



Agenda

City Council Regular Meeting

Monday, January 13, 2025 at 6:00 PM

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

Homer City Hall

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

Zoom Webinar ID: 205 093 973 Password: 610853

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

CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

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

- a. Homer City Council Unapproved Regular Meeting Minutes of November 25, 2024 and Special Meeting Minutes of January 7, 2025 (*Refer to Supplemental Packet*). City Clerk. Recommend approval.
- b. Memorandum CC-25-002 from City Clerk re: Liquor License Renewals for La Baliene Cafe, American Legion Post #16 and Odin Mead. Recommend approval.
- c. Memorandum CC-25-003 from City Clerk re: Marijuana License Renewals, Premise Changes and Walkup/Drive Through Applications for Alaska Loven It, Cosmic Cannabis Company, Kachemak Cannabis Company and Uncle Herb's. Recommend approval.
- d. Memorandum CC-25-022 from City Clerk re: Travel Authorization for Mayor Lord and Councilmembers to Attend the Alaska Municipal League Winter Conference in Juneau, Alaska February 18-20, 2025
- e. Ordinance 25-03, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a Donation for the Homer Early Childhood Coalition through Sprout in the Amount of \$4,296.81 for an ADA Accessible Picnic Table and Other Improvements at Bayview Park. City Manager/Public Works Director. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-006 from Parks Maintenance as backup

- [f.](#) Ordinance 25-04, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating an Additional \$8,200 from the Port Reserves for Task Order 24-02 for Professional and Technical Assistance with the City's Application to the Port Infrastructure Development Program to Replace Float Systems 4 and 1 in the Small Boat Harbor. City Manager/Port Director. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-007 from Port Director as backup

- [g.](#) Ordinance 25-05, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$24,000 from the Port Reserves Fund to Replace the Fish Grinder Motor and Gearbox. City Manager/Port Director. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-008 from Port Director as backup

- [h.](#) Ordinance 25-06, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating an Additional \$2,193 from the Port Reserves Fund for the Ammonia Storage Tank for the City Ice Plant. City Manager/Port Director. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-009 from Port Director as backup

- [i.](#) Resolution 25-001, A Resolution of the City Council of Homer, Alaska, Awarding a Contract to Prism Design and Construction LLC of Anchorage, Alaska, in the Amount of \$317,440.28 for the Fuel Island Replacement Project and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/City Engineer.

Memorandum CC-25-015 from City Engineer as backup.

- [j.](#) Resolution 25-002, A Resolution of the City Council of Homer, Alaska, Adopting an Alternative Allocation Method for the FY23 Shared Fisheries Business Tax Program and Certifying that this Allocation Method Fairly Represents the Distribution of Significant Effects of Fisheries Business Activity in FMA 14: Cook Inlet Area. City Manager/Port Director.

Memorandum CC-25-016 from Port Director as backup

- [k.](#) Resolution 25-003, A Resolution of the City Council of Homer, Alaska, Confirming the Appointment of Elizabeth Fischer as Treasurer and Jenna deLumeau as Deputy Treasurer for Calendar Year 2025.
- [l.](#) Resolution 25-004, A Resolution of the City Council of Homer, Alaska, Confirming the City Manager's Appointment of Julie Engebretsen as the Acting City Manager for Calendar Year 2025. City Manager.

- [m.](#) Resolution 25-005, A Resolution of the City Council of Homer, Alaska, Acknowledging the Results of the Invitation to Bid for City Owned Cold Storage Seasonal 2025 Rental Units. City Clerk.

Memorandum CC-25-017 from Port Director as backup

VISITORS

- a. Senator Gary Stevens

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

- a. Worksession Report
- b. Committee of the Whole Report
- c. Mayor's Report
- d. Borough Report
- e. Planning Commission
- f. Library Advisory Board
- g. Parks Art Recreation and Culture Advisory Commission
- h. Port and Harbor Advisory Commission
- i. Economic Development Advisory Commission
- [i.](#) Memorandum CC-25-013 Report from Councilmember Aderhold
- [ii.](#) Memorandum CC-25-014 Report from Councilmember Parsons

PUBLIC HEARING(S)

- [a.](#) Ordinance 24-64, An Ordinance of the City Council of Homer, Alaska, Extending the Exemption of Work and Seine Skiffs Attached to Motherships from Moorage Fees through 2025. City Manager/Port Director. Introduction November 25, 2024 Public Hearing and Second Reading January 13, 2025.

Memorandum CC-24-239 from Port Director as backup

Memorandum CC-25-012 from Port Director as backup

- [b.](#) Ordinance 24-65, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating 2018 East Side Set Gillnet (ESSG) and 2020 Upper Cook Inlet (UCI) Salmon Disaster Relief Funds in the Amount of \$20,799.96 to the Port and Harbor Enterprise Fund. City Manager/Port Director. Introduction November 25, 2024 Public Hearing and Second Reading January 13, 2025.

Memorandum CC-24-241 from Special Projects & Communications Coordinator as backup

- [c.](#) Ordinance 24-66, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a FY2025 Designated Legislative Grant from the State of Alaska for the Purpose of Additional Match Funds for the US Army Corps of Engineers General Investigation into the Larger Vessel Harbor Expansion and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Introduction November 25, 2024 Public Hearing and Second Reading January 13, 2025.

Memorandum CC-24-242 from Special Projects & Communications Coordinator as backup

ORDINANCE(S)

- [a.](#) Ordinance 25-01, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District. Planning Commission. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-004 from City Planner as backup

- [b.](#) Ordinance 25-02, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$135,000 for the Purchase of Twenty Acres located North of Karen Hornaday Hillside Park with the Intent to Designate and Hold the Land as Public Park Land. Aderhold/Erickson/Hansen. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-005 from Community Development Director as backup

CITY MANAGER'S REPORT

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

PENDING BUSINESS

NEW BUSINESS

- [a.](#) Memorandum CC-25-010 from ADA Coordinator re: Request for Authorization to Allow the ADA Advisory Board to seek Recommendations on Possible Accessibility Options and Solutions for the Homer Harbor Floats.
- [b.](#) Memorandum CC-25-011 from Recreation Champions Working Group re: Proposed Community Recreation Center Site Selection Recommendation.

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, January 27, 2025 at 6:00 p.m. Committee of the Whole at 5:00 p.m. A Special Meeting at 3:30 p.m. A Strategic Planning Session is scheduled on Saturday, January 18, 2025 from 9:00 a.m. to 1:00 p.m. A Worksession is scheduled for Monday, January 20, 2025 from 4:00 p.m. to 7:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 24-25 a Regular Meeting of the City Council of Homer, Alaska was called to order on November 25, 2024 by Mayor 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 ERICKSON, HANSEN, DAVIS, ADERHOLD, VENUTI, PARSONS

STAFF: CITY MANAGER JACOBSEN
CITY CLERK KRAUSE
FINANCE DIRECTOR FISCHER
COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN
POLICE CHIEF ROBL
FIRE CHIEF KIRKO
HARBORMASTER CLARKE
PORT DIRECTOR HAWKINS
PUBLIC WORKS DIRECTOR KORT
CHIEF TECHNOLOGY OFFICER JIRSA
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL
RECREATION MANAGER ILLG

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

Mayor reads the supplemental items: **CONSENT AGENDA** Item a. Unapproved Special and Regular Meeting Minutes for November 12, 2024 Unapproved Regular Meeting Minutes Item b. Memorandum CC-24-237 from City Clerk re: New Marijuana Cultivation License, HPD Non-Objection Memorandum in the supplemental and City Planner Non-Objection Memorandum as a laydown **VISITORS** item c. Harbor Expansion Project Update Ronny McPherson HDR presenting Homer Harbor Expansion General Investigation Quarterly City Council Update Presentation **ANNOUNCEMENTS/PRESENTATIONS/REPORTS** item b. Mayor's Report Mayor's Report for November 25, 2024 **CITY MANAGER'S REPORT** item a. City Manager's Report HART Roads and Road Financial Plan

DAVIS/ADERHOLD MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Heath Smith, city resident, commented on Ordinance 24-64 advocating to extend the exemption due to the bad fishing season and HART Policy and Procedures expressing concerns on the balance in the HART fund.

Mary Griswold, city resident, expressed her concerns with Ordinance 24-64 providing an exemption for one user group over another to be unfair and inequitable noting she has paid moorage in the Harbor for 44 years.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Heath Smith, city resident, commented in support of Ordinance 24-64 extending the skiff exemption due to the bad fishing season.

Mary Griswold, city resident commented on Ordinance 24-64 and did not favor extending the exemption citing in equity to other harbor users, subsidizing other harbor users specifically those commercial businesses and the over unfairness to the rest of the vessel owners who receive no exemptions.

RECONSIDERATION

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

- a. Homer City Council Unapproved Special and Regular Meeting Minutes of November 12, 2024. City Clerk. Recommend approval.
- b. Memorandum CC-24-238 from City Clerk re: New Marijuana License Cultivation Facility. Recommend approval.
- c. Memorandum CC-24-239 from Mayor re: Appointment of Theo Noomah to the Economic Development Advisory Commission and Tait Oshetna Ostrom as Student Representative to the Parks, Art, Recreation & Culture Advisory Commission. Recommend approval.
- d. Ordinance 24-64, An Ordinance of the City Council of Homer, Alaska, Extending the Exemption of Work and Seine Skiffs Attached to Motherships from Moorage Fees through 2025. City Manager/Port Director. Introduction November 25, 2024 Public Hearing and Second Reading January 13, 2025.

Memorandum CC-24-240 from Port Director as backup.

Councilmember Aderhold requested the item to be moved to Ordinances item b.

- e. Ordinance 24-65, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Accepting and Appropriating 2018 East Side Set Gillnet (ESSG) and 2020 Upper Cook Inlet (UCI) Salmon Disaster Relief Funds in the Amount of \$20,799.96 to the Port and Harbor Enterprise Fund. City Manager/Port Director. Introduction November 25, 2024 Public Hearing and Second Reading January 13, 2025.
Memorandum CC-24-241 from Special Projects & Communications Coordinator as backup.
- f. Ordinance 24-66, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a FY2025 Designated Legislative Grant from the State of Alaska for the Purpose of Additional Match Funds for the US Army Corps of Engineers General Investigation into the Larger Vessel Harbor Expansion and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Introduction November 25, 2024 Public Hearing and Second Reading January 13, 2025.

Memorandum CC-24-242 from Special Projects & Communications Coordinator as backup.

- g. Resolution 24-118, A Resolution of City Council of Homer, Alaska Establishing the 2025 Regular Meeting Schedule for City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation & Culture Advisory Commission, Planning Commission, Port & Harbor Advisory Commission and ADA Advisory Board. City Clerk. Recommend adoption.

Memorandum CC-24-243 from City Clerk as backup.

- h. Resolution 24-119, A Resolution of the City Council of Homer, Alaska Amending the Port and Harbor Advisory Commission Bylaws by Updating Article VI, Meetings Requiring a Quorum for Worksessions. City Clerk/Port and Harbor Advisory Commission. Recommend adoption.

Memorandum CC-24-244 from City Clerk as backup.

- i. Resolution 24-120, Resolution of the City Council of Homer, Alaska Urging the Governor and the Alaska Legislators to Fully Fund the State of Alaska Municipal Harbor Facility Grant Program in the FY2026 State Capital Budget in Order to Ensure Enhanced Safety and Economic Prosperity Among Alaskan Coastal Communities. City Manager/Port Director. Recommend adoption.

- j. Resolution 24-121, Resolution of the City Council of Homer, Alaska, Expressing Support for Raising the Maximum Available Municipal Harbor Facility Grant to \$7,500,000 for Eligible Projects on an Annual Basis. City Manager/Port Director. Recommend adoption.

- k. Resolution 24-122, A Resolution of the City Council of Homer, Alaska Awarding A Construction Contract for the Beluga Lift Station Improvement Project to East Road Services, Inc. of Homer, Alaska, in an Amount Not To Exceed \$765,194 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/City Engineer. Recommend adoption.

Memorandum CC-24-245 from City Engineer as backup.

Councilmember Aderhold requested the item to be moved to Resolutions item e.

Mayor Lord requested to Clerk to read the Consent Agenda.

City Clerk Krause read the Consent Agenda as Amended.

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

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

- a. Chamber of Commerce Annual Report, Brad Anderson, Executive Director Presenting

Mr. Anderson, Executive Director and Mina Gherman, Marketing Director Homer Chamber of Commerce provided a presentation on the 2025 Visitors Guide and changes to the materials and website that have and will be implemented as well as annual counts and percentages of visitors to Homer and the Kenai Peninsula overall.

b. Title 21 Rewrite & Update Process and Timeline, Shelly Wade, Agnew::Beck Presenting

Ms. Wade provided an overview of the process to the Title 21 Re-write and update expressing her appreciation for the work that the Planning Commission started at their November 20th Special meeting, acknowledged input from Councilmember Erickson and looks forward to receiving input from the rest of City Council. She recommended the Councilmembers visit the website www.zoningvaldez.com to view how the City of Valdez updated their Zoning Code this past year as an example of what to expect.

c. Harbor Expansion Project Update, Ronny McPherson, HDR presenting

Ronny McPherson with HDR provided a presentation to City Council covering where they were at within Phase II, reviewed the Timeline for the project, what items in the project scope the city was responsible for, Community Workshops, Meetings, Presentations, entities involved, Design scenarios, Local Services facilities (LSF), impacts and what were city funded or LSF integration. He responded to questions from Council regarding actual benefit cost ratio, when Council would be seeing reports related to this topic and geotech substrate reports.

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

a. Committee of the Whole Report

Councilmember Aderhold reported that Council had a lengthy discussion on the following:

Ordinance 24-64 regarding the extension of the moorage for skiffs covering insurance, linear feet of dock space, inequity to other harbor users since they do not benefit from exemption of fees, the actual amendment to the Tariff that was implemented then postponed and the impacts if Council did not adopt the ordinance.

Resolution 24-122 stating that it would be pulled from the Consent and moved to Resolutions since it was unclear within the document if it was contingent upon approval of the Ordinance which was scheduled for Public Hearing.

b. Mayor's Report

Mayor Lord noted she provided a written report and provided information regarding a Community meeting for property owners impacted by the recent Homer Spit Storm Surge event to be held at the Kenai Peninsula College Kachemak Bay Campus Monday, December 2, 2024 at 5:00 p.m. Expressed appreciation to the city staff, Council, State Congressional members, Borough Assembly members in their roles to mitigating this issue and the potential for additional issues in the near future. Mayor Lord further emphasized that she was working very hard in communicating with the Department of Transportation. She then announced that Councilmember Venuti will have the honor to flipping the switch at the Annual Christmas Tree Lighting Ceremony on Thursday, December 5th at 5:30 p.m. and requested Councilmembers to review the spreadsheet that was provided as a laydown regarding the issues found with Title 21 that was prepared by the City Planner and if they would like to add to that list to email their comments directly to the city planner.

Mayor Lord stated that Councilmember Davis has represented and attended the Chamber meetings for the last few years and has provided notification of his desire to pass the torch to another Councilmember. Councilmember Erickson has indicated her interest in attending these meetings and if there is no objection, Councilmember Erickson is appointed to attend those meetings. Additionally, the City Manager's six-month

evaluation is coming up in January, she is working with the HR Director and requested feedback from Council to be submitted to her on that process.

d. Borough Report

Kelly Cooper, Assembly member, reported that the Assembly met on November 12, 2024 and approved the purchase of a property next door to Chapman Elementary which will allow some much needed design work for a new entrance and parking areas, she noted that there is design work in the process for the highway too in the near future, working on EOC operations plan updates, approved the transportation committee plan adding that Independent Living Center in Homer ranked first for the grant submitted to the state, Homer received a presentation from CARTS recently and Councilmember Hansen expressed concerns on how that will be managed for the southern peninsula so they will be reaching out to Councilmember Hansen. She continued noting that the Assembly approved the Borough Capital priorities to be submitted to the State, acknowledging that due to recent vetoes they are starting early in order to work with the Governor and Legislature to make better progress for the upcoming year, and introduced ordinance amending the Borough Comp Plan to incorporate Homer's 2024 Transportation Plan which will go before the Planning Commission this month and the Assembly in January.

e. Planning Commission

Heath Smith, commissioner, reported on the content of their November 20th special meeting and pretty much was as presented by Shelly Wade, they did review the issues shown on the spreadsheet provided as a laydown and will present it at their December 4th meeting for further review and input from the commission.

f. Library Advisory Board

Lisa Asselin Martin, Boardmember, Reported the Library Endowment Fund received a generous donation in the amount of \$10,000 and challenged the community to match that donation, received a report from the Teen Advisory Board, reviewing the policy on materials challenges, reviewing pertinent case law and will be continuing discussion, they currently have a good policy but want to have better materials for reference and add more details and discussed the FY2025/2026 FY2026/2027 Budget development exploring the practical impact that may have on what the library does.

Freya Bartlett, Teen Advisory Board representing Tweens and Teens, they agreed that the library provides the space but they need a larger space that has kitchen facilities and noise suppression as there are no places where teens can gather to work on homework or just be without having to pay like a coffee shop. They realize that it may not happen soon but want the city to know what they believe the Library provides in a safe space for teens that can be improved.

g. ADA Advisory Board Report

Councilmember Brad Parsons reported the Board amended their 2025 meeting schedule due to the number of important items on the list to address future memorandum to Council requesting permission to submit a request for engineering solutions for the harbor regarding accessibility to the float systems.

h. Parks, Art Recreation & Culture Advisory Commission Report

Ingrid Harrald, commissioner, reported on the Resolution 24-123 and Memorandum appointing Tait Ostrom then provided an update of items from the last Commission meeting as follows: Presentation by Billy Day of developing Diamond Creek Recreation Area and entering into an agreement with Homer Trails Alliance, Turkey Trot this Thanksgiving, ski swap, fundraising and Recreation Manager attending the annual national Parks conference, Campground fees collected by the Harbor personnel, looking to open communications with Port/Harbor regarding the division of duties and responsibilities since there is still Parks and Recreation participation; support

i. Economic Development Advisory Commission Report

There was no representative present from the Commission. Mayor Lord reported attending the meeting.

j. Port & Harbor Advisory Commission Report

There was no representative present from the Commission.

PUBLIC HEARING(S)

- a. Ordinance 24-58, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a FY 2023 State and Local Cybersecurity Grant Program (SLCGP) Award in the Amount of \$328,943 from the Alaska Division of Homeland Security and Emergency Management for Municipal Cybersecurity Infrastructure Improvements. City Manager/IT Director. Introduction November 12, 2024 Public Hearing and Second Reading November 25, 2024.

Memorandum CC-24-229 from IT Director as backup.

Mayor Lord introduced Ordinance 24-58 by reading of the title and opened the public hearing. Seeing no public wishing to provide testimony the public hearing was closed and a motion was requested.

ADERHOLD/DAVIS MOVED TO ADOPT ORDINANCE 24-58 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 24-59, An Ordinance of the City Council of Homer, Alaska, Amending the FY24 Capital Budget by Appropriating an Additional \$100,000 from the Sewer Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Beluga Lift Station Improvement Project. City Manager/City Engineer. Introduction November 12, 2024 Public Hearing and Second Reading November 25, 2024.

Memorandum CC-24-230 from City Engineer as backup.

Mayor Lord introduced Ordinance 24-59 by reading of the title and opened the public hearing. Seeing no public wishing to provide testimony the public hearing was closed and a motion was requested.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 24-59 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmember Aderhold expressed appreciation for the backup provided.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 24-60, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Section 7.16.020 Operating, Stopping or Parking of Motor Vehicles in Beach Areas Prohibited – Exceptions by Changing the Time Frame Allowing Coal and Sand Collection Access from the Mariner Park Beach Access. City Clerk/Parks, Art, Recreation & Culture Advisory Commission. Introduction November 12, 2024 Public Hearing and Second Reading November 25, 2024.

Memorandum CC-24-231 from City Clerk as backup.

Mayor Lord introduced Ordinance 24-60 by reading of the title and opened the public hearing. Seeing no public wishing to provide testimony the public hearing was closed and a motion was requested.

ADERHOLD/DAVIS MOVED TO ADOPT ORDINANCE 24-60 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmember Aderhold stated that she really appreciated the Parks Art Recreation & Culture Advisory Commission (PARCAC) addressing this subject and Staff providing all the backup materials as it made it easier for them to make their decision.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- d. Ordinance 24-61, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$2,000,000 from Homer Accelerated Roads and Trails (HART) Fund to the Ohlson Lane and Bunnell Avenue Road Reconstruction Project. City Manager/Public Works Director. Introduction November 12, 2024 Public Hearing and Second Reading November 25, 2024.

Memorandum CC-24-232 from Public Works Director as backup.

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

Heath Smith, city resident, expressed appreciation for the City Manager stating that this could be postponed to allow the Council to review what has been queued and re-think what projects are going to be done and to consider how the HART fund is used noting that liberal interpretations have been applied.

Pat Case, City Resident, agreed with the Comments of Mr. Smith and has not heard more community input on this project over the heath street project which he opined was more dangerous and needed to be addressed as a safety concern for those

Mayor Lord closed the public hearing and requested a motion.

ADERHOLD/DAVIS MOVED TO ADOPT ORDINANCE 24-61 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

ERICKSON/VENUTI MOVED TO POSTPONE UNTIL AFTER THE WORKSESSION.

Councilmember Aderhold requested discussion and explained that she would like to address the comments expressed by the public.

Councilmember Erickson pulled her motion supported by Councilmember Venuti.

Discussion was facilitated with the following points made:

- Project was water and sewer related and due to the infrastructure located under the roadway is why there is pavement involved. There is a loan forgiveness component that provided a substantial savings to the project as a whole.
- Postponing this ordinance would provide the opportunity to figure out specifics
- Preference to have Council focus funding transportation or pedestrian routes
 - o Acknowledged support for infrastructure replacement and repair
- Reducing the project to address only necessary portions of the project to reduce costs
 - o Project would require complete redesign which would not present any cost savings for the City of Homer
- Worksession scheduled for the January 13, 2025 meeting date
 - o Prefer start time 3:30 p.m. or earlier to be able to fully discuss issues
 - o Request to have all information forwarded to the City Manager as soon as possible
 - o The discussion could carry over to the Committee of the Whole as there are no requested topics scheduled at this time.
- Postpone to the second meeting in January to allow additional time for discussion if needed.

ADERHOLD/PARSONS MOVED TO POSTPONE ORDINANCE 24-61 TO THE SECOND MEETING IN JANUARY.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- e. Ordinance 24-62(S), An Ordinance of the City Council of Homer Alaska Authorizing the City Manager to Execute and Equipment Lease Purchase Agreement with Caterpillar Financial Services Corporation to Allow for the Lease Purchase of a Road Grader and Amending the FY25 Capital Budget for a Current Year Lease Payment from the General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund and Related Matters. City Manager/Public Works Director.

Memorandum CC-24-236 from Public Works Director as backup.

Mayor Lord opened the public hearing, seeing no member of the public wishing to provide testimony on Ordinance 24-62(S) closed the public hearing and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 24-62(S) BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

ADERHOLD/DAVIS MOVED TO AMEND ORDINANCE 24-62(S) LINE 8 TO INSERT THE LANGUAGE "TO NEGOTIATE" AFTER "CITY MANAGER" IN THE TITLE, LINES 40-41 TO INSERT THE LANGUAGE "NEGOTIATE AND" BEFORE "EXECUTE" AND DELETE "AND DELIVER" AFTER THE WORD "EXECUTE" AND BY DELETING LINE 56-57 AND

RESTATING THE LANGUAGE AS “THIS IS A BUDGET AMENDMENT ORDINANCE, IS NOT PERMANENT IN NATURE AND SHALL NOT BE CODIFIED.”

There was no discussion.

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

Motion carried.

- f. Ordinance 24-63, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating an FY 2024 State Homeland Security Program Grant in the Amount of \$330,628 from the Alaska Division of Homeland Security & Emergency Management (DHS&EM) to Purchase A New Radio Console Dispatch System and a Virtual Law Enforcement Training System for the Homer Police Department, Authorizing a Sole Source Request to Contract with ProComm Alaska for the Radio Console Dispatch System and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Police Chief. Introduction November 12, 2024 Public Hearing and Second Reading November 25, 2024.

Memorandum CC-24-233 from Police Chief as backup.

Mayor Lord introduced Ordinance 24-63 by reading of the title and opened the public hearing. Seeing no public wishing to provide testimony the public hearing was closed and a motion was requested.

ADERHOLD/PARSONS MOVED TO ADOPT ORDINANCE 24-63 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

- a. Ordinance 24-67, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating an Additional \$100,000 from the Homer Accelerated Roads and Trails (HART) Roads Fund to the Beluga Slough Green Infrastructure Stormwater Treatment System Project. City Manager/Public Works Director. Introduction November 25, 2024 Public Hearing and Second Reading January 13, 2025.

Memorandum CC-24-246 from Public Works Director as backup.

Mayor Lord introduced the item by reading of the title and requested a motion.

ADERHOLD/DAVIS MOVED TO POSTPONE ORDINANCE 24-67 TO THE SECOND MEETING IN JANUARY.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 24-64, An Ordinance of the City Council of Homer, Alaska, Extending the Exemption of Work and Seine Skiffs Attached to Motherships from Moorage Fees through 2025. City Manager/Port Director. Introduction November 25, 2024 Public Hearing and Second Reading January 13, 2025.

Memorandum CC-24-240 from Port Director as backup.

Mayor Lord introduced the item by reading of the title and requested a motion.

ADERHOLD/DAVIS MOVED TO INTRODUCE ORDINANCE 24-64 BY READING OF TITLE.

Discussion acknowledged that it would be beneficial to hear from other harbor users on this subject, presenting consistency and possibility of including a caveat if the affected fishermen receive disaster funding

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

- a. City Manager's Report

City Manager Jacobsen noted her report in the packet and then reported that a welcome home reception for Kristin Faulkner was scheduled for Friday, December 27, 2024 at 3:00 p.m. in the Mariner Theater at the Homer High School. This reception is being organized by the Homer Chamber of Commerce the City of Homer, Land's End Resort and the Homer Cycling Club and it's an event for the community to celebrate Kristen's achievements and to hear her story. Kristen made history this year at the Paris Olympics winning gold medals in both the women's individual road race and the women's track team pursuit. Her triumph in the road race marked the United States 1st Women's Road race gold in 40 years; the revised budget schedule is included in the Manager's Report noting she scheduled two worksessions one on January 20, 2025 and one on February 3, 2025 to meet with departments due to the Winter AML Conference in Juneau, acknowledging Councilmember Davis' absence during that time but there will be recordings available. The schedule also has utility rate setting worksessions and draft budget provided to Council for the April 14, 2025 meeting with adoption scheduled for June 9, 2025 meeting

- b. Monthly Report FY25 November

PENDING BUSINESS

NEW BUSINESS

- a. Memorandum CC-24-247 from Council member Aderhold re: Alaska Municipal League 2025 Resolutions Submitted for Member Action at the Annual Business Meeting in December.

Mayor Lord introduced the item by reading of the title and deferred to Councilmember Aderhold.

Councilmember Aderhold provided explanation to Council why this was on the agenda and since this year there are two issues that have been directly supported by resolution brought forward by Homer City Council she felt it was important to get direct input from Councilmembers on any of the issues that will be presented at the meeting on Friday for voting by the body

Councilmembers expressed support for Councilmember Aderhold voting for all the resolutions presented.

RESOLUTIONS

- a. Resolution 24-123, A Resolution of the City Council of Homer, Alaska, Adopting the Amended Beach Policy and Management Plan to Extend the Period for Coal and Sand Collection and the Policy Audit Review Timeframe. City Clerk/Parks Art Recreation & Culture Advisory Commission.

Memorandum CC-24-248 from Recreation Manager as backup.

Mayor Lord introduced the item by reading of the title and requested a motion.

ADERHOLD/PARSONS MOVED TO ADOPT RESOLUTION 24-123 BY READING OF TITLE ONLY.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

ADOPTED without discussion.

- b. Resolution 24-124, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Pursue the Purchase of Lands for the Purpose of Green Infrastructure Planning, Construction, Conservation and to Bring Forward the Necessary Ordinances to the City Council. City Manager/Community Development Director.

Memorandum CC-24-249 from Community Development Director as backup.

Mayor Lord introduced the item by reading of the title and requested a motion.

ADERHOLD/DAVIS MOVED TO ADOPT RESOLUTION 24-124 BY READING OF TITLE ONLY.

Discussion covered the following points:

- Need to step back until they determine solution for HART program.
- Questions regarding the purchase and increase in costs
 - o Clarification provided by staff on obtaining buy-in from Council prior to approaching landowners
 - o Two parcels were not included in the original plans for purchase
 - o Other parcels would not be qualified since they contained infrastructure
- This can be postponed for a couple of months to allow Council time for further consideration
- More comprehensive discussion is desired to determine goals and funding
- Alternatives that would allow moving forward
- Funding not appropriated for engineering work
 - o Information could be provided
- Skepticism expressed on spending \$8 million dollars but believes it will be worth the purchase

ERICKSON/DAVIS MOVED TO POSTPONE TO THE FIRST MEETING IN FEBRUARY.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Resolution 24-125, A Resolution of the City Council Extending the Mayor's Declaration of Emergency Until January 14, 2025 Due to the Current and Expected Impacts of the November 2024 Storm Surge and Coastal Erosion Event on the Homer Spit. Mayor/City Council.

Mayor Lord introduced the item by reading of the title and requested a motion.

ADERHOLD/DAVIS MOVED TO ADOPT RESOLUTION 24-125 BY READING OF TITLE ONLY.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- d. Resolution 24-126 A Resolution of the City Council of Homer, Alaska Requesting the Kenai Peninsula Borough and the State of Alaska Declare a Local Disaster for the Homer Spit as a Result of the Current and Expected Damage from the November 2024 Storm Surge and Coastal Erosion Event on the Homer Coastline. Mayor/City Council.

Mayor Lord introduced the item by reading of the title and requested a motion.

ADERHOLD/DAVIS MOVED TO ADOPT RESOLUTION 24-125 BY READING OF TITLE ONLY.

Councilmember Erickson requested Presentative Vance to be allowed to provide input on the State response to the issue. Remaining Council indicated their desire to hear from Representative Vance on the subject.

Representative Sarah Vance provided information on steps the State and Legislature would or could take on the matter of the damage caused by the recent storm surge and the anticipated storm surge in mid-December.

Mayor Lord provided information on responses previously received from the Alaska Department of Transportation when the City advised them of the potential impact to the Homer Spit Road/Sterling Highway.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- e. Resolution 24-122, A Resolution of the City Council of Homer, Alaska Awarding a Construction Contract for the Beluga Lift Station Improvement Project to East Road Services, Inc. of Homer, Alaska, in an Amount Not to Exceed \$765,194 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/City Engineer. Recommend adoption.

Memorandum CC-24-245 from City Engineer as backup.

Mayor Lord introduced the item by reading of the title and requested a motion.

ADERHOLD/DAVIS MOVED TO ADOPT RESOLUTION 24-122 BY READING OF TITLE ONLY.

Councilmember Aderhold stated that she moved this resolution from the Consent Agenda to make sure that the budget was adopted before they awarded the contract and she had no issues with adopting the resolution.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Pat Case, city resident, expressed his appreciation for the amount of work the Council accomplished in the last two years, collaborating with the Council and their tenor with each other and encouraged them to take a breath providing an example of foreboding and how that can affect one's joy and encouraged them to determine to live in the now.

Heath Smith, city resident, echoed there is a lot to be grateful for and there may be times that he speaks to Council with an edge, but commented on the skiff issue, noting that they will continue to pay moorage for the mothership, and generous interpretation of purchasing land with the HART funds was not the intent of HART and there was coined phrase during the last time Council asked for the residents to support extending the tax, BE SMART WITH THE HART.

Robert Archibald, city resident, commissioner and representative on the Prince William Sound Regional Citizens Advisory Council and a member of the Friends of Kachemak Bay State Park provided update on the Strategic Plan approval by the commission, fundraising for the Park with a dessert auction and the materials provided as a handout tonight on an overview of the work done by the Advisory Council.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti expressed wishes for a Happy Thanksgiving.

COMMENTS OF THE CITY CLERK

City Clerk Krause had no comments.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen reported on the Phase 2 Revetment for 1100 feet of the Homer Spit Road was going to start up after the holiday break and is expected to be substantially complete by mid-December. The project will require approximately 9400 tons of rock which is being staged near the worksite through Wednesday, November 27th. Beach users are requested to avoid the area of work. Community meeting at 5:00 p.m. at the Kachemak Bay Campus of the Kenai Peninsula College for affected property owners.

COMMENTS OF THE MAYOR

Mayor Lord reported that the Swim Team had their first meet and there were five teams, expressing appreciation to the Ski Club and the groomers with their work, looking forward to the Thursday Turkey Trot

and to the Boards, Commissions and Staff wishing everyone a Happy Thanksgiving. She then wished her husband Ben a Happy Birthday and her youngest daughter's birthday was coming up on Saturday and wished her a Happy Birthday.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti commented on the changes to allow each of them the opportunity to attend by Zoom, encouraging everyone to shop local, and wishing all a Happy Thanksgiving and Joyous Christmas.

Councilmember Hansen expressed her enjoyment of being a lifelong Homer resident, serving on Council and expressed birthday wishes to her oldest and youngest children.

Councilmember Erickson commented on things get crazy but there are a lot of great things amongst these crazy times such as the Nutcracker reminding everyone there are members in the community that are suffering from a variety of things at this time of year and encouraging everyone to reach out to those neighbors, friends and members of the community that may be struggling more than usual.

Councilmember Davis announced the Turkey Trot on Thanksgiving day registration starts at 9:30 a.m. and the run begins at 10:00 a.m., a free event but donations for the Food Pantry are encouraged.

Councilmember Aderhold expressed appreciation for the Staff and taking on the extra work, appreciation for all the non-profits and services that they provide for the community and the support that is provided by the community. She echoed the sentiments for a Happy Thanksgiving.

Councilmember Parsons expressed his appreciation for the community, commenting that he attended a few meetings such as the Library Advisory Board and Planning Commission.

ADJOURNMENT

Mayor Lord adjourned the meeting at 8:55 p.m. Next Regular Meeting is Monday, January 13, 2025 at 6:00 p.m. Committee of the Whole at 5:00 p.m. A Worksession at 3:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, MMC, CITY CLERK

APPROVED:_____



MEMORANDUM

Liquor License Renewal Applications for La Baleine Café, American Legion Post #16 and Odin Mead.

Item Type: Action Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: January 13, 2025
From: Renee Krause, MMC, City Clerk

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

License Type: Restaurant Eating Place
License #: 5368
DBA Name: La Baleine Cafe
Service Location: 4460 Homer Spit Road, Homer, AK 99603
Licensee: Within the Wild Adventure Co.
Contact Person: Carl Dixon

License Type: Club License
License #: 2466
DBA Name: American Legion Post #16
Service Location: 2410 East End Road, Homer, AK 99603
Licensee: American Legion Post #16 General Buckner Post
Contact Person: William Sheldon/Eileen Faulkner

License Type: Winery Manufacturer
License #: 5907
DBA Name: Odin Mead
Service Location: 5290 Davis Street, Homer, AK 99603
Licensee: Odin, Inc.
Contact Person: Grady Avant

Recommendation:

Voice non-objection and approval for the Liquor License Renewal.

Attachments:

AMCO Application Packets for: La Baleine Café, American Legion Post #16 and Odin Mead



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

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

December 19, 2024

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

Licensee: American Legion Post #16, General Buckner Post

DBA: American Legion Post #16

VIA email: postsixteen@yahoo.com

CC: None

Local Government 1: Homer

Local Government 2: Kenai Peninsula Borough

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

Community Council:

Via Email:

Re: Club License #2466 Combined 2025-2026 Renewal Notice

License Number:	#2466
License Type:	Club License
Licensee:	American Legion Post #16, General Buckner Post
Doing Business As:	American Legion Post #16
Physical Address:	2410 East Rd, Homer, AK 99603
Designated Licensee:	American Legion Post #16, General Buckner Post
Phone Number:	(907) 235-6677; (907)235-8864; (907) 235-0545
Email Address:	postsixteen@yahoo.com

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and 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(ies), your community council if your proposed premises is 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(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **February 4th, 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 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 endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had 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.

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

We have received a completed 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 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

Sincerely,
Kyle Helie, Licensing Examiner II
For
Lizzie Kubitz, Acting Director



Document reference ID : 3946

Licensing Application Summary

Application ID:	3946
Applicant Name:	American Legion Post #16, General Buckner Post
License Type applied for:	Club License (CL) (AS 04.09.220)
Application Status:	In Review
Application Submitted On:	11/04/2024

Entity Information

Business Structure:	Non Profit
Alaska Entity Number (CBPL):	4570D

Entity Contact Information

Entity Address:	PO Box 858, Homer, AK, 99603, USA
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Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
American Legion Post #16, General Buckner Post	William L Sheldon	Secretary	
American Legion Post #16, General Buckner Post	Eileen Faulkner	President	
American Legion Post #16, General Buckner Post	Ronald Brahm	Vice President	

Premises Address

Address: 2410 East Road, Homer, AK, USA

Does the proposed site include a valid street address? Yes

Basic Business information

Business/Trade Name: American Legion Post #16

Local Government and Community Council Details

City/Municipality Homer

Borough Kenai Peninsula Borough

Public Notice Posting Attestation and Publishers Affidavit

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 24 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 that in accordance with AS 04.09.220(c) the club, fraternal organization, patriotic organization, or social organization listed as the licensee in this application has been chartered by a state or national organization for a period of 10 consecutive years before the application for a license, or has been chartered by a national organization that has maintained a chartered club or organization in the state for a period of at least 20 years.

Signature

This application was digitally signed by : Jolie Lueth on 11/3/2024 3:00:00 PM

Payment Info

Payment Type : CC

Payment Id: 7e56e4c6-eb08-4a52-8646-89218c6a57ea

Receipt Number: 100949552

Payment Date: 11/4/2024 1:13:26 PM



Document reference ID : 3946

Renewal Application Summary

Application ID:	3946
License No:	2466
License Type applied for Renewal:	Club License (CL)
Licensee Name:	American Legion Post #16, General Buckner Post
Application Status:	In Review
Application Submitted On:	11/04/2024 01:08 PM

Entity Information

Business Structure:	Non Profit
FEIN/SSN Number:	
Alaska Entity number (CBPL):	4570D
Alaska Entity Formed Date:	
Home State:	

Entity Contact Information

Entity Address:	PO Box 858, Homer, AK, 99603
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Renewal Information

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

No

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

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

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

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

Please select the seasonality:

Year-round

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

No

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

No

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 : Jolie Lueth on 11/03/2024 03:00 PM

Payment Info

Payment Type : CC

Payment Id: 7e56e4c6-eb08-4a52-8646-89218c6a57ea

Receipt Number: 100949552

Payment Date: 11/4/2024 1:13:26 PM



Thursday, December 26, 2024

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

Renee Krause, City Clerk
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	AMERICAN LEGION #16, GENERAL BUCKNER
Business Name	:	AMERICAN LEGION POST #16
License Type	:	Club
License Location	:	2410 East Rd, City of Homer
License No.	:	2466
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: postsixteen@yahoo.com;

<mailto:amco.localgovernmentonly@alaska.gov>



Alaska Alcoholic Beverage Control Board

Form AB-33: 2025/2026 Renewal Restaurant Receipts Affidavit**What is this form?**

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

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

Section 1 – Establishment Information

This form is being submitted for the following license:

Licensee:	Carl L. Dixon	License #:	5368
License Type:	Restaurant/Eating place		
Doing Business As:	LaBaleine Cafe		

Section 2 – Gross Receipts for 2023 and 2024

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


\$ 281,367.30	÷	\$ 292461.33	X 100 =	96	%
2023 Food Sales		2023 Food + Alcohol Sales		2023 Percent from Food	

\$ 288,396.85	÷	\$ 301,507.71	X 100 =	95	%
2024 Food Sales		2024 Food + Alcohol Sales		2024 Percent from Food	

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

Carl L. Dixon

Printed name of licensee


Signature of licensee



Document reference ID : 3821

Licensing Application Summary

Application ID: 3821

Applicant Name: Within The Wild Adventure Co.

License Type applied for: Restaurant Eating Place License (REPL) (AS 04.09.210)

Application Status: In Review

Application Submitted On: 10/31/2024

Entity Information

Business Structure: Corporation

Alaska Entity Number (CBPL): 65938D

Entity Contact Information

Entity Address: PO Box 91419, Anchorage, AK, 99509, USA

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
Within The Wild Adventure Co.	Carl Dixon	President	50
Within The Wild Adventure Co.	Kirsten Dixon	Secretary,Treasurer	50

Premises Address

Address: 44 [31] Homer Spit Road, Homer, AK, USA

Does the proposed site include a valid street address? Yes

Basic Business information

Business/Trade Name: La Baleine Cafe

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 05/01-09/30

Operation Period Details Migration

Restaurant Detail

Dining after standard closing hours: AS 04.16.010(c) No

Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2) Yes

Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3) Yes

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

Food Service Permit

Entertainment & Service

Public Notice Posting Attestation and Publishers Affidavit

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 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.

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 : Carl Dixon on 10/30/2024 4:00:00 PM

Payment Info

Payment Type : CC

Payment Id: 4f3c993b-d13e-4703-a14f-4c61644fb081

Receipt Number: 100946713

Payment Date: 10/31/2024 3:30:31 PM



Document reference ID : 3821

Renewal Application Summary

Application ID:	3821
License No:	5368
License Type applied for Renewal:	Restaurant Eating Place License (REPL)
Licensee Name:	Within The Wild Adventure Co.
Application Status:	In Review
Application Submitted On:	10/31/2024 03:10 PM

Entity Information

Business Structure:	Corporation
FEIN/SSN Number:	
Alaska Entity number (CBPL):	65938D
Alaska Entity Formed Date:	
Home State:	

Entity Contact Information

Entity Address:	PO Box 91419, Anchorage, AK, 99509
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Renewal Information

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

No

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

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

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

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

Please select the seasonality:

Seasonal

Please Provide your six-month operating period:

05/01-09/30

Operation Period Details:

Migration

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 Detail

Dining after standard closing hours: AS 04.16.010(c)	No
Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)	Yes
Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)	Yes
Employment for any persons under 21 years of age: AS 04.16.049(c)	Yes
List where within the premises minors are anticipated to have access in the course of either dining or employment. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)	
Minors only allowed in the dining area employed minors present in the kitchen	
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.	
Alcohol cabinet is stored in secured area Only permitted employees can serve. All guests with alcohol requests will be carded by qualified employee Signage posted as required	
Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours?	Yes

Food Service Permit

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

Entertainment & Service

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

Hours Of Operation

Sunday	06:00 AM - 03:00 PM
Monday	06:00 AM - 03:00 AM

Tuesday	06:00 AM - 07:00 AM
Wednesday	06:00 AM - 03:00 PM
Thursday	06:00 AM - 03:00 PM
Friday	06:00 AM - 03:00 PM
Saturday	06:00 AM - 03:00 PM

Attestations

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

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

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

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

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

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

Signature

This application was digitally signed by : Carl Dixon on 10/30/2024 04:00 PM

Payment Info

Payment Type : CC

Payment Id: 4f3c993b-d13e-4703-a14f-4c61644fb081

Receipt Number: 100946713

Payment Date: 10/31/2024 3:30:31 PM



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

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

December 10, 2024

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

Licensee: Within The Wild Adventure Co.

DBA: La Baleine Café

VIA email: carl@withinthewild.com

CC: None

Local Government 1: Homer

Local Government 2: Kenai Peninsula Borough

Via Email: micheletturner@kpb.us; jasper@kpb.us; seesert@kpb.us; mjenkins@kpb.us; nscalett@kpb.us; mboehmler@kpb.us; rraidmae@kpb.us; slopez@kpb.us; bcarter@kpb.us; jrasor@kpb.us; [mjacobson@ci.homer.ak.us](mailto:mjacobsen@ci.homer.ak.us); rkrause@ci.homer.ak.us; clerk@cityofhomer-ak.gov

Community Council: n/a

Via Email: n/a

Re: Restaurant Eating Place - Seasonal License #5368 Combined Renewal Notice

License Number:	#5368
License Type:	Restaurant Eating Place License
Licensee:	Within The Wild Adventure Co.
Doing Business As:	La Baleine Café
Physical Address:	4460 Homer Spit Road Homer, AK 99603
Designated Licensee:	Within The Wild Adventure Co.
Phone Number:	907-274-2710; 907-227-4610
Email Address:	carl@withinthewild.com

☒ 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(ies), your community council if your proposed premises is 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(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **February 4th, 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 email address if you have any questions.

Dear Local Government:

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

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

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

We have received a completed 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

Sincerely,
Alysha Pacarro, Licensing Examiner II
For
Lizzie Kubitz, Acting Director



Tuesday, December 17, 2024

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

Renee Krause, City Clerk
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Within the Wild Adventure Co.
Business Name	:	La Baleine Café
License Type	:	Restaurant/Eating Places - Public Convenience
License Location	:	4460 Homer Spit Road, Homer, AK 99603, City of Homer
License No.	:	5368
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: carl@withinthewild.com ;

<mailto:amco.localgovernmentonly@alaska.gov>



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

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

December 3, 2024

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

Licensee: **Odin Inc**

DBA: Odin Mead

VIA email: grady.avant@odinmead.com

CC: None

Local Government 1: Homer

Local Government 2: Kenai Peninsula Borough

Via Email: mjacobsen@ci.homer.ak.us; rkrause@ci.homer.ak.us; clerk@cityofhomer-ak.gov;
micheleturner@kpb.us; jkasper@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscalett@kpb.us;
mboehmler@kpb.us; rraidmae@kpb.us; slopez@kpb.us; bcarter@kpb.us; jrasor@kpb.us

Community Council: n/a

Via Email:

Re: Winery Manufacturer License #5907 Combined Renewal Notice

License Number:	#5907
License Type:	Winery Manufacturer License
Licensee:	Odin Inc
Doing Business As:	Odin Mead
Physical Address:	5290 Davis St, Homer, AK 99603
Designated Licensee:	Odin Inc
Phone Number:	(907) 299-7477
Email Address:	grady.avant@odinmead.com

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and 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(ies), your community council if your proposed premises is 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(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **February 4th, 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 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 endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had 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.

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

We have received a completed 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 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

Sincerely,
Kyle Helie, Licensing Examiner II
For
Lizzie Kubitz, Acting Director



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

Alaska Alcoholic Beverage Control Board

Form AB-17: 2024/2025 General Renewal Application

- This form and any required supplemental forms must be completed, signed by the licensee, and postmarked no later than January 2, 2024 per AS 04.11.270, 3 AAC 305.050, with all required fees paid in full, or a non-refundable \$500.00 late fee applies.
- Any complete application for renewal or any fees for renewal that have not been postmarked by February 28, 2024 will be expired per AS 04.11.540, 3 AAC 305.050(e).
- All fields of this application must be deemed complete by AMCO staff and must be accompanied by the mandatory fees and all documents required, or the application will be returned without being processed, per AS 04.11.270.
- Receipt and/or processing of renewal payments by AMCO staff neither indicates nor guarantees in any way that an application will be deemed complete, renewed, or that it will be scheduled for the next ABC Board meeting.

Section 1 - Establishment Contact Information

Doing Business As:	Odin Mead	License #:	5907
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If your mailing address has changed, write the NEW address below:

Mailing Address:	PO Box 3601		
City:	Homer	State:	AK
ZIP:	99603		

Section 2 - Licensee Contact Information

Contact Licensee: The individual listed below must be part of the ownership structure of the licensee listed in Section 1. This person will be the designated point of contact regarding this license unless the Optional contact is completed.

Contact Licensee:	Grady Avant	Contact Phone:	305-607-5935
Contact Email:	grady.avant@odinmead.com		

Optional: If you wish for AMCO staff to communicate with anyone other than the Contact Licensee (such as legal counsel) about your license, list their information below:

Name of Contact:		Contact Phone:	
Contact Email:			

Section 3 - for Package Stores ONLY: Written Order Information

Do you intend to sell alcoholic beverages and ship them to another location in response to written solicitation in calendar years 2024 and/or 2025? If so, you will need to apply for a Shipping Endorsement here:

<https://accis.elicense365.com/#>

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

Section 4 - Ownership Structure Certification

Did the ownership structure of the licensed business change in 2022/2023?

