



# Agenda

## City Council Regular Meeting

Monday, August 25, 2025 at 6:00 PM

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

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### Homer City Hall

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

### Zoom Webinar ID: 205 093 973 Password: 610853

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

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### CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

### MAYORAL PROCLAMATIONS AND RECOGNITIONS

- a. Mayoral Proclamation Acknowledging Kachemak Bay Recovery Connection and Encouraging City of Homer Residents to Participate in September for National Recovery Month.
- b. Mayoral Proclamation Supporting National Patriotism Week September 8-14, 2025

### PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

### RECONSIDERATION

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

- a. Homer City Council Regular Meeting Minutes for August 11, 2025. City Clerk. Recommend approval.
- b. Memorandum CC-25-210 from City Clerk re: Liquor License Renewals for Patels, Patels #2, Homer Liquor & Wine Company and Latitude 59. Recommend approval.
- c. Memorandum CC-25-211 from Mayor re: Re-appointment of Christine Thorsrud to the ADA Advisory Board. Recommend approval.
- d. Ordinance 25-58, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Appropriating \$20,000 from the Fishing Hole Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Installing a Drywell in Tract 2 of the Fishing Hole Subdivision. City Manager/Port Director. Introduction August 25, 2025 Public Hearing and Second Reading September 8, 2025.

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

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

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

- [f.](#) Resolution 25-075, A Resolution of the City Council of Homer, Alaska, Approving a Services Agreement between the City of Homer and the City of Kachemak for Emergency Fire, Rescue, Haz-Mat, and Emergency Medical Services and Authorizes the City Manager to Negotiate and Execute the Agreement. City Manager. Recommend adoption.

Memorandum CC-25-214 from City Manager as backup.

## **VISITORS**

- [a.](#) Annual Burning Basket Event, Mavis Muller
  - i. Recognition of Mavis Muller and the Burning Basket Project from September 24, 2018
- b. Southern Kenai Peninsula Resilience Coalition - Updates on Youth Initiatives, Hannah Gustafson & Anna Meredith

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

- a. Worksession Report
- b. Committee of the Whole Report
- c. Mayor's Report
- d. Borough Report
- e. Comprehensive Plan and Title 21 Status Update
- f. Economic Development Advisory Commission
- g. Americans with Disabilities Act Advisory Board
- h. Library Advisory Board
- i. Planning Commission
- j. Parks Art Recreation and Culture Advisory Commission

## **PUBLIC HEARING(S)**

- [a.](#) Ordinance 25-53, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating an Additional \$16,000 from the Port Reserves Fund for the

Deep Water Dock Fender Repair Project. City Manager/Port Director. Introduction August 11, 2025 Public Hearing and Second Reading August 25, 2025.

Memorandum CC-25-200 from Port Director as backup.

- [b.](#) Ordinance 25-56, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$1,200,000 from the Homer Accelerated Roads and Trails (HART) Road Fund to the Highland Drive Culvert Replacement Project. City Manager/Public Works Director. Introduction August 11, 2025 Public Hearing and Second Reading August 25, 2025.

Memorandum CC-25-203 from Public Works Director as backup.

## **ORDINANCE(S)**

- [a.](#) Ordinance 25-57, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$40,000 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purchase of Global Positioning System (GPS) Survey Equipment. Public Works Director/City Manager. Introduction August 25, 2025 Public Hearing and Second Reading September 8, 2025.

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

## **CITY MANAGER'S REPORT**

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

## **PENDING BUSINESS**

## **NEW BUSINESS**

## **RESOLUTIONS**

## **COMMENTS OF THE AUDIENCE**

## **COMMENTS OF THE CITY ATTORNEY**

## **COMMENTS OF THE CITY CLERK**

## **COMMENTS OF THE CITY MANAGER**

## **COMMENTS OF THE MAYOR**

## **COMMENTS OF THE CITY COUNCIL**

## **ADJOURNMENT**

Next Regular Meeting is Monday, September 8, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m.  
All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E.  
Pioneer Avenue, Homer, Alaska.

**CITY OF HOMER  
HOMER, ALASKA  
Mayoral Proclamation**

***Acknowledging Kachemak Bay Recovery Connection  
Encouraging Participation in National Recovery Month***

WHEREAS, September has been designated National Recovery Month in the State of Alaska and nationwide in an effort to educate Americans that substance use disorder treatments and mental health services can enable those with a substance use disorder to live a healthy and rewarding life; and

WHEREAS, Recovery Month celebrates the gains made by those in recovery, reinforcing the positive message that behavioral health is essential to overall health, prevention works, treatment is effective, and people can and do recover; and

WHEREAS, Everyday residents recover from substance use disorders, joining the many others in our community who live in long-term recovery; and

WHEREAS, The 2025 National Recovery Month theme, “Recovery is for Everyone: Every Person, Every Family, Every Community,” reminding people in recovery and those who support them that no one is alone in the journey through recovery; and

WHEREAS, Alcohol and drug addictions are a public health issue of concern to all Alaskans, but with proper support from family, friends, medical professionals and the community at large, those affected can overcome their disease; and

WHEREAS, By providing support and compassion for relatives and friends with substance use disorders, recognizing the signs of a problem, and guiding those in need to the appropriate treatment and recovery support services, individuals in recovery can help dispel the myths and stigma surrounding substance use disorders and addictions; and can serve as guides for others throughout the course of treatment.

NOW, THEREFORE, I, Rachel Lord, Mayor for the City of Homer, support local recovery programs in an effort to help more people achieve sustainable long-term recovery; invite all Homer residents to learn about and participate in National Recovery Month; express compassion for those who are struggling with substance use; foster open, honest, supportive dialogue about the effects of substance use in our communities; and, to support programs that improve the circumstances for fellow Alaskans striving for recovery; and acknowledge the efforts of Kachemak Bay Recovery Connection to achieve these common goals.

ATTEST

Dated this 25<sup>TH</sup> day of August, 2025

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RENEE KRAUSE, MMC, CITY CLERK

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RACHEL LORD, MAYOR

**CITY OF HOMER  
HOMER, ALASKA  
Mayoral Proclamation**

***National Patriotism Week  
September 8-14, 2025***

WHEREAS, The Benevolent and Protective Order of Elks, through its Constitution is a Patriotic Order; and

WHEREAS, The Order promotes the ideals that the citizens of this nation live in freedom, won through great sacrifices and many tribulations, which have provided the foundation for a free, prosperous and independent life; and

WHEREAS, We realize that each generation must work to maintain this freedom, otherwise, through carelessness or indifference, the rights and liberties enjoyed may vanish; and

WHEREAS, It is fitting and proper to recognize this freedom and to honor the nation, which provides it.

NOW, THEREFORE, I, Rachel Lord, as Mayor of the City of Homer, do hereby proclaim,

**September 8-14, 2025 National Patriotism Week**

Encouraging all citizens to join with the Benevolent and Protective Order of Elks in expressing gratitude for the privilege of American Citizenship with appropriate celebrations and observances.

ATTEST

Dated this 25<sup>TH</sup> day of August, 2025

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RENEE KRAUSE, MMC, CITY CLERK

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RACHEL LORD, MAYOR

Session 25-19 a Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, August 11, 2025 by Mayor Rachel Lord at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

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

**STAFF:** CITY MANAGER JACOBSEN  
CITY CLERK KRAUSE  
HARBORMASTER CLARKE  
HR DIRECTOR BROWNING  
PUBLIC WORKS DIRECTOR KORT  
FINANCE DIRECTOR FISCHER  
INFORMATION TECHNOLOGY OFFICER JIRSA  
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL  
COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSEN  
POLIC CHIEF ROBL

### **CALL TO ORDER, PLEDGE OF ALLEGIANCE**

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

City Clerk Krause called attendance, a full Council was in attendance.

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

Mayor Lord read the supplemental items as follows: Under the **CONSENT AGENDA** Item b. Memorandum CC-25-197 Liquor License Renewal for Fat Olives a Letter of Non-Objection from the Kenai Peninsula Borough. Under **REPORTS** Item e. Planning Commission Report Written Report for August 6, 2025 Planning Commission Meeting **PUBLIC HEARINGS** Items a. *Ordinance 25-44(A)(S)* Appropriating up to \$250,000 from the HART Trails Fund for the Development of a Trailhead and Trail Segment on the East Side of the Sterling Highway at Green Timbers in Accordance with the DCRA Trails Plan Memorandum CC-25-207 from Councilmember Aderhold re: Proposed Amendments Item g. *Ordinance 25-52* Amending HCC to Provide for an Increase of 0.3% Sales Tax for the Purpose of Financing a Multi-Purpose Community Recreation Facility, and Submitting the Question of such Sales Tax Increase to the Voters of the City at the Regular Election Public Comment received. **ORDINANCES** item a. *Ordinance 25-54* Amending HCC Title 8 Adding Chapter 8.13. Temporary Retail Services Public Comment Received.

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **MAYORAL PROCLAMATIONS AND RECOGNITIONS**

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

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

- a. Ordinance 25-44(A)(S), Appropriating \$250,000 from the HART Trails Fund for the Development of a Trailhead and Trail Segment on the East Side of the Sterling Highway.
- b. Ordinance 25-47, Amending the FY26 Capital Budget to Fund Anticipated Maintenance to the Seawall.
- c. Ordinance 25-48(A), Amending the FY26 Capital Budget to Fund Anticipated Repairs or Maintenance to the United States Coast Guard (USCGC) Cutter **Buoy Tender** Berth Space.
- d. Ordinance 25-49, Appropriating \$52,500 from the Load and Launch Reserves Fund for the Purpose of Making Improvements to the Launch Ramp Area.
- e. Ordinance 25-50, Appropriating \$20,000 from the Port Reserves Fund for the Purpose of Installing a Drywell in Lot 12B.
- f. Ordinance 25-51, Appropriating \$30,000 from the Port Reserves Fund for an Engineering Assessment of the Homer Harbor Steel Grid.
- g. Ordinance 25-52, , Amending HCC to Provide for an Increase of 0.3% Sales Tax for the Purpose of Financing a Multi-Purpose Community Recreation Facility, and Submitting the Question of such Sales Tax Increase to the Qualified Voters of the City at the Regular Election in October.

Kate Finn, city resident, expressed comments on the leadership vacuum and strongly supported an interim chief and second in command for EMS and Fire and understood why the Request for Proposal was put on hold. She noted the number of businesses who responded to the RFP requests and tossed away all but three of them which she thought had potential. She further noted her interest in the results of the ISO survey, supporting the Ordinance 25-55 for a public information campaign on the Community Rec Center and believed Resolution 25-070 to allow temporary structures for retail purposes in vacant lots was extremely wide and unspecified agenda for possible change and what affect would this have on existing businesses, will they be ADA compliant, water, sewer, noting the devil is in the details.

Heath Smith, city resident, commented on Resolution 25-073, noting the possibility of improvement but viewed it as dysfunctional. He expressed the historical intent to get traffic, trucks and big boats to the harbor and not intended for the commercial buildup that currently is making it the main access though town thus bypassing the city center. He advocated for careful and thoughtful planning to overcome previous mistakes and not repeat them.

Samantha Cunningham, provided comments on putting the RFP, noting when she was a part-time employee experiencing a team building exercise and they put the word "Changes" on the table before the group and they had to write down how they felt. She related that she wrote positive, new, growth, beginning and then noted that another employee wrote destabilization, loss, disruption and thought that was a really different perspective. Ms. Cunningham related that incident to what is currently being experienced by the fire department today and not having a proper command in place. She advocated for an interim fire chief to be appointed or hired stating what has been done in the past.

Karin Marks, stated she was speaking as the Chair of the Economic Development Advisory Commission, expressed comments on Resolution 25-070 recommending that the Commission would be a good place to refer the resolution as well as the Planning Commission. She advocated that the Commission can provide a perspective on the idea outside of the planning process.

## 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.)

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

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

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## VISITORS

- a. Julianne Lienenveber, Public Affairs Specialist, Commander, Navy Region Northwest re: Navy Training Activities in the Gulf of Alaska

Commander, Navy Region Northwest Chief of Staff Captain Jason Sherman U.S. Pacific Fleet and Marine Biologist Andrea Balla-Holden presented to Mayor Lord and City Council regarding upcoming military training exercises in the Gulf of Alaska referred to as Exercise Northern Edge scheduled August 14-29, 2025. They reviewed experiences from previous exercises in May 2023 and shared studies of impacts on marine and wildlife, mitigation and protective measures employed, and planning strategies.

Council expressed their appreciation for the visit and listening to the community concerns regarding the impacts to marine and wildlife, and providing the training to safeguard Alaska and the country.

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

- a. Committee of the Whole Report

Councilmember Aderhold reported that Council discussed under the Consent Agenda:

- Ordinance 25-53 recommended amending the following:
  - USCGC by removing the second “c” from the acronym throughout the document
  - Insert “buoy tender” before berth space throughout the document
  - Delete “cutter” in title line
  - Additional information is provided on why additional funding is required since the work is completed then the amount being appropriated be the actual amount needed.
    - This information can be reported during the second reading of the ordinance
    - Typically, when the funding is originally appropriate it includes a contingency amount but understanding that the City will not pay more than invoiced.
      - Remaining amounts under the appropriate amount will be returned to the funding source.
- Resolution 25-073 Homer Goals in the Walkability Plan
  - Truck Route development
    - Historical purpose of the Bypass to reach the Spit
    - Not intended to develop as business corridor
    - On Street Parking

- Fairview Avenue as a secondary cross-town access
- Clarification provided that this is not presented for editing
  - Document is not a City document but Borough
  - Content reflects or is supported by the City of Homer as identified in previously adopted documents such as the Transportation Plan, Comprehensive Plan or CIP, etc.
  - Open to interpretation and time implementation with opportunity to try a recommendation out to see if works
- Ordinance 25-55
  - Appropriating funds from the Recreation Center reserve for public information campaign should come from the General Fund
  - Number of public comments received on lack of information on the proposed project
    - No location
    - No design or cost information
  - Proposition failure
  - Not a political campaign but dealing with this issue this year due to having HART Program on the Ballot in 2026
    - City will be doing an advocacy campaign on HART

The Council received information from the Finance Director on the Homer Accelerated Roads and Trails (HART) Program Fund Finances with discussion on the following topics:

- How much funding should be maintained to address SAD applications
- What is the overall health of the HART Roads Fund
- Important Revenue Stream that
  - Funds Road Maintenance
  - Equipment Replacement
  - Trail and Road Projects
- Clarification on the information provided in the laydown versus the spreadsheet in the packet
- Financial Supplement provided with every ordinance contains the most up to date information on encumbered amount.
  - Including the project closeout in the information within the Financial Supplement
  - update the HART fund financial reconciliation chart to include a row showing the ongoing encumbered balance and remaining balance after encumbrances

b. Mayor's Report

Mayor Lord noted to those present and attending by Zoom, that they can read her newsletter on the city website through the following link, <http://www.deskofthehomermayor.substack.com>. She then reported on the following:

- Pedestrian and cyclist safety
- School starting August 20, 2025
- Appreciation for Homer Police Department, Homer Fire Department and the Public Works Director for their quick response and traffic direction during a recent accident.
- Attending Celebration of Life for Roberta Highland who served for many years on the Planning Commission and contributed much to the community, along with her husband Robert Archibald.
- Announced the need for Election workers
- Announced the Candidacy Filing Period

c. Borough Report

Kelly Cooper, Assembly person, provided a summary report of the August 5, 2025 Borough Assembly meeting. She provided brief summations on the following:

- Initiative on the ballot in October to hand count ballots and if that passes how it affects the city, added costs, plus additional workers required to provide the labor necessary to hand count ballots starting in 2026.
  - The use of machines which are tabulators, they do nothing but count the marks made for each candidate.
  - Machines are tested thoroughly prior to every election.
  - Having been proven during each time a recount has been requested that the machines are accurate.
- Requesting the State to reduce the speed limit on East End Road to Kachemak Drive from Rochelle.
  - Requested copies of Homer Resolutions to add to the Borough request.
- Ordinance implementing a Seasonal Sales Tax was pulled due to the number of items on the ballot
- Ballot proposition to adjust the spending cap to accommodate inflation
- Ballot proposition for increase in mil rate for the pool at the Ninilchik School
  - Boundary Clam Gulch to South of Happy Valley
- Ordinance to move in-kind maintenance from Borough to the School District
- Provided update on the Recycling being removed from private businesses
  - Will provide information on how much land is remaining in the Homer Landfill
  - Commercial businesses have to pay for their trash versus residential
    - Commercial businesses are required to pay for depositing cardboard.
  - More information for the public on management and enforcement of regulations.
- Borough recently hired someone to manage the website and social media
- Burning has been done daily due to the higher amount of brush being dumped.

d. Comprehensive Plan and Title 21 Status Update Report

City Manager Jacobsen announced the Public Hearing for the Comp Plan Update at the Planning Commission August 20<sup>th</sup> meeting at 6:30 p.m. noting there were paper copies available at City Hall in the downstairs lobby and a link on the city website. She noted that work is continuing on the Title 21 Update.

e. Planning Commission

Mayor Lord noted that a written report was provided as a laydown.

f. Homer Harbor Expansion Quarterly Report

Ron McPherson with HDR and Jenny Carroll, Special Projects & Communications Coordinator provided updates on the project noting the following:

- Alternative 2 selected moving forward
- Large System 5 into new space alleviates current wait list in its entirety.
- draft report release date is expected on September 22, 2025
- Funding benefits for the city.
- Policy shifts in command

- 30-day public review period by the Corps of Engineers
- HDR has completed phase 1 and is currently working on phase 2
  - HDR still providing technical work

### **PUBLIC HEARING(S)**

- a. Ordinance 25-44(A)(S), An Ordinance of the City Council of Homer, Alaska, Appropriating up to \$250,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for the Development of a Trailhead and Trail Segment on the East Side of the Sterling Highway at Green Timbers in Accordance with the Diamond Creek Recreation Area Trails Plan. Aderhold. Introduction June 23, 2025, Public Hearings & Second Reading July 28 and August 11, 2025.

Memorandum CC-25-195 from Public Works Director as backup.  
Topographical Contours Drawing for the Diamond Creek Underpass Project Area  
Memorandum CC-25-162 from Public Works Director as backup.

Mayor Lord introduced Ordinance 25-44(A)(S) by reading of the title and opened the public hearing. Seeing and having no one coming forward to provide testimony the public hearing was closed and Mayor Lord noted the motion on the table before the Council:

*ERICKSON/ADERHOLD MOVED TO ADOPT ORDINANCE 25-44(A)(S) BY READING OF TITLE FOR SECOND AND FINAL READING.*

Discussion was facilitated by the Mayor and City Manager on the following:

- Updates on Borough input received
- Update from the State is expected in October
- clarification on location preference from Homer Trails Alliance
  - Council can continue to postpone the ordinance.
- Differences in opinion on the benefit and preferred location for access
- Ordinance is specific as to the use of the funding.
- Interest of members of the community
- Amendments for further clarity required.

Mayor Lord requested additional discussion or a motion.

ADERHOLD/DAVIS MOVED TO AMEND THE WHEREAS CLAUSE AT LINE 14 TO INSERT BETWEEN THE WORD “PLAN” AND “THROUGH”, “AS A MANAGEMENT AND DEVELOPMENT PLAN FOR THE 273 ACRES”

A brief discussion ensued defining the management plan as 273 acres as stated in the DCRA Plan document.

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

ADERHOLD/DAVIS MOVED TO AMEND LINE 13 TO INSERT NEW WHEREAS CLAUSE, “WHEREAS, THE CITY OF HOMER ADOPTED ORDINANCE 07-03 AND ACCEPTED OWNERSHIP OF TWO PARCELS TOTALING 273 ACRES OUTSIDE THE CITY LIMITS AND IN THE DIAMOND CREEK AREA AS PART OF THE FOREST LEGACY PROGRAM TO KEEP PUBLIC PARK LAND IN PERPETUITY; AND”

A brief discussion ensued on the Forest Legacy Program and what the rules are regarding the program and if it would allow a trail.

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

Motion carried.

