



Agenda

Port & Harbor Advisory Commission Regular Meeting

Wednesday, June 26, 2024 at 5:30 PM

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

Homer City Hall

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

Zoom Webinar ID: 954 2610 1220 Password: 556404

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

CALL TO ORDER, 5:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS ON MATTERS ALREADY ON THE AGENDA (3 minute time limit)

RECONSIDERATION

APPROVAL OF MINUTES

- A. Unapproved May 22, 2024 PHC Minutes

VISITORS / PRESENTATIONS

- A. City Council Champions - Harbor Expansion

STAFF & COUNCIL REPORT / COMMITTEE REPORTS

- A. Port Finance/Budget Report - FYTD Report for May 2024
- B. Port & Harbor Staff Report - May 2024
- C. Homer Marine Trades Association (HMTA) Report
- D. Cruise Ship Capacity and Policy Report
- E. Port & Harbor Enterprise Fund Financial Policy

PUBLIC HEARING

PENDING BUSINESS

- A. Large Vessel Haul Out

Memorandum PHC 24-013 from Port Administrative Supervisor as backup

NEW BUSINESS

INFORMATIONAL MATERIALS

A. June 2024 Port Operations Report
May 2024 Statistics

B. June City Manager's Reports to Council

June 10th, 2024

June 17th, 2024

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE MAYOR

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, July 24, 2024 at 5:30 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

1. CALL TO ORDER, 5:30 P.M.

Session 24-04, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Vice Chair Casey Siekaniec at 5:30 p.m. on May 22, 2024 in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMISSIONERS BRADSHAW, FRIEND, PITZMAN, SIEKANIEC & ZEISET

ABSENT: COMMISSIONERS SHAVELSON & VELSKO (BOTH EXCUSED) & STUDENT REPRESENTATIVE ROGERS

CONSULTING: PORT DIRECTOR HAWKINS, PORT ADMINISTRATIVE SUPERVISOR WOODRUFF

STAFF: DEPUTY CITY CLERK PETTIT

2. AGENDA APPROVAL

Vice Chair Siekaniec read the supplemental items into the agenda: **Under Staff & Council Report/Committee Reports Item D. Holland & Hart Federal Lobbying Intro Letter and the Washington, D.C. Trip Report, and under New Business Item A. Northrim Bank Letter of Financial Backing.**

Vice Chair Siekaniec requested a motion and a second to approve the agenda as amended.

FRIEND/ZEISET MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA (3 minute time limit)

4. RECONSIDERATION

5. APPROVAL OF MINUTES

5.A. Unapproved April 24, 2024 PHC Minutes

FRIEND/ZEISET MOVED TO APPROVE THE APRIL 24, 2024 MEETING MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

6. VISITORS/PRESENTATIONS

6.A. City Council Champions – Harbor Expansion

Port Administrative Supervisor Woodruff noted that this report was a standing agenda item, and that the Commission should expect to hear from the harbor expansion champions next in June.

7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS

7.A. Port Finance/Budget Report – FYTD Report for May 2024

Port Administrative Supervisor Woodruff explained that a lot of the focus on the budget has been put towards individual line items to evaluate how the Port and Harbor is doing in each of those areas. She noted that the Port and Harbor is at 94% of its budgeted revenue and 60% of its budgeted expenditures. Ms. Woodruff provided clarification that the budgeted expenditures appear to be lagging in comparison to the budgeted revenue due to the fact that the revenue is updated on a daily basis.

Vice Chair Siekaniec questioned why the expenses are so far under budget. Port Director Hawkins stated that the electricity was budgeted at \$649,000 and is currently at \$478,000.

7.B. Port & Harbor Staff Report – May 2024

Port Administrative Supervisor Woodruff noted that the State House passed the capital budget that had already passed the Senate. From there, it will go to the governor's desk, and it includes the \$288,000 for the additional match funds for the harbor expansion study. Ms. Woodruff reported that the Army Corps of Engineers released their plan for this fiscal year, which includes \$800,000 for this year that the City had not expected to see come into the harbor expansion project until the next fiscal year. Other discussion topics included:

- PIDP (Port Infrastructure Development Program) Grant was submitted
- Strategic Planning
- Request for Proposal for the Fish Grinder Building

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

Port Administrative Supervisor Woodruff reported that HMTA will be hosting a meeting for their membership with the consultants for the Comprehensive Plan on Wednesday, June 5th.

7.D. Holland & Hart Federal Lobbying Intro Letter

Washington, D.C. Trip Report

Vice Chair Siekaniec stated that having lobbyists seemed like a worthwhile endeavor to him. Port Director Hawkins highlighted previous examples in his career where he's worked with State lobbyists, noting that it's an effective method to keep the City's priorities upfront.

8. PUBLIC HEARING(S)

9. PENDING BUSINESS

- 9.A. Election of Officers
Memorandum PHC-24-008 from Deputy City Clerk as backup

Vice Chair Siekaniec introduced the item by reading of the title.

FRIEND/ZEISET MOVED TO VOTE BY SHOW OF HANDS.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Vice Chair Siekaniec opened the floor for Vice Chair nominations.

Commissioner Zeiset was nominated; he declined to accept the position.

Commissioner Friend was nominated; he agreed to accept the position.

Commissioner Shavelson was nominated; he wasn't present to voice whether or not he would be willing to accept the position.

After a show of hands vote resulting in four votes for Commissioner Friend, one vote for Commissioner Shavelson, and zero votes for Commissioner Zeiset, Vice Chair Siekaniec declared Commissioner Friend as newly elected Vice Chair and passed the gavel.

Vice Chair Friend opened the floor for Chair nominations.

Commissioner Siekaniec was nominated; he agreed to accept the position.

Commissioner Shavelson was nominated; he wasn't present to voice whether or not he would be willing to accept the position.

After a show of hands vote resulting in five votes for Commissioner Siekaniec and zero votes for Commissioner Shavelson, Vice Chair Friend declared Commissioner Siekaniec the Chair and passed the gavel.

- 9.B. Amendments to Port & Harbor Advisory Commission Bylaws
Memorandum PHC-24-007 from Deputy City Clerk as backup

ZEISET/BRADSHAW MOVED TO UPDATE THE BYLAWS WITH THE STAFF RECOMMENDATION OF REQUIRING A QUORUM FOR THE PURPOSE OF CONDUCTING A WORK SESSION AND TO FORWARD THE RECOMMENDATION TO CITY COUNCIL.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

10. NEW BUSINESS

- 10.A. Berth II, Inc. Application for Lease Assignment from Y&C LLC for 4400 Homer Spit Rd
Memorandum PHC-24-012 from Port Property Associate as backup

Chair Siekaniec introduced the item by reading of the title. He then requested any Commissioners that had any concerns with the lease assignment to speak up.

Commissioner Zeiset asked Port Director Hawkins if he had any concerns about the lease in looking it over. Mr. Hawkins stated that he had no concerns, citing that the current lease is up to date with payments. He added that this is a lease transfer with the current lease remaining active until 2039 with the extensions in place. The new lease is being requested for a full-term, which would extend the lease until 2044. In terms of the business plan, Mr. Hawkins stated that Berth II plans to take over the building and run it how it's currently being managed.

ZEISET/PITZMAN MOVED THAT THE COMMISSION SUPPORT THE LEASE ASSIGNMENT FROM THE CURRENT TENANT, Y&C LLC, TO BERTH II, INC., AND FORWARD THE RECOMMENDATION TO CITY COUNCIL.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- 10.B. Cruise Ship Capacity and Policy
Memorandum PHC-24-011 from Port Administrative Supervisor as backup

The Commission briefly discussed the potential implications of limiting the number and size of cruise ships that come to Homer each year. Discussion topics included:

- Homer Police Department's capacity for handling cruise ships landings
- Details regarding the upcoming June 28th landing
- Specifics of what the deep water dock is capable of handling
- Security screening process for tourists coming ashore

10.C. Port & Harbor Enterprise Fund Financial Policy
Memorandum PHC-24-010 from Port Administrative Supervisor as backup

Chair Siekaniec introduced the item by reading of the title, sharing that a financial policy for the Port and Harbor Enterprise Fund makes sense to him, and added that he's surprised there isn't already one in place.

Commissioner Bradshaw emphasized the need for alternative revenue sources for the harbor, drawing a contrast with the Port of Los Angeles' extensive funding and expressing concern that raising harbor fees would price out many harbor users. He suggested following Kodiak's example of allocating a percentage of tax revenue to capital improvements. Mr. Bradshaw also pointed out the disparity between the revenue generated by facilities like the Large Vessel Haul Out and the minimal funds the harbor receives, advocating for a fairer share to sustain the services provided.