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

If Yes, and you have **NOT** notified AMCO, list the updated information on form AB-39: Change of Officers and submit with your renewal application. If No, certify the statement below by initialing the box to the right of the statement:

I certify that the ownership structure of the business who owns this alcohol license did not change in any way during the calendar years 2022 or 2023.





Alaska Alcoholic Beverage Control Board

Form AB-17: 2024/2025 License Renewal Application

Section 5 – License Operation

Unless you operated more than 240 hours in 2022 or 2023, check ONE BOX for EACH CALENDAR YEAR that best describes how this alcoholic beverage license was operated as set forth in AS 04.11.330:

- | | 2022 | 2023 |
|---|--------------------------|--------------------------|
| 1. The license was only operated during a specified time each year. (Not to exceed 6 months per year)
<i>If your operation dates have changed, list them below:</i>
_____ to _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. The license was only operated to meet the minimum requirement of 240 total hours each calendar year.
<i>A complete AB-30: Proof of Minimum Operation Checklist, and all documentation must be provided with this form.</i> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. The license was not operated at all or was not operated for at least the minimum requirement of 240 total hours each year, during one or both calendar years. <i>A complete Form AB-29: Waiver of Operation Application and corresponding fees must be submitted with this application for each calendar year during which the license was not operated.</i> | <input type="checkbox"/> | <input type="checkbox"/> |

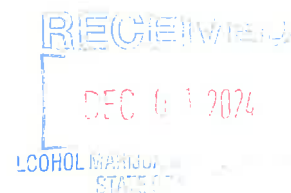
Section 6 - Violations and Convictions

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| Have any Notices of Violation been issued for this license in 2022 or 2023? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Has any person or entity in this application been convicted of a violation of Title 04, 3AAC 304 or a local ordinance adopted under AS 04.21.010 in 2022 or 2023? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If you checked YES, you MUST attach a list of all Notices of Violation and/or Convictions per AS 04.11.270(a)(2). If you are unsure if you have received any Notices of Violation, contact the office before submitting this form.**

Section 7 – Certifications

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

- I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned and the license being potentially expired if I do not comply with statutory or regulatory requirements.
- I certify that in accordance with AS 04.11.450, no one other than the licensee(s), as defined in AS 04.11.260, has a direct or indirect financial interest in the licensed business.
- I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current and I have provided AMCO with all required changes of the ownership structure of the business license and have provided all required documents for any new or changes of officers.
- I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 305.700.
- I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.





Alaska Alcoholic Beverage Control Board
Form AB-17: 2024/2025 License Renewal Application

Grady Avant

Printed name of licensee

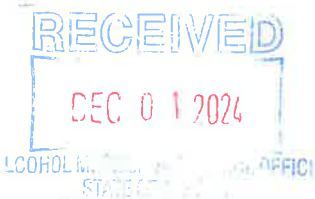
Grady Avant

Digitally signed by Grady Avant
Date: 2024.12.01 16:54:59
-09'00'

Signature of license

Restaurant and Eating Place applications must include a completed AB-33: Restaurant Receipts Affidavit
Recreational Site applications must include a completed AB-36: Recreational Site Statement
Tourism applications must include a completed AB-37: Tourism Statement
Wholesale applications must include a completed AB-25: Supplier Certification
Common Carrier applications must include a current safety inspection certificate

All renewal and supplemental forms are available online:
<https://www.commerce.alaska.gov/web/amco/AlcoholLicenseApplication.aspx>



FOR OFFICE USE ONLY

License Fee:	\$ 1000.00	Application Fee:	\$ 300.00	Misc. Fee:	\$
Total Fees Due:					\$ 1300.00



Friday, December 6, 2024

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

Renee Krause, City Clerk
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Odin, Inc.
Business Name	:	Odin Mead
License Type	:	Winery
License Location	:	5290 Davis Street, Homer, AK 99603, City of Homer
License No.	:	5907
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: grady.avant@gmail.com;

<mailto:amco.localgovernmentonly@alaska.gov>



City of Homer

www.cityofhomer-ak.gov

Police Department

625 Grubstake Avenue
Homer, Alaska 99603

police@cityofhomer-ak.gov
(p) 907-235-3150
(f) 907-235-3151/ 907-226-3009

Memorandum

TO: RENEE KRAUSE, MMC, CITY CLERK

CC: LISA LINEGAR, COMMUNICATIONS SUPERVISOR

FROM: MARK ROBL, POLICE CHIEF

DATE: DECEMBER 31, 2024

SUBJECT: LIQUOR LICENSE RENEWALS FOR AMERICAN LEGION POST #16, BALEINE CAFÉ
AND ODIN MEAD – No Objection

Homer Police Department has no objection to the Alcohol and Marijuana Control Office of a Liquor License Renewal Applications within the City of Homer for the following business:

License Type: Restaurant Eating Place
License #: 5368
DBA Name: La Baleine Cafe
Service Location: 4460 Homer Spit Rd, Homer, AK 99603
Licensee: Within the Wild Adventure Co.
Contact Person: Carl Dixon

License Type: Club License
License #: 2466
DBA Name: American Legion Post #16
Service Location: 2410 East End Road Homer, AK 99603
Licensee: American Legion Post #16 General Buckner Post
Contact: William Sheldon/Eileen Faulkner

License Type: Winery Manufacturer
License #: 5907
DBA Name: Odin Mead
Service Location: 5290 Davis Street, Homer, AK 99603
Licensee: Odin, Inc.
Contact Person: Grady Avant



MEMORANDUM

Marijuana License Applications for Renewals of Retail Store, Manufacturing, and Applications for a Walk up/Drive Through, Premise Change

Item Type: Action Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: January 13, 2025
From: Renee Krause, MMC, City Clerk

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

Type: Standard Marijuana Cultivation Facility
Lic #: 12833
DBA Name: Wildflower Farm
Service Location: 2908 Kachemak Drive, Homer, AK 99603
Licensee: Alaska Loven It, LLC
Designated Licensee: Janiese Stevens
Mailing Address: P.O. Box 1571 Homer, AK 99603

Type: Retail Marijuana Store
License #: 21417
DBA Name: Cosmic Cannabis Company
Service Location: 261 East Bunnell Avenue Homer, AK 99603
Licensee: Cosmic SeaWeed, LLC
Designated Licensee: Chris Long
Mailing Address: 261 E Bunnell Avenue Homer, AK 99603

Type: Retail Marijuana Store
License #: 33236
DBA Name: Kachemak Cannabis
Service Location: 3585 East End Road, Suite 3 Homer, AK 99603
Licensee: Kachemak Cannabis, LLC
Designated Licensee: Jesse Sherwood
Mailing Address: P.O. Box 3226 Homer, AK 99603

Type: Retail Marijuana Store
Lic #: 12866
DBA Name: Uncle Herb's
Service Location: 1213 Ocean Drive Unit 2, Homer, AK 99603
Licensee: Eden Management Group, LLC
Designated Licensee: Lloyd Stiassny
Mailing Address: P.O. Box 90171 Anchorage, AK 99509

The City Clerk's Office has received the following Marijuana License Applications for a Walkup/Drive Thru and Premises Change for the following:

Type: Marijuana Product Manufacturing Facility
License #: 19728
DBA Name: Cosmic SeaWeed, LLC
Service Location: 261 East Bunnell Avenue Homer, AK 99603
Licensee: Cosmic SeaWeed, LLC
Designated Licensee: Chris Long
Mailing Address: 261 E Bunnell Avenue Homer, AK 99603

Type: Retail Marijuana Store
License #: 21417
DBA Name: Cosmic Cannabis Company
Service Location: 261 East Bunnell Avenue Homer, AK 99603
Licensee: Cosmic SeaWeed, LLC
Designated Licensee: Chris Long
Mailing Address: 261 E Bunnell Avenue Homer, AK 99603

Recommendation:

Voice non-objection and approval for the Marijuana License Applications.

Attachments:

AMCO Application Packet Information for Cosmic Cannabis Company/Cosmic SeaWeed, LLC,
Kachemak Cannabis, Uncle Herb's, and Wildflower Farm

City of Homer Police Non-Objections

City Planner Non-Objections

Kenai Peninsula Borough Non-objections



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

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

December 18, 2024

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

Licensee: **Alaska Loven It, LLC**

DBA: Wildflower Farm

VIA email: janiesestevens@gmail.com

Local Government: Kenai Peninsula Borough, Homer

Via Email: micheleturner@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us;

mboehmler@kpb.us; rraidmae@kpb.us; slopez@kpb.us; bcarter@kpb.us; jrasor@kpb.us

[mjacobson@ci.homer.ak.us](mailto:mjacobsen@ci.homer.ak.us); rkrause@ci.homer.ak.us; clerk@cityofhomer-ak.gov

Community Council:

Via Email:

CC: n/a

Re: Standard Marijuana Cultivation Facility #12833 Combined Renewal Notice

License Number:	#12833
License Type:	Standard Marijuana Cultivation Facility
Licensee:	Alaska Loven It, LLC
Doing Business As:	Wildflower Farm
Physical Address:	2908 Kachemak Dr Homer, AK 99603
Designated Licensee:	Janiese Stevens
Phone Number:	907-942-5899
Email Address:	janiesestevens@gmail.com

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

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

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

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

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2024/2025 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

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

Dear Local Government:

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2).

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

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

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

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

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

AMCO has received a complete renewal application for the above listed license within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

To object to the approval of this application pursuant to 3 AAC 306.065, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the objection within 30 days of the date of this notice. We recommend that you contact the local government with jurisdiction over the proposed premises to share objections you may have about the application.

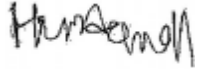
At the May 15, 2017, Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications with no protests, objections, or notices of violation. However, if a timely protest or objection is filed for this application, or if any notices of violation have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

this license, the board will consider the application independently. In those situations, a temporary license will be issued pending board consideration.

If you have any questions, please email marijuana.licensing@alaska.gov.

Sincerely,

Hunter Carrell

A handwritten signature in dark ink, appearing to read "Hunter Carrell", written over the printed name.

For Lizzie Kubitz, Acting Director
907-269-0350



**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!

License Number: 12833

License Status: Active-Operating

License Type: Standard Marijuana Cultivation Facility

Doing Business As: Wildflower Farms

Business License Number: 2128650

Designated Licensee: Janiese Stevens

Email Address: janiesestevens@gmail.com

Local Government: Homer

Local Government 2: Kenai Peninsula Borough

Community Council:

Latitude, Longitude: 59.645021, -151.461600

Physical Address: 2908 Kachemak Drive
Homer, AK 99603
UNITED STATES

Licensee #1	Entity Official #1
<div>Type: Entity</div> <div>Alaska Entity Number: 10056827</div> <div>Alaska Entity Name: Alaska Loven It, LLC</div> <div>Phone Number: 907-942-5899</div> <div>Email Address: janiesestevens@gmail.com</div> <div>Mailing Address: PO Box 1571 Homer, AK 99603 UNITED STATES</div>	<div>Type: Individual</div> <div>Name: Janiese Stevens</div> <div>SSN: [REDACTED]</div> <div>Date of Birth: [REDACTED]</div> <div>Phone Number: 907-942-5618</div> <div>Email Address: janiesestevens@gmail.com</div> <div>Mailing Address: P.O. Box 8593 Kodiak, AK 99615 UNITED STATES</div>

Entity Official #2	Entity Official #3
<div>Type: Entity</div> <div>Alaska Entity Number: 10100965</div> <div>Alaska Entity Name: Hibernation Holding Company, L LC</div> <div>Phone Number: 907-942-5618</div> <div>Email Address: janiesestevens@gmail.com</div> <div>Mailing Address: 2705 Millbay Road Suite 205 Kodiak, AK 99615 UNITED STATES</div>	<div>Type: Individual</div> <div>Name: Kim Perkins</div> <div>SSN: [REDACTED]</div> <div>Date of Birth: [REDACTED]</div> <div>Phone Number: 907-942-5618</div> <div>Email Address: fvphantom@gmail.com</div> <div>Mailing Address: P.O. Box 3763 Kodiak, AK 99615 UNITED STATES</div>

Entity Official #4	Entity Official #5
<div>Type: Individual</div> <div>Name: Louie Rocheleau</div> <div>SSN: [REDACTED]</div> <div>Date of Birth: [REDACTED]</div> <div>Phone Number: 907-942-5618</div> <div>Email Address: rockkodiak@gmail.com</div> <div>Mailing Address: PO Box 8593 Kodiak, AK 99615 UNITED STATES</div>	<div>Type: Individual</div> <div>Name: George Kirk</div> <div>SSN: [REDACTED]</div> <div>Date of Birth: [REDACTED]</div> <div>Phone Number: 907-942-5618</div> <div>Email Address: fvphantom@gmail.com</div> <div>Mailing Address: PO Box 2796 Kodiak, AK 99615 UNITED STATES</div>

Entity Official #6

Note: No affiliates entered for this license.

Type: Individual

Name: Lisa Fellows

SSN: [REDACTED]

Date of Birth: [REDACTED]

Phone Number: 907-399-1451

Email Address: lisawebbfellows@gmail.com

Mailing Address: P.O. Box 1065
Homer, AK 99603
UNITED STATES



Thursday, December 19, 2024

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

Renee Krause, City Clerk
City of Homer

RE: Renewal Application for Standard Marijuana Cultivation Facility

Business Name	:	Wildflower Farms
License Location	:	Homer/2908 Kachemak Drive, Homer, AK 99603
License No.	:	12833
License Type	:	Standard Marijuana Cultivation Facility

Dear Ms. Krause,

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

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

Sincerely,

Michele Turner, CMC
Borough Clerk

cc: janiesestevens@gmail.com

amco.localgovernmentonly@alaska.gov



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

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

December 20, 2024

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

Licensee: Cosmic SeaWeed, LLC

DBA: Cosmic Cannabis Company

VIA email: cosmiccannabiscompany@gmail.com

Local Government: Kenai Peninsula Borough, Homer

Via Email: micheletturner@kpb.us ; seesert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us;

mboehmler@kpb.us; rraidmae@kpb.us; slopez@kpb.us; bcarter@kpb.us; jrasor@kpb.us

mjacobsen@ci.homer.ak.us rkrause@ci.homer.ak.us clerk@cityofhomer-ak.gov

Community Council:

Via Email:

CC: n/a

Re: Retail Marijuana Store #21417 Combined Renewal Notice

License Number:	#21417
License Type:	Retail Marijuana Store
Licensee:	Cosmic SeaWeed, LLC
Doing Business As:	Cosmic Cannabis Company
Physical Address:	261 East Bunnell Ave Homer, AK 99603
Designated Licensee:	Chris Long
Phone Number:	907-982-0513
Email Address:	cosmiccannabiscompany@gmail.com

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

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

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

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

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2024/2025 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

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

Dear Local Government:

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2).

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

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

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

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

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

AMCO has received a complete renewal application for the above listed license within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

To object to the approval of this application pursuant to 3 AAC 306.065, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the objection within 30 days of the date of this notice. We recommend that you contact the local government with jurisdiction over the proposed premises to share objections you may have about the application.

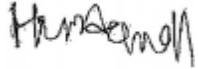
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If you have any questions, please email marijuana.licensing@alaska.gov.

Sincerely,

Hunter Carrell

A handwritten signature in dark ink, appearing to read "Hunter Carrell", written over the printed name.

For Lizzie Kubitz, Acting Director
907-269-0350



**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!



Public Notice

Application for Marijuana Establishment License

License Number: 21417

License Status: Active-Operating

License Type: Retail Marijuana Store

Doing Business As: Cosmic Cannabis Company

Business License Number: 2111543

Email Address: cosmiccannabiscompany@gmail.com

Latitude, Longitude: 59.639667, -151.539490

Physical Address: 261 East Bunnell Ave
Homer, AK 99603
UNITED STATES

Licensee #1

Type: Entity

Alaska Entity Number: 10093588

Alaska Entity Name: Cosmic SeaWeed, LLC

Phone Number: 907-982-0513

Email Address: cosmicseaweed@gmail.com

Mailing Address: 261 East Bunnell Ave
Homer, AK 99603
UNITED STATES

Entity Official #1

Type: Entity

Alaska Entity Number: 10183878

Alaska Entity Name: Cosmic Enterprises LLC

Phone Number: 907-982-0513

Email Address: cosmicseaweed@gmail.com

Mailing Address: 879 Linda Court
Homer, AK 99603
UNITED STATES

Entity Official #2

Type: Individual

Name: Chris Long

Phone Number: 419-708-0174

Email Address: cosmicseaweed@gmail.com

Mailing Address: 879 Linda Court
Homer, AK 99603
UNITED STATES

Note: No affiliates entered for this license.

Interested persons may object to the application by submitting a written statement of reasons for the objection to their local government, the applicant, and the Alcohol & Marijuana Control Office (AMCO) not later than 30 days after the director has determined the application to be complete and has given written notice to the local government. Once an application is determined to be complete, the objection deadline and application information will be posted on AMCO's website at

<https://www.commerce.alaska.gov/web/amco>. Objections should be sent to AMCO at marijuana.licensing@alaska.gov or to 550 W 7th Ave, Suite 1600, Anchorage, AK 99501.

POSTING DATE _____



Thursday, January 2, 2025

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

Renee Krause, City Clerk
City of Homer

RE: Renewal Application for Retail Marijuana Store

Business Name	:	Cosmic Cannabis Company
License Location	:	Homer/261 East Bunnell Avenue, Homer, AK 99603
License No.	:	21417
License Type	:	Retail Marijuana Store

Dear Ms. Krause,

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

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

Sincerely,

Michele Turner, CMC
Borough Clerk

cc: cosmiccannabiscompany@gmail.com
amco.localgovernmentonly@alaska.gov



Alaska Marijuana Control Board

Form MJ-14: Licensed Premises Diagram Change**Why is this form needed?**

This licensed premises diagram change form is required for all marijuana establishment licensees seeking to alter the functional floor plan or reduce or expand the area of the establishment's existing licensed premises.

The required \$250 change fee may be made by check, cashier's check, or money order.

This form must be completed and submitted to AMCO's Anchorage office prior to altering the existing floor plan, and along with an initiated application for an Onsite Consumption Endorsement if applicable. The licensed premises may not be altered unless and until the application has been approved by the board.

Section 1 – Establishment Information

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

Licensee:	Cosmic SeaWeed, LLC	MJ License #:	19728		
License Type:	Marijuana Product Manufacturing Facility				
Doing Business As:	Cosmic SeaWeed, LLC				
Premises Address:	261 E Bunnell Avenue				
City:	Homer	State:	Alaska	ZIP:	99603

Section 2 – Required Information

For your security, do not include locations of security cameras, motion detectors, panic buttons, and other security devices.

The following details must be included:

- ☐ License number and DBA
- ☐ Legend or key
- ☐ Color coding
- ☐ Dimensions
- ☐ Labels
- ☐ True north arrow
- ☐ Surveillance room
- ☐ Licensed premises boundary
- ☐ Restricted access areas
- ☐ Storage areas
- ☐ Entrances, exits, and windows
- ☐ Walls, partitions, and counters
- ☐ Any other areas that must be labeled for specific license types
- ☐ Serving area**
- ☐ Employee monitoring area**
- ☐ Ventilation exhaust points, if applicable**

Items marked with a double asterisks (**) are only required for those retail marijuana establishments that are submitting the MJ-14 form in conjunction with an onsite consumption endorsement application.



Form MJ-14: Licensed Premises Diagram Change

Section 3 – Summary of Changes

Provide a summary of the changes for which you are requesting approval. **For Cultivation licenses:** describe the size of the space(s) the marijuana cultivation facility intends to be under cultivation, including dimensions and overall square footage. Provide your calculations below:

Cosmic SeaWeed would like to move the product manufacturing facility to the kitchen area above the retail store located at 261 E Bunnell Avenue. Cosmic SeaWeed is separating the product manufacturing from concentrate manufacturing and submitting a concentrate only application for the facility located at 271 E Bunnell Aveue.

Section 4 – Declarations

Read each statement below, and then sign your initials in the corresponding box to the right [if applicable]:

Initials

If a local building permit is required, attach a copy of the license, permit, application to this form.

CL

The proposed changes conform to all applicable public health, fire, and safety laws.

CL

I have included a title, lease or other documentation showing sole right of possession to the additional area(s) if the additional area(s) are not already part of my approved licensed premises.

CL

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

CL

Chris Long

Printed Name of licensee

Chris Long

Signature of licensee



Form MJ-14: Licensed Premises Diagram Change

Section 5 – Approvals

Local Government Review is required to be completed before submission to the Alcohol and Marijuana Control Office.

Local Government Review (to be completed by an appropriate local government official):

Yes No Pending

The proposed changes shown on this form conform to all local restrictions and laws.

☐ ☐ ☐

A local building permit is required for the proposed changes.

☐ ☐

Signature of local government official

Building Permit #

Date

Printed name of local government official

Title

Section 6 – AMCO Review

AMCO Review:

Approved Disapproved

Signature of AMCO Enforcement Supervisor

Signature of Director

☐ ☐

Printed name of AMCO Enforcement Supervisor

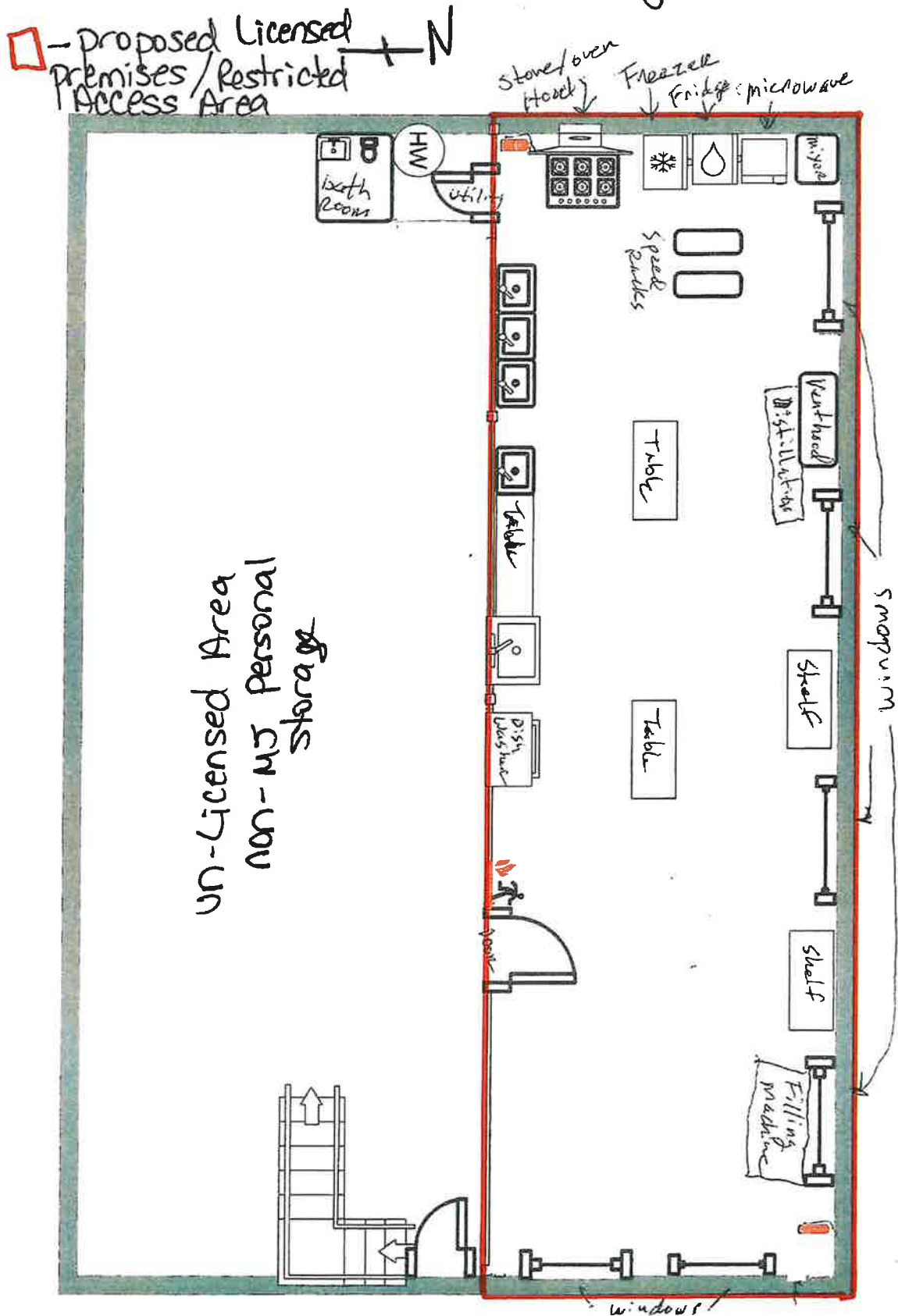
Printed name of Director

Date

AMCO Comments:

Cosmic SeaWeed License #19728

Diagrams 1, 2 + 5





City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

MEMORANDUM

TO: MAYOR LORD AND HOMER CITY COUNCIL
THROUGH: MELISSA JACOBSEN, CITY MANAGER
FROM: RYAN FOSTER, CITY PLANNER
DATE: JANUARY 09, 2024
SUBJECT: COSMIC SEAWEED, LLC MARIJUANA LICENSE
APPLICATIONS FOR A WALKUP/DRIVE-THROUGH
EXTERIOR WINDOW PICKUP DIAGRAM AND OPERATING
PLAN AND LICENSED PREMISES DIAGRAM CHANGE

I have received and reviewed the marijuana license applications for a Walkup/Drive-Through Exterior Window Pickup Diagram & Operating Plan and Licensed Premises Diagram Change for Cosmic Seaweed, LLC, License numbers (21417 & 19728), located at 261 East Bunnell Avenue Homer, AK 99603.

I have no objection to the marijuana license applications for a walkup/drive-through and licensed premises diagram change on zoning related issues.



Alaska Marijuana Control Board

Form MJ-31: Walk-Up or Drive-Through Exterior Window Pick-Up Diagram and Operating Plan

Why is this form needed?

This form and your attached diagram is required for all marijuana retail establishment licensees seeking to alter the functional floor plan to include a walk-up or drive-through exterior window at the establishment's existing licensed premises.

There is a \$250 application fee which may be made online or by check, cashier's check, or money order.

This form must be completed, submitted to AMCO's Anchorage office, approved by the MCB Board and inspected prior to altering the existing floor plan and/or operating an exterior window.

Section 1 – Establishment Information

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

Licensee:	Cosmic SeaWeed, LLC	MJ License #:	21417
License Type:	Retail Marijuana Store		
Doing Business As:	Cosmic Cannabis Company		

Section 2 – Required Diagram Information

A new diagram is required with this form. For your security, do not include locations of security cameras, motion detectors, panic buttons, and other security devices. However, AMCO will require full coverage of the walk-up or drive-through exterior window area as required by 3 AAC 306.380(b) and (g).

The following details must be included:

- License number and DBA
- Legend or key
- Color coding
- Dimensions
- Labels
- True north arrow
- Surveillance room
- Licensed premises boundary
- Restricted access areas
- Storage areas
- Entrances, exits, and windows, including walk-up or drive-through exterior window
- Walls, partitions, and counters

Any other areas that must be labeled for specific license types

- Serving area**
- Employee monitoring area**
- Ventilation exhaust points, if applicable**

*Items marked with a double asterisks (**) are only required for those retail marijuana establishments that are submitting the MJ-14 form in conjunction with an onsite consumption endorsement application.*

**Form MJ-31: Walk-Up or Drive Through Exterior Window Pick-Up Diagram and Operating Plan****Section 3 – Exterior Window Service Operating Plan**

Describe how you will comply with the requirements set forth in 3 AAC 306.380 and 3 AAC 306.715. Your response must include include policies and procedures regarding video surveillance, ID verification, display of marijuana or marijuana products, security features including alarm systems and locks, measures to prevent consumers from unlawfully accessing marijuana and funds through the exterior window and licensee control of the area outside of the exterior window.

Cosmic Cannabis Company will provide customers with the options of in-person, telephone and Internet orders for purchasing marijuana and/or marijuana products for the walk up/drive through exterior window so long as the order is paid for and picked up in person by the customer placing the order. The licensee or an employee shall physically view and inspect the customer's photo identification to ensure that the person is 21 years of age or older. The licensee or employee will ask if there are any persons in the vehicle between the age of 7 and 21, if there are children in the vehicle under the age of 7, the licensee or employee will ask if the child(ren) under 7 (seated or otherwise required by local or state law to be seated in a car seat or booster seat) is the customer's own child, grandchild, or ward. Cameras will be placed inside of the interior of the walk up/drive through exterior window so that the video surveillance system has a view of the licensee or employee verifying the customer's photo identification and the complete sales transaction. A camera will also be placed to provide a clear view of each vehicle or person that enters and exits the walk up/drive through exterior window. Marijuana and marijuana products will not be displayed at the walk up/drive through exterior window. The window will be locked from the inside at all times when not in use. An audible sound will play in the sales area and the retail sales floor when a person or vehicle approaches the walk up/drive through exterior window.

Section 4 – Declarations

Read each statement below, and then sign your initials in the corresponding box to the right [if applicable]:

Initials

If a local building permit is required, attach a copy of the license, permit, application to this form.

The proposed changes conform to all applicable public health, fire, and safety laws.

I have included a title, lease or other documentation showing sole right of possession to the additional area(s), including the exterior window area, if the additional area(s) are not already part of my approved licensed premises.

I certify the area immediately outside the walk-up or drive-through exterior window does not include any public property including public streets, public sidewalks, or public parking lots.

I certify I have read, understood and will comply with all requirements set forth in 3 AAC 306.380, 3 AAC 306.715 and 3 AAC 306.720.

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.

Chris Long

Printed Name of licensee

Signature of licensee



Form MJ-31: Walk-Up or Drive Through Exterior Window Pick-Up Diagram and Operating Plan

Section 5 – Approvals

Local Government Review is required to be completed before submission to the Alcohol and Marijuana Control Office.

Local Government Review (to be completed by an appropriate local government official):

Yes No Pending

The proposed changes shown on this form conform to all local restrictions and laws.

☐ ☐ ☐

A local building permit is required for the proposed changes.

☐ ☐

Signature of local government official

Building Permit #

Date

Printed name of local government official

Title

Section 6 – AMCO Review

AMCO Review:

Approved Disapproved

Signature of Director

Printed Name of Director

☐ ☐

Date

Final Inspection:

Approved Disapproved

Signature of Enforcement Investigator

Printed Name of Enforcement Investigator




☐ ☐

Date

AMCO Comments:

[illegible]

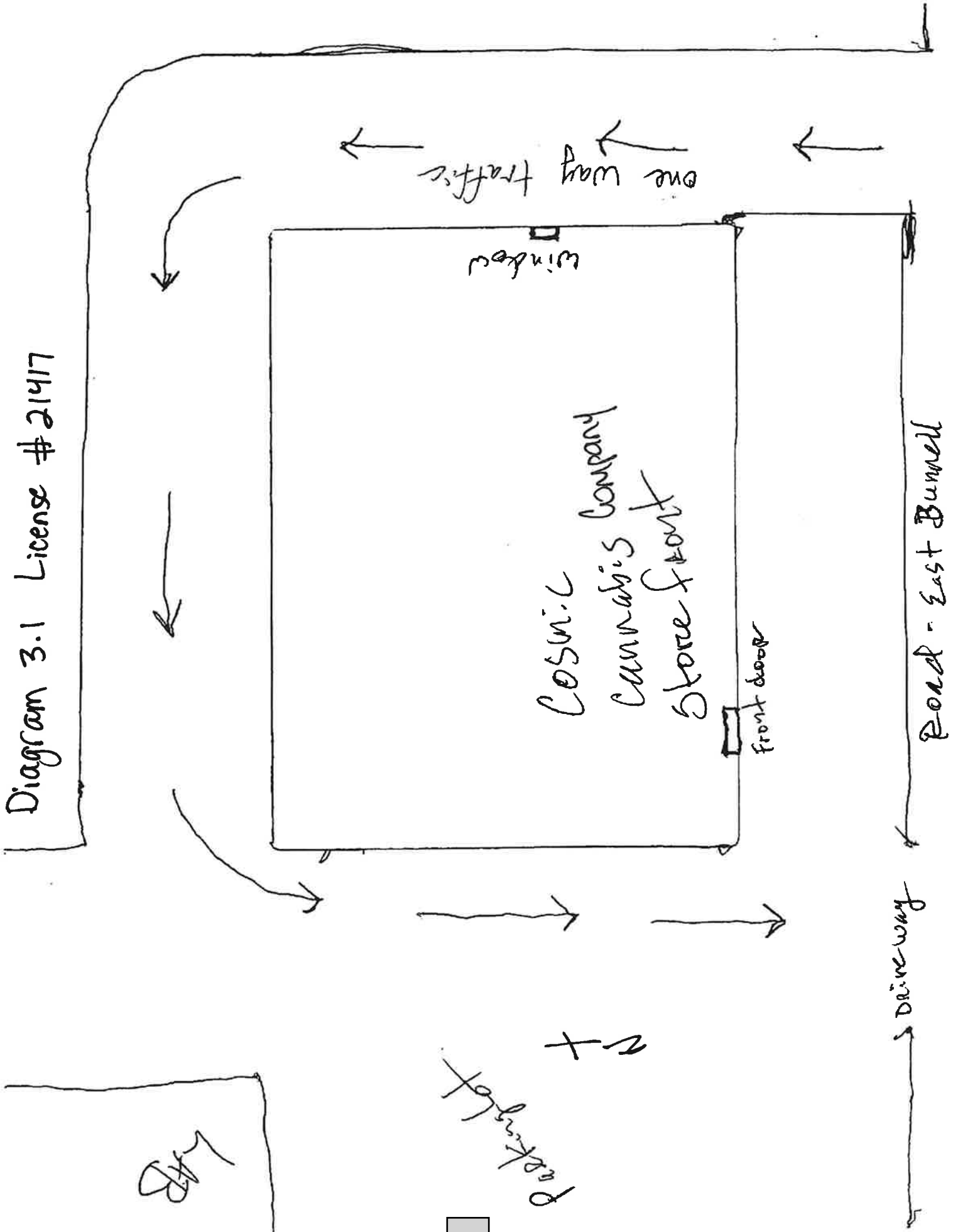
LEGEND

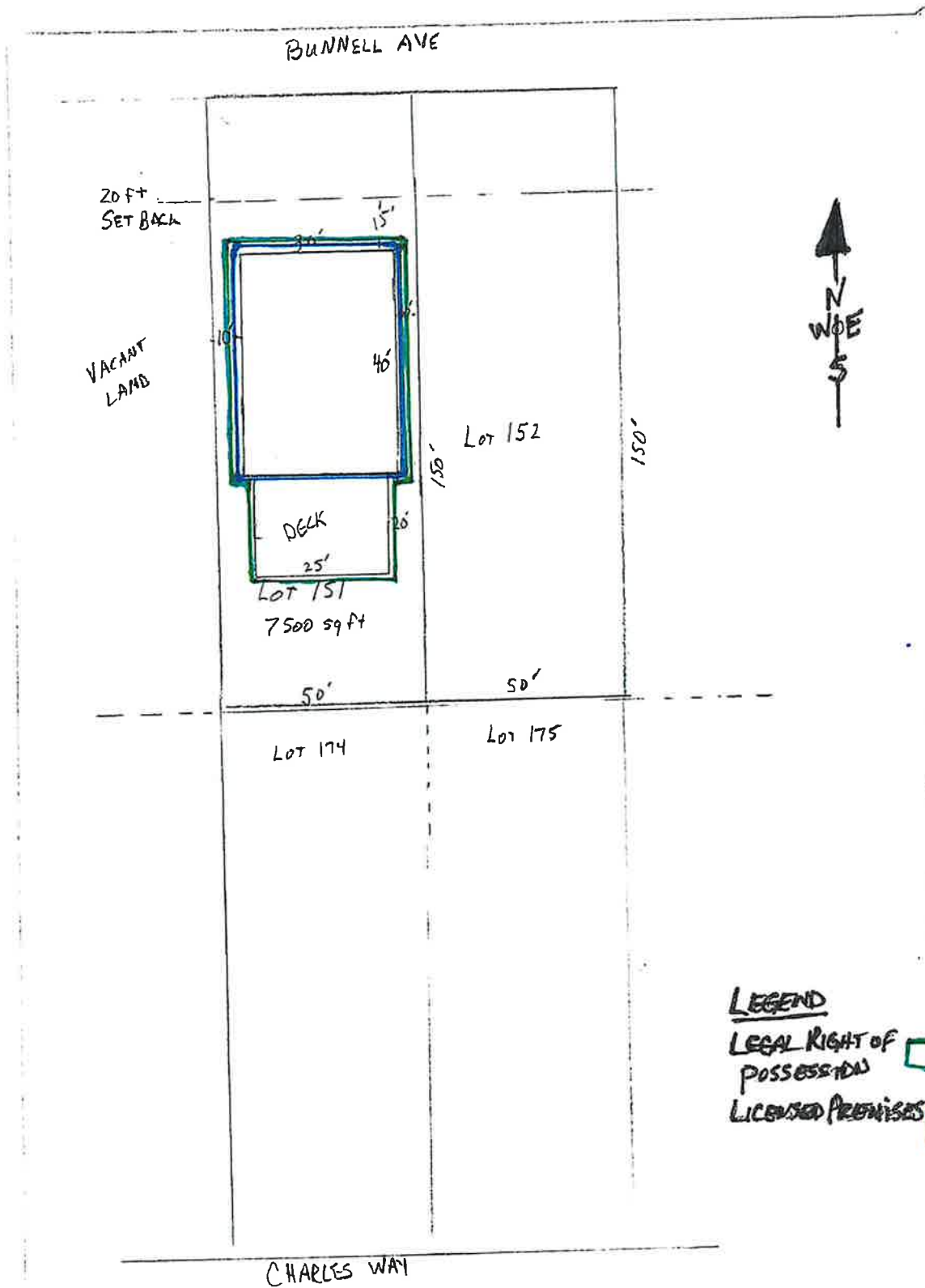
-  Restricted Access
-  Licensed Premises
-  Legal Right to Possess

proposed Seasonal on-site

SCALE $\frac{1}{4}" = 1 \text{ FOOT}$

Diagram 3.1 License #21417





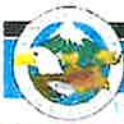
LEGEND
 LEGAL RIGHT OF POSSESSION
 LICENSED PREMISES

0 30 60
 Scale 1" = 30 ft

261 EAST BUNNELL AVE

LOTS 151 AND 152 W.R. Benson's
 Subdivision AMENDED
 Shown on Plat No. 67-365
 Located in the SW 1/4
 Section 20 T65 R13W
 Homer Recording District Alaska
 KPB Tax Parcel ID 17716415

Cosmic Cannabis Company
 DIAGRAM # 3 Lie# 21417



Geographic Information Systems

Cosmic Cannabis 261 E. Bunnell Ave
Company License # 21417



Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
 - Town Medium Volume
 - Town Low/Seasonal; Other
 - Proposed
- Parcels

DIAGRAM 4

LICENSED PREMISES



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable

0 0.02 0.05 Miles

Coordinate System: NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes









City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

MEMORANDUM

TO: MAYOR LORD AND HOMER CITY COUNCIL
THROUGH: MELISSA JACOBSEN, CITY MANAGER
FROM: RYAN FOSTER, CITY PLANNER
DATE: JANUARY 09, 2024
SUBJECT: COSMIC SEAWEED, LLC MARIJUANA LICENSE
APPLICATIONS FOR A WALKUP/DRIVE-THROUGH
EXTERIOR WINDOW PICKUP DIAGRAM AND OPERATING
PLAN AND LICENSED PREMISES DIAGRAM CHANGE

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I have no objection to the marijuana license applications for a walkup/drive-through and licensed premises diagram change on zoning related issues.



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

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

December 11, 2024

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

Licensee: Kachemak Cannabis, LLC

DBA: Kachemak Cannabis

VIA email: kachemakcannabis@gmail.com

Local Government: Homer, Kenai Peninsula Borough

Via Email: micheletturner@kpb.us; jkasper@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us;

mboehmler@kpb.us; rraidmae@kpb.us; slopez@kpb.us; bcarter@kpb.us; jrasor@kpb.us

mjacobsen@ci.homer.ak.us rkrause@ci.homer.ak.us clerk@cityofhomer-ak.gov

Community Council:

Via Email:

CC: n/a

Re: Retail Marijuana Store #33236 Combined Renewal Notice

License Number:	#33236
License Type:	Retail Marijuana Store
Licensee:	Kachemak Cannabis, LLC
Doing Business As:	Kachemak Cannabis
Physical Address:	3585 East End Rd Suite #3 Homer, AK 99603
Designated Licensee:	Jesse Sherwood
Phone Number:	907-299-2986
Email Address:	kachemakcannabis@gmail.com

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

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

Your application will now be sent electronically, in its entirety, to your local government, your community council (if your proposed premises is in Anchorage or certain locations in the Mat-Su Borough), and to any

non-profit agencies who have requested notification of applications. The local government has 60 days to protest your application per 3 AAC 306.060.

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

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2024/2025 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

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

Dear Local Government:

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2).

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

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

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

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

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

AMCO has received a complete renewal application for the above listed license within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

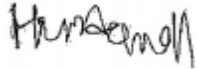
To object to the approval of this application pursuant to 3 AAC 306.065, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the objection within 30 days of the date of this notice. We recommend that you contact the local government with jurisdiction over the proposed premises to share objections you may have about the application.

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

If you have any questions, please email marijuana.licensing@alaska.gov.

Sincerely,

Hunter Carrell

A handwritten signature in black ink, appearing to read "Hunter Carrell", written over a horizontal line.

For Lizzie Kubitz, Acting Director
907-269-0350



Alaska Marijuana Control Board

Form MJ-20: 2024-2025 Renewal Application Certifications**Why is this form needed?**

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

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

Section 1 – Establishment Information

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

Licensee:	Kachemak Cannabis, LLC	License Number:	33236		
License Type:	Retail Marijuana Store				
Doing Business As:	Kachemak Cannabis				
Premises Address:	3585 East End Road, Suite #3				
City:	Homer	State:	Alaska	ZIP:	99603

Section 2 – Individual Information

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

Name:	Amanda Piaskowski
Title:	Manager, Member

Section 3 – Violations & Charges

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

Initials

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

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

I certify that a notice of violation has not been issued for this license between July 1, 2023 and June 30, 2024.

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

Initials

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

Section 5 – Certifications

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

Initials

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

AP

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

AP

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

AP

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

AP

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

AP

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

AP

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

N/A

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

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.

AP

Amanda Piaskowski

Printed name of licensee

Amanda Piaskowski
Signature of licensee



Alaska Marijuana Control Board

Form MJ-20: 2024-2025 Renewal Application Certifications

Why is this form needed?

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

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

Section 1 – Establishment Information

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

Licensee:	Kachemak Cannabis, LLC	License Number:	33236		
License Type:	Retail Marijuana Store				
Doing Business As:	Kachemak Cannabis				
Premises Address:	3585 East End Road, Suite #3				
City:	Homer	State:	Alaska	ZIP:	99603

Section 2 – Individual Information

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

Name:	Jesse Sherwood
Title:	Manager, Member

Section 3 – Violations & Charges

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

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

Initials

--

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

--

I certify that a notice of violation has not been issued for this license between July 1, 2023 and June 30, 2024.

--

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

Initials

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

N/A



Form MJ-20: 2024-2025 Renewal Application Certifications

Section 5 – Certifications

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

Initials

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

[Handwritten initials]

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

[Handwritten initials]

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

[Handwritten initials]

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

[Handwritten initials]

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

[Handwritten initials]

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

[Handwritten initials]

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

N/A

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

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.

[Handwritten initials]

Jesse Sherwood

Printed name of licensee

[Handwritten signature]
Signature of licensee

License Number: 33236

License Status: Active-Operating

License Type: Retail Marijuana Store

Doing Business As: Kachemak Cannabis

Business License Number: 2157350

Designated Licensee: Jesse Sherwood

Email Address: kachemakcannabis@gmail.com

Local Government: Homer

Local Government 2: Kenai Peninsula Borough

Community Council:

Latitude, Longitude: 59.668640, -151.440110

Physical Address: 3585 East End Road
Suite #3
Homer, AK 99603
UNITED STATES

Licensee #1	Entity Official #1
<div>Type: Entity</div> <div>Alaska Entity Number: 10196333</div> <div>Alaska Entity Name: Kachemak Cannabis, LLC</div> <div>Phone Number: 907-299-2986</div> <div>Email Address: kachemakcannabis@gmail.com</div> <div>Mailing Address: PO Box 3226 Homer, AK 99603 UNITED STATES</div>	<div>Type: Individual</div> <div>Name: Jesse Sherwood</div> <div>SSN: [REDACTED]</div> <div>Date of Birth: [REDACTED]</div> <div>Phone Number: 907-299-2986</div> <div>Email Address: smfalaska@gmail.com</div> <div>Mailing Address: PO Box 3226 Homer, AK 99603 UNITED STATES</div>

Entity Official #2
<div>Type: Individual</div> <div>Name: Amanda Piaskowski</div> <div>SSN: [REDACTED]</div> <div>Date of Birth: [REDACTED]</div> <div>Phone Number: 907-388-8937</div> <div>Email Address: smfalaska@gmail.com</div> <div>Mailing Address: PO Box 3226 Homer, AK 99603 UNITED STATES</div>

Note: No affiliates entered for this license.



Public Notice

Application for Marijuana Establishment License

License Number: 39840

License Status: Initiated

License Type: Marijuana Concentrate Manufacturing Facility

Doing Business As: COSMIC SEAWEED, LLC

Business License Number: 1088609

Email Address: pyrofish13@gmail.com

Latitude, Longitude: 59.639470, -151.539520

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

Licensee #1

Type: Entity

Alaska Entity Number: 10093588

Alaska Entity Name: Cosmic SeaWeed, LLC

Phone Number: 419-708-0174

Email Address: cosmicseaweed@gmail.com

Mailing Address: 261 East Bunnell Avenue
Homer, AK 99603
UNITED STATES

Entity Official #1

Type: Entity

Alaska Entity Number: 10183878

Alaska Entity Name: Cosmic Enterprises LLC

Phone Number: 419-708-0174

Email Address: cosmicseaweed@gmail.com

Mailing Address: 261 East Bunnell Avenue
Homer, AK 99603
UNITED STATES

Entity Official #2

Type: Individual

Name: Chris Long

Phone Number: 419-708-0174

Email Address: pyrofish13@gmail.com

Mailing Address: 261 East Bunnell Avenue
Homer, AK 99603
UNITED STATES

Note: No affiliates entered for this license.

Interested persons may object to the application by submitting a written statement of reasons for the objection to their local government, the applicant, and the Alcohol & Marijuana Control Office (AMCO) not later than 30 days after the director has determined the application to be complete and has given written notice to the local government. Once an application is determined to be complete, the objection deadline and application information will be posted on AMCO's website at

<https://www.commerce.alaska.gov/web/amco>. Objections should be sent to AMCO at marijuana.licensing@alaska.gov or to 550 W 7th Ave, Suite 1600, Anchorage, AK 99501.

POSTING DATE _____



Thursday, December 19, 2024

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

Renee Krause, City Clerk
City of Homer

RE: Renewal Application for Retail Marijuana Store

Business Name	:	Kachemak Cannabis
License Location	:	Homer/3585 East End Road Suite #3 Homer, AK 99603
License No.	:	33236
License Type	:	Retail Marijuana Store

Dear Ms. Krause,

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

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

Sincerely,

Michele Turner, CMC
Borough Clerk

cc: kachemakcannabis@gmail.com

amco.localgovernmentonly@alaska.gov



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

MEMORANDUM

TO: MAYOR LORD AND HOMER CITY COUNCIL
THROUGH: MELISSA JACOBSEN, CITY MANAGER
FROM: RYAN FOSTER, CITY PLANNER
DATE: DECEMBER 12, 2024
SUBJECT: KACHEMAK CANNABIS, LLC RETAIL MARIJUANA STORE
LICENSE RENEWAL

I have received and reviewed the license renewal application for Kachemak Cannabis, Retail Marijuana Store, License number 33236, located at 3585 East End Road, Suite 3, Homer, AK.

I have no objection to the application for renewal on zoning related issues.