ADERHOLD/DAVIS MOVED TO AMEND LINE 48, TO INSERT NEW WHEREAS CLAUSE, “WHEREAS, USING HART TRAILS FUNDS TO PURCHASE A PARCEL FOR USE AS A TRAILHEAD FOR TRAILS IN THE DCRA PLAN IS AN APPROPRIATE USE OF THE FUNDS; AND”

Discussion on the following points:

- Location and purpose of the whereas
- Use of HART Funds to purchase land for a trails outside town when there is a need to improve trails in town
- Amended at the last meeting to purchase a parcel
- Clarified that it is an appropriate use of HART funds and has been done previously with another trailhead.

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

Motion carried.

ADERHOLD/DAVIS MOVED TO AMEND THE 5<sup>TH</sup> BULLET POINT, LINE 78 BY INSERTING (41810 STERLING HIGHWAY, KENAI PENINSULA BOROUGH PARCEL ID 17302202).

Brief notation that adding this information provided clarification on the location of the parcel for reference.

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

Motion carried.

Mayor Lord summarized the action by Council noting the motion to adopt Ordinance 25-44(A)(S)(A) by reading of the title for second and final reading was on the table and requested additional discussion or amendments.

Councilmembers made comments regarding the following:

- ordinance restrictions as stated if the road reconstruction is done
- the HTA not being present during the deliberations of the ordinance.
- previous similar actions regarding purchase of property outside of city limits
- HTA cannot use the funds for construction but to use them as matching funds for receiving grants.

Mayor Lord noted the motion as amended before the Council and asked if there were any objections to the motion to adopt Ordinance 25-44(A)(S)(A).

VOTE. (Main as Amended).NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 25-47, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget to Fund Anticipated Maintenance to the Seawall by Establishing Authority in the FY26 Budget for Routine Maintenance to the Seawall. City Manager/Finance Director. Introduction July 28, 2025, Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-185 from Finance Director as backup.

Mayor Lord introduced Ordinance 25-47 by reading of the title and opened the public hearing. Seeing and having no one coming forward to provide testimony the public hearing was closed and she requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-47 BY READING OF THE TITLE FOR SECOND AND FINAL READING.

Mayor Lord expressed comments on the work previously done redoing the seawall and was delighted with the ongoing lowered costs in maintenance due to the work.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 25-48(A), An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget to Fund Anticipated Repairs or Maintenance to the United States Coast Guard (USCGE) ~~Cutter~~ **Buoy Tender** Berth Space by Establishing Authority in the FY26 Budget for Routine Maintenance to the USCGE Berth Space. City Manager/Finance Director. Introduction July 28, 2025, Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-186(A) from Finance Director as backup.

Mayor Lord introduced Ordinance 25-48(A) by reading of the title and opened the public hearing. Seeing and having no one coming forward to provide testimony the public hearing was closed and she requested a motion.

ADERHOLD/VENUTI MOVED TO AMEND ORDINANCE 25-48(A) TO CORRECT THE ANACRONYM FOR USCG AND INSERT "BUOY TENDER" BEFORE "BERTH SPACE" IN LINES 21, 22, 28 AND 32.

Brief comments on the importance of maintaining the berth space for the use of the Coast Guard were provided by Council.

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

Motion carried.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-48(A-2) BY READING OF THE TITLE FOR SECOND AND FINAL READING.

There was no further discussion.

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

Motion carried.

- d. Ordinance 25-49, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$52,500 from the Load and Launch Reserves Fund for the Purpose of Making Improvements to the Launch Ramp Area. City Manager/Port Director. Introduction July 28, 2025, Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-187 from Port Director as backup.

Mayor Lord introduced Ordinance 25-49 by reading of the title and opened the public hearing. Seeing and having no one coming forward to provide testimony the public hearing was closed and she requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-49 BY READING OF THE TITLE FOR SECOND AND FINAL READING.

Public Works Director Kort provided clarification on how a drywell is constructed and works to drain excess water from a location at the request of the Council.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- e. Ordinance 25-50, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$20,000 from the Port Reserves Fund for the Purpose of Installing a Drywell in Lot 12B. City Manager/Port Director. Introduction July 28, 2025, Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-188 from Port Director as backup.

Mayor Lord introduced Ordinance 25-50 by reading of the title and opened the public hearing. Seeing and having no one coming forward to provide testimony the public hearing was closed and she requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-50 BY READING OF THE TITLE FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- f. Ordinance 25-51, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$30,000 from the Port Reserves Fund for an Engineering Assessment of the Homer Harbor Steel Grid. City Manager/Port Director. Introduction July 28, 2025, Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-189 from Port Director as backup.

Mayor Lord introduced Ordinance 25-51 by reading of the title and opened the public hearing. Seeing and having no one coming forward to provide testimony the public hearing was closed and she requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-51 BY READING OF THE TITLE FOR SECOND AND FINAL READING.

Mayor Lord expressed support for the action and advised Council that she requested City Manager Jacobsen to continue working towards financial planning from the Port, all funds, as these items were not included in the budget process and there is money, but a list of projects is preferred as it will provide a more complete financial picture.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- g. Ordinance 25-52, An Ordinance of the City Council of Homer, Alaska, Amending HCC 9.16.010 to Provide for an Increase of 0.3% Sales Tax, for a Term of Eight Years, for the Purpose of Financing the Acquisition and Construction of a Multi-Purpose Community Recreation Facility, and Submitting the Question of such Sales Tax Increase to the Qualified Voters of the City at the Regular Election to be held in the City on October 7, 2025. Aderhold/Davis. Introduction July 28, 2025, Public Hearing and Second Reading August 11, 2025.

Mayor Lord *opened the public hearing for Ordinance 25-52.*

Heath Smith, city resident, commented on having the details so the voters will know what they are voting on, that there is more work to do before bringing this item to the voters and referenced the actions of Council that was taken with the new Police Station building project.

Kate Finn, city resident, commented in support of the ordinance and the will of the community, noting the desire and support for a community recreation center and recommended that the Council let community decide on Election day.

Mayor Lord closed the public hearing and requested a motion.

DAVIS/ADERHOLD MOVED TO ADOPT ORDINANCE 25-52 BY READING OF THE TITLE FOR SECOND AND FINAL READING.

Lengthy discussion on the following points ensued:

- Could not support this ordinance due to the commitments made during the police department project regarding implementation of additional taxes.
- Approving and bringing this before the voters will set the city up for failure of the project
- Number of calls received by Council in opposition of bringing this ordinance forward without the necessary information.
- More conversation on the issue and HART fund is vital and results with the first round of the police station project.
- Historical information on the police station project process, putting the issue before the voters this year versus next year or waiting until October 2027
- Support to bring this forward this year and the voters can decide versus concerns on bringing it forward with the desired information on where it will be located, costs, etc.
- The need to really champion the project and provide the leadership to move the project forward.
- Several issues on the Borough Ballot this year which will affect the city.



Mayor Lord requested a roll call vote.

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

Mayor Lord called a five-minute recess at 8:08 p.m. She called the meeting back to order at 8:13 p.m.

### **ORDINANCE(S)**

- a. Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services. Davis/Aderhold. Introduction August 11, 2025, Public Hearing and Second Reading August 25, 2025.

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

Mayor Lord introduced Ordinance 25-54 by reading of the title and requested a motion.

DAVIS/ADERHOLD MOVED TO INTRODUCE ORDINANCE 25-54 BY READING OF TITLE ONLY.

Discussion ensued on the following:

- Allowing retail sales in movable structures outside of food trucks
  - Not requiring connection to water & sewer as it would not be needed
  - ADA Accessibility
  - Use of generators and more noise pollution
  - Steppingstone to a more structured business
  - Not intended to put undue pressure on existing businesses
- Introduction and postponement to the second meeting in September
  - Staff review and make substantial edits
  - Council review staff edits and refers to the Planning Commission and EDC for recommendations
  - Having public input on this ordinance could provide valuable information before postponing it and giving it to staff rather than leaving it solely to the judgement of the staff
  - Having input from the Chamber of Commerce would be of great value as well, from Robert Green, Small Business Development
  - Postpone to the end of September and refer to the September 9<sup>th</sup> EDC meeting and Planning Commission September 3<sup>rd</sup> meeting
- Concern on impacts to “*brick & mortar*” businesses
  - Supporting temporary structures does not support the existing businesses
- Several preferences were recommended:
  - introduce the ordinance and hold a public hearing at the next meeting to hear from the public
  - Implement this ordinance and staff work on city code to address issues and concerns in detail over the next several months addressing itinerant merchant section in city code, etc.
- Implementation would allow business owners opportunities now or in the near future.
- Intent to create a walkable downtown, but there is nowhere to park

Mayor Lord restated for the record the three options presented by Councilmembers for the ordinance as she understood:

- Introduce and hold public hearing as normally done
- Introduce, postpone and refer to staff;
- Postpone and refer to advisory bodies; or

- Council can do nothing at all, as it is their decision.

ADERHOLD/ERICKSON MOVED TO POSTPONE ORDINANCE 25-54 TO THE SEPTEMBER 22, 2025 COUNCIL MEETING AND REFER THE ORDINANCE TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION AND HAVE STAFF DO ADDITIONAL REVIEW AND AMENDMENTS AS NEEDED.

Brief discussion on referring the ordinance to the Planning Commission followed.

ERICKSON MOVED TO AMEND THE MOTION TO ADD REFER TO THE CHAMBER OF COMMERCE.

Mayor Lord called for a second. Hearing none the motion failed due to lack of a second.

VENUTI/ADERHOLD MOVED TO AMEND THE AMENDMENT TO ADD REFER TO THE PLANNING COMMISSION AND ADD THE MEETING DATES

There was a brief acknowledgement that the ordinance would still need to be back before the Council at their second meeting in September and it was determined that the Planning Commission had a regular meeting on September 3, 2025 and the EDC had a meeting on September 9, 2025.

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

Motion carried.

Mayor Lord stated the amended motion to postpone for the record as follows and expressed her appreciation for the compromises and collaboration displayed.

ADERHOLD/ERICKSON MOVED TO POSTPONE ORDINANCE 25-54 TO THE SEPTEMBER 22, 2025 COUNCIL MEETING AND REFER TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION AND THE PLANNING COMMISSION FOR REVIEW AND RECOMMENDATION AT THEIR SEPTEMBER MEETINGS AND FOR STAFF TO DO ADDITIONAL REVIEW AND AMENDMENTS AS NEEDED.

There was no further discussion.

VOTE. (Main motion as amended). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 25-55, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating Funds in the Amount of \$8,000 from the Community Recreation Center Fund for a Public Information Campaign in Connection with the Ballot Proposition to Approve a City Sales Tax Increase in the Amount of 0.3%, for a Term of Eight Years, for the Purpose of Financing the Acquisition and Construction of a Multi-Purpose Community Recreation Center. Davis/Aderhold. Introduction August 11, 2025, Public Hearing and Second Reading August 25, 2025.

Mayor Lord introduced Ordinance 25-55 by reading of the title and requested a motion.

DAVIS/ADERHOLD MOVED TO INTRODUCE ORDINANCE 25-55 BY READING OF TITLE ONLY.

There was a brief comment on not making a motion or second and letting the motion die at the table.

Mayor Lord requested a roll call vote.

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

Motion failed.

- c. Ordinance 25-56, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$1,200,000 from the Homer Accelerated Roads and Trails (HART) Road Fund to the Highland Drive Culvert Replacement Project. City Manager/Public Works Director. Introduction August 11, 2025, Public Hearing and Second Reading August 25, 2025.

Memorandum CC-25-203 from Public Works Director as backup.

Mayor Lord introduced Ordinance 25-56 by reading of the title and requested a motion.

ADERHOLD/VENUTI MOVED TO INTRODUCE ORDINANCE 25-56 BY READING OF TITLE ONLY.

Mayor Lord reviewed discussion during the Committee of the Whole and opened the floor for discussion.

Councilmember Parson requested more details on the reason for this project and why it costs \$1.2 million emergency road repair for better transparency for the public's information.

Councilmember Davis recounted personal experience with the incident on Fairview near Woodard Creek crossing.

Mayor Lord provided information on her review of the project and supported the project, acknowledging the high costs but wondered how many other similar situations that Homer has and that should be planned for in the near future.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

- a. City Manager's Report
- b. FY25 Year End Report – Preliminary

Mayor Lord introduced the topic and deferred to City Manager.

City Manager Jacobsen reviewed the report in the packet and provided brief comments on the following:

- Sewer Revenue versus Water consumption data in the rate model
  - Having the water and sewer rate discussion prior to mid-biennium budget review
    - Scheduling more time for all questions and concerns to be addressed
    - Submit questions and provide list of considerations and concerns
  - Actual detailed explanation on what went wrong with the rate model.
  - The rate information that was contained in the rate model was incorrect which caused the shortfall
- Appreciation for providing a response to Council questions on the city leases.

- City asking from a business lawyer position as that is where the conflict occurs, how a business works versus how the government does
  - City Lease changes do not occur without Council approval
  - It is incumbent on the city to work to the benefit of the city
- Leadership transition for the Fire Department
- ISO Surveys and status
- Established a Special Meeting on Tuesday, August 19, 2025 at 4:00 p.m.
- HART Policy Manual Status update

## **PENDING BUSINESS**

- a. Resolution 25-070, A Resolution of the City Council of Homer, Alaska, Directing the Planning Commission to Review and Recommend Amendments to Homer City Code to Allow Temporary Structures for Retail Purposes on Vacant Lots in the CBD. Davis.

Memorandum CC-25-196 from Councilmember Davis as backup.

Mayor Lord introduced Resolution 25-070 by reading of the title and noted that this was postponed from the July 28, 2025 meeting. She noted that the motion before Council was as follows and open the floor for discussion.

DAVIS/ADERHOLD MOVED TO ADOPT RESOLUTION 25-070 BY READING OF TITLE ONLY.

Councilmember Davis noted the discussion at the Committee of the Whole that we postponed the discussion on this resolution and brought forward an ordinance that better addresses the issue and supersedes this resolution, which can be voted down.

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

Motion failed.

## **NEW BUSINESS**

### **RESOLUTIONS**

- a. Resolution 25-074, A Resolution of the City Council of Homer, Alaska, Expressing the City's Gratitude to the Many Individuals and Groups that have Supported the Homer Public Library since its Founding. Venuti.

Memorandum CC-25-205 from Library Director as backup.

Mayor Lord introduced Resolution 25-074 by reading of the title and requested a motion.

VENUTI/ADERHOLD MOVED TO ADOPT RESOLUTION 25-074 BY READING OF THE TITLE ONLY.

There was a brief discussion on the information and listing of donors names and the length of time expended by staff to compile the information presented.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **COMMENTS OF THE AUDIENCE**

Kate Finn, city resident, expressed her appreciation for the ISO survey update from the City Manager, Council's thoughtful discussion on all the agenda items tonight but was sad for the outcome on Ordinance 25-52 as nothing is going to be cheaper in two years, and waiting longer for some action to be taken, doesn't make anything less complicated or easier putting off the multi-purpose community rec facility decision in her opinion and the Navy exercises whether there is a positive, negative or neutral impact to the exercises taking place during the same time that President Putin and President Trump are having talks in Anchorage in my opinion is coincidence is unlikely to be benign in intention or outcome so she was a little wary of this happening the way its happening and of course out of her control. She then expressed her appreciation for Council holding the big picture while she holds attention to some of the minutiae.

### **COMMENTS OF THE CITY ATTORNEY**

City Attorney Gatti had no comments.

### **COMMENTS OF THE CITY CLERK**

City Clerk Krause expressed appreciation for the Mayor's and City Manager's assistance in recruiting election workers and noted that she had a new Deputy City Clerk Scott Lynn inviting the Council to stop in and introduce themselves.

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

City Manager Jacobsen had no comments.

### **COMMENTS OF THE MAYOR**

Mayor Lord commented on the wild summer and how busy it has been and expressed appreciation for the work of all the local employers and employees. She noted Pier One's newest play, Thieves' Carnival and her daughter and a Commissioner's participation in the current production, urging drivers to acknowledge pedestrians and slow their speed and the upcoming start of school in the next week.

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

Councilmember Hansen commented on her dipnetting success this year, fishing from shore versus a boat and her last child becoming a freshman at Homer High School this year.

Councilmember Erickson responded to the concerns of the public regarding the Multi-Use Community Recreation Facility stating that there was more work to do to bring that issue to the voters and that they wanted to do it right. She then stated it was time to get out and play and enjoy the rest of the summer.

Councilmember Davis commented for those who might have felt disappointed on the lack of local honey available on the market, well that issue should be changing here shortly, it has been a good year for beekeeping and after talking with others there should be an abundance available in two to three weeks. The start of school usually signals the end of nectar and time to pull the honey.

Councilmember Aderhold expressed comments on departing family and a return to focusing on more things and stated that flips, trips and falls are a real thing.

Councilmember Parsons expressed appreciation for the Clerk's Office, election season starting up and they are getting busier, guidance provided by the City Manager and the people serving on the Council and how they discuss topics without getting contentious, always polite and sharing thoughts and opinions even with really hard decisions. He stated that he did not want to vote no on things but ultimately making a decision that was best for the city going forward, noting he was fully supportive of a recreation center and when they are ready for it to go on the ballot they have a firm, steady project to present to the public.

Councilmember Venuti expressed Birthday wishes to Mayor Lord and Councilmember Aderhold and hoped everyone enjoys the last of the peony blooms in the area gardens, the fireweed is almost at the top. She noted that it has been a wonderful summer plenty of bees and glad to hear there will be plenty of honey soon. Ms. Venuti expressed her amazement at all the visitors to the Homer Spit and at one point being against expansion of the Harbor but seeing how busy it has become she is very supportive of it now.

Mayor Lord offered additional comments on the Celebration of Life for Roberta Highland and how much she had done for the community, and it was well attended by about 250 people, lots of August birthdays including her daughter Sadie turning 12.

#### **ADJOURNMENT**

Mayor Lord adjourned the meeting at 9:20 p.m. The next Regular Meeting is Monday, August 25, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A Worksession at 4:00 p.m. A Special Meeting at 4:00 p.m. on Tuesday, August 19, 2025 in the City Hall Upstairs Conference Room. All meetings are scheduled to be held in the City Hall Cowles Council Chambers, located at 491 E. Pioneer Avenue, Homer, Alaska unless noted otherwise.