Chair Siekaniec explained that the financial statements are incomplete and the apparent surplus will disappear once depreciation is accounted for. He stressed the importance of adding to the reserves fund, which are intended to cover depreciation costs and ongoing investments needed to maintain and repair aging harbor infrastructure. Port Administrative Supervisor Woodruff noted that in 2021, the harbor was actually paying the City half a million dollars per year in recognition of the services rendered to the harbor.

Chair Siekaniec and Commissioner Bradshaw agreed to work with staff in drafting a financial policy for the enterprise fund.

11. INFORMATIONAL MATERIALS

- 11.A. May 2024 Port Operations Report
April 2024 Statistics
- 11.B. May City Manager's Report to Council
- 11.C. Homer Harbor Critical Float Replacement Project
- 11.D. Homer Harbor Expansion General Investigation

Chair Siekaniec noted the informational materials. Discussion topics included:

- Review of the April 2024 statistics
- Shipping of scrap steel
- Stall waiting list
- Federal funding and overview of the float replacement project
- Continued funding for the harbor expansion

12. COMMENTS OF THE AUDIENCE (3 minute time limit)

13. COMMENTS OF THE CITY STAFF

Port Administrative Supervisor congratulated Port Property Associate Kriegh on the lease memo that she had drafted.

14. COMMENTS OF THE MAYOR

15. COMMENTS OF THE COMMISSION

Commissioner Bradshaw thanked everyone for their time and input, and added that he's hopeful to continue improving the harbor.

Commissioner Zeiset thanked Chair Siekaniec and Vice Chair Friend for accepting their elected positions.

Commissioner Pitzman echoed Commissioner Zeiset's comments.

Commissioner Friend thanked everyone for a good meeting, and noted that this Commission is where the rubber meets the road for the harbor.

Chair Siekaniec thanked the Commissioners for their support in electing him the Chair. He also thanked Ms. Woodruff for all the work that she does.

16. ADJOURNMENT

There being no further business to come before the Commission Chair Siekaniec adjourned the meeting at 7:10 p.m. The next Regular Meeting is Wednesday, June 26, 2024 at 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

Zach Pettit, Deputy City Clerk

Approved:_____

FUND 400 - PORT & HARBOR ENTERPRISE FUND				6/17/2024		
REVENUE DETAIL BY LINE ITEM, SORTED BY TYPE				96.4% of FY elapsed		
A/C Num.	Revenue Categories & Descriptions	FY22	FY23	FY24 YTD		FY24
		7/1/21 - 6/30/22	7/1/22 - 6/30/23	ACTUAL		7/1/23 - 6/30/24
		ACTUAL	ACTUAL	\$	%	BUDGET
0600	HARBOR ADMINISTRATION					
4515	Ferry Lease	18,000	18,000	18,000	100.0%	18,000
4650	Rents & Leases	413,267	503,987	538,820	107.8%	500,000
	Operating Revenue - Admin	431,267	521,987	556,820	107.5%	518,000
4527	PERS Revenue	92,383	-	-	0.0%	-
4634	Port Storage Fee	119,992	207,662	157,657	163.9%	96,164
4635	Port Impound Fee	204	816	1,609	0.0%	-
4705	Business Licenses	10	20	15	0.0%	-
4801	Interest On Investments	(62,000)	73,468	93,950	0.0%	-
4901	Surplus Property	26,078	2,187	-	0.0%	-
4902	Other Revenue	123,189	11,189	-	0.0%	-
	Non-Operating Revenue - Admin	299,855	295,341	253,232	263.3%	96,164
0601	HARBOR					
4245	Waste Oil Disp	603	1,079	-		-
4249	Oil Spill Recovery	(100)	-	-		-
4318	Parking Revenue	180,789	158,725	168,955	75.1%	225,000
4319	Electrical Supplies	2,275	1,449	1,014	42.2%	2,403
4402	Non Moving Fine	-	100	10,273		-
4624	Berth Transient Monthly	649,848	716,742	632,159	90.5%	698,295
4625	Berth Reserved	1,533,906	1,628,043	1,822,574	102.9%	1,771,547
4626	Berth Transient Annual	315,591	325,749	353,147	109.5%	322,486
4627	Berth Transient Semi Annual	130,453	132,878	142,924	94.3%	151,515
4628	Berth Transient Daily	152,145	159,413	132,353	88.4%	149,805
4629	Metered Energy	186,689	140,575	139,352	150.4%	92,677
4644	Pumping	-	-	-	0.0%	-
4645	Wooden Grid	5,006	4,089	3,272	57.4%	5,697
4646	Commerical Ramp	54,913	49,562	57,636	104.8%	55,000
4647	Berth Wait List	15,211	15,082	13,017	105.0%	12,394
4648	Steel Grid Fees	7,900	6,969	2,605	32.6%	8,000
4654	Spit Camping	-	35,018	179,390	0.0%	-
4663	Trans Energy 110v	47,616	34,863	38,798	90.8%	42,746
4664	Trans Energy 220v	16,186	20,569	24,365	84.8%	28,744
4665	Trans Energy 208v	205,197	204,723	176,447	110.8%	159,228
4666	Commerical Ramp Wharfage	38,422	41,055	61,392	38.9%	158,000
	Operating Revenue - Harbor	3,542,651	3,676,683	3,959,671	102.0%	3,883,536
4802	Penalty/Int	6,101	7,797	13,448	206.9%	6,500
4902	Other Revenue	68,633	66,923	65,533	91.9%	71,325
	Non-Operating Revenue - Harbor	74,735	74,720	78,981	101.5%	77,825

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		7/1/21 - 6/30/22	7/1/22 - 6/30/23	ACTUAL		7/1/23 - 6/30/24
		ACTUAL	ACTUAL	\$	%	BUDGET
0602	PIONEER DOCK					
4631	USCG Leases	35,067	38,976	40,495	111.0%	36,494
4637	Seafood Wharfage-PD	-	-	-		-
4638	PD Fuel Wharfage	207,277	198,654	172,287	80.2%	214,809
4639	Pioneer Dock - Wharfage	-	-	-		-
4641	PD Water Sales	11,338	9,291	6,908	65.8%	10,500
4642	PD Docking	41,079	39,991	43,372	94.3%	46,000
	Operating Revenue - Pioneer Dock	294,761	286,911	263,063	85.5%	307,804
0603	FISH DOCK					
4620	Ice Sales	272,257	243,997	310,840	117.0%	265,742
4621	Cold Storage	27,398	22,319	22,929	91.7%	25,000
4622	Crane Rental	193,965	203,818	182,141	95.7%	190,306
4623	Card Access Fees	5,780	6,144	5,881	103.2%	5,700
4637	Seafood Wharfage	17,200	20,530	22,123	127.7%	17,324
4700	Other Wharfage Fish Dock	6,694	9,945	68	0.7%	9,843
	Operating Revenue - Fish Dock	523,294	506,754	543,982	105.9%	513,915
4206	Fish Tax	66,865	116,236	78,772	122.0%	64,562
0604	DEEP WATER DOCK					
4633	Stevedoring	8,882	49,565	9,834	82.0%	12,000
4637	Seafood Wharfage	-	-	-	0.0%	-
4640	Deep Water Dock Wharfage	-	152,709	8,402	20.8%	40,426
4643	Deep Water Dock Docking	116,132	121,387	82,291	82.3%	100,000
4668	Dwd Water Sales	32,419	41,651	18,843	62.8%	30,000
4672	Port Security Revenues	-	-	-	0.0%	-
	Operating Revenue - DW Dock	157,434	365,311	119,370	65.4%	182,426
0605	OUTFALL LINE					
4704	Outfall Line	4,626	4,800	4,800	100.0%	4,800
0606	FISH GRINDER					
4706	Fish Grinder	7,018	6,803	10,393	140.6%	7,390
0615	LOAD AND LAUNCH RAMP					
4653	L & L Ramp Revenue	132,446	120,243	99,676	76.7%	130,000
	Operating Revenue - L & L Ramp	132,446	125,519	99,676	76.7%	130,000
	Total Revenues	5,534,952	5,981,065	5,968,760	103%	5,786,422
	Net Surplus (Deficit)	420,116	724,490	1,961,180		(0)