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

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

December 31, 2024

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

Licensee: **Eden Management Group, LLC**

DBA: Uncle Herb's

VIA email: lloyd@edenalaska.com

Local Government: Kenai Peninsula Borough, Homer

Via Email: micheleturner@kpb.us seSSERT@kpb.us mjenkins@kpb.us nsCarlett@kpb.us mboehmler@kpb.us
rraidmae@kpb.us slopez@kpb.us bcarter@kpb.us jrasor@kpb.us [mjacobson@ci.homer.ak.us](mailto:mjacobsen@ci.homer.ak.us)
rkrause@ci.homer.ak.us clerk@cityofhomer-ak.gov

Community Council:

Via Email:

CC: n/a

Re: Retail Marijuana Store #12866 Combined Renewal Notice

License Number:	#12866
License Type:	Retail Marijuana Store
Licensee:	Eden Management Group, LLC
Doing Business As:	Uncle Herb's
Physical Address:	1213 Ocean Drive Unit 2 Homer, AK 99603
Designated Licensee:	Lloyd Stiassny
Phone Number:	907-230-6436
Email Address:	lloyd@edenalaska.com

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

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

Your application will now be sent electronically, in its entirety, to your local government, your community council (if your proposed premises is in Anchorage or certain locations in the Mat-Su Borough), and to any

non-profit agencies who have requested notification of applications. The local government has 60 days to protest your application per 3 AAC 306.060.

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

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2024/2025 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

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

Dear Local Government:

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2).

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

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

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

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

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

AMCO has received a complete renewal application for the above listed license within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

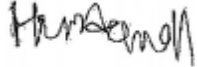
To object to the approval of this application pursuant to 3 AAC 306.065, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the objection within 30 days of the date of this notice. We recommend that you contact the local government with jurisdiction over the proposed premises to share objections you may have about the application.

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

If you have any questions, please email marijuana.licensing@alaska.gov.

Sincerely,

Hunter Carrell

A handwritten signature in black ink, appearing to read "Hunter Carrell", written over a horizontal line.

For Lizzie Kubitz, Acting Director
907-269-0350

License Number: 12866

License Status: Active-Operating

License Type: Retail Marijuana Store

Doing Business As: UNCLE HERB'S

Business License Number: 1038791

Designated Licensee: Lloyd Stiasny

Email Address: lloyd@edenalaska.com

Local Government: Homer

Local Government 2: Kenai Peninsula Borough

Community Council:

Latitude, Longitude: 59.381894, -151.303569

Physical Address: 1213 Ocean Drive
Unit 2
Homer, AK 99603
UNITED STATES

Licensee #1	Entity Official #1
Type: Entity	Type: Individual
Alaska Entity Number: 10039405	Name: Lloyd Stiasny
Alaska Entity Name: Eden Management Group, LLC	SSN: [REDACTED]
Phone Number: 907-230-6436	Date of Birth: [REDACTED]
Email Address: lloyd@edenalaska.com	Phone Number: 907-230-6436
Mailing Address: PO Box 90171 Anchorage, AK 99509 UNITED STATES	Email Address: lloyd@edenalaska.com
	Mailing Address: PO Box 90171 Anchorage, AK 99509 UNITED STATES

Entity Official #2
Type: Individual
Name: Aaron Stiasny
SSN: [REDACTED]
Date of Birth: [REDACTED]
Phone Number: 907-830-8139
Email Address: aaron@edenalaska.com
Mailing Address: PO Box 90171 Anchorage, AK 99509 UNITED STATES

Note: No affiliates entered for this license.



Alaska Marijuana Control Board

Form MJ-20: 2024-2025 Renewal Application Certifications

Why is this form needed?

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

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

Section 1 – Establishment Information

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

Licensee:	Eden Management Group, LLC	License Number:	12866		
License Type:	Retail Marijuana Store				
Doing Business As:	Uncle Herb's				
Premises Address:	1213 Ocean Drive, Unit 2				
City:	Homer	State:	Alaska	ZIP:	99603

Section 2 – Individual Information

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

Name:	Lloyd Stiasny
Title:	Manager, Member

Section 3 – Violations & Charges

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

Initials

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

LHS

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

LHS

I certify that a notice of violation has **not** been issued for this license between July 1, 2023 and June 30, 2024.

LHS

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

Initials

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

N/A

**Form MJ-20: 2024-2025 Renewal Application Certifications****Section 5 – Certifications**

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

Initials

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

LHS

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

LHS

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

LHS

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

LHS

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

LHS

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

LHS

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

N/A

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

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.

LHS

Lloyd Stiassny

Printed name of licensee

Signature of licensee

Title	MJ-20 12866 Retail - Lloyd v.1 BB.pdf
File name	MJ-20%2012866%20R...yd%20v.1%20BB.pdf
Document ID	054567f7ada85c77b1f56f6fa08ec1bf234dd7a7
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested from app.clio.com

Document History



12 / 24 / 2024
01:44:30 UTC

Sent for signature to Lloyd Stiasny (lloyd@edenalaska.com)
from brenda@jdwcounsel.com
IP: 24.237.42.39



12 / 24 / 2024
02:46:23 UTC

Viewed by Lloyd Stiasny (lloyd@edenalaska.com)
IP: 69.178.25.125



12 / 24 / 2024
02:47:21 UTC

Signed by Lloyd Stiasny (lloyd@edenalaska.com)
IP: 69.178.25.125



COMPLETED

12 / 24 / 2024
02:47:21 UTC

The document has been completed.



Alaska Marijuana Control Board

Form MJ-20: 2024-2025 Renewal Application Certifications

Why is this form needed?

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

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

Section 1 – Establishment Information

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

Licensee:	Eden Management Group, LLC	License Number:	12866		
License Type:	Retail Marijuana Store				
Doing Business As:	Uncle Herb's				
Premises Address:	1213 Ocean Drive, Unit 2				
City:	Homer	State:	Alaska	ZIP:	99603

Section 2 – Individual Information

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

Name:	Aaron Stiassny
Title:	Manager, Member

Section 3 – Violations & Charges

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

Initials

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

ATS

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

ATS

I certify that a notice of violation has **not** been issued for this license between July 1, 2023 and June 30, 2024.

ATS

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

Initials

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

N/A

**Form MJ-20: 2024-2025 Renewal Application Certifications****Section 5 – Certifications**

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

Initials

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

ATS

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

ATS

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

ATS

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

ATS

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

ATS

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

ATS

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

N/A

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

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.

ATS

Aaron Stiassny

Printed name of licensee

Signature of licensee

Title	MJ-20 12866 Retail - Aaron v.1 BB.pdf
File name	MJ-20%2012866%20R...on%20v.1%20BB.pdf
Document ID	0ba5661e2e3b35dd7d3127608ca563a242bbe3d0
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested from app.clio.com

Document History



12 / 24 / 2024
01:43:39 UTC

Sent for signature to Aaron Stiassny (aaron@edenalaska.com)
from brenda@jdwcounsel.com
IP: 24.237.42.39



12 / 24 / 2024
02:15:38 UTC

Viewed by Aaron Stiassny (aaron@edenalaska.com)
IP: 107.127.0.124



12 / 24 / 2024
02:16:05 UTC

Signed by Aaron Stiassny (aaron@edenalaska.com)
IP: 107.127.0.124



12 / 24 / 2024
02:16:05 UTC

The document has been completed.



City of Homer

www.cityofhomer-ak.gov

Police Department

625 Grubstake Avenue
Homer, Alaska 99603

police@cityofhomer-ak.gov
(p) 907-235-3150
(f) 907-235-3151/ 907-226-3009

Memorandum

TO: RENEE KRAUSE, MMC, CITY CLERK

CC: LISA LINEGAR, COMMUNICATIONS SUPERVISOR

FROM: MARK ROBL, POLICE CHIEF

DATE: DECEMBER 31, 2024

SUBJECT: MARIJUANA LICENSE RENEWALS FOR ALASKA LOVEN IT, COSMIC CANNABIS AND
KACHEMAK CANNABIS – No Objection

Homer Police Department has no objection to the Alcohol and Marijuana Control Office of a renewal application for a retail marijuana license in the City of Homer for the following:

Type: Standard Marijuana Cultivation Facility
Lic #: 12833
DBA Name: Wildflower Farm
Service Location: 2908 Kachemak Drive, Homer, AK 99603
Licensee: Alaska Loven It, LLC
Designated Licensee: Janiese Stevens
Mailing Address: P.O. Box 1571 Homer, AK 99603

Type: Retail Marijuana Store
License #: 21417
DBA Name: Cosmic Cannabis Company
Service Location: 261 East Bunnell Avenue Homer, AK 99603
Licensee: Cosmic SeaWeed, LLC
Designated Licensee: Chris Long
Mailing Address: 261 E Bunnell Avenue Homer, AK 99603

Type: Retail Marijuana Store
License #: 33236
DBA Name: Kachemak Cannabis
Service Location: 3585 East End Road, Suite 3 Homer, AK 99603
Licensee: Kachemak Cannabis, LLC
Designated Licensee: Jesse Sherwood
Mailing Address: P.O. Box 3226 Homer, AK 99603



MEMORANDUM

Travel Authorization for Mayor Lord, and Council Members to attend the Alaska Municipal League Winter Conference in Juneau, Alaska February 18-20, 2025

Item Type: Action Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: January 13, 2025
From: Renee Krause, MMC, City Clerk

The Alaska Municipal League (AML) Winter Legislative Conference will take place in Juneau, Alaska February 18-20, 2025. Registrations covers the three-day conference and cancellations will be refunded if made prior to February 4, 2025.

The AML is a voluntary, nonprofit, nonpartisan, statewide organization of 140 cities, boroughs, and unified municipalities, representing over 97 percent of Alaska's residents. Originally organized in 1950, the League of Alaska Cities became the Alaska Municipal League in 1962 when boroughs joined the League. The Alaska Municipal League organizes its Winter Legislative Conference every year in Juneau during the legislative session to focus on the legislative agenda.

- Hear from State agency officials
- Learn more about current legislation and activities
- Visit with legislators and legislative staff
- Address priority issues
- Contribute to AML's legislative strategy

The goals of the meeting are to:

- Advance AML's legislative priorities
- Learn more about specific topics relevant to municipal government
- Connect AML members with legislators and administration officials

Cost estimates for travel include round trip airfare from Homer to Juneau \$950 and room rates at \$325.00 per night February 17-21, 2024. Per Diem is \$58 per day, for three meals. Conference cost is \$250. The approximate total cost is \$2670 per person.

In consultation with the City Attorney, it's recommended that not more than three Council members attend the conference to avoid potential complications with the Open Meetings Act.

Recommendation: Approve travel for Mayor Lord and Council Members to attend the AML Winter Legislative Conference in Juneau, February 18-20, 2025.



MEMORANDUM

Ordinance 25-03, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a Donation from the Homer Early Childhood Coalition through Sprout in the Amount of \$4296.81 for an ADA Accessible Picnic Table and Other Improvements at Bayview Park.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: December 27, 2024
From: Chad Felice, P.W., Parks Maintenance
Through: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

Issue: The purpose of this Memorandum is to recommend allowing the City of Homer Public Works Department – Parks Division to accept a donation of \$4,296.81 from the Homer Early Childhood Coalition through Sprout for an ADA accessible picnic table and other improvements in Bayview Park.

Background: The City of Homer accepted the Healthy and Equitable Communities (HEC) Grant funding from the State of Alaska Department of Health, Division of Public Health in the amount of \$74,916 (Ordinance 23-36) for improvements to Bayview Park. HEC funding includes design, public outreach, and playground equipment installation. Grant funds have completed park design and public outreach.

In addition to the HEC grant, the project has benefited from a playground equipment donation from Rotary Club. To fulfill the City's HEC grant matching contribution, Ordinance 23-23 allocated \$52,314 from the HART Roads and Trails Fund for drainage improvements and pavement.

Recommendation: That the City Council approves the acceptance of \$4,296.81 from Homer Early Childhood Coalition through Sprout for and ADA accessible picnic table and other improvements at the Bayview Park.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works

ORDINANCE 25-03

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY25 CAPITAL BUDGET BY ACCEPTING AND
APPROPRIATING A DONATION FROM THE HOMER EARLY
CHILDHOOD COALITION THROUGH SPROUT IN THE AMOUNT OF
\$4,296.81 FOR AN ADA ACCESSIBLE PICNIC TABLE AND OTHER
IMPROVMENTS AT BAYVIEW PARK.

WHEREAS, Ordinance 23-36 approved a Healthy & Equitable Communities (HEC) Grant
in the amount of \$74,916 for design, public outreach, and the purchase and installation of
playground equipment for the Bayview Park Improvements Project; and

WHEREAS, In addition to the HEC Grant, Bayview Park has benefited from a playground
equipment donation from the Rotary Club and City of Homer Accelerated Roads and Trails
funds for drainage improvements and pavement; and

WHEREAS, Homer Early Childhood Coalition through Sprout would like to donate
\$4,296.81 for an ADA picnic table and other improvements at Bayview Park.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by accepting
and appropriating a donation from the Homer Early Childhood Coalition through SPROUT in
the amount of \$4,296.81 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
151-7031	SPROUT Donation - Bayview Park Improvements	\$4,296.81

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 January, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

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46 ATTEST:

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49 _____
RENEE KRAUSE, MMC, CITY CLERK

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51 YES:

52 NO:

53 ABSTAIN:

54 ABSENT:

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56 First Reading:

57 Public Hearing:

58 Second Reading:

59 Effective Date:



MEMORANDUM

Ordinance 25-04, An Ordinance of the City Council of Homer, Alaska Amending FY25 Capital Budget by Appropriating an Additional \$8,200 from the Port Reserves for Task Order 24-02 for Professional and Technical Assistance with the City's Application to the Port Infrastructure Development Program to Replace Float Systems 4 and 1 in the Small Boat Harbor.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: December 31, 2024
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

I would like to provide an update regarding the work completed in support of the 2024 Port Infrastructure Development Program (PIDP) grant application, which was submitted last spring. Throughout the process, our team collaborated closely with the HDR team to develop and finalize the application. During this process, it became clear that expanding the scope of work was essential in order to enhance the competitiveness of our submission.

The additional work undertaken included:

- Preparing letters of support
- Conducting a public survey
- Extending time to revise and strengthen the narratives
- Recalculating the Benefit Cost Ratio (BCR)
- Illustrating transportation connections to non-road connected communities across Alaska that our fleet services.

Given the tight timeline under which we were operating, our team worked diligently to meet the application deadline. Unfortunately, due to time constraints, we were unable to seek prior authorization from the Council for the necessary additional funding to cover these expanded efforts. I regret not having addressed this sooner and I apologize for that oversight. However, it is my belief that the extra costs incurred were justified as they directly contributed to the goal of submitting the most competitive application possible. If successful, the grant would have been significant win for the Enterprise.

Regrettably, Homer did not secure funding in this round. However, staff will be meeting with the grant administrators shortly to assess how we can improve our application for the next round. We will bring the findings from this meeting to the Council and are likely to recommend revisions and resubmission for the next opportunity.

Prior to the expenditure of the additional time and efforts the project was under the budget appropriated by Ordinance 24-12.

Recommendation:

I respectfully request City Council authorize the additional funding allocation to HDR Alaska for the expanded services provided under the amended Task Order 24-02 IIJA Grant Writing Assistance.

Thank you for your consideration and I remain available for any questions.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port Director

ORDINANCE 24-12

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY24 CAPITAL BUDGET BY APPROPRIATING
\$30,000 FROM THE PORT RESERVES FUND FOR THE PURPOSE OF
ISSUING A TASK ORDER TO HDR ENGINEERING IN AN AMOUNT
NOT TO EXCEED \$30,000 FOR PROFESSIONAL AND TECHNICAL
ASSISTANCE WITH A FY2024 PORT INFRASTRUCTURE
DEVELOPMENT PROGRAM GRANT APPLICATION TO REPLACE
FLOAT SYSTEMS 4 AND 1 IN THE SMALL BOAT HARBOR.

WHEREAS, The City has long recognized the need to replace floats in the Small Boat Harbor that are past or near the end of their useful life; the project is designated a Legislative Priority project in the City's FY25 Capital Improvement Plan; and

WHEREAS, In 2023, the City contracted with HDR to assist with a FY2023 Port Infrastructure Development Program grant application for Federal assistance to replace Float Systems 4 and 1 in Homer's Small Boat Harbor; and

WHEREAS, After Federal review, the City's project, Homer Port FREIGHT, was submitted to the Secretary of the US Department of Transportation for final funding consideration, but was ultimately not selected for award; and

WHEREAS, In a debrief of the Homer Port FREIGHT submission with PIDP program officials, the City of Homer was highly encouraged to resubmit a proposal in the FY2024 PIDP grant cycle; and

WHEREAS, The US Department of Transportation Maritime Administration has published a preliminary Notice of Funding Opportunity for the FY 2024 PIDP for projects that improve the safety, efficiency, and reliability of the movement of goods into, out of, around, or within a port; and

WHEREAS, To be successful an application must demonstrate competitiveness on a national level in alignment with the program goals and the benefits provided by the project, which requires significant project planning time, engagement of partners and the public, environmental review, technical and benefit-cost analyses, identification of matching funds and grant writing; and

WHEREAS, HDR, a term contractor with the City of Homer, has expertise with transportation infrastructure project planning and developing Federal grant applications,

assisted city staff with the FY23 PIDP grant application and attended the application debrief;
and

WHEREAS, Administration requested a proposal from HDR to provide FY2024 PIDP application revision and resubmission support.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY24 Capital Budget by appropriating \$30,000 as follows:

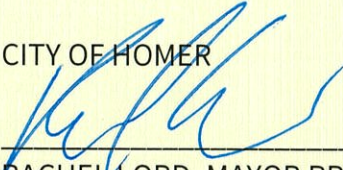
<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	2024 PIDP Application & BCA	\$30,000

Section 2. The Homer City Council hereby authorizes a Task Order to HDR Engineering to assist the City with developing and writing a FY24 PIDP grant application in an amount not to exceed \$30,000 and authorizes the City Manager to negotiate and execute the appropriate documents.

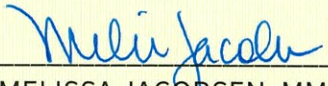
Section 3. This is a budget amendment ordinance, is not permanent in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 26th day of February, 2024.

CITY OF HOMER


RACHEL LORD, MAYOR PRO TEMPORE

ATTEST:


MELISSA JACOBSEN, MMC, CITY CLERK

YES: 6

NO: 0

ABSTAIN: 0

ABSENT: 0

First Reading: 2.12.24

Public Hearing: 2.26.24

Second Reading: 2.26.24

Effective Date: 2.27.24



**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Port Director

ORDINANCE 25-04

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING AN ADDITIONAL \$8,200 FROM THE PORT RESERVES FOR TASK ORDER 24-02 FOR PROFESSIONAL AND TECHNICAL ASSISTANCE WITH THE CITY'S APPLICATION TO THE PORT INFRASTRUCTURE DEVELOPMENT PROGRAM TO REPLACE FLOAT SYSTEMS 4 AND 1 IN THE SMALL BOAT HARBOR.

WHEREAS, Ordinance 24-12 appropriated \$30,000 to work with HDR Engineering to assist with the FY2024 Port Infrastructure Development Program (PIDP) grant application to replace Float Systems 4 and 1 in Homer's Small Boat Harbor; and

WHEREAS, During the development of the application process, additional work by HDR Engineering was required and increased the total project cost to \$38,137.19; and

WHEREAS, The additional work included was extra time spent on letters of support and budget development, more than expected work on a public survey, time spent on the Budget Cost Analysis (BCA) to monetize safety values, rewriting more narrative sections than planned, and extensive map changes.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by appropriating an additional \$8,200 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	2024 PIDP Application & BCA	\$8,200

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

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of January, 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 - PIDP Application Assistance</u>	DATE	<u>01/07/2025</u>
DEPARTMENT	<u>Port and Harbor</u>	SPONSOR	<u>City Manager/Port Director</u>
REQUESTED AMOUNT	<u>\$ 8,200</u>		

DESCRIPTION	Ordinance 24-12 appropriated funds to work with HDR Engineering to assist with the FY2024 Port Infrastructure Development Program grant application to replace Float Systems 4 and 1 in Homer's Small Boat Harbor. During the development of the application process, additional work by HDR Engineering was required. The additional work included was extra time spent on letters of support and budget development, more than expected work on a public survey, time spent on the BCA to monetize safety values, rewriting more narrative sections than planned, and extensive map changes. The total cost for the project was estimated at \$30,000 in Ordinance 24-12. The additional time and effort increased the total project cost to \$38,137.19.
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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	<u>\$ 1,210,631</u>	Current Balance	<u> </u>	Current Balance	<u> </u>
Encumbered	<u>\$ 648,062</u>	Encumbered	<u> </u>	Encumbered	<u> </u>
Requested Amount	<u>\$ 8,200</u>	Requested Amount	<u> </u>	Requested Amount	<u> </u>
Other Items on Current Agenda	<u>\$ 28,193</u>	Other Items on Current Agenda	<u> </u>	Other Items on Current Agenda	<u> </u>
Remaining Balance	<u>\$ 526,176</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 25-05, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2025 Capital Budget by Appropriating \$24,000 from the Port Reserves Fund to Replace the Fish Grinder Motor and Gearbox.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: December 20, 2024
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

As part of the preparations for the demolition and reconstruction of the fish grinder building, the Port Maintenance staff was tasked with removing all operational machinery from the structure. The fish grinder, a large industrial sized meat grinder, is powered by a 30 horsepower electric motor through a heavy duty gear reduction box, providing the necessary torque to perform its function. The electric motor, gearbox and auto grinder were replaced with new units in 2014.

During the disassembly process, staff discovered that both the gearbox and motor had corroded to the point where repair was no longer feasible. However, the grinder is in good condition. We estimate that, without this inspection, we might have been able to get another year of operation from the components before failure occurred. However, as the equipment was being removed for the contractors, due to extensive corrosion the motor and gearbox effectively fell apart in the crew's hands and repair is now impossible. These components will need to be replaced.

Moving forward to better preserve the new motor and gearbox, staff will apply additional coats of high quality epoxy paint to protect the components before installation.

Recommendation:

Given that the fish grinder and outfall line are essential for supporting local Sport and Commercial fish processing operations, it is strongly recommended proceeding with the purchase of these replacement parts. This will ensure that the grind shack is fully operational in time for the spring start-up.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port Director

ORDINANCE 25-xx

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY 2025 CAPITAL BUDGET BY APPROPRIATING
\$24,000 FROM THE PORT RESERVES FUND TO REPLACE THE FISH
GRINDER MOTOR AND GEARBOX.

WHEREAS, During the reconstruction of the fish grinder building, the fish grinder was removed revealing extensive corrosion and an unrepairable motor and gearbox; and

WHEREAS, The motor and gearbox need to be replaced before the spring of 2025 as the fish grinder supports local Sport and Commercial fish processing operations; and

WHEREAS, The replacement motor and gearbox from Autio, shipping through Lynden in total quoted \$20,304.62; and

WHEREAS, A moderate contingency is included in the amount of \$3,695.38 for a total appropriation of \$24,000.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by appropriating \$24,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	Fish Grinder Motor Repair	\$24,000

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

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of January, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Fish Grinder Motor and Gearbox Replacement</u>	DATE	<u>01/07/2025</u>
DEPARTMENT	<u>Port and Harbor</u>	SPONSOR	<u>City Manager/Port Director</u>
REQUESTED AMOUNT	<u>\$ 26,000</u>		

DESCRIPTION	During the reconstruction of the fish grinder building the fish grinder was removed from the site revealing extensive corrosion and an unrepairable motor and gearbox. The motor and gearbox need to be replaced before the spring of 2025 as the fish grinder supports local Sport and Commercial fish processing operations. The replacement motor and gearbox from Autio and shipping through Lynden in total quoted \$20,304.62. Port and Harbor maintenance staff will complete all work, and all costs will be charged to the Port & Harbor Enterprise Fund.
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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	<u>\$ 1,210,631</u>	Current Balance	<u> </u>	Current Balance	<u> </u>
Encumbered	<u>\$ 648,062</u>	Encumbered	<u> </u>	Encumbered	<u> </u>
Requested Amount	<u>\$ 26,000</u>	Requested Amount	<u> </u>	Requested Amount	<u> </u>
Other Items on Current Agenda	<u>\$ 10,393</u>	Other Items on Current Agenda	<u> </u>	Other Items on Current Agenda	<u> </u>
Remaining Balance	<u>\$ 526,176</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 25-06, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating Additional \$2,193 from the Port Reserves Fund for the Ammonia Storage Tank for the City Ice Plant.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: January 01, 2025
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

Purpose: The additional funds required to close out this project are to cover the additional shipping costs for the ammonia storage tank purchase.

The overrun was primarily due to our lack of familiarity with the logistics of the Seattle waterfront. This led to unforeseen handling costs as the 2300-pound tank passed through several intermediaries before reaching the Ice Plant. While it is frustrating to encounter a shipping cost overrun, I believe such situations are not entirely uncommon.

Looking ahead, we will make a more diligent effort to better estimate and account for these costs. However, there is often a delay between the approved appropriation and project completion, and costs can, and do, fluctuate rapidly. To prevent unnecessary strain on staff and council time going forward, I recommend incorporating a 20% contingency into our project budgets to cover similar unforeseen expenses in the future. As the funds are specific to the ordinance and project any unused dollars would stay in the fund when the project is closed out.

RECOMMENDATION: Request the Homer City Council to authorize additional funding of \$2,193 by amending the FY25 capital budget for the Ammonia Tank project.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Port Director

ORDINANCE 25-06

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING AN
ADDITIONAL \$2,193 FROM THE PORT RESERVES FUND FOR THE
AMMONIA STORAGE TANK FOR THE CITY ICE PLANT.

WHEREAS, Ord 24-39 appropriated \$18,000 to purchase a secure tank to store the
coolant system ammonia safely and free of contamination, and provide an additional layer of
chemical storage safety in case of an emergency; and

WHEREAS, The appropriation included the cost to transport the ammonia tank from
Washington to Seattle, however the final transport cost exceeded the original quote of \$2,193;
and

WHEREAS, An additional appropriation is necessary to cover this additional cost.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by
appropriating \$2,193 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	Ammonia Tank	\$2,193

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 January, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

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45 YES:
46 NO:
47 ABSTAIN:
48 ABSENT:
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50 First Reading:
51 Public Hearing:
52 Second Reading:
53 Effective Date:

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Additional Funding - Ammonia Storage Tank</u>	DATE	<u>01/07/2025</u>
DEPARTMENT	<u>Port and Harbor</u>	SPONSOR	<u>City Manager/Port Director</u>
REQUESTED AMOUNT	<u>\$ 2,193</u>		

DESCRIPTION	Ordinance 24-39 appropriated funds to purchase a secure tank to store the coolant system ammonia safely and free of contamination. As well as provide an additional layer of chemical storage safety in case of an emergency. The quote we received from Lynden Transport to transport the ammonia tank from Washington to Seattle was more than the original quoted price. The total cost of the project was estimated at \$18,000 in Ordinance 24-39. Unanticipated additional shipping fees exceeded the appropriated funding by \$2,193.
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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	<u>\$ 1,210,631</u>	Current Balance	<u> </u>	Current Balance	<u> </u>
Encumbered	<u>\$ 648,062</u>	Encumbered	<u> </u>	Encumbered	<u> </u>
Requested Amount	<u>\$ 2,193</u>	Requested Amount	<u> </u>	Requested Amount	<u> </u>
Other Items on Current Agenda	<u>\$ 34,200</u>	Other Items on Current Agenda	<u> </u>	Other Items on Current Agenda	<u> </u>
Remaining Balance	<u>\$ 526,176</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

Resolution 25-001, A Resolution of the City Council of Homer, Alaska Awarding a Contract to Prism Design and Construction LLC in the Amount of \$317,440.28 for the Fuel Island Replacement Project and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents.

Item Type: Backup Memorandum
Prepared For: City Council
Date: November 20, 2024
From: Leon Galbraith, P.E., City Engineer
Through: Melissa Jacobsen, City Manager

Background:

The Public Works Department operates a Fuel Island that provides fuel to all of the Cities mobile equipment and light duty fleet for all City Departments. This Fuel Island consists of a gasoline tank, diesel tank, and associated pumps and is a critical piece of infrastructure. The existing fuel island is over 30 years old and has failed its most recent State Certification inspection. The current tanks are Underground Storage Tanks (UST), which carry significant potential environmental liability, and further are located inside the Tsunami inundation zone, thereby making them a greater environmental hazard. It will take significant cost to make the repairs to the existing UST's in order to bring them back into State compliance. This still would not reduce the environmental risk of owning and operating UST's.

The new replacement tanks will be Above Ground Storage Tanks (AST) that will be skid mounted so they can be relocated to the new Public Works Campus once constructed. The AST's have less potential environmental liability and the nature of them being above ground slightly reduces the risk of operating them in the Tsunami inundation zone until they are relocated to the new Public Works Campus.

The current fuel management software is antiquated and no longer supported by the manufacturer, meaning that the program cannot be repaired if it stops working. RESPEC Engineering was hired to perform the final design for the replacement Fuel Island, which they completed in 2024.

The budgeted amount for construction of the fuel island replacement is \$350,000 from Public Works CARMA funds.

The project was bid through a competitive RFP process and the City received one proposal and has selected Prism Design and Construction LLC to provide and install the new Fuel Island and associated tanks and apparatus for the bid amount of \$317,440.28.

Recommendation:

The Public Works Department recommends that the City Council awards the construction of the Fuel Island Replacement Project to Prism Design and Construction LLC.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
City Engineer

RESOLUTION 25-001

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
AWARDING A CONTRACT TO PRISM DESIGN AND CONSTRUCTION
LLC., OF ANCHORAGE, ALASKA IN THE AMOUNT OF \$317,440.28
FOR THE FUEL ISLAND REPLACEMENT PROJECT AND
AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE
THE APPROPRIATE DOCUMENTS.

WHEREAS, The FY25 Capital Budget includes \$350,000 from the Public Works CARMA
Fund; and

WHEREAS, A Request for Proposals was advertised in the Homer News on October 24 &
31, 2024, submitted to three plans Rooms in the State and posted to the City's website; and

WHEREAS, On November 20, 2024, two proposals were received with one proposal
determined to be received after the time established for receipt of proposals; and

WHEREAS, The second proposal received submitted by the firm Prism Design and
Construction LLC., of Anchorage, Alaska was reviewed and selected as the winning proposal.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby
awards a contract to the firm Prism Design and Construction LLC of Anchorage, Alaska in the
amount \$317,440.28 for the Fuel Island Replacement Project and authorizes the City Manager
to negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 13th day of January, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

Fiscal Note: Ordinance 24-24(A) appropriated \$350,000 from General Fund Unassigned Fund
Balance; \$350,000 remains.



MEMORANDUM

Resolution 25-002, A Resolution of the City Council of Homer, Alaska, Adopting An Alternative Allocation Method for the FY25 Shared Fisheries Business Tax Program and Certifying that this Allocation Method Fairly Represents the Distribution of Significant Effects of Fisheries Business Activity In FMA 14: Cook Inlet Area.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: January 3, 2025
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

The City of Homer receives revenue from the State of Alaska for fish tax collected by the State in two different ways. The Department of Revenue distributes "Raw Fish Tax" from licensed seafood processors, floating processors and seafood exporters to eligible municipalities. These funds, when received by the City of Homer, are allocated to Fish Dock Revenues.

The second way the City of Homer receives fish tax revenue is through the Alaska Department of Commerce, Community, and Economic Development (ADCCED). ADCCED receives 50% of the undistributed Raw Fish Tax from the Department of Revenue to distribute through a program known as the Shared Fisheries Business Tax Program. The purpose of this program is to provide for a sharing of state fish tax collected outside municipal boundaries with municipalities that have been affected by fishing industry activities. For the Cook Inlet Fisheries Management Area, of which the City of Homer is a part, there are ten communities that will receive a shared portion of that collected shared fish tax. The ten communities are the Municipality of Anchorage, Homer, Kachemak, Kenai, Kenai Peninsula Borough, Seldovia, Seward, Soldotna, Houston, and Palmer.

A Resolution from the Homer City Council is required annually to receive these funds. If any of the communities listed above do not apply by the deadline in March of 2025, then the funds will be reallocated to communities that did apply.

Recommendation:

Approve and adopt Resolution 25-002

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port Director

RESOLUTION 25-002

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
ADOPTING AN ALTERNATIVE ALLOCATION METHOD FOR THE FY25
SHARED FISHERIES BUSINESS TAX PROGRAM AND CERTIFYING
THAT THIS ALLOCATION METHOD FAIRLY REPRESENTS THE
DISTRIBUTION OF SIGNIFICANT EFFECTS OF FISHERIES
BUSINESS ACTIVITY IN FMA 14: COOK INLET AREA

WHEREAS, AS 29.60.450 requires that for a municipality to participate in the FY25 Shared Fisheries Business Tax Program, the municipality must demonstrate to the Department of Commerce, Community, and Economic Development (DCCED) that the municipality suffered significant effects during calendar year 2023 from fisheries business activities; and

WHEREAS, 3 AAC 134.060 provides for the allocation of available program funding to eligible municipalities located within fisheries management areas specified by the DCCED; and

WHEREAS, 3 AAC 134.070 provides for the use, at the discretion of the DCCED of alternative allocation methods, which may be used within fisheries management areas if all eligible municipalities within the area agree to use the method, and the method incorporates some measure of the relative significant effect of the fisheries business activity of the respective municipalities in the area; and

WHEREAS, The City Council of Homer, Alaska proposes to use an alternative allocation method for allocation of FY25 Funding available within the FMA 14: COOK INLET AREA in agreement with all municipalities in this area participating in the FY25 Shared Fisheries Business Tax Program.

NOW, THEREFORE, BE IT RESOLVED the City Council of Homer, Alaska by this resolution, certifies that the following alternative allocation method fairly represents the distribution of significant effects during 2023, of fisheries business activity in FMA 14: COOK INLET AREA:

- **All municipalities share equally 50% of allocation; all municipalities share remaining 50% on a per capita basis.**

PASSED AND ADOPTED by the Homer City Council this 13th day of January, 2025.

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CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 25-003

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
CONFIRMING THE APPOINTMENT OF ELIZABETH FISCHER AS
TREASURER AND JENNA DE LUMEAU AS DEPUTY TREASURER FOR
CALENDAR YEAR 2025.

WHEREAS, Homer City Code §1.34.010 states that the Treasurer and Deputy Treasurer shall be appointed by and serve at the pleasure of the City Manager, that the Treasurer and Deputy Treasurer shall be confirmed by the Council annually during the first meeting in January and whenever the appointment becomes vacant or whenever the City Manager deems it appropriate to change the appointment; and

WHEREAS, Pursuant to HCC §1.34.010, City Manager Melissa Jacobsen hereby provides notice of Elizabeth Fischer as Treasurer and Jenna deLumeau as Deputy Treasurer for the Calendar year 2025.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska confirms the appointment of Elizabeth Fischer as Treasurer and Jenna deLumeau as Deputy Treasurer for the Calendar Year 2025.

PASSED AND ADOPTED by the Homer City Council this 13th day of January, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

Fiscal note: NA

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 25-004

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
CONFIRMING THE CITY MANAGER'S APPOINTMENT OF JULIE
ENGBRETSSEN AS THE ACTING CITY MANAGER FOR CALENDAR
YEAR 2025.

WHEREAS, Homer City Code 1.20.010(b) states that the City Manager shall annually appoint an Acting City Manager, subject to the City Council confirmation which is revocable at any time, by the Council; and

WHEREAS, Pursuant to Homer City Code Section 1.20.010(b) the Acting City Manager shall assume the duties and powers of the City Manager in their absence; and

WHEREAS, Reviews of City emergency plans related the COVID-19 pandemic have highlighted a need for an order of succession beyond the Acting City Manager appointment required by Homer City Code 1.20.010(b).

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that Julie Engebretsen is hereby appointed by City Manager Melissa Jacobsen and confirmed by the Homer City Council to serve as Acting City Manager in the City Manager's absence for the Calendar Year 2025.

BE IT FURTHER RESOLVED that if both the City Manager and the Acting City Manager are not available for duty, the role of Acting City Manager will be held by the next available department head from the list below (ranked by tenure with the City of Homer):

1. Police Chief Mark Robl
2. Harbormaster Brian Hawkins
3. Finance Director Elizabeth Fischer
4. Fire Chief Mark Kirko

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 13th day of January 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

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44 ATTEST:

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47 RENEE KRAUSE, MMC, CITY CLERK

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49 Fiscal Note: N/A



MEMORANDUM

Resolution 25-005, A Resolution of the City Council of Homer, Alaska Acknowledging the Results of the Invitation to Bid for City Owned Cold Storage Seasonal 2025 Rental Units.

Item Type: Back-Up Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: January 3, 2025
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

To meet the demand for the use of cold storage lockers associated with the City's Ice plant this has led to requests from businesses to arrange for reserved or pre-booked use of the cold storage lockers up to a year in advance for the following season. Businesses have also cited that they pre-order bait in advance and need assurances that they'll have a cold storage place to put it when the next season starts as part of their business model. To keep the rental and use of cold storage lockers transparent and equally available for all, staff has addressed these requests by issuing an Invitation to Bid (ITB), with a submittal period of October 1 through November 4 annually.

The ITB process provides a fair and equitable bidding platform for any business or individual who wishes to secure in advance a reserved locker for the summer season. Approximately half of the total cold storage lockers are held back and offered on a first-come-first-serve basis at the beginning of the season to ensure that seasonal fishermen, businesses, and other individuals still have an opportunity to secure a locker traditionally.

If the minimum bid is not reached on any one of the offered lockers it will join the pool of lockers offered on a first come-first serve basis in the spring.

The City received seven bids that met or exceeded the minimum required bid amount and application requirements by the following proposer. After the bids were opened Sportsman Supply let staff know that they decided to only rent lockers #8 and #9.

1. Locker #3 to Sportsman Supply for \$3,000
2. Locker #4 to Sportsman Supply for \$3,000
3. Locker #5 to Sportsman Supply for \$3,000
4. Locker #6 to Sportsman Supply for \$3,000
5. Locker #7 to Sportsman Supply for \$3,000
6. Locker #8 to Sportsman Supply for \$3,000
7. Locker #9 to Sportsman Supply for \$8,200

The City received 1 viable response to this ITB. Of these, we are recommending the acceptance of 1 bid to the following proposers:

- 1 Locker # 9 to Sportsman Marine Supply for \$ 8,200.00
- 2 Locker # 8 to Sportsman Marine Supply for \$ 3,000.00

RECOMMENDATION: Adopt Resolution 25-xx acknowledging the bid results for the Cold Storage Locker Invitation to Bid for 2025.

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 25-005

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
ACKNOWLEDGING THE RESULTS OF THE INVITATION TO BID FOR
CITY OWNED COLD STORAGE SEASONAL 2025 RENTAL UNITS.

WHEREAS, In accordance with the Procurement Policy an Invitation to Bid for the City owned Cold Storage Seasonal Rental Units was advertised in the Homer New on October 10th and 14th, 2024, submitted to three plans rooms in the state and posted on the City of Homer website; and

WHEREAS, There were eight 8'x10' units and one 22'x10' unit located at the City Ice Plant on the Fish Dock and sealed bid that include a completed cold storage unit agreement were due on Thursday, November 7, 2024; and

WHEREAS, The season shall start no later than March 15th and end as early as October 20th and no later than November 5th; and

WHEREAS, Seven bids were received and met or exceeded the minimum required bid amount in the Invitation to Bid as follows:

1. Locker #3 to Sportsman Supply for \$3,000
2. Locker #4 to Sportsman Supply for \$3,000
3. Locker #5 to Sportsman Supply for \$3,000
4. Locker #6 to Sportsman Supply for \$3,000
5. Locker #7 to Sportsman Supply for \$3,000
6. Locker #8 to Sportsman Supply for \$3,000
7. Locker #9 to Sportsman Supply for \$8,200

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby acknowledges the results of the City Owned Cold Storage Seasonal Rental Units Invitation to Bid to Sportsman Supply for Locker #8 and Locker #9, renter.

PASSED AND ADOPTED by the Homer City Council this 13th day of January, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

44 ATTEST:

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47 RENEE KRAUSE, MMC, CITY CLERK

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49 Fiscal Note: Revenues Fish Dock Cold Storage 400-0603-4621



MEMORANDUM

Alaska Municipal League Trip Report

Item Type: Informational

Prepared For: Mayor Lord and Homer City Council

Date: January 2, 2025

From: Donna Aderhold, Council member

As always, I appreciate the opportunity to attend the annual Alaska Municipal League (AML) conference December 11-13, 2024. Each of the conferences AML holds each year provide different opportunities to engage with other municipalities. The December conference is the time when we hear about legislative priorities from state legislators and attend a wide variety of breakout sessions. The annual AML business meeting is held on the last day of the conference, and I attended and voted on behalf of the Homer city council.

This year, I found myself attending sessions that followed two tracks: municipal taxes and asset management.

Municipal Taxes

As we know, Homer receives most of its general fund revenues from sales and property taxes. I attended sessions relating to both.

The sales tax session included a presentation by Clinton Singletary, Alaska Remote Sellers Sales Tax Commission (ARSSTC) manager, about marketplace facilitators as a tax trend. So, what the heck is a marketplace facilitator, you rightly ask? (I had no idea what the guy was talking about when I entered the room.) They include online marketplaces that often sell other people's goods (e.g., Amazon, eBay, Walmart), short-term rental (STR) marketplaces (e.g., Airbnb, VRBO, Booking.com), service-focused marketplaces (e.g., GrubHub, DoorDash, Uber Eats, Instacart), and travel marketplaces (e.g., Orbitz, Expedia, Travelocity, Kayak, Tripadvisor, Turo). Here's the upshot:

- Only the online marketplaces are currently taxed through ARSSTC, and we need to think about the other marketplaces and how we may want to coordinate with the Kenai Peninsula Borough assembly to update borough code for improved sales tax collection. Homer is a charter member of ARSSTC, and the remote sales taxes we receive continue to increase annually as more remote sellers begin collecting municipal taxes properly in Alaska.
- ARSSTC recognizes the challenges municipalities currently have with STR regulation. They recommend adopting marketplace facilitator collection language in municipal code (define marketplace facilitator, specifically focusing on STRs and ensuring tax imposition

code section has language requiring collection of taxes by the marketplace). AML can assist with code drafting and review.

- Service-focused marketplaces (“delivery network companies”) are beginning to come to Homer but are more prevalent in larger municipalities. We need to become educated on the challenges here. Sales tax enforcement is problematic as the local drivers do not control the app/website and cannot make tax collection happen. One of many issues is cross-jurisdictional deliveries, such as a person in Fritz Creek ordering food from a restaurant in Homer—does the city or borough tax prevail in this instance? ARSSTC has developed a definition for delivery network company based on other state’s models.
- Travel marketplaces have their own set of interesting issues: local taxes are not actually being collected, they are estimated; the full sales price is not being taxed because the hotels themselves do not control tax collection; there are commission fees; transactions may be bundled to include flights, hotel, and rental car, which are each treated differently in tax code. The solutions to this problem are complex and it may be worth spending time at some point to try to understand how often visitors to Homer use these marketplaces, maybe with the help of the Chamber of Commerce.

The property tax session included presentations by Jack Gadamus, Anchorage’s tax assessor, who provided a primer on property tax statute and assessment methods in Alaska, and Matt Mead and Noah Star, Landye Bennett Blumstein LLP, who discussed economic property tax exemptions.

Takeaways include the following:

- State statute is the foundation of assessments.
- Property tax assessments are derived from market data and property characteristics.
- Because Alaska is a non-disclosure state, tax assessors collect and analyze data on market trends, specific property data, and specific market data, such as sales and rent, to determine property taxes.
- There are three approaches to determine value: cost, sales comparison, and income.
- There is a process for property owners to appeal their assessed value each year, the burden of proof to demonstrate the property tax is too high is on the appellant.
- The purpose of property tax exemptions is to attract or spur industry (they can be targeted to a specific sector such as health care, manufacturing, etc.) or to attract services the municipality would otherwise have to provide, potentially at greater cost.
- While the exemption decreases property tax revenue, the intent is to increase local employment and economic development; property taxes may also increase after the exemption period of years expires.
- Economic tax exemptions are a tool of local control. Local needs could include:
 - Encouraging construction on vacant land
 - Encouraging abatements of deteriorated properties
 - Create jobs
 - Convert blighted properties into residential or commercial usage
 - Encourage affordable housing development

- There is a lot of debate and litigation around economic exemptions and their effectiveness and equity. Any exemption should be thoroughly discussed and vetted by municipal attorneys.

Asset Management

I attended several sessions related to planning; the presentations ranged from different types of state transportation plans to local comprehensive planning processes to capital improvement plans (CIPs). But what really caught my attention during these sessions was asset management and how it relates to the CIP process. Here I will focus on what I gleaned from one speaker regarding asset management who presented during several sessions.

Lachlan MacLean, with icInfrastructure, talked about asset planning as part of the CIP process, which he prefers to call a Capital Investment Plan. The reason I focus here is because for many of my years on council we have talked about the need to know the city's assets and plan for when they will need to be replaced, though many of our discussions have focused on the city's fleet. MacLean advocates for an asset registry, a single list of everything the municipality owns (including the asphalt and gravel on the roads), when it was acquired, when it will need to be replaced, an estimated replacement cost, etc. He suggests that the asset registry should be the foundation for the CIP.

MacLean starts his presentation with a simple slide:

Assets Services Quality of Life

By which he means that municipalities are all about the quality of life of their residents. They perform services to support quality of life. And the services depend on the municipality's assets. I really like that phrasing. Our job is to support our community's quality of life.

As we are all well aware, we are dealing with aging infrastructure, limited funding sources (replacement costs, reserves, etc.), staffing, community expectations, population changes, and climate issues. Asset management can be defined as the coordinated activity of an organization to realize value from its assets.

CIP planning is typically a 4–5-year forecast and usually includes the big new capital projects a community wants to develop. This outlook does not necessarily account for aging infrastructure or a huge capital asset replacement that may be needed 10–20 years out that needs to be planned for well in advance.

Sustainable service delivery relies on the balances of the services, risk, and cost. The balance can be controlled with asset management.

Each asset has a life cycle—acquisition, operation, maintenance, renewal/disposal. The upfront capital cost of an asset can be as little as 20% of the full lifecycle cost and we should consider whole life costs when making decisions.

Moving toward an asset registry starts where we are. Each department has current practices for tracking assets, including the finance department that tracks asset depreciation. Pulling all these lists, spreadsheets, databases, and GIS shapefiles together will build an asset management framework that

will become the asset registry. This will help staff, council, and the public better understand what our future holds and what we are saving for and spending money on. It will help streamline future budgeting processes, increase grant funding success, and improve cost controls.

AML has an asset management learning hub that is free and self-paced. I intend to work through the course materials and encourage other council members to do the same. You can sign up with your municipal email through this link: <https://aml.icinfrastructure.com/>.

Business Meeting

The business meeting was held on Friday morning. Senate president Gary Stevens and House Majority Leader Bryce Edgmon discussed the upcoming legislative session and answered questions. We voted on resolutions, all of which passed with clear majority support. We also ranked priorities (there were 28 of them) and the results of the prioritization were released to the membership on December 20. The top 5 include:

- State maintains an adequate level of services
- Increase funding for municipal public safety obligations (police training, community jails, and prosecutors and public defenders)
- Cost-shifting of state expenses and programs to municipalities
- Prompt payment of community assistance and other state payments or pass-throughs to municipalities
- Increase investment in school construction and deferred maintenance (including by providing a base facilities allocation)

We also elected officers. Lisa Parker of Soldotna is the new AML president, Glenda Ledford of Wasilla is the vice president, and I am now the treasurer.



MEMORANDUM

Alaska Municipal League Trip Report

Item Type: Informational

Prepared For: Mayor Lord and Homer City Council

Date: January 8, 2025

From: Bradley Parsons, Council member

Thank you for the opportunity to attend the Alaska Municipal League Conference from December 9-13, 2024. It was inspiring, educational, and an amazing opportunity to network for future efforts. The experience reminded me of the mindfulness public officials have in all they do, and how unique Homer truly is.