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RENEE KRAUSE, MMC, CITY CLERK

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



# MEMORANDUM

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## Liquor License Renewal Applications for Latitude 59, Patel's, Patel's #2 and Homer Liquor & Wine Company

**Item Type:** Action Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** August 25, 2025  
**From:** Renee Krause, MMC, ADAC, City Clerk/ADA Coordinator

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

Type: Restaurant or Eating Place  
License #: 6082  
DBA Name: Latitude 59  
Service Location: 3858 Lake Street, Suite 59,  
Homer, AK, 99603  
Licensee: Rae-Phemister, LLC  
Designated Licensee: Samantha & Russell Johnson  
Email Address: roostynv@yahoo.com  
Phone #: 907-394-4530

Type: Package Store  
License #: 2531  
DBA Name: Homer Liquor & Wine Company  
Service Location: 4474 Homer Spit Road #4,  
Homer, AK 99603  
Licensee: Uncle Thirsty's, LLC  
Designated Licensee: Thomas Beck  
Email Address: [dearunclethirsty@gmail.com](mailto:dearunclethirsty@gmail.com)  
Phone: 907-630-0663

Type: Package Store - Seasonal  
License #: 3176  
DBA Name: Patel's  
Service Location: 4470 Homer Spit Road, Ste. C,  
Homer, AK 99603  
Licensee: Uncle Thirsty's, LLC  
Designated Licensee: Thomas Beck  
Email Address: [dearunclethirsty@gmail.com](mailto:dearunclethirsty@gmail.com)  
Phone: 907-630-0663

Type: Package Store - Seasonal  
License #: 3472  
DBA Name: Patel's #2  
Service Location: 4287 Homer Spit Road #1, Homer,  
AK 99603  
Licensee: Uncle Thirsty's, LLC  
Designated Licensee: Thomas Beck  
Email Address: [dearunclethirsty@gmail.com](mailto:dearunclethirsty@gmail.com)  
Phone: 907-630-0663

### Recommendation:

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

### Attachments:

AMCO Application Packets for: Latitude 59, Patel's, Patel's #2 and Homer Liquor & Wine Company  
Homer Police Department Non-Objection  
Kenai Peninsula Borough Non-Objection



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,  
and Economic Development

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

August 7, 2025

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

Licensee: **Rae-Phemister LLC**

DBA: Latitude 59

VIA email: [roostynv@yahoo.com](mailto:roostynv@yahoo.com);

CC: None

Local Government 1: Homer

Local Government 2: Kenai Peninsula Borough

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

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

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

Community Council: n/a

Via Email: n/a

Re: Restaurant or Eating Place License #6082 Combined Renewal Notice for 2025-2026 Renewal Cycle

<b>License Number:</b>	#6082
<b>License Type:</b>	Restaurant or Eating Place
<b>Licensee:</b>	Rae-Phemister LLC
<b>Doing Business As:</b>	Latitude 59
<b>Physical Address:</b>	3858 Lake Street #59, Homer, AK, 99603
<b>Designated Licensee:</b>	Samantha & Russell Johnson
<b>Phone Number:</b>	907-394-4530;
<b>Email Address:</b>	<a href="mailto:roostynv@yahoo.com">roostynv@yahoo.com</a> ;

☒ License Renewal Application

☐ Endorsement Renewal Application

**Dear Licensee:**

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

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



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

Your application will be scheduled for the **September 16<sup>th</sup>, 2025** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

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

### **Dear Local Government:**

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

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

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

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

Please contact the local governing body with jurisdiction over the proposed premises for information regarding the review of this application. Comments or objections you may have about the application should first be presented to the local governing body. If you have any questions, please email [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov)

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



Document reference ID : 4656

## Renewal Application Summary

<b>Application ID:</b>	4656
<b>License No:</b>	6082
<b>License Type applied for Renewal:</b>	Restaurant Eating Place License (REPL)
<b>Licensee Name:</b>	Rae-Phemister Llc
<b>Application Status:</b>	In Review
<b>Application Submitted On:</b>	12/31/2024 09:10 AM AKST

## Entity Information

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<b>Business Structure:</b>	Limited liability company
<b>FEIN/SSN Number:</b>	922181967
<b>Alaska Entity number (CBPL):</b>	10222598
<b>Alaska Entity Formed Date:</b>	02/06/2023
<b>Home State:</b>	AK

## Entity Contact Information

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<b>Entity Address:</b>	3858 Lake St, STE 59, Homer, AK, 99603
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# Renewal Information

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

No

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

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

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

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

**Please select the seasonality:**

Year-round

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

No

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

No

# Restaurant Affidavit

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<b>Revenue in Food Sales during the first Calendar Year in the Renewal Period</b>	<b>\$</b> 
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<b>Revenue in Alcohol Sales during first Calendar Year in the Renewal Period</b>	<b>\$</b> 
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<b>% of Gross Revenue from Food Sales during the first Calendar Year in the Renewal Period</b>	<b>99.17</b>
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Revenue in Food Sales during the second Calendar Year in the Renewal Period	\$ [REDACTED]
Revenue in Alcohol Sales during second Calendar Year in the Renewal Period	\$ [REDACTED]
% of Gross Revenue from Food Sales during the second Calendar Year in the Renewal Period	99.17

## Restaurant Detail

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Dining after standard closing hours: AS 04.16.010(c)	No
Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)	Yes
Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)	Yes
Employment for any persons under 21 years of age: AS 04.16.049(c)	Yes
<p>List where within the premises minors are anticipated to have access in the course of either dining or employment. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)</p> <p>Minors only allowed in dining area</p>	
<p>Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.</p> <p>All alcohol is located behind the counter which is not acceptable to the public and only staff age 21 and older are allowed to handle alcohol related products.</p>	
Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours?	Yes

## Food Service Permit

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Is your license located in Municipality of Anchorage?	No
Do you have Approved food service permit for this premises?	Yes

## Entertainment & Service

<b>Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?</b>	No
<b>Food and beverage service offered or anticipated is:</b>	Counter Service

## Hours Of Operation

<b>Sunday</b>	Close
<b>Monday</b>	08:30 AM - 04:00 PM
<b>Tuesday</b>	08:30 AM - 04:00 PM
<b>Wednesday</b>	08:30 AM - 04:00 PM
<b>Thursday</b>	08:30 AM - 04:00 PM
<b>Friday</b>	08:30 AM - 04:00 PM
<b>Saturday</b>	10:00 AM - 06:00 PM

## Attestations

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

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

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

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

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an 

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 hol server education course approved by the ABC

Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 305.700.

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

## Signature

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This application was digitally signed by : Russell Johnson on 12/31/2024 09:21 AM AKST

## Payment Info

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Payment Type : CC

Payment Id: cfb4d1e7-2d58-462b-8c9e-e86640d2218e

Receipt Number: 101004951

Payment Date: 12/31/2024 09:23 AM AKST



Document reference ID : 4656

# Licensing Application Summary

<b>Application ID:</b>	4656
<b>Applicant Name:</b>	Sake 59 Llc
<b>License Type applied for:</b>	Restaurant Eating Place License (REPL) (AS 04.09.210)
<b>Application Status:</b>	In Review
<b>Application Submitted On:</b>	12/31/2024 09:10 AM AKST

## Entity Information

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<b>Business Structure:</b>	Limited liability company
<b>FEIN/SSN Number:</b>	922181967
<b>Member Managed or Manager Managed:</b>	Member Managed
<b>Alaska Entity Number (CBPL):</b>	10222598
<b>Alaska Entity Formed Date:</b>	02/06/2023
<b>Home State:</b>	AK

## Entity Contact Information

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Name	Phone	Email	Relation
Russell Johnson	907-435-0909	roostynv@yahoo.com	Designated Licensee

<b>Entity Address:</b>	PO Box 24, Homer, AK, 99603, USA
------------------------	----------------------------------

# Registered Agent Information

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**Name** Samantha Johnson

**Agent's Phone Number** 907-394-4530

**Agent's Email** noemail@noemail.com

**Address** 54309 East End Rd, Homer, AK, 99603, USA

**The registered agent is either an individual resident of the state or a domestic corporation authorized to transact business in the state and whose business office is the same as the registered office?** Yes

## Ownership / Principal Party Details

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Principal Parent Entity	Principal Party	Role	%Ownership
Sake 59 Llc	Jacquelyn V. Kondak	Member	50
Sake 59 Llc	Aaron C. Knoll	Member	50

## Premises Address

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**Address:** 3858 Lake Street #59, Homer, AK, 99603, USA

**Does the proposed site include a valid street address?** Yes

## Basic Business information

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**Business/Trade Name:** Latitude 59

**What is your primary business at this location?** Restaurant

## Premises Contact Details

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**Contact Person Name** Russell Johnson



<b>Business Phone Number</b>	907-435-0909
<b>Alternate Phone Number</b>	907-394-4520
<b>Email Address</b>	roostynv@yahoo.com

## Local Government and Community Council Details

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<b>City/Municipality</b>	Homer
<b>Borough</b>	Kenai Peninsula Borough

## Property Ownership

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<b>Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?</b>	No
<b>Property Utilization Status</b>	An Existing Facility
<b>Are you operating under?</b>	Lease
<b>Add Copy of Lease\Sublease document</b>	<a href="#">00 - Checklist.pdf</a>

## Restaurant Detail

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

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

See paper application

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

See paper application

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

## Food Service Permit

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**Is your license located in Municipality of Anchorage?** No

**Do you have Approved food service permit for this premises?** No

**Copy of the current food service permit for this premises OR the plan review approval.** [6082 AB-03.pdf](#)

## Entertainment & Service

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**Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?** No

**Food and beverage service offered or anticipated is:** Table Service

## Restaurant Declaration

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**Please upload the finalized or expected Food and Alcohol Menu.** [6082 AB-03.pdf](#)

There are tables or counters at my establishment for consuming food in a dining area on the premises. I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons.

This menu includes entrées that are regularly sold and prepared by the licensee at the licensed premises.

I certify that the license for which I am requesting designation is either a Beverage Dispensary, Beverage Dispensary Tourism, Club, Sporting Activity or Event License, Outdoor Recreation Lodge, Golf Course, Destination Resort, OR Restaurant or Eating Place, Seasonal REPL Tourism License.

## Hours Of Operation

<b>Sunday</b>	08:00 AM - 08:00 PM
<b>Monday</b>	08:00 AM - 08:00 PM
<b>Tuesday</b>	08:00 AM - 08:00 PM
<b>Wednesday</b>	08:00 AM - 08:00 PM
<b>Thursday</b>	08:00 AM - 08:00 PM
<b>Friday</b>	08:00 AM - 08:00 PM
<b>Saturday</b>	08:00 AM - 08:00 PM

## Financial Interest

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I hereby certify that no person other than a proposed licensee listed on the liquor license application has a direct or indirect financial interest, as defined in AS 04.11.450(f) in the business for which a liquor license is being applied for.

I hereby certify that any ownership change shall be reported to the board as required under AS 04.11.040, AS 04.11.045, AS 04.11.050, and AS 04.11.055.

## Attestations

---

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

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

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

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

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

35

 or response in this application, or any attachment,

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

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

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

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

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

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

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

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

## Signature

---

This application was digitally signed by : Russell Johnson on 12/31/2024 09:21 AM AKST

## Payment Info

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Payment Type : CC

Payment Id: cfb4d1e7-2d58-462b-8c9e-e86640d2218e

Receipt Number: 101004951

Payment Date: 12/31/2024 09:23 AM AKST

## Documents

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#	File Name	Type	Added On
1	<a href="#">00 - Checklist.pdf</a>	License Lease\Sublease document	07/10/2025 01:53 PM AKDT

2	<a href="#">AB-02.pdf</a>	License Location Diagram Document	07/10/2025 01:54 PM AKDT
3	<a href="#">6082 AB-03.pdf</a>	LicenseRestaurantDetailFoodServicePermitDocumen t	07/10/2025 01:56 PM AKDT
4	<a href="#">6082 AB-03.pdf</a>	LicenseRestaurantDeclarationFoodAlcoMenuDocume nt	07/10/2025 01:58 PM AKDT



Thursday, August 14, 2025

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

Renee Krause, City Clerk  
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Rae-Phemister LLC
Business Name	:	Latitude 59
License Type	:	Restaurant/Eating Places
License Location	:	3858 Lake St. #59 Homer, AK 99603, City of Homer
License No.	:	6082
Application Type	:	License Renewal

Dear Ms. Krause,

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

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

Sincerely,

Michele Turner, CMC  
Borough Clerk

cc: [roostynv@yahoo.com](mailto:roostynv@yahoo.com);



THE STATE  
of ALASKA  
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,  
and Economic Development

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

August 8, 2025

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

Licensee: Uncle Thirsty's LLC

DBA: Homer Liquor & Wine Company

Via Email: [dearunclethirsty@gmail.com](mailto:dearunclethirsty@gmail.com)

CC: None

Local Government 1: City of Homer

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

Local Government 2: Kenai Peninsula Borough

Via Email: [micheleturner@kpb.us](mailto:micheleturner@kpb.us); [sessert@kpb.us](mailto:sessert@kpb.us); [mjenkins@kpb.us](mailto:mjenkins@kpb.us); [nscarlett@kpb.us](mailto:nscarlett@kpb.us);  
[mboehmler@kpb.us](mailto:mboehmler@kpb.us); [rraidmae@kpb.us](mailto:rraidmae@kpb.us); [slopez@kpb.us](mailto:slopez@kpb.us); [jrasor@kpb.us](mailto:jrasor@kpb.us); [hmills@kpb.us](mailto:hmills@kpb.us)

Re: Package Store License #2531 Combined Renewal Notice for 2025-2026 Renewal Cycle

<b>License Number:</b>	#2531
<b>License Type:</b>	Package Store
<b>Licensee:</b>	Uncle Thirsty's LLC
<b>Doing Business As:</b>	Homer Liquor & Wine Company
<b>Physical Address:</b>	4474 Homer Spit Road #4, Homer, AK, 99603
<b>Designated Licensee:</b>	Thomas Beck
<b>Phone Number:</b>	907-630-0663
<b>Email Address:</b>	<a href="mailto:dearunclethirsty@gmail.com">dearunclethirsty@gmail.com</a>

☒ License Renewal Application

☐ Endorsement Renewal Application

**Dear Licensee:**

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

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

Your application will be scheduled for the **September 16<sup>th</sup>, 2025** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

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

**Dear Local Government:**

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

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

Sincerely,  
Anna White, Licensing Examiner II  
For  
Kevin Richard, Director





Document reference ID : 4831

## Renewal Application Summary

<b>Application ID:</b>	4831
<b>License No:</b>	2531
<b>License Type applied for Renewal:</b>	Package Store License(PSL)
<b>Licensee Name:</b>	Uncle Thirsty's Llc
<b>Application Status:</b>	In Review
<b>Application Submitted On:</b>	12/23/2024 02:35 PM AKST

## Entity Information

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<b>Business Structure:</b>	Limited liability company
<b>FEIN/SSN Number:</b>	██████████
<b>Alaska Entity number (CBPL):</b>	10189583
<b>Alaska Entity Formed Date:</b>	
<b>Home State:</b>	

## Entity Contact Information

---

<b>Entity Address:</b>	369 E Pioneer Ave, Homer, AK, 99603
------------------------	-------------------------------------

# Renewal Information

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

No

**Do you intend to sell alcoholic beverages and ship them to another location in response to written solicitation in the next two years?:**

No

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

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

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

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

**Please select the seasonality:**

Year-round

**Please select the reason to update license.:**

Current license expires February 28 2025

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

No

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

No

## Attestations

---

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

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

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

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

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

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

## Signature

---

This application was digitally signed by : Tom Beck on 12/23/2024 02:36 PM AKST

## Payment Info

---

Payment Type : CC

Payment Id: 26f4ef69-6c28-4bc7-a66f-35da19086111

Receipt Number: 100997193

Payment Date: 12/23/2024 02:40 PM AKST



Document reference ID : 4831

# Licensing Application Summary

**Application ID:** 4831

**Applicant Name:** Uncle Thirsty's Llc

**License Type applied for:** Package Store License(PSL) (AS 04.09.230)

**Application Status:** In Review

**Application Submitted On:** 12/23/2024 02:35 PM AKST

## Entity Information

**Business Structure:** Limited liability company

**FEIN/SSN Number:** [REDACTED]

**Alaska Entity Number (CBPL):** 10189583

## Entity Contact Information

Name	Phone	Email	Relation
Tom Beck	907-630-0663	dearunclethirsty@gmail.com	Designated Licensee

**Entity Address:** 369 E Pioneer Avenue, Homer, AK, 99603, USA

## Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
Uncle Thirsty's Llc	Thomas Beck	Member	100

## Premises Address

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**Address:** 4474 Homer Spit Road #4, Homer, AK, 99603, USA

**Does the proposed site include a valid street address?** Yes

## Basic Business information

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**Business/Trade Name:** Homer Liquor & Wine Company

## Local Government and Community Council Details

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**City/Municipality** Homer

**Borough** Kenai Peninsula Borough

## Seasonal Information

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**Are you conducting seasonal business?** Yes

**Please Provide your six-month operating period** 05/01-11/01

**Operation Period Details** Migration

## Attestations

---

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

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

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.

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

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

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

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

## Signature

---

This application was digitally signed by : Tom Beck on 12/23/2024 02:36 PM AKST

## Payment Info

---

Payment Type : CC

Payment Id: 26f4ef69-6c28-4bc7-a66f-35da19086111

Receipt Number: 100997193

Payment Date: 12/23/2024 02:40 PM AKST



Thursday, August 14, 2025

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

Renee Krause, City Clerk  
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Uncle Thirsty's LLC.
Business Name	:	Homer Liquor & Wine Company
License Type	:	Package Store
License Location	:	4474 Homer Spit Road #4, Homer, AK 99603, City of Homer
License No.	:	2531
Application Type	:	License Renewal

Dear Ms. Krause,

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

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

Sincerely,

Michele Turner, CMC  
Borough Clerk

cc: [dearunclethirsty@gmail.com](mailto:dearunclethirsty@gmail.com);





THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,  
and Economic Development

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

August 8, 2025

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

Licensee: **Uncle Thirsty's LLC**

DBA: Patel's

Via Email: [dearunclethirsty@gmail.com](mailto:dearunclethirsty@gmail.com)

CC: None

Local Government 1: City of Homer

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

Local Government 2: Kenai Peninsula Borough

Via Email: [micheleturner@kpb.us](mailto:micheleturner@kpb.us); [sessert@kpb.us](mailto:sessert@kpb.us); [mjenkins@kpb.us](mailto:mjenkins@kpb.us); [nscarlett@kpb.us](mailto:nscarlett@kpb.us);  
[mboehmler@kpb.us](mailto:mboehmler@kpb.us); [rraidmae@kpb.us](mailto:rraidmae@kpb.us); [slopez@kpb.us](mailto:slopez@kpb.us); [jrasor@kpb.us](mailto:jrasor@kpb.us); [hills@kpb.us](mailto:hills@kpb.us)

Re: Package Store - Seasonal License #3176 Combined Renewal Notice for 2025-2026 Renewal Cycle

<b>License Number:</b>	#3176
<b>License Type:</b>	Package Store - Seasonal
<b>Licensee:</b>	Uncle Thirsty's LLC
<b>Doing Business As:</b>	Patel's
<b>Physical Address:</b>	4470 Homer Spit Rd, Ste C, Homer, AK, 99603
<b>Designated Licensee:</b>	Thomas Beck
<b>Phone Number:</b>	907-630-0663
<b>Email Address:</b>	<a href="mailto:dearunclethirsty@gmail.com">dearunclethirsty@gmail.com</a>

☒ License Renewal Application

☐ Endorsement Renewal Application

**Dear Licensee:**

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

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

Your application will be scheduled for the **September 16<sup>th</sup>, 2025** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

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

**Dear Local Government:**

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

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

Sincerely,  
Anna White, Licensing Examiner II  
For  
Kevin Richard, Director



Document reference ID : 4835

## Renewal Application Summary

<b>Application ID:</b>	4835
<b>License No:</b>	3176
<b>License Type applied for Renewal:</b>	Package Store License(PSL)
<b>Licensee Name:</b>	Uncle Thirsty's Llc
<b>Application Status:</b>	In Review
<b>Application Submitted On:</b>	12/23/2024 03:28 PM AKST

## Entity Information

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<b>Business Structure:</b>	Limited liability company
<b>FEIN/SSN Number:</b>	[REDACTED]
<b>Alaska Entity number (CBPL):</b>	10189583
<b>Alaska Entity Formed Date:</b>	
<b>Home State:</b>	

## Entity Contact Information

---

<b>Entity Address:</b>	369 E Pioneer Avenue, Homer, AK, 99603
------------------------	--

# Renewal Information

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

No

**Do you intend to sell alcoholic beverages and ship them to another location in response to written solicitation in the next two years?:**

No

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

The license was not operated at all or was operated for less than the minimum of 240 hours in the first calendar year of the renewal period.

I have completed a Waiver of Operations self-service transaction.

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

The license was not operated at all or was operated for less than the minimum of 240 hours in the second calendar year of the renewal period.

I have completed a Waiver of Operations self-service transaction.

**Please select the seasonality:**

Seasonal

**Please Provide your six-month operating period:**

04/1-09/30

**Operation Period Details:**

Seasonal off-premise package store

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

No

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

No

## Attestations

---

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

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

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

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

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

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

## Signature

---

This application was digitally signed by : To  ck on 12/23/2024 03:28 PM AKST

# Payment Info

---

Payment Type : CC

Payment Id: 04c5d660-0ab9-4c0f-ad42-ad5a17bb1589

Receipt Number: 100997302

Payment Date: 12/23/2024 03:31 PM AKST

# Documents

---

#	File Name	Type	Added On
1	<a href="#">Patel's Waiver of Operation Application.pdf</a>	Renewal Additional Document	12/23/2024 03:28 PM



Document reference ID : 4835

## Licensing Application Summary

**Application ID:** 4835

**Applicant Name:** Uncle Thirsty's Llc

**License Type applied for:** Package Store License(PSL) (AS 04.09.230)

**Application Status:** In Review

**Application Submitted On:** 12/23/2024 03:28 PM AKST

## Entity Information

**Business Structure:** Limited liability company

**FEIN/SSN Number:** [REDACTED]

**Alaska Entity Number (CBPL):** 10189583

## Entity Contact Information

Name	Phone	Email	Relation
Tom Beck	907-630-0663	dearunclethirsty@gmail.com	Designated Licensee

**Entity Address:** 369 E Pioneer Avenue, Homer, AK, 99603, USA

## Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
Uncle Thirsty's Llc	Thomas Beck	Member	100

## Premises Address

---

**Address:** 4470 Homer Spit Rd, Ste C, Homer, AK, 99603, USA

**Does the proposed site include a valid street address?** Yes

## Basic Business information

---

**Business/Trade Name:** Patel's

## Local Government and Community Council Details

---

**City/Municipality** Homer

**Borough** Kenai Peninsula Borough

## Seasonal Information

---

**Are you conducting seasonal business?** Yes

**Please Provide your six-month operating period** 05/01-11/01

**Operation Period Details** Migration

## Attestations

---

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

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

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.