FUND 400 - PORT & HARBOR ENTERPRISE FUND				6/17/2024		
COMBINED EXPENDITURES				96.4% of FY elapsed		
A/C Num.	Expenditure Categories & Descriptions	FY22	FY23	FY24 YTD		FY24
		7/1/21 - 6/30/22	7/1/22 - 6/30/23	ACTUAL		7/1/23 - 6/30/24
		ACTUAL	ACTUAL	\$	%	BUDGET
Salaries and Benefits						
5101	Salary and Wages	1,128,870	1,195,402	1,303,160	89.0%	1,464,034
5102	Fringe Benefits	634,397	742,528	914,935	100.0%	914,743
5103	Part-time Wages	107,259	164,248	112,043	67.8%	165,371
5104	Part-time Benefits	12,256	19,005	13,073	68.5%	19,086
5105	Overtime	31,929	29,403	29,659	75.2%	39,439
5107	Part-time Overtime	855	212	506	13.1%	3,879
5108	Unemployment Benefits	348	-	4,932	0.0%	-
5112	PERS Relief	92,383	-	-	0.0%	-
Total Salaries and Benefits		2,008,297	2,150,797	2,378,309	91.2%	2,606,550
Maintenance and Operations						
5201	Office Supplies	5,322	6,257	3,504	74.5%	4,700
5202	Operating Supplies	20,623	21,809	22,471	86.4%	26,000
5203	Fuel and Lube	40,700	43,534	42,863	118.1%	36,300
5204	Chemicals	6,410	-	4,408	73.5%	6,000
5207	Vehicle and Boat Maintenance	21,532	18,002	24,501	98.0%	25,000
5208	Equipment Maintenance	68,340	73,212	51,716	80.8%	64,000
5209	Building & Grounds Maintenance	24,264	56,517	32,172	48.0%	67,000
5210	Professional Services	16,176	47,195	13,459	62.6%	21,500
5211	Audit Services	37,510	16,196	37,968	93.9%	40,446
5213	Survey and Appraisal	24,000	-	17,500	140.0%	12,500
5214	Rents & Leases	4,280	3,716	4,563	65.2%	7,000
5215	Communications	17,310	8,840	10,892	136.2%	8,000
5216	Freight and Postage	2,619	1,492	2,028	36.9%	5,500
5217	Electricity	664,046	649,413	601,228	82.3%	730,450
5218	Water	75,643	85,913	108,951	130.9%	83,208
5219	Sewer	13,157	11,977	10,653	73.6%	14,472
5220	Refuse and Disposal	40,694	52,883	43,164	68.2%	63,300
5221	Property Insurance	64,722	88,108	106,791	110.2%	96,919
5222	Auto Insurance	10,007	9,740	10,852	101.3%	10,714
5223	Liability Insurance	86,649	77,367	86,006	124.6%	69,016
5226	Testing and Analysis	-	-	3,280	46.9%	7,000
5227	Advertising	6,076	4,345	6,217	88.8%	7,000
5228	Books and Subscriptions	26	107	-		-
5231	Tools and Equipment	9,471	17,252	4,688	28.1%	16,700
5234	Record and Permits	-	-	-	0.0%	2,000
5235	Membership Dues	6,088	7,435	6,045	86.4%	7,000
5236	Transportation	6,641	12,464	1,344	33.6%	4,000
5237	Subsistence	6,837	8,765	317	7.9%	4,000
5238	Printing and Binding	1,482	3,993	282	8.1%	3,500
5248	Lobbying	21,000	21,245	19,053	54.4%	35,000
5249	Oil Spill Response	2,833	-	-	0.0%	1,000
5250	Camera Area Network	214	7,094	-	0.0%	18,000
5252	Credit Card Expenses	104,946	100,587	125,208	120.4%	104,000

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		7/1/21 - 6/30/22	7/1/22 - 6/30/23	ACTUAL		7/1/23 - 6/30/24
		ACTUAL	ACTUAL	\$	%	BUDGET
5256	Waste Oil Disposal	45,458	18,691	39,118	86.9%	45,000
5258	Float and Ramp Repairs	8,545	43,986	19,172	76.7%	25,000
5287	Electrical Supplies	2,326	1,010	-	0.0%	2,100
5601	Uniform	8,785	5,986	8,515	89.6%	9,500
5602	Safety Equipment	10,601	5,880	6,385	42.6%	15,000
5603	Employee Training	7,918	5,681	29,265	76.0%	38,500
5606	Bad Debt Expenses	5,230	35,620	13,798	46.0%	30,000
5608	Debt Payment-Interest	4,665	16,800	-		-
5624	Legal Services	-	-	4,388	4.4%	100,000
5627	Port Security	-	-	-	0.0%	2,500
5635	Software	938	134	3,058	76.4%	4,000
5637	Diving Services	4,350	16,045	6,500	76.5%	8,500
5638	Signage Parking Delineation	12,243	18,065	31,588	101.9%	31,000
	Total Maint. and Operations	1,520,676	1,623,355	1,563,908	81.8%	1,912,325
	C/O and Transfers					
5106	Leave Cash Out	66,243	62,025	-	0.0%	73,867
5241	GF Admin Fees	-	-	-		-
5990	Transfers To	1,519,620	1,420,397	65,364	5.5%	1,193,680
	Total Others	1,585,862	1,482,422	65,364	5.2%	1,267,546
	Total	5,114,836	5,256,575	4,007,580	69.3%	5,786,422



Memorandum

To: Port and Harbor Advisory Commission
From: Amy Woodruff, Port Administrative Supervisor
Date: June 19, 2024
Subject: May Staff Report

Harbor Expansion Update

Bryan Hawkins and Jenny Carroll will have an in-person meeting with HDR and USACE in Anchorage on June 27th. This 'kickoff' meeting will be a chance for all parties to coordinate how the study will move forward when activities resume in July. We'll have more details for you on upcoming study activities at our next meeting. We are having conversations about outreach and a possible public meeting in the fall or spring.

Homer Spit Waste Management

We've accepted a bid from Alaska Waste to handle the solid waste from the spit for the next 5 year contract. All parties are in agreement that we'll continue under the current agreement with Moore & Moore until the fall and transition once the season is quieter.

We've been seeing significant abuse of the waste oil facilities, including bilge water being dumped directly in to oil tanks, buckets of oil being left next to the tanks, and more. There are a significant number of man-hours being expended on cleanup to put these facilities back in to service.

Steel Grid

We received an estimate from RESPEC engineering for an analysis of the steel grid and written report. The cost for those services is \$12,500. That does not include design drawings for any repair, retrofit, or construction. We are in communication with DEC about what permits would be needed to repair or replace the grid. When we know more about what is permissible we will engage RESPEC or explore other options, which could include cost estimates for the cost of demolition/removal of the existing structure or the cost to build a new grid.



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

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Port & Harbor Special Project Status Updates June 2024

Fish Grinder Building Replacement	Design Complete Project Funded	RFP closes 6/18/24
Fish Grinder Building Drainage	Design Complete Seeking project funding	Pursuing additional ADF&G Funding for drainage project; notification June 2024
Parking Lot Improvements	Project on Hold	No further progress expected until permitting complete.
Paid Parking Program Planning & Permitting	Project in progress	Drafting language for permit application from DOT Right of Way
Harbor Office ADA Entry Door Improvements	Project Complete	Come push the buttons!
Outfall Line Pump Controls	Project Funded	Public Works will complete project; waiting on supplier to manufacture controls
Ice Metering System	Project Funded	Install planned for Winter 24-25
Harbor Bottom Survey	Project Funded	Preparing RFP for the survey
Crane 8 Control Replacement	Project in Progress	Parts have been ordered, project completion anticipated in June
Camera Pole Installation	Project Funded	Installation planned for the Fall, Maintenance will do prep work this summer

Status Categories:

Seeking design funding Design funded Design in progress Design complete	Seeking project funding Project Funded Project in Progress Project Complete
--	--



Memorandum

To: Port and Harbor Advisory Commission
From: Casey Siekaniec
Date: 06/12/2024
Subject: Cruise Ship Policy Discussion

As discussed in the Port and Harbor Advisory Commission's May meeting, Bruce and I met with Harbor staff to discuss and learn about cruise ships and their impact on the operations of the Harbor. Council has directed the P&H Commission to work towards a cruise ship policy for the City to use as a guide when working with the cruise industry in the future.

Cruise ships have been coming to Homer for many years now, with ebbs and flows of frequency. Covid brought the cruise ship visits to Homer down significantly, but interest in Homer as a cruise ship landing is starting to rise again, and we will be seeing one of the largest (by head count) cruise ship landings on June 28th of this year. This event will be used like a case study for further discussions about how Homer may want to limit the size of cruise ships that are allowed to unload in Homer.