The daylong training for Newly Elected Officials I consider indispensable. The in-depth trainings on the Open Meetings Act and Ex-Parte Contact in Quasi-Judicial Roles was illuminating and powerful. It reminded me that transparent government is essential for democracy to properly function. I also spent considerable time in breakout sessions focusing on topics I heard Homer residents deem important for the future of Homer: Transportation, Housing, and Tourism.

Key Takeaways as they relate to Homer:

Transportation:

— “Safe Streets” philosophy was a focus and goal for many sessions and focused on “Safe Streets for All.” Homer’s transportation plan addresses these concerns, but implementation is a challenge.

—Lots of Transportation Match funding is available through the Denali Corporation. That could be useful as CARTS seeks to expand into Homer and the South Peninsula for public transit opportunities.

—Homer is ahead of the curve with a comprehensive plan based on “safe streets” recently completed, but a challenge will emerge in implementation.

Housing and Short-Term Rentals

—Be careful what you legislate was a general rule here. Representatives from Wasilla gave an honest assessment of their strict regulations and how they are already revisiting their new ordinance.

—One answer offered by an expert in the field was that the most effective way to deal with STR impacts was to “just build more housing.”

Tourism: Cruise Ship pros and cons:

—Cruise Ship docking in Alaska is off the charts since the pandemic, with local opportunities and consequences.

—Sitka and Juneau have nearly double their demand. Impacts are felt, but they are also managing it as a municipality by staying flexible.



MEMORANDUM

Ordinance 24-64, An Ordinance of the City Council of Homer, Alaska, Extending the Exemption of Work and Seine Skiffs Attached to Motherships from Moorage Fees through 2025. City Manager/Port Director.

Item Type: Backup Memorandum
Prepared For: Homer City Council & Mayor Lord
Date: November 12, 2024
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

This ordinance addresses an oversight from the tariff amendments adopted at the October 28, 2024 City Council Meeting. Adopting Ordinance 24-53 to revise the Homer Port and Harbor Terminal Tariff No. 1, did not address the recommendation from the Port and Harbor Advisory Commission (PHAC) to extend the work skiff exemption to December 31, 2025.

I would like to clarify that staff and the PHAC would like to extend the work and seine skiff exemption in Section 28.03 of the Port and Harbor Terminal Tariff No. 1 to December 31, 2025.

RECOMMENDATION:

Move to recommend Council approval of Ordinance 24-64 adopting the changes to Tariff No. 1.

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

Session 23-11, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Crisi Matthews at 5:31 p.m. on December 13, 2023 in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMISSIONERS MATTHEWS, PITZMAN, SIEKANIEC, SHAVELSON, VELSKO, ZEISET

ABSENT: COMMISSIONER FRIEND (EXCUSED)

CONSULTING: MAYOR CASTNER, PORT DIRECTOR HAWKINS, PORT ADMINISTRATIVE SUPERVISOR WOODRUFF

STAFF: DEPUTY CITY CLERK PETTIT

2. AGENDA APPROVAL

ZEISET/SIEKANIEC MOVED TO APPROVE THE AGENDA AS WRITTEN.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

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

Mike Jones, city resident, voiced that the conversation pertaining to harbor expansion needs to reinforce the ideas of green energy and fish passage. He added that the Port and Harbor needs to create an environment where they aren't taking on additional risks in regards to the expansion project. Lastly, he made himself available at the Commission's will in hopes of being invited back for a speaker's presentation in the near future.

4. RECONSIDERATION

5. APPROVAL OF MINUTES

5.A. Unapproved November 8, 2023 PHC Minutes

SIEKANIEC/VELSKO MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 8, 2023 REGULAR MEETING.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

6. VISITORS/PRESENTATIONS

7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS

7.A. Port Finance/Budget Report – FYTD Report for December 2023

7.B. Port & Harbor Staff Report – December 2023

Commissioners volunteered themselves for the 2024 City Council Meetings through the end of March as follows:

- January 8th – Commissioner Velsko
- January 22nd – Commissioner Shavelson
- February 12th – Commissioner Siekaniec
- February 26th – Commissioner Pitzman
- March 11th – Commissioner Shavelson
- March 26th – Commissioner Shavelson

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

Commissioner Zeiset briefed the Commission on the Homer Marine Trades Association Report. He outlined courses available at the college in addition to scholarships that are available.

8. PUBLIC HEARING(S)

9. PENDING BUSINESS

9.A. Terminal Tariff

The Commission with the help of its consulting members reviewed the proposed tariff changes.

SHAVELSON/SIEKANIEC MOVED THAT THE PORT AND HARBOR COMMISSION RECOMMEND TO THE HOMER CITY COUNCIL TO ADOPT THE FOLLOWING CHANGES TO PORT TARIFF NUMBER 1 AS THOSE ARE ENUMERATED IN THE OCTOBER 27TH, 2023 MEMORANDUM FROM PORT DIRECTOR HAWKINS TO THE PORT AND HARBOR ADVISORY COMMISSION, INCLUDING:

1. INSUFFICIENT FUNDS CHECK FEE
2. ELECTRIC METERED CONNECTION FEE
3. TOW AND HARBOR FEE
4. SKIFF RATE FEE
5. HAZARDOUS/OIL DISPOSAL FEE TO INCLUDE \$50 PER BARREL FOR OIL, \$8 PER GALLON FOR ANTIFREEZE AND \$6 PER GALLON (IN DRUMS) FOR OILY WATER AND BILGE WATER
6. ANNUAL AND SEASONAL PARKING PASS FEES OF \$150
7. LAUNCH RAMP FEE TO INCLUDE \$25 PER LAUNCH WITH EXEMPTIONS FOR RESERVED STALL HOLDERS OR ANNUAL MOORAGE HOLDERS AND A \$250 ANNUAL PASS FOR RECREATIONAL USERS
8. INCREASED WOOD AND STEEL GRID FEES
9. REMOVAL OF THE WORK SKIFF EXEMPTION RULE
10. ADDITIONAL RULES FOR MARINE HAUL OUT FACILITIES

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

SIEKANIEC/SHAVELSON MOVED THAT THE PORT AND HARBOR COMMISSION SUPPORTS STANDARDIZED ICE RATES WITH A 5% INCREASE.

Chair Matthews noted that it's been 15 years since the last ice increase, and reasoned that inflation is much more than 5% since then.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

9.B. Review of Moorage Agreement

Chair Matthews stated that there haven't been any additional changes made to the code of conduct, and the Commission agreed to postpone this item to the January meeting.

9.C. Property Leasing

Commissioner Shavelson informed the Commission that there are still some amendments he needs to make to the document. He added that he will be bringing a revised version back to the Commission's January meeting after the appropriate changes have been made in the language.

10. NEW BUSINESS

10.A. Advancement of Lighting, Camera, and Energy Grid for the Large Vessel Haul Out Facility

Commissioner Pitzman introduced his memorandum to the Commission. He stated that the point of his memo was to hopefully start working on a smaller project at the Large Vessel Haul Out Facility (one separate from the current project on the Capital Improvement Plan) that focuses on the most important elements that include, but are not limited to:

1. Connecting to the electrical grid for the vessels in a manner similar to the Harbor where you can plug in;
2. Install lighting;
3. Installing cameras;

Discussion ensued regarding the Commission's support for the project, funding for the project, return on investment, and potential benefits that this project would bring to the community.

11. INFORMATIONAL MATERIALS

- 11.A. Port Operations Report
- 11.B. December City Newsletter
- 11.C. November City Manager's Report to Council

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

Mike Jones, city resident, stated that there may be some value in the discussion about short power versus generator power both a cost saving perspective to the users, but also from an emissions perspective. He warned the Commission to double check themselves on the unintended consequences of eliminating the annual pass for non-recreational users of the Harbor. Lastly, he suggest the Commission communicate the CPI change associated with a mooring rate increase, adding that this would also set up the conversations for the ice rates.

13. COMMENTS OF THE CITY STAFF

Deputy City Clerk Pettit apologized to the Commission for the last-minute cancellation of the schedule work session. He thanked the Commission for a good meeting.

Port Director Hawkins spoke briefly to the Large Vessel Haul Out Facility project, noting that breaking out the electrical cost as a separate project would make it a nice package. He added that the Alaska Association of Harbormasters is going to be offering \$15,000 worth of scholarships, and that the scholarships will be advertised before Christmas break.

Port Administrative Supervisor Woodruff thanked the Commission for a great meeting. She said that there are ongoing conversations about partnering with the Guiding Homer's Growth Group to bring a documentary about the cruise ship industry in Sitka to Homer sometime in the first quarter of 2024.

14. COMMENTS OF THE MAYOR

Mayor Castner noted the difference between extending utilities like water, sewer and power to the City downtown versus down to the Harbor. He thanked Chair Matthews for dinner and thanked the Commission for its attention to detail. His closing thought was that he is serious about starting a City business license to collect the taxes that should be collected.

15. COMMENTS OF THE COMMISSION

Commissioner Zeiset thanked the Commission for a good meeting and thanked Mike Jones for his public comments.

Commissioner Siekaniec spoke briefly on a potential fuel surcharge increase for the Pioneer Dock. He added that it sounds like the City needs an oil-water separator. Lastly, he suggested a CPI increase across the tariff,

noting that the City doesn't increase rates according to inflation besides moorage. He thanked the Commission for a good meeting.

Commissioner Pitzman thanked the Commission for a good meeting. He noted that the memo the Commission reviewed from him today was the first memo that he has brought forth to the Commission. He added that he is uncomfortable being the champion of the proposed project at the Large Vessel Haul Out Facility himself given that his business is an obvious beneficiary of the project.

Commissioner Shavelson thanked Mike Jones for his public comments. He added that there will be a Celebration of the Critical Habitat Area in Homer's 40th Anniversary at the Kannery on December 15th at 6:00 p.m.

Chair Matthews said that she is working with the principal at the high school in an attempt to get seniors into the work trades and urged other Commissioners to do the same. She thanked the Commission for a good meeting.

16. ADJOURNMENT

There being no further business to come before the Commission Chair Matthews adjourned the meeting at 8:07 p.m. The next Regular Meeting is Wednesday, January 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.

Zach Pettit, Deputy City Clerk

Approved:_____



MEMORANDUM

Ordinance 24-09, An Ordinance of the City Council of Homer, Alaska Adopting the Revised Port and Harbor Tariff No. 1. City Manager/Port Director.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: December 19, 2023
From: Bryan Hawkins, Port Director
Through: Rob Dumouchel, City Manager

Staff conduct an annual review of our Port of Homer Tariff No. 1 to make sure it reflects our current policies and rates, submitting any prospective changes to the City for review and approval. The following information listed below pertains to this year's proposed edits/changes.

Policies

- Work Skiffs [RULE 28.2]- removal- Currently there is an exception regarding seine skiffs that results in an unfair application of our rate structure which, as a public entity, we need to correct. Additionally, it actually costs us money not to charge them money, because it's extra staff time and work to track and remove the standard automatically generated billing charges that are part of our built in moorage rate structure. We provide the same services to all boats moored within the harbor, including seine skiffs, and we need to be charging use within the harbor equably for all users.
- Marine Haul Out Facility [RULE 38]- additional wording- To operate a facility like the large vessel marine haul out facility the City must hold several permits and follow DEC and safety regulations or risk getting shut down. Staff have noticed an increase in the need for compliance enforcement/assurance in regards to facility users. The added language to the tariff reiterate current best management practices for the facility. Moving forward, if a vessel/user of the facility is found to be out of compliance (i.e. not filing/having an approved work plan ahead of time, or not following the required environmental or safety best management practices needed, etc.) it will mean a full work stoppage, enforced by port staff, with no one allowed to access the vessel until the deficiency has been corrected.
- Load & Launch Ramp-additional wording- During discussion at their meeting, the port and harbor advisory commission recommended that seasonal launch passes be designated as for recreational users, and not available for commercial vessels and vessel transport companies that are running a business while utilizing the L&L facility to do so.

Fees

- Insufficient funds check fee \$50- adding fee- A bounced check causes a significant amount of city finance and port finance staff time to reconcile. We do not currently have a penalty fee for an insufficient funds check.
- Electric metered connect/disconnect fee for Reserved stalls- removal of fee- For reserved stalls with electric meters, currently the rate for electric use is \$23.95/month + electrical usage charge per kilowatt. If a reserved stall holder is going to be gone from the harbor for extended periods of time they can freeze the \$23.95 flat rate monthly charge by putting in a notice of vacancy and paying a \$28.80 connect/disconnect fee. This fee is often confusing for customers, but also makes it not worth it to file a notice of vacancy unless a tenant boat is going to be gone for more than 2 months. In our currently crowded harbor conditions we would like to promote an easy, high level of communication on when stalls might be vacant to best utilize limited resources. Removing the fee for putting in a notice of vacancy encourages, by financial incentive, a stall lessee to let us know when they plan to not use their reserved stall for even just 30 days.
- Ice Rates- standardize fee- Currently we have a discounted rate scale for companies that purchase large volumes of ice with discounts starting at 101 tons in a single season. In practice, this only applies to one to two customers per year. Our software for managing ice and crane had to be updated this year, and with that update we lost the ability to track graduated ice rates. In addition, ice rates haven't been raised or adjusted since 2009. Even at the standard rate, it is most likely set too low for the current inflation adjustment and market. A detailed review of ice production costs and rates is on the staff's winter task list with changes to the ice rate possible for the 24/25 season in about a year based on today's market.
- Ice Rates increase- The Port Advisory commission recommended a 5% increase to ice rates in addition to the proposal above. Staff supports this, but need to explore the ice plant tracking and port billing software systems to see if there is a compatible way to apply the increase. If a software programming solution is found, staff tentatively plans to implement the increase with the next tariff edit (winter of 2024/2025)
- Tow/ Harbor Labor- increase fee - The fee for harbor labor has not been increased in about a decade. Updated payroll numbers provided from City Hall lead staff to recommend an increase to \$200 per hour to better represent what it truly costs the port to provide those services.
- Rate for hazardous material/oil disposal- \$50/per drum- decrease fee- Providing safe disposal options for these materials is part of our clean harbor initiative. Our current rate scale allows for disposal of small amounts (less than 25 gallons) by vessel owners for free at the collection stations, and charges a per gallon rate for amounts over 25 gallons. It was suggested that we impose a flat rate fee for disposal of oil, per 55 gallon drum, since the current fee structure incentivizes behavior that increases the risk of contamination, including decanting oil into 5 gallon buckets and carrying them up the ramp by hand. Cost per drum is proposed at a rate that would make it cheaper to deliver the drum to the designated area at the harbor maintenance facility by appointment, than it would be to pay vessel crew time to attempt to dispose of oil by hand in 25 gallon or less increments daily. It also makes visual enforcement and billing easier.

- Parking, annual and seasonal passes- decrease fee- The current system for annual long term and seasonal fee pay passes is open to abuse. Two vehicles can be added to one pass with the understanding that the pass will only cover one vehicle at a time, but there is no way to ensure compliance with the rule. The new proposed method simplifies the process to one pass for one vehicle and lowers the cost of each pass from \$200 & \$250 respectively to \$150 for either.
- Launch Ramp Daily rate- increase fee- Increase single launch rate to \$25 (\$13 for launch/ \$12 for parking levy)
- Launch Ramp Passes- increase fee- Annual launch passes are set at an equal cost of 10 daily launches. With the daily rate change, the annual has been scaled accordingly, equaling \$250 for an annual launch ramp pass
- Wood and steel grid- increase fee- The port and harbor advisory commission suggested doubling the rates for the use of the grids. These grids have increasing maintenance due to age and haven't have the rates adjusted in many years.

The port and harbor advisory commission reviewed and discussed the proposed tariff changes at their September, October, November, and December meetings. At their December 13 2023 meeting the commission made the following motion supporting changes (full meeting minutes also included as attachment):

The Commission with the help of its consulting members reviewed the proposed tariff changes.

SHAVELSON/SIEKANIEC MOVED THAT THE PORT AND HARBOR COMMISSION RECOMMEND TO THE HOMER CITY COUNCIL TO ADOPT THE FOLLOWING CHANGES TO PORT TARIFF NUMBER 1 AS THOSE ARE ENUMERATED IN THE OCTOBER 27TH, 2023 MEMORANDUM FROM PORT DIRECTOR HAWKINS TO THE PORT AND HARBOR ADVISORY COMMISSION, INCLUDING:

1. INSUFFICIENT FUNDS CHECK FEE
2. ELECTRIC METERED CONNECTION FEE
3. TOW AND HARBOR FEE
4. SKIFF RATE FEE
5. HAZARDOUS/OIL DISPOSAL FEE TO INCLUDE \$50 PER BARREL FOR OIL, \$8 PER GALLON FOR ANTIFREEZE AND \$6 PER GALLON (IN DRUMS) FOR OILY WATER AND BILGE WATER
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8. INCREASED WOOD AND STEEL GRID FEES
9. REMOVAL OF THE WORK SKIFF EXEMPTION RULE
10. ADDITIONAL RULES FOR MARINE HAUL OUT FACILITIES

Recommendation

Council approval of Ordinance 24-09 adopting the proposed changes to Tariff No. 1.

Attachment : December 13 2023 PHC Meeting Minutes



MEMORANDUM

Ordinance 24-64, An Ordinance of the City Council of Homer, Alaska, Extending the Exemption of Work and Seine Skiffs Attached to Motherships from Moorage Fees Through 2025.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: December 03rd, 2024
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

In January 2024, the Tariff Revision removed the exemption for work and seine skiff moorage in Ordinance 24-64. Following public testimony from the seine fleet vessel owners, the Homer City Council passed Resolution 24-057, which postponed the implementation of this change until December 31, 2024. This effectively extended the exemption for another season.

During the Port Commission's September meeting, the City of Homer's tariff was reviewed, and recommendations for the upcoming year were made to the Council. The Port Commission supported the 2024 tariff revision concerning seine skiffs and work skiffs but recommended extending Resolution 24-057 until December 31, 2025. This extension would effectively prolong the moorage exemption for another year.

Staff's Recommendation

Staff recommends that the exemption for work skiffs and seine skiffs should not be extended and that starting January 1, 2025, seine and work skiffs should be charged for moorage in Homer Harbor according to Tariff #1. This would ensure that moorage fees apply to all vessels equitably and fairly.

Mission Statement

The mission of the Port and Harbor Department is to provide safe port and harbor facilities for our commercial clients, recreational users, and the general public, to manage and maintain these facilities cost effectively, and to administer our Tariff and procedures fairly and equitably for all users.

Rationale

In our opinion, the current exemption for work skiffs and seine skiffs does not align with the core mission of the Port and Harbor Department. Specifically, it fails to meet the fairness and equity standards expected from our tariff system. Below are key points for consideration:

1. Harbor Use by the Seine Fleet

The majority of the Homer seine fleet primarily operates outside of Cook Inlet. Consequently, these vessels only use the harbor for approximately one month in the spring and one month in the fall as they mobilize and demobilize for their fishery.

2. Moorage Collection Process

Our staff collects harbor inventory data between midnight and approximately 8:00 AM. If a vessel is in the harbor during this time, it is included in the moorage records for the day. This procedure is widely communicated to our customers, so they are aware of the fees and can plan accordingly. Skiff owners, therefore, have the option to avoid paying moorage fees by launching their skiffs on the same day they depart or by paying for moorage on specific days, such as during sea trials.

3. Equity in Service

The fact remains that a skiff, like any other boat, receives the same services as other vessels in the harbor. It is registered and accounted for, and any issues with the skiff are addressed with the same level of care and service as other boats. As such, it should contribute to harbor maintenance and infrastructure just like any other boat.

4. Peak Use and Space Constraints

The seine vessels and their skiffs primarily occupy harbor space during peak periods, specifically in the spring and fall. During these times, we face significant challenges in meeting the moorage needs of all harbor users. To clarify, if vessel owners require their skiffs to be in the harbor, we will accommodate them. However, we believe that a 55-foot seiner with a 20-foot skiff occupies 75 feet of harbor space, and should be charged accordingly to reflect the full use of the available space.

5. Conclusion

While we recognize the concerns raised by the seine fleet and in no disrespect to the Port Commission motion to the Council, staff recommends that Ordinance 24-64 not be extended. We recommend that starting January 1, 2025, moorage charges for seine and work skiffs be reinstated as outlined in Tariff #1. This will promote fairness, work to improve the management of harbor space, and ensure that all users contribute equitably to the costs of harbor services. The staff's recommendation differs from that of the Port Commission. The Port Commission has been notified and provided the memorandum to review ahead of the January 13, 2025 Regular City Council meeting.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port Director

ORDINANCE 24-64

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
EXTENDING THE EXEMPTION OF WORK AND SEINE SKIFFS
ATTACHED TO MOTHERSHIPS FROM MOORAGE FEES THROUGH
2025.

WHEREAS, Before January 2023 work and seine skiffs that were attached to their mothership in the Homer Harbor were exempt from moorage fees; and

WHEREAS, Ordinance 24-09 amended Tariff No. 1 and removed the work/seine skiff exemption from the tariff; and

WHEREAS, Numerous commercial fishermen testified to the Port and Harbor Advisory Commission (PHAC) during the April meeting to express that this policy change comes at a time when the fishing fleet is facing historic challenges within the industry; and

WHEREAS, The Homer City Council adopted Resolution 24-057 to amend the tariff and reinstate the moorage skiff exemption with an expiration date of December 31, 2024; and

WHEREAS, Resolution 24-108, City Council requested that the Governor of the State of Alaska designate the area of Prince William Sound as an area impacted by an economic disaster; and

WHEREAS, On September 25, 2024, the PHAC passed a motion recommending the removal of the work skiff exemption, while acknowledging the difficult timing and unanimously recommended that the City Council postpone this change to the work skiff rule until December 31, 2025, due to the historically low pink salmon return.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, amends the Homer Tariff No. 1 as follows:

Section 1. Homer Tariff No. 1 is hereby amended to add Section 28.03 that reads as follows:

28.03. *APPLICATION OF RATES/WORK SKIFFS* – Until December 31, 2025, properly registered seine skiffs or work skiffs attached to the mother vessel are not subject to these moorage rates. Work skiff is defined as a boat that is usually carried on the deck or super structure of the mother vessel and is regularly used in the commercial enterprise of the mother vessel. When work /seine skiffs are moored with the mothership, the combined length overall or beam may

not exceed the allowed criteria for the size of stall. If it does exceed, the skiff must be moved to a transient area and moorage fees will apply.

Section 2. This Ordinance is of a permanent and general character.

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

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

From: [mary.griswold](#)
To: [Renee Krause](#)
Subject: Ord 24-64 seine skiff moorage exemption extension
Date: Thursday, January 2, 2025 9:38:19 AM
Attachments: [2024_rates_portrait.pdf](#)
[2024_rates_portrait.pdf](#)

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

(Please include in the CC January 13 packet: public comment for Ord 24-64)

Ord 24-64 Harbor moorage exemptions:

This is a matter of fairness over entitlement. The harbor is an enterprise within the city budget, which means it must support itself. Boat owners help pay its expenses through a per-foot moorage fee. When the seine fishermen get an exemption for part of the space they are using, in effect a moorage discount, this expensive enterprise costs the rest of us more.

From the Homer Port webpage:

How much does it cost to keep a boat in the harbor? We have several different moorage rates and the most cost-effective rate will depend on the length of your stay. There is no charge for day use of the harbor, moorage fees apply if you are in the harbor between midnight and 8 AM.

- Staying for up to five nights? The Transient Daily Rate* will be the most cost-effective.
- Staying for over six nights, up to four months? The Transient Monthly Rate* is the most cost-effective.
- If you are in the harbor for at least four months and one week, the Transient Semiannual** (6 months) is the most cost-effective.
- If you are in the harbor for at least seven months and one week, the Transient Annual** is the most cost-effective.

**Both Daily and Monthly rates have a Prompt Payment discount applied when you contact the office to pay your moorage before the 25th of the month.*

*** Semiannual and Annual moorage must be paid in full in advance
These are 2024 charges. 2025 is more expensive*

Please see the Rates Portrait to see the charges for all boat lengths.

In 2024, a 20-foot boat cost \$247.40 at the monthly rate with the prompt payment discount. It cost \$40.17 at the daily rate with the prompt payment discount. In the scope of fishing expenses, this is not enormous. Fisheries have some unique expenses. Purse seining requires two boats. Halibut long liners have to buy a lot of bait. Moorage for a seine skiff is probably less than the cost of bait.

If this ordinance were really intended as a moorage discount for those affected by the Prince William Sound economic disaster, it would grant all Prince William Sound seiners a moorage reduction, not just those who moor their skiffs astern. It would not reduce the moorage for seiners in other areas who were not affected by this disaster. It would also reduce the moorage for PWS salmon tenders because they suffered similar hardship.

A hardship moorage reduction in such a case would open the doors to endless hardship declarations from all user groups and soon bankrupt the harbor enterprise. All commercial harbor users periodically have bad seasons, whether drift fishermen, halibut fishermen, fishing charters, water taxis or seiners..

The seine fishermen were granted a year's exemption extension last year because they said they weren't fairly warned about the moorage fees. It's past time for them to contribute their fair share of harbor moorage.

Please promote fair and equitable harbor moorage fees for all user groups and defeat this extended moorage exemption.

Please take a look at the Moorage Rates explanation and 2024 Rates Portrait on the Port and Harbor webpage.

67%																	17%																	3%																
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6	453.26	35.58	488.84	303.68	23.84	327.52	77.05	6.05	83.10	74.05	5.81	79.87	13.60	1.07	14.67	8.60	0.67	9.27																																
7	520.82	40.88	561.70	348.95	27.39	376.34	88.54	6.95	95.49	85.04	6.68	91.71	15.62	1.23	16.85	10.62	0.83	11.46																																
8	588.48	46.20	634.68	394.28	30.95	425.23	100.04	7.85	107.89	96.04	7.54	103.58	17.65	1.39	19.04	12.65	0.99	13.65																																
9	656.24	51.51	707.75	439.68	34.51	474.20	111.56	8.76	120.32	107.06	8.40	115.47	19.69	1.55	21.23	14.69	1.15	15.84																																
10	724.10	56.84	780.94	485.15	38.08	523.23	123.10	9.66	132.76	118.10	9.27	127.37	21.72	1.71	23.43	16.72	1.31	18.04																																
11	792.06	62.18	854.24	530.68	41.66	572.34	134.65	10.57	145.22	129.15	10.14	139.29	23.76	1.87	25.63	18.76	1.47	20.23																																
12	860.12	67.52	927.64	576.28	45.24	621.52	146.22	11.48	157.70	140.22	11.01	151.23	25.80	2.03	27.83	20.80	1.63	22.44																																
13	928.28	72.87	1,001.15	621.95	48.82	670.77	157.81	12.39	170.20	151.31	11.88	163.19	27.85	2.19	30.03	22.85	1.79	24.64																																
14	996.54	78.23	1,074.77	667.68	52.41	720.09	169.41	13.30	182.71	162.41	12.75	175.16	29.90	2.35	32.24	24.90	1.95	26.85																																
15	1,064.90	83.59	1,148.49	713.48	56.01	769.49	181.03	14.21	195.24	173.53	13.62	187.16	31.95	2.51	34.45	26.95	2.12	29.06																																
16	1,133.36	88.97	1,222.33	759.35	59.61	818.96	192.67	15.12	207.80	184.67	14.50	199.17	34.00	2.67	36.67	29.00	2.28	31.28																																
17	1,201.92	94.35	1,296.27	805.29	63.21	868.50	204.33	16.04	220.37	195.83	15.37	211.20	36.06	2.83	38.89	31.06	2.44	33.50																																
18	1,270.58	99.74	1,370.32	851.29	66.83	918.11	216.00	16.96	232.95	207.00	16.25	223.25	38.12	2.99	41.11	33.12	2.60	35.72																																
19	1,339.34	105.14	1,444.48	897.36	70.44	967.80	227.69	17.87	245.56	218.19	17.13	235.32	40.18	3.15	43.33	35.18	2.76	37.94																																
20	1,408.20	110.54	1,518.74	943.49	74.06	1,017.56	239.39	18.79	258.19	229.39	18.01	247.40	42.25	3.32	45.56	37.25	2.92	40.17																																
21	1,477.16	115.96	1,593.12	989.70	77.69	1,067.39	251.12	19.71	270.83	240.62	18.89	259.51	44.31	3.48	47.79	39.31	3.09	42.40																																
22	1,546.22	121.38	1,667.60	1,035.97	81.32	1,117.29	262.86	20.63	283.49	251.86	19.77	271.63	46.39	3.64	50.03	41.39	3.25	44.64																																
23	1,615.38	126.81	1,742.19	1,082.30	84.96	1,167.27	274.61	21.56	296.17	263.11	20.65	283.77	48.46	3.80	52.27	43.46	3.41	46.87																																
24	1,684.64	132.24	1,816.88	1,128.71	88.60	1,217.31	286.39	22.48	308.87	274.39	21.54	295.93	50.54	3.97	54.51	45.54	3.57	49.11																																
25	1,754.00	137.69	1,891.69	1,175.18	92.25	1,267.43	298.18	23.41	321.59	285.68	22.43	308.11	52.62	4.13	56.75	47.62	3.74	51.36																																
26	1,823.46	143.14	1,966.60	1,221.72	95.90	1,317.62	309.99	24.33	334.32	296.99	23.31	320.30	54.70	4.29	59.00	49.70	3.90	53.61																																
27	1,893.02	148.60	2,041.62	1,268.32	99.56	1,367.89	321.81	25.26	347.08	308.31	24.20	332.52	56.79	4.46	61.25	51.79	4.07	55.86																																
28	1,962.68	154.07	2,116.75	1,315.00	103.23	1,418.22	333.66	26.19	359.85	319.66	25.09	344.75	58.88	4.62	63.50	53.88	4.23	58.11																																
29	2,032.44	159.55	2,191.99	1,361.73	106.90	1,468.63	345.51	27.12	372.64	331.01	25.98	357.00	60.97	4.79	65.76	55.97	4.39	60.37																																
30	2,102.30	165.03	2,267.33	1,408.54	110.57	1,519.11	357.39	28.06	385.45	342.39	26.88	369.27	63.07	4.95	68.02	58.07	4.56	62.63																																
31	2,172.26	170.52	2,342.78	1,455.41	114.25	1,569.66	369.28	28.99	398.27	353.78	27.77	381.56	65.17	5.12	70.28	60.17	4.72	64.89																																
32	2,242.32	176.02	2,418.34	1,502.35	117.93	1,620.29	381.19	29.92	411.12	365.19	28.67	393.86	67.27	5.28	72.55	62.27	4.89	67.16																																
33	2,312.48	181.53	2,494.01	1,549.36	121.62	1,670.99	393.12	30.86	423.98	376.62	29.56	406.19	69.37	5.45	74.82	64.37	5.05	69.43																																
34	2,382.74	187.05	2,569.79	1,596.44	125.32	1,721.76	405.07	31.80	436.86	388.07	30.46	418.53	71.48	5.61	77.09	66.48	5.22	71.70																																
35	2,453.10	192.57	2,645.67	1,643.58	129.02	1,772.60	417.03	32.74	449.76	399.53	31.36	430.89	73.59	5.78	79.37	68.59	5.38	73.98																																
36	2,523.56	198.10	2,721.66	1,690.79	132.73	1,823.51	429.01	33.68	462.68	411.01	32.26	443.27	75.71	5.94	81.65	70.71	5.55	76.26																																
37	2,594.12	203.64	2,797.76	1,738.06	136.44	1,874.50	441.00	34.62	475.62	422.50	33.17	455.67	77.82	6.11	83.93	72.82	5.78	78.54																																
38	2,664.78	209.19	2,873.97	1,785.40	140.15	1,925.56	453.01	35.56	488.57	434.01	34.07	468.08	79.94	6.28	86.22	74.94	5.88	80.83																																
39	2,735.54	214.74	2,950.28	1,832.81	143.88	1,976.69	465.04	36.51	501.55	445.54	34.98	480.52	82.07	6.44	88.51	77.07	6.05	83.12																																
40	2,806.40	220.30	3,026.70	1,880.29	147.60	2,027.89	477.09	37.45	514.54	457.09	35.88	492.97	84.19	6.61	90.80	79.19	6.22	85.41																																
41	2,877.36	225.87	3,103.23	1,927.83	151.33	2,079.17	489.15	38.40	527.55	468.65	36.79	505.44	86.32	6.78	93.10	81.32	6.38	87.70																																
42	2,948.42	231.45	3,179.87	1,975.44	155.07	2,130.51	501.23	39.25	540.48	480.23	37.70	517.93	88.45	6.94	95.40	83.45	6.55	90.00																																
43	3,019.58	237.04	3,256.62	2,023.12	158.81	2,181.93	513.33	39.25	552.58	491.83	38.61	530.44	90.59	7.11	97.70	85.59	6.72	92.31																																
44	3,090.84	242.63	3,333.47	2,070.86	162.56	2,233.43	525.44	39.25	564.69	503.44	39.25	542.69	92.73	7.28	100.00	87.73	6.89	94.61																																
45	3,162.20	248.23	3,410.43	2,118.67	166.32	2,284.99	537.57	39.25	576.82	515.07	39.25	554.32	94.87	7.45	102.31	89.87	7.05	96.92																																
46	3,233.66	253.84	3,487.50	2,166.55	170.07	2,336.63	549.72	39.25	588.97	526.72	39.25	565.97	97.01	7.62	104.63	92.01	7.22	99.23																																
47	3,305.22	259.46	3,564.68	2,214.50	173.84	2,388.34	561.89	39.25	601.14	538.39	39.25	577.64	99.16	7.78	106.94	94.16	7.39	101.55																																
48	3,376.88	265.09	3,641.97	2,262.51	177.61	2,440.12	574.07	39.25	613.32	550.07	39.25	589.32	101.31	7.95	109.26	96.31	7.56	103.87																																
49	3,448.64	270.72	3,719.36	2,310.59	181.38	2,491.97	586.27	39.25	625.52	561.77	39.25	601.02	103.46	8.12	111.58	98.46	7.73	106.19																																
50	3,520.50	276.36	3,796.86	2,358.74	185.16	2,543.90	598.49	39.25	637.74	573.49	39.25	612.74	105.62	8.29	113.91	100.62	7.90	108.51																																
51	3,592.46	282.01	3,874.47	2,406.95	188.95	2,595.89	610.72	39.25	649.97	585.22	39.25	624.47	107.77	8.46	116.23	102.77	8.07	110.84																																
52	3,664.52	287.66	3,952.18	2,455.23	192.74	2,647.96	622.97	39.25	662.22	596.97	39.25	636.22	109.94	8.63	118.57	104.94	8.24	113.17																																
53	3,736.68	293.33	4,030.01	2,503.58	196.53	2,700.11	635.24	39.25	674.49	608.74	39.25	647.99	112.10	8.80	120.90	107.10	8.41	115.51																																
54	3,808.94	299.00	4,107.94	2,551.99	200.33	2,752.32	647.52	39.25	686.77	620.52	39.25	659.77	114.27	8.97	123.24	109.27	8.58	117.85																																
55	3,881.30	304.68	4,185.98	2,600.47	204.14	2,804.61	659.82	39.25	699.07	632.32	39.25	671.57	116.44	9.14	125.58	111.44	8.75	120.19																																
56	3,953.76	310.37	4,264.13	2,649.02	207.95	2,856.97	672.14	39.25	711.39	644.14	39.25	683.39	118.61	9.31	127.92	113.61	8.92	122.53																																
57	4,026.32	316.07	4,342.39	2,697.63	211.76	2,909.40	684.47	39.25	723.72	655.97	39.25	695.22	120.79	9.48	130.27	115.79	9.09	124.88																																
58	4,098.98	321.77	4,420.75	2,746.32	215.59	2,961.90	696.83	39.25	736.08	667.83	39.25	707.08	122.97	9.65	132.62	117.97	9.26	127.23																																
59	4,171.74	327.48	4,499.22	2,795.07	219.41	3,014.48	709.20	39.25	748.45	679.70	39.25	718.95	125.15	9.82	134.98	120.15	9.43	129.58																																
60	4,244.60	333.20	4,577.80	2,843.88	223.24	3,067.13	721.58	39.25	760.83	691.58	39.25	730.83	127.34	10.00	137.33	122.34	9.60	131.94																																
61	4,317.56	338.93	4,656.49	2,892.77	227.08	3,119.85	733.99	39.25	773.24	703.49	39.25	742.74	129.53	10.17	139.69	124.53	9.78	134.30																																
62	4,390.62	344.66	4,735.28	2,941.72	230.92	3,172.64	746.41	39.25	785.66	715.41	39.25	754.66	131.72	10.34	142.06	126.72	9.95	136.67																																
63	4,463.78	350.41	4,814.19	2,990.73	234.77	3,225.51	758.84	39.25	798.09	727.34	39.25	766.59	133.91	10.51	144.43	128																																		

2024																		
LOA	Annual \$66.91 + \$.05/ft X LOA +.505/ft caps at 86' Admin Fee \$50.00 Tax 7.85%			Semi Annual \$66.91 + \$.05/ft X LOA X 67% Admin Fee \$33.50			Billed Monthly \$66.91 + \$.05/ft X LOA X 17% Admin Fee \$8.50			Prompt Payment Monthly \$66.91 + \$.05/ft X LOA X 17%-.505/ft Admin Fee \$8.50			Billed Daily \$66.91 + \$.05/ft X LOA X 3% Admin Fee \$1.50			Prompt Payment Daily \$66.91 + \$.05/ft X LOA X 3%-.55 Admin Fee \$1.50		
	Annual	Tax	Total Annual	Semi Annual	Tax	Total Semi Annual	Billed Month	Tax	Total Billed Monthly	Prompt Pay Month	Tax	Total Prompt Pay Monthly	Billed Daily	Tax	Total Billed Daily	Prompt Pay Daily	Tax	Total Prompt Pay Daily
70	4978.70	390.83	5,369.53	3,335.73	235.50	3,571.23	846.38	39.25	885.63	811.38	39.25	850.63	149.36	11.72	161.09	144.36	11.33	155.69
71	5052.66	396.63	5,449.29	3,385.28	235.50	3,620.78	858.95	39.25	898.20	823.45	39.25	862.70	151.58	11.90	163.48	146.58	11.51	158.09
72	5126.72	402.45	5,529.17	3,434.90	235.50	3,670.40	871.54	39.25	910.79	835.54	39.25	874.79	153.80	12.07	165.88	148.80	11.68	160.48
73	5200.88	408.27	5,609.15	3,484.59	235.50	3,720.09	884.15	39.25	923.40	847.65	39.25	886.90	156.03	12.25	168.27	151.03	11.86	162.88
74	5275.14	414.10	5,689.24	3,534.34	235.50	3,769.84	896.77	39.25	936.02	859.77	39.25	899.02	158.25	12.42	170.68	153.25	12.03	165.28
75	5349.50	419.94	5,769.44	3,584.17	235.50	3,819.67	909.42	39.25	948.67	871.92	39.25	911.17	160.49	12.60	173.08	155.49	12.21	167.69
76	5423.96	425.78	5,849.74	3,634.05	235.50	3,869.55	922.07	39.25	961.32	884.07	39.25	923.32	162.72	12.77	175.49	157.72	12.38	170.10
77	5498.52	431.63	5,930.15	3,684.01	235.50	3,919.51	934.75	39.25	974.00	896.25	39.25	935.50	164.96	12.95	177.90	159.96	12.56	172.51
78	5573.18	437.49	6,010.67	3,734.03	235.50	3,969.53	947.44	39.25	986.69	908.44	39.25	947.69	167.20	13.12	180.32	162.20	12.73	174.93
79	5647.94	443.36	6,091.30	3,784.12	235.50	4,019.62	960.15	39.25	999.40	920.65	39.25	959.90	169.44	13.30	182.74	164.44	12.91	177.35
80	5722.80	449.24	6,172.04	3,834.28	235.50	4,069.78	972.88	39.25	1,012.13	932.88	39.25	972.13	171.68	13.48	185.16	166.68	13.08	179.77
81	5797.76	455.12	6,252.88	3,884.50	235.50	4,120.00	985.62	39.25	1,024.87	945.12	39.25	984.37	173.93	13.65	187.59	168.93	13.26	182.19
82	5872.82	461.02	6,333.84	3,934.79	235.50	4,170.29	998.38	39.25	1,037.63	957.38	39.25	996.63	176.18	13.83	190.02	171.18	13.44	184.62
83	5947.98	466.92	6,414.90	3,985.15	235.50	4,220.65	1,011.16	39.25	1,050.41	969.66	39.25	1,008.91	178.44	14.01	192.45	173.44	13.61	187.05
84	6023.24	471.00	6,494.24	4,035.57	235.50	4,271.07	1,023.95	39.25	1,063.20	981.95	39.25	1,021.20	180.70	14.18	194.88	175.70	13.79	189.49
85	6098.60	471.00	6,569.60	4,086.06	235.50	4,321.56	1,036.76	39.25	1,076.01	994.26	39.25	1,033.51	182.96	14.36	197.32	177.96	13.97	191.93
86	6174.06	471.00	6,645.06	4,136.62	235.50	4,372.12	1,049.59	39.25	1,088.84	1,006.59	39.25	1,045.84	185.22	14.54	199.76	180.22	14.15	194.37
87	6245.27	471.00	6,716.27	4,184.33	235.50	4,419.83	1,061.70	39.25	1,100.95	1,018.20	39.25	1,057.45	187.36	14.71	202.07	182.36	14.32	196.67
88	6316.48	471.00	6,787.48	4,232.04	235.50	4,467.54	1,073.80	39.25	1,113.05	1,029.80	39.25	1,069.05	189.49	14.88	204.37	184.49	14.48	198.98
89	6387.69	471.00	6,858.69	4,279.75	235.50	4,515.25	1,085.91	39.25	1,125.16	1,041.41	39.25	1,080.66	191.63	15.04	206.67	186.63	14.65	201.28
90	6458.90	471.00	6,929.90	4,327.46	235.50	4,562.96	1,098.01	39.25	1,137.26	1,053.01	39.25	1,092.26	193.77	15.21	208.98	188.77	14.82	203.59
91	6530.11	471.00	7,001.11	4,375.17	235.50	4,610.67	1,110.12	39.25	1,149.37	1,064.62	39.25	1,103.87	195.90	15.38	211.28	190.90	14.99	205.89
92	6601.32	471.00	7,072.32	4,422.88	235.50	4,658.38	1,122.22	39.25	1,161.47	1,076.22	39.25	1,115.47	198.04	15.55	213.59	193.04	15.15	208.19
93	6672.53	471.00	7,143.53	4,470.60	235.50	4,706.10	1,134.33	39.25	1,173.58	1,087.83	39.25	1,127.08	200.18	15.71	215.89	195.18	15.32	210.50
94	6743.74	471.00	7,214.74	4,518.31	235.50	4,753.81	1,146.44	39.25	1,185.69	1,099.44	39.25	1,138.69	202.31	15.88	218.19	197.31	15.49	212.80
95	6814.95	471.00	7,285.95	4,566.02	235.50	4,801.52	1,158.54	39.25	1,197.79	1,111.04	39.25	1,150.29	204.45	16.05	220.50	199.45	15.66	215.11
96	6886.16	471.00	7,357.16	4,613.73	235.50	4,849.23	1,170.65	39.25	1,209.90	1,122.65	39.25	1,161.90	206.58	16.22	222.80	201.58	15.82	217.41
97	6957.37	471.00	7,428.37	4,661.44	235.50	4,896.94	1,182.75	39.25	1,222.00	1,134.25	39.25	1,173.50	208.72	16.38	225.11	203.72	15.99	219.71
98	7028.58	471.00	7,499.58	4,709.15	235.50	4,944.65	1,194.86	39.25	1,234.11	1,145.86	39.25	1,185.11	210.86	16.55	227.41	205.86	16.16	222.02
99	7099.79	471.00	7,570.79	4,756.86	235.50	4,992.36	1,206.96	39.25	1,246.21	1,157.46	39.25	1,196.71	212.99	16.72	229.71	207.99	16.33	224.32
100	7171.00	471.00	7,642.00	4,804.57	235.50	5,040.07	1,219.07	39.25	1,258.32	1,169.07	39.25	1,208.32	215.13	16.89	232.02	210.13	16.50	226.63
101	7242.21	471.00	7,713.21	4,852.28	235.50	5,087.78	1,231.18	39.25	1,270.43	1,180.68	39.25	1,219.93	217.27	17.06	234.32	212.27	16.66	228.93
102	7313.42	471.00	7,784.42	4,899.99	235.50	5,135.49	1,243.28	39.25	1,282.53	1,192.28	39.25	1,231.53	219.40	17.22	236.63	214.40	16.83	231.23
103	7384.63	471.00	7,855.63	4,947.70	235.50	5,183.20	1,255.39	39.25	1,294.64	1,203.89	39.25	1,243.14	221.54	17.39	238.93	216.54	17.00	233.54
104	7455.84	471.00	7,926.84	4,995.41	235.50	5,230.91	1,267.49	39.25	1,306.74	1,215.49	39.25	1,254.74	223.68	17.56	241.23	218.68	17.17	235.84
105	7527.05	471.00	7,998.05	5,043.12	235.50	5,278.62	1,279.60	39.25	1,318.85	1,227.10	39.25	1,266.35	225.81	17.73	243.54	220.81	17.33	238.15
106	7598.26	471.00	8,069.26	5,090.83	235.50	5,326.33	1,291.70	39.25	1,330.95	1,238.70	39.25	1,277.95	227.95	17.89	245.84	222.95	17.50	240.45
107	7669.47	471.00	8,140.47	5,138.54	235.50	5,374.04	1,303.81	39.25	1,343.06	1,250.31	39.25	1,289.56	230.08	18.06	248.15	225.08	17.67	242.75
108	7740.68	471.00	8,211.68	5,186.26	235.50	5,421.76	1,315.92	39.25	1,355.17	1,261.92	39.25	1,301.17	232.22	18.23	250.45	227.22	17.84	245.06
109	7811.89	471.00	8,282.89	5,233.97	235.50	5,469.47	1,328.02	39.25	1,367.27	1,273.52	39.25	1,312.77	234.36	18.40	252.75	229.36	18.00	247.36
110	7883.10	471.00	8,354.10	5,281.68	235.50	5,517.18	1,340.13	39.25	1,379.38	1,285.13	39.25	1,324.38	236.49	18.56	255.06	231.49	18.17	249.67
111	7954.31	471.00	8,425.31	5,329.39	235.50	5,564.89	1,352.23	39.25	1,391.48	1,296.73	39.25	1,335.98	238.63	18.73	257.36	233.63	18.34	251.97
112	8025.52	471.00	8,496.52	5,377.10	235.50	5,612.60	1,364.34	39.25	1,403.59	1,308.34	39.25	1,347.59	240.77	18.90	259.			