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

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

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

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

## Signature

---

This application was digitally signed by : Tom Beck on 12/23/2024 03:28 PM AKST

## Payment Info

---

Payment Type : CC

Payment Id: 04c5d660-0ab9-4c0f-ad42-ad5a17bb1589

Receipt Number: 100997302

Payment Date: 12/23/2024 03:31 PM AKST



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

Alaska Alcoholic Beverage Control Board

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

**Why is this form needed?**

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

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

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

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

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

**Section 1 – Establishment Information**

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

Licensee:	Uncle Thirstys LLC		License Number:	3176	
License Type:	Package store - seasonal liquor				
DBA:	Patel's				
Premises Address:	4470 Homer Spit Rd Suite C				
City:	Homer	State:	Alaska	ZIP:	99603
Local Governing Body:	City of Homer				

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

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

Request for Calendar Year 2023

Approved 8/8/25



## Alaska Alcoholic Beverage Control Board

**Form AB-29: Waiver of Operation Application****Section 3 – Reason for Non-operation**

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

moving location - Lost lease

**Section 4 – Certifications**

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

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

Initials

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

TB

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

TB

Tom Beck

Printed name of licensee

T. Beck

Signature of licensee

Office Use Only				
Waiver Application Fee:		Late Fee:		Transaction #:

STATE OF ALASKA - ALCOHOLIC BEVERAGE CONTROL BOARD      LICENSE NUMBER  
FORM CONTROL

**0560**      **ISSUED**      **LIQUOR LICENSE**      **3176**  
**7/14/2023**      **2023-2024**  
**ABC BOARD**

LICENSE RENEWAL APPLICATION DUE  
DECEMBER 31, 2024 (AS 04.11.27(b))

THIS LICENSE EXPIRES MIDNIGHT  
FEBRUARY 28, 2025 UNLESS DATED BELOW

7/1 - 10/31

TYPE OF LICENSE:      Package Store-Seasonal

LICENSE FEE:      \$750.00

1152

CITY / BOROUGH: Homer

Kenai Peninsula Borough

D/B/A:      Patel's

4470 Homer Spit Rd

Mail Address:

Uncle Thirsty's LLC

369 E Pioneer Avenue

Homer, AK 99603

This license cannot be transferred without permission  
of the Alcoholic Beverage Control Board

☐ Special restriction - see reverse side

ISSUED BY ORDER OF THE  
ALCOHOLIC BEVERAGE CONTROL BOARD

DIRECTOR

04-900 (REV 11/22)

THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES



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

## Alaska Alcoholic Beverage Control Board

# Form AB-29: Waiver of Operation Application

### Why is this form needed?

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

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

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

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

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

## Section 1 – Establishment Information

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

Licensee:	Uncle Thirsty's LLC	License Number:	3176		
License Type:	Package Store - Seasonal				
DBA:	Patel's				
Premises Address:	4470 Homer Spit Rd. Suite C				
City:	Homer	State:	Alaska	ZIP:	99603
Local Governing Body:	City of Homer				

## Section 2 – Request Number and Calendar Year

☐ 1<sup>st</sup> Request      ☒ 2<sup>nd</sup> Request      ☐ 3<sup>rd</sup> Request      ☐ Other 2024

Request for Calendar Year 2024



Approved 8/8/25 SD



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

Alaska Alcoholic Beverage Control Board

## Form AB-29: Waiver of Operation Application

### Section 3 – Reason for Non-operation

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

Lost lease, we are in the process of moving to a new location.

### Section 4 – Certifications

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

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

Initials

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

TB

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

TB

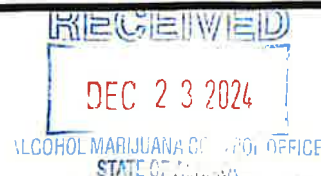
Tom Beck

Printed name of licensee

*Tom Beck*

Signature of licensee

Office Use Only			
Waiver Application Fee:	\$750.00	Late Fee:	\$1,000.00
Transaction #:		100998583	





Thursday, August 14, 2025

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

Renee Krause, City Clerk  
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Uncle Thirsty's LLC
Business Name	:	Patel's
License Type	:	Package Store - Seasonal
License Location	:	4470 Homer Spit Road, Homer, AK, 99603, City of Homer
License No.	:	3176
Application Type	:	License Renewal

Dear Ms. Krause,

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

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

Sincerely,

Michele Turner, CMC  
Borough Clerk

cc: [dearunclethirsty@gmail.com](mailto:dearunclethirsty@gmail.com);





THE STATE  
of ALASKA  
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,  
and Economic Development

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

August 8, 2025

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

Licensee: Uncle Thirsty's LLC

DBA: Patel's #2

Via Email: [dearunclethirsty@gmail.com](mailto:dearunclethirsty@gmail.com)

CC: None

Local Government 1: City of Homer

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

Local Government 2: Kenai Peninsula Borough

Via Email: [micheletturner@kpb.us](mailto:micheletturner@kpb.us); [sessert@kpb.us](mailto:sessert@kpb.us); [mjenkins@kpb.us](mailto:mjenkins@kpb.us); [nscarlett@kpb.us](mailto:nscarlett@kpb.us);  
[mboehmler@kpb.us](mailto:mboehmler@kpb.us); [rraidmae@kpb.us](mailto:rraidmae@kpb.us); [slopez@kpb.us](mailto:slopez@kpb.us); [jrasor@kpb.us](mailto:jrasor@kpb.us); [hills@kpb.us](mailto:hills@kpb.us)

Re: Package Store - Seasonal License #3472 Combined Renewal Notice for 2025-2026 Renewal Cycle

License Number:	#3472
License Type:	Package Store - Seasonal
Licensee:	Uncle Thirsty's LLC
Doing Business As:	Patel's #2
Physical Address:	4287 Homer Spit Road #1, Homer, AK, 99603
Designated Licensee:	Thomas Beck
Phone Number:	907-630-0663
Email Address:	<a href="mailto:dearunclethirsty@gmail.com">dearunclethirsty@gmail.com</a>

☒ License Renewal Application

☐ Endorsement Renewal Application

**Dear Licensee:**

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

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



Your application will be scheduled for the **September 16<sup>th</sup>, 2025** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

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

**Dear Local Government:**

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

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

Sincerely,  
Anna White, Licensing Examiner II  
For  
Kevin Richard, Director



Document reference ID : 4846

## Renewal Application Summary

<b>Application ID:</b>	4846
<b>License No:</b>	3472
<b>License Type applied for Renewal:</b>	Package Store License(PSL)
<b>Licensee Name:</b>	Uncle Thirsty's Llc
<b>Application Status:</b>	In Review
<b>Application Submitted On:</b>	12/24/2024 12:28 PM AKST

## Entity Information

---

<b>Business Structure:</b>	Limited liability company
<b>FEIN/SSN Number:</b>	<div></div>
<b>Alaska Entity number (CBPL):</b>	10189583
<b>Alaska Entity Formed Date:</b>	
<b>Home State:</b>	

## Entity Contact Information

---

<b>Entity Address:</b>	369 E Pioneer Avenue, Homer, AK, 99603
------------------------	--

# Renewal Information

---

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

No

**Do you intend to sell alcoholic beverages and ship them to another location in response to written solicitation in the next two years?:**

No

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

The license was not operated at all or was operated for less than the minimum of 240 hours in the first calendar year of the renewal period.

I have completed a Waiver of Operations self-service transaction.

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

The license was not operated at all or was operated for less than the minimum of 240 hours in the second calendar year of the renewal period.

I have completed a Waiver of Operations self-service transaction.

**Please select the seasonality:**

Seasonal

**Please Provide your six-month operating period:**

04/01-09/30

**Operation Period Details:**

Seasonal off-premise packaging store

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

No

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

No

## Attestations

---

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

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

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

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

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

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

## Signature

---

This application was digitally signed by : To 68 ck on 12/24/2024 12:28 PM AKST

# Payment Info

---

Payment Type : CC

Payment Id: 7e5b547a-c3ed-4769-ab03-18ce4efaf60d

Receipt Number: 100997890

Payment Date: 12/24/2024 12:29 PM AKST

# Documents

---

#	File Name	Type	Added On
1	<a href="#">Patel's 2 Waiver of Operation Application.pdf</a>	Renewal Additional Document	12/24/2024 12:28 PM



Document reference ID : 4846

## Licensing Application Summary

**Application ID:** 4846

**Applicant Name:** Uncle Thirsty's Llc

**License Type applied for:** Package Store License(PSL) (AS 04.09.230)

**Application Status:** In Review

**Application Submitted On:** 12/24/2024 12:28 PM AKST

### Entity Information

---

**Business Structure:** Limited liability company

**FEIN/SSN Number:** [REDACTED]

**Alaska Entity Number (CBPL):** 10189583

### Entity Contact Information

---

Name	Phone	Email	Relation
Tom Beck	907-630-0663	dearunclethirsty@gmail.com	Designated Licensee

**Entity Address:** 369 E Pioneer Avenue, Homer, AK, 99603, USA

### Ownership / Principal Party Details

---

Principal Parent Entity	Principal Party	Role	%Ownership
Uncle Thirsty's Llc	Thomas Beck	Member	100

## Premises Address

---

**Address:** 4287 Homer Spit Road #1, Homer, AK, 99603, USA

**Does the proposed site include a valid street address?** Yes

## Basic Business information

---

**Business/Trade Name:** Patel's #2

## Local Government and Community Council Details

---

**City/Municipality** Homer

**Borough** Kenai Peninsula Borough

## Seasonal Information

---

**Are you conducting seasonal business?** Yes

**Please Provide your six-month operating period** 05/01-11/01

**Operation Period Details** Migration

## Attestations

---

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

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

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.

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

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

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

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

## Signature

---

This application was digitally signed by : Tom Beck on 12/24/2024 12:28 PM AKST

## Payment Info

---

Payment Type : CC

Payment Id: 7e5b547a-c3ed-4769-ab03-18ce4efaf60d

Receipt Number: 100997890

Payment Date: 12/24/2024 12:29 PM AKST





Alaska Alcoholic Beverage Control Board

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

**Why is this form needed?**

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

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

- for a 1<sup>st</sup> request, an amount equal to ½ the applicable biennial license fee; or
- for a 2<sup>nd</sup> or subsequent request, double the amount of the fee paid for the previous waiver application.

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

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

**Section 1 – Establishment Information**

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

Licensee:	Uncle Thirsty's LLC	License Number:	3472
License Type:	package store - seasonal	liquor	
DBA:	Patel's #2		
Premises Address:	4287 Homer Spit Road #1		
City:	Homer	State:	Alaska
		ZIP:	99603
Local Governing Body:	City of Homer		

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

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

Request for Calendar Year 2023

DEC 28

Approved 8/8/25 J



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

Alaska Alcoholic Beverage Control Board

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

**Section 3 – Reason for Non-operation**

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

moving location.

**Section 4 – Certifications**

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

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

Initials

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

KB

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

KB

TOM BECK

Printed name of licensee

T. Beck

Signature of licensee

Office Use Only				
Waiver Application Fee:		Late Fee:		Transaction #:

STATE OF ALASKA - ALCOHOLIC BEVERAGE CONTROL BOARD      LICENSE NUMBER

FORM CONTROL

0561

3472

ISSUED

LIQUOR LICENSE

7/14/2023

2023-2024

ABC BOARD

LICENSE RENEWAL APPLICATION DUE  
DECEMBER 31, 2024 (AS 04.11.270(b))

THIS LICENSE EXPIRES MIDNIGHT  
FEBRUARY 28, 2025 UNLESS DATED BELOW

7/1 - 9/15

TYPE OF LICENSE:      Package Store-Seasonal

LICENSE FEE:      \$750.00

1152

CITY / BOROUGH: Homer

Kenai Peninsula Borough

D/B/A:

Patel's #2

4287 Homer Spit Road #1

Mail Address:

Uncle Thirsty's LLC

369 E Pioneer Avenue

Homer, AK 99603

This license cannot be transferred without permission  
of the Alcoholic Beverage Control Board  
☐ Special restriction - see reverse side

ISSUED BY ORDER OF THE  
ALCOHOLIC BEVERAGE CONTROL BOARD

DIRECTOR

04-900 (REV 11/22)

THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES



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

Alaska Alcoholic Beverage Control Board

## Form AB-29: Waiver of Operation Application

### Why is this form needed?

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

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

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

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

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

### Section 1 – Establishment Information

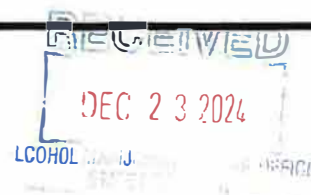
Enter information for the license that has not been operated for the time required under AS 04.11.330.

Licensee:	Uncle Thirsty's LLC	License Number:	3472		
License Type:	Package Store - Seasonal				
DBA:	Patel's 2				
Premises Address:	4287 Homer Spit Rd #1				
City:	Homer	State:	Alaska	ZIP:	99603
Local Governing Body:	City of Homer				

### Section 2 – Request Number and Calendar Year

☐ 1<sup>st</sup> Request      ☒ 2<sup>nd</sup> Request      ☐ 3<sup>rd</sup> Request      ☐ Other 2024

Request for Calendar Year 2024



Approved 8/8/25 SD



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

Alaska Alcoholic Beverage Control Board

## Form AB-29: Waiver of Operation Application

### Section 3 – Reason for Non-operation

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

Lost lease, we are in the process of moving to a new location.

### Section 4 – Certifications

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

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

Initials

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

TB

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

TB

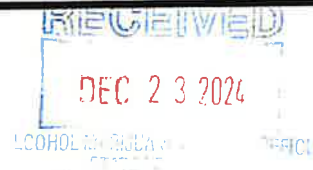
Tom Beck

Printed name of licensee

*Tom Beck*

Signature of licensee

Office Use Only				
Waiver Application Fee:	\$750.00	Late Fee:	\$1,000.00	Transaction #: 100998578





Thursday, August 14, 2025

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

Renee Krause, City Clerk  
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Uncle Thirsty's LLC
Business Name	:	Patel's 2
License Type	:	Package Store - Seasonal
License Location	:	4287 Homer Spit Road #1 Homer, AK 99603, City of Homer
License No.	:	3472
Application Type	:	License Renewal

Dear Ms. Krause,

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

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

Sincerely,

Michele Turner, CMC  
Borough Clerk

cc: [dearunclethirsty@gmail.com](mailto:dearunclethirsty@gmail.com);



# MEMORANDUM

---

## Re-Appointment of Christine Thorsrud to the Americans with Disabilities Act (ADA) Advisory Board

**Item Type:** Action Memorandum  
**Prepared For:** Homer City Council  
**Date:** August 25, 2025  
**From:** Rachel Lord, Mayor

---

Christine Thorsrud is reappointed to the ADA Advisory Board with a term to expire on August 31, 2028.

### Recommendation

Confirm the re-appointment of Christine Thorsrud to the ADA Advisory Board.

### Attachments:

Application of Christine Thorsrud





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

### Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

Phone: (907) 235-3130

Fax: (907) 235-3143

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

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

### Applicant Information

Full Name: CHRISTINE THORSON

Physical Address Where you Claim Residency: 41045 REDDART CT HOMER

Mailing Address: PO Box 1349

City: HOMER State: AK Zip: 99603

Phone Number(s): 707-888-8263 / 907-235-2224

Email: fortynile2000@yahoo.com

### Advisory Body You Are Requesting Reappointment To

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

### Please Answer the Following

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

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

Has your residency changed since your last appointment? ☐ Yes ☒ No

How long have you served on this advisory body? 4 YEARS ?



## Background Information

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

NONE

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

ADA HAS ALWAYS BEEN AN AREA OF CONCERN FOR ME, GROWING UP IN A MILITARY FAMILY & BEING PART OF MANY DIFFERENT ENVIRONMENTS. LIVING IN ARIZONA MOST OF MY ADULT LIFE HAS EXPOSED ME TO ACCESSIBILITY ISSUES ON BOTH INDIVIDUAL, COMMUNITY AND STATEWIDE COORDINATES. IN THE HONOLULU AREA, OPEN ACCESS TO PUBLIC & PRIVATE BUSINESSES / BUILDINGS SHOULD BE THE STANDARD, WHICH IT IS NOT.

THE ADA BOARD CONTINUES TO BE A VERY FUNCTIONAL GROUP OF PASSIONATE, CONCERNED, CRITICAL THINKING INDIVIDUALS, AND I AM HONORED TO HAVE BEEN SERVING WITH THEM.

ALL INDIVIDUALS BENEFIT FROM EQUAL, EASY ACCESSIBILITY TO BUILDINGS, RECREATIONAL AREAS, PUBLIC AGENCIES, ETC.

THE WORK FROM THIS BOARD IS CRUCIAL TO THE QUALITY OF LIFE AND GROWTH.



# MEMORANDUM

---

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

**Item Type:** Back Up Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** August 13, 2025  
**From:** Bryan Hawkins, Port Director  
**Through:** Melissa Jacobsen, City Manager

---

Staff is requesting approval to proceed with drainage improvements on Tract 2 of the Fishing Hole Subdivision to resolve longstanding storm water issues that impact both Fishing Lagoon users and adjacent campers. Specifically, we recommend the installation of a drywell this fall to mitigate the persistent flooding and improve year-round accessibility for truck staging and commercial use.

## Background

Tract 2 of The Fishin Hole subdivision is located along Homer Spit Road and includes the basin of the Fishing Lagoon as well as a paved trail, parking lots, public restrooms, and fish cleaning tables. The adjacent tract 1-A is home to campsites, the building leased to Pier One Theatre, and a seasonal vessel repair yard.

Tract 2 has become a collection point for stormwater and runoff from the fish cleaning tables. The lack of drainage presents not only a functional problem for users of the Fishing Lagoon, but also a long-term liability for the City infrastructure on the site.

## Proposed Solution

After a discussion with the Public Works team, staff recommends the installation of a drywell on Tract 2 to handle storm water runoff and eliminate the recurring ponding problem. Drywells have been successfully used elsewhere on the Homer Spit and represent a cost-effective and low-maintenance drainage solution.

This work should be completed this fall, before winter conditions return. Addressing the issue now while contractors are mobilized to install additional dry wells on the Homer Spit can provide cost efficiencies.

**Funding**

Staff recommends using funds from the Fishing Hole CARMA to fund the cost of this improvement.

**Recommendation**

Staff respectfully request approval for funding and implementing this drainage solution from the Fishing Hole CARMA Fund.

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/Port Director

**ORDINANCE 25-58**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
AMENDING THE FY26 CAPITAL BUDGET BY APPROPRIATING  
\$20,000 FROM THE FISHING HOLE CAPITAL ASSET REPAIR AND  
MAINTENANCE ALLOWANCE (CARMA) FUND FOR THE PURPOSE  
OF INSTALLING A DRYWELL IN TRACT 2 OF THE FISHING HOLE  
SUBDIVISION.

WHEREAS, The uplands south of the Nick Dudiak Fishing lagoon have drainage issues  
that impact the functionality of the campground and fish cleaning tables; and

WHEREAS, This tract collects a majority of the stormwater as well as runoff from the fish  
cleaning tables; and

WHEREAS, The Port and Harbor has successfully utilized drywells in other areas on the  
Homer Spit and they have proven to be a cost effective and low-maintenance solution to  
improve stormwater drainage; and

WHEREAS, Combining this project with other planned drainage projects on the Homer  
Spit could allow for cost savings to the City.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by  
appropriating \$20,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
156-0397	Fishing Hole CARMA	\$20,000

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this \_\_\_\_ day of September, 2025.