Port infrastructure was a large focus of discussion in determining how large of a vessel the P&H can safely manage. Frequency and seasonal timing of cruise ship landings were discussed and the impacts that might come from cruise ships visiting too often or during otherwise very busy seasons.

Passenger lightering was discussed and the different challenges and opportunities that arise from lightering operations. Given the City ownership of lands and tidelands it would be very difficult for a private entity to build its own deep water dock, but it would not be impossible for a private entity (think the barge basin) to build a passenger lightering terminal that could by-pass the P&H authority.



City of Homer

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Port and Harbor

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At this point we are looking forward to June 28th to learn what its like having a ship with 2,000+ passengers lighter into the P&H facilities. Also in the realm of learning, we are looking into other municipal policies that have been created in places like Juneau, Haines, and Skagway.

Discussion generally centered on the possibility that eventually Homer might be highly sought after as a destination by the cruise ship industry and how we might limit it or control it in the most beneficial manner for both the City of Homer and specifically the Port and Harbor.



Memorandum

To: Port and Harbor Advisory Commission
From: Casey Siekaniec
Date: 06/12/2024
Subject: Financial Policy Discussion Report

As discussed in the P&H Advisory Commission's regular May meeting, Jared and I met with Harbor staff to discuss the crafting of a financial policy document for the Port and Harbor. We used policy documents from the Port of Long Beach and the City of Homer Water and Sewer Utility for reference and ideas.

It was generally agreed upon that the size and scope of the Long Beach policy was more than the Homer Port and Harbor required, but that it was written in a reader friendly fashion that was clear and easy to understand. The size and scope of the City of Homer Water and Sewer Utility financial policy document was more in-line with what the Harbor needs and could use as a template of sorts.

Important topics to cover in the policy were discussed and include some of the following:

- ◇ An introduction stating the operating mission of the P&H Enterprise and a brief overview of the different revenue streams of the P&H.
- ◇ Defined reserve accounts and the different goals for each.
- ◇ Rate setting principals or explanation of how it should be done.
- ◇ Debt policy for the P&H.
- ◇ [Place holder for items to be added by the commission or staff]

Topics of the meeting stayed pretty high level knowing that staff would likely be getting into the details further when composing the document and allowing for further discussion.



Memorandum

Land Allocation Plan – Large Vessel Haul Out

Item Type: Action Memorandum
Prepared for: Port and Harbor Advisory Commission
Date: June 18, 2024
From: Amy Woodruff, Port Administrative Supervisor

Requested Action: Answer follow up questions to further define a possible Public Private Partnership for the Large Vessel Haul Out

Background:

This is a continuation of our conversation in April about the Large Vessel Haul Out facility, where the commission agreed that the city should investigate a public private partnership for management of the land. In discussion with Economic Development Manager Julie Engebretsen, some additional questions came up to incorporate in our report back to Council

Requested Action: Answer follow up questions to further define a possible Public Private Partnership for the Large Vessel Haul Out.

1. Establishing the unique value of this facility
 - a. Is this the only land where boat haul out operations can happen, or the only **City-owned** land?
 - b. What difference will the requested improvements make for haul out operations?
 - c. How might the requested improvements increase demand for use of the facility?
2. Address the opportunity cost if camping is removed
 - a. How seasonal is demand for the haul out? Is it worth making changes that mean the site is permanently unavailable or unsuitable for camping?
 - b. What would the summer activity really look like if we did a trial run? Would this site be used as a shipyard for active work, or just boat storage?
3. Addressing general concerns
 - a. How do we prevent derelict vessels from accumulating in the facility?
 - b. Staff has a strong recommendation to require an economic impact study from interested applicants
 - c. How would boat work impact the experience for campers on the adjacent parcel? How can we minimize that impact
4. Suggested structure
 - a. 5-10 year lease with minimal improvements as a trial run

- b. What improvements would City fund, what improvements would tenant fund?
- 5. Small Shipyard Grants Program
 - a. \$1m federal grants program for small shipyards, could be used to fund improvements to the haul out. The applicant must be the operator of the shipyard, so the City cannot apply. What terms can we consider for the lease that could support the application?

2024 Small Shipyard Grants Notice of Funding Opportunity (example)

SUMMARY: This notice solicits applications for the Maritime Administration's ("MARAD") Small Shipyard Grant Program. Under the fiscal year (FY) 2024 Small Shipyard Grant Program, up to \$8,750,000 is currently available for grants to: (1) make capital improvements to qualified shipyard facilities that will be effective in fostering efficiency; competitive operations; and quality ship construction, repair, and reconfiguration; and (2) provide training for workers in shipbuilding, ship repair, and associated industries. Potential applicants are advised the number of applications will likely exceed the funds available and that only a small percentage of applications will be funded. Historically, the average grant amount has been approximately \$1 million."

Via: <https://www.maritime.dot.gov/sites/marad.dot.gov/files/2024-03/2024%20SSG%20NOFO%20-%20Final.pdf>

Staff Recommendation: None

June Staff Report 2024

Ice Plant

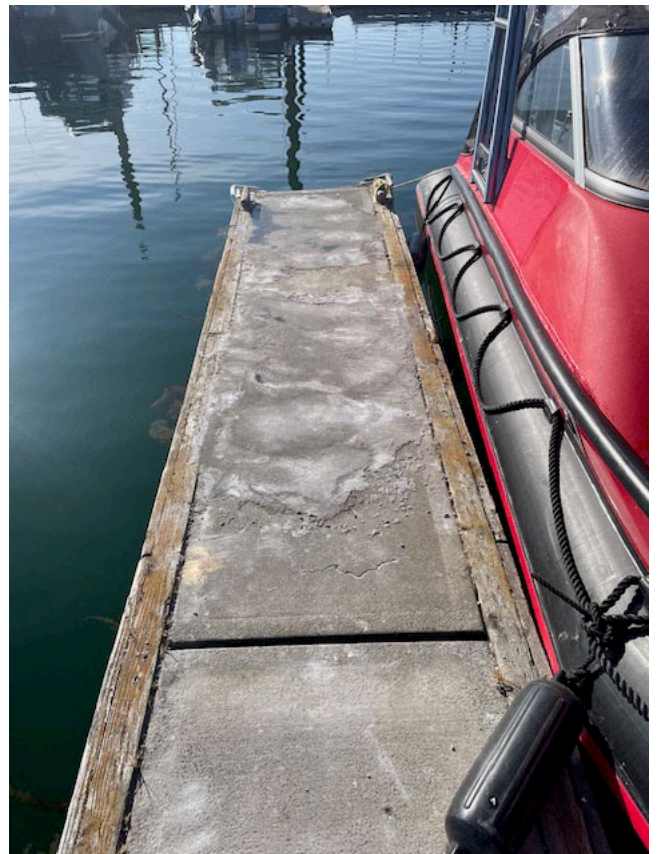
Fish Dock/Ice Plant deliveries have been moderate. A few Salmon have started showing up

In addition to normal duties, Ice Plant personnel have been busy with:

- Condenser maintenance (Cleaning the condenser pump screens and condenser spray bar nozzles)
- Weekly removal of hard ice buildup from rake and evaporators to maintain efficient operation.
- Daily dock cleanup.
- Maintaining bird deterrent equipment.
- Monthly Crane inspections.
- Crane #7 Rating increased to 12000 lbs Lift

Port Maintenance

- Ongoing Float maintenance
- High Mast Light inspections
- Ongoing Dock and Float inspections. (see example of repairs to finger float on W below)
- Ongoing electric pedestal Maintenance
- Keeping up with recurring monthly work orders.
- Ongoing used oil collections.
- Deep Water dock ladder maintenance



Harbor Operations

- Port & harbor small boat harbor occupancy and demand for space and services peaked during the first week of June with approximately 900 vessels moored in the harbor. Harbor officers focused efforts on hotberthing vessels into vacant stalls in an effort to alleviate congestion in the transient mooring areas. The Deep Water Dock was used to accommodate overflow traffic from the fish dock during periods of maximum occupancy.
- The Alaska Marine Highway System resumed service for the Tustumena on May 21st.
- Harbor operations staff assisted the USACOE while providing the harbor tug for bottom trawl surveys of the area identified in the port expansion project.
- Seldovia Village Tribe resumed service of the Kachemak Voyager on May 20th.
- System 4 float system's potable water was repaired and returned to service on June 4th.
- Seasonal staff including five harbor assistants and four parking enforcement officers have been hired and trained.
- Daily staffing of the L&L ramp fee collection booth commenced May 21st.
- The Marine Repair Facility was converted to the Pier 1 Theatre campground on June 13th. Approximately 80 additional camping spaces were created.
- Daily fee parking in the access ramps 1-4, boathouse pavilion and steel grid parking lots commenced Friday, May 24th.
- On May 30th, harbor officers responded to an EMS call involving a 65 year old female suffering from a broken leg aboard a 50' charter vessel.
- Harbor operations acquired its new Ford F-150 patrol truck on June 12th.

