiously ghost-writing determinations on behalf of the City Manager and/or the City Clerk.

R. 5.04 (Appeal to City Council) states: "A denial, in whole or in part, a deemed denial, or any adverse written determination by the City Manager in response to a written request for public records may be appealed by the requestor to the city council under Homer City Code Section 2.84.070." Lines 255-268 radically alter the current appeal procedures and force requesters of public records to appeal adverse determinations directly to the superior court and stipulates a 30-day time limit for doing so. This is designed to discourage appeals by making them prohibitively expensive thereby further thwarting the requester's effort to obtain public records from the city. The Supreme Court of Hawaii interpreted "denial of access [to records to be] synonymous with 'withholding access.'" *State of Hawaii Org. of Police Officers v. Soc'y of Prof'l Journalists - University of Hawaii Chapter*, 83 Haw.378, 392 386, 400 (1996). The court relied upon federal case law that had defined "withholding" to include not only denials, but any agency response that has the net effect significantly to impair the requester's ability to obtain the records or significantly to increase the time he [or she] must wait to obtain them. *Id.* (citing *McGehee v. CIA*, 897 F.2d 1095, 1110 (D.C. Cir.1983), vacated in part on other grounds, 711 F.2d 1076 (1983)). Thus, "[a]ccess is withheld and a person aggrieved thereby, not only by an agency's outright denial of access, but also, for example, by the agency's non-response, claim that the request was not specific enough to identify the records sought, **imposition of unauthorized or excessive fees as a condition of access, or claim that it does not have the records sought.** (Emphasis added). *Id.* at 400-01, 927 P.2d at 392-93.

At a minimum, the City of Homer should abide by the following provisions of the Alaska Administrative Code:

2 AAC 96.335(d)(1): "A denial of a written request, in whole or in part, must state that the requestor may administratively appeal the denial by complying with the procedures in 2 AAC 96.340."

2 AAC 96.340:

(a) "A requestor whose written request for a public record has been denied, in whole or in part, may ask for reconsideration of the denial by submitting a written request to the agency head."

(b) "An appeal under (a) of this section must be mailed or hand-delivered to the agency head **within 60 working days** after the denial is issued and must include the date of the denial. The appeal must also identify the records to which access was denied and which are the subject of the appeal. If an appeal is from the failure of the agency to the records request within the appropriate time limit under 2 AAC 96.325, then the appeal must so state, must identify the records sought, and must identify the public agency to which the request was directed and the date of the request."

(c) "**The 60 working days** within which an appeal must be filed begins to run upon the issuance of the denial or, if no denial is issued, upon the expiration of the time period within which the public agency should have responded."

2 AAC 96.345:

(a) "As soon as practicable, but not later than the 10th working day after the close of the record on appeal, the agency head shall issue a written determination stating which of the records that are the subject of the appeal will be disclosed and which records will not be disclosed. The written determination must comply with 2 AAC 96.350."

(b) "The agency head may extend the 10-working-day period for a period not to exceed 30 working days upon written request from the requestor, or by sending a written notice to the requestor within the basic 10-working-day period."

(c) "The agency head may delegate authority and duties under (a) and (b) of this section to a full-time employee of the public agency not involved in the denial and not subordinate to the employee responsible for the denial. The employee delegated this authority may not subdelegate to another employee."

2 AAC 96.350: "A determination under 2 AAC 96.345 responding to an appeal must be in writing, must specify the specific statute, regulation, or court decision that is the basis for the denial, and must state briefly the reason for the denial. A denial under this section is the final agency decision. A denial must further state that, as provided by AS 40.25.124, the requestor may obtain judicial review of the denial by appealing to the superior court."

Frank Griswold

<Attachment: Stewart Lilker's 2023 Public Records Request>

APPEAL of PUBLIC RECORD REQUEST DENIAL

Today's Date: 2024-01-23

Date of Request: 2023-12-21

Date of Denial: 2024-01-08

Requestor's Name: Stewart Lilker

Name of Business: ColumbiaCountyObserver.com

To: Homer City Manager Rob Dumouchel

INTRODUCTION

On December 21, 2023, the publisher of the ColumbiaCountyObserver.com, Stewart Lilker ("Lilker") requested the following records from the City of Homer for Director of Public Works applicant Paul Dyal of Lake City, FL: City of Homer's offer of employment and Mr. Dyal's acceptance.

The Homer point of contact ("POC") for this request was Melissa Jacobsen. A series of emails beginning on December 21, 2023, and concluding in January 8, 2024, is attached as Exhibit A.

DISCUSSION

A simple, understandable, and uncomplicated public records request for non-exempt records was made on December 21, 2023. The City of Homer responded timely. However, the City stated that "HR and the City Clerk are out of the office until January 2." The request was for two documents, (1) the City of Homer's offer of employment to Paul Dyal, and (2) the acceptance of the offer by Mr. Dyal. Additionally, Lilker asked the following, "In the meantime if someone could just send along an e-mail with those dates, that would be great."