CITY OF HOMER

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

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46 ATTEST:

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RENEE KRAUSE, MMC, CITY CLERK

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51 YES:

52 NO:

53 ABSTAIN:

54 ABSENT:

55

56 First Reading:

57 Public Hearing:

58 Second Reading:

59 Effective Date:

CITY OF HOMER  
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Fishing Hole Drywell</u>	DATE	<u>08/21/2025</u>
DEPARTMENT	<u>Port and Harbor</u>	SPONSOR	<u>City Manager/Port Director</u>
REQUESTED AMOUNT	<u>\$ 20,000</u>		

DESCRIPTION	<p>The uplands south of the Nick Dudiak Fishing lagoon have drainage issues that impact the functionality of the campground and fish cleaning tables. This tract collects a majority of the stormwater as well as runoff from the fish cleaning tables. The Port and Harbor has successfully utilized drywells in other areas on the Homer Spit and they have proven to be a cost effective and low-maintenance solution to improve stormwater drainage. Combining this project with other planned drainage projects on the Homer Spit could allow for cost savings to the City.</p>
-------------	--

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

FUNDING SOURCE 1: Fishing Hole CARMA (156-0397)		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	<u>\$ 91,351</u>	Current Balance	<u>          </u>	Current Balance	<u>          </u>
Encumbered	<u>\$ 0</u>	Encumbered	<u>          </u>	Encumbered	<u>          </u>
Requested Amount	<u>\$ 20,000</u>	Requested Amount	<u>          </u>	Requested Amount	<u>          </u>
Other Items on Current Agenda	<u>\$ 0</u>	Other Items on Current Agenda	<u>          </u>	Other Items on Current Agenda	<u>          </u>
Remaining Balance	<u>\$ 71,351</u>	Remaining Balance	<u>          </u>	Remaining Balance	<u>          </u>
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	<u>          </u>	Current Balance	<u>          </u>	Current Balance	<u>          </u>
Encumbered	<u>          </u>	Encumbered	<u>          </u>	Encumbered	<u>          </u>
Requested Amount	<u>          </u>	Requested Amount	<u>          </u>	Requested Amount	<u>          </u>
Remaining Balance	<u>          </u>	Remaining Balance	<u>          </u>	Remaining Balance	<u>          </u>



# MEMORANDUM

---

**Ordinance 25-59, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY26 in the Amount of \$7,000 for Books and Library Materials. City Manager/Library Director.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and City Council  
**Date:** August 20, 2025  
**From:** Dave Berry, Library Director  
**Through:** Melissa Jacobsen, City Manager

---

Homer Public Library has received the Public Libraries Assistance (PLA) grant every year since 1978, and I am pleased to report that we have received it again. This year's grant of \$7,000 is the same amount as in the last several years.

The grant requires a local match of \$7,000, but this is already covered by the library's regular operating budget.

**RECOMMENDATION:**

Adopt Ordinance 25-59, accepting the funds from the Public Libraries Assistance grant.

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Library Director

**ORDINANCE 25-59**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
AMENDING THE FY26 CAPITAL BUDGET BY ACCEPTING AND  
APPROPRIATING A STATE OF ALASKA PUBLIC LIBRARY  
ASSISTANCE GRANT FOR FY26 IN THE AMOUNT OF \$7,000 FOR  
BOOKS AND LIBRARY MATERIALS.

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

WHEREAS, The State has awarded the grant in the amount of \$7,000; and

WHEREAS, The required total match of \$7,000 is funded in the FY2026 budget.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby accepts and appropriates a State of Alaska  
Public Library Assistance Grant in the amount of \$7,000 for books and library materials as  
follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
157-7100	State of Alaska Public Library Assistance Grant	\$7,000.00

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

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this \_\_\_\_ day of September, 2025.

CITY OF HOMER

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



44 ATTEST:

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

48

49 YES:

50 NO:

51 ABSTAIN:

52 ABSENT:

53

54 First Reading:

55 Public Hearing:

56 Second Reading:

57 Effective Date:



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

## Department of Education & Early Development

DIVISION OF LIBRARIES, ARCHIVES & MUSEUMS

395 Whittier Street  
P.O. Box 110571  
Juneau, Alaska 99811-0571  
Main: 907.465.4837  
Fax: 907.465.2151

August 18, 2025

### **FY2026 Alaska Public Library Assistance Grants**

Dear Alaska Library Colleague,

The Alaska State Libraries, Archives and Museums is pleased to offer your library a FY2026 Alaska Public Library Assistance Grant Award. We recognize the many challenges this year has brought, from construction needs and staffing shortages to uncertainty at the federal level impacting library operations and services. While this award cannot solve the current financial landscape, we hope it helps to alleviate some of the funding pressure at your library and allows you to focus on what you do best, providing unparalleled access to information and educational resources to patrons. Thank you for your continued commitment and exceptional efforts in supporting your library, community, and Alaska.

From all of us at LAM,

A handwritten signature in blue ink that reads "Amy Phillips-Chan".

**Amy Phillips-Chan, PhD**

*Director, Alaska State Libraries, Archives & Museums*

**Andrew P. Kashevaroff Building**

**Mail:** PO Box 110571, Juneau, AK 99811

**Visit:** 395 Whittier St., Juneau, AK 99801

**Office Phone:** 907.465.8718

**Cell Phone:** 907.419.4283



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Education  
& Early Development

DIVISION OF LIBRARY, ARCHIVES & MUSEUMS

P.O. Box 110571  
Juneau, Alaska 99811-0571  
Main: 907.465.4837  
Fax: 907.465.2151

August 19, 2025

The **Public Library Assistance (PLA)** grant for FY26 for Homer Public Library will be **\$7000**. We are pleased your library is eligible to receive this annual operating grant so that you can provide the best possible service to your library patrons.

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

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

- Meet the four statutory requirements:
  - Maintain a Collection for Lending
  - Provide Interlibrary Loan
  - Provide Reference
  - Offer Children's Programming
- Submit the online Alaska Public Library Report for this fiscal year grant by **September 1, 2026**.
- Spend **at \$3500** on library materials and online services.
- Be open 48 weeks and the appropriate number of hours for your population and type of library (weeks closed because of natural disasters will be waived).
- Attend **at least 6 hours of continuing education** (CE) during the current two-year cycle (7/1/2025-6/30/2027).

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

The State Library audits the records of selected libraries at the end of the grant year and reclaims any grant funds not properly accounted for. Also, any portion of this grant money not spent or encumbered by June 30, 2026, should be returned to the State Library. You may request a brief extension to spend unused FY2026 grant funds.

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

Sincerely,

Kate Enge  
Grants and Continuing Education Librarian  
Alaska State Library

## Alaska Public Library Assistance Grant Agreement FY2026

This agreement made and entered into on Tuesday, August 19, 2025, by and between the **Alaska State Library**, hereafter referred to as the Grantor; and the **Homer Public Library**, hereafter referred to as the Grantee.

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

The Grantor will agree to:

1. Furnish funds in the amount of **\$7000**(dispersed after the agreement is received).
2. Provide advisory services in furtherance of the grant project.
3. Acknowledge the Grantee's eligibility for additional grants and services.

The Grantee will agree to:

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

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

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

- Expend at least **\$3500** on library materials and online services for each outlet.
- The number and timing of **open hours**;
- The existing and ongoing **educational requirements** for the library director.
- Have **trained paid or volunteer staff on duty** in the library during the scheduled open hours.

Maintain accurate financial records for auditing purposes.

- Return any grant funds **unexpended or unencumbered** by June 30, 2026, and all funds for which there is no proper accounting.
- Receive prior approval from the Grantor for **any line item change** that exceeds 10% of the line item, except that no prior approval is required for: Line item changes of less than \$100; or line item changes that add funds to library materials and online services.
- **Expend local funds** of at least **\$7000** for project purposes. Repay any portion of grant funds that have not actually been matched by local funds over the course of the grant period. Local fund match can include volunteer service as described in the Guidelines.
- Expended funds must be clearly attributable to **public library (not school) services and operations**.

Uphold specific governance requirements

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

Submit reports, certifications, and contact information such as:

- The online **Public Library Annual Report (PLAR)** by September 1, 2026.
- The follow-up **signed certification** for the PLAR
- Any changes in director or library **contact information** within 30 days.

Funding for this grant is dependent on the following source:

Library GF	PLA26-Homer	\$7,000
------------	-------------	---------

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

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

**For the Library**

**For the Legal Entity**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

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



## MEMORANDUM

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**Resolution 25-075, A Resolution of the City Council of Homer, Alaska Approving a Services Agreement between the City of Homer and the City of Kachemak for Emergency Fire, Rescue, Haz-Mat, and Emergency Medical Services and Authorizes the City Manager to Negotiate and Execute the Agreement. City Manager.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** August 20, 2025  
**From:** Melissa Jacobsen, City Manager

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The Cities of Homer and Kachemak have worked together for many years through an intergovernmental agreement and vehicle lease to provide emergency services to the City of Kachemak.

When this relationship began, the City of Kachemak had a refurbished tanker housed in their fire station and no fire department to provide service, and the City of Homer had an established fire department and the ability to provide service to both cities. The cities developed an intergovernmental agreement for the City of Homer to provide emergency services in exchange for use of their tanker and 1 mil of City of Kachemak property tax equivalent.

The City of Kachemak purchased a 2024 Pierce Enforcer Tanker at the same time the City of Homer purchased theirs, causing us to update our intergovernmental agreement and tanker lease agreement that were approved with Resolution 14-007.

Both cities wish to continue this relationship and update the necessary agreements. In working with the City Attorney, we developed the newly titled Services Agreement between the City of Homer and the City of Kachemak for Emergency Fire, Rescue, Haz-Mat, and Emergency Medical Services that includes more modern language and incorporates the vehicle lease so there is one document to manage.

The City of Kachemak has reviewed and approved the agreement.

**RECOMMENDATION:**

Adopt a resolution approving the Services Agreement between the City of Homer and the City of Kachemak for Emergency Fire, Rescue, Haz-Mat, and Emergency Medical Services and authorize the City Manager to negotiate and execute the agreement.

**Attachment-**  
Resolution 14-007

**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 14-007**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR  
EMERGENCY SERVICES AND A VEHICLE LEASE AGREEMENT  
BETWEEN THE CITY OF HOMER AND KACHEMAK CITY.

WHEREAS, Kachemak City does not have a fire department and desires to obtain fire protection, emergency medical services, and allied services for the residents within the corporate limits of Kachemak City through an intergovernmental agreement; and

WHEREAS, The City of Homer has an established Fire Department organized and created for the purpose of providing fire protection, emergency medical services, and other related services, and has the ability to provide these services to both cities; and

WHEREAS, Kachemak City has in its possession and/or control certain facilities and equipment which can aid in the provision of fire protection and emergency medical services to both cities; and

WHEREAS, The City of Homer and Kachemak City understand and agree upon the need for, and desire for, mutual efforts and close cooperation with each other to provide efficient and effective fire protection and emergency medical services to the public at low cost; and

WHEREAS, Kachemak City has contracted with Homer for fire and emergency medical services for many years and the relationship has been successful and mutually beneficial; and

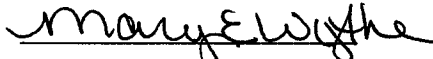
WHEREAS, Both cities wish to continue the relationship and enter into a new Intergovernmental Agreement for Emergency Services and a new Vehicle Lease Agreement; and

WHEREAS, The Homer City Council reviewed the new Intergovernmental Agreement and Vehicle Lease Agreement at its regular meeting on January 13, 2014.


NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves the new Intergovernmental Agreement for Emergency Services and the new Vehicle Lease Agreement between the City of Homer and Kachemak City, a copy of which is attached and incorporated herein.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 13<sup>th</sup> day of January, 2014.

CITY OF HOMER

  
MARY E. WYTHE, MAYOR

ATTEST:

  
JO JOHNSON, MMC, CITY CLERK

Fiscal Note: Revenue: Contract amount is 1 Mil Kachemak City property tax equivalent.



## **INTERGOVERNMENTAL AGREEMENT FOR EMERGENCY SERVICES**

This Intergovernmental Agreement for Emergency Services is made and entered into this 1<sup>st</sup> day of January, 2014 between the City of Kachemak, Alaska, hereinafter referred to as Kachemak City, and the City of Homer, Alaska, hereinafter referred to as the City of Homer.

**WITNESSETH:**

**WHEREAS,** Kachemak City does not have a fire department and desires to obtain fire protection, emergency medical services, and allied services for the residents within the corporate limits of Kachemak City through an intergovernmental agreement, and has in its possession and/ or control certain facilities and equipment which can aid in the provision of fire protection services and emergency medical services to both cities, and;

**WHEREAS,** The City of Homer has an established Fire Department organized and created for the purpose of providing fire protection services. Emergency medical services, and other related services, and can provide these services to both cities, and;

**WHEREAS,** The City of Kachemak and the City of Homer, understand and agree upon the need for, and desire for, mutual efforts and close cooperation with each other to provide efficient and effective fire protection services and emergency medical services to the public at low cost;

**NOW THEREFORE,** in consideration of the covenants and agreements herein contained, the parties agree as follows:

**TERM:** The rights, responsibilities, and obligations created by this Intergovernmental Agreement for Services shall commence on the 1<sup>st</sup> day of January, 2014, and shall continue in force and effect until and unless terminated as herein provided.

**TERMINATION:** This Agreement may be terminated by either party upon written notice served upon the other party not less than ninety (90) days prior to the effective date of termination.

**RELATIONSHIP:** Kachemak City and The City of Homer agree and understand that the relationship created by this Agreement is solely for providing fire protection services, emergency medical services, and other related services.

**INSURANCE:** Kachemak City shall be excluded from any and all liability resulting from the use of its vehicle(s) by the Homer Volunteer Fire Department and shall also be excluded from any responsibility for bodily injuries to members of the HVFD, which might result from such use. The City of Homer shall provide Vehicle Physical Damage Insurance, Automobile Liability, and General Liability Insurance, covering all members of Homer Volunteer Fire Department, and/ or vehicles leased or used by HVFD which are the property of Kachemak City. Such liability insurance coverage shall be in the amount of \$1,000,000.00 single limit coverage or such other limits as may be agreed upon by both parties. Vehicle Physical Damage Insurance coverage shall be for the "Actual Cash Value" of the vehicle(s). Kachemak City shall fully reimburse the City of Homer for the cost of such

liability and physical damage insurance within 30 days of receipt of a statement from the City of Homer.

**ADMINISTRATION OF THIS AGREEMENT:** Kachemak City shall appoint an Agreement Administrator who shall administer this Agreement on behalf of Kachemak City, and the City of Homer shall appoint an Agreement Administrator who shall administer this Agreement on behalf of the City of Homer.

**RESPONSIBILITIES OF THE CITY OF HOMER:** The City of Homer agrees to provide Kachemak City with fire protection services meeting at a minimum the requirements for a Class -8 ISO, emergency medical services at an Advanced Life Support level, and other allied services generally provided by the fire department. In addition the City of Homer will operate and maintain the leased vehicle in compliance with the Vehicle Lease Agreement.

**RESPONSIBILITIES OF KACHEMAK CITY:** So as to enable the City of Homer to provide the fire control and emergency medical services as established by this Intergovernmental Agreement for Services, Kachemak City agrees to provide the City of Homer with the use of the fire station in the Kachemak Community Center without charge, use of the fire truck and equipment in accordance with the vehicle lease agreement, and payment of a contract fee equal to 1 mil of taxable real property in Kachemak City as established by the Kenai Peninsula Borough Assessor's Office. The payment of the contract fee shall be made in two equal installments due by the 1<sup>st</sup> of August and the 1<sup>st</sup> of February of Kachemak City's fiscal year.

**AUTHORITY OF THE FIRE DEPARTMENT:** The Fire Chief or other fire department officers of the Homer Volunteer Fire Department shall have the exclusive authority, consistent with State Law and City Ordinances, to direct all firefighting or emergency operations and all emergency service personnel shall be subject to their orders. They shall have the use and control of all emergency service facilities, equipment, and resources.

**ALASKA LAW:** This Agreement shall be interpreted, administered, and executed in accordance with the laws of the State of Alaska and the ordinances of the City of Kachemak and the City of Homer, and such portions of this Agreement as may be found contrary to public policy shall be voided.

**ENTIRE AGREEMENT:** This Intergovernmental Agreement for Services and the Vehicle Lease Agreement constitute the entire agreement and understanding between the parties. This Intergovernmental Agreement for Services cannot be amended, modified, or changed by attachment, except by written instrument signed by both parties.

**NOTICES:**

All notices shall be sent to both parties as follows:

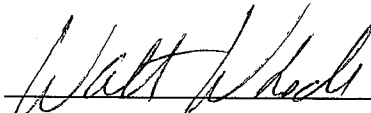
City Manager  
City of Homer  
491 East Pioneer Avenue  
Homer, Alaska 99603

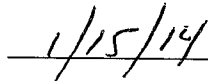
City Mayor  
Kachemak City  
P.O. Box 958  
Homer, Alaska 99603

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the dates herein below set forth.

**CITY OF HOMER**

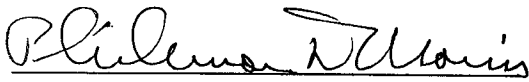
**DATE:**

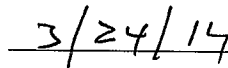
  
WALT WREDE, City Manager



**CITY OF KACHEMAK**

**DATE:**

  
PHILEMON MORRIS, Mayor

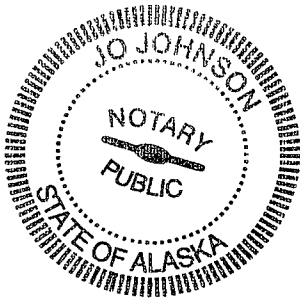


**ACKNOWLEDGMENTS**

ACKNOWLEDGMENTS

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me on the 15<sup>th</sup> day of January, 2014, by WALT WREDE, City Manager of the City of Homer, on behalf of the City of Homer.

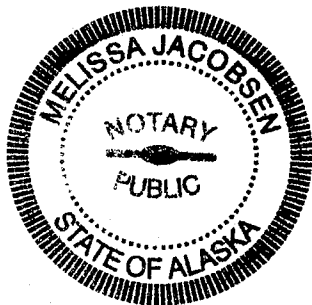


[Signature]  
Notary Public in and for Alaska

My Commission Expires: 12/19/15

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me on the 24 day of March, 2014, by PHILEMON MORRIS, Mayor of the City of Kachemak, on behalf of the City of Kachemak.



[Signature]  
Notary Public in and for Alaska

My Commission Expires: 9/8/16

**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 25-075**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
APPROVING A SERVICES AGREEMENT BETWEEN THE CITY OF  
HOMER AND THE CITY OF KACHEMAK FOR EMERGENCY FIRE,  
RESCUE, HAZ-MAT, AND EMERGENCY MEDICAL SERVICES AND  
AUTHORIZES THE CITY MANAGER TO NEGOTIATE AND EXECUTE  
THE AGREEMENT.

WHEREAS, The City of Kachemak does not have a fire department and has received fire protection, emergency medical services, and allied services for the residents within the corporate limits of the City of Kachemak through an intergovernmental agreement for many years; and

WHEREAS, Resolution 14-007 approved the most recent Intergovernmental Agreement for Emergency Services and a Vehicle Lease Agreement between the City Homer and the City of Kachemak; and

WHEREAS, The City of Kachemak has purchased a 2024 Pierce Enforcer Tanker, making it necessary to update both agreements; and

WHEREAS, Both cities wish to continue the relationship and enter into a new agreement that has been renamed to the Services Agreement between the City of Homer and the City of Kachemak for Emergency Fire, Rescue, Haz-Mat, and Emergency Medical Services.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby approves the Services Agreement between the City of Homer and the City of Kachemak for Emergency Fire, Rescue, Haz-Mat, and Emergency Medical Services and Authorizes the City Manager to negotiate and execute the agreement.

PASSED AND ADOPTED by the Homer City Council this 25<sup>th</sup> day of August, 2025.

CITY OF HOMER

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RACHEL LORD, MAYOR

43 ATTEST:

44

45 \_\_\_\_\_

46 RENEE KRAUSE, MMC, CITY CLERK

47

48 Fiscal note: Contract amount is 1 Mil City of Kachemak property tax equivalent.

SERVICES AGREEMENT BETWEEN THE CITY OF HOMER AND THE CITY OF KACHEMAK FOR  
EMERGENCY FIRE, RESCUE, HAZ-MAT, AND EMERGENCY MEDICAL SERVICES

This Services Agreement for Emergency Fire, Rescue, Haz-Mat, and Emergency Medical Services ("Agreement") is made and entered into this \_\_\_ day of \_\_\_, 2025 between City of Kachemak ("Kachemak City"), and the City of Homer, Alaska ("COH"), otherwise described individually as PARTY or mutually as PARTIES.