Port & Harbor Monthly Statistical & Performance Report

For the Month of: **May 2024**

<u>Moorage Sales</u>			<u>Stall Wait List</u>		
	<u>2024</u>	<u>2023</u>		<u>2024</u>	<u>2023</u>
Daily Transient	223	252	No. on list at Month's End		
Monthly Transient	185	222	20' Stall	0	10
Semi-Annual Transient	20	16	24' Stall	40	59
Annual Transient	6	9	32' Stall	180	189
Annual Reserved	2	4	32'A Stall	15	14
			40' Stall	74	69
			50' Stall	38	34
			60' Stall	4	5
			75' Stall	8	6
			Total:	359	386
<u>Grid Usage</u>			<u>Docking & Beach/Barge Use</u>		
1 Unit = 1 Grid Tide Use	<u>2024</u>	<u>2023</u>	1 Unit = 1 or 1/2 Day Use	<u>2024</u>	<u>2023</u>
Wood Grid	11	21	Deep Water Dock	21	33
Steel Grid	0	5	Pioneer Dock	22	23
			Beach Landings	6	6
			Barge Ramp	311	244
<u>Services & Incidents</u>			<u>Marine Repair Facility</u>		
Vessels Towed	1	0		<u>2024</u>	<u>2023</u>
Vessels Moved	44	31	Vessels Hauled-Out	1	0
Vessels Pumped	3	0	Year to Date Total	4	3
Vessels Sunk	0	0	Vessels using facility uplands	4	3
Vessel Accidents	1	1			
Vessel Impounds	0	0	<u>Wharfage (in short tons)</u>		
Equipment Impounds	0	2	In Tons, Converted from Lb./Gal.	<u>2024</u>	<u>2023</u>
Vehicle Impounds	0	0	Seafood	147	202
Property Damage	0	0	Cargo/Other	1195	554
Pollution Incident	2	1	Fuel	*	32,880
Fires Reported/Assists	0	0	* not available at time of report		
EMT Assists	2	0			
Police Assists	1	2			
Public Assists	13	18			
Thefts Reported	0	0			
<u>Parking Passes</u>			<u>Ice Sales</u>		
	<u>2024</u>	<u>2023</u>		<u>2024</u>	<u>2023</u>
Long-term Pass	53	42	For the Month of May	321	201
Monthly Long-term Pass	3	12			
Seasonal Pass	36	21	Year to Date Total	652	463
<u>Crane Hours</u>			<u>Difference between</u>		
	<u>2024</u>	<u>2023</u>	<u>2023 YTD and 2024 YTD:</u>		
	226.9	197.4		<u>189 tons more</u>	



City of Homer

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Memorandum

TO: Mayor Castner and Homer City Council
FROM: Melissa Jacobsen, Interim City Manager
DATE: June , 2024
SUBJECT: City Manager's Report for June 10, 2024 Council Meeting

A BIG Thank You to Senator Murkowski!

The City thanks Senator Murkowski for selecting two of Homer's Community Designated Spending requests to move forward for Appropriations Subcommittee consideration.

The Senator forwarded the [Homer Spit Climate Resiliency Project](#) to the [Commerce, Justice, Science and Related Agencies subcommittee](#) and the [Subcommittee on Commerce, Justice, Science and Related Agencies](#) for funding consideration. The project develops resiliency data and evaluates a range of coastal erosion mitigation measures for the Homer Spit to inform and produce a climate resiliency action plan. The State of Alaska Department of Transportation and the US Army Corps of Engineers would be lead participants in the project under agency agreements. She also advanced the Design and Permitting phase of the Homer Harbor Critical Float Replacement project to the [Transportation, Housing and Urban Development Subcommittee](#).

Senator Murkowski's selections is great news, but is just one step in a long decision-making process. The next step is for the individual appropriations bills to be drafted, amended and approved by the Appropriations Committees. After that comes floor consideration and bicameral negotiations on final spending levels and individual provisions. Senator Murkowski's office said they would keep the City informed as they learn more about which Alaska projects are able to be funded, and at what level, towards the fall.

Capital Improvement Plan Update Underway

The annual cycle of updating the City's Capital Improvement Plan (CIP) kicked off after approval of the CIP development schedule at the last Council meeting. The CIP is a 6-year planning document for major acquisition and construction projects. While most of the CIP projects are specific to City government infrastructure and services (e.g. roads, water/sewer projects, harbor or public safety projects), the CIP contains a separate section for projects sponsored by area non-profits. Organizations can propose a new project for the FY26 CIP by filling out a Nomination Form and submitting it to the City by the end of June. To be eligible, projects must have a value of \$25,000 or greater, result in a fixed asset with a useful life of at least three years and provide benefits to the Homer community. Go to <https://www.cityofhomer-ak.gov/citymanager/city-homer-solicits-nominations-2025-2030-capital-improvement-plan> for more information.

Work on the CIP will continue through the summer, to gather comments and recommendations from City departments and advisory bodies, and into the fall, with final City Council adoption of the entire CIP and the City's legislative priority list in September.

Spit Parking

If you've been out on the spit recently you've probably noticed the new parking delineations in the free parking areas and a new area for RV day use parking. I've attached a few photos here, along with a memo and area map from the Port Director that includes all the details for parking this summer. A big thank you to the Port and Harbor Advisory Commission and Port and Harbor staff for all your work on parking around the harbor!



Electoral and Public Information Signs

Elections are coming up! And with that comes Election Signs. It's important for candidates and their supporters to remember a few key points about displaying signs. We're also seeing other signs with a similar appearance to electoral signs that are more of a public information type sign. For clarification Homer City Code 21.60 defines-

- **An electoral sign** is any sign used to advertise or promote a political party, or the election or defeat of a candidate initiative, referendum or proposition at an election and,
 - Can be placed on private property with the permission of the owner
 - Must not impede visibility for turning vehicles
 - Can be a maximum of 16 square feet in area (per side if double sided)
 - May be placed up to 60 days prior to an election and removed within 7 days after
- **A public sign** is an off premise sign, other that provides direction or information, identifies public facilities, or a district of the City. There are specific rules for public signs in Homer City Code 21.60.097 but the important message for this report is,
 - No public sign is allowed without a permit from the City.

Sometimes there is some confusion when it comes to City and State right-of-way. State Roads include the Sterling Highway to the end of the Spit, East End Road, and Diamond Ridge Road over the ridge to East Skyline, as well as East Hill, West Hill, and Kachemak Drive. A State press release is attached for more information regarding signage.

Contact City Planning for information on signs in City Limits, planning@ci.homer.ak.us



Illegal sign in State ROW

Attachments:

- June Employee Anniversaries
- Grant Summary Update
- Spit Parking Memo and Map
- AKDOT Sign Information
- Letter from Homer Food Pantry



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Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL
FROM: Andrea Browning
DATE: June 10, 2024
SUBJECT: June Employee Anniversaries

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

Melissa Jacobsen	Clerks	20	Years
Mike Illg	Admin	18	Years
Mike Szocinski	Public Works	12	Years
Jessica Poling	Police	7	Years
Bethany Christman	Public Works	5	Years
Russell Anderson	Public Works	5	Years
James Tingley	Public Works	4	Years
Zach Pettit	Clerks	1	Year
Andrew Williamson	Public Works	1	Year