Emails between the POC and Lilker never mentioned that Ms. Jacobsen was the designated public records access officer for the City of Homer. Lilker never received anything from the City Manager, as required by the code, regarding the request, including an explanation for the denial of the non-exempt public records or any explanation of the appeal process for a denial.

THE LAW

Alaska maintains one of the broadest public records laws in the country. The law is known as the Alaska Public Records Act (APRA). There are few exemptions prohibiting disclosure of public records. APRA applies to all state and local government agencies in the State of Alaska. The specific Alaska public record statute is Sec. 40.25.110.

Sec. 40.25.120, public records; exceptions, lists AK exemptions. Municipalities are not empowered to exempt records that are not on the list. Sec. 40.25.120, sub. sec. "(b) Every public officer having the custody of records not included in the exceptions shall permit the inspection, and give on demand and on payment of the fees under AS 40.25.110 — 40.25.115 a certified copy of the record, and the copy shall in all cases be evidence of the original."

Homer City Code, Chapter 2.84, Public Release of Record explains public records as it applies to Homer, AK.

Sec. 2.84.040, Records Exempted lists records exempted by the City Code and records which are not exempt.

Non-exempt records include the following:

2. The employment application of the director of each department of the City, as defined in HCC 2.32.010 and 2.32.030;
6. The dates of appointment and separation of a City employee (emphasis added);
7. The compensation rate authorized for a City official or employee, but the payroll records and compensation actually paid to an official or employee shall not be disclosed. (emphasis added)

Sec. 2.84.060, response to requests for public records, City Code requires, "a. All requests for records shall be approved or denied by the City Manager," and "b. If a request is denied or the requested records cannot be identified or promptly located with good faith and reasonable effort, a brief written explanation will be given. [Ord. 08-25(A-2) § 1, 2008. Code 1981 § 1.80.060]."

On information and belief, the City of Homer has the following regulation which enhances the APRA and the City Code:

"If the City Manager makes an adverse determination, in whole or in part, [to] a written public records request, the City Manager will provide a written response setting forth the adverse determination. It will include a description of the records requested, a description of the records that will not be provided, and the reasons for the adverse determination, including reference to provisions of law or

regulations, facts, and other information relied upon. The City Manager's written response will also include a notice that the requestor has a right to appeal to the city council."

WHEREAS, Lilker made a public record request, for non-exempt public records, on December 21, 2023, which was constructively and actually denied on January 8, 2024, and

Whereas, the City Manager is designated to rule on appeals of public record denials according to the Homer City Code and its Regulations, PR Requestor Lilker respectfully requests that the City Manager comply with the State and City laws, rules, and regulations and provide the requested non-exempt public records forthwith, respectfully noting that this is a matter of great public concern.

Respectfully,

s/s/Stewart Lilker

Stewart Lilker

Publisher/Editor

ColumbiaCountyObserver.com

Florida, USA

Exhibit A

Email chain of PRR 2023-12-21

At 01:02 PM 12/21/2023, StewLilker@columbiacountyobserver.com wrote:

Renee,

Thanks for the emails and thanks for trying.

We will see what happens.

PS> I hope Santee Clause is good to you.

"Sunlight is the best disinfectant" - Louis Brandeis, Sup Ct Justice

StewLilker

Pub/ed

[Columbia County Observer](#)

Land: (386) 454-4500

Cell: (352) 215-4500 Talk - best number

Cell: (352) 538-1551 Text

Good government is everybody's business.

At 12:36 PM 12/21/2023, you wrote:

Stew,

HR and the City Clerk are out of the office until January 2nd.

I will try to endeavor to complete this additional request within the time frame you requested but that may not be possible.

I would like to additionally request that you complete the attached records request form so the Clerks Office can keep the paper trail/processes on the right track.

I appreciate your patience while we process your additional records request

Renee Krause, MMC
Deputy City Clerk II
ADA Coordinator

From: StewLilker@columbiacountyobserver.com

<StewLilker@columbiacountyobserver.com>

Sent: Thursday, December 21, 2023 5:32 AM

To: Renee Krause <RKrause@ci.homer.ak.us>; Zach Pettit
<zpettit@ci.homer.ak.us>

Cc: Lori Pond <lpond@ci.homer.ak.us>

Subject: Fwd: RE: City of Homer Public Records Request re Paul Dyal

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

Hello Renee and Zach,

A little while ago I sent the email directly below to Melissa and received the following message;

records;
I hope to have this wrapped up before Christmas as well.

Take care, Melissa

From: StewLilker@columbiacountyobserver.com <
StewLilker@columbiacountyobserver.com>
Sent: Tuesday, December 19, 2023 12:36 PM
To: Melissa Jacobsen <MJacobsen@ci.homer.ak.us>
Cc: Lori Pond <lpond@ci.homer.ak.us>
Subject: RE: City of Homer Public Records Request re Paul Dyal

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

Ms. Jacobsen,

Thank you for taking my call.