2024	Annual \$66.91 + \$.05/ft X LOA +\$.05/ft caps at 86' Admin Fee \$50.00 Tax 7.85%		Semi Annual \$66.91 + \$.05/ft X LOA X 67% Admin Fee \$33.50		Billed Monthly \$66.91 + \$.05/ft X LOA X 17% Admin Fee \$8.50		Prompt Payment Monthly \$66.91 + \$.05/ft X LOA X 17%-.50/ft Admin Fee \$8.50		Billed Daily \$66.91 + \$.05/ft X LOA X 3% Admin Fee \$1.50		Prompt Payment Daily \$66.91 + \$.05/ft X LOA X 3%-.55 Admin Fee \$1.50							
LOA	Annual	Tax	Total Annual	Semi Annual	Tax	Total Semi Annual	Billed Month	Tax	Total Billed Monthly	Prompt Pay Month	Tax	Total Prompt Pay Monthly	Billed Daily	Tax	Total Billed Daily	Prompt Pay Daily	Tax	Total Prompt Pay Daily
138	9876.98	471.00	10,347.98	6,617.58	235.50	6,853.08	1,679.09	39.25	1,718.34	1,610.09	39.25	1,649.34	296.31	23.26	319.57	291.31	22.87	314.18
139	9948.19	471.00	10,419.19	6,665.29	235.50	6,900.79	1,691.19	39.25	1,730.44	1,621.69	39.25	1,660.94	298.45	23.43	321.87	293.45	23.04	316.48
140	10019.40	471.00	10,490.40	6,713.00	235.50	6,948.50	1,703.30	39.25	1,742.55	1,633.30	39.25	1,672.55	300.58	23.60	324.18	295.58	23.20	318.79
141	10090.61	471.00	10,561.61	6,760.71	235.50	6,996.21	1,715.40	39.25	1,754.65	1,644.90	39.25	1,684.15	302.72	23.76	326.48	297.72	23.37	321.09
142	10161.82	471.00	10,632.82	6,808.42	235.50	7,043.92	1,727.51	39.25	1,766.76	1,656.51	39.25	1,695.76	304.85	23.93	328.79	299.85	23.54	323.39
143	10233.03	471.00	10,704.03	6,856.13	235.50	7,091.63	1,739.62	39.25	1,778.87	1,668.12	39.25	1,707.37	306.99	24.10	331.09	301.99	23.71	325.70
144	10304.24	471.00	10,775.24	6,903.84	235.50	7,139.34	1,751.72	39.25	1,790.97	1,679.72	39.25	1,718.97	309.13	24.27	333.39	304.13	23.87	328.00
145	10375.45	471.00	10,846.45	6,951.55	235.50	7,187.05	1,763.83	39.25	1,803.08	1,691.33	39.25	1,730.58	311.26	24.43	335.70	306.26	24.04	330.31
146	10446.66	471.00	10,917.66	6,999.26	235.50	7,234.76	1,775.93	39.25	1,815.18	1,702.93	39.25	1,742.18	313.40	24.60	338.00	308.40	24.21	332.61
147	10517.87	471.00	10,988.87	7,046.97	235.50	7,282.47	1,788.04	39.25	1,827.29	1,714.54	39.25	1,753.79	315.54	24.77	340.31	310.54	24.38	334.91
148	10589.08	471.00	11,060.08	7,094.68	235.50	7,330.18	1,800.14	39.25	1,839.39	1,726.14	39.25	1,765.39	317.67	24.94	342.61	312.67	24.54	337.22
149	10660.29	471.00	11,131.29	7,142.39	235.50	7,377.89	1,812.25	39.25	1,851.50	1,737.75	39.25	1,777.00	319.81	25.10	344.91	314.81	24.71	339.52
150	10731.50	471.00	11,202.50	7,190.11	235.50	7,425.61	1,824.36	39.25	1,863.61	1,749.36	39.25	1,788.61	321.95	25.27	347.22	316.95	24.88	341.83
151	10802.71	471.00	11,273.71	7,237.82	235.50	7,473.32	1,836.46	39.25	1,875.71	1,760.96	39.25	1,800.21	324.08	25.44	349.52	319.08	25.05	344.13
152	10873.92	471.00	11,344.92	7,285.53	235.50	7,521.03	1,848.57	39.25	1,887.82	1,772.57	39.25	1,811.82	326.22	25.61	351.83	321.22	25.22	346.43
153	10945.13	471.00	11,416.13	7,333.24	235.50	7,568.74	1,860.67	39.25	1,899.92	1,784.17	39.25	1,823.42	328.35	25.78	354.13	323.35	25.38	348.74
154	11016.34	471.00	11,487.34	7,380.95	235.50	7,616.45	1,872.78	39.25	1,912.03	1,795.78	39.25	1,835.03	330.49	25.94	356.43	325.49	25.55	351.04
155	11087.55	471.00	11,558.55	7,428.66	235.50	7,664.16	1,884.88	39.25	1,924.13	1,807.38	39.25	1,846.63	332.63	26.11	358.74	327.63	25.72	353.35
156	11158.76	471.00	11,629.76	7,476.37	235.50	7,711.87	1,896.99	39.25	1,936.24	1,818.99	39.25	1,858.24	334.76	26.28	361.04	329.76	25.89	355.65
157	11229.97	471.00	11,700.97	7,524.08	235.50	7,759.58	1,909.09	39.25	1,948.34	1,830.59	39.25	1,869.84	336.90	26.45	363.35	331.90	26.05	357.95
158	11301.18	471.00	11,772.18	7,571.79	235.50	7,807.29	1,921.20	39.25	1,960.45	1,842.20	39.25	1,881.45	339.04	26.61	365.65	334.04	26.22	360.26
159	11372.39	471.00	11,843.39	7,619.50	235.50	7,855.00	1,933.31	39.25	1,972.56	1,853.81	39.25	1,893.06	341.17	26.78	367.95	336.17	26.39	362.56
160	11443.60	471.00	11,914.60	7,667.21	235.50	7,902.71	1,945.41	39.25	1,984.66	1,865.41	39.25	1,904.66	343.31	26.95	370.26	338.31	26.56	364.87
161	11514.81	471.00	11,985.81	7,714.92	235.50	7,950.42	1,957.52	39.25	1,996.77	1,877.02	39.25	1,916.27	345.44	27.12	372.56	340.44	26.72	367.17
162	11586.02	471.00	12,057.02	7,762.63	235.50	7,998.13	1,969.62	39.25	2,008.87	1,888.62	39.25	1,927.87	347.58	27.29	374.87	342.58	26.89	369.47
163	11657.23	471.00	12,128.23	7,810.34	235.50	8,045.84	1,981.73	39.25	2,020.98	1,900.23	39.25	1,939.48	349.72	27.45	377.17	344.72	27.06	371.78
164	11728.44	471.00	12,199.44	7,858.05	235.50	8,093.55	1,993.83	39.25	2,033.08	1,911.83	39.25	1,951.08	351.85	27.62	379.47	346.85	27.23	374.08
165	11799.65	471.00	12,270.65	7,905.77	235.50	8,141.27	2,005.94	39.25	2,045.19	1,923.44	39.25	1,962.69	353.99	27.79	381.78	348.99	27.40	376.39
166	11870.86	471.00	12,341.86	7,953.48	235.50	8,188.98	2,018.05	39.25	2,057.30	1,935.05	39.25	1,974.30	356.13	27.96	384.08	351.13	27.56	378.69
167	11942.07	471.00	12,413.07	8,001.19	235.50	8,236.69	2,030.15	39.25	2,069.40	1,946.65	39.25	1,985.90	358.26	28.12	386.39	353.26	27.73	380.99
168	12013.28	471.00	12,484.28	8,048.90	235.50	8,284.40	2,042.26	39.25	2,081.51	1,958.26	39.25	1,997.51	360.40	28.29	388.69	355.40	27.90	383.30
169	12084.49	471.00	12,555.49	8,096.61	235.50	8,332.11	2,054.36	39.25	2,093.61	1,969.86	39.25	2,009.11	362.53	28.46	390.99	357.53	28.07	385.60
170	12155.70	471.00	12,626.70	8,144.32	235.50	8,379.82	2,066.47	39.25	2,105.72	1,981.47	39.25	2,020.72	364.67	28.63	393.30	359.67	28.23	387.91
171	12226.91	471.00	12,697.91	8,192.03	235.50	8,427.53	2,078.57	39.25	2,117.82	1,993.07	39.25	2,032.32	366.81	28.79	395.60	361.81	28.40	390.21
172	12298.12	471.00	12,769.12	8,239.74	235.50	8,475.24	2,090.68	39.25	2,129.93	2,004.68	39.25	2,043.93	368.94	28.96	397.91	363.94	28.57	392.51
173	12369.33	471.00	12,840.33	8,287.45	235.50	8,522.95	2,102.79	39.25	2,142.04	2,016.29	39.25	2,055.54	371.08	29.13	400.21	366.08	28.74	394.82
174	12440.54	471.00	12,911.54	8,335.16	235.50	8,570.66	2,114.89	39.25	2,154.14	2,027.89	39.25	2,067.14	373.22	29.30	402.51	368.22	28.90	397.12
175	12511.75	471.00	12,982.75	8,382.87	235.50	8,618.37	2,127.00	39.25	2,166.25	2,039.50	39.25	2,078.75	375.35	29.47	404.82	370.35	29.07	399.43
176	12582.96	471.00	13,053.96	8,430.58	235.50	8,666.08	2,139.10	39.25	2,178.35	2,051.10	39.25	2,090.35	377.49	29.63	407.12	372.49	29.24	401.73
177	12654.17	471.00	13,125.17	8,478.29	235.50	8,713.79	2,151.21	39.25	2,190.46	2,062.71	39.25	2,101.96	379.63	29.80	409.43	374.63	29.41	404.03
178	12725.38	471.00	13,196.38	8,526.00	235.50	8,761.50	2,163.31	39.25	2,202.56	2,074.31	39.25	2,113.56	381.76	29.97	411.73	376.76	29.58	406.34
179	12796.59	471.00	13,267.59	8,573.72	235.50	8,809.22	2,175.42	39.25	2,214.67	2,085.92	39.25	2,125.17	383.90	30.14	414.03	378.90	29.74	408.64
180	12867.80	471.00	13,338.80	8,621.43	235.50	8,856.93	2,187.53	39.25	2,226.78	2,097.53	39.25	2,136.78	386.03	30.30	416.34	381.03	29.91	410.95
181	12939.01	471.00	13,410.01	8,669.14	235.50	8,904.64	2,199.63	39.25	2,238.88	2,109.13	39.25	2,148.38	388.17	30.47	418.64	383.17	30.08	413.25
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67%																	17%																	3%																
2024	Annual \$66.91 + \$.05/ft X LOA +\$.05/ft caps at 86' Admin Fee \$50.00 Tax 7.85%						Semi Annual \$66.91 + \$.05/ft X LOA X 67%						Billed Monthly \$66.91 + \$.05/ft X LOA X 17%						Prompt Payment Monthly \$66.91 + \$.05/ft X LOA X 17%-.50/ft						Billed Daily \$66.91 + \$.05/ft X LOAX 3%						Prompt Payment Daily \$66.91 + \$.05/ft X LOAX 3%-.5																			
						Total						Total						Total						Total						Total																				
LOA	Annual	Tax	Total Annual	Semi Annual	Tax	Total Semi Annual	Billed Month	Tax	Total Billed Monthly	Prompt Pay Month	Tax	Total Prompt Pay Monthly	Billed Daily	Tax	Total Billed Daily	Prompt Pay Daily	Tax	Total Prompt Pay Daily																																
6	453.26	35.58	488.84	303.68	23.84	327.52	77.05	6.05	83.10	74.05	5.81	79.87	13.60	1.07	14.67	8.60	0.67	9.27																																
7	520.82	40.88	561.70	348.95	27.39	376.34	88.54	6.95	95.49	85.04	6.68	91.71	15.62	1.23	16.85	10.62	0.83	11.46																																
8	588.48	46.20	634.68	394.28	30.95	425.23	100.04	7.85	107.89	96.04	7.54	103.58	17.65	1.39	19.04	12.65	0.99	13.65																																
9	656.24	51.51	707.75	439.68	34.51	474.20	111.56	8.76	120.32	107.06	8.40	115.47	19.69	1.55	21.23	14.69	1.15	15.84																																
10	724.10	56.84	780.94	485.15	38.08	523.23	123.10	9.66	132.76	118.10	9.27	127.37	21.72	1.71	23.43	16.72	1.31	18.04																																
11	792.06	62.18	854.24	530.68	41.66	572.34	134.65	10.57	145.22	129.15	10.14	139.29	23.76	1.87	25.63	18.76	1.47	20.23																																
12	860.12	67.52	927.64	576.28	45.24	621.52	146.22	11.48	157.70	140.22	11.01	151.23	25.80	2.03	27.83	20.80	1.63	22.44																																
13	928.28	72.87	1,001.15	621.95	48.82	670.77	157.81	12.39	170.20	151.31	11.88	163.19	27.85	2.19	30.03	22.85	1.79	24.64																																
14	996.54	78.23	1,074.77	667.68	52.41	720.09	169.41	13.30	182.71	162.41	12.75	175.16	29.90	2.35	32.24	24.90	1.95	26.85																																
15	1,064.90	83.59	1,148.49	713.48	56.01	769.49	181.03	14.21	195.24	173.53	13.62	187.16	31.95	2.51	34.45	26.95	2.12	29.06																																
16	1,133.36	88.97	1,222.33	759.35	59.61	818.96	192.67	15.12	207.80	184.67	14.50	199.17	34.00	2.67	36.67	29.00	2.28	31.28																																
17	1,201.92	94.35	1,296.27	805.29	63.21	868.50	204.33	16.04	220.37	195.83	15.37	211.20	36.06	2.83	38.89	31.06	2.44	33.50																																
18	1,270.58	99.74	1,370.32	851.29	66.83	918.11	216.00	16.96	232.95	207.00	16.25	223.25	38.12	2.99	41.11	33.12	2.60	35.72																																
19	1,339.34	105.14	1,444.48	897.36	70.44	967.80	227.69	17.87	245.56	218.19	17.13	235.32	40.18	3.15	43.33	35.18	2.76	37.94																																
20	1,408.20	110.54	1,518.74	943.49	74.06	1,017.56	239.39	18.79	258.19	229.39	18.01	247.40	42.25	3.32	45.56	37.25	2.92	40.17																																
21	1,477.16	115.96	1,593.12	989.70	77.69	1,067.39	251.12	19.71	270.83	240.62	18.89	259.51	44.31	3.48	47.79	39.31	3.09	42.40																																
22	1,546.22	121.38	1,667.60	1,035.97	81.32	1,117.29	262.86	20.63	283.49	251.86	19.77	271.63	46.39	3.64	50.03	41.39	3.25	44.64																																
23	1,615.38	126.81	1,742.19	1,082.30	84.96	1,167.27	274.61	21.56	296.17	263.11	20.65	283.77	48.46	3.80	52.27	43.46	3.41	46.87																																
24	1,684.64	132.24	1,816.88	1,128.71	88.60	1,217.31	286.39	22.48	308.87	274.39	21.54	295.93	50.54	3.97	54.51	45.54	3.57	49.11																																
25	1,754.00	137.69	1,891.69	1,175.18	92.25	1,267.43	298.18	23.41	321.59	285.68	22.43	308.11	52.62	4.13	56.75	47.62	3.74	51.36																																
26	1,823.46	143.14	1,966.60	1,221.72	95.90	1,317.62	309.99	24.33	334.32	296.99	23.31	320.30	54.70	4.29	59.00	49.70	3.90	53.61																																
27	1,893.02	148.60	2,041.62	1,268.32	99.56	1,367.89	321.81	25.26	347.08	308.31	24.20	332.52	56.79	4.46	61.25	51.79	4.07	55.86																																
28	1,962.68	154.07	2,116.75	1,315.00	103.23	1,418.22	333.66	26.19	359.85	319.66	25.09	344.75	58.88	4.62	63.50	53.88	4.23	58.11																																
29	2,032.44	159.55	2,191.99	1,361.73	106.90	1,468.63	345.51	27.12	372.64	331.01	25.98	357.00	60.97	4.79	65.76	55.97	4.39	60.37																																
30	2,102.30	165.03	2,267.33	1,408.54	110.57	1,519.11	357.39	28.06	385.45	342.39	26.88	369.27	63.07	4.95	68.02	58.07	4.56	62.63																																
31	2,172.26	170.52	2,342.78	1,455.41	114.25	1,569.66	369.28	28.99	398.27	353.78	27.77	381.56	65.17	5.12	70.28	60.17	4.72	64.89																																
32	2,242.32	176.02	2,418.34	1,502.35	117.93	1,620.29	381.19	29.92	411.12	365.19	28.67	393.86	67.27	5.28	72.55	62.27	4.89	67.16																																
33	2,312.48	181.53	2,494.01	1,549.36	121.62	1,670.99	393.12	30.86	423.98	376.62	29.56	406.19	69.37	5.45	74.82	64.37	5.05	69.43																																
34	2,382.74	187.05	2,569.79	1,596.44	125.32	1,721.76	405.07	31.80	436.86	388.07	30.46	418.53	71.48	5.61	77.09	66.48	5.22	71.70																																
35	2,453.10	192.57	2,645.67	1,643.58	129.02	1,772.60	417.03	32.74	449.76	399.53	31.36	430.89	73.59	5.78	79.37	68.59	5.38	73.98																																
36	2,523.56	198.10	2,721.66	1,690.79	132.73	1,823.51	429.01	33.68	462.68	411.01	32.26	443.27	75.71	5.94	81.65	70.71	5.55	76.26																																
37	2,594.12	203.64	2,797.76	1,738.06	136.44	1,874.50	441.00	34.62	475.62	422.50	33.17	455.67	77.82	6.11	83.93	72.82	5.78	78.54																																
38	2,664.78	209.19	2,873.97	1,785.40	140.15	1,925.56	453.01	35.56	488.57	434.01	34.07	468.08	79.94	6.28	86.22	74.94	5.88	80.83																																
39	2,735.54	214.74	2,950.28	1,832.81	143.88	1,976.69	465.04	36.51	501.55	445.54	34.98	480.52	82.07	6.44	88.51	77.07	6.05	83.12																																
40	2,806.40	220.30	3,026.70	1,880.29	147.60	2,027.89	477.09	37.45	514.54	457.09	35.88	492.97	84.19	6.61	90.80	79.19	6.22	85.41																																
41	2,877.36	225.87	3,103.23	1,927.83	151.33	2,079.17	489.15	38.40	527.55	468.65	36.79	505.44	86.32	6.78	93.10	81.32	6.38	87.70																																
42	2,948.42	231.45	3,179.87	1,975.44	155.07	2,130.51	501.23	39.25	540.48	480.23	37.70	517.93	88.45	6.94	95.40	83.45	6.55	90.00																																
43	3,019.58	237.04	3,256.62	2,023.12	158.81	2,181.93	513.33	39.25	552.58	491.83	38.61	530.44	90.59	7.11	97.70	85.59	6.72	92.31																																
44	3,090.84	242.63	3,333.47	2,070.86	162.56	2,233.43	525.44	39.25	564.69	503.44	39.25	542.69	92.73	7.28	100.00	87.73	6.89	94.61																																
45	3,162.20	248.23	3,410.43	2,118.67	166.32	2,284.99	537.57	39.25	576.82	515.07	39.25	554.32	94.87	7.45	102.31	89.87	7.05	96.92																																
46	3,233.66	253.84	3,487.50	2,166.55	170.07	2,336.63	549.72	39.25	588.97	526.72	39.25	565.97	97.01	7.62	104.63	92.01	7.22	99.23																																
47	3,305.22	259.46	3,564.68	2,214.50	173.84	2,388.34	561.89	39.25	601.14	538.39	39.25	577.64	99.16	7.78	106.94	94.16	7.39	101.55																																
48	3,376.88	265.09	3,641.97	2,262.51	177.61	2,440.12	574.07	39.25	613.32	550.07	39.25	589.32	101.31	7.95	109.26	96.31	7.56	103.87																																
49	3,448.64	270.72	3,719.36	2,310.59	181.38	2,491.97	586.27	39.25	625.52	561.77	39.25	601.02	103.46	8.12	111.58	98.46	7.73	106.19																																
50	3,520.50	276.36	3,796.86	2,358.74	185.16	2,543.90	598.49	39.25	637.74	573.49	39.25	612.74	105.62	8.29	113.91	100.62	7.90	108.51																																
51	3,592.46	282.01	3,874.47	2,406.95	188.95	2,595.89	610.72	39.25	649.97	585.22	39.25	624.47	107.77	8.46	116.23	102.77	8.07	110.84																																
52	3,664.52	287.66	3,952.18	2,455.23	192.74	2,647.96	622.97	39.25	662.22	596.97	39.25	636.22	109.94	8.63	118.57	104.94	8.24	113.17																																
53	3,736.68	293.33	4,030.01	2,503.58	196.53	2,700.11	635.24	39.25	674.49	608.74	39.25	647.99	112.10	8.80	120.90	107.10	8.41	115.51																																
54	3,808.94	299.00	4,107.94	2,551.99	200.33	2,752.32	647.52	39.25	686.77	620.52	39.25	659.77	114.27	8.97	123.24	109.27	8.58	117.85																																
55	3,881.30	304.68	4,185.98	2,600.47	204.14	2,804.61	659.82	39.25	699.07	632.32	39.25	671.57	116.44	9.14	125.58	111.44	8.75	120.19																																
56	3,953.76	310.37	4,264.13	2,649.02	207.95	2,856.97	672.14	39.25	711.39	644.14	39.25	683.39	118.61	9.31	127.92	113.61	8.92	122.53																																
57	4,026.32	316.07	4,342.39	2,697.63	211.76	2,909.40	684.47	39.25	723.72	655.97	39.25	695.22	120.79	9.48	130.27	115.79	9.09	124.88																																
58	4,098.98	321.77	4,420.75	2,746.32	215.59	2,961.90	696.83	39.25	736.08	667.83	39.25	707.08	122.97	9.65	132.62	117.97	9.26	127.23																																
59	4,171.74	327.48	4,499.22	2,795.07	219.41	3,014.48	709.20	39.25	748.45	679.70	39.25	718.95	125.15	9.82	134.98	120.15	9.43	129.58																																
60	4,244.60	333.20	4,577.80	2,843.88	223.24	3,067.13	721.58	39.25	760.83	691.58	39.25	730.83	127.34	10.00	137.33	122.34	9.60	131.94																																
61	4,317.56	338.93	4,656.49	2,892.77	227.08	3,119.85	733.99	39.25	773.24	703.49	39.25	742.74	129.53	10.17	139.69	124.53	9.78	134.30																																
62	4,390.62	344.66	4,735.28	2,941.72	230.92	3,172.64	746.41	39.25	785.66	715.41	39.25	754.66	131.72	10.34	142.06	126.72	9.95	136.67																																
63	4,463.78	350.41	4,814.19	2,990.73	234.77	3,225.51	758.84	39.25	798.09	727.34	39.25	766.59	133.91	10.51	144.43	128.91																																		

2024																		
LOA	Annual \$66.91 + \$.05/ft X LOA +\$.05/ft caps at 86' Admin Fee \$50.00 Tax 7.85%			Semi Annual \$66.91 + \$.05/ft X LOA X 67% Admin Fee \$33.50			Billed Monthly \$66.91 + \$.05/ft X LOA X 17% Admin Fee \$8.50			Prompt Payment Monthly \$66.91 + \$.05/ft X LOA X 17%-.50/ft Admin Fee \$8.50			Billed Daily \$66.91 + \$.05/ft X LOAX 3% Admin Fee \$1.50			Prompt Payment Daily \$66.91 + \$.05/ft X LOAX 3%-.55 Admin Fee \$1.50		
	Annual	Tax	Total Annual	Semi Annual	Tax	Total Semi Annual	Billed Month	Tax	Total Billed Monthly	Prompt Pay Month	Tax	Total Prompt Pay Monthly	Billed Daily	Tax	Total Billed Daily	Prompt Pay Daily	Tax	Total Prompt Pay Daily
70	4978.70	390.83	5,369.53	3,335.73	235.50	3,571.23	846.38	39.25	885.63	811.38	39.25	850.63	149.36	11.72	161.09	144.36	11.33	155.69
71	5052.66	396.63	5,449.29	3,385.28	235.50	3,620.78	858.95	39.25	898.20	823.45	39.25	862.70	151.58	11.90	163.48	146.58	11.51	158.09
72	5126.72	402.45	5,529.17	3,434.90	235.50	3,670.40	871.54	39.25	910.79	835.54	39.25	874.79	153.80	12.07	165.88	148.80	11.68	160.48
73	5200.88	408.27	5,609.15	3,484.59	235.50	3,720.09	884.15	39.25	923.40	847.65	39.25	886.90	156.03	12.25	168.27	151.03	11.86	162.88
74	5275.14	414.10	5,689.24	3,534.34	235.50	3,769.84	896.77	39.25	936.02	859.77	39.25	899.02	158.25	12.42	170.68	153.25	12.03	165.28
75	5349.50	419.94	5,769.44	3,584.17	235.50	3,819.67	909.42	39.25	948.67	871.92	39.25	911.17	160.49	12.60	173.08	155.49	12.21	167.69
76	5423.96	425.78	5,849.74	3,634.05	235.50	3,869.55	922.07	39.25	961.32	884.07	39.25	923.32	162.72	12.77	175.49	157.72	12.38	170.10
77	5498.52	431.63	5,930.15	3,684.01	235.50	3,919.51	934.75	39.25	974.00	896.25	39.25	935.50	164.96	12.95	177.90	159.96	12.56	172.51
78	5573.18	437.49	6,010.67	3,734.03	235.50	3,969.53	947.44	39.25	986.69	908.44	39.25	947.69	167.20	13.12	180.32	162.20	12.73	174.93
79	5647.94	443.36	6,091.30	3,784.12	235.50	4,019.62	960.15	39.25	999.40	920.65	39.25	959.90	169.44	13.30	182.74	164.44	12.91	177.35
80	5722.80	449.24	6,172.04	3,834.28	235.50	4,069.78	972.88	39.25	1,012.13	932.88	39.25	972.13	171.68	13.48	185.16	166.68	13.08	179.77
81	5797.76	455.12	6,252.88	3,884.50	235.50	4,120.00	985.62	39.25	1,024.87	945.12	39.25	984.37	173.93	13.65	187.59	168.93	13.26	182.19
82	5872.82	461.02	6,333.84	3,934.79	235.50	4,170.29	998.38	39.25	1,037.63	957.38	39.25	996.63	176.18	13.83	190.02	171.18	13.44	184.62
83	5947.98	466.92	6,414.90	3,985.15	235.50	4,220.65	1,011.16	39.25	1,050.41	969.66	39.25	1,008.91	178.44	14.01	192.45	173.44	13.61	187.05
84	6023.24	471.00	6,494.24	4,035.57	235.50	4,271.07	1,023.95	39.25	1,063.20	981.95	39.25	1,021.20	180.70	14.18	194.88	175.70	13.79	189.49
85	6098.60	471.00	6,569.60	4,086.06	235.50	4,321.56	1,036.76	39.25	1,076.01	994.26	39.25	1,033.51	182.96	14.36	197.32	177.96	13.97	191.93
86	6174.06	471.00	6,645.06	4,136.62	235.50	4,372.12	1,049.59	39.25	1,088.84	1,006.59	39.25	1,045.84	185.22	14.54	199.76	180.22	14.15	194.37
87	6245.27	471.00	6,716.27	4,184.33	235.50	4,419.83	1,061.70	39.25	1,100.95	1,018.20	39.25	1,057.45	187.36	14.71	202.07	182.36	14.32	196.67
88	6316.48	471.00	6,787.48	4,232.04	235.50	4,467.54	1,073.80	39.25	1,113.05	1,029.80	39.25	1,069.05	189.49	14.88	204.37	184.49	14.48	198.98
89	6387.69	471.00	6,858.69	4,279.75	235.50	4,515.25	1,085.91	39.25	1,125.16	1,041.41	39.25	1,080.66	191.63	15.04	206.67	186.63	14.65	201.28
90	6458.90	471.00	6,929.90	4,327.46	235.50	4,562.96	1,098.01	39.25	1,137.26	1,053.01	39.25	1,092.26	193.77	15.21	208.98	188.77	14.82	203.59
91	6530.11	471.00	7,001.11	4,375.17	235.50	4,610.67	1,110.12	39.25	1,149.37	1,064.62	39.25	1,103.87	195.90	15.38	211.28	190.90	14.99	205.89
92	6601.32	471.00	7,072.32	4,422.88	235.50	4,658.38	1,122.22	39.25	1,161.47	1,076.22	39.25	1,115.47	198.04	15.55	213.59	193.04	15.15	208.19
93	6672.53	471.00	7,143.53	4,470.60	235.50	4,706.10	1,134.33	39.25	1,173.58	1,087.83	39.25	1,127.08	200.18	15.71	215.89	195.18	15.32	210.50
94	6743.74	471.00	7,214.74	4,518.31	235.50	4,753.81	1,146.44	39.25	1,185.69	1,099.44	39.25	1,138.69	202.31	15.88	218.19	197.31	15.49	212.80
95	6814.95	471.00	7,285.95	4,566.02	235.50	4,801.52	1,158.54	39.25	1,197.79	1,111.04	39.25	1,150.29	204.45	16.05	220.50	199.45	15.66	215.11
96	6886.16	471.00	7,357.16	4,613.73	235.50	4,849.23	1,170.65	39.25	1,209.90	1,122.65	39.25	1,161.90	206.58	16.22	222.80	201.58	15.82	217.41
97	6957.37	471.00	7,428.37	4,661.44	235.50	4,896.94	1,182.75	39.25	1,222.00	1,134.25	39.25	1,173.50	208.72	16.38	225.11	203.72	15.99	219.71
98	7028.58	471.00	7,499.58	4,709.15	235.50	4,944.65	1,194.86	39.25	1,234.11	1,145.86	39.25	1,185.11	210.86	16.55	227.41	205.86	16.16	222.02
99	7099.79	471.00	7,570.79	4,756.86	235.50	4,992.36	1,206.96	39.25	1,246.21	1,157.46	39.25	1,196.71	212.99	16.72	229.71	207.99	16.33	224.32
100	7171.00	471.00	7,642.00	4,804.57	235.50	5,040.07	1,219.07	39.25	1,258.32	1,169.07	39.25	1,208.32	215.13	16.89	232.02	210.13	16.50	226.63
101	7242.21	471.00	7,713.21	4,852.28	235.50	5,087.78	1,231.18	39.25	1,270.43	1,180.68	39.25	1,219.93	217.27	17.06	234.32	212.27	16.66	228.93
102	7313.42	471.00	7,784.42	4,899.99	235.50	5,135.49	1,243.28	39.25	1,282.53	1,192.28	39.25	1,231.53	219.40	17.22	236.63	214.40	16.83	231.23
103	7384.63	471.00	7,855.63	4,947.70	235.50	5,183.20	1,255.39	39.25	1,294.64	1,203.89	39.25	1,243.14	221.54	17.39	238.93	216.54	17.00	233.54
104	7455.84	471.00	7,926.84	4,995.41	235.50	5,230.91	1,267.49	39.25	1,306.74	1,215.49	39.25	1,254.74	223.68	17.56	241.23	218.68	17.17	235.84
105	7527.05	471.00	7,998.05	5,043.12	235.50	5,278.62	1,279.60	39.25	1,318.85	1,227.10	39.25	1,266.35	225.81	17.73	243.54	220.81	17.33	238.15
106	7598.26	471.00	8,069.26	5,090.83	235.50	5,326.33	1,291.70	39.25	1,330.95	1,238.70	39.25	1,277.95	227.95	17.89	245.84	222.95	17.50	240.45
107	7669.47	471.00	8,140.47	5,138.54	235.50	5,374.04	1,303.81	39.25	1,343.06	1,250.31	39.25	1,289.56	230.08	18.06	248.15	225.08	17.67	242.75
108	7740.68	471.00	8,211.68	5,186.26	235.50	5,421.76	1,315.92	39.25	1,355.17	1,261.92	39.25	1,301.17	232.22	18.23	250.45	227.22	17.84	245.06
109	7811.89	471.00	8,282.89	5,233.97	235.50	5,469.47	1,328.02	39.25	1,367.27	1,273.52	39.25	1,312.77	234.36	18.40	252.75	229.36	18.00	247.36
110	7883.10	471.00	8,354.10	5,281.68	235.50	5,517.18	1,340.13	39.25	1,379.38	1,285.13	39.25	1,324.38	236.49	18.56	255.06	231.49	18.17	249.67
111	7954.31	471.00	8,425.31	5,329.39	235.50	5,564.89	1,352.23	39.25	1,391.48	1,296.73	39.25	1,335.98	238.63	18.73	257.36	233.63	18.34	251.97
112	8025.52	471.00	8,496.52	5,377.10	235.50	5,612.60	1,364.34	39.25	1,403.59	1,308.34	39.25	1,347.59	240.77	18.90	2			

2024																		
LOA	Annual \$66.91 + \$.05/ft X LOA +\$.05/ft caps at 86' Admin Fee \$50.00 Tax 7.85%			Semi Annual \$66.91 + \$.05/ft X LOA X 67% Admin Fee \$33.50			Billed Monthly \$66.91 + \$.05/ft X LOA X 17% Admin Fee \$8.50			Prompt Payment Monthly \$66.91 + \$.05/ft X LOA X 17%-.50/ft Admin Fee \$8.50			Billed Daily \$66.91 + \$.05/ft X LOAX 3% Admin Fee \$1.50			Prompt Payment Daily \$66.91 + \$.05/ft X LOAX 3%-.55 Admin Fee \$1.50		
	Annual	Tax	Total Annual	Semi Annual	Tax	Total Semi Annual	Billed Month	Tax	Total Billed Monthly	Prompt Pay Month	Tax	Total Prompt Pay Monthly	Billed Daily	Tax	Total Billed Daily	Prompt Pay Daily	Tax	Total Prompt Pay Daily
138	9876.98	471.00	10,347.98	6,617.58	235.50	6,853.08	1,679.09	39.25	1,718.34	1,610.09	39.25	1,649.34	296.31	23.26	319.57	291.31	22.87	314.18
139	9948.19	471.00	10,419.19	6,665.29	235.50	6,900.79	1,691.19	39.25	1,730.44	1,621.69	39.25	1,660.94	298.45	23.43	321.87	293.45	23.04	316.48
140	10019.40	471.00	10,490.40	6,713.00	235.50	6,948.50	1,703.30	39.25	1,742.55	1,633.30	39.25	1,672.55	300.58	23.60	324.18	295.58	23.20	318.79
141	10090.61	471.00	10,561.61	6,760.71	235.50	6,996.21	1,715.40	39.25	1,754.65	1,644.90	39.25	1,684.15	302.72	23.76	326.48	297.72	23.37	321.09
142	10161.82	471.00	10,632.82	6,808.42	235.50	7,043.92	1,727.51	39.25	1,766.76	1,656.51	39.25	1,695.76	304.85	23.93	328.79	299.85	23.54	323.39
143	10233.03	471.00	10,704.03	6,856.13	235.50	7,091.63	1,739.62	39.25	1,778.87	1,668.12	39.25	1,707.37	306.99	24.10	331.09	301.99	23.71	325.70
144	10304.24	471.00	10,775.24	6,903.84	235.50	7,139.34	1,751.72	39.25	1,790.97	1,679.72	39.25	1,718.97	309.13	24.27	333.39	304.13	23.87	328.00
145	10375.45	471.00	10,846.45	6,951.55	235.50	7,187.05	1,763.83	39.25	1,803.08	1,691.33	39.25	1,730.58	311.26	24.43	335.70	306.26	24.04	330.31
146	10446.66	471.00	10,917.66	6,999.26	235.50	7,234.76	1,775.93	39.25	1,815.18	1,702.93	39.25	1,742.18	313.40	24.60	338.00	308.40	24.21	332.61
147	10517.87	471.00	10,988.87	7,046.97	235.50	7,282.47	1,788.04	39.25	1,827.29	1,714.54	39.25	1,753.79	315.54	24.77	340.31	310.54	24.38	334.91
148	10589.08	471.00	11,060.08	7,094.68	235.50	7,330.18	1,800.14	39.25	1,839.39	1,726.14	39.25	1,765.39	317.67	24.94	342.61	312.67	24.54	337.22
149	10660.29	471.00	11,131.29	7,142.39	235.50	7,377.89	1,812.25	39.25	1,851.50	1,737.75	39.25	1,777.00	319.81	25.10	344.91	314.81	24.71	339.52
150	10731.50	471.00	11,202.50	7,190.11	235.50	7,425.61	1,824.36	39.25	1,863.61	1,749.36	39.25	1,788.61	321.95	25.27	347.22	316.95	24.88	341.83
151	10802.71	471.00	11,273.71	7,237.82	235.50	7,473.32	1,836.46	39.25	1,875.71	1,760.96	39.25	1,800.21	324.08	25.44	349.52	319.08	25.05	344.13
152	10873.92	471.00	11,344.92	7,285.53	235.50	7,521.03	1,848.57	39.25	1,887.82	1,772.57	39.25	1,811.82	326.22	25.61	351.83	321.22	25.22	346.43
153	10945.13	471.00	11,416.13	7,333.24	235.50	7,568.74	1,860.67	39.25	1,899.92	1,784.17	39.25	1,823.42	328.35	25.78	354.13	323.35	25.38	348.74
154	11016.34	471.00	11,487.34	7,380.95	235.50	7,616.45	1,872.78	39.25	1,912.03	1,795.78	39.25	1,835.03	330.49	25.94	356.43	325.49	25.55	351.04
155	11087.55	471.00	11,558.55	7,428.66	235.50	7,664.16	1,884.88	39.25	1,924.13	1,807.38	39.25	1,846.63	332.63	26.11	358.74	327.63	25.72	353.35
156	11158.76	471.00	11,629.76	7,476.37	235.50	7,711.87	1,896.99	39.25	1,936.24	1,818.99	39.25	1,858.24	334.76	26.28	361.04	329.76	25.89	355.65
157	11229.97	471.00	11,700.97	7,524.08	235.50	7,759.58	1,909.09	39.25	1,948.34	1,830.59	39.25	1,869.84	336.90	26.45	363.35	331.90	26.05	357.95
158	11301.18	471.00	11,772.18	7,571.79	235.50	7,807.29	1,921.20	39.25	1,960.45	1,842.20	39.25	1,881.45	339.04	26.61	365.65	334.04	26.22	360.26
159	11372.39	471.00	11,843.39	7,619.50	235.50	7,855.00	1,933.31	39.25	1,972.56	1,853.81	39.25	1,893.06	341.17	26.78	367.95	336.17	26.39	362.56
160	11443.60	471.00	11,914.60	7,667.21	235.50	7,902.71	1,945.41	39.25	1,984.66	1,865.41	39.25	1,904.66	343.31	26.95	370.26	338.31	26.56	364.87
161	11514.81	471.00	11,985.81	7,714.92	235.50	7,950.42	1,957.52	39.25	1,996.77	1,877.02	39.25	1,916.27	345.44	27.12	372.56	340.44	26.72	367.17
162	11586.02	471.00	12,057.02	7,762.63	235.50	7,998.13	1,969.62	39.25	2,008.87	1,888.62	39.25	1,927.87	347.58	27.29	374.87	342.58	26.89	369.47
163	11657.23	471.00	12,128.23	7,810.34	235.50	8,045.84	1,981.73	39.25	2,020.98	1,900.23	39.25	1,939.48	349.72	27.45	377.17	344.72	27.06	371.78
164	11728.44	471.00	12,199.44	7,858.05	235.50	8,093.55	1,993.83	39.25	2,033.08	1,911.83	39.25	1,951.08	351.85	27.62	379.47	346.85	27.23	374.08
165	11799.65	471.00	12,270.65	7,905.77	235.50	8,141.27	2,005.94	39.25	2,045.19	1,923.44	39.25	1,962.69	353.99	27.79	381.78	348.99	27.40	376.39
166	11870.86	471.00	12,341.86	7,953.48	235.50	8,188.98	2,018.05	39.25	2,057.30	1,935.05	39.25	1,974.30	356.13	27.96	384.08	351.13	27.56	378.69
167	11942.07	471.00	12,413.07	8,001.19	235.50	8,236.69	2,030.15	39.25	2,069.40	1,946.65	39.25	1,985.90	358.26	28.12	386.39	353.26	27.73	380.99
168	12013.28	471.00	12,484.28	8,048.90	235.50	8,284.40	2,042.26	39.25	2,081.51	1,958.26	39.25	1,997.51	360.40	28.29	388.69	355.40	27.90	383.30
169	12084.49	471.00	12,555.49	8,096.61	235.50	8,332.11	2,054.36	39.25	2,093.61	1,969.86	39.25	2,009.11	362.53	28.46	390.99	357.53	28.07	385.60
170	12155.70	471.00	12,626.70	8,144.32	235.50	8,379.82	2,066.47	39.25	2,105.72	1,981.47	39.25	2,020.72	364.67	28.63	393.30	359.67	28.23	387.91
171	12226.91	471.00	12,697.91	8,192.03	235.50	8,427.53	2,078.57	39.25	2,117.82	1,993.07	39.25	2,032.32	366.81	28.79	395.60	361.81	28.40	390.21
172	12298.12	471.00	12,769.12	8,239.74	235.50	8,475.24	2,090.68	39.25	2,129.93	2,004.68	39.25	2,043.93	368.94	28.96	397.91	363.94	28.57	392.51
173	12369.33	471.00	12,840.33	8,287.45	235.50	8,522.95	2,102.79	39.25	2,142.04	2,016.29	39.25	2,055.54	371.08	29.13	400.21	366.08	28.74	394.82
174	12440.54	471.00	12,911.54	8,335.16	235.50	8,570.66	2,114.89	39.25	2,154.14	2,027.89	39.25	2,067.14	373.22	29.30	402.51	368.22	28.90	397.12
175	12511.75	471.00	12,982.75	8,382.87	235.50	8,618.37	2,127.00	39.25	2,166.25	2,039.50	39.25	2,078.75	375.35	29.47	404.82	370.35	29.07	399.43
176	12582.96	471.00	13,053.96	8,430.58	235.50	8,666.08	2,139.10	39.25	2,178.35	2,051.10	39.25	2,090.35	377.49	29.63	407.12	372.49	29.24	401.73
177	12654.17	471.00	13,125.17	8,478.29	235.50	8,713.79	2,151.21	39.25	2,190.46	2,062.71	39.25	2,101.96	379.63	29.80	409.43	374.63	29.41	404.03
178	12725.38	471.00	13,196.38	8,526.00	235.50	8,761.50	2,163.31	39.25	2,202.56	2,074.31	39.25	2,113.56	381.76	29.97	411.73	376.76	29.58	406.34
179	12796.59	471.00	13,267.59	8,573.72	235.50	8,809.22	2,175.42	39.25	2,214.67	2,085.92	39.25	2,125.17	383.90	30.14	414.03	378.90	29.74	408.64
180	12867.80	471.00	13,338.80	8,621.43	235.50	8,856.93	2,187.53	39.25	2,226.78	2,097.53	39.25	2,136.78	386.03	30.30	416.34	381.03	29.91	410.95
181	12939.01	471.00	13,410.01	8,669.14	235.50	8,												



MEMORANDUM

Ordinance 24-65, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Accepting and Appropriating 2018 East Side Set Gillnet (ESSG) and 2020 Upper Cook Inlet (UCI) Salmon Disaster Relief Funds in the Amount of \$20,799.96 to the Port and Harbor Enterprise Fund. City Manager/Port Director

Item Type: Backup Memorandum
Prepared For: Mayor and City Council
Date: November 14, 2024
From: Jenny Carroll, Special Projects & Communications Coordinator
Through: Melissa Jacobsen, City Manager

We recently received notice from the Alaska Department of Fish and Game (ADF&G) that the City of Homer is eligible to receive a portion of the 2018 East Side Set Gillnet and 2020 Upper Cook Inlet salmon declared disaster relief funding. The distribution is part of the spending plan authored by the ADF&G to provide relief in the form of direct payments to municipalities and boroughs that rely on revenue from Upper Cook Inlet salmon landings and related port and harbor economic activity to support local services.

Typically, revenue from fish landings is generated under the state's Fishery Business Tax, where a 3% tax is applied to shore-based salmon landings, with the revenue shared 50/50 between the state and the municipalities/boroughs where the landings occur. In areas with both a municipality and borough, the revenue is split equally between the two entities.

To be eligible for the disaster relief funding, the City had to have landings of salmon from the two fisheries (based on port landing data), and the loss in gross revenue from these fisheries had to be at least \$400,000 (calculated by subtracting the disaster years' revenue from the average of the previous five years).

The City's allotment, a one-time payment in the amount of \$20,799.96 is a pro-rated percentage of the disaster funding based on each affected community's share of total losses among all eligible communities. There are no stipulations on how the funds are used; communities can use disaster funds however they would have otherwise used collected raw fish taxes.

Recommendation: Accept and appropriate the 2018 East Side Set Gillnet and 2020 Upper Cook Inlet disaster relief funds and authorize the City Manager to execute the appropriate documents.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port Director

ORDINANCE 24-65

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY25 OPERATING BUDGET BY ACCEPTING AND
APPROPRIATING THE 2018 EAST SIDE SET GILLNET (ESSG) AND
2020 UPPER COOK INLET (UCI) SALMON DISASTER RELIEF FUNDS
IN THE AMOUNT OF \$20,799.96 TO THE PORT AND HARBOR
ENTERPRISE FUND.

WHEREAS, The City received notice from the Alaska Department of Fish and Game (ADF&G) that the City of Homer is eligible to receive a portion of the 2018 East Side Set Gillnet and 2020 Upper Cook Inlet salmon declared disaster relief funding; and

WHEREAS, The distribution is part of the spending plan authored by the ADF&G to provide relief in the form of direct payments to municipalities and boroughs that rely on revenue from Upper Cook Inlet salmon landings and related port and harbor economic activity to support local services; and

WHEREAS, The City's allotment, a one-time payment in the amount of \$20,799.96 is a pro-rated percentage of the disaster funding based on each affected community's share of total losses among all eligible communities.

NOW THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 operating budget by accepting and appropriating 2018 East Side Set Gillnet and 2020 Upper Cook Inlet salmon declared disaster relief funding to the Port and Harbor Enterprise fund as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
400	Port & Harbor Operating Fund	\$29,799.96

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

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

CITY OF HOMER

RACHEL LORD, MAYOR

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45 ATTEST:

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48 _____
RENEE KRAUSE, MMC, CITY CLERK

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50 YES:

51 NO:

52 ABSTAIN:

53 ABSENT:

54

55 First Reading:

56 Public Hearing:

57 Second Reading:

58 Effective Date:



MEMORANDUM

Ordinance 24-66, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a FY2025 Designated Legislative Grant from the State of Alaska for the Purpose of Additional Match Funds for the US Army Corps of Engineers General Investigation into the Larger Vessel Harbor Expansion and Authorizing the City Manager to Execute the Appropriate Documents.

Item Type: Backup Memorandum
Prepared For: Mayor and City Council
Date: November 19, 2024
From: Jenny Carroll, Special Projects & Communications Coordinator
Through: Melissa Jacobsen, City Manager and Bryan Hawkins, Port Director

The City is working in partnership with the US Army Corps of Engineers to complete a General Investigation for a potential expansion of Homer Harbor. Costs for the General Investigation are shared 50% Federal and 50% local sponsor match. The State has partnered with the City to cover half of the local sponsor match.

After the study commenced, the US Army Corps of Engineers expanded the scope and cost of the General Investigation by \$1,154,093 to include two additional activities (geotechnical analysis and ship simulation) so that the study would have sufficient data to develop the most realistic benefit to cost ratio.

The City appropriated their half of the additional local sponsor match requirement (\$288,524) via Ordinance 24-05. Additional State match funds in the amount of \$288,523 were requested from the State by City Council through Resolution 24-012.

We are happy to report that the State funds requested were included in the State's FY25 Capital budget and need to be accepted by the City through a Designated Legislative Grant Agreement 25-DC-081, attached.

Staff recommendation: Accept and appropriate the FY2025 Designated Legislative Grant from the State of Alaska for Additional General Investigation Match Funds.

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 24-66

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY25 CAPITAL BUDGET BY ACCEPTING AND
APPROPRIATING A FY2025 DESIGNATED LEGISLATIVE GRANT
FROM THE STATE OF ALASKA IN THE AMOUNT OF \$288,523 FOR
THE PURPOSE OF ADDITIONAL MATCH FUNDS FOR THE US ARMY
CORPS OF ENGINEERS GENERAL INVESTIGATION INTO THE
LARGE VESSEL HARBOR EXPANSION.

WHEREAS, Homer's Port and Harbor, originally built in 1963, is a regional transportation hub serving the needs of commercial vessels operating throughout Southcentral and Western Alaska in the marine transportation, maritime industrial and commercial fishing industries; and

WHEREAS, Over time, the increased demand for moorage has outgrown Homer Port and Harbor's ability to safely and efficiently serve this fleet; and

WHEREAS, To potentially meet the growing needs of our commercial fleet and address overcrowding and associated navigational safety concerns through a harbor expansion, the United States Army Corps of Engineers (USACE) initiated a General Investigation (GI) feasibility study in March 2023 under a \$3 million Federal Cost Share Agreement in which the Federal match is fifty percent and the local fifty percent match is shared equally between the City and the State of Alaska; and

WHEREAS, After reaching the study's Alternatives and Measures Milestone, the USACE project development team updated the PMP to include two additional activities in the GI scope (geotechnical analysis and ship simulation) so that the study would have sufficient data to develop the most realistic benefit to cost ratio; and

WHEREAS, Based on a cost estimate provided by the USACE, this additional work comes with an additional cost of \$1,154,093; and

WHEREAS, Homer City Council Resolution 23-130 agreed to the revised scope and cost of the GI under the PMP, stating it is prudent to continue to explore options for a harbor expansion to relieve congestion and improve navigational safety within Homer's Port and Harbor; and

WHEREAS, Consistent with the shared local match partnership, Homer City Council Ordinance 24-05 appropriated funds in the amount of \$288,524 for fifty percent of the additional required local sponsor match; and

WHEREAS, The City is pleased to have been awarded \$288,523 in additional State of Alaska GI matching funds through a FY2025 State Designated Legislative Grant 25-DC-081, confirming the State's continued active partnership and investment in the study.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by accepting and appropriating a FY2025 Designated Legislative Grant from the State of Alaska in the amount of \$288,523 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
415-0943	FY25 Designated State of Alaska Legislative Grant 25-DC-081	\$288,523

Section 2. The total project cost budget for the City of Homer is \$2,077,047 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
415-0943	FY2025 SOA Grant 25-DC-081	\$288,523
415-0943	FY2023 SOA Grant 23-DC-041	\$750,000
456-0380	Port and Harbor Match Reserves	\$288,524
100	General Fund Unassigned Fund Balance	\$750,000

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

Section 4. 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 13th day of January, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

84 ATTEST:

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87 _____
RENEE KRAUSE, MMC, CITY CLERK

88

89 YES:

90 NO:

91 ABSTAIN:

92 ABSENT:

93

94 First Reading:

95 Public Hearing:

96 Second Reading:

97 Effective Date:



MEMORANDUM

Ordinance 25-01 An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District.