FY23 Project Supported	TPC	Grant Fund	Grant Funds Req	Match/Local Cost	Status	Notes
Slope Stability- Erosion Mitigation Program						
Kachemak Drive Peatland Water Quality Improvement (Kahcemak Sponge)	\$4,388,791	NOAA Habitat Conservation KBNERS led/City partner	\$ 1,188,275.00 (land acquisition)	\$ 418,000.00 (land acquisition)	Submitted Awarded 4/1/2023 Award Executed	UAA accepted award; sent sub-award agreement to City Ord 23-46 to accept sub-award introduced 6/26/23 Grant is for Kachemak Drive peatlands acquisition
Beluga Slough Stormwater Treatment System	\$ 690,000.00	Alaska Clean Water Actions	\$ 153,307.00	\$ 107,182.00	Submitted 11/9/2022 Awarded 3/1/2023 Accepted via Ord 23-16(S)	City Council approved grant agreement Ord City costs in-kind + eligible for funds from ADEC Clean Water Revolving Loan Fund
Transportation						
Transportation Planning	\$ 960,000.00	Safe Streets For All KPB Applic/City partner	\$ 960,000.00	\$ 23,000.00 (in-kind)	Award announced KPB executing grant agreement	Application approved Reso 22-063
Non-Motorized Transp Network (REACH Project)	\$ 2,050,000.00	Fed FY24 RAISE Planning Grant	\$ 2,050,000.00	\$ -	Submitted 2/28/24 Awaiting award decision	FY23 RAISE REACH applic (approved Ord 23-012) finalist, not awarded but a Merit application and encouraged to apply in FY24. Reso 24-007 approving HDR grant writing assistance Reso 24-018 Supporting FY24 application
Homer All-Ages & Abilities Pedestrian Pathway	\$ 3,900,000.00	State of AK Transportation Alternatives (TAP) (AK DOT&PF manages/constructs)	\$ 3,432,000.00	\$ 468,000.00	Submitted 2/15/2023 Advanced to final round: Public Evaluation Board (PEB) TAP funding awarded, awaiting negotiations with DOT on a Memorandum of Agreement	HAPP sections in PW's 5-year road plan Project support Reso 23-011 approved PEB Review 12/202024 (\$500,000 set aside in HART for grant matching)
Main Street Rehab/ Sidewalk South	\$ 4,200,000.00	State of AK Community Transportation Program (CTP)	\$ 3,696,000.00	\$ 504,000.00	Submitted 2/15/2023 Advanced to final round Not funded	Main St in 7-10 year horizon in PW Road Plan Project support Reso 23-011 approved PEB Review 12/202024 (\$500,000 set aside in HART for grant matching)
Port & Harbor						
Float Systems 4 & 1 Replacement	\$ 60,240,898.00	FY24 Fed Port Infrastructure Development Projects (PIDP)	\$47,891,514	\$ 12,349,384.00 (20.5% match)	Submitted 5/10/24	Applic approved Reso 23-040 FY23 applic made it to Secretary's desk but was not funded Added to draft STIP as illustrative project HDR application support Ords 24-12 & 24-13 Revenue bond or TIFIA loan for match
		Municipal Harbor Grant			Grant for construction only must complete design to apply	If funded, leverages State match to lower City match on Federal PIDP Grant
	\$ 2,205,000.00	Denali Commission Grant Design/Env Review/Permitting	\$ 1,102,500.00	\$ 1,102,500.00 (from budgeted match funds)	Grant deadline 4/12/24 Submitted, awaiting decision	Can be used as non-Federal Match for PIDP application If funded, leverages Denali Commission match to lower City match.
	\$ 2,205,000.00	FY25 CPF(Appropriations) Req Design/Env Review/Permitting	\$ 1,543,500.00	\$ 661,500.00 (from budgeted match funds)	Submitted 3/22/2024	5/13/2024 Rep Peltola forwarded to PIDP Committee 6/4/2024 Sen Murkowski forwarded to THUD Committee

designates grants awarded

designates grants NOT awarded

designates updates since the 04/15/24 grant update

FY23 Project Supported	TPC	Grant Fund	Grant Funds Req	Match/Local Cost	Status	Notes
Fish Grinding Building Replace & Drainage Improvements	\$ 374,978.00	ADFG Dingle-Johnson	\$ 250,000.00 (preliminary)	\$ 93,744.50 (preliminary)	Submitted 7/12/2022 Prelim award announced 7/7/2023 \$41,950 awarded for Phase 1	\$100,000 allocated in FY23 City Capital Budget; for final design and partial match; additional match to meet 25% of construction cost may be necessary Ordinance 24-16 accepted grant
Building Code Development	\$ 587,500.00	State BRIC Sub-Grant (Building Resilient Infrastructure & Communities)	\$ 470,000.00	\$ 117,500.00	Submitted 12/21/2022 Accepted for further review Awaiting decision	Council Approved application Reso 22-086 25% local match required 1st Req. for Information submitted to FEMA 5/17/24
Parks & Recreation						
Bayview Park Renovations	\$ 139,230.00	State of AK Healthy & Equitable Community Round 2	\$ 74,919.00	\$ 52,314.00 Addl redistribution funds requested	Submitted 4/24/2023 Awarded 5/8/2023 Accepted via Ord 23-36	Council Approved Resolution 23-031 \$12,000 donation from Kach Bay Rotary Additional funds from HART approved in COH Cap budget
HERC HazMat Assesement & Remediation		EPA Multipurpose Brownfield Federal Discretionary Grant	\$1,000,000		Submitted 11/13/2023 Not awarded.	Appllc approved via Council Resolution 23-117
		AK DEC Brownfields Assesment & Cleanup (DBAC)			Submitted 2/15/2024 DBAC services approved	DBAC Services pending EPA review No local match required; State provides the services
Utilities - Infrastructure						
Spit Road Erosion Mitigation	\$ 1,812,052.00	FY23-24 Federal PROTECT Program	\$ 1,812,052	-	Submitted 8/18/2023 Not Awarded	Application requested planning funds for Homer Spit Erosion Mitigation. City of Homer is project sponsor, but it awarded City will enter MOU with DOT to implement grant activities
		FEMA BRIC Grant			Submitted Awaiting decision	State of AK submitted applic with AML's assistance State to pay 25% match
	\$ 1,794,420	FY25 CDS (Appropriations) Request	\$ 1,414,420	\$ 380,000 (State of AK match)	Submitted 3/22/2024	Selected by Senator Murkowski to move to Appropriations Committee
Raw Water Transmission Main		FEMA Disaster Mitigation	\$ 1,988,650 (direct project costs)	-	Submitted 1/30/2020 Obligating Award Document Recd 11/3/2023	4/11/23: Responded to latest FEMA request for information 5/2/23: Congressional Delegation approved award 7/11/23: FEMA Received Period of Performance Waiver 11/13 Ordinance to accept the grant approved 4/1/2024 Grant Kick-off Meeting with DHS&EM
A-Frame Water Transmission Main		CDS (Appropriations) Request	\$ 794,360	\$ 264,787 (AK Revolving Loan Funds)	Submitted 3/22/2024	Awaiting decision
IT - Communications						
FY22 Cybersecurity (City-wide Cybersecurity Assessment and Remote Backup System for Cybersecurity Response & Recovery)	\$ 252,794.00	AK Division of Homeland Security FY22 State & Local Cyberscurity Grant Program	\$ 50,000	-	Submitted 8/31/2023 Award announced	\$50,000 awarded for Cybersecurity Assessment Ord 24-15 accepected award
FY22-23 Cybersecurity - Remote BU system, SIEM, Cybersec Plan	\$ 328,943	AK Division of Homeland Security	\$ 328,943	-	3/8/2024 Grant Deadline Submitted 3/8/2024	Awaiting Decision
Public Safety Communications (HPD Backup Repeater & Radio Equip HVFD APX-600 Radio Upgrade)	\$ 119,046.56	AK Division of Homeland Security FY23 State Homeland Security Grant Program	\$ 88,196.56	\$ -	Submitted 1/31/2023 Prelim Award 9/18/2023 Obligating Award Document Recd	11/13 Ordinance 23-55 to accept approved



MEMORANDUM

Spit Parking Plan/Updates for the Season (2024)

Item Type: Informational Memorandum
Prepared For: Homer City Council & Mayor Castner
Date: June 5, 2024
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, Acting City Manager

As we move into another busy summer season we're gearing up for the crowd out at the Harbor. Part of that preparation always includes our parking facilities and how we can best use the limited space available. Staff, commissions, and the public have been weighing in, planning, and thinking about 2024 since last fall. I know Council is already aware of fee changes in the parking realm via the recent adoption of the amendment to our tariff, but I'd also like to provide and update of the physical changes and space management for this upcoming year. The following changes are the ones we've settled on for 2024. Please see below:

- 2024 Parking Updates Steel Grid Parking Lot
 - Memorial Day – Labor Day:
 - \$10 Calendar Day Fee Parking
 - No Long-term Parking
 - Vehicles 20' & Under
 - Labor Day – Memorial Day:
 - Free Short-term parking up to 7 consecutive days
 - Long-term parking by permit only

In an effort toward grouping similar areas under the same management/fee type, the paved area adjacent to the steel grid will be treated the same way as the paved areas at the tops of each of the ramps.