WITNESSETH:

WHEREAS, Kachemak City does not have fire department employees and desires to obtain fire, rescue, haz-mat, and emergency medical services within the corporate limits of the Kachemak City through a Services Agreement with COH. Kachemak City has certain public safety facilities and a fire truck, which can aid in the provision of fire, rescue, haz-mat, and emergency medical services to both cities, and;

WHEREAS, the COH has an established Fire Department organized and created for the purposes of providing fire, rescue, haz-mat, and emergency medical services, and can provide these services to KACHEAMK CITY as specified in this Agreement and;

NOW THEREFORE, in consideration of the covenants and agreements herein contained, the Kachemak City and COH agree as follows:

TERM: This Agreement shall commence on the \_\_\_ day of \_\_\_\_ 2025, and shall continue in force and effect until \_\_\_ day of \_\_\_\_ 2030.

TERMINATION: This Agreement may be terminated by either party upon written notice served upon the other party not less than ninety (90) days prior to the effective date of termination.

VEHICLE: The vehicle that is the subject of this Agreement is a 2024 Pierce Enforcer Tank (VIN# 4P1BAAGF9RA027301) owned by Kachemak City. Hereinafter the described vehicle shall be called the "Fire Truck". National Fire Protection Association (NFPA) 1910 requires all pumping apparatus be provided with the following loose equipment:

Two (2) 10'x6" hard suction hoses  
Two (2) Pike poles, this vehicle is equipped with 1 New York hook and one 6' pike  
One (1) 10' folding ladder  
One (1) 14' roof ladder  
One (1) 28' extension ladder  
One (1) 5 LB dry chemical fire extinguisher  
One (1) ride side emergency triangle

Additional equipment installed on the Fire Truck is property of the COH.

Only Homer Volunteer Fire Department staff and active volunteers are permitted to operate the Fire Truck.

**MAINTENANCE.** The COH is required, at the COH's own cost and expense, to keep the Fire Truck in good repair, condition and working order, and the COH will supply all parts and servicing required to maintain the Fire Truck. The COH acknowledges that Kachemak City is not responsible for providing any maintenance and/or service for the Fire Truck. COH will make all claims for service and/or maintenance solely to the supplier, vendor and/or manufacturer.

**INSURANCE:** Kachemak City shall be excluded from any and all liability resulting from the use of its vehicle(s) by the Homer Volunteer Fire Department ("HVFD") and shall also be excluded from any responsibility for bodily injuries to members of the HVFD, which might result from such use. The COH shall provide Vehicle Physical Damage Insurance, Automobile Liability, and General Liability Insurance, covering all members of HVFD, and/or vehicles leased or used by HVFD which are the property of KACHEAMK CITY. Such liability insurance coverage shall be in the amount of \$1,000,000.00 single limit coverage or such other limits as may be agreed upon by both parties. Vehicle Physical Damage Insurance coverage shall be for the "Actual Cash Value" of the vehicle(s). KACHEAMK CITY shall fully reimburse the COH for the cost of Tanker Liability and Physical Damage Insurance within 30 days of receipt of a statement from the COH.

**ADMINISTRATION OF THIS AGREEMENT:** The Kachemak City Mayor shall administer this Agreement on behalf of Kachemak City, and the COH Fire Chief shall administer this Agreement on behalf of the COH.

**RESPONSIBILITIES OF THE CITY OF HOMER:** The COH agrees to provide Kachemak City with fire protection services to maintain the best possible ISO rating for emergency medical services at an Advanced Life Support level, and rescue services provided by the fire department.

**RESPONSIBILITIES OF KACHEAMK CITY:** So as to enable the COH to provide the fire, rescue, haz-mat, and emergency medical services as established by this Agreement, Kachemak City agrees to provide the COH with the unrestricted use of the fire station in the Kachemak Community Center without charge. KACHEAMK CITY is responsible for maintenance, repairs, and upgrades to the fire station, and to keep the fire station clear of items not used for fire response. COH is not responsible for damage to non-fire related materials or equipment stored in the fire station. Use of the fire truck and equipment described herein and payment of a contract fee equal to 1 mil of taxable real property in KACHEAMK CITY as established by the Kenai Peninsula Borough Assessor's Office. The payment of the contract fee shall be made in two equal installments due by August 1<sup>st</sup> and February 1<sup>st</sup> of Kachemak City's fiscal year.

**INCIDENT COMMAND:** The Homer Fire Chief and Officers shall have incident command authority over responses to emergency dispatches within Kachemak City, and all emergency service personnel and responding emergency assets shall be subject to their orders in accordance with



Incident Command System Protocols.

**DETERMINATION OF PRIORITY:** It is mutually understood and agreed that the dispatch of any personnel or equipment in response to a request for assistance shall be subordinate to the needs and responsibilities of the COH fire department as determined by its fire chief. The COH Chief's judgment as to the level of resources which should be withheld in order to respond to any actual or potential requests for assistance or public emergencies within the geographical area regularly served by the responding party shall be conclusive. No violation of this Agreement shall be considered to have occurred if, for any reason, in the judgment of the COH fire chief, a response to an emergency dispatch might jeopardize the fire or other protection provided to COH.

#### OPERATIONAL CONTROL

**Control of Fire Fighting:** The fire chief of the party requesting assistance, or his authorized representative, shall have the sole responsibility for conducting all firefighting or emergency operations at the scene; however, such requesting fire chief may delegate management authority over all or any part of such operations to any responding fire chief.

**Incident Scene Management:** The requesting fire chief, or his authorized representative, may request that a responding fire chief, or his authorized representative, assume management authority over the control and direction of all or any part of the firefighting operations at the fire or emergency; however, the requesting fire chief shall not, by relinquishing such control, be relieved of his overall control and responsibility for the operation.

**IMMUNITIES TO CONTINUE:** This Agreement is not intended to, and it shall not be construed to, waive, relinquish, alter, amend or vitiate in any manner whatsoever, the privileges or immunities otherwise provided by law to either of the parties hereto or to any of their officers, employees, volunteers or other agents, whether in the course of responding to a request for assistance under this Agreement or otherwise. Each party and all such individuals shall have and retain all privileges and immunities otherwise applicable to the performance of the same or similar functions within the party's own area.

**NOT EMPLOYEES OR AGENTS:** Nothing in this Agreement shall be construed to render or establish any officer, employee or volunteer of any one of the parties the agent, employee, representative or volunteer of any of the other parties and all such personnel shall be and remain, for all purposes and at all times, the personnel of the party providing such personnel.

**NO WARRANTY:** By entering into this Agreement, or taking any action pursuant to it, neither party is making any representation or warranty, whether express or implied, concerning the training or reliability of its personnel or that of the other party, or with respect to the safety, durability or reliability of its firefighting apparatus or equipment or that of the other party. Each party expressly disclaims any such express or implied approval or warranty.

NO DUTY TO INHABITANTS OR THIRD PARTIES: This Agreement shall not be construed as creating or giving rise to any duties on the part of either party toward the inhabitants of the geographical area regularly served by the other or to the owners of property within such area. The parties hereby disclaim any intention of creating third party beneficiaries to this Agreement.

PROCEDURES: The COH Fire Chief shall establish the manner and method of requesting assistance for fire or other emergency response under this Agreement. Each party shall develop and maintain a communication system which will facilitate the procedures agreed upon.

ALASKA LAW: This Agreement shall be interpreted, administered, and executed in accordance with the laws of the State of Alaska and the ordinances of Kachemak City and the COH, and such portions of this Agreement as may be found contrary to public policy shall be voided.

ENTIRE AGREEMENT: This constitutes the entire agreement and understanding between the parties. This Agreement cannot be amended, modified, or changed by attachment, except by written instrument signed by both parties.

NOTICE: For the purpose of this Agreement, any notices and demands required to be given shall be given to the parties in writing and by certified mail or delivery by overnight carrier at the addresses herein set forth, or to such other address as the parties may hereafter substitute by written notice.

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

City Mayor  
Kachemak City  
59906 Bear Creek Dr.  
Homer, AK 99603

CITY OF HOMER

City of Kachemak

\_\_\_\_\_  
Melissa Jacobsen, City Manager

\_\_\_\_\_  
Bill Fry, Mayor

**CITY OF HOMER  
HOMER, ALASKA**

**Mayoral Recognition**

**MAVIS MULLER AND THE BURNING BASKET PROJECT**

WHEREAS, Sunday, September 9, 2018 marked the 15th year of “*The Burning Basket Project*” at Mariner Park on the Homer Spit; and

WHEREAS, Over these 15 years, Burning Basket has become an autumnal tradition attended by hundreds from Homer and beyond; and

WHEREAS, Burning Basket demonstrates the richness of Homer’s natural environment and plant community; and

WHEREAS, Burning Basket has been recognized as an installation on the cutting edge of grassroots, interactive, and impermanent art; and

WHEREAS, This recognition reaches beyond Homer with enactments having occurred in other communities in and outside of Alaska and abroad, making Burning Basket an emissary for Homer’s unique artistic character; and

WHEREAS, Burning Basket engages people of all ages, artistic backgrounds, and experiences to nurture their creative instincts; and

WHEREAS, Burning Basket is valued as a memorial to honor departed members of our community; and

WHEREAS, These multiplicitous and collaborative ways that people engage with Burning Basket are indicative of how community-based, interactive art can act as a civic function; and

WHEREAS, Burning Basket is a demonstration of the strength, creativity, and interconnectedness of the community that exists in Homer.

NOW, THEREFORE, I Donna Aderhold, Mayor Pro Tempore of the City of Homer, do hereby recognize Mavis Muller and the Burning Basket, and the significance of her efforts and this event to our community members near and far.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Homer, Alaska, on this 24<sup>th</sup> day of September, 2018.

CITY OF HOMER

\_\_\_\_\_  
DONNA ADERHOLD, MAYOR PRO TEMPORE

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK





# MEMORANDUM

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**Ordinance 25-53, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating an Additional \$16,000 from the Port Reserves Fund for the Deep Water Dock Fender Repair Project. City Manager/Port Director.**

**Item Type:** Back Up Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** July 30, 2025  
**From:** Bryan Hawkins, Port Director  
**Through:** Melissa Jacobsen, City Manager

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## Summary

The fender unit at the inside berth of the Deep Water Dock has been successfully repaired and the berth is fully back in service. During repairs, we encountered unforeseen conditions that required significant changes to the original plan. As a result, the total cost of the project exceeded the approved amount. We request an additional \$16,000 to cover these necessary expenses.

## Background

We initially planned to reuse abandoned construction piles from the dock's initial build to support the repaired fender. After lifting and removing the fender unit, we discovered that both support pin piles had sheared off approximately four feet above the mudline and could not be reused. This required us to start from scratch.

Our team located suitable piles from our spare parts inventory, but we had to piece them together from remnants and weld them to meet the required length. We relocated the fender unit slightly along the dock to reach undisturbed substrate and fabricated a custom driving template to ensure proper alignment for the new piles. These additional steps required more labor, materials, and equipment time.

## Justification

Given the circumstances and the critical function of the fender at this berth, I made the decision to proceed with the modified repair plan without delay. No viable alternative that would serve the City's interest better than completing the repair as quickly and effectively as possible. The total with overage of \$61,275 reflects the actual costs of this necessary work. Considering the complexity of challenges and the urgency of restoring the Deep Water Dock's berth functionality, this expense is reasonable and justified.

**Recommendation**

Approve Ordinance 25-53 authorizing an additional \$16,000 to cover the cost overage for the Deep Water Dock fender repair.

**Attached**

Ordinance 25-34 with backup Memorandum CC-25-104

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Port Director

**ORDINANCE 25-34**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING  
\$45,500 FROM THE PORT RESERVES FUND FOR THE PURPOSE OF  
REPLACING A FENDER ON THE DEEP WATER DOCK AND  
AUTHORIZING SINGLE-SOURCE PROCUREMENT.

WHEREAS, The fenders on the Deep Water Dock (DWD) protect the dock's structure by  
absorbing the shock during docking operations to secure safe landings for vessels; and

WHEREAS, A misplaced piling from the original construction was cut off rather than  
removed; and

WHEREAS, One of the fenders on the DWD was damaged on the inside berth due to  
repeated contact with this misplaced piling at low tide; and

WHEREAS, If this fender goes unrepaired, it would mean no usage of the inside berth or  
access for vessels to utilize the crane, on the DWD; and

WHEREAS, Contracting Alaska Industrial Services, LLC, through single source  
procurement, is necessary for this repair as it requires specialized and familiar knowledge of  
the DWD, underwater cutting, mobile crane operations, and structural fastening; and

WHEREAS, Included with the total amount allocated is a 15% contingency for any  
unanticipated costs.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by  
appropriating \$45,500 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	DWD Fender Repair	\$45,500

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

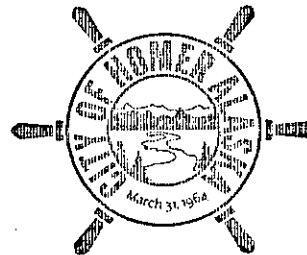
ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this 28<sup>th</sup> day of April, 2025.

CITY OF HOMER

  
RACHEL LORD, MAYOR

ATTEST:

  
RENEE KRAUSE, MMC, CITY CLERK



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

First Reading: 04.14.25  
Public Hearing: 04.28.25  
Second Reading: 04.28.25  
Effective Date: 04.29.25



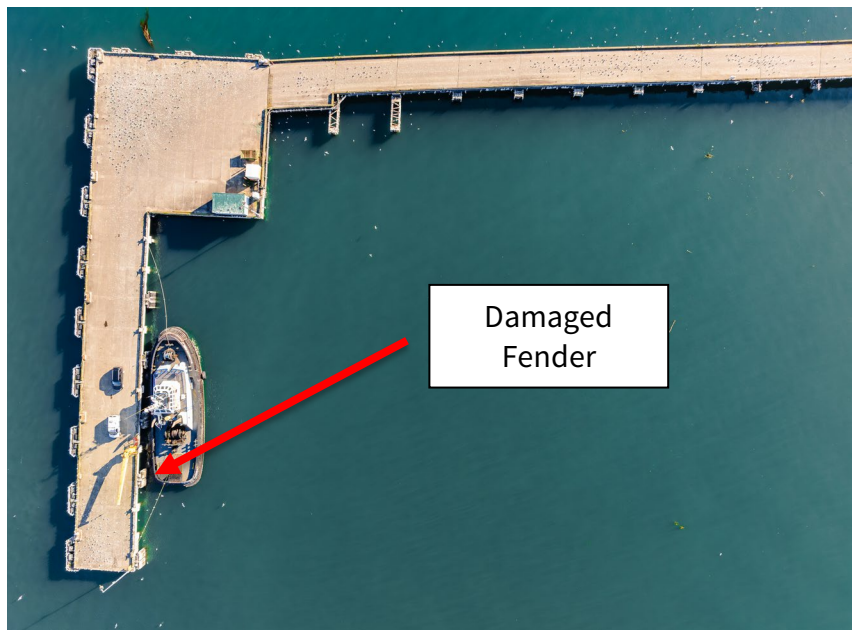


# MEMORANDUM

**Ordinance 25-34, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating \$45,500 from the Port Reserves Fund for the Purpose of Replacing a Fender on the Deep Water Dock and Authorizing Single-Source Procurement. City Manager/Port Director.**

**Item Type:** Back Up Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** March 25, 2025  
**From:** Bryan Hawkins, Port Director  
**Through:** Melissa Jacobsen, City Manager

The Deep Water Dock, built in 1990, has three berths for ships to moor and is designed for large vessels that are too big to utilize the Homer Small Boat Harbor. The dock's outer face measures 345 feet but can accommodate vessels up to 800 feet long by extending past the dock when moored. Offset fenders are crucial for protecting the Deep Water Dock and support piles from the weight and impact of large vessels mooring at the dock. These fenders are designed to absorb shock during docking operations and the inside berth fenders weigh approximately 30,000 lbs. The fender system is designed to slide overtop of two pin piles that are driven into the seafloor and then are bolted to the dock face with brackets. Between the fender and dock are large rubber shock absorbers to assist with potential impact that can occur when a ship arrives at the berth.



## Fender Damage and Cause

Port Maintenance discovered a damaged fender on the Deep Water Dock on the inside berth. Bolts that support the fender have corroded, and several timbers on the fender are damaged or broken.

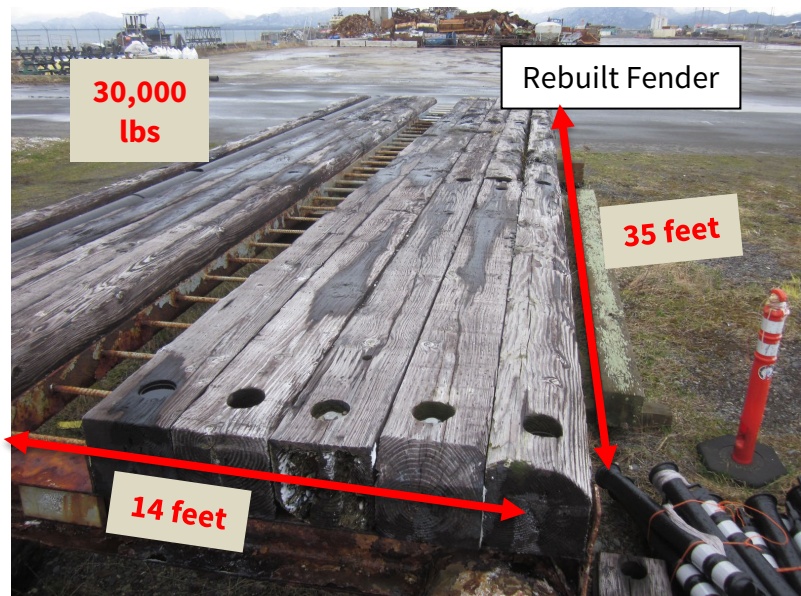
Staff also noted that the fender unit had dropped by six inches and appeared to just be hanging from the dock fasteners.

The issue was traced to old piling infrastructure left during the original construction of the Deep Water Dock which is protruding from the seafloor and interfering with this fender unit.

### Repair Plan

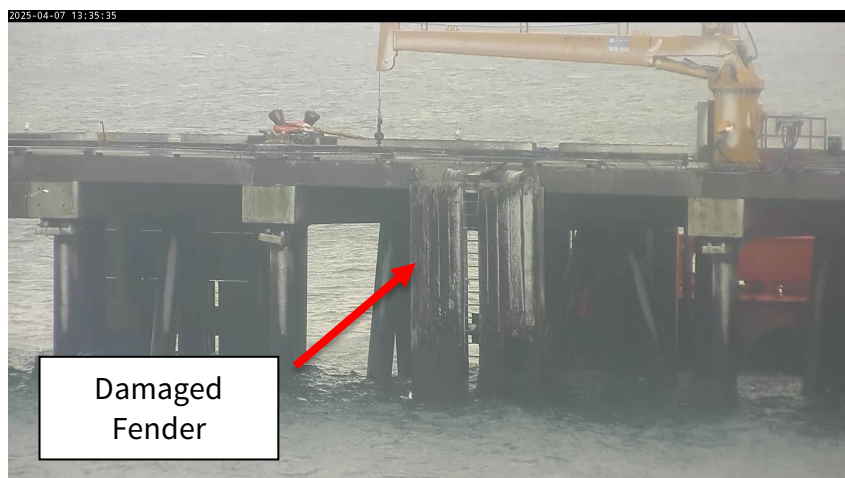
Fortunately, Port Maintenance has a rebuilt spare fender for the inside berth, saving costs. However, because of the physical size (14' wide, 35' long, and almost 30,000 lbs) specialized crew and equipment are needed for its installation.

- A mobile crane will be necessary to be positioned on the dock to lift and remove the current fender and replace it with the “ready-to-go” rebuilt fender.
- A diver will be required to cut off and remove the derelict piling that was left from the original installation of the deep water dock.
- Drill and epoxy new anchoring bolts into the dock face to secure the fender brackets to the dock.
- Once the dock is ready, the new fender will be installed and bolted into place with the assistance of the mobile crane.