Item Type: Action Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: January 13, 2025
From: Ryan Foster, City Planner
Through: Melissa Jacobsen, City Manager

City staff received a completed zoning map amendment application by petition of the property owner, Doyon, Limited, per HCC 21.95.020 (e). The application was continued from the December 6, 2023 regular meeting to a special meeting on January 3, 2024, where a public hearing was held by the Planning Commission for a request to rezone the property at 1491 Bay Avenue from Rural Residential (RR) District to General Commercial 1 (GC1) District.

The motion to approve the rezoning request by the Homer Planning Commission passed by a vote of 4-3. Attached are Staff Report 23-061 and the January 3, 2024 Planning Commission Approved Meeting Minutes with detailed information on the application and public hearing.

RECOMMENDATION:

The Planning Commission motioned to recommend approval of the rezoning passed by a vote of 4-3.

Attachments:

Planning Commission Staff Report 23-061
January 3, 2024 Planning Commission Approved Meeting Minutes



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-3106

(f) 907-235-3118

Staff Report PL 23-061

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
MEETING: December 6, 2023
SUBJECT: Application amending Zoning Map via Ordinance

Requested Action: Conduct a public hearing and recommend approval of the zoning map amendment to the Homer City Council

GENERAL INFORMATION

The applicant requests a change in zoning from Rural Residential, to General Commercial 1.

Applicant: Doyon, Limited
1 Doyon Place
Fairbanks, AK 99701

Location: 1491 Bay Avenue

Legal Description: T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0000839 BAY VIEW SUB LOT 163

Parcel ID: 17921015

Size of Existing Lot: 1.35 acres

Zoning Designation: Rural Residential District

Existing Land Use: Vacant

Surrounding Land Use: North: Residential
South: Vacant
East: B Street ROW & Commercial
West: Residential

Comprehensive Plan: Goal 1 Objective D Implementation Item 3: "Support planning and zoning regulations that promote land use strategies that include compact, mixed-use development, higher density development, and infill."

Wetland Status: KWF Wetlands Assessment Tidal on southern half of the lot.

Flood Plain Status: Zone AE 20

Utilities: Public utilities service the site.

Public Notice: Notice was sent to 28 property owners of 26 parcels as shown on the KPB tax assessor rolls.

GENERAL INFORMATION

This application proposes a zoning map amendment to move the General Commercial 1 District Boundary west to encompass the subject lot. The applicant proposes a planned unit development consisting of a hotel, employee housing, and triplex residential units at 1563 Homer Spit Road, 1663 Homer Spit Road, and 1491 Bay Avenue. The rezoning is necessary to allow for a mixed-use planned unit development (residential and commercial); the Rural Residential District only allows planned unit development with residential uses only.

HCC 21.95.060 Review by Planning Commission

- a. The Planning Commission shall review each proposal to amend this title or to amend the official zoning map before it is submitted to the City Council.
- b. Within 30 days after determining that an amendment proposal is complete and complies with the requirements of this chapter, the Planning Department shall present the amendment to the Planning Commission with the Planning Department's comments and recommendations, accompanied by proposed findings consistent with those comments and recommendations.
- c. The Planning Department shall schedule one or more public hearings before the Planning Commission on an amendment proposal, and provide public notice of each hearing in accordance with Chapter 21.94 HCC.
- d. After receiving public testimony on an amendment proposal and completing its review, the Planning Commission shall submit to the City Council its written recommendations regarding the amendment proposal along with the Planning Department's report on the proposal, all written comments on the proposal, and an excerpt from its minutes showing its consideration of the proposal and all public testimony on the proposal.

21.95.050 Planning Department review of zoning map amendment.

The Planning Department shall evaluate each amendment to the official zoning map that is initiated in accordance with HCC 21.95.020 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

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

Applicant: Doyon, Limited's proposal for a year-round hotel and condos in Homer, Alaska, is intricately woven into the city's comprehensive plan, a strategic roadmap designed to guide Homer's growth while safeguarding its distinct character. Anchored within the Land Use chapter of the project, the development seamlessly aligns with the overarching vision of the city, particularly the outlined goals of increasing housing supply and diversity (Goal 1) and maintaining the pristine quality of Homer's natural environment (Goal 2).

The plan envisions Homer as a city that respects its environment, boasting a unique and vibrant atmosphere that is both wonderful to live in and inspiring to visit. The proposed project contributes to this vision by adhering to the plan's emphasis on encouraging high-quality buildings and fostering a mix of well-defined commercial districts (Goal 3 and Goal 4). By promoting compact, walkable community development and integrating green infrastructure elements, the story goes beyond a mere real estate venture; it becomes a harmonious addition to the cityscape, echoing the plan's call for a balanced blend of development and open space.

The Land Use chapter specifically advocates for zoning concepts that encourage a variety of housing options, reflecting income and lifestyle diversity in Homer. Doyon, Limited's proposal aligns with this objective by presenting a mixed-use development that caters to diverse needs while respecting the natural landscape. The plan's proposed land use recommendations map, designed to clarify intended types of uses, resonates with the project's commitment to striking a balance between development density and preserving environmentally crucial areas.

Furthermore, the proposal dovetails with the plan's vision for an integrated system of green spaces, providing aesthetic and functional benefits to the community. By protecting corridors for trails, managing stormwater, preserving wildlife habitat, and maintaining viewsheds, the development becomes a housing solution and a contributor to the city's ecological well-being.

In essence, Doyon, Limited's development proposal mirrors the forward-thinking approach embedded in Homer's comprehensive plan, contributing to the city's economic vitality while ensuring that growth occurs in a manner that is both sustainable and in harmony with the community's values.

Analysis: The Comprehensive Plan states (Goal 1 Objective D Implementation Item 3): "Support planning and zoning regulations that promote land use strategies that include compact, mixed-use development, higher density development, and infill." The proposed rezone is contiguous to the General Commercial 1 zoned properties at 1563 & 1663 Homer Spit Road, and complies with the general land use pattern set out in the Comprehensive Plan Land Use Recommendations Map. The General Commercial 1 district, with a proposed Conditional Use Permit Application for a Planned Use Development at this property, allows for greater mixed use opportunities. A currently vacant property will be consolidated with the existing General Commercial 1 properties.

Staff Finding: The zoning change is consistent with the Comprehensive Plan and will support higher density mixed-use infill development.

b. Applies a zoning district or districts that are better suited to the area that is the subject of the amendment than the district or districts that the amendment would replace, because either conditions have changed since the adoption of the current district or districts, or the current district or districts were not appropriate to the area initially.

Applicant: Adjacent zoning districts are GC1 and RR. The proposed re-zone will facilitate land use that is compatible with adjacent GC1 development. Every effort is being made to segregate this development from the residential area to the west.

Analysis: Conditions have changed since the original adoption of the zoning district boundaries. The Ocean Drive/Homer Spit corridor consists of the majority of land zoned for General Commercial 1 in Homer, and much of it has already been developed. There is a strong demand for General Commercial 1 zoned properties, with limited availability of undeveloped commercial properties, especially larger parcels, in the City. This proposed rezone would provide much needed acreage for a commercial project.

Staff Finding: The amendment would apply a zoning district that is better suited to the area because conditions have changed since the creation of the General Commercial 1 District boundaries.

c. Is in the best interest of the public, considering the effect of development permitted under the amendment, and the cumulative effect of similar development, on property within and in the vicinity of the area subject to the amendment and on the community, including without limitation effects on the environment, transportation, public services and facilities, and land use patterns.

Applicant: Consolidation of the properties allows a significant commercial investment to take place at the landmark location at the base of the Homer Spit. Benefit: complete renovation of a derelict site into a multi-million-dollar facility, increased employment opportunities with included employee housing option. The proposed development by Doyon, Limited holds great promise for enhancing property values in the area and contributing significantly to the local economy.

The development is separated from the adjacent property to the north by a retaining wall and difference in elevation. The development is separated from the adjacent property to the west by a 6' sight obscuring fence and 10' wide landscape buffer. The proposed development is carefully designed to be compatible with existing uses of the surrounding land. Through adherence to the planned unit development (PUD) regulations, the project aligns with the zoning district's provisions, ensuring that the mix of residential, commercial, and industrial elements integrates seamlessly into the existing landscape. The development plan considers the neighborhood's character, harmonizing scale, bulk, coverage, and density to preserve the desirable features of the surrounding area. By incorporating sustainable practices, on-site employee housing, and thoughtful design, the proposal aims to complement rather than disrupt the existing land uses, promoting a well-integrated and cohesive community.

Analysis: City water and sewer are available and access to 1491 Bay Ave would be via Homer Spit Road, an Alaska Department of Transportation maintained road. Full police and fire services are available. Public services and facilities are adequate to serve increased intensity land use. Development of this property via a Planned Unit Development with a hotel, workforce housing, and

tri-plex residences would increase infill within the community, and create more opportunities for mixed-use development that is difficult to come by since Homer has limited opportunity for larger scale mixed-use General Commercial 1 development.

Staff Finding: The rezoning of this 1.35-acre lot that is contiguous to the General Commercial 1 is in the best interests of the public as it supports higher density mixed-use infill development.

STAFF COMMENTS/RECOMMENDATIONS:

Planning staff has reviewed the ordinance per 21.95.050 and recommends the Planning Commission conduct a public hearing, and recommend approval to the City Council.

ATTACHMENTS

1. Application
2. Petition
3. Map of Rezone
4. Public Notice
5. Public Comments



City of Homer

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Planning

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Homer, Alaska 99603

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(p) 907-235-3106

(f) 907-235-3118

Rezoning Application

For Staff Use Only

Fee Amount:	Received by:	Planning Commission Public Hearing Date:
Date application accepted as complete:		HAPC approval or denial date:

APPLICANT INFORMATION

Name: Doyon, Limited Phone Number: 907-375-4216

Address: 1 Doyon Place, Fairbanks AK, 99701

Property Owner (if different than applicant)

Name: Doyon Tourism, Inc. Phone Number: 907-375-4216

Address: 11500 Sukdu Way Anchorage, AK 99515

PROPERTY INFORMATION (if more than one lot, list on separate page)

Street Address: 1491 Bay Ave Lot size: 1.35 acres Tax parcel number: 17921015

Legal Description: Lot 163 Bay View Subdivision (HM 0000839)

Circle one: Is City water available? **YES/NO** City Sewer? **YES/NO** Electrical Service? **YES/NO**

What is the existing use of the property? Vacant

What is the proposed use of the property? Change the zoning for Lot 163 from Rural Residential to GC1. This rezone, along with the B St. right-of-way vacation will create 2 contiguous parcels with the existing commonly owned properties to the east. To be a hotel/condominium development with employee housing and parking in the northerly portion of the properties. There will be a 3-story hotel and 3 condominiums with 2 short-stay structures located on the southerly portion of the properties. No direct motorized access will be provided from the project to Bay Avenue or B Street.

What structures or land uses exist on the neighboring properties? (Examples: residential, commercial, vacant) List the zoning of these adjacent lots.

Structures/land use

Zoning

North: Professional office building, Storage units,
Waste management company, UPS Distribution Center

GC1

South: Tidelands, DOT, DNR

Open Space Rec

East: DNR, Homer Airport

GC2

West: Private residences, storage units,
short term rentals

Rural Residential

1. What is the public need and why is this rezone justified?

Consolidation of the properties allows a significant commercial investment to take place at the landmark location at the base of the Homer Spit.

2. Describe the benefits and detriments of this proposed rezoning to:

(a) the community.

(b) the neighboring landowners.

(c) you, the property owner.

Community

Benefit: complete renovation of a derelict site into a multi-million dollar facility, increased employment opportunities with included employee housing option. The proposed development by Doyon, Limited holds great promise for enhancing property values in the area and contributing significantly to the local economy.

Detriment: N/A

Neighboring landowners

The development is separated from the adjacent property to the north by a retaining wall and difference in elevation. The development is separated from the adjacent property to the west by a 6' sight obscuring fence and 10' wide landscape buffer. The proposed development is carefully designed to be compatible with existing uses of the surrounding land. Through adherence to the planned unit development (PUD) regulations, the project aligns with the zoning district's provisions, ensuring that the mix of residential, commercial, and industrial elements integrates seamlessly into the existing landscape. The development plan considers the neighborhood's character, harmonizing scale, bulk, coverage, and density to preserve the desirable features of the surrounding area. By incorporating sustainable practices, on-site employee housing, and thoughtful design, the proposal aims to complement rather than disrupt the existing land uses, promoting a well-integrated and cohesive community.

Property owner/developer

Benefit: facilitates completion of step 1 in the proposed project timeline.

Detriment: N/A

3. Can the proposed land use be developed in a manner that is compatible with development in adjacent zoning districts? If so, how? What effect will this change have on the surrounding properties?

Adjacent zoning districts are GC1 and RR. The proposed re-zone will facilitate land use that is compatible with adjacent GC1 development. Every effort is being made to segregate this development from the residential area to the west.

4. Can the existing public facilities, services, and utilities accommodate the proposed use without any detrimental affect on adjacent zoning districts? If so, how?

Existing city services and other utilities are sufficient to provide for the needs of this development.

5. Would rezoning to a district allowing the proposed use permit other uses, which would not be compatible with adjacent land use?

No

6. How does this proposal relate to the Comprehensive Plan and purposes of the zoning regulations?

Doyon, Limited's proposal for a year-round hotel and condos in Homer, Alaska, is intricately woven into the city's comprehensive plan, a strategic roadmap designed to guide Homer's growth while safeguarding its distinct character. Anchored within the Land Use chapter of the project, the development seamlessly aligns with the overarching vision of the city, particularly the outlined goals of increasing housing supply and diversity (Goal 1) and maintaining the pristine quality of Homer's natural environment (Goal 2).

The plan envisions Homer as a city that respects its environment, boasting a unique and vibrant atmosphere that is both wonderful to live in and inspiring to visit. The proposed project contributes to this vision by adhering to the plan's emphasis on encouraging high-quality buildings and fostering a mix of well-defined commercial districts (Goal 3 and Goal 4). By promoting compact, walkable community development and integrating green infrastructure elements, the story goes beyond a mere real estate venture; it becomes a harmonious addition to the cityscape, echoing the plan's call for a balanced blend of development and open space.

The Land Use chapter specifically advocates for zoning concepts that encourage a variety of housing options, reflecting income and lifestyle diversity in Homer. Doyon, Limited's proposal aligns with this objective by presenting a mixed-use development that caters to diverse needs while respecting the natural landscape. The plan's proposed land use recommendations map, designed to clarify intended types of uses, resonates with the project's commitment to striking a balance between development density and preserving environmentally crucial areas.

Furthermore, the proposal dovetails with the plan's vision for an integrated system of green spaces, providing aesthetic and functional benefits to the community. By protecting corridors for trails, managing stormwater, preserving wildlife habitat, and maintaining viewsheds, the development becomes a housing solution and a contributor to the city's ecological well-being.

In essence, Doyon, Limited's development proposal mirrors the forward-thinking approach embedded in Homer's comprehensive plan, contributing to the city's economic vitality while ensuring that growth occurs in a manner that is both sustainable and in harmony with the community's values.

7. How would the proposed change affect the public health safety and welfare of the surrounding area?

The proposed development by Doyon, Limited in Homer, Alaska, is conscientiously crafted to prioritize the health, safety, and welfare of the surrounding area and the city. The project adheres strictly to the established zoning regulations and city ordinances, ensuring that all aspects align with the community's well-being. Robust safety measures, both during construction and in the final built environment, have been incorporated to mitigate any potential risks. Additionally, the project emphasizes sustainable practices and environmental considerations to safeguard the local ecosystem's health. By engaging in comprehensive planning, Doyon, Limited aims to contribute positively to the community's welfare, creating a development that enhances the quality of life in the surrounding area without compromising safety or the city's overall health.

OTHER REQUIREMENTS

1. The applicant shall provide a map showing the area to be rezoned.
2. The applicant shall provide a petition, signed by a majority of the landowners within the proposed zoning area saying that they support the proposed change.

I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

Owner of record, Doyon Tourism Inc., duly authorizes Patrick Duke, Senior Vice President & CFO to act for Doyon Tourism Inc., who has the following legal interest, Lot 163 Bay View Subdivision, and that the owner of record is knowledgeable of this application if I am not the owner. I also understand that this item will be scheduled for the Planning Commission Agenda only if all application materials are submitted.

Applicant Signature: _____




Property Owner Signature: _____

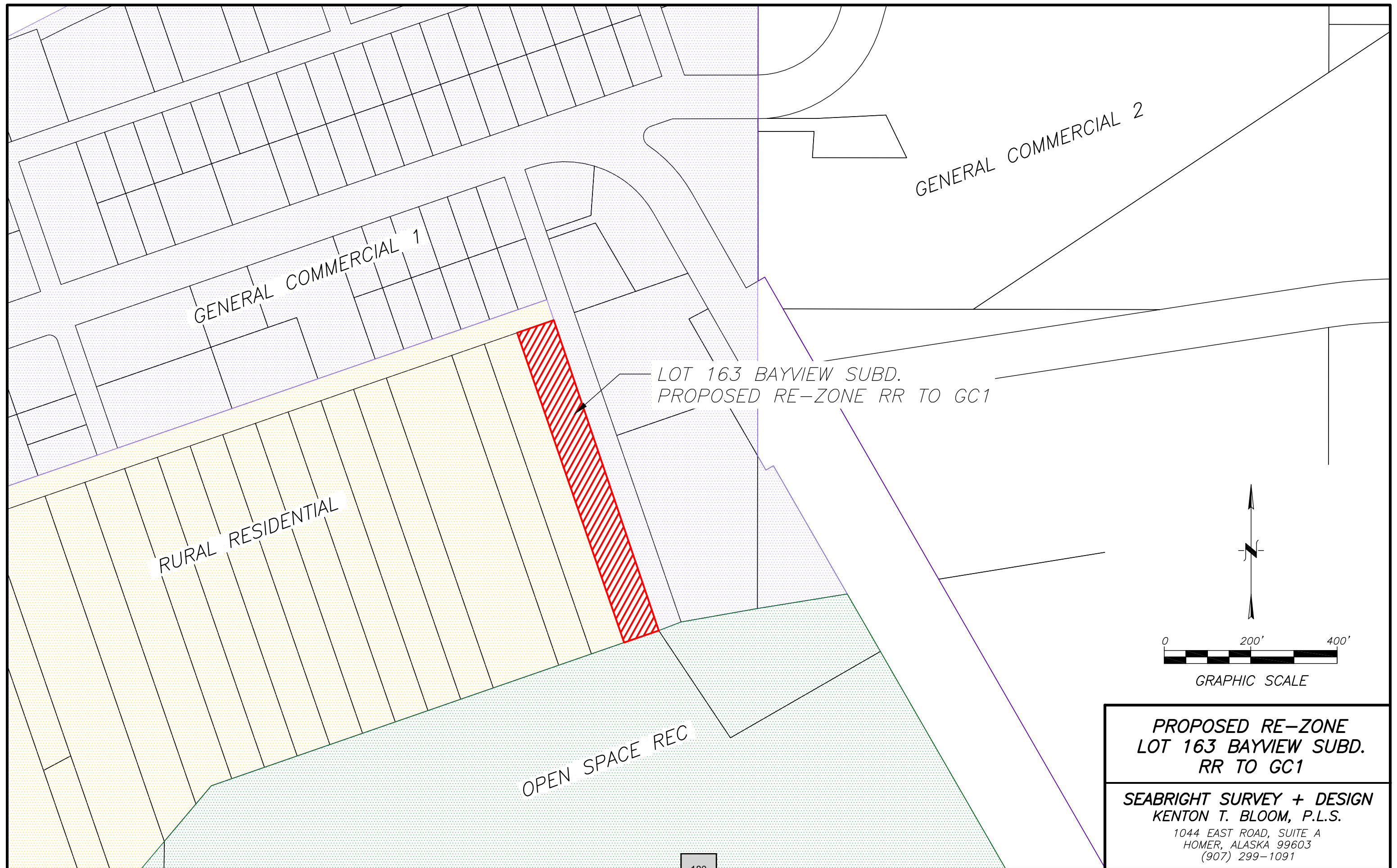


Petition

Proposed amendment:	The property at 1491 Bay Avenue consists of one 1.35 acre parcel. Currently the parcel is a part of the Rural Residential Zoning District. This request is to change the zoning of the entire property, T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0000839 BAY VIEW SUB LOT 163 to the General Commercial 1 District.
HCC 21.95.020 (e) (3) (a)	"Each person signing this petition represents that the signer is a record owner of the lot whose description accompanies the signature; that the signer is familiar with the proposed zoning map amendment and the current zoning district of the lot; and that the signer supports the City Council's approval of the amendment."
Statement of Justification	This rezone along with the B St. right-of-way vacation will create 2 contiguous parcels with the existing commonly owned properties to the east. The amendment will facilitate development and land use that is compatible with the adjacent GC1 zoning district.

Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Patrick Duke, SVP CFO		T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0000839 BAY VIEW SUB LOT 163	17921015

MY SIGNATURE MEANS I AM IN FAVOR OF THIS AMENDMENT



Public Works Director Keiser agreed and reviewed the memorandum provided in the packet, noting she addressed comments made by the public at the December 6th hearing. She stated that the applicant has addressed a number of them and her recommendation to add specific conditions to the CUP in the event that it was approved, such as the viewing platform and pedestrian access. She noted that certain issues would be addressed if Homer had a building code but there is none, but a recommendation could be made for the requirements to be added, such as including a grease trap to prevent oil and fats to go into the sewer system. Chemicals were identified in the soil so a recommendation was made to construct using pile foundation to disturb as little of the soil as possible. These items she believed were easy to accommodate in the applicants design process.

There was a brief discussion on what is already included in the Conditions outlined in the suggested motion as presented by the Clerk.

Commissioner Stark noted the various items that the Commission should consider before making their motion and stated that they should make a motion to have separate deliberation meeting to have adequate time for review.

Chair Smith requested clarification on how that would be conducted.

Deputy City Clerk Krause advised that the Commission could take poll to determine which day and time would be best to schedule the meeting, noting that it would not be a public meeting.

STARK/SCHNEIDER MOVED TO HAVE THE COMMISSION SCHEDULE A DATE AND TIME TO BE DETERMINED TO SCHEDULE DELIBERATIONS.

There was a brief discussion on the time the Commission has to make their decision is 45 days from closing of the Public Hearing which was tonight.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Staff Report 23-061, Application Amending Zoning Map via Ordinance

Chair Smith introduced the item, noted that the Staff Report 23-061 was provided in full at the December 6th meeting and if desired by the Commission a summary of the report can be provided.

City Planner Foster determined that the Commission did not want a summary of Staff Report 23-061 for the record.

Chair Smith invited the applicant to make their presentation or speak to their application.

Zach Dunlap, Operations Manager for Doyon Limited introduced Katie Kirsis, Seabright Surveying & Design to speak to the application.

Katie Kirsis, Seabright Surveying, stated she prepared the rezone application and the re-plat. She reviewed the findings that was presented by the City Planner in the report and agreed that they supported the approval of the rezoning for the parcel to allow the development of the project as designed. The two parcels are already zoned GC1 and this property would be contiguous if the vacation is approved, noting that it would be appropriate shift in the zoning limits.

Chair Smith opened the public hearing.

Beverly Bowman, own property across from the proposed employee housing and commented that the project as presented would impact her property in general. She would prefer that the area stay residential. The employee housing does not show parking on Bay Avenue but noted that there is room to park some cars there and expressed concern about that. She recommended reconfiguring the proposed design.

Peter Garay, city resident, he commented on some earlier concerns for the flight paths and suggested getting some input from actual pilots to see if the project would actually have some impacts from their perspective.

Penelope Haas, non-resident, clarified that comments can only be on the rezone, speaking on behalf of the 202 people who have signed the letter that was provided in opposition to the rezone for this location due to it being a sensitive area ecologically. it is outside the city center which the Comprehensive Plan has designated for dense development. So many people who don't live adjacent signed the letter is because they come and recreate here or get their boat. She noted the viewshed matters to these folks and urged the Commission to consider the broader public interest.

Rika Mouw, city resident, commented that this rural residential lot on Bay Avenue is heavily treed piece of land, and if rezoned it would be completely logged and excavated to bring it down to the elevation of 164A. She stated that it is a protection and division of the neighborhood and Kachemak Drive.

Rick Foster, city resident, Klondike Avenue, commented his appreciation for the Ms. Mouw statement and where's Frank when you need him about spot zoning because this action was definitely spot zoning and should remain rural residential.

Betty Seaman, city resident, property owner next to the proposed property for rezone commented that she lives 160 feet away from the boundary line and against the rezone, it will indelibly change the character of the neighborhood, she still was unsure even with the new diagram regarding the 30-40 foot drop and there will be this wall of 20-30 feet, a gently slope with concerns that it falls off that bluff. Ms. Seaman wanted them to preserve that piece of land in its natural state, to allow the wildlife to remain which would provide viewing opportunities for their customers. She noted all the wildlife that can be seen in that section of land. She questioned that if the city needs more commercial land what happens the next time land come up, they rezone one then it's a domino effect.

Glenn Seaman, city resident, commented that the project proposes to increase the housing supply, condos, they will be like Land's End. The condos are not going to be for regular people but those that can afford a million dollars according to one local realtor's opinion, not homes but investment property. He then addressed the serene pristine natural environment, and that it will be maintained but that was a matter of opinion. Mr. Seaman believed there was a lot of corporate speak, noted the geologist on staff and protections for the critical habitat but having the project built to the edge will not provide that. Mr. Seaman offered

comments on the size of the project, impacts to the rural residential neighborhood, traffic study and the deliberation by the Commission being open to the public.

Karin Marks, city resident, reiterated the fact that Doyon has already made changes to the design from comments made at the last meeting and was sure that more changes would be coming forward from this meeting; noted that there are positive things that can be worked out and as a general thought the growth of Homer and how everything was so rural in the early days. The comprehensive plan addresses central city as a general term and doesn't necessarily mean the center of the business district. The General Commercial District 1 is where we need to grow. Reminded them to review the economic vitality chapter 7 as well.

Scott Adams, city resident, commented on the development of Bay Avenue, the large old spruce trees that will be lost, oversized structures, amending the zoning to accommodate a large project, advocating for compromise.

Eric Engebretsen, city resident, commented that the location in retrospect is the least impact for placement of a project of scale, he can sympathize with the residents but believe that placement doesn't impact the viewshed there is commercial buildings all around except the one side. He stated that he could have purchased the property next door, clear cut the trees and they would not be having this conversation.

Nick Garay, city resident, stated his fiancée just purchased property adjacent to the proposed site and wondered if there was a point person to ask questions about the project if there are issues during development.

Jack Cushing, city resident, commented on the rezoning noting the zoning applied to surrounding property.

Chair Smith closed the public hearing and opened the floor to questions for the Staff and Applicant from the Commission and rebuttal of public comment from Staff and the applicant.

City Planner Foster rebutted comments that there are limited areas within the city where on street parking and parking will be available onsite for employees, regarding spot zoning with two parcels already designated rural residential once rezoned it would be contiguous to the two parcels. He explained what spot zoning would be and this was not it. Mr. Foster addressed the notion that this rural residential area is called out in the Comp Plan as transitional, there is a demand for GC1 and this is the largest of the two areas. He then referenced the Zoning Map on the wall pointing out that the area in question was central within the city.

City Planner Foster continued by addressing the impact to the zoning of rural residential versus recreational, the notion of providing a buffer of trees for the neighboring property would be a good thing and through the vacation it becomes contiguous and acknowledged the plans showing trees and fencing being utilized. The lot is zoned rural residential and by right could be developed as such with no Zoning amendments.

Lauren Egbert, Womer, reviewed the design of the employee housing and from Bay Avenue looking south the view is upon the residential unit; utilizing the grade it the hotel appears as a two story structure not a three story structure. They are planning a vegetated barrier whether natural or structured and will be looking to code to act as a guide on that subject.

Questions presented to the Applicant and Staff as follows:

- Buffer between the proposed project and the rural residential neighborhood
 - o Hotels are very modular in nature
 - o Loss of rooms with loss of height
- Clarification on treating this project as a PUD
 - o Directing back to addressing strictly the rezone
 - o It is referred to as a PUD due to the entire proposal which includes the housing, hotels, condos etc.
 - o Reiterated that it is contingent upon approval of the CUP
- There may be possible replacement of rooms by adding them to the 4th floor
- The subject property for rezone is private property and just because it was not done by the former owner doesn't mean it cannot or should not be done.
 - o Condos are residential, employee housing is residential
 - o Comprehensive Plan recommends the area of placement where the hustle and bustle is occurring

Chair Smith restated that the Commission was required to make a recommendation on this action tonight.

HIGHLAND/SCHNEIDER MOVED TO ADOPT STAFF REPORT 23-061 AND RECOMMEND COUNCIL APPROVAL OF THE AMENDMENT TO THE ZONING MAP FOR 1491 BAY AVENUE FROM RURAL RESIDENTIAL TO GENERAL COMMERCIAL ONE.

There was no further discussion.

VOTE. YES. SMITH, SCHNEIDER, CONLEY, STARK
NO. HIGHLAND, BARNWELL, VENUTI

Motion carried.

C. Staff Report 23-062, Vacation of B Street Right of Way South of Bay Avenue

Chair Smith introduced the item and noted for the record that the staff report was heard in detail at the last meeting and asked if the Commission needed a summary of that report provided.

The Commission did not indicate a summary was needed and a short recess was requested.

Chair Smith called for a recess at 11:20 p.m. The meeting was called back to order at 11:26 p.m. with a request for a motion to extend the meeting.

SCHNEIDER/BARNWELL MOVED TO CONTINUE THE MEETING TO 12:30 A.M.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

**CITY OF HOMER
HOMER, ALASKA**

Planning Commission

ORDINANCE 25-01

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING HOMER CITY CODE 21.10.030 AMENDING THE HOMER
CITY ZONING MAP TO REZONE A PORTION OF THE RURAL
RESIDENTIAL (RR) ZONING DISTRICT TO GENERAL COMMERCIAL
1 (GC1) ZONING DISTRICT.

WHEREAS, City staff received a completed application by petition of the property owner, Doyon Limited, per HCC 21.95.020 (e); and

WHEREAS, The 2018 Homer Comprehensive Plan Land Use Recommendations Map designates the proposed area for Rural Residential zoning; and

WHEREAS, The Homer Planning Commission held a public hearing on January 3, 2024 as required by HCC 21.95.060(c); and

WHEREAS, The motion to approve the rezoning request by the Homer Planning Commission passed by a vote of 4-3; and

WHEREAS, The zoning district boundaries shall be as shown on the official Homer zoning map per HCC 21.10.020(c).

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer Zoning Map is amended to transfer the parcels listed on the attached Exhibit A from Rural Residential (RR) zoning district to the General Commercial 1 (GC1) zoning district as depicted on Exhibit B.

Section 2. The City Planner is authorized to note on the Homer Zoning Map the amendments enacted by this ordinance as required by Homer City Code 21.10.030(b).

Section 3. This Ordinance is a non-code ordinance of a permanent nature and shall be noted in the ordinance history of Homer City Code 21.10.030.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of January, 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

Petition

Proposed amendment:	The property at 1491 Bay Avenue consists of one 1.35 acre parcel. Currently the parcel is a part of the Rural Residential Zoning District. This request is to change the zoning of the entire property, T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0000839 BAY VIEW SUB LOT 163 to the General Commercial 1 District.
HCC 21.95.020 (e) (3) (a)	"Each person signing this petition represents that the signer is a record owner of the lot whose description accompanies the signature; that the signer is familiar with the proposed zoning map amendment and the current zoning district of the lot; and that the signer supports the City Council's approval of the amendment."
Statement of Justification	This rezone along with the B St. right-of-way vacation will create 2 contiguous parcels with the existing commonly owned properties to the east. The amendment will facilitate development and land use that is compatible with the adjacent GC1 zoning district.

Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Patrick Duke, SVP CFO		T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0000839 BAY VIEW SUB LOT 163	17921015

MY SIGNATURE MEANS I AM IN FAVOR OF THIS AMENDMENT





MEMORANDUM

Ordinance 25-02, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating \$135,000 for the Purchase of Twenty Acres located North of Karen Hornaday Hillside Park with the Intent to Designate and Hold the Land as Public Park Land.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: January 2, 2025
From: Julie Engebretsen, Community Development Director
Through: Melissa Jacobsen, City Manager

Introduction

In November 2024, several large parcels were offered for sale mostly north and west of Karen Hornaday Park. All but one parcel was quickly purchased by adjoining private property owners, in the interest of protecting their view shed but also with a long term idea of an expanded public trail system. The last parcel for sale, directly north of Hornaday Park, was purchased by Homer residents in the interest of preserving the community's trail connection options. The City is very slow to move on land purchases and could not have approved a direct purchase in the timeframe these parcels were selling. The buyers of this last parcel do not wish to own the land long term and are offering the City the opportunity to purchase the property for the price they paid for it. This is the parcel that has the old road up the side up the very steep canyon.

Analysis

Over time there has been interest in a trail system that would create trail access from central Homer up the bluff. There is additional interest in moose habitat corridors, preventing development on steep slopes and preserving green space. The community survey results from the Comprehensive Plan identified ten priorities and two of them include preserving open space and increasing access to recreation for visitors and residents. Woodard Canyon provides a unique opportunity to satisfy all these desires, within walking distance of the community core.

In the process of the area land purchases, Kachemak Heritage Land Trust and Moose Habitat Inc hosted a meeting of these area property owners and City staff to discuss what land ownership and trail connections could look like in the future. A trail system is heavily reliant on the purchase of this last parcel, because it has a natural trailhead with parking and restrooms at Hornaday Park, as well as an existing route up the bluff. Long term, staff recommends pursuit of a State of Alaska Recreational Trails Plan to do specific planning and work through these issues with willing land owners. In the near

term, the City can complete the purchase of this single parcel, and continue conversations with land owners.

RECOMMENDATION:

Adopt Ordinance 25-02

Attachments

Woodard Canyon Land Purchase Map
Excerpt of Woodard Creek Watershed Plan
Resolution 17-066

**CITY OF HOMER
HOMER, ALASKA**

Aderhold/Erickson
/Hansen

ORDINANCE 25-02

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING
\$135,000 FROM THE LAND RESERVES FUND TO PURCHASE 20
ACRES IN WOODARD CANYON IMMEDIATELY NORTH OF KAREN
HORNADAY PARK, FOR THE PURPOSES OF OPEN SPACE AND
RECREATION, PROTECTION OF STORMWATER DRAINAGE AND
STEEP SLOPES, AND PRESERVATION OF WILDLIFE CORRIDORS.

WHEREAS, From 1999 to 2002, a private effort to build a switchback road up the bluff
behind Karen Hornaday Park led to erosion problems and many hours of intervention by
officials with the City of Homer and the federal Environmental Protection Agency; and

WHEREAS, Debris flows from a 2002 flood in Woodard Canyon were serious enough to
force the City of Homer to become part of the National Flood Insurance Program; and

WHEREAS, That failed switchback road, while unable to support vehicle traffic, was
later successfully stabilized with gravel, drainage, and tree planting to create an excellent foot
trail leading up to expansive views of the city and Kachemak Bay; and

WHEREAS, Traditional foot trails up the Homer bluff have been increasingly cut off by
private landowners and no trespassing signs in the past five years, a trend documented by the
non-profit Homer Trails Alliance; and

WHEREAS, The half-mile-plus switchback trail behind Karen Hornaday would provide a
lasting and publicly accessible recreational opportunity for Homer residents and visitors, with
trailhead parking available in the city park; and

WHEREAS, A 2024 public survey in connection with revisions to the city's
comprehensive plan found "Preserve open public spaces within the city from development" to
be one of the top three public priorities, considered Important or Very Important by 77 percent
of the respondents; and

WHEREAS, Woodard Canyon has been identified by Moose Habitat, Inc. as one of the
last surviving wildlife corridors between Homer's uplands and the Homer bench; and

WHEREAS, Acquisition of the 20-acre parcel would provide legal access to a heretofore isolated 10-acre parcel of city land on the steep bluff; and

WHEREAS, Curbing steep slope development on the bluff in Homer is a priority for the city; and

WHEREAS, Acquisition of the parcel would be consistent with the goals for protecting the area downstream outlined in the 2016 Woodard Creek Watershed Plan, a cooperative effort supported by city, state and federal agencies; and

WHEREAS, The State of Alaska Department of Natural Resources (DNR) issued a new study in December 2024, mapping the potential for a major landslide in Woodard Canyon to flush a debris flow into Karen Hornaday Park and the west side of the hospital property; and

WHEREAS, City control of lower Woodard Canyon would enhance storm water protection efforts, combining with state DNR control of the canyon headlands and promised cooperation from the single private landowner between the state and city parcels; and

WHEREAS, The 20-acre parcel, under private ownership since the road project was abandoned in 2002, suddenly appeared on the real estate market in November 2024; and

WHEREAS, a small group of conservation-minded private Homer citizens acted quickly to buy the 20-acre parcel; and

WHEREAS, The Homer citizens obtained the 20-acre property for \$125,000, well under the 2024 Kenai Peninsula Borough appraised value of \$166,700; and

WHEREAS, The Homer citizens have offered to sell the property to the City at no profit, to ensure its permanent protection; and

WHEREAS, Up to an additional \$10,000 may be needed for due diligence and closing cost expenses; and

WHEREAS, The City Council of Homer, Alaska should draw funds from its land fund to acquire the 20 acres with a legal description of T6S R 13W Sec 18 Seward Meridian HM S1/2 NW1/4 SE1/4 for purposes of open space, recreation, watershed management and wildlife habitat purposes.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY25 Capital Budget by appropriating \$135,000 as follows:

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<u>Fund</u>	<u>Description</u>	<u>Amount</u>
150	Land Fund	\$135,000

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

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of January, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	KHP Land Purchase	DATE	01/07/2025
DEPARTMENT	Council	SPONSOR	Aderhold/Erickson/Hansen
REQUESTED AMOUNT	\$ 135,000		

DESCRIPTION	The State of Alaska DNR issued a new study in December 2024, mapping the potential for a major landslide in Woodard Canyon to flush a debris flow into Karen Hornaday Park and the west side of the hospital property. City control of lower Woodard Canyon would enhance storm water protection efforts. The 20-acre parcel suddenly appeared on the real estate market in November 2024. A small group of conservation-minded private Homer citizens acted quickly to buy the 20-acre parcel. The Homer citizens obtained the property for \$125,000. The Homer citizens have offered to sell the property to the City at no profit, to ensure its permanent protection. Up to an additional \$10,000 may be needed for due diligence and closing cost expenses.
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FUNDING SOURCE(S)	LAND RESERVES	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	100%	0%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: HART Roads (160)	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance \$ 382,965	Current Balance _____	Current Balance _____
Encumbered \$ 21,986	Encumbered _____	Encumbered _____
Requested Amount \$ 135,000	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda \$ 0	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance \$ 225,979	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

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Lord and Homer City Council
FROM: Melissa Jacobsen, City Manager
DATE: January 8, 2025
SUBJECT: City Manager's Report for January 13, 2025 Council Meeting

Surplus Sale

Sealed bids for City surplus equipment are being accepted through Wednesday, January 22. For full details visit, www.cityofhomer-ak.gov/cityclerk/city-homer-surplusequipment-sale-winter-2025. Looking ahead to future surplus sales I've asked the City Clerk to research some online auction platforms, such as Ritchie Brothers and Alaska Premier Auctions where the City can upload the information and the auction company facilitates the online bidding and collection of payment. My understanding is the auction company retains a portion of the sales and submits the balance to the City. For the amount of staff time for the Clerk's office to manage these surplus sales, we may find a savings. This also has the potential to expand our pool of bidders. More to come!

Digitization of the *Homer News* Completed

In late October the Library shipped the entire collection of the *Homer News* on microfilm to Ancestry.com, who spent a couple months scanning and indexing the materials. The archive from 1954 to 2021 is now available online. It can be accessed from any computer in the Library or a personal subscription to Newspapers.com.

Library Author Talk and Award Presented

On Dec. 17, Tom Kizzia and Rich Chiappone visited the library to talk about history and writing, drawing a crowd of 63 people. Tom Kizzia was presented with a State of Alaska legislative citation honoring his contributions to Alaskan literature. The award was presented by Representatives Andrew Gray and Sarah Vance.

Notable Work Anniversaries

In December we had two notable work anniversaries to celebrate. Chief Robl celebrated 40 years with the City and Bryan Hawkins celebrated 25 years with the City. Your commitment and excellence over the years have made a lasting impact—thank you both for all that you do!

Celebrating Kristen Faulkner

On Dec. 27, the City partnered with the Chamber of Commerce for an event celebrating Kristen Faulkner, Homer's very own Olympic medalist! On a visit home for the holidays, Kristen welcomed the community to Homer High School Mariner Theatre for a heartwarming Q&A session, with Jim Anderson, Jon and Sara Faulkner, and former Mayor Ken Castner. Kristen was presented with a City of Homer Award of Excellence

from former Mayor Castner. She was also presented with a State of Alaska legislative citation from Representative Sarah Vance.



Karen Hornaday Park Campground

With the recent mild winter weather Parks Maintenance Coordinator Chad Felice has been able to do some cleaning up at the Karen Hornaday Park Campground. The campground has been closed for a few years and the alders have taken over the campsites and roadway. Prior to the closure the City was having problems with illegal camping and other activities in the campground because the amount of alder and brush made it easy to hide out. The City has also heard feedback that the overgrowth made the park area feel unsafe for the kids playing on the playground. With the help of Public Works equipment operators, work is being done to selectively clear out the alder overgrowth and open up lines of sight around the campground. I walked the area with Chad, Public Works Superintendent Mike Zelinski, and Public Works Director Dan Kort this past Wednesday. Most campsites now have great views so campers can see the bay, watch a ballgame, or see their kids on the playground, and there will still be some buffer between campsites when the trees and remaining alders leaf out in the spring and summer. When the selective alder clearing is complete there will be areas where Parks can make improvements with landscaping and selective tree plantings. Stump removal around the campground is planned, along with some additional clearing and ditching below to help with drainage. We will be discussing options for opening the Karen Hornaday Campground during our departmental budget discussions, with a timeframe still to be determined.

There have been questions about some clearing that has been done near the park area on the hospital side of Woodard Creek. The City is not working in that area; it is right of way clearing along the power lines by Carlos Tree Service for Homer Electric Association.

Landslide Hazard Susceptibility Reporting

The Alaska Division of Geological & Geophysical Surveys (DGGs) has finished mapping landslide hazard susceptibility for the City of Homer and nearby Kachemak City. These maps are designed to help local officials and the public better understand areas that could be at risk for slope failures. They're also meant to support long-term regional planning, boost resilience, and guide updates to Homer's Comprehensive Plan.

While the maps don't predict future landslides, they highlight spots where landslides have happened in the past and recommend areas where further geotechnical studies might be needed, especially if development is planned.

Attachments:

State of Alaska Press Release DGGGS publishes Homer landslide hazard susceptibility maps

Landslide Hazard Susceptibility Mapping in Homer, Alaska Executive Summary

Landslide Hazard Susceptibility Mapping in Homer Report

Landslide Maps



For Immediate Release: December 11, 2024

DGGS publishes Homer landslide hazard susceptibility maps

(Fairbanks, AK) – The Alaska Division of Geological & Geophysical Surveys (DGGS) has completed landslide hazard susceptibility mapping for the City of Homer and neighboring Kachemak City. The report is available here: <https://doi.org/10.14509/31155>.

The results are intended to educate officials and the public regarding locations of potential slope failure hazards, provide a basis for regional long-term planning and resilience, and to inform the City of Homer's update of their Comprehensive Plan.

"We're pleased that our partnership with DGGS brought these much-needed FEMA funds to Homer," said Julie Engebretsen, acting City Manager. "Our Planning Commission and City Council will use the new lidar data and landslide susceptibility report as resources while we work on slope stability issues in the coming years."

DGGS received funding in 2018 from the Federal Emergency Management Agency (FEMA) Cooperating Technical Partners program to conduct the work, which included collection of new high-resolution light detection and ranging (lidar) elevation data.

"DGGS is excited to make this new study available to the Homer community, which represents the first landslide susceptibility maps and report published by the agency," said Melanie Werdon, DGGS Director and State Geologist. "This project predates the [Alaska Landslide Hazards Program](#), established in 2023 to provide actionable science to communities that are affected by landslides."

These maps do not predict slope failures but depict locations where landslides have occurred and where additional geotechnical investigations are suggested if the area is targeted for development. DGGS is dedicated to mapping and assessing landslides, understanding and quantifying landslide hazards, and improving geologic hazard communication and coordination with other agencies and communities.

This report complements a 2022 coastal bluff stability assessment for Homer, also published through DGGS: <https://doi.org/10.14509/30908>.

The Department of Natural Resources' mission is to develop, conserve, and maximize the use of Alaska's natural resources consistent with the public interest.

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Landslide Hazards Susceptibility Mapping in Homer, Alaska—Executive Summary

- In the 2017 Risk Report for the Kenai Peninsula Borough, the City of Homer identified slope failures as a concern with a Recommended Resilience Strategy of completing a comprehensive slope failure hazard assessment for the city.
- To support the City of Homer’s resilience to potential hazards, the Alaska Division of Geological & Geophysical Surveys (DGGs) received funding from the Federal Emergency Management Agency (FEMA) Cooperating Technical Partners (CTP) program to create a map and database of existing slope failures, maps of shallow and deep-seated landslide susceptibility, and a map of simulated debris flow runouts for the City of Homer and neighboring Kachemak City. (<https://doi.org/10.14509/31155>)
- The landslide inventory integrates existing maps of prehistorical landslides, those caused by the 1964 Great Alaska Earthquake, and newly mapped slope failures identified in sequences of aerial photographs since 1950 and high-resolution light detection and ranging (lidar) data collected for the project. (<https://doi.org/10.14509/30591>)
- DGGs created shallow and deep landslide susceptibility maps following protocols like those developed by the Oregon Department of Geology and Mineral Industries, which includes incorporating landslide inventory data, basic geotechnical soil properties, and lidar-derived slope steepness.
- Debris flow runout extents were generated using the model Laharz, which simulates runouts based on catchment-specific physical parameters (for example, hypothetical sediment volumes).
- Data from these analyses are collectively intended to depict locations where landslides are relatively more likely to occur and to model the extent of their potential impacts. The maps are not intended to predict slope failures, and site-specific, detailed geotechnical investigations should be conducted prior to development in vulnerable areas.
- The intended use of these overview maps is to help identify slopes with a relatively high slope failure hazard in and around Homer, to provide a basis for regional, long-term planning and increased resilience, and to help identify localities where more detailed mapping is warranted if areas are to be developed or improved. Maps are not intended to be used for legal, engineering, or surveying purposes.
- DGGs developed the landslide inventory, shallow landslide susceptibility, deep landslide susceptibility, and debris flow runout maps using the best available data at the time of the project; however, there are many inherent limitations. Conditions that lead to a landslide are complex. Some influencing factors like geologic and hydrologic conditions, vegetation, seasonal weather, and long-term climate all change at different rates while other landslide triggers, like earthquakes, are unpredictable. As such, there is potential for areas not depicted on these maps to be affected by future landslides.
- This report complements a 2022 Coastal Bluff Stability Assessment for Homer, also published at DGGs (<https://doi.org/10.14509/30908>).