I am looking forward to receiving the snippet you mentioned and the records.

As I mentioned, I would really appreciate receiving them before everyone goes on Christmas break.

In any event, I hope you and all of Homer have a Merry Christmas.

Regards, Stew

"Sunlight is the best disinfectant" - Louis Brandeis, Sup Ct Justice

StewLilker

Pub/ed

Columbia County Observer

Land: (386) 454-4500

Cell: (352) 215-4500 Talk - best number

Cell: (352) 538-1551 Text

Good government is everybody's business.

At 05:23 PM 12/18/2023, Melissa Jacobsen wrote:
Mr. Lilker,

I received a voice mail from you and want to let you know that your records request is being processed. You'll note on the form that we have 10 business days to complete the request, and I'll contact you when it's completed.

Thank you, Melissa

From: StewLilker@columbiacountyobserver.com <
StewLilker@columbiacountyobserver.com>
Sent: Tuesday, December 12, 2023 1:40 AM
To: Melissa Jacobsen <MJacobsen@ci.homer.ak.us>
Cc: Lori Pond <lpond@ci.homer.ak.us>
Subject: Re: City of Homer Public Records Request re Paul Dyal

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

Ms. Jacobsen,

I have attached the completed form and my original request as

requested.

Thank you for your prompt attention to this matter of great public concern.

Attached: Original public record request to Lori Pond.
Completed form as requested

Regards

"Sunlight is the best disinfectant" - Louis Brandeis, Sup Ct Justice
StewLilker

Pub/ed

Columbia County Observer

Land: (386) 454-4500

Cell: (352) 215-4500 Talk - best number

Cell: (352) 538-1551 Text

Good government is everybody's business.

--

At 07:55 PM 12/11/2023, Melissa Jacobsen wrote:
Mr. Lilker,

I understand youre interested in information regarding the hiring process for Paul Dyal.

Please complete and sign a City of Homer Public Records Request form and submit it to the City Clerks office for processing. Under description of records requested you can put see attached and include a copy of your email to Lori Pond.

Ive included a link and a pdf of the form for your convenience.

<https://www.cityofhomer-ak.gov/cityclerk/public-records-0>

Thank you, Melissa

Melissa Jacobsen, MMC
City Clerk/Deputy Director of Administration
City of Homer, Alaska
907-235-3130



City of Homer City Clerk's Office

PUBLIC RECORDS LAW DISCLOSURE: Most e-mails from or to this address will be available for public inspection under Alaska public records law.

City Manager/Port Director

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
SUPPORTING FULL FUNDING ~~IN THE AMOUNT OF \$18,186,535~~
FOR THE STATE OF ALASKA MUNICIPAL HARBOR FACILITY GRANT
PROGRAM IN THE FY 2027 STATE CAPITAL BUDGET.

WHEREAS, Homer City Council has learned that the Alaska Department of Transportation and Public Facilities has not convened the Project Evaluation Board (PEB) to review this year's applications; and

WHEREAS, For each harbor facility grant application, these municipalities have committed to invest 100% of the design and permitting costs and 50% of the construction cost; and

WHEREAS, The municipalities of Anchorage, Kake, Kodiak, Petersburg, Unalaska, and Wrangell have committed to contribute half of their project cost in local match funding for FY2027 towards harbor projects of significant importance locally as required in the Harbor Facility Grant Program; and

WHEREAS, During the last seventeen years the Municipal Harbor Facility Grant Program has only been fully funded twice; and

WHEREAS, A survey done by the Alaska Municipal League of Alaska's ports and harbors found that from the respondents, the backlog of projects necessary to repair and replace former State-owned harbors has increased to at least \$500,000,000; and

WHEREAS, Given that Alaska is a maritime state and that our harbors are foundational to both our way of life and the economy of this great State it is in the public's best interest to maintain this critical infrastructure by using State, Local and Federal funds to recapitalize the crucial harbor moorage infrastructure statewide..

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby urges full funding by the Governor and the Alaska Legislature for the State of Alaska's Municipal Harbor Facility Grant Program in the FY2027 State Capital Budget in order to ensure enhanced safety and economic prosperity among Alaskan coastal communities.

BE IT FURTHER RESOLVED that the City Council of Homer, Alaska hereby urges the Alaska Department of Transportation and Public Facilities to convene the Project Evaluation Board to review this year's Municipal Harbors Grant Program applicants.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby urges the Alaska Department of Transportation and Public Facilities to convene the Project Evaluation Board to review this year's Municipal Harbors Grant Program applicants and make a recommendation for full funding by the governor and the Alaska legislature for the state of Alaska's Municipal Harbor Facility Grant program in the FY2027 state capital budget in order to ensure enhanced safety and economic prosperity among Alaskan coastal communities.

PASSED AND ADOPTED by the Homer City Council this _____th day of January, 2026.