- 2024 Parking Updates Ramps 3-5
 - No Vehicles Exceeding 20' in length (maximum vehicle size limit is 20')
 - 7-Day free short-term parking
 - Long-term vehicle parking by permit only.

Longer vehicles and RVs, when parked in these areas, have been found to cause impaired line of sight for vehicles attempting to exit onto the roadway. They also have been found to cause flow pattern and other parking issues. For safety and efficiency of space, vehicles exceeding 20' in length will no longer be allowed in these areas. The newly created parking (signed with a highway traffic reader board) lot behind Bob's Trophy Charters with its egress driveways exiting onto the less trafficked Outer Dock Rd instead of the main Sterling Hwy will be dedicated to oversized vehicles.

As an additional safety measure for the Ramp 3 to 5 areas, we will be installing parking delineation from ramp 3 to Freight Dock road at the transition point between the parking lot and roadway/right of way, separating the parked vehicles from the main roadway and creating dedicated "driveways". In its current configuration, vehicles were able to exit at any point along the 1500' of parking lot and this causes sightline issues for drivers with concern to pedestrians and bicycles using the shoulder corridor. The delineation will provide designated parking lot entrances and exits, signaling to everyone that this is an area to approach and exit with caution as you join traffic in the roadway. The delineation consists of black parking pylons that will effectively separate the parking from the highway but will be temporary and removed after the season in September.

➤ 2024 Parking Updates Ramp 2 Restrooms

- Bus loading Zone is discontinued and replaced with short-term, 1-hour parking

This area was found to be too congested to provide safe and easy access for large buses, additionally it was often full, or blocked by other vehicles. Three new areas with better approaches and more space, located with access to the walking trails and shops, have been created (see update for lot 9&10 and Bob's trophy lot west)

➤ 2024 Parking Updates Lots 9 & 10, and area next to chamber of commerce kiosk (ramp 4 parking area)

- The shoulder lane between the lot 9 spit walking trail and Homer Spit Road will be designated as a passenger bus loading zone.
- An area in front of the chamber of commerce kiosk by ramp 4 parking area will be designated as a passenger bus loading zone

➤ 2024 Parking Updates Bob's Trophy Lot West

- The parking lot will be dedicated to Oversized Vehicle Parking Only, 21' Minimum Limit
- Free 7-day Short-term parking
- Long-term parking by permit only

- No Camping
- The area in the red will be dedicated to passenger bus loading zones

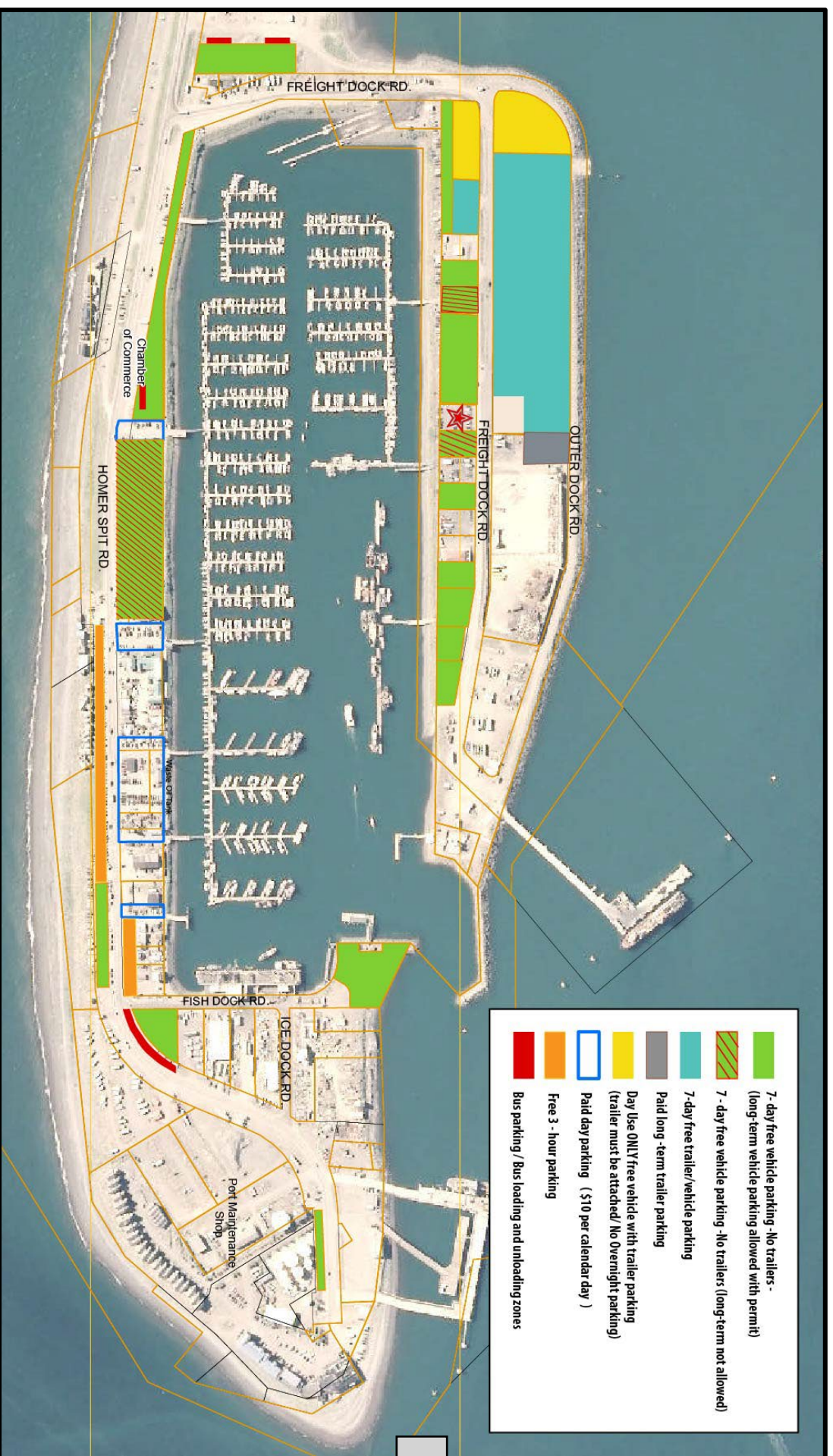
For an overview of the whole parking plan and areas of interest, please see our attached current parking map.

RECOMMENDATION:

Informational. No action needed.

Attached: Homer Spit Parking Map

City of Homer Port & Harbor Facilities Vehicle Parking



(Restrictions for vehicles over 20'. See Reverse Side for Parking Areas where vehicles over 20' are allowed.)



Annual / Monthly / Weekly Long Term Vehicle Parking Passes

Long term means vehicles that are parked anywhere in the port facility (excluding leased lots) in excess of seven consecutive calendar days. Annual and monthly passes are available for vehicles under 20'. Monthly passes are available for vehicles over 20'. **All Vehicles over 20' are Restricted to the Seafarer's Memorial parking lot, 7 Day free trailer parking area, or Parking area at the junction of Homer Spit Rd/Outer Dock Rd across from Pier one campground.**

- Regular annual price: **\$150.00**
- Discounted annual price for vessel owners with reserved stall or pay transient annual moorage: **\$100.00**
- Monthly pass for vehicles less than 20': **\$70.00**
- Monthly pass for vehicles over 20': **\$85.00**
- Annual passes are valid January 1 to December 31 of the year being used. Monthly passes are 30 consecutive days.
- Weekly pass for vehicles less than 20': **\$25.00**
- Weekly pass for vehicles over 20': **\$35.00**
- Restricted long-term parking areas from May 1 to October 1 – See map for seasonal restricted areas.
- Passes are purchased at the Harbormaster's Office, or online at tocite.net/HomerAK
- Only ONE vehicle can be registered under each permit.

Seasonal Fee-Pay Vehicle Parking Lot Pass

During the summer, the paved ramp access parking areas become PAID parking lots. For individuals that frequently use these areas, a fee-pay parking pass, good for the season, can be purchased in lieu of paying \$10.00 each day.