### Request for Single-Source Contractor

Due to the specialized nature of this fender repair, it is crucial to hire Alaska Industrial Services, LLC, a contractor experienced in dock fender systems, underwater cutting, crane operations, and structural fastening. Their familiarity with this dock ensures repairs are done correctly and on time. Choosing single source



procurement ensures that the contractor will have the necessary tools, equipment, and expertise, eliminating the need for multiple contractors.

This repair plan to replace the dock fender will ensure the continued functionality of the inside berth for vessels using the Homer Port facility. Authorization of a single-source procurement will ensure the Deep Water Dock will be repaired correctly and timely to provide a fully operational fender.

**Recommendation:** Homer City Council approve Ordinance 25-34 amending the FY25 budget by allocating \$45,500 and authorizing single source procurement for the fender repair.

CITY OF HOMER  
FINANCIAL SUPPLEMENT

PROJECT NAME	DWD Fender Replacement	DATE	04/09/2025
DEPARTMENT	Port and Harbor	SPONSOR	City Manager/Port Director
REQUESTED AMOUNT	\$ 45,500		

DESCRIPTION	The fenders on the Deep Water Dock (DWD) protect the dock's structure by absorbing the shock during docking operations to secure safe landings for vessels. A misplaced piling from the original construction was cut off rather than removed. One of the fenders on the DWD was damaged on the inside berth due to repeated contact with this misplaced piling at low tide. If this fender goes unrepaired, it would mean no usage of the inside berth or access for vessels to utilize the crane, on the DWD. Contracting Alaska Industrial Services, LLC, through single source procurement, is necessary for this repair as it requires specialized and familiar knowledge of the DWD, underwater cutting, mobile crane operations, and structural fastening. Included with the total amount allocated is a 15% contingency for any unanticipated costs.
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	100%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: PORT RESERVES		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	\$ 1,078,438	Current Balance	_____	Current Balance	_____
Encumbered	\$ 551,596	Encumbered	_____	Encumbered	_____
Requested Amount	\$ 45,500	Requested Amount	_____	Requested Amount	_____
Other Items on Current Agenda	\$ 46,300	Other Items on Current Agenda	_____	Other Items on Current Agenda	_____
Remaining Balance	\$ 435,042	Remaining Balance	_____	Remaining Balance	_____
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	_____	Current Balance	_____	Current Balance	_____
Encumbered	_____	Encumbered	_____	Encumbered	_____
Requested Amount	_____	Requested Amount	_____	Requested Amount	_____
Remaining Balance	_____	Remaining Balance	_____	Remaining Balance	_____

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Port Director

**ORDINANCE 25-53**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
AMENDING THE FY26 CAPITAL BUDGET BY APPROPRIATING AN  
ADDITIONAL \$16,000 FROM THE PORT RESERVES FUND FOR THE  
DEEP WATER DOCK FENDER REPAIR PROJECT.

WHEREAS, The fenders on the Deep Water Dock (DWD) protect the dock's structure by absorbing the shock during docking operations to secure safe landings for the vessels; and

WHEREAS, One of the fenders on the DWD was damaged on the inside berth due to repeated contact with the damaged piling at low tide; and

WHEREAS, Ordinance 25-34 appropriated \$45,500, including a 15% contingency, to remove and replace the DWD fender; and

WHEREAS, The actual removal of the damaged fender, installation of the replacement unit, and extraction of the pin piles required more time and resources than anticipated after it was discovered that both supporting piles were sheared off approximately four feet above the mudline and could not be reused; and

WHEREAS, The total project cost is \$61,275, exceeding the original authorization of \$45,500 and requiring an additional \$15,775 from the Port Reserves Fund.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by appropriating an additional \$16,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	DWD Fender Repair	\$16,000

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this \_\_\_\_ day of August, 2025.

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ATTEST:

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

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

CITY OF HOMER

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

CITY OF HOMER  
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Additional Funding - DWD Fender Repairs</u>	DATE	<u>08/06/2025</u>
DEPARTMENT	<u>Port and Harbor</u>	SPONSOR	<u>City Manager/Port Director</u>
REQUESTED AMOUNT	<u>\$ 16,000</u>		

DESCRIPTION	<p>The fenders on the Deep Water Dock (DWD) protect the dock's structure by absorbing the shock during docking operations to secure safe landings for the vessels. One of the fenders on the DWD was damaged on the inside berth due to repeated contact with the damaged piling at low tide. Ordinance 25-34 appropriated \$45,500, including a 15% contingency, to remove and replace the DWD fender. The actual removal of the damaged fender, installation of the replacement unit, and extraction of the pin piles required more time and resources than anticipated after it was discovered that both supporting piles were sheared off approximately four feet above the mudline and could not be reused. The total project cost is \$61,275, exceeding the original authorization of \$45,500 and requiring an additional \$15,775 from the Port Reserves Fund.</p>
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	100%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: Port Reserves (456-0380)		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	<u>\$ 1,380,528</u>	Current Balance	<u>          </u>	Current Balance	<u>          </u>
Encumbered	<u>\$ 759,647</u>	Encumbered	<u>          </u>	Encumbered	<u>          </u>
Requested Amount	<u>\$ 16,000</u>	Requested Amount	<u>          </u>	Requested Amount	<u>          </u>
Other Items on Current Agenda	<u>\$ 50,000</u>	Other Items on Current Agenda	<u>          </u>	Other Items on Current Agenda	<u>          </u>
Remaining Balance	<u>\$ 554,881</u>	Remaining Balance	<u>          </u>	Remaining Balance	<u>          </u>
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	<u>          </u>	Current Balance	<u>          </u>	Current Balance	<u>          </u>
Encumbered	<u>          </u>	Encumbered	<u>          </u>	Encumbered	<u>          </u>
Requested Amount	<u>          </u>	Requested Amount	<u>          </u>	Requested Amount	<u>          </u>
Remaining Balance	<u>          </u>	Remaining Balance	<u>          </u>	Remaining Balance	<u>          </u>



# MEMORANDUM

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**Ordinance 25-56, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Appropriating \$1,200,000 from the Homer Accelerated Roads and Trails (HART) Roads Fund to the Highland Drive Culvert Replacement Project. City Manager/Public Works Director.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and City Council  
**Date:** July 23, 2025  
**From:** Daniel Kort, Public Works Director  
**Through:** Melissa Jacobsen, City Manager

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**I. Issue:** The purpose of this Memorandum is to request \$1,200,000 for the construction of the Highland Drive Culvert Replacement Project.

**II. Background:**

Public Works staff was made aware of the side slope of Highland Drive failing and sloughing in mid-January due to the wet and warm winter. This location is where Highland Drive crosses the drainage headwaters of Bidarki Creek. Bidarki Creek flows through a culvert located at the base of the canyon, crossing with Highland Drive, with side slopes approaching a 1 to 1. The upstream side of the road crossing is approximately 15-feet to the stream bed elevation and the downstream side of the road crossing is approximately 30-feet to the stream elevation. The age of the culvert is estimated to be approximately 30-years and the pipe is well past its expected life.

The Public Works Department has been closely monitoring the conditions on Highland Drive because the erosion and sloughing is continuing to occur and working its way towards the road and has already exposed approximately 5-feet of road bed geotextile fabric and a communication line. As of February 17, 2025, the erosion was within approximately 5-feet of the guardrail along the road edge and is currently within 3-feet. As a safety precaution, the roadway was narrowed to one lane crossing this section of road, and 50% weight limit signs were posted at the intersections of Highland Drive and West Hill Road as well as the intersection of Rogers Loop and Sprucewood Drive.

After soliciting design proposals from three qualified term contractors, the Public Works Department awarded the design of the project to RESPEC Engineering. A final design was



completed by RESPEC on July 18, 2025. The Engineer's estimate for construction was \$1,065,256. However, given the current bidding climate, it would be prudent to include some extra contingency funds for higher than expected bids or unforeseen change orders during construction.

- III. RECOMMENDATIONS:** That the City Council appropriates \$1,200,000 towards the construction of the Highland Drive Culvert Replacement.

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Public Works Director

**ORDINANCE 25-56**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
AMENDING THE FY26 CAPITAL BUDGET BY APPROPRIATING  
\$1,200,000 FROM THE HOMER ACCELERATED ROADS AND TRAILS  
(HART) ROAD FUND TO THE HIGHLAND DRIVE CULVERT  
REPLACEMENT PROJECT.

WHEREAS, The winter of 2024/2025 was unusually warm and wet resulting in numerous  
slope instabilities around the City; and

WHEREAS, Highland Drive at the crossing of Bidarki Creek was observed to have some  
slope instability resulting in sloughing soils, continuously eroding and encroaching upon the  
road; and

WHEREAS, It is estimated that the Bidarki Creek culvert on Highland Drive is at least 30-  
years old and is beyond its expected life; and

WHEREAS, The sloughed soils are nearly blocking the culvert on the downstream side;  
and

WHEREAS, A final design was completed by RESPEC Engineering for the reconstruction  
of the road and replacement of the culvert on July 18, 2025; and

WHEREAS, The final design cost estimate for construction is \$1,065,256; and

WHEREAS, Some contingency is necessary to account for high bids and change orders  
once construction is underway.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by  
appropriating \$1,200,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
160-8007	Highland Dr Culvert Replacement	\$1,200,000

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 \_\_\_\_\_ day of August, 2025.

CITY OF HOMER

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

ATTEST:

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

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

# CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	Highland Drive Culvert Replacement	DATE	08/06/2025
DEPARTMENT	Public Works	SPONSOR	City Manager/PW Director
REQUESTED AMOUNT	\$ 1,200,000		

DESCRIPTION	<p>The winter of 2024/2025 was unusually warm and wet resulting in numerous slope instabilities around the City. Highland Drive at the crossing of Bidarki Creek was observed to have some slope instability resulting in sloughing soils, continuously eroding and encroaching upon the road. It is estimated that the Bidarki Creek culvert on Highland Drive is at least 30-years old and is beyond its expected life. The sloughed soils are nearly blocking the culvert on the downstream side. A final design was completed by RESPEC Engineering for the reconstruction of the road and replacement of the culvert on July 18, 2025.</p> <p>The final design cost estimate for construction is \$1,065,256. Some contingency is necessary to account for high bids and change orders once construction is underway.</p>
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	100%	0%	0%	0%

FUNDING SOURCE 1: HART Roads (160)	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance \$ 4,791,253	Current Balance _____	Current Balance _____
Encumbered \$ 3,389,875	Encumbered _____	Encumbered _____
Requested Amount \$ 1,200,000	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda \$ 0	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance \$ 201,378	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

Remaining Balance (including Fund 155): \$1,474,425



# MEMORANDUM

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

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

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- I. **Issue:** This memorandum serves to support the Ordinance requesting funding for the purchase of new GPS Survey Equipment.
- II. **Background:** The City owns and utilizes survey equipment for a multitude of purposes, such as: utility locates; locating infrastructure; locating property lines, right-of-way lines, and easements. The Public Works Department relies upon this vital equipment nearly daily. The existing GPS equipment was purchased used approximately 5 years ago. The exact age of this equipment is not known, however through research, the IT Department has identified that the last manufacture date for this model was 2012, which would place the age of this equipment at a minimum of 13-years old and likely older.

The Public Works Department and IT Department teamed together to create a Capital Budget request to replace this unit because IT identified this as a potential security vulnerability. Due to the City's current fiscal situation, the IT Department determined a "work around" that could be done to isolate the GPS device from our network and thereby providing a layer of protection from the vulnerability. Based upon this discovery, combined with competing capital requests, the Public Works Department and IT Department decided that this purchase could be "put-off" to another year since the current GPS was still functional.

Two weeks ago, the GPS Survey Equipment had a catastrophic failure and no longer functions. Since this unit is no longer supported by the manufacturer, it is not repairable. The lack of a GPS unit makes us 100% reliant on hiring a surveyor to do simple tasks or putting off work until a replacement unit is purchased.

- III. **RECOMMENDATIONS:** That the City Council appropriate \$40,000 towards the purchase of new GPS Survey Equipment.

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Public Works Director

**ORDINANCE 25-57**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
AMENDING THE FY26 CAPITAL BUDGET BY APPROPRIATING  
\$40,000 FROM GENERAL FUND CAPITAL ASSET REPAIR AND  
MAINTENANCE ALLOWANCE (CARMA) FUND FOR THE PURCHASE  
OF GLOBAL POSITIONING SYSTEM (GPS) SURVEY EQUIPMENT.

WHEREAS, The City of Homer (City) owns and operates GPS Survey Equipment for the  
purpose of locating buried utilities, infrastructure, locating property lines, right-of-ways and  
easements; and

WHEREAS, The Public Works Department relies on this vital equipment nearly daily; and

WHEREAS, The City purchased the existing GPS Survey Equipment used approximately  
5-years ago; and

WHEREAS, The used GPS Survey Equipment was manufactured prior to 2012; and

WHEREAS, Replacement of this GPS Survey Equipment was requested in the Capital  
Budget but was put off to a future year because of competing needs, the IT Department had  
determined a way to isolate the security vulnerability, and the unit was still functional; and

WHEREAS, The used GPS Survey Equipment experienced a catastrophic failure in the  
first week of August.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by  
transferring \$40,000 within the General Fund CARMA as follows:

Transfer from:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
156-0375	General CARMA	\$40,000

Transfer to:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
156-0395	Public Works CARMA	\$40,000

Section 2. The Homer City Council hereby amends the FY26 Capital Budget by appropriating \$40,000 as follows:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
156-0395	Public Works CARMA	\$40,000

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 September, 2025.

CITY OF HOMER

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

ATTEST:

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

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

# CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	GPS Equipment	DATE	08/21/2025
DEPARTMENT	Public Works	SPONSOR	City Manager/PW Director
REQUESTED AMOUNT	\$ 40,000		

DESCRIPTION	<p>The City of Homer (City) owns and operates GPS Survey Equipment for the purpose of locating buried utilities, infrastructure, locating property lines, right-of-ways and easements. The Public Works Department relies on this vital equipment nearly daily. The City purchased the existing GPS Survey Equipment used approximately 5-years ago. The used GPS Survey Equipment was manufactured prior to 2012. Replacement of this GPS Survey Equipment was requested in the Capital Budget but was put off to a future year because of competing needs, the IT Department had determined a way to isolate the security vulnerability, and the unit was still functional. The used GPS Survey Equipment experienced a catastrophic failure in the first week of August.</p>
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	100%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: GF CARMA General (156-0375)		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	\$ 299,036	Current Balance	_____	Current Balance	_____
Encumbered	\$ 0	Encumbered	_____	Encumbered	_____
Requested Amount	\$ 40,000	Requested Amount	_____	Requested Amount	_____
Other Items on Current Agenda	\$ 0	Other Items on Current Agenda	_____	Other Items on Current Agenda	_____
Remaining Balance	\$ 259,036	Remaining Balance	_____	Remaining Balance	_____
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	_____	Current Balance	_____	Current Balance	_____
Encumbered	_____	Encumbered	_____	Encumbered	_____
Requested Amount	_____	Requested Amount	_____	Requested Amount	_____
Remaining Balance	_____	Remaining Balance	_____	Remaining Balance	_____





# City of Homer

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

## Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: Mayor Lord and Homer City Council  
FROM: Melissa Jacobsen, City Manager  
DATE: August 20, 2025  
SUBJECT: City Manager's Report for August 25, 2025 Council Meeting

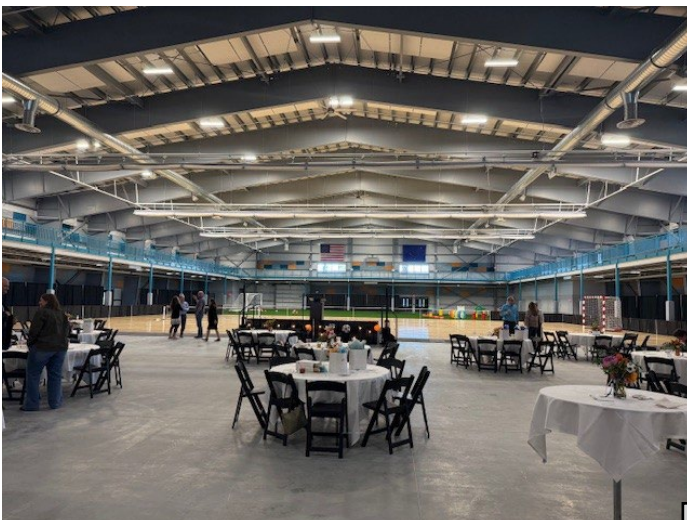
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### Water and Wastewater Master Plan

In 2023 Council authorized the City to apply for two loans through the Alaska Department of Environmental Conservation State Revolving Loan Fund for a Water Master Plan Update and a Wastewater Master Plan update. The legislation is Resolution 23-094 and 23-095 and attached for quick reference. According to the legislation the existing Water and Wastewater Master Plans were completed in 2006 with a 20-year planning horizon. Through the loan process the City was awarded \$75,000 in principle forgiveness for each loan, \$150,000 total. It's been almost three years and we're at risk of having these fall off the Intended Use Plan, so Public Works is planning to put this out for RPF as one project for both plans to realize some savings. In the event it creeps over \$150,000 it will require a budget amendment that would be split between the water and wastewater CARMA funds.

### Soldotna Field House

On August 15<sup>th</sup> I attended the opening reception for the new Soldotna Field House and walked away inspired. Their work on this vision began in 2000 and after many years of not giving up they have constructed a 54,000 square foot pre-engineered metal building designed to serve as an athletic and community event facility with a multi-purpose sport court, removable turf field, and an ADA-accessible elevated walking and jogging track. The facility is designed to maximize flexibility and is large enough to host statewide tournaments and other major events. I encourage stopping by and taking a look when you're in the Soldotna area.



### **Homer Multi-Purpose Community Recreation Center, what's next?**

Ordinance 25-46(A) that proposed a ballot proposition asking the voters to approve a 0.3% sales tax for the purpose of funding a multi-purpose community recreation center in Homer failed at the last Council meeting. After visiting the Soldotna Field House and learning more about their process I'd like to bring back some possible next steps for Council to keep the momentum moving while this remains a Council priority.

### **Multi-Purpose Community Recreation Building Non-Endowed Field of Interest Fund**

Resolution 25-049 authorized the City Manager to work with the Homer Foundation on establishing a non-endowed field of interest fund for the future community recreation building. The Homer Foundation Board has asked that the City advise them what the alternate plan for the fund will be if the community recreation building is not built. A possible recommendation is Community Recreation Programming and Equipment. Looking forward to Council's input at the meeting.

### **Homer Electric Property**

The Homer Electric Association (HEA) property on Snowbird/Lake Street did not sell in their recent bid process. I spoke with their Chief Operating Officer last week and he explained that given the value of the property, they would be willing to consider a land trade if the City has property of similar value. HEA's minimum bid for the lot was \$965,000. If Council would like to talk more about this, I can work with Community Development and bring something back in September. If not, we can shift focus back to consideration of the City owned property in the Town Center area, or others as directed.

### **City Manager Meetings and Events:**

August 15<sup>th</sup> – Soldotna Field House Opening Reception

August 19<sup>th</sup> – Employee Appreciation Picnic

August 20<sup>th</sup> – Meeting with KPB, Homer Trails Alliance, and City Council Members and Staff

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

### **Attachments:**

- Resolutions 23-094 and 23-095, and back up memorandums
- Resolution 25-049
- Memorandum re: Annual Destruction of Inactive Records



CITY OF HOMER  
HOMER, ALASKA

City Manager/  
Public Works Director

**RESOLUTION 23-094**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
AUTHORIZING THE CITY MANAGER TO APPLY FOR AN ALASKA  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION STATE  
REVOLVING LOAN FUND LOAN FOR THE WATER MASTER PLAN  
UPDATE.

WHEREAS, The City has been offered an Alaska Department of Environmental  
Conservation (ADEC) Principal Forgiveness Subsidy for the Water Master Plan Update in the  
amount of \$37,500; and

WHEREAS, It is necessary to submit a loan application to ADEC to lock in the Principal  
Forgiveness Subsidy; and

WHEREAS, The estimated cost of the Water Master Plan Update is \$80,000; and

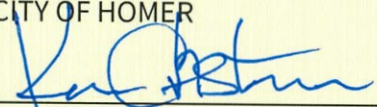
WHEREAS, Homer's existing Water Master Plan was developed in 2006 and an update is  
necessary to plan for increased water demand; and

WHEREAS, Upon notification of award, an ordinance will come before Council  
accepting the loan and appropriating it and any additional funds necessary to complete the  
project.