RACHEL LORD, MAYOR

88

89 ATTEST:

90

91

92 _____
AMY WOODRUFF, CITY CLERK

93

94 Fiscal Note:

95

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port Director

RESOLUTION 26-011(S)

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
SUPPORTING FULL FUNDING \$18,186,535 FOR THE STATE OF
ALASKA MUNICIPAL HARBOR FACILITY GRANT PROGRAM IN THE
FY 2027 STATE CAPITAL BUDGET.

WHEREAS, The majority of the public boat harbors in Alaska were constructed by the State during the 1960s and 1970s; and

WHEREAS, These harbor facilities represent critical transportation links and are the transportation hubs for waterfront commerce and economic development in Alaskan coastal communities; and

WHEREAS, The harbor facilities in Alaska are ports of refuge for ocean going vessels, and serve as essential transportation hubs to coastal Alaskan communities for supplies, trade in goods and services and connections to the world market for our exports and imports; and

WHEREAS, The State of Alaska, over the past nearly 30 years, has transferred ownership of most of these State-owned harbors, many of which were at or near the end of their service life at the time of transfer, to local municipalities; and

WHEREAS, The municipalities took over this important responsibility even though they knew that these same harbor facilities were in poor condition at the time of transfer due to the state's failure to keep up with deferred maintenance; and

WHEREAS, Consequently, when local municipal harbormasters formulated their annual harbor facility budgets, they inherited a major financial burden that their local municipal governments could not afford; and

WHEREAS, In response to this financial burden, the Governor and the Alaska Legislature passed legislation in 2006, supported by the Alaska Association of Harbormasters and Port Administrators, to create the Municipal Harbor Facility Grant program (AS 29.60.800); and

WHEREAS, Full funding of the \$18,186,535 FY 2027 request would allow the State to address the highest-priority, safety-related harbor infrastructure needs identified through the Municipal Harbor Facility Grant Program scoring process; and

WHEREAS, The Department of Transportation and Public Facilities (DOT P&F) utilizes a beneficial administrative process to review, score and rank applicants to the Municipal Harbor Facility Grant Program, since state funds may be limited; and

WHEREAS, Homer City Council has learned that DOT&PF has not convened the Project Evaluation Board (PEB) to review this year's applications; and

WHEREAS, For each harbor facility grant application, these municipalities have committed to invest 100% of the design and permitting costs and 50% of the construction cost; and

WHEREAS, The municipalities of Anchorage, Kake, Kodiak, Petersburg, Unalaska, and Wrangell have committed to contribute half of their project cost in local match funding for FY2027 towards harbor projects of significant importance locally as required in the Harbor Facility Grant Program; and

WHEREAS, During the last seventeen years the Municipal Harbor Facility Grant Program has only been fully funded twice; and

WHEREAS, A survey done by the Alaska Municipal League of Alaska's ports and harbors found that, from the respondents, the backlog of projects necessary to repair and replace former State-owned harbors has increased to at least \$500,000,000; and

WHEREAS, Given that Alaska is a maritime state and that our harbors are foundational to both our way of life and the economy of this great State it is in the public's best interest to maintain this critical infrastructure by using State, Local and Federal funds to recapitalize the crucial harbor moorage infrastructure statewide.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby urges full funding by the Governor and the Alaska Legislature for the State of Alaska's Municipal Harbor Facility Grant Program in the FY2027 State Capital Budget in order to ensure enhanced safety and economic prosperity among Alaskan coastal communities.

BE IT FURTHER RESOLVED that the City Council of Homer, Alaska, hereby urges the Alaska DOT&PF to convene the Project Evaluation Board to review this year's municipal Harbors Grant Program applicants.

PASSED AND ADOPTED by the Homer City Council this ____th day of February, 2026.

SHELLY ERICKSON, MAYOR PRO TEM

ATTEST:

AMY WOODRUFF, CITY CLERK

88

89 Fiscal Note: N/A

90



MEMORANDUM

Resolution 26-012(S), A Resolution of the City Council of Homer, Alaska Stating the City's 2026 Legislative Priorities and Positions

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: February 3, 2026
From: Jenny Carroll, Special Projects and Communications Coordinator
Through: Melissa Jacobsen, City Manager

This substitute resolution states Council priorities and positions ahead of our trip to Juneau for the Alaska Municipal League meeting and to meet with State legislators the week of February 16. It was developed in coordination with Councilmember Aderhold and reflects recommendations from J&H Consulting, our state lobbyists, per request of City Council after Council consideration and postponement of Resolution 26-012.

Our consultants recommended that the City's legislative advocacy be strategically focused on underlying guiding principles and overarching priorities. They also advised concentrating on bills and issues that are likely to reach the floor for debate or come to a vote during the session, rather than taking detailed stances on the specifics of bills recently introduced in committee or still under committee review. This approach recognizes that bills often undergo substantial amendments as they move through the committee process, which means the City's position on specific provisions may need to evolve as the legislation changes. By focusing on broader principles and priorities, the City can maintain consistency in our advocacy while preserving the flexibility to respond to amendments and modifications that occur throughout the legislative session by letter or public comment.