- Pass price: **\$150.00**
- Passes are valid Memorial Day to Labor Day.
- Park in the Paid Parking Areas located in between ramps 1&2, in the paved areas at the top of Ramp 3 & 4 and the steel grid
- Only vehicles less than 20' allowed.
- Passes are purchased at the Harbormaster's Office, or online at tocite.net/HomerAK
- Only ONE vehicle can be registered under each permit.
- Monthly Fee-Pay Vehicle Parking Lot Pass also available for **\$100.00**
- No long term parking allowed in these parking areas May 1 through October 1.

Monthly Boat Trailer Parking (No Boats on Trailers)

- For boat trailers parked for more than 7 consecutive days
- \$7/per foot per month
- Passes are purchased at the Harbormaster's Office. A numbered plastic tag will be issued.
- Paid Boat Trailer parking located across Freight Dock Road from the Harbormaster's Office



Alaska Department of Transportation and Public Facilities
OFFICE OF THE COMMISSIONER

You are here: [DOT&PF](#) > [Office of the Commissioner](#) > [Newsroom](#) > Press Release

FOR IMMEDIATE RELEASE: Sept. 11, 2018

Press Release: 18-1040

Contact:

Shannon McCarthy, (907) 269-0448, shannon.mccarthy@alaska.gov

Meadow Bailey, (907) 451-2240, meadow.bailey@alaska.gov

DOT&PF campaign sign laws clarified

(JUNEAU, Alaska) – On Sept. 10, 2018, the Alaska Superior Court ordered the Alaska Department of Transportation & Public Facilities (DOT&PF) to clarify how laws restricting outdoor advertising will be applied during the current campaign season to political signs within and outside of state highway rights of way.

The Alaska Superior Court directs:

- Unauthorized signs within state highway rights of way, including both commercial and political signs, remain illegal under AS 19.25.75-180. DOT&PF will continue to enforce this ban; any sign placed within a state highway right of way may be removed by DOT&PF crews without prior notice.
- Small, temporary, political campaign signs no larger than 4' x 8' may be displayed on private property adjacent to state highway rights of way by the owners or occupants of that property, provided they have not been paid to display the signs.
- DOT&PF will continue its current practice of not removing small, temporary, political campaign signs from private property outside highway rights of way.
- All signs that pose a safety concern to roadway users will be subject to removal by DOT&PF regardless of the content of the signs or whether they are located on private property.

In 1998, Alaskans overwhelmingly voted to keep the state free from [outdoor advertising](#), both within and along the state's public rights of way. Alaska [statutes](#) and [regulations](#) address unauthorized signs, including such signs displayed on parked vehicles and some signs on private property. Those statutes and regulations remain in full force and effect, except for small, temporary, political campaign signs permitted by the Court's order outside highway rights of way.

A copy of the order can be viewed [here](#).

The Alaska Department of Transportation and Public Facilities oversees 237 airports, 9 ferries serving 35 communities along 3,500 marine miles, over 5,600 miles of highway and 839 public facilities throughout the state of Alaska. The mission of the department is to "**Keep Alaska Moving** through service and infrastructure."

#

[Main Newsroom Page](#)



Homer Community Food Pantry

770 East End Road

Homer, AK 99603

907 235-1968

EIN 92-0153030

homerfoodpantry@gmail.com

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

RE: Thank you for the City of Homer Grant funded through the Homer Foundation

Dear Mayor Castner and Council Members,

On behalf of the Homer Community Food Pantry board of directors, volunteers and clients, I'd like to extend our sincere appreciation for your generous grant funded through the Homer Foundation in the amount of \$4,170.

With ongoing inflation, we have seen a significant increase in the need in our community due to the higher cost of food, rent, and utilities. We are currently serving more than 160 families on a weekly basis, an increase of about 20% over last year. Clearly more families are struggling, which has placed stress on our available funds to meet the needs of our most vulnerable.

We are currently purchasing food at an average of \$12,000 per month with another \$3,000 - \$4,000 per month in emergency aid, mostly for rent and utilities. We look for every possible cost-saving measure available as we've noticed that inflation has also affected our donors ability to give as much as they have in years past.

Thank you for your unending support of the Food Pantry. Your award of \$4,170 will be instrumental in providing consistency for our clients as we assist them while they navigate through this difficult time.

To all of you, a heartwarming thanks from all of us at the Food Pantry! We are so fortunate to live in such a caring community.

Be well,

Cinda Martin
Homer Community Food Pantry Treasurer
(907) 399-4574
homerfoodpantry@gmail.com



The Pantry Door



Published monthly by the Homer Community Food Pantry – May, 2024

Scan to donate!

The City of Homer Provides for HCFP!

We have been awarded a check in the amount of \$4,170 for the Food Pantry from the City of Homer through the Homer Foundation. Our work of providing assistance to those in need would simply not happen without YOU!

Just a reminder...Homer Fish Processing has offered to process any fish you want to donate to the Homer Food Pantry for free! They are located at 1302 Ocean Dr. 907-235-1997. Just let them know it's for the Pantry!

Fish In, Out, On!

Sharon and Jerry Froeschle stopped by the food pantry this week with a large container of vacuum sealed halibut! They said they were cleaning out their freezer & preparing for another year of fish and decided to donate last year's fish. Halibut is such a treasured catch for the pantry!



A big THANKS to the Kenai Peninsula Food Bank!

Every week we purchase food at a greatly reduced price from the KPFB. This week we had a great haul of 600+ lbs of a variety of fish. We appreciate all that you do for the Homer Food Pantry!

Providing food and emergency assistance, 36 compassion, to those seeking our services.

770 East End Rd., Homer, Alaska 99603

907-235-1968 text or voice

homerfoodpantry@gmail.com

Thank You to USDA Local Food Assistance!



Kyra Harty is shown donating eggs from **Empire Homestead**

Kyra Harty, manager of **Alaska Food Hub**, informed us that Farmers Markets across the state have access to USDA Local Food purchase Assistance (LFPA) which allows managers to purchase local foods at full market price and donate to anti-hunger organizations. This is a win for our local farmers and those who need it most! We are thrilled to receive these farm fresh eggs, which are utilized by our cooks to prepare meals for the Community Free Fridge. Many vendors have their products available every Wednesday at the **Alaska Food Hub**, which operates out of Homer United Methodist Church. Check it out!

Senior Center Sandwich Club!



Sandy Christen said to me one day, "Have you ever seen the movie, **The Starfish Throwers**?" It's a beautiful documentary about altruism and things people have done to help feed people around the world. One of those things is a former teacher who makes totes of sandwiches and delivers them to the homeless in the wee hours of the night, every night. To make a long story short, out of that sprung her idea of the seniors at the Senior Center making sandwiches for our Community Free Fridge! (Pictured above are **Sharon Shealy**, **Sandy Christen** and **Mary Sanders**.) What a beautiful way to give back to our community! We welcome and give gratitude to **The Senior Sandwich Club**!

A special thanks to...

- ***Gary Porter** from **Bald Mountain Air Service** for his donations of cereal, cheese, hot dogs and buns.
- ***Mike Hiller** who has offered to help us out with some of our food container purchasing needs.
- *All of **YOU** who show up weekly in support of the pantry through your labor and/or donations. We are **nourished and blessed** through the generosity of those who are dedicated in so many ways to the **Homer Community Food Pantry**.



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

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Memorandum

TO: Mayor Castner and Homer City Council
FROM: Melissa Jacobsen, Interim City Manager
DATE: June 13, 2024
SUBJECT: City Manager's Report for June 17, 2024 Council Meeting

Mission Road Utility and Trail Easements

The City of Homer is working with property owners in the Stream Hill Park and Mission Road area to explore the idea of extending city water, sewer and trail access from the end of Craftsman Road, up to Mission Road. There is a lot of background on this topic, but the essential information is that the City interest is in acquiring water, sewer and trail easements for this infrastructure. Long term, construction of these facilities will enable water and sewer service along Mission Road, improve water flow through the Stream Hill Park subdivision to provide adequate flow for fire protection, and create legal access for pedestrians between Mission Road and East End Road. Updates will be provided to Council as the conversation with land owners progresses.

Ben Walters Sidewalk Project

The Ben Walters Lane Sidewalk Improvements project construction is well underway. Clearing, excavation, fabric and earthwork embankment for the new sidewalk is being constructed and other improvement materials are being reviewed and ordered for installation. Utility coordination, storm water permitting and traffic control are all in place and ongoing. The new storm drain, curb, and fresh pavement will follow later this summer. Excavation and below ground work to replace a critical pressure reducing valve in the water system will be taking place soon.