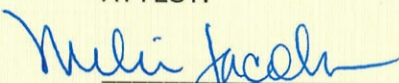
NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby  
authorizes the City Manager to apply for An Alaska Department of Environmental Conservation  
State Revolving Loan Fund Loan for the Water Master Plan.

PASSED AND ADOPTED by the Homer City Council this 11<sup>th</sup> day of September, 2023.

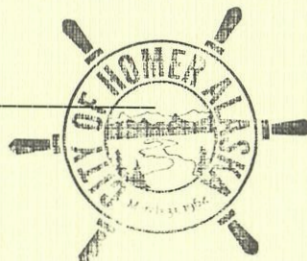
CITY OF HOMER

  
KEN CASTNER, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK



Fiscal Note: N/A



# MEMORANDUM

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**Resolution 23-094, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Apply for an Alaska Department of Environmental Conservation (ADEC) FY24 State Revolving Loan Fund Loan for the Water Master Plan Update. City Manager/Public Works Director.**

**Item Type:** Backup Memorandum  
**Prepared For:** City Council  
**Date:** September 5, 2023  
**From:** Janette Keiser, PE, Public Works Director/City Engineer  
**Through:** Rob Dumouchel, City Manager

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**I. Issue:** The purpose of this Memorandum is to request authorization to apply for an Alaska Department of Environmental Conservation (ADEC) Loan in the amount of \$80,000 to update the Water Master Plan.

**II. Background:**

We've received an update from the Alaska Department of Environmental Conservation (ADEC) about the FY24 Intended Use Plan for the State Revolving Loan Fund (SRF) and related Principal Forgiveness Subsidies. There is good news. The City's been offered Principal Forgiveness Subsidies for several important projects. One of them is a Water Master Plan Update.

Homer's existing Water Master Plan was developed in 2006, with a planning horizon of 20 years. In some ways, this 2006 report is still timely. The population was projected to be 9,699 people in 2020. It is 2023 and we have not reached that population within Homer's city limits. The average demand for water was projected to reach 1,330,000 gallons per day in 2021. In 2022, our Average Daily Flow was 533,000 gallons per day, with a Daily Maximum Flow of 1,138,000 gallons. However, change has occurred and is likely to continue.

Homer is contemplating the expansion of its Port facilities, which could increase water demand. The areas outside Homer's city limits are expanding and substantial amount of that expansion relies on water trucked from Homer. The Water Master Plan states,

*"If the water source were to shut down, the community would have sufficient storage for approximately 3.3 days during the summer, assuming the Water Treatment Plant has a power*

*supply...Sometime after 2016, a supplemental reservoir may be required to provide additional water to the system in the event of a low flow event (drought)."*

Droughts do happen. It was a drought that caused Seldovia to run out of water in 2018 and require water to be transported from Homer to Seldovia.

We have already begun looking further into the future. For the past three years, Homer has been working with the Kachemak Bay National Estuarine Research Reserve (KBNERR) to develop a groundwater map and budget for the groundwater affecting the Bridge Creek Reservoir, Homer's only water source and its weakest link. KBNERR's report will be submitted soon and we need help putting their research into context with our long term water plans as well as calibrate our water plans with the effects of climate change. An update to the Water Master Plan would help us accomplish these efforts, thereby substantially improving the resilience and security of the City's water distribution system.

We've been offered a Principal Forgiveness Subsidy in the amount of \$37,500 for a Water Master Plan Update. The estimated cost is \$80,000. It is necessary to submit a loan application to the ADEC in order to "lock in" the Principal Forgiveness Subsidy. Once we the loan is offered to us, we will present Council with an ordinance appropriating the funds.

**III. RECOMMENDATIONS:** That the City Council authorize the City Manager to apply for a \$80,000 loan from the ADEC for the Water Master Plan Update.



**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Public Works Director

**RESOLUTION 23-095**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
AUTHORIZING THE CITY MANAGER TO APPLY FOR AN ALASKA  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION STATE  
REVOLVING LOAN FUND LOAN FOR THE WASTE WATER MASTER  
PLAN UPDATE.

WHEREAS, The City has been offered a Alaska Department of Environmental  
Conservation (ADEC) Principal Forgiveness Subsidy for the Waste Water Master Plan Update in  
the amount of \$75,000; and

WHEREAS, It is necessary to submit a loan application to ADEC to lock in the Principal  
Forgiveness Subsidy; and

WHEREAS, The estimated cost of the Waste Water Master Plan Update is \$80,000; and

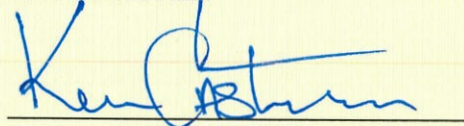
WHEREAS, Homer's existing Waste Water Master Plan was developed in 2006 and an  
update is necessary to plan for increased demand on the Waste Water Treatment Plant; and

WHEREAS, Upon notification of award, an ordinance will come before Council  
accepting the loan and appropriating it and any additional funds necessary to complete the  
project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby  
authorizes the City Manager to apply for An Alaska Department of Environmental Conservation  
State Revolving Loan Fund Loan for the Waste Water Master Plan.

PASSED AND ADOPTED by the Homer City Council this 11<sup>th</sup> day of September, 2023.

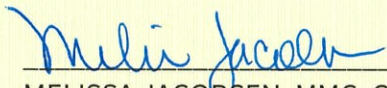
CITY OF HOMER



KEN CASTNER, MAYOR

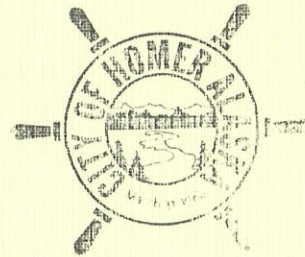


ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A





# MEMORANDUM

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**Resolution 23-095, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Apply for an Alaska Department of Environmental Conservation (ADEC) FY24 State Revolving Loan Fund Loan for the Waste Water Master Plan Update.  
City Manager/Public Works Director.**

**Item Type:** Backup Memorandum  
**Prepared For:** City Council  
**Date:** September 5, 2023  
**From:** Janette Keiser, PE, Public Works Director/City Engineer  
**Through:** Rob Dumouchel, City Manager

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- I. **Issue:** The purpose of this Memorandum is to request authorization to apply for a loan from the Alaska Department of Environmental Conservation (ADEC) in the amount of \$80,000 to update the Waste Water Master Plan.

II. **Background:**

We've received an update from the Alaska Department of Environmental Conservation (ADEC) about the FY24 Intended Use Plan for the State Revolving Loan Fund (SRF) and related Principal Forgiveness Subsidies. There is good news. The City's been offered Principal Forgiveness Subsidies for several important projects. One of them is a Waste Water Master Plan Update.

Homer's existing Waste Water Master Plan was developed in 2006, with a planning horizon of 20 years. In some ways, this 2006 report is still timely. The population was projected to be 9,699 people in 2020. It is 2023 and we have not reached that population within Homer's city limits. The Waste Water Treatment Plant (WWTP) has a design capacity of 880,000 gallons per day, peak flow. In 2006, the average daily flow was 390,000 gallons per day. Today, we are running at over 50% capacity,. However, change has occurred and is likely to continue.

Homer is contemplating the expansion of its Port facilities, which could increase demand on the WWTP. The areas outside Homer's city limits are expanding and some of that expansion trucks septic tank septage to Homer. We've been making substantial investments to renovate the WWTP systems – clarifiers, blowers and more. We need to know what the overall affect is on the continued longevity of our system. Further, Homer is still experiencing high rates of Inflow & Infiltration (I & I), which directs drainage from roof drains, footing drains and leaking manholes to enter the sewer pipe



lines, causing the WWTP to treat clean water. There are days when we run at capacity due to I & I. Further, regulations have changed over the past few years, making our discharge permit's operating parameters more stringent. We see this trend continuing as time goes by.

We've been offered a Principal Forgiveness Subsidy in the amount of \$75,000 for a Sewer Master Plan Update. The estimated cost is \$80,000. It is necessary to submit a loan application to the ADEC in order to "lock in" the Principal Forgiveness Subsidy. Once the loan is offered to us, we will present Council with an ordinance appropriating the funds.

**III. RECOMMENDATIONS:** That the City Council authorize the City Manager to apply for an ADEC loan in the amount of \$80,000 for the Sewer Master Plan Update.

**CITY OF HOMER  
HOMER, ALASKA**

Erickson

**RESOLUTION 25-049**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
ESTABLISHING A COMMUNITY RECREATION CENTER NON-  
ENDOWED FIELD OF INTEREST FUND WITH THE HOMER  
FOUNDATION, OUTLINING THE PROCESS FOR OVERSIGHT OF  
THOSE FUNDS AND AUTHORIZING THE CITY MANAGER TO  
NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The Homer City Council wishes to provide a mechanism whereby members  
of the general public and other grantors may provide financial assistance to support the  
development of a Community Recreation Center; and

WHEREAS, Building a new Community Recreation Center is a City Council and  
community priority; and

WHEREAS, Community Recreation Center Non-Endowed Field of Interest Fund will  
provide a mechanism whereby members of the general public or other grantors may provide  
financial assistance to support the creation of a Community Recreation Center; and

WHEREAS, A non-endowed fund is intended to be a long term fund to meet the  
immediate and ongoing needs of the community; and

WHEREAS, The Homer Foundation manages endowment funds on behalf of individuals  
and organizations, including the City of Homer; and

WHEREAS, It is appropriate to have guidelines for the expenditure of donor funds so  
that donors are encouraged to donate to the fund and have some assurances their intent will  
be followed.

NOW, THEREFORE, BE IT RESOLVED that the City of Homer, establishes a Community  
Recreation Center Non-Endowed Field of Interest Fund through the Homer Foundation and  
authorizes the City Manager to negotiate and execute the appropriate documents.

BE IT FURTHER RESOLVED that the City Council will direct on expenditures from the  
Community Recreation Center Non-Endowed Field of Interest Fund Revenue according to the  
following guidelines:

- a. Infrastructure and site preparation, including engineering and design
- b. Facility engineering and design
- c. Community Recreation Center construction

- d. Other needs deemed relevant by Council specific to the completion of a Community Recreation Center.

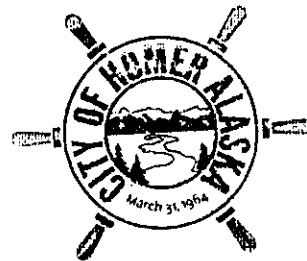
PASSED AND ADOPTED by the Homer City Council this 12th day of May, 2025.

CITY OF HOMER

  
RACHEL LORD, MAYOR

ATTEST:

  
RENEE KRAUSE, MMC, CITY CLERK



Fiscal note: \$10,000 minimum funding amount



# MEMORANDUM

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

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and City Council  
**Date:** May 12, 2025  
**From:** Shelly Erickson, Councilmember

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As the City moves forward with the Community Recreation Center (REC Center) project, it is important to start looking at the funding for the project. It is very important that the City provides the community, as a whole, the ability to donate to the REC Center project, and rally around this great cause. Creating the fund will provide the Community with event fundraising and personal donations opportunities.

The Homer Foundation offers a program where the community, as individuals and organizations, can deposit money for this project. The program allows for tax deductible donations, along with fund raisers, and potential fund pledge drives (which could be billed and collected through the foundation). These funds would be used only for the hard assets of the building and sports equipment.

The City would need to deposit a minimum of \$10,000 for the initial creation of the fund, and then the community could deposit their donations through the Foundation. This is a non-endowed fund, meaning that the REC Center project would have access to all of the money. It will be managed by the Foundation under the guidelines established.

While the City does not know what the costs for the building and equipment will be, a starting goal of \$3 million dollars would be great.

**Recommendation:**  
Adopt Resolution 25-049.



# MEMORANDUM

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## Annual Destruction of Inactive Records

**Item Type:** Informational Memorandum  
**Prepared For:** Mayor Lord and City Council  
**Date:** August 25, 2025  
**From:** Zach Pettit, Deputy City Clerk II  
**Through:** Melissa Jacobsen, City Manager

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In accordance with HCC 2.08.010(g), the City Clerk's office has completed the annual inactive records destruction process.

On June 5, 2025, Department Heads were notified of the inactive records that were eligible for destruction, and as a result, 146 boxes of records were approved, pulled, and staged in the Council Chambers. Arctic Shred of Anchorage, Alaska performed on-site shredding of 3650 pounds of inactive records on July 25, 2025.

Arctic Shred travels from Anchorage to the Peninsula annually to provide their on-site service and then brings the shredded materials to their facility in Anchorage for appropriate disposal. This is the City Clerk's Office second year working with Arctic Shred for our inactive records destruction.

Copies of the Inactive Records Storage Forms and memorandums approving destruction are available in the City Clerk's office for review.

To date, the City Clerk's office has received 25 boxes of inactive records from various city departments, and those boxes have been logged in and stored in the storage areas located within City Hall. That number will likely increase by a minimum of 30 boxes as we approach years end.

General Fund  
Expenditure Report  
Actuals through July 2025  
8% Fiscal Year Elapsed

**Current Fiscal Analysis**

	FY26 ADOPTED BUDGET	FY26 YTD ACTUAL	
		\$	%
<b><u>Revenues</u></b>			
Property Taxes	\$ 5,431,570	\$ 477,009	9%
Sales and Use Taxes	8,374,067	646,052	8%
Permits and Licenses	43,463	3,194	7%
Fines and Forfeitures	3,543	620	18%
Use of Money	-	-	
Intergovernmental	750,919	-	0%
Charges for Services	513,406	12,124	2%
Other Revenues	-	-	
Airport	222,248	29,031	13%
Operating Transfers	1,467,157	-	0%
<b>Total Revenues</b>	<b>\$ 16,806,373</b>	<b>\$ 1,168,029</b>	<b>7%</b>
<b><u>Expenditures &amp; Transfers</u></b>			
Administration	\$ 2,142,690	\$ 119,621	6%
Clerks/Council	867,737	24,938	3%
Planning	466,252	30,687	7%
Library	1,139,976	72,546	6%
Finance	920,718	56,460	6%
Fire	1,721,874	111,048	6%
Police	4,614,240	354,813	8%
Public Works	3,787,976	181,688	5%
Airport	242,066	7,694	3%
City Hall, HERC	169,827	1,255	1%
Non-Departmental	197,000	20,000	10%
<b>Total Operating Expenditures</b>	<b>\$ 16,270,355</b>	<b>\$ 980,750</b>	<b>6%</b>
<b>Transfer to Other Funds</b>			
Leave Cash Out	\$ 330,254	\$ -	0%
Other	195,764	-	0%
<b>Total Transfer to Other Funds</b>	<b>\$ 526,018</b>	<b>\$ -</b>	<b>0%</b>
<b>Transfer to CARMA</b>			
General Fund Fleet CARMA	\$ -	\$ -	0%
General Fund CARMA	-	-	0%
Seawall CARMA	10,000	-	0%
<b>Total Transfer to CARMA Funds</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>0%</b>
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 16,806,373</b>	<b>\$ 980,750</b>	<b>6%</b>
<b>Net Revenues Over (Under) Expenditures w/HART Roads Budget Transfer*</b>	<b>\$ 0</b>	<b>\$ 187,280</b>	
		<b>\$ 281,649</b>	

\*Based off FY26 YTD Roads Maintenance Operating Expenses (\$94,369)

Water and Sewer Fund  
Expenditure Report  
Actuals through July 2025  
8% Fiscal Year Elapsed

**Current Fiscal Analysis**

	<b>FY26</b>	<b>FY26 YTD</b>	
	<b>ADOPTED BUDGET</b>	<b>ACTUAL</b>	
		<b>\$</b>	<b>%</b>
<b><u>Revenues</u></b>			
Water Fund	\$ 2,522,112	\$ 286,820	11%
Sewer Fund	2,157,567	231,266	11%
<b>Total Revenues</b>	<b>\$ 4,679,679</b>	<b>\$ 518,086</b>	<b>11%</b>
<b><u>Expenditures &amp; Transfers</u></b>			
<b><u>Water</u></b>			
Administration	\$ 367,168	\$ 17,137	5%
Treatment Plant	781,321	31,083	4%
System Testing	36,000	1,138	3%
Pump Stations	126,114	1,659	1%
Distribution System	427,867	27,218	6%
Reservoir	29,695	802	3%
Meters	207,883	4,451	2%
Hydrants	219,623	14,109	6%
<b><u>Sewer</u></b>			
Administration	\$ 367,360	\$ 17,090	5%
Plant Operations	914,573	26,802	3%
System Testing	18,400	212	1%
Lift Stations	240,124	13,519	6%
Collection System	335,476	18,720	6%
<b>Total Operating Expenditures</b>	<b>\$ 4,071,603</b>	<b>\$ 173,940</b>	<b>4%</b>
<b>Transfer to Other Funds</b>			
Leave Cash Out	\$ 25,360	\$ -	0%
GF Admin Fees	-	-	0%
Other	10,277	-	0%
<b>Total Transfer to Other Funds</b>	<b>\$ 35,637</b>	<b>\$ -</b>	<b>0%</b>
<b>Transfers to CARMA</b>			
Water	\$ 308,460		0%
Sewer	263,979		0%
<b>Total Transfer to CARMA Funds</b>	<b>\$ 572,440</b>	<b>\$ -</b>	<b>0%</b>
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 4,679,679</b>	<b>\$ 173,940</b>	<b>4%</b>
<b>Net Revenues Over(Under) Expenditures</b>	<b>\$ 0</b>	<b>\$ 344,145</b>	

Port and Harbor Fund  
Expenditure Report  
Actuals through July 2025  
8% Fiscal Year Elapsed

**Current Fiscal Analysis**

	FY26		FY26 YTD	
	ADOPTED		ACTUAL	
	BUDGET		\$	%
<b>Revenues</b>				
Administration	\$ 741,793	\$ 90,085	12%	
Harbor	4,269,962	352,237	8%	
Pioneer Dock	351,663	40,896	12%	
Fish Dock	614,006	267,660	44%	
Deep Water Dock	170,000	46,405	27%	
Outfall Line	2,400	-	0%	
Fish Grinder	8,000	-	0%	
Load and Launch Ramp	130,000	27,618	21%	
<b>Total Revenues</b>	<b>\$ 6,287,824</b>	<b>\$ 824,901</b>	<b>13%</b>	
<b>Expenditures &amp; Transfers</b>				
Administration	\$ 1,325,915	\$ 54,212	4%	
Harbor	1,454,590	105,576	7%	
Pioneer Dock	105,242	6,693	6%	
Fish Dock	915,281	42,484	5%	
Deep Water Dock	120,895	8,060	7%	
Outfall Line	19,000	-	0%	
Fish Grinder	47,039	2,117	5%	
Parking	211,631	8,546	4%	
Camping	119,070	5,413	5%	
Harbor Maintenance	492,573	25,776	5%	
Main Dock Maintenance	40,858	2,643	6%	
Deep Water Dock Maintenance	51,358	2,643	5%	
Load and Launch Ramp	118,899	13,584	11%	
<b>Total Operating Expenditures</b>	<b>\$ 5,022,351</b>	<b>\$ 277,747</b>	<b>6%</b>	
<b>Transfer to Other Funds</b>				
Leave Cash Out	\$ 59,849	\$ -	0%	
GF Admin Fees	-	-	0%	
Debt Service	-	-	0%	
Other	248,498	-	0%	
<b>Total Transfer to Other Funds</b>	<b>\$ 308,348</b>	<b>\$ -</b>	<b>0%</b>	
<b>Transfers to Reserves</b>				
Harbor	\$ 957,125	\$ -	0%	
Load and Launch Ramp	-	-	0%	
<b>Total Transfer to Reserves</b>	<b>\$ 957,125</b>	<b>\$ -</b>	<b>0%</b>	
<b>Total Expenditures &amp; Transfers</b>	<b>\$ 6,287,824</b>	<b>\$ 277,747</b>	<b>4%</b>	
<b>Net Revenues Over(Under) Expenditures</b>	<b>\$ 0</b>	<b>\$ 547,154</b>		