Substitute Resolution 26-012(S) follows this guidance and attempts to capture the City's general positions and priorities on issues J&H Consulting identified as the top issues law makers will be largely focused on this session. The main topics they expect to be addressed include the budget, PERS/TRS, education, the Alaska LNG gasline, and election reform. It further urges legislators to consider these principles when evaluating bills and to support legislation that advances these goals for our community and the State of Alaska.

Some minor adjustments have been made to the Capital Requests list.

The Homer Airport Terminal fire panel and air handling system replacement project (components of the Homer Airport Terminal Improvement project) was removed from the list. While a relatively small request, we did not have any budgeted or identified City match funds.

Homer Spit Erosion, the CIP's #2 Legislative Priority, was added per request of the City Council and to continue to advocate for funds for comprehensive Homer Spit Erosion mitigation measures in partnership with the US Army Corps of Engineers, either capital budget or through a General Obligation Bond effort.

The Homer Harbor Infrastructure project scope was refined to streamline our legislative request. The amended project now focuses specifically on securing match funds needed if the Homer Harbor Expansion advances to the Preconstruction Engineering and Design phase. However, should the expansion project not move forward, these funds can typically be reallocated, which we would request be directed toward the critical float system replacement project. This refinement from the original dual-purpose infrastructure request will make the project easier to present and advocate for with legislators.

Please be prepared to propose amendments during discussion of the resolution. I look forward to your discussion as we prepare to visit Juneau and meet with state legislators.

Recommendation:

Discuss the resolution, propose amendments, and vote.



MEMORANDUM

Resolution 26-012, A Resolution of the City Council of Homer, Alaska Stating the City's 2026 Legislative Priorities and Positions.

Item Type: Informational Memorandum
Prepared For: Mayor and City Council
Date: January 26, 2026
From: Jenny Carroll, Special Projects & Communications Coordinator
Through: Melissa Jacobsen, City Manager

This memo outlines potential amendments to Resolution 26-012 City Council may wish to consider.

Since the drafting of Resolution 26-012 and corresponding backup memo, new bills have been sent to the Alaska State Legislature from the Governor and a couple of the bills are set for hearings and review by AML's Legislative Committee this week.

Amendments to consider adding in an amended Resolution 26-012:

HB133: Establishing a 30-day deadline for the payment of contracts and grant reimbursements under the State Procurement Code to accelerate payment of contracts and grants to local governments, nonprofits and others ensuring timely payment from the State of Alaska to parties providing essential support under state agreements. Supporting this efficient, timely and equitable state payment system is recommended.

HB258: Creation of a statewide spay and neuter program to reduce stray populations, shelter intakes and euthanasia rates by expanding access to affordable pet sterilization services for low-income households, potentially funded through specialty license plate sales and Pick.Click.Give contributions. AML members adopted a [Resolution of support you can read here](#). This bill will be discussed by House Resources on Friday, January 30 at 1 pm. Recommend supporting this as accessible spay/neuter services directly reduces shelter burdens and saves animal lives.

Two bills on which Resolution 26-012 does not recommend a position are scheduled for committee hearings this week. Council may choose to postpone adoption until the February 9, 2026 City Council meeting to incorporate further information from the upcoming bill hearings for more nuanced city input. If Council chooses to postpone, please direct the City Manager regarding your priorities and whether Council members intend to bring forward any related amendments for consideration after participating in the bill hearings.

HB78 Defined Benefit will be discussed in Senate Labor and Commerce on Monday at 1:30 pm and will be up for public testimony before the Senate Labor and Commerce on Wednesday. AML will be contributing several potential amendments aimed at improving employer experience. Resolution 26-012 currently takes a general supportive position on legislation to bring back a public employee retirement defined benefits program without taking a more nuanced position on HB78. The Bill is over 50 pages long and has not had full staff review.

AML's legislative committee is meeting on Friday, January 30 to discuss two bills: SB 218 ([electric co-op shared tax](#)) recently released by the Governor's office and [HB 259 sponsored by Rep. Mears](#)—“large energy use facilities”.

HB259 relates to large energy use facilities (like data centers and cryptocurrency mining operations), electric and gas utilities, community benefit agreements with municipalities, and the Regulatory Commission of Alaska's duties. It aims to support the development of new projects that will use large amounts of energy so that they benefit utilities and their customers by:

- Establishing definitions, standards, or regulations for facilities that consume significant amounts of electricity
- Including provisions affecting how utilities interact with and serve large energy consumers
- Proposing requirements for agreements between large energy facilities and municipalities to ensure local communities' benefit
- Proposing expanded or modified duties for the RCA in overseeing these facilities

Staff have not taken a deep dive into the bill. Potential council considerations if you choose to amend Resolution 26-012 to take a position include whether the specific safeguard provisions merit support. Do they put effective measures in place to ensure cities receive fair compensation while protecting residents' access to affordable, reliable energy. Ensuring compliance with community benefit agreements will require resources and oversight.