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LANDSLIDE HAZARD SUSCEPTIBILITY MAPPING IN HOMER, ALASKA

J. Barrett Salisbury



Aerial photograph looking south towards the Homer Spit.



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LANDSLIDE HAZARD SUSCEPTIBILITY MAPPING IN HOMER, ALASKA

J. Barrett Salisbury

Report of Investigation 2024-3

State of Alaska
Department of Natural Resources
Division of Geological & Geophysical Surveys

STATE OF ALASKA

Mike Dunleavy, Governor

DEPARTMENT OF NATURAL RESOURCES

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DIVISION OF GEOLOGICAL & GEOPHYSICAL SURVEYS

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LANDSLIDE HAZARD SUSCEPTIBILITY MAPPING IN HOMER, ALASKA

J. Barrett Salisbury

Abstract

The potential for slope failures poses a great safety and financial risk to people and infrastructure in many communities throughout Alaska, including the City of Homer. The Alaska Division of Geological & Geophysical Surveys (DGGS) completed a comprehensive landslide hazard assessment for the city by creating a map and database of historical and prehistoric slope failures, maps of shallow and deep-seated landslide susceptibility, and a map of simulated debris flow runouts for the City of Homer and neighboring Kachemak. The landslide inventory map integrates existing maps of landslides caused by the 1964 Great Alaska Earthquake and newly mapped slope failures identified in sequences of aerial photos since 1950 and high-resolution light detection and ranging (lidar) data collected for this project. DGGS created a shallow landslide susceptibility map following protocols like those developed by the Oregon Department of Geology and Mineral Industries, which includes incorporating landslide inventory data, geotechnical soil properties, and lidar-derived topographic slope to calculate the Factor of Safety (FOS)—a proxy for landslide susceptibility. Debris flow runout extents were generated using the model Laharz, which simulates runout extents based on catchment-specific physical parameters (e.g., hypothetical sediment volumes). Data from these analyses are collectively intended to depict locations where landslides are relatively more likely to occur or are relatively more likely to travel. The results provide important hazard information that can help guide planning and future risk investigations. The maps are not intended to predict slope failures, and site-specific, detailed investigations should be conducted prior to development in vulnerable areas. Results are for informational purposes and are not intended for legal, engineering, or surveying uses.

INTRODUCTION

In the 2017 Risk Report for the Kenai Peninsula Borough, the City of Homer identified slope failures as a concern with a Recommended Resilience Strategy of completing a comprehensive slope failure hazard assessment for the city (Alaska Department of Commerce, Community, and Economic Development, 2017). To support the City of Homer's resilience to potential hazards, the Alaska Division of Geological & Geophysical Surveys (DGGS) received funding in 2018 from the Federal Emergency Management Agency (FEMA) Cooperating Technical Partners (CTP) Program to create a map

and database of existing slope failures, maps of shallow and deep-seated landslide susceptibility, and a map of simulated debris flow runouts for the City of Homer and neighboring Kachemak City (fig. 1). The results of this study are intended to: 1) educate officials regarding locations of potential slope failure hazards; 2) provide information to inform future zoning and planning decisions; and 3) to inform the city's update of their Comprehensive Plan. For the area of interest (AOI) that includes the City of Homer, Kachemak City, and parts of Diamond Ridge, DGGS produced new, high-resolution (0.5 m per pixel) light detection and ranging (lidar)

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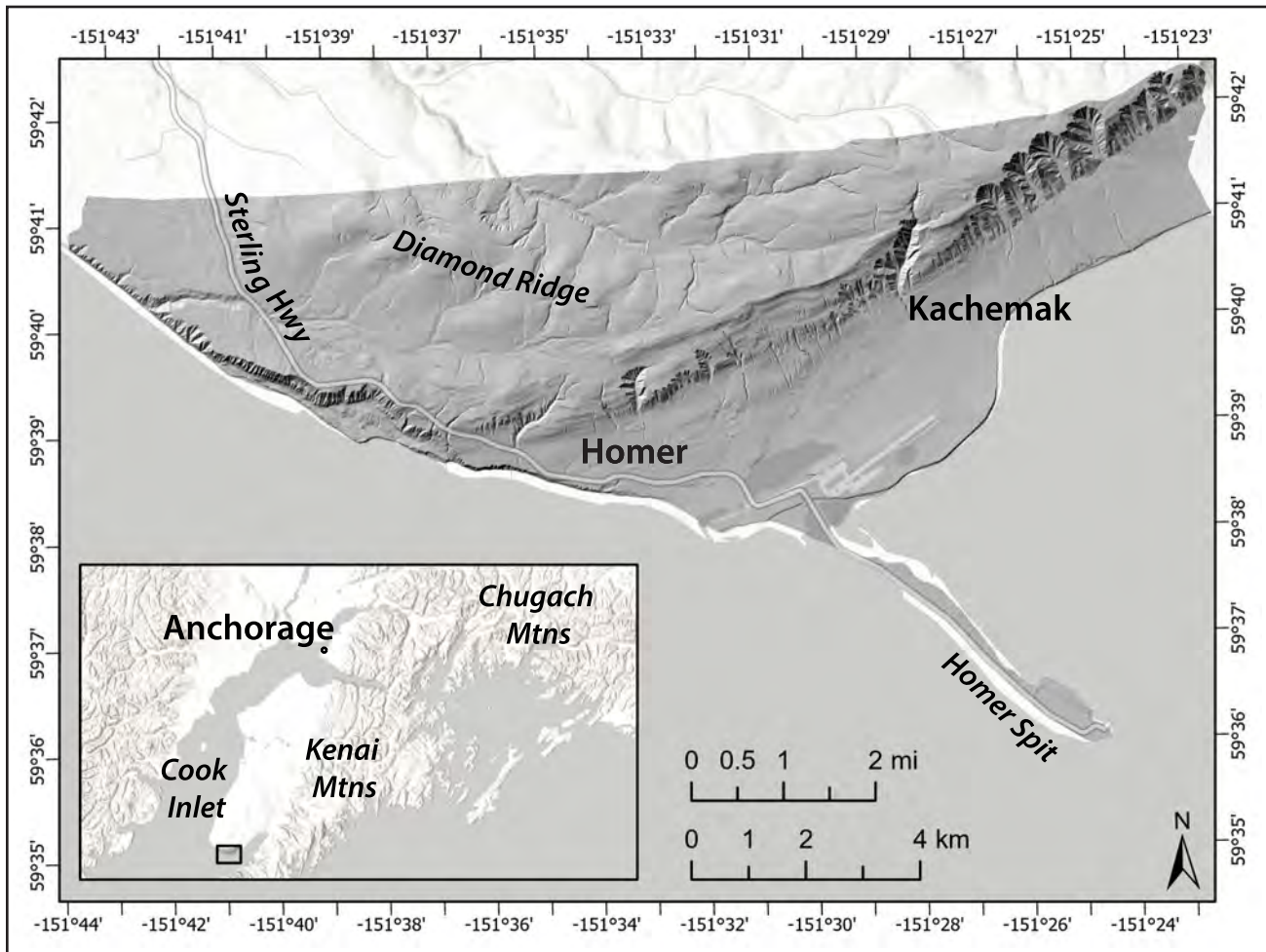


Figure 1. 2019 lidar extent (visible as a gray hillshade) and area of interest for Homer slope failure susceptibility assessment. Inset map shows study location on the western Kenai Peninsula.

elevation data and data layers specific to the AOI's slope failure hazards (Salisbury and others, 2021). This report describes the datasets and methods used for the resilience study and discusses mapping and modeling results that will be used to increase Homer's resilience to future slope failures.

BACKGROUND

Geologic Setting

Regionally, the Homer area falls within an accretionary wedge of sediments and sedimentary rocks lying above the Alaska-Aleutian subduction zone, where the Pacific plate is being subducted beneath the North American plate. The bedrock at the southern end of the Kenai Peninsula consists of moderately indurated, freshwater Eocene sands, silts, clays, and minor amounts of conglomerate

in generally thin and intergraded beds and lenses (Barnes and Cobb, 1959). Known collectively as the Kenai Group, these beds contain many subbituminous coal and lignite deposits from a few inches to 7 ft (2.1 m) thick that decrease in abundance and thickness to the north. Strata are generally flat or gently dipping northward less than about 10 degrees, and the coal and lignite beds act as aquitards, impeding the vertical movement of groundwater. The total thickness of the Kenai Group likely exceeds 4,700 ft (1,430 m) (Barnes and Cobb, 1959; Wilson and Hults, 2012). In general, the soils of Homer are mapped as silt loam with slight compositional variations owing to the nearly ubiquitous parent material. Exceptions include organic-rich wetland soils, beach deposits, or steep cliffs where erosion prevents soil formation (United

States Department of Agriculture [USDA] Natural Resources Conservation Service [NRCS], 2005).

The structure of the Kenai Group in Homer consists of northeast-trending broad folds. These folds (with limb dips less than ~10 degrees) are superposed on the northeast-trending regional forearc basin that defines Cook Inlet. Many high-angle faults have been mapped in wave-cut beach bluffs, but little is known about the extent of these northwest-striking features. In general, faults show a normal sense of displacement, are steep to sub-vertical, and have vertical displacements ranging from a few inches to nearly 80 ft (24.4 m) (Barnes and Cobb, 1959). While none of these fault offsets found in Tertiary rocks are the result of Holocene surface deformation, we cannot rule out the possibility that shallow, crustal faults exist in the active accretionary wedge at the modern plate boundary.

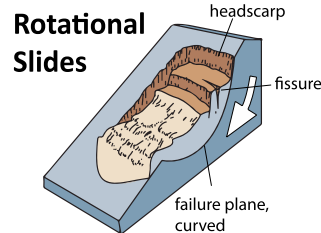
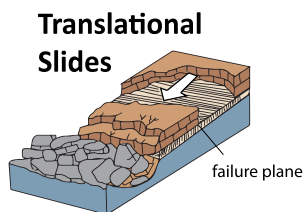
The physiography of Homer is characterized by a prominent, steep escarpment of moderately

cemented Tertiary sedimentary bedrock. The escarpment is a result of glacial scour by the Kachemak Bay ice lobe during the recent Moosehorn and Killey stades of the Naptowne glaciation, approximately 23 and 18 thousand years before present, respectively. The escarpment is dissected by steep canyons, and the gently sloping lowlands below are underlain by a mix of canyon-fed debris flow deposits and drift (i.e., Pleistocene sediments transported/deposited by glacial ice or meltwater) from the last major glaciation (Reger and others, 2007).

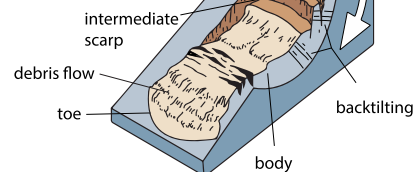
Types of Slope Failures

The term “landslide” is a commonly used catch-all term for gravity-driven mass movements. However, “landslide” refers to a range of movements, including slides, flows, falls, topples, and spreads (Cruden and Varnes, 1996) (fig. 2). A “slide” typically moves downslope along one or more failure planes, sometimes without much internal deformation. “Flows” move rapidly downslope as a viscous

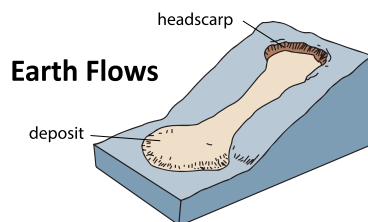
Types of Slides



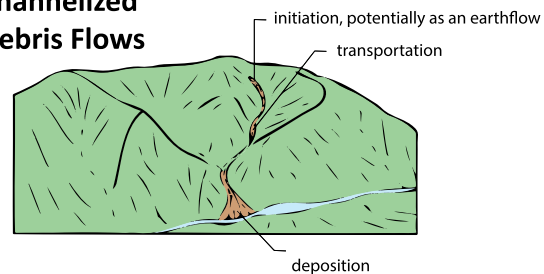
Complex Rotational Slides



Types of Flows



Channelized Debris Flows



Other Types of Slope Failures

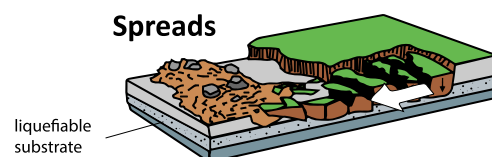
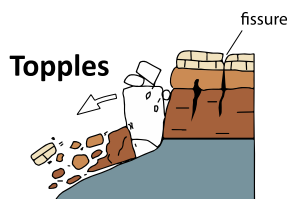
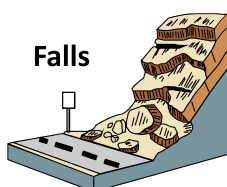


Figure 2. Types of slope failures as classified by Varnes (1978). Illustrations modified from Cruden and Varnes (1996) and Highland and Johnson (2004).

fluid because of water content and/or loss of cohesion within a moving mass. In and around Homer, there is evidence of several types of slides, flows, and complex mixes of the two.

Slides

Slides can occur in a wide range of geologic materials and typically occur on slopes of 20 to 40 degrees. Downslope movement occurs on one or more distinct failure planes, and a slide mass may travel with very little internal deformation. A translational landslide moves down (and potentially outward) along a planar failure surface without backwards tilting (fig. 2). Translational slides are typically shallower and move longer distances than rotational slides. A rotational slide moves along an upward-curved (i.e., spoon-shaped) failure plane such that the slide mass tilts backwards towards the headscarp (fig. 2). Both types of landslides, while initially sliding as a more-or-less coherent block, may disintegrate to rubble or transition to a flow, depending on local conditions. In either case, triggering mechanisms include saturation of slopes and increased water levels within the mass due to intense or prolonged rainfall or snowmelt, and human-induced or natural slope disturbances such as undercutting (e.g., removing the toe of an existing slope) or earthquake shaking (Cruden and Varnes, 1996; Highland and Bobrowsky, 2008).

Flows

Earthflows generally occur in fine-grained soils, including silts and clays, and exhibit a wide range of relative sizes, failure depths, and velocities. Earthflows typically have a characteristic hourglass shape, leaving behind a bowl or depression at the head of the slope failure, often with a headscarp (fig. 2). In Homer, flows typically occur on steep slopes within drainage catchments and range from hundreds to tens of thousands of square feet in area (tens to thousands of square meters). Ground observations and historical aerial photographs show that these earthflows likely initiate as small-scale slides that tend to be relatively shallow, mostly affecting the uppermost hydrologically active part of the soil column (approximately 5 ft [1.25 m]). Earthflows typically move as

plastic or viscous masses with strong internal deformation, because they are commonly triggered by saturation of soil due to prolonged or intense rainfall or snowmelt, earthquakes, or human-induced vibration (Keefer and Johnson, 1983). In Homer, daylighting coal beds in coastal bluffs and steep catchments act as aquicludes, and natural springs from above them, which may locally contribute to earthflow initiation.

Channelized debris flows occur on steep, concave slopes and are initiated as earthflows (or other types of landslides) that run into a channel and gain momentum by picking up more debris, water, or speed (fig. 2). Channelized debris flows are prevalent in steep gullies, particularly in areas of weak soil. These types of movements are typically initiated by heavy surface-water flow or in areas where earthflow conditions are common; they can move downslope rapidly, approaching 35 miles per hour (56 km per hour) (Cruden and Varnes, 1996; Highland and Bobrowsky, 2008). Even though channelized debris flows may be thin and watery, they can incorporate large boulders, vegetation, and other objects. Coupled with their sudden onset, even small debris flows can be lethal.

The debris flows that emanate from the bedrock-walled canyons and gullies deposit material on alluvial fans within and below the mouths of the canyons. The alluvial fan deposits have a fine-grained, silt and sand matrix and contain blocks of coal, cobbles, and plant debris of all sizes (Reger and others, 2007). Each fan is composed of many individual debris flow deposits, and some flows deposit materials beyond the fan limits in existing ephemeral stream channels. The debris flows are supply-limited phenomena, meaning each event effectively empties the source area (or drainage gully) of accumulated debris (Reger and others, 2007). The debris flow requires (1) sufficient time since the previous flow to accumulate sufficient debris in the source canyon and (2) a hydroclimatic event of sufficient duration or magnitude to saturate and mobilize the debris accumulated in the canyon (Jakob, 2005). Events are often initiated by a small earthflow from a steep

canyon wall, and this slide imparts an initiating pulse of material and energy to the existing unstable sediment in the canyon channels. Recurrence intervals are estimated to range from decades to centuries, with smaller events typically occurring more frequently than large events (Reger and others, 2007).

Bluff Point Landslide

The Sterling Highway at the western edge of Homer city limits closely follows the headscarp outline of the Bluff Point landslide (red line, fig. 3). The Bluff Point landslide is the largest landslide of the Kenai Peninsula lowland and is approximately 3.4 mi (5.4 km) long, up to 1.6 mi (2.6 km) wide, and has a scarp, or cliff relief, of 200 to 600 ft (60–215 m) (Reger and others, 2007). The

Baycrest/Homer Overlook Point offers a view to the southwest, down across the ponded area of the back-tilted landslide block (fig. 3, yellow area) that formed as the mass slid along one or more spoon-shaped failure planes at depth. Bathymetry of the seafloor in this area suggests that the main body of the landslide could have extended up to 1.2 mi (2 km) out from the modern shore (Reger, 1978), as also evidenced by exposures of basal shear surfaces in the beach far out from the modern bluff. Sediment layers at the modern shoreline are noticeably back-tilted, as opposed to the relatively flat-lying layers of the main bluff (figs. 2 and 3).

The landslide could have occurred any time since about 17,500 years before present (BP), when

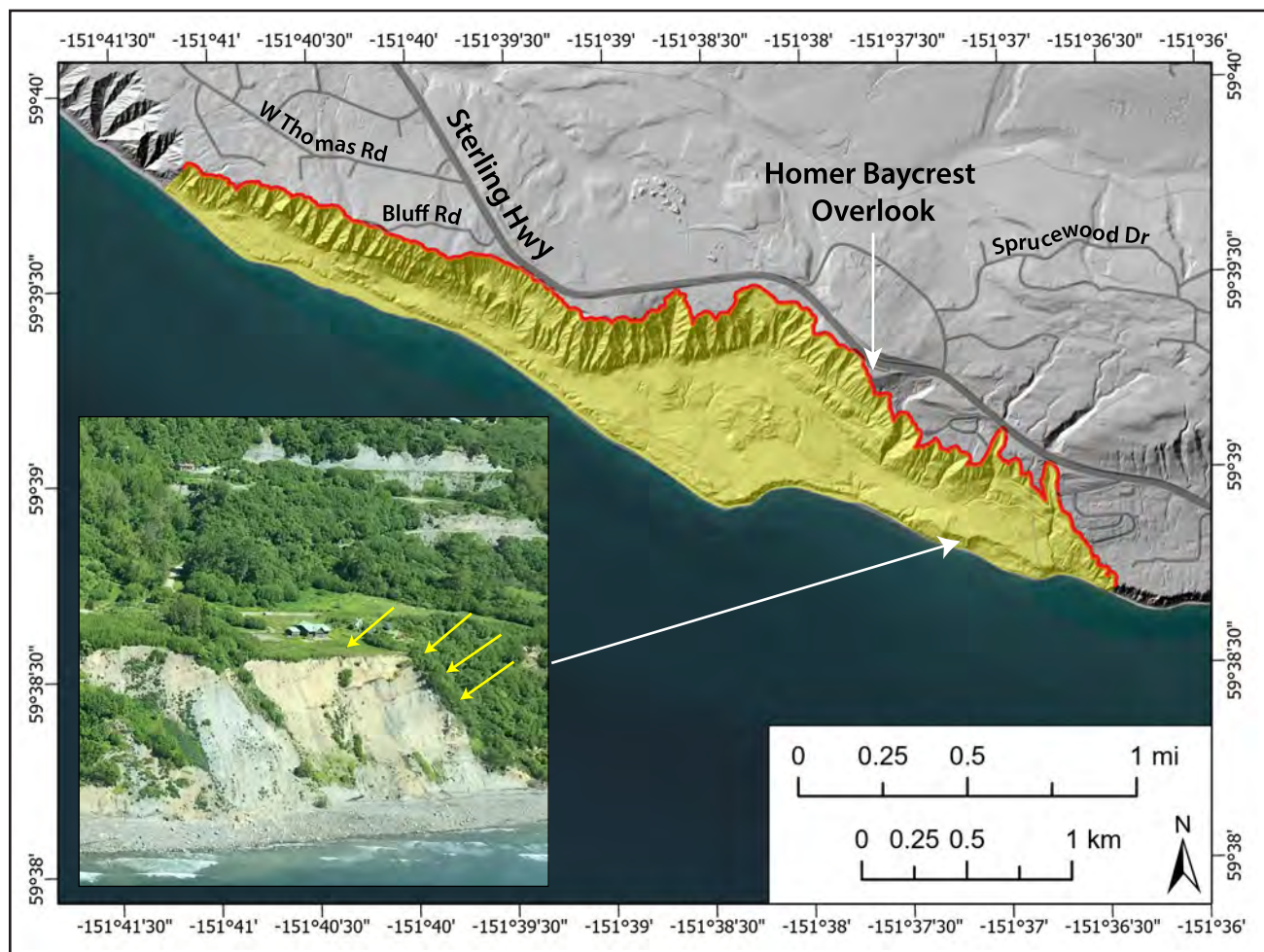


Figure 3. Bluff Point landslide headscarp extent (red line) along the Sterling Highway in the 2019 lidar-derived hillshade (Salisbury and others, 2021). Note that the headscarp has undergone significant erosion since formation ~2,250 years ago. The yellow area represents the headscarp wall and back-tilted landslide block. Inset: oblique aerial photograph of back-tilted coal seams within the landslide mass.

the Killey-age glaciers retreated from the Bluff Point area back into Kachemak Bay, effectively debulking (i.e., destabilizing) the slope. Radiocarbon age estimates of vegetation from a soil layer overrun by the landslide suggest the slide occurred about 2,250 BP (Berg and others, 2014). Though there is no direct evidence linking the Bluff Point landslide to a causative subduction zone earthquake, it is plausible that this massive bluff failure was triggered by such an event. Shennan and Hamilton (2006) analyzed fossil diatoms within peat-mud couplets to reconstruct land/sea-level changes for the 1964 and five earlier great earthquakes during the past 3,300 years, two of which occurred about 2,100 BP and 2,500 BP. Given the uncertainties associated with radiocarbon dating, it is possible (though not proven) that either of these earthquakes triggered the bluff collapse.

The slide block has been extensively modified by coastal processes since deposition, and therefore, it is not clear whether the Bluff Point landslide occurred as a single, catastrophic failure or as a series of progressive, smaller failures. The remnants of the original landslide block are continuously eroding and collapsing, and there is evidence that reactivation of old slump blocks is possible, with at least one portion of the old slump block having been active as recently as 2009 (Berg, 2009). Deep-seated landslides fail progressively over time, and—coupled with the potential for strong shaking in 1964-type subduction zone earthquakes—future failures of the headwall are inevitable (Reger and others, 2007).

Effects of the Great Alaska Earthquake, 1964

The effects of the March 27, 1964, Great Alaska Earthquake in the Homer area were thoroughly documented after the event. Observations included general damage caused by tectonic subsidence and earthflows, landslides, fissures, seiches, submarine landslides, and beach changes caused by strong ground shaking during the M9.2 event (Waller, 1966). While the earthquake effects in Homer were minor compared to devastation in

other parts of Alaska, most of the seismic damage to the community occurred on Homer Spit because of tectonic subsidence (2–3 ft [0.6–0.9 m]) and differential compaction and lateral spreading (an additional 1–4 ft [0.3–1.2 m]) (Plafker, 1969). Similarly, there were several areas of heightened coastal erosion in the months and years following the earthquake. This report focuses on the Bluff Point landslide headscarp and other inland areas where there were several instances of earthquake-induced geologic effects throughout the community.

Despite “the incompetent nature of the bedrock and of the thin layer of soil that overlies the rock,” Waller (1966) notes that, surprisingly, only one landslide and one earthflow of significance occurred in Homer during the 1964 earthquake, both north of Kachemak City. The landslide occurred as the collapse of a precipice between two steep, neighboring catchments eroding into the Kenai Group (fig. 4C, labeled 1964 event on the right). The landslide block disintegrated and spread into a debris apron approximately 600 feet (183 m) long and 100 feet (30 m) wide below the existing precipice. Waller (1966) stresses that “landslide hazards exist in comparable situations near Homer—and indeed anywhere that promontories extend out from precipitous bluffs and cliffs.”

The earthflow and channelized debris flow runout occurred in the neighboring drainage catchment southwest of the landslide (fig. 4C, labeled 1964 event on the left).

It created a jumbled mass of uprooted trees, mudflows, rafts of soil and vegetation, and collapsed ground. The area of disturbed ground [was] about 1,000 feet [305 m] long and [had] a maximum width of about 400 feet [122 m]. Horizontal displacement of material within the flow, however, probably did not exceed 200 ft [61 m]. The material involved [consisted] mainly of silt, some fine sand, and occasional layers of flat pebbles. The head of the flow is near the apex of

an alluvial fan at the mouth of a small canyon occupied by an intermittent stream. Water was seeping from both disturbed and undisturbed material... and may have contributed to causing the flow. (Waller, 1966).

Lastly, the earthquake caused many fissures throughout Homer, the most notable of which occurred near the headscarp of the Bluff Point landslide at a U.S. Bureau of Land Management field station built 50 ft (15 m) from the edge of the 700 ft (213 m) bluff. In general, a fissure is an opening crack that forms at the ground surface. Regarding earthquakes, fissures may be caused by several different mechanisms, including primary on-fault deformation or secondary off-fault deformation. The fissures that formed in Homer in 1964 are secondary effects of the earthquake (i.e., caused by seismic shaking) and represent the geomorphic expression of lateral spreads (perhaps due to liquefaction), subsidence from sediment compaction, the initiation of new landslides, or triggered movements on existing, retrogressive landslides (e.g., fig. 2, rotational slides, topples).

Numerous fissures developed during the earthquake on the surface above the bluff, some of them several inches wide. A few could be traced about 20 ft [6 m] down the bluff face. One earth fissure extended across the area of a field-station building and cracked the basement floor of the structure. Areas above and below promontories where earthslides might occur must remain suspect as sites for any building. (Waller, 1966).

Other anecdotal reports suggest that fissures at the mouth of Thurston Canyon were so large that “a Shetland pony fell into one several days after the earthquake and could not get out,” but these observations were not checked in the field (Waller, 1966).

Homer is located above a boundary between segments of the earthquake-generating Alaska-Aleu-

tian subduction zone—the Kodiak Island (KI) segment to the southwest and the Prince William Sound (PWS) segment to the northeast. While the 1964 Great Alaska Earthquake ruptured both the KI and PWS segments, recent paleoseismological findings from around the region suggest that the two segments may rupture independently. Research by Shennan and others (2014) suggests that the average recurrence interval for great ($M > 8$) megathrust earthquakes on the PWS segment is approximately 535 years, a slightly shorter recurrence interval than the 589 years estimated by Carver and Plafker (2008). Importantly, however, work in the KI segment revealed evidence for more frequent megathrust earthquakes than the PWS segment (Nishenko and Jacob, 1990), and recurrence intervals for $M 7.5$ – 8.0 earthquakes may be as low as 60 years in this area (Nishenko, 1991). The fact that there has been a significant historical earthquake in the area does not reduce the likelihood that there may be another earthquake at any time.

For context, peak ground accelerations (PGAs, the maximum ground shaking that occurs during an earthquake) in Homer during the $M 9.2$ Great Alaska Earthquake reached about $0.35g$, or 35 percent of the acceleration due to Earth’s gravity (U.S. Geological Survey [USGS] ShakeMap). However, time-independent Probabilistic Seismic Hazard Models—models that quantify the rate at which ground-motion levels at a site are exceeded—show a 2 percent chance in 50 years (the rough equivalent of an earthquake with a $\sim 2,500$ -year return period) for PGAs of approximately $0.6g$ in Homer (Wesson and others, 2007). The potential for future strong ground motion should not be underestimated.

METHODS

The Oregon Department of Geology and Mineral Industries published a series of special papers detailing protocols for inventory mapping of landslide deposits from lidar, shallow landslide susceptibility, and deep landslide susceptibility (Burns and Madin, 2009; Burns and others, 2012; Burns and Mickelson, 2016, respectively). Where

existing geologic and geotechnical soils data allow, we closely follow these suggested methods and build on other similar landslide hazard studies conducted by DGGs (e.g., Hubbard and others, 2024).

Lidar Acquisition and Processing

DGGs used lidar point cloud data to produce a high-resolution (1.6 ft [0.5 m]) digital terrain model (DTM) and a digital surface model (DSM) for Homer (Salisbury and others, 2021). The DTM, also known as a bare-earth elevation model, was essential for identifying landslide geomorphology beneath dense vegetation, confirming evidence of landslide activity identified in aerial photograph sequences, making Factor of Safety (FOS) calculations, and modeling potential debris flow runouts. DGGs operates a RIEGL VUX1-LR scanner integrated with a Global Navigation Satellite System (GNSS) and Northrop Grumman Inertial Measurement Unit. The lidar and the GNSS data were collected on June 3, 2019, and processed using TerraSolid software. The Alaska Division of Mining, Land and Water's Survey Section conducted a targeted Ground Control Survey for this project June 19–20, 2019. The resulting modeled surfaces reveal the complex topography required for slope failure interpretation and modeling. These data are available as a Raw Data File with an open end-user license. All files are available via the DGGs elevation portal at elevation.alaska.gov. See Salisbury and others (2021; doi.org/10.14509/30591) for additional metadata.

Landslide Inventory

There are few publications with comprehensive landslide catalogs near Homer, despite numerous examples of historical debris flows emanating from the steep bluffs and blocking roads in Homer. These events, typically caused by heavy rains or rain-on-snow events, cause flooding, blockage, and damage to roads, and damage to culverts and other water diversion structures.

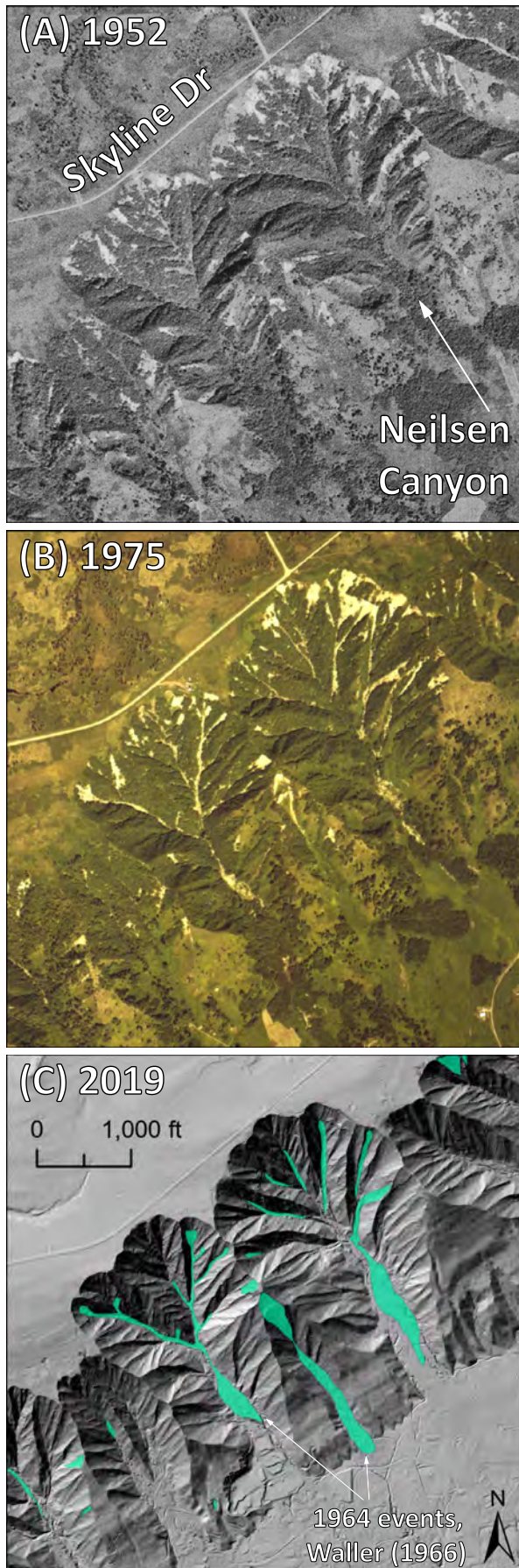
The comprehensive landslide inventory presented here (sheet 1) spans 1952–2019 and was generated by (1) collecting and organizing existing

information about previously identified landslides; (2) obtaining, georeferencing, and analyzing sets of aerial photographs since 1952; (3) acquiring, processing, and analyzing high-resolution lidar elevation data; (4) compiling all landslide information into a geodatabase; and (5) generating a landslide inventory map.

The most prominent landslide in the area, the Bluff Point landslide, has been well-known for some time. The Bluff Point headland was originally named by W.H. Dall of the U.S. Coast and Geodetic Survey in 1880. Early exploration in the southwestern Kenai Lowland was motivated by potential coal resources, and while the Bluff Point headland was mentioned in several reports in the following decades, the first instance of it being mapped as a paleo-landslide was in a USGS description of the Tertiary stratigraphy and associated coal resources in the area by Barnes and Cobb (1959). It has since been recognized in guidebooks and several news articles, and more recent work has helped refine the age estimate for the slide. The only other documentation of slope failures in the area followed the 1964 Great Alaska Earthquake (e.g., Waller, 1966), as mentioned above.

DGGs acquired multiple epochs of historical aerial photographs from the USGS Earth Explorer (earthexplorer.usgs.gov) and the Kenai Peninsula Borough Historical Imagery Viewer (gis.kpb.us/map/index.html?viewer=imagery). We chose years, or combinations of closely spaced years, with complete aerial coverage of upland Homer and Kachemak City while maximizing the number of distinct intervals since 1952. The photograph sets used are from 1952, 1975, 1984/1986, 2000, 2012–2013, and 2016 and were georeferenced in ArcGIS Pro.

For the Bluff Point landslide and all upland catchments, slope failure scars were delineated by comparing sets of aerial photographs. Interpreting slope failure scars from aerial photographs relied on the assumption that there is a one-to-one correlation between a newly identified scar and an earthflow



or debris flow event (fig. 4). We initially calibrated earthflow and debris flow identification using aerial photographs by analyzing the topographic expression of the slides that are known to have occurred during the 1964 Great Alaska Earthquake (fig. 4). This mapping strategy could underestimate the total number of individual slides, because the length of time required for vegetation to re-establish itself (a few years) is far exceeded by the average photo interval (~13 years). However, areas that remain unvegetated because they are oversteepened by failure or are channelized may have hosted several slides between one aerial photo epoch to the next.

Slope failure scars were delineated by digitizing the landslide footprints. To minimize positional error from distortion around the edges of the aerial photographs, landslide polygons were digitized directly on the 0.5 m, lidar-derived bare earth elevation models according to the geomorphic expression of the identified slope failures (e.g., fig. 4). At the same time, any landslide geomorphology indicative of recent instability but not visible in the air photographs was mapped as a landslide headscarp line only, as the full extent of the slide (i.e., deforestation) is difficult to determine from 2019 topography alone (fig. 5). We also mapped slope failures along the coastline, but in the 2019 lidar data only. Rarely, we also mapped debris flow deposits or runout zones with or without an immediate source area (fig. 5). These mapped features do not contain any additional date information. The slope geomorphology was mapped at about

Figure 4. A, B. Examples of georeferenced aerial photographs for two steep upland catchments where landslides were mapped by Waller (1966) after the 1964 Great Alaska Earthquake. We used changes in vegetation between air photo pairs to identify landslide, earthflow, and channelized debris flow scars. **C.** Slope failures that were identified between air photo sets were digitized in the 2019 lidar elevation data using geomorphic characteristics. Note: the channelized debris flow deposit polygons include both the source areas and runout zones (deposits). Though only two of the major events shown here are known to have occurred in the 1964 earthquake, it is likely that the channelized debris flow in Neilsen Canyon also occurred at the same time.

1:2,500, and the ArcGIS Pro feature class and associated geospatial information form the Landslide Inventory Database (fig. 6).

Shallow Landslide Susceptibility

The FOS (sheet 2) is a relationship between shear forces acting to move material downslope (e.g., gravity, unit weight) and forces acting to resist

downslope movement (e.g., soil cohesion) (Cornforth, 2005). In general, the greater the forces acting to move material downhill relative to forces resisting movement, the lower the FOS and the greater the likelihood a slope failure may occur.

In Homer, we estimate the FOS for shallow landslides, or earthflows, that are approximately the thickness of the mapped soil column (~5 ft [1.25 m] or less, USDA NRCS, 2005). The following formula combines geotechnical information about the earth materials with the slope of the land surface from our high-resolution lidar data:

$$FOS = \frac{c'}{\gamma t \sin \alpha} + \frac{\tan \Phi'}{\tan \alpha} - \frac{m(\gamma_w) \tan \Phi'}{\gamma \tan \alpha}$$

where c' is effective soil cohesion, Φ' is the effective angle of internal friction, γ is soil density (unit weight), γ_w is groundwater density (unit weight), t is depth to failure surface, m is the groundwater depth ratio, and α is slope in degrees.

Areas with an $FOS < 1$ are theoretically unstable because downslope stress is greater than the shear strength of the soil. FOS values equal to 1 are regarded as “critically stable”—meaning the driving and resisting forces are more-or-less balanced and the slope could fail at the slightest disturbance (e.g., a change in the water table position, vibration). Importantly, the FOS calculation involves several major assumptions regarding conditions present within a slope, so typically engineering geologists consider slopes with an $FOS < 1.5$ to be potentially unstable. Therefore, we classify FOS values from 1.0 to < 1.25 as highly susceptible to failure, values from 1.25 to 1.5 as moderately susceptible, and values > 1.5 as having low susceptibility of failure (Burns and others, 2012) (fig. 7; red, orange, and no color areas, respectively).

Nearly all the mapped soil types in Homer are from the same parent material (i.e., geologic unit) and therefore have similar material properties as silt loams. However, there are slight differences in grain size distributions that ultimately affect the saturated soil density, so we use respective values to

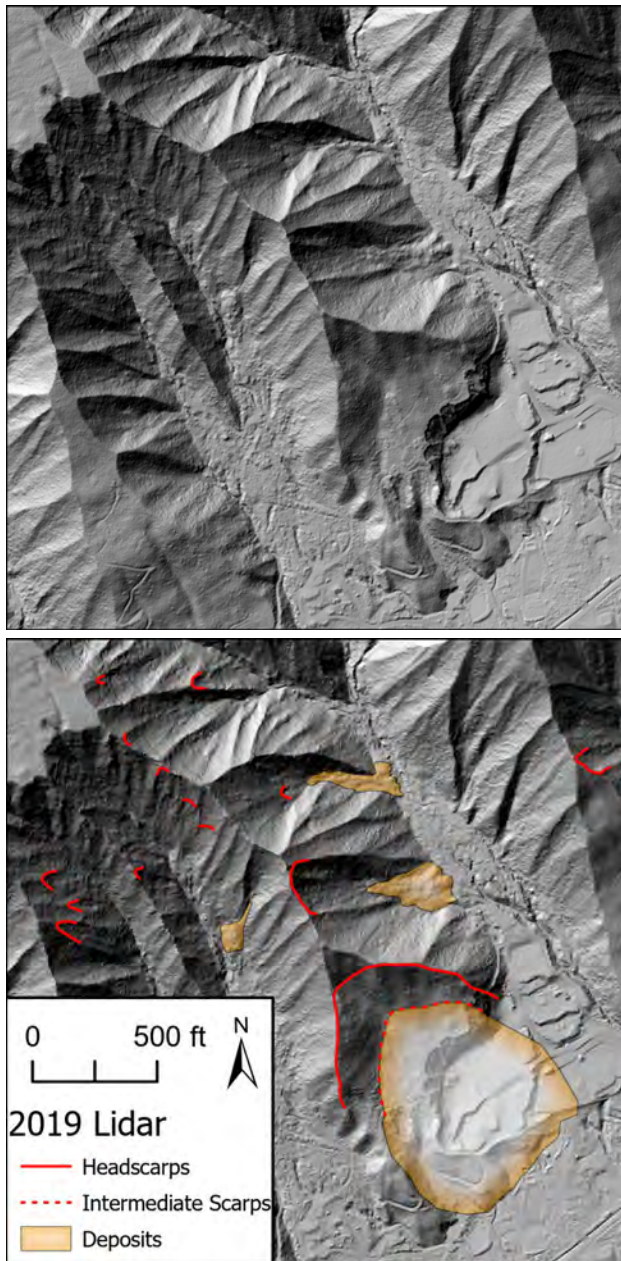


Figure 5. Excerpt of 2019 lidar landslide mapping near the end of China Poot Street. Headscarps, intermediate scarps, and deposits are only identifiable using bare-earth lidar and are not visible in aerial photographs. Some headscarps have no accompanying deposits and vice versa.

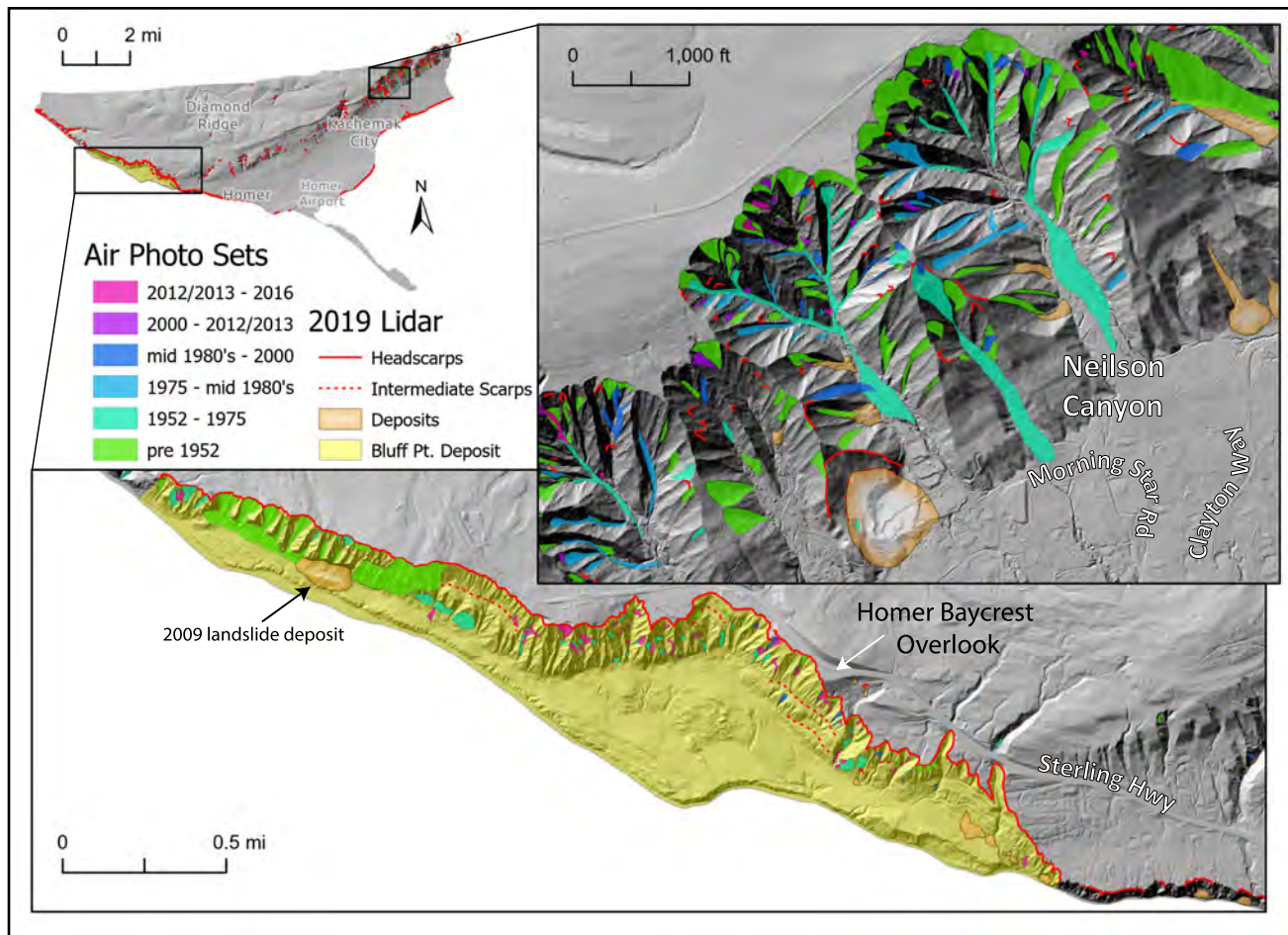


Figure 6. Excerpts from the complete landslide inventory database for the Bluff Point area (bottom) and Neilson Canyon area (top right). Earthflow and channelized debris flow scar polygons include both the source area and any associated deposit. The digital landslide inventory extends northeast of the 2019 lidar coverage into Thurston Canyon.

calculate the FOS for each group of mapped soils with the same dry unit weight (table 1). Representative angle of internal friction, cohesion, and groundwater density are assigned based on USDA data for the western Kenai Peninsula (table 2; USDA NRCS, 2005). Geotechnical properties are assumed to be constant within individual soil units. For all calculations, we used the highest values of bulk dry density to calculate saturated bulk density, and we assumed the groundwater depth ratio to be one (implying fully saturated conditions with groundwater levels at the surface, as earthflow and debris flow events often occur following significant hydroclimatic events).

For each group of soil types (table 1), we used soil properties to calculate the FOS for a range of

possible slopes (1–55 degrees), making note of slope angle thresholds corresponding to the FOS classification thresholds of 1.0, 1.25, and 1.5. We then used ArcGIS Pro Spatial Analyst toolbox to generate a slope map from the lidar-derived bare earth elevation model and extract the slope raster cells by soil type polygon. We display the data according to high (FOS $1 < 1.25$, red), moderate (FOS 1.25–1.5, orange), or low (FOS > 1.5 , no color) susceptibility to failure according to soil-specific FOS results (fig. 7). Slopes steeper than about 55 degrees are assumed to be highly unstable. We calculated the slope using a resampled, 5 m (16.4 ft) bare earth elevation model to avoid classifying small-scale, steep but low-relief features (e.g., ditches, driveway embankments) as having high susceptibility to failure.