Recommendation: Whether Council decides to make amendments to Resolution 26-012 for adoption tonight, or postpone adoption, an initial discussion by Council tonight will be helpful given the short turnaround time before going to Juneau.



MEMORANDUM

Resolution 26-012, A Resolution of the City Council of Homer, Alaska Stating the City's 2026 Legislative Priorities and Positions

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: January 21, 2026
From: Jenny Carroll, Special Projects and Communications Coordinator
Through: Melissa Jacobsen, City Manager

This resolution states Council priorities and positions ahead of our trip to Juneau to attend the Alaska Municipal League meeting and meet with State legislators the week of February 16.

My office worked with Councilmember Aderhold to develop this "omnibus" resolution. It includes a variety of issues without a lot of detail. There may be items we've overlooked, so Councilmembers are encouraged to bring amendment proposals to the meeting.

The resolution is organized into sections for our capital requests, general positions, and positions on bills currently introduced.

Capital Requests: The State remains in a challenging fiscal situation and there will likely be only a very minimal capital budget. However, it is an election year so some capital funding may become available for district requests. With this in consideration, staff worked with J&H Consulting to develop a strategic capital request list, which includes one larger request, two medium requests and one small.

All are from the Capital Improvement Plan. Two relate to the Homer Harbor Expansion Study. The first, titled Homer Harbor Infrastructure, requests \$700,000 local sponsor match funds for the Project Engineering and Design (PED) phase. Although the General Investigation has not yet been completed, we are requesting these match funds now as a strategic measure. If the project is recommended to advance to PED next year, state capital funding is projected to be significantly more constrained than it is currently. Securing these funds now positions the project to move forward, upon receiving favorable recommendation and upon Council's decision to advance the project.

Moreover, the project title is sufficiently broad that should Homer Harbor Expansion not advance to PED, these funds would be redirected toward Homer Harbor critical float system replacement, ensuring the investment addresses pressing harbor needs regardless of the study's outcome.

The second proposed request related to the Harbor Expansion Study is for \$306,426 to fund contractual services to assist with the design of Local Service Facilities (float systems, ramps, fuel dock, etc.) and financial planning. These critical local planning efforts will ensure our design work keeps pace with the federal General Investigation process while informing the city about cost estimates and implementation feasibility necessary for sound decision-making.

The remaining two projects are smaller requests, are contained in the CIP and were also unfunded capital requests in the City's FY26/27 Capital budget. They include \$130,000 for replacing the fire panel and air handling system at Homer Airport Terminal (components of the Homer Airport Terminal Improvement project) and \$333,272 for Homer Harbor Security Camera acquisition and installation. The design and pole installation has been completed for this project; the requested funds would complete the project.

General Positions: The general positions are predominantly issues Council has taken a position on in past years. Community Assistance Recapitalization is an AML 2026 priority and was a 2025 City legislative priority, as is an increase to the Base Student Allocation (BSA) for public schools.

Our positions also generally address legislative attempts to push fiscal responsibilities downstream. For instance, the PERS pension liability funding formula is being discussed, and we need to work with other municipalities and AML to stand firm on the 22% contributed by municipalities. Another example is continuing to advocate for equitable community jail funding.

Bills: Positions on legislative bills are based on reviews of pertinent bills by city staff with knowledge of the specific topics. There are a number of new bills not addressed in this resolution as we feel there is insufficient information for the City to take a position at this time. The City may want to track these as they move through the legislature. These bills include: SB200, municipal assessments on farm and agricultural lands, SB205, occupational disability for peace officers and firefighters, HB254, property assessments and HB259, large energy use facilities.

If you know of additional bills that were missed that should be included in the resolution, please be prepared to propose an amendment during discussion of the resolution. I look forward to your discussion as we prepare to visit Juneau and meet with state legislators.

Recommendation:

Discuss the resolution, propose amendments, and vote.

**CITY OF HOMER
HOMER, ALASKA**

Aderhold

RESOLUTION 26-012

**A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
STATING OUR 2026 LEGISLATIVE PRIORITIES AND POSITIONS**

WHEREAS, The City of Homer is a First Class City within the Kenai Peninsula Borough;
and

WHEREAS, Article 10 of Alaska's constitution states that "The purpose of this article is to provide for maximum local self-government with a minimum of local government units, and to prevent duplication of tax-levying jurisdictions. A liberal construction shall be given to the powers of local government units."; and

WHEREAS, Homer city staff and elected officials work closely with Alaska's governor, legislature, and agencies to provide important quality of life services to city and borough residents and visitors; and

WHEREAS, Each year the City of Homer updates its five-year Capital Improvement Plan that includes a list of legislative priorities; and

WHEREAS, During each session, legislators introduce legislation that affect municipalities, sometimes positively and sometimes negatively; and

WHEREAS, The State of Alaska's fiscal situation in 2026 appears dire, potentially with not enough revenues to cover statutory requirements and basic state services.

NOW, THEREFORE, BE IT RESOLVED that the City of Homer states the following legislative priorities and positions for the 2026 legislative session:

- We request state support for the following Capital projects:
 - Homer Harbor Infrastructure
 - Homer Harbor Expansion Local Service Facilities Design & Fiscal Plan
 - Airport Terminal Life Safety Equipment Upgrades
 - Homer Harbor Security Cameras
- We take the following general positions on legislative issues:
 - We ask the legislature to leave the PERS funding liability formula in place, with municipalities continuing to contribute 22%, which is fair and reasonable.

- We urge the governor and legislature to fully fund the Alaska Municipal Harbor Facility grant program to ensure resilient supply chains statewide and enhanced safety and economic prosperity among Alaskan coastal communities.
 - We support raising the maximum available Municipal Harbor Facility grant to \$7.5 million for eligible projects on an annual basis.
 - We urge the governor and legislature to fully fund community revenue sharing, as this offsets unfunded legislative mandates such as property tax exemption requirements.
 - We ask the governor and legislature to increase and inflation-proof the base student allocation for public schools.
 - We urge the governor and legislature to fully fund state support for community jails.
 - We support legislation to bring back a public employee retirement defined benefits program that is affordable to the state and municipalities. An opportunity to choose between a defined benefit and a defined contribution plan will help recruit qualified individuals for a variety of government positions, particularly law enforcement and teachers.
 - Municipalities throughout Southcentral Alaska are concerned about the looming shortage of natural gas in Cook Inlet. We appreciate the governor's and legislature's efforts to secure practicable energy resilience for the region and the state, including natural gas and renewable energy sources.
- We take the following positions on bills currently introduced in the 2025-2026 legislative session:
 - SB11, flood insurance: We do not support this bill as currently written. Federal flood insurance on the Kenai Peninsula is cost effective for those who need it. A state funded system would likely cost more for users and the cost to the state to establish a flood insurance fund and administer it is unknown.
 - SB42, use of force: We do not support this bill as currently written, though we support having Municipal Corrections Officers be certified. Community jails are currently required to submit monthly use of force reports to the FBI; submitting the same report to the state would be workable, but requiring jails to submit different forms to the state would be time consuming and redundant. We would not support submitting a form that would identify the name of the suspect or the officer. Use of force reports should remain highly confidential. State judges currently can review use of force reports for specific cases.
 - SB53, law enforcement accreditation standards: We do not support this bill. While it is possible to establish a statewide accreditation system that would be effective and affordable to all, SB53 imposes a huge burden on the Department of Public Safety and all law enforcement agencies in Alaska. The bill needs to be vetted through the law enforcement community in Alaska before proceeding.

- SB64, elections: We support this bill. The concerns raised last year have been addressed and this bill does good work to reform election policy.
- HB26, DOT&PF planning and transit: We support this bill that broadens DOT&PF's responsibility to study alternative transportation methods, such as public transportation, for rural and remote Alaskan communities. Improving the study, reporting, and development of Alaska's multimodal transportation network is essential to connect all Alaskans to their jobs, schools, healthcare, and communities.
- HB163, municipal and school board terms and changing election day to November. We oppose this bill in its current form. This bill limits local municipalities' ability to self-govern as they see fit for their communities, in particular by mandating 4-year terms instead of leaving it up to each municipality, and by changing the default election date for municipal elections from October to November. We recommend the sponsor present this bill to the Alaska Association of Municipal Clerks for their review and input.

PASSED AND ADOPTED BY THE CITY COUNCIL OF HOMER, ALASKA, THIS ____ day of January 2026.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

AMY WOODRUFF, CITY CLERK

Fiscal Note: N/A

**CITY OF HOMER
HOMER, ALASKA**

Aderhold

RESOLUTION 26-012(S)

**A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
STATING OUR 2026 LEGISLATIVE PRIORITIES AND POSITIONS**

WHEREAS, The City of Homer is a First Class City within the Kenai Peninsula Borough;
and

WHEREAS, Article 10 of Alaska's constitution states that "The purpose of this article is to provide for maximum local self-government with a minimum of local government units, and to prevent duplication of tax-levying jurisdictions. A liberal construction shall be given to the powers of local government units."; and

WHEREAS, Homer city staff and elected officials work closely with Alaska's governor, legislature, and agencies to provide essential services to city and borough residents and visitors; and

WHEREAS, Each year the City of Homer updates its five-year Capital Improvement Plan that includes a list of legislative priorities; and

WHEREAS, During each session, legislators introduce legislation that affect municipalities, sometimes positively and sometimes negatively; and

WHEREAS, We recognize that the State of Alaska confronts a critical fiscal situation in 2026, with anticipated revenues falling short of what is needed to meet statutory requirements and maintain basic state services.

NOW, THEREFORE, BE IT RESOLVED that the following policy positions and legislative requests for the FY2026 Capital budget reflect the City of Homer priorities for the 2026 legislative session. We urge legislators to consider these principles when evaluating bills and to support legislation that advances these goals for our community and the State of Alaska.

FISCAL POLICY

- We support a thoughtful, comprehensive State fiscal plan that includes implementation of a broad-based tax to sustainably fund state government. However, any state tax structure should preserve municipal revenue authority, avoiding statewide sales taxes that would impinge on local governments' ability to fund essential services through their own sales tax collections.

- We request that legislators confer with municipalities before implementing tax exemptions or assessment restrictions that affect municipalities' ability to collect sales or property taxes important for funding local governments.

BUDGET

- We support passage of a balanced budget and urge the Governor and Legislature to maintain operational funding allocations that municipalities rely upon to deliver essential services, and to prioritize capital funding for critical infrastructure that keeps essential services running, ensures public safety and supports economic development.
- We recognize that effective governance requires strong state-municipal partnerships supported by adequate funding. Specifically:
 - We urge the Governor and Legislature to fully fund community revenue sharing, as this offsets unfunded legislative mandates such as property tax exemption requirements.
 - We urge the Governor and Legislature to fully fund community jails, including reimbursement rates that reflect the actual costs municipalities incur when housing state prisoners and individuals arrested on state charges.
 - We urge the governor and legislature to fully fund the Alaska Municipal Harbor Facility grant program to ensure resilient supply chains statewide and enhanced safety and economic prosperity among Alaskan coastal communities. We further support raising the maximum available Municipal Harbor Facility grant to \$7.5 million for eligible projects on an annual basis.

LEGISLATIVE CAPITAL REQUESTS

- The City's legislative priority requests for the FY2026 capital budget:
 - Homer Harbor Expansion Preconstruction Engineering and Design
 - Homer Harbor Expansion Local Service Facilities Design & Fiscal Plan
 - Homer Harbor Security Cameras
 - Homer Spit Erosion Mitigation

PERS/TRS

- We ask the legislature to leave the PERS funding liability formula in place, with municipalities continuing to contribute 22%, which is fair and reasonable.
- We request a reduction in the requirement for onerous municipal termination studies which reduce flexibility in staffing.
- We support legislation to bring back a public employee retirement defined benefits program that is affordable to the state and municipalities as it helps recruit and retain qualified individuals for a variety of government positions, particularly law enforcement and teachers.

84 EDUCATION

- 85 ○ We support adequate, inflation-proofed and equitable education formula funding,
86 as well as funding for school construction and maintenance as these are essential
87 to fulfilling the State's constitutional duty and ensuring Alaska's children receive
88 the quality education necessary for individual success and our state's economic
89 vitality.

90
91 ENERGY

- 92 ○ Alaska's Railbelt communities, including those throughout Southcentral Alaska,
93 are understandably concerned about the looming Cook Inlet natural gas supply
94 shortfall and generally support state efforts to secure a long-term supply of
95 affordable and reliable energy, including exploration of the feasibility of a North
96 Slope natural gas pipeline or liquefied natural gas (LNG) project.
97 ○ The City supports the development of renewable and other energy sources that are
98 fiscally prudent, environmentally responsible, and economically feasible to ensure
99 that Alaskans have access to clean, affordable, and reliable energy.
100 ○ The City further recognizes that Homer's geographic proximity, skilled workforce,
101 and existing infrastructure — including its Port and Harbor transportation assets —
102 position the community as a potential contributor to a North Slope natural gas
103 pipeline or LNG project, and encourages the State to continue soliciting input from
104 the City and local community as it evaluates the project's technical, commercial,
105 and economic feasibility.

106
107 ELECTION REFORM

- 108 ○ We support election reform that strengthens local control of elections and expands
109 Alaskans' ability to participate in the process.
110 ○ We request all election reform policies be presented to the Alaska Association of
111 Municipal Clerks for their review and input.
112 ○ Given the interest in the 2026 election cycle, we urge the Legislature to enact any
113 reforms with sufficient lead time to allow election offices and municipal partners
114 to properly implement changes to ensure smooth election administration.

115
116 STATEWIDE ISSUES

- 117 ○ We ask the legislature to consider how bills that would apply statewide yet are
118 written specifically to benefit one region of the state may affect other parts of the
119 state negatively.
120 ○ We ask the legislature to evaluate bills for how they may affect municipalities,
121 particularly related to placing unfunded mandates or financial obligations to
122 municipalities.
123 ○ We support legislative efforts that improve the timeliness of payments from the
124 state to municipalities related to grants, contracts, community assistance, and
125 other financial transactions.

126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141

PASSED AND ADOPTED BY THE CITY COUNCIL OF HOMER, ALASKA, THIS ____ day of
February 2026.

CITY OF HOMER

SHELLY ERICKSON, MAYOR PRO TEM

ATTEST:

AMY WOODRUFF, CITY CLERK

Fiscal Note: N/A