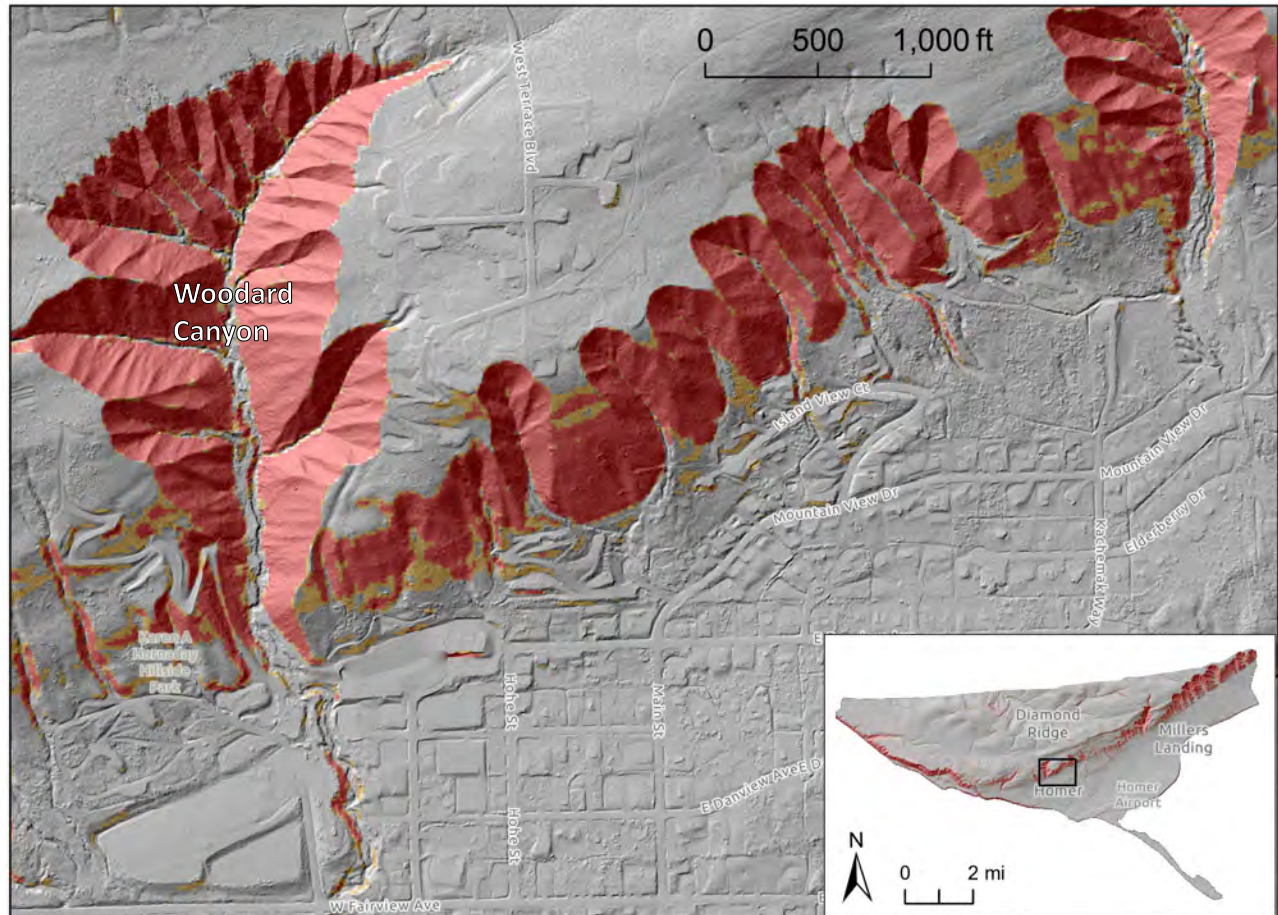


Figure 7. Excerpt from the Factor of Safety map (map sheet 2) highlighting areas of moderate (FOS 1.25–1.5, orange) and high (FOS 1–1.25, red) shallow landslide susceptibility at saturated conditions for the area near Woodard Canyon.

Deep-Seated Landslide Susceptibility

Deep-seated landslides involve the failure of materials, as the name implies, several tens of feet below layers of active soil and the uppermost weathered bedrock in an area. While the distinction between shallow and deep landslides is somewhat arbitrary, for the purposes of this report, deep slope failures include underlying lightly weathered or unweathered bedrock. In Homer, we have designated deep landslides as those that include materials below the mapped, uppermost hydrologically active soil column: for the purposes of this report, a failure surface deeper than approximately 5 ft (~1.25 m) (USDA NRCS, 2005). In general, this is a relatively shallow delineation compared to other landslide studies (Burns and Madin, 2009).

Deep landslide susceptibility is difficult to assess, but in this study area, deep-seated landslides tend to fail repeatedly and progressively. An initial, deep-seated failure weakens the strength of the local geologic material, increases permeability (resulting in an increase of water infiltration), and alters the topography by steepening toe and headscarp slopes (Burns and Mickelson, 2016). It is common for deep-seated landslides to move through retrogressive failure (i.e., continued upslope failure); therefore, the most likely locations for future deep landslides are within existing deep landslides (reactivation) or adjacent to and above existing deep landslides. Susceptibility maps rely heavily on an existing inventory of deep landslides, and all mapped deep landslide polygons and headscarp-flank polygons are considered high susceptibility areas.

Table 1. USDA Soil Series properties used in Factor of Safety calculations (USDA, 2005).

Soil Series Name	Soil Type	USDA Map Unit # in study area	Depth (in)	Dry Unit Weight (lb/ft ³)	Group
Badland Sea Cliff	silt loam	503, 504	60	1	1
null	gravel pit	563	null	2	2
null	tidal flat	688	null	2	2
null	urban	704	null	2	2
Salamatof	peat	651	60	6	3
Starichkof	peat	677, 678, 679	60	11	4
Island	silt loam	569, 570, 572	60	75	5
Mutnala	silt loam	618, 619, 620, 621, 622	60	81	6
Mutnala-Starichkof-Slikok	silt loam	623	60	81	6
Tuxedni	silt loam	700	60	81	6
Doroshin	mucky peat over silt loam	558, 559	60	87	7
Salamatof & Doroshin	peat over silt loam	650, 676	60	87	7
Truuli	muck	695	60	87	7
Beluga-Mutnala	silt loam	509	60	91	8
Kachemak	silt loam	573, 574, 575, 576, 577, 583, 584, 585	60	94	9
Smokey Bay	silt loam	657	60	94	9
Beluga-Smokey Bay	silt loam	510, 511	60	97	10
Beluga	silt loam	506, 507, 508	60	100	11
Coal Creek	silt loam	538	60	106	12
Spenard	peat over silt loam	673, 674, 675	60	106	12
Cryaquents	silt loam	701	60	106	12
Chunila	mucky silt loam	530, 531	60	112	13
Clunie	peat over silt loam	535	60	112	13
Qatal	silt loam	641	60	112	13
Slikok	peat over silt loam	653	60	112	13
Cryorthent	silt loam	703	60	112	13
Redoubt	silt loam	24	60	116	14
Cohoe	silt loam	541	60	119	15

Table 2. Generic USDA soil properties for the Soil Series in the western Kenai Peninsula (USDA, 2005).

Soil Property	Variable	Value	Unit
effective cohesion	c'	209	lb/ft ²
effective internal friction angle	ϕ'	25	°
unit weight (soil)	γ	varies	lb/ft ³
unit weight (water)	γ_w	64	lb/ft ³
depth to failure surface	t	5.0	ft
proportion of slope thickness saturated	m	1.0	

In the Homer area, there are several mapped deep-seated landslides, the most prominent of which is the Bluff Point landslide. We use a headscarp buffer to highlight the area surrounding the Bluff Point landslide with high susceptibility to deep-seated landslide failure. Most poorly consolidated coarse-grained geologic materials have an angle of internal friction of at least 26 degrees. Because a slope ratio of 2 horizontal to 1 vertical (2H:1V) is equal to 26 degrees, geotechnical engineers commonly use that ratio as a proxy for slope stability (Burns and Mickelson, 2016). The maximum widespread vertical relief of the Bluff Point landslide headscarp is about

600 ft (215 m), so we add a horizontal buffer of 1,200 feet (430 m) to the scarp (fig. 8).

Procedures exist for defining areas that are moderately susceptible to deep-seated landslide failure, including identifying susceptible geologic units, geologic contacts, and engineering geologic units (Burns and Mickelson, 2016). However, given the paucity of high-resolution geologic and soils data for the area, additional analyses were beyond the scope of this study.

Debris Flow Runout Modeling

Laharz is a numerical model developed by Schilling (1998) for the USGS that simulates the behavior of volcanic debris flows known as lahars. This model uses empirically derived, statistical descriptions of areas inundated by past mass-flow events to forecast areas likely to be inundated by hypothetical future events (sheet 3). Model coefficients can be adjusted to work with lahars/debris flows, rock avalanches, or materials with intermediate viscosities. The forecasts use power-law equations to relate a debris flow volume (V) to a

cross-sectional inundation area (A) and a planimetric inundation area (B) via two equations:

$$(1) A = cV^{2/3}$$

$$(2) B = cV^{2/3}$$

The constant parameters (c) effectively define the viscosity of flowing material and dictate the resulting distribution of debris on the landscape. Materials can range from pure water to rock, with water being the least viscous and rock being the most viscous material. Water generates a narrow stream and travels a long distance, whereas rock debris forms a steep pile at the terminus of the debris flow. The behavior of a debris flow falls between the two extremes and depends on the material grain size, distribution of debris, and the roughness of the landscape. We use standard debris flow constants from Griswold and Iverson (2008) of 0.1 for cross-sectional area (in equation 1) and 20 for planimetric area (in equation 2).

The software is designed to automate equations (1) and (2) over a three-dimensional elevation model using (a) a starting point of debris accu-



Figure 8. Deep-seated landslide susceptibility near the Bluff Point landslide (red polygon). The landslide body (yellow area, south of the red headscarp line) is the landslide deposit and is also susceptible to repeated failure.

We simulate several debris volumes for each catchment. Assuming that earthflows mapped from aerial photographs and lidar data are shallow, or the approximate thickness of the mapped soil column (5 ft [1.42 m]), we calculate 5, 10, and 25 percent of the total volume of soil available in each catchment (fig. 9). For each catchment, we estimate the volume of landslides and earthflows identified in air

[illegible]

Figure 9. Excerpt from the Channelized Debris Flow runout map (map sheet 3). The percent of the Woodard Canyon catchment mapped as earthflows involving the upper soil column is just over five percent, and therefore, it is only barely visible between the red and the orange polygons.

Incremental volumes are calculated by cross-sectional area (perpendicular to flow direction), proceeding down the steepest path from the user-defined starting point. The distribution of material in a model result is based on the beginning position in a landscape, defined flow characteristics (model coefficient “c”), and initial volume. The model fills the lowest-lying areas in a cross section first (i.e., the active stream channel), spilling out onto the surrounding area (i.e., the alluvial fan) as dictated by the initial flow volume and local slope steepness. The model continues until the initial input volume is depleted. In some areas, the model produces unrealistic, spiky deposits because of small variations in the high-resolution bare earth elevation model. For all hypothetical runouts, we use ArcGIS Pro focal statistics and conditional tools to smooth the results.

RESULTS

Landslide Inventory and Database

Within the upland steep drainage catchments, we identified 678 slope failure scars in aerial photographs, including those present in the 1952 images. Nearly all these slope failures could be tied to geomorphological evidence (e.g., headscarps, over-steepened areas, slope failure deposits) in the 2019 lidar-derived elevation models. Table 3 summarizes the number and size distribution of photo-identified slope failures.

We identified an additional 404 slope failure scars using only the 2019 lidar data, many of which were along the coastline. We also identified

69 landslide deposits of various sizes throughout the study area. There is no additional event age data for these features. Most of these slope failure scars represent relatively small and shallow earthflows within the steep drainage catchments. Some notable exceptions include the channelized debris flows attributed to the 1964 earthquake and large topples from the face of the Bluff Point landslide headscarp (fig. 6). North of Kachemak City, at the end of China Poot Street, there is a significant, deep-seated paleo-landslide, the deposit of which covers 484,000 square feet (45,000 square meters) (figs. 5 and 6). This landslide is notable not only because of its size but also because the toe of the landslide deposit has been extensively excavated.

It should be noted that, except for the Bluff Point landslide headscarp, the coastline was not investigated using aerial photo sets. Nearly all the Homer and Kachemak City coastlines are susceptible to, or are currently undergoing, some sort of slope failure processes. Detailed coastline analysis and assessment of past and future trends is beyond the scope of this study but has been assessed in a parallel coastal bluff stability analysis (Buzard and Overbeck, 2022).

Factor of Safety Map

We calculated the FOS for the entire study area on a 5 m resampled bare earth elevation model (fig. 7; map sheet 2). Areas mapped as having elevated shallow landslide susceptibility are primarily on steep slopes. Our conservative anal-

Table 3. Summary of photo-identified slope failures.

Date	Number of slope failures	Average individual failure area ft ² (m ²)	Max individual failure area ft ² (m ²)	Sum total failure area ft ² (m ²)
prior to 1952	273	19,806 (1,840)	654,975 (60,013)	5,408,564 (502,472)
1952–1975	93	21,560 (2,003)	278,581 (25,881)	2,005,241 (186,293)
1975–mid 1980's	109	8,773 (815)	51,570 (4,791)	956,481 (88,860)
mid 1980's–2000	64	8,891 (826)	40,763 (3,787)	569,109 (52,872)
2000–2012/2013	60	3,832 (356)	14,908 (1,385)	230,380 (21,403)
2012/2013–2016	79	6,512 (605)	39,095 (3,632)	515,258 (47,869)

ysis (performed for soils at saturated conditions) suggests that slopes steeper than about 20–25 degrees are considered moderately susceptible to failure, and those steeper than about 30 degrees are highly susceptible to failure. The actively eroding canyon walls above Homer typically have steepnesses well into the highly susceptible category.

Deep-Seated Landslide Hazards

The Bluff Point landslide deposit (fig. 8, yellow area below the headscarp line) and the area immediately adjacent to and within 1,200 ft (430 m) of the Bluff Point landslide headscarp (fig. 8, red area above the headscarp line) present significant landslide hazards. Slope instability in the Bluff Point area is manifest as several different types of mass movements, each with varying severity. The most common type of failure occurs along the oversteepened inland Bluff Point headscarp or coastal bluffs as a mix of earthflows, rock falls, and cliff topples (fig 2). Natural or earthquake-induced fissures, as noted by Waller (1966) following the 1964 earthquake, make the cliffs more prone to toppling.

A more concerning type of instability involves deformation on new or reactivation of existing curved failure planes within the complex rotational landslide (fig. 2). In the case of Bluff Point, the toe of the original slide mass(es) extended into the ocean and was removed by coastal processes. Coupled with headscarp collapse onto the slide body, removal of the slide toe facilitates continued rotation—either as steady creep or in punctuated movements, the latter of which occurred in 2009 (Berg, 2009). In addition to an 820–1,000-foot-wide (250–300-m-wide) bluff collapse (identifiable in 2019 lidar, fig. 6), a several hundred-meter-wide stretch of the intertidal zone uplifted as much as 15 ft (~4.5 m) approximately 50–100 yards out in front of the main inland bluff (Berg, 2009). Progressive backtilting of sedimentary layers in the young slide block confirms deformation along a curved failure plane at depth. Ongoing coastal erosion and continued degradation of the Bluff Point headscarp wall (particularly as exacerbated by

1964-type earthquakes, extreme rainfall events, or uncharacteristically wet seasons driven by climate change) will drive continued slip on old failure planes and could eventually lead to reactivation of greater portions of the extensive landslide. Figure 8 highlights the area north of the Bluff Point headscarp that is potentially susceptible to continued deep-seated landslide failure. Particular attention should be paid to the western end of the Bluff Point landslide, where slopes are taller, steeper, more active, and poorly buttressed compared to the eastern half of the paleo-landslide.

The deep-seated paleo-landslide at the end of China Poot Street (figs. 5 and 6) also represents an area of elevated landslide hazard. The headscarp of the China Poot Street slide is approximately 130 ft (40 m) tall, so an appropriate horizontal buffer is about 260 ft (80 m) upslope of the primary headscarp. However, there is nothing developed immediately upslope of this landslide headscarp, so we do not explicitly draw the buffer. Development within and on the landslide deposit, and development in the mouths of catchments on either side of the China Poot Street landslide, should be considered to be at higher risk.

Additionally, in Thurston Canyon, just east of the 2019 lidar coverage, there is evidence of a deep-seated paleo-landslide on the northeast wall of the catchment (fig. 10). The established drainage in the main axis of the catchment and the incision of the landslide deposit itself suggest that it is relatively stable, but the original, oversteepened headwall has hosted small-scale earthflows as seen in neighboring catchments. This Thurston Canyon landslide is a good example of how a major, deep-seated failure within an upland catchment could either: 1) temporarily block exit flow from the catchment, eventually contributing to alluvial fan growth downstream in the form of repeat channelized debris flows; or 2) send deep-seated landslide debris directly out of the catchment as the landslide block disintegrates and flows downhill.

Debris Flow Runout Map

We simulated debris flow runouts for 47 individual catchments in Homer and Kachemak City (map sheet 3). For each catchment, we calculate flow volumes of 5, 10, and 25 percent of the estimated total soil volume, and where earthflows were identified in aerial photographs, the total volume of the identified earthflows in each catchment assumes a 5 ft (1.5 m) failure depth (fig. 9).

DISCUSSION AND LIMITATIONS

We developed the landslide inventory, shallow landslide susceptibility, deep landslide susceptibility, and debris flow runout maps using the best available data; however, there are many inherent limitations. The intended use of these overview maps is to help identify slopes with a relatively high slope failure hazard in and around Homer, to provide a basis for regional planning and increased resiliency, and to help identify localities where more detailed landslide mapping is warranted if areas are to be developed or improved. Limitations of the input data and modeling methods are such that the maps are not suitable to answer site-specific or legal questions. The maps should be used only for regional- or community-scale purposes.

The lidar-based mapping is a “snapshot” view of the current landscape based on available data and may change as new information regarding landslides becomes available and new landslides occur. Because we lack detailed site-specific information on every landslide, any existing engineered mitigative steps have not been accounted for. Local conditions may vary substantially from the parameters used to make these maps. It is likely that some slope failures were missed or misinterpreted by the map author, even using high-quality lidar-derived topographic data. We targeted our lidar survey point density to account for high vegetation density and known problem (i.e., unstable) areas, but we were only able to spot-check a few locations on the road system as part of this project.

The FOS calculations are sensitive to variability in the input parameters, and the map results are influenced by the accuracy and resolution of the input data for material properties, depth to failure, depth to groundwater, and slope angle. We estimated material properties based on available soils data, a limited amount of published field data, and

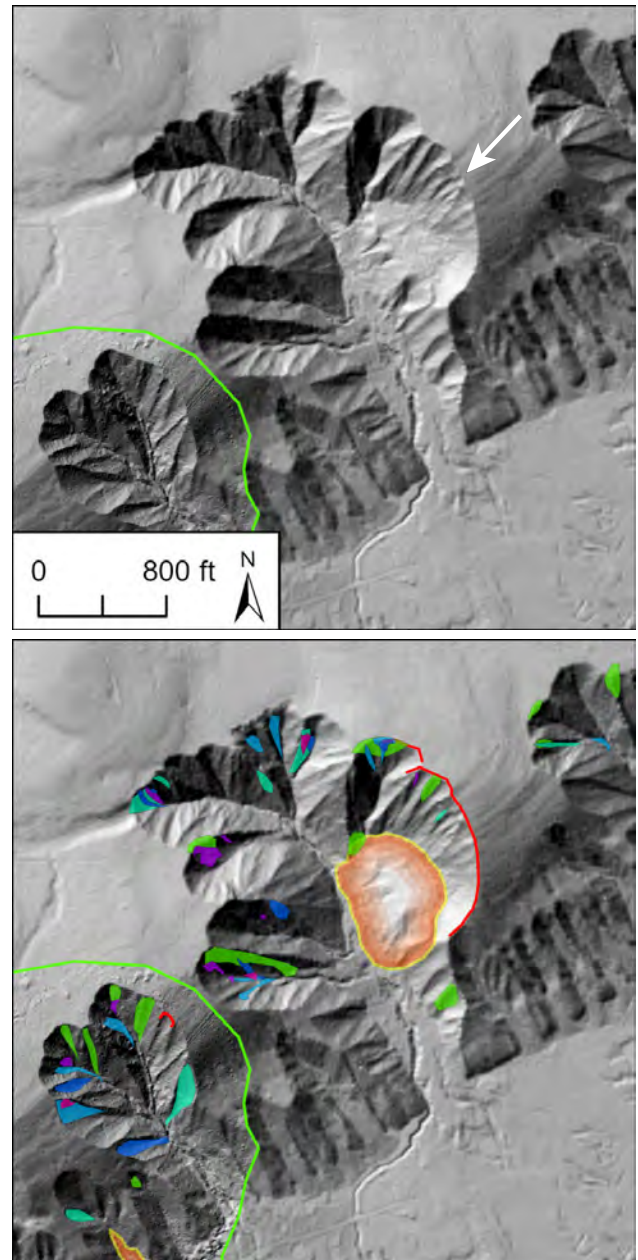


Figure 10. Deep-seated paleo-landslide on the east flank of Thurston Canyon, immediately east of the 2019 lidar coverage (2019 lidar extent delineated by green line). See figure 6 for symbol explanation.

assumed worst-case conditions. While it is possible for earthquakes to trigger slope failures, in a practical sense, the worst-case conditions mentioned here (i.e., saturated soils) will most likely be achieved through heavy seasonal precipitation or rain-on-snow events. Climate change is contributing to more variable weather patterns, from a changing snow-pack to increased instances of extreme precipitation, and monitoring soil moisture conditions may be an important tool for monitoring evolving hazards.

Site-specific studies should be undertaken before development on existing landslide and debris flow deposits. Many of the drainages in Homer's steep catchments are conduits for debris, and many catchments have debris flow fans at their bases, indicating that several debris flows have occurred there in the past. At some sites, excavated debris flows are more than 40 ft (~12 m) thick and are comprised of many individual debris flows. We recommend site-specific investigations by qualified geotechnical engineers to evaluate recent activity of debris flow fans and to test subsurface soil conditions for suitability in construction projects.

Debris flow runout modeling is primarily based on estimates of the sediment volume for each catchment and the point at which slope failures will begin deposition of materials. Although these estimates are based on our best assessment of the data, many factors can lead to large differences in the estimates and actual landslide runouts. For example, interaction of a debris flow with buildings or engineered earth materials can change the direction of flow. Large trees or other objects in a debris flow can change the final runout length and width. Lastly, the lidar-based digital elevation model contains artifacts from the removal of man-made structures (e.g., homes, porches). It would require extensive GIS and field work to locate and remove all structures completely.

Although several landslides were mapped by Waller (1966) after the 1964 Great Alaska Earthquake, anecdotal evidence and air photo analyses indicate that there were potentially many more land-

slides in Homer. Several additional photo-identified channelized debris flows occurred between 1952 and 1975 that were not mapped by Waller (1966) but exhibit similar characteristics to those that occurred during the 1964 event (e.g., fig. 4C, channelized debris flow in Neilsen Canyon). We did not identify other channelized debris flows in aerial photographs taken since 1952, and those that occurred in 1964 cover significantly more area (at ~23,000 square meters and ~25,000 square meters each) than most other slope failures since 1952. Furthermore, it is likely that there was significantly more fissuring at the tops of bluffs and along the deep-seated paleo-landslide scarps than was observed by Waller (1966). This is reasonable, given that at that time, far less of Homer was developed and access was significantly limited compared to today. With respect to potential earthquake-induced ground failures, Waller (1966) notes that "landslide hazards exist...anywhere that promontories extend out from precipitous bluffs and cliffs." Analysis of potential compound hazards—such as soil liquefaction on slopes—is beyond the scope of this project.

Lastly, evidence from Thurston Canyon and elsewhere along the shores of Kachemak Bay suggests that there is potential for large volume, deep-seated landslides in the upland catchments to disintegrate and flow downhill into developed areas. Modeling these types of failures and runouts would be purely speculative, but we cannot rule out the possibility that such an event may occur.

CONCLUSION

DGGS completed a comprehensive landslide hazard assessment for the City of Homer by creating a map and database of historical and prehistoric slope failures, maps of shallow and deep-seated landslide susceptibility, and a map of simulated debris flow runouts for the City of Homer and neighboring Kachemak City. Data from these analyses are collectively intended to depict overall landslide hazard, and the results provide important information that can help guide planning and future investigations. The maps are not intended

to predict slope failures, and site-specific, detailed investigations should be conducted prior to development in vulnerable areas. Results are for informational purposes and may not be used for legal, engineering, or surveying uses.

ACKNOWLEDGMENTS

DGGS collected and processed lidar for use in this landslide hazard resiliency project for the City of Homer, funded by the Federal Emergency Management Agency (FEMA) through Cooperating Technical Partnership (CTP) with the City of Homer and DGGS under federal grant number CTP EMS-2018-CA-00016-S01. DGGS thanks the Homer Planning Commission for guidance throughout the multi-year project, and Jonathan Godt, Rich Buzard, and Bretwood Higman for constructive reviews that greatly improved this manuscript.

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Update from the Board of Directors

Cook Inlet Regional Citizens Advisory Council

Carla Stanley, representing the
City of Homer

The Cook Inlet Regional Citizens Advisory Council held its regular meeting December 5th and 6th in Anchorage.

During the first day of meetings, the Council approved the special election of Brent Johnson. Mr. Johnson will represent the Commercial Fishing group on the Board. He brings more than 50 years of knowledge and experience in the local fishing community and has served on the Kenai Peninsula Borough Assembly since 2014 and currently serves as Assembly President. We are excited to welcome him to the Council.

On Friday, the Council received updates from several of its Ex-Officio members, including the US Coast Guard. Captain Christopher Culpepper, Commanding Officer Sector Western Alaska and US Arctic, explained some changes coming to USCG stations in Homer and Seward. Current-generation Cutters stationed there will be decommissioned and replaced with newer, 154-foot vessels along with larger crews. Those staffing changes are expected to happen early next year.

Givey Kochanowski, Alaska Regional Director for the Bureau of Ocean Energy Management (BOEM) spoke to the Council about the Bureau's environment program, intended to provide decision makers with the appropriate science to ensure offshore energy production happens safely and responsibly. He noted new studies and pilot projects within the National Energy Laboratory focused on renewable sources, such as wind, tidal, and wave, all of which have potential in Cook Inlet. Those programs focus on integrating marine and social sciences, biology, and traditional knowledge.

Cook Inlet Spill Prevention and Response, Inc. (CISPRI) General Manager Todd Paxton gave an update on his organization's plans for potentially replacing one of its primary response vessels, the Perseverance. That 207-foot ship, built in 1976, could be replaced by a new or repurposed vessel. CISPRI has also recently updated its registration as a primary contractor to provide Oil Spill Response Organization (OSRO) services beyond Cook Inlet.

The Council also heard reports from the National Oceanic and Atmospheric Administration (NOAA). Alaska Sea Ice Coordinator Michael Lawson gave an overview of the Cook Inlet Ice Camera Network, and how it's deployed in forecasting models and its importance in observation and data-gathering. CIRCAC staff developed the idea for and established the network nearly 20 years ago. One of the many planning and response improvements adopted after the grounding of the Seabulk Pride in 2006 was to provide real-time views of ice conditions. The network now includes nine cameras positioned at strategic points from the mouth of the Kenai River to the Don Young Port of Alaska. NOAA's Alaska Regional Preparedness Coordinator and Scientific Support Coordinator for the Alaska Regional Response Team, Liza Sanden made the Council aware of new virtual training opportunities for Shoreline Cleanup and Assessment Techniques (SCAT) coming up in the Spring.

Steve Ribuffo, Port Director for the Don Young Port of Alaska in Anchorage updated the Council on the facility's Petroleum and Cement Terminal construction. Completed in 2022, that terminal represents part of a long term modernization plan that is being completed in phases. In 2025, work will continue on Phase II – North Extension Stabilization, which will expand the port's capacity in the future. Other work will include demolition and replacement of cargo terminals and a second North Extension Stabilization project.

The Council also heard an operations update from Captain Jeff Brue, Global Marine Operations Manager for Marathon Petroleum.

The Council will hold its Annual Meeting on April 4th in Kenai.



AGENDA ITEM REPORT

Request for Authorization to Allow the ADA Advisory Board to seek Recommendations on Possible Accessibility Options and Solutions for the Homer Harbor Floats.

Item Type: Action
Prepared For: Mayor Lord and City Council
Meeting Date: January 2, 2025
From: Renee Krause, ADA Coordinator
Through: Melissa Jacobsen, City Manager

Background

In August 2023 Boardmember Lepley proposed and the ADA Advisory Board agreed to submit a new Capital Improvement Plan (CIP) project for an ADA Accessible Platform Lift/Elevator at Ramp 7 in the Homer Small Boat Harbor. This project was not included because it didn't address the extreme tidal and winter conditions that are experienced at the Homer Harbor. The ADA Advisory Board was recommended to work with Harbor personnel to refine the project and come up with alternatives that could provide the accessibility to the float system.

The ADA Advisory Board met with the Port Director and Deputy Harbormaster in May 2024 and discussed possible solutions and difficulties the Homer Harbor experiences that other ports and harbor don't. The Board continued to meet through September and worked to refine a CIP submission, however were unable to develop a proposal for the 2025-2030 CIP

At their November 14, 2024 regular meeting the ADA Advisory Board moved to submit a formal request to City Council for authorization to allow members to pursue information in regards to accessibility options for the Homer Harbor Float system.

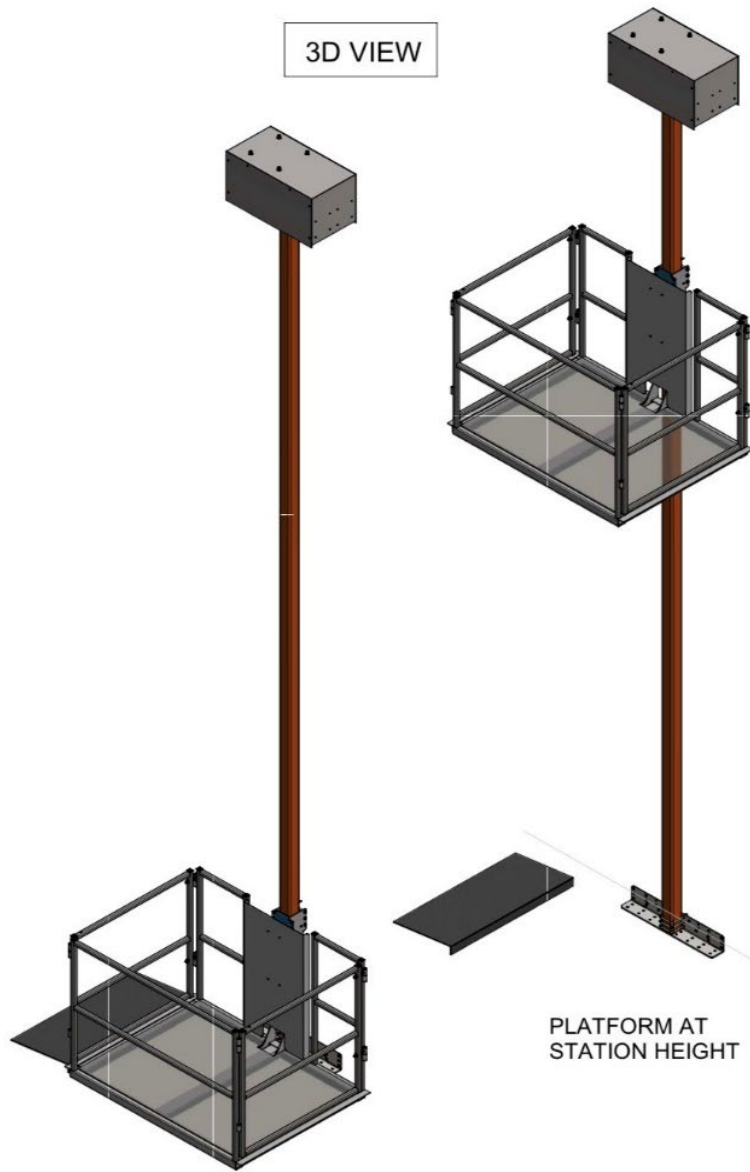
Recommendation

Approve request to authorize the members of the ADA Advisory Board to research options for accessibility solutions for the Homer Harbor Float System.

Attachments

2023 Capital Improvement Plan Proposed Project
Approved Minutes from the August 10, 2023 Meeting
Approved Minutes from the May 9, 2024 Meeting
Approved Minutes from the June 13, 2024 Meeting
Approved Minutes from the August 8, 2024 Meeting
Approved Minutes from the September 12, 2024 Meeting
Unapproved Meeting Minutes for November 14, 2024

3D VIEW



PLATFORM AT
STATION HEIGHT

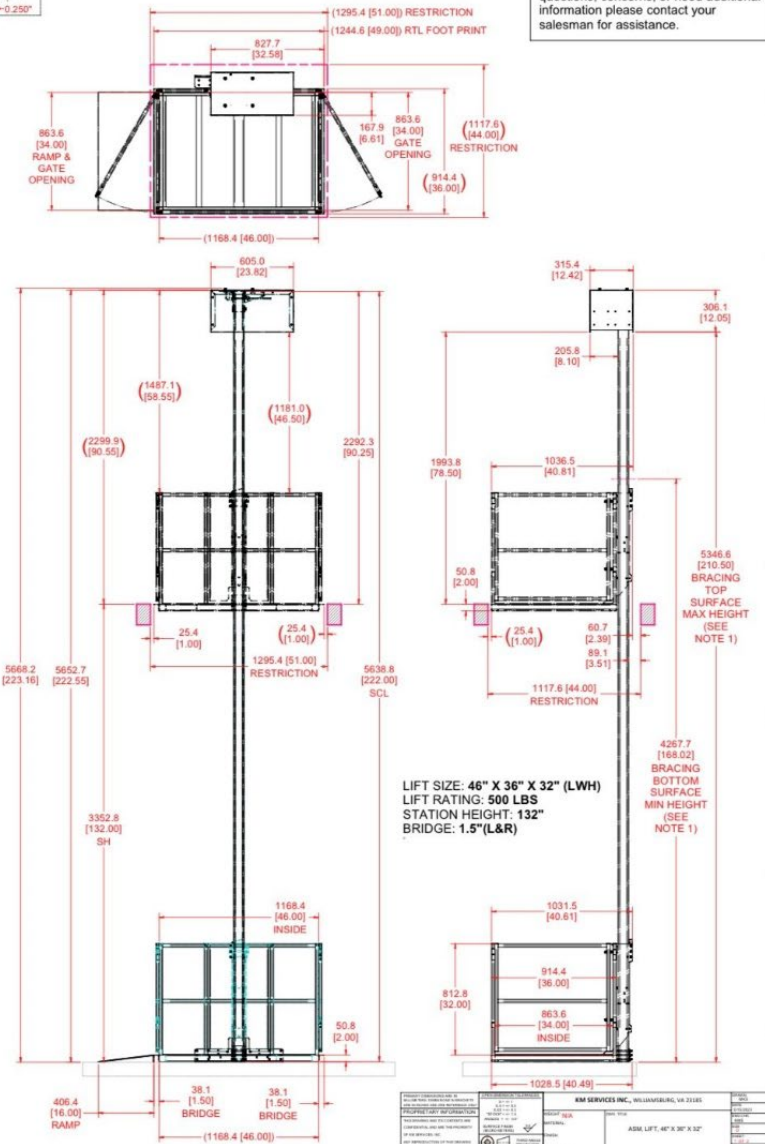
PLATFORM AT
FLOOR LEVEL

KIM SERVICES INC., WILLIAMSBURG, VA 23185

GENERIC TALL LIFT DRAWING-1TONNE HOIST MOTOR



Sample drawings shown may not exactly match your requirements. If you have questions, concerns, or need additional information please contact your salesman for assistance.



City of Homer Capital Improvement Plan Project Nomination Form

Project eligibility

- A. Does the proposed project represent a major, nonrecurring expense (\$25,000 or more for non-profit organizations; \$50,000 or more for government organizations)? ☒ YES ☐ NO
- B. Will the proposed project result in a fixed asset (e.g., land, major equipment, building or other structure, road or trail) with an anticipated life of at least two years? ☒ YES ☐ NO
- C. Will the project provide broad community benefit? ☒ YES ☐ NO

If you were able to answer YES to all three questions, please provide the following additional information:

ADA Advisory Board

Jim Lepley

Organization submitting the nomination form

Contact name

Contact phone number

1. Project title (Suggested heading in CIP):

ADA Accessible Platform Lift/Elevator Ramp 7 - Homer Small Boat Harbor

2. Project description and benefit. Describe the project in half a page or less, including specific features, stages of construction, etc. Explain how the project will benefit the Homer community.

This project would provide accessible access to the floating dock at Ramp 7 from the parking lot level during all tidal stage levels. Installation of the platform lift/elevator ramp system would provide safe, ADA access to one of Homer's premier assets - Kachemak Bay. It would benefit all who use the Harbor, workers, residents and visitors by providing ADA access no matter what the tide levels were for the day. It is believed that this addition to the Harbor would provide the highest level of amenities and a great source of pride for the community.

3. Plans and progress. Describe in one or two paragraphs what has been accomplished so far. This may include feasibility study, conceptual design, final design/engineering/permitting, fundraising activity, and total funds raised to date.

Two companies provide the equipment and provided conceptual design. It should be noted that the Canadian company has provided the Lift system at Pier 39 in San Fransisco.

Affordable Lifts 147 Mill Ridge Road, Suite 232 Lynchburg, VA 24502 (757)892-3665

Garaventa Lift 18920 36th Surrey BC Canada V3Z 0P6 (800)663-6556

4. Project cost:

A. TOTAL COST (including funds already secured) = \$ 100,000.00

B. For construction projects, break out preconstruction costs (feasibility/design/permitting):

Preconstruction costs = \$ 15,000.00 Construction costs = \$ 85,000.00

5. Timeline: Indicate when you hope to complete each phase of the project.

Summer 2024/2025

6. Attach a quality digitized photo, drawing, map, or other graphic image of your project with your nomination form submission.



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1. CALL TO ORDER, 5:00 P.M.

Session 23-06 a Regular Meeting of the ADA Advisory Board was called to order by Vice Chair Joyanna Geisler at 5:06 p.m. on August 10, 2023 from the Cowles Council Chambers, City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

PRESENT: BOARD MEMBERS GEISLER, LEPLEY, PARSONS, SAFRA, THORSRUD

STAFF: ADA COORDINATOR KRAUSE, DEPUTY CITY CLERK PETTIT

2. AGENDA APPROVAL

PARSONS/SAFRA MOVED TO APPROVE THE AGENDA

There was brief discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

3. PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA (3 Minute Time limit)

Pat Case, city resident, commented on the lack of auditory signal at the crossing lights on Sterling Highway. Pat noted that there are two crosswalks, and there is no auditory signal at either light, thus they cannot be considered ADA compliant. He also stated that the Poopdeck Trail is in "major need of a redo." He suggested putting that forward as one of the Capital Improvement Plan projects.

Fred Agee, city resident, praised the Board on how well of a job they do.

4. RECONSIDERATION

5. APPROVAL OF THE MINUTES

5. A. Unapproved Meeting Minutes

Unapproved Regular Meeting Minutes for July 13, 2023

LEPLEY/PARSONS MOVED TO APPROVE THE MINUTES.

There was no discussion on the motion to approve the minutes.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

6. A. Unapproved Meeting Minutes

Unapproved Regular Meeting Minutes for June 8, 2023

LEPLEY/PARSONS MOVED TO APPROVE THE MINUTES AS MODIFIED.

Mr. Parsons thanked the Clerk's office for correcting the section that Pat had mentioned. There was no other discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

6. VISITORS/PRESENTATIONS

7. STAFF & COUNCIL REPORT(S)/COMMITTEE REPORT(S)

7. A. ADA Coordinator Report ADA 23-018

ADA Coordinator Krause reviewed her report that was included in the packet. Ms. Krause informed the Board that building maintenance at the airport expects to start constructing the new ADA compliant restroom at the airport around September or October. Ms. Krause also noted that the China Poot personal use subsistence fishing was extended. She also let the Board know that trail site audits have been scheduled for next Thursday and Friday to finish, if needed. It was also stated that Board member Sorter turned in her resignation due to a family emergency.

7. B. ADA Advocacy Efforts Report

Board member Safra explained that she is still trying to meet with Brad at the Chamber in regards to an event to help create disability tourism in Homer. She's coordinated with Jan Knudson at the visitor center, but as it is, there's no working title for the event yet. The date will be set for some time in October. The chamber is still trying to decide whether it will be a luncheon or an evening mixer. Ms. Knudson has suggested the community church be the location for the event due to the fact that it's accessible. The goal of the event is to promote disability tourism in Homer, to create a section of the Homer Visitor's Guide for accessible businesses, and to also make businesses more accessible at an affordable cost. Ms. Safra also noted that Maggie Winston with the ILC will be giving a presentation about ableism.

There was brief discussion clarifying event details.

Board member Parsons issued a report on the ILC barbeque on July 26th. More than 50 people attended to enjoy lawn games and food. A highlight from the event was Pat Case leading about 20 people on a walk that went down the All Persons Trail. Pat then guided the group down Hazel Street to near the library where it crosses to the post office. There, the group had a long discussion about all the ADA absent or missing curb ramps, and how that affects people of all ages and abilities. Mr. Parsons noted that he's received word that Jan Keiser has asked engineering to take a critical look at

putting in a crosswalk and at least make a sharp right turn to reduce vehicular speed. Mr. Parsons stated that it was a fantastic advocacy event that led to direct action very quickly.

There was brief discussion.

8. PUBLIC HEARING(S)

9. PENDING BUSINESS

9. A. ADA Advisory Board Strategic Plan and Goals Draft v4 – Review and Approve
Memorandum ADA 23-019

ADA Coordinator Krause noted that Chair Aderhold didn't recommend any further changes on the Strategic Plan, and opened the floor to anyone who had any changes or amendments to offer.

PARSONS/LEPLEY MOVED TO ADOPT THE STRATEGIC PLANS AND GOALS AND FORWARD TO CITY COUNCIL FOR APPROVAL

There was brief discussion from a few of the members thanking Ms. Krause for the changes that she had made. Board member Thorsrud inquired with Ms. Krause about how long it would ideally take to implement these changes. Ms. Krause informed Ms. Thorsrud that Title 21 will be re-written within the next six months or so. She added that the City is hoping to have draft building code within the next year or two.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

9. B. ADA Transition Plan for Facilities Update – Review and Adopt
Memorandum ADA 23-020

ADA Coordinator Krause stated that Board member Aderhold has requested that the memorandum be forwarded to all commissions and the Library Advisory Board once approved by the Board and City Council. Ms. Aderhold also suggested to leave the group as a "Compliance Committee" in the first sentence under Self-Evaluation Process, or alternatively use the words "Advisory Board." Ms. Aderhold noted under the load and launch ramp to add in "Harbor" to designate where it's at. The last suggestion was to delete the "and" and capitalize the "T" to make it a sentence in the section that reads "and this building." Ms. Aderhold added another comment that the HERC 2 is "unoccupied and slated for demolition" rather than "used by Public Works Maintenance Staff."

Board member Thorsrud asked for clarification whether ADA issues for employees are covered separately. Ms. Krause informed her that was correct, they're similar but dependent upon what accommodations are necessary for the employees.

Vice Chair Geisler asked if the issue of training would be under “Implementation of the Training Plan.” Ms. Krause voiced that would be a good spot for it.

Mr. Parsons asked about 2019-2020 being struck through under “Baycrest Overlook” and whether that inferred that those dates were going to go away or that portions of it had been completed. Ms. Krause confirmed that portions of it had been completed, and that the completion of it was scheduled for this year. She reassured Mr. Parsons that the dates won’t be removed for historical purposes.

There were no further recommendations or questions.

PARSONS/LEPLEY MOVED TO ADOPT THE UPDATED FACILITIES TRANSITION PLAN AND FORWARD TO CITY COUNCIL FOR APPROVAL.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

9. C. ADA Transition Plan for Parks, Play Areas & Campgrounds – Review and Adopt
Memorandum ADA 23-021

ADA Coordinator Krause proposed either postponing the matter to the October Regular Meeting or approving the memo with the ranking and the timeline dates. Mr. Parsons added that he would prefer the group wait in order to see what the rankings are and what the timeline is looking like. Ms. Krause noted that doing so will hold the Facilities Transition Plan due to the fact that she would like to present them together.

Ms. Krause then reviewed the recommendations from Ms. Aderhold. Ms. Geisler suggested to insert “remove the barrier” in line 154 and strike out “make is accessible.” Ms. Krause then reviewed the insertion of “and” before “developed” in line 160. Ms. Aderhold then suggested putting a space between lines 163 and 164, lines 167 and 168, and lines 178 and 179 to help delineate the paragraphs.

There was further discussion for some clarifications.

Mr. Parsons made a comment about universally designed picnic tables, Ms. Krause said she could address it and put in on the next agenda.

SAFRA/PARSONS MOVED TO POSTPONE THE ADA TRANSITION PLAN FOR PARKS, PLAY AREAS AND CAMPGROUNDS UNTIL THE BOARD RECEIVES THE REPORT.

There was no discussion.

VOTE: NON OBJECT: UNANIMOUS CONSENT

Motion carried.

9. D. City of Homer Draft 2024-2029 Capital Improvement Plan
Memorandum from Special Projects & Communications Coordinator

Vice Chair Geisler introduced the item by reading the title and then the group discussed which projects each individual felt should receive the highest priority.

PARSONS/LEPLEY MOVED TO ASSIGN KAREN HORNADAY PARK PUBLIC RESTROOMS AS THE BOARD'S FIRST RECOMMENDATION, A COMBINATION OF REMOVING PARKING AND PAVEMENT ACCESSIBILITY BARRIERS AT CITY FACILITIES AND THE CITY HALL PARKING IMPROVEMENT AS THE BOARD'S SECOND RECOMMENDATION, AND THE FISHING LAGOON ACCESSIBILITY RAMP AND PLATFORM AS THE BOARD'S THIRD RECOMMENDATION.

There was no discussion.

VOTE: NON OBJECT: UNANIMOUS CONSENT

Motion carried.

There was brief discussion related to adding a barrier removal project at the library parking lot to the Capital Improvement Plan.

PARSONS/LEPLEY MOVED TO RECOMMEND INCLUSION OF THE REGRADE AND REPAVE HOMER PUBLIC LIBRARY PARKING IN THE CAPITAL IMPROVEMENT PLAN.

There was no discussion.

VOTE: NON OBJECT: UNANIMOUS CONSENT

Motion carried.

10. NEW BUSINESS

11. INFORMATIONAL MATERIALS

11. A. ADA Board Annual Calendar 2023

Mr. Lepley agreed to present at the next City Council Meeting on August 14, 2023.

PARSONS/LEPLEY MOVED TO HAVE A SPECIAL MEETING FOR THE ADA ADVISORY BOARD ON SEPTEMBER 7TH AT 5:00PM.

There was brief discussion.

VOTE: NON OBJECT: UNANIMOUS CONSENT

Motion carried.

- 11. B. City Manager's Report
CM Report for July 24, 2023 City Council Meeting
- 11. C. City Newsletter 2023
August Newsletter
- 11. D. Disaster Resilience Tool Kit

12. COMMENTS OF THE AUDIENCE

Pat Case, city resident, suggested that someone follow in regards to the public funding for the Fishing Hole that was on the Capital Improvement Plan last year. He also relayed some complaints to the Board about the dirt and lipping that is occurring on the Beluga Slough Trail, and how this presents a hazard for those using the trail.

13. COMMENTS OF THE STAFF

ADA Coordinator Krause addressed the comment from Mr. Case in regards to the funding for the Fishing Hole. She stated the Public Works looked into the funding and that three different designs were presented for the Fishing Hole. The City is now in the process of trying to work with the State and Fish & Game in hopes of receiving some federal grants and funding.

14. COMMENTS OF THE MAYOR/COUNCIL MEMBER (If Present)

14. COMMENTS OF THE BOARD

Board Member Thorsrud addressed Mr. Case in regards to the front Pioneer Avenue entrance to the University of Alaska Anchorage/Kenai Peninsula College. Maintenance with the college assured the Board that the school will need to get involved if anything is going to be done. Additionally, maintenance noted that the doors aren't designed for ADA compliance. Ms. Thorsrud thanked the Board, audience, and staff for a good meeting.

Board Member Safra thanked the Board and the staff, as well as thanking Pat Case for always attending meetings and providing his input.

Board Member Parsons thanked the Board, staff, and audience for a good meeting.

Vice Chair Geisler thanked everyone for a good meeting.

15. ADJOURNMENT

There being no further business to come before the Board, Vice Chair Geisler adjourned the meeting at 6:55 p.m. There will be a special meeting on September 7, 2023 at 5:00 p.m., and the next regular meeting is Thursday, October 12, 2023 at 5:00 p.m. All meetings are scheduled to be held in City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, 99603 and via Zoom webinar.



Zach Pettit, Deputy City Clerk I

Approved: Sept. 7, 2023

CALL TO ORDER

Session 24-03 a Regular Meeting of the ADA Advisory Board was called to order by Acting Chair Christine Thorsrud at 4:04 p.m. on May 9, 2024 from the Cowles Council Chambers, City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

PRESENT: BOARD MEMBERS LEPLEY, PARSONS, THORSRUD, SAFRA, VENUTI

ABSENT: BOARD MEMBER GEISLER (EXCUSED)

STAFF: ADA COORDINATOR KRAUSE
DEPUTY HARBORMASTER GLIDDEN
PORT DIRECTOR HAWKINS

AGENDA APPROVAL

VENUTI/LEPLEY MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA (3 Minute Time limit)

Pat Case, city resident, commented on the Transition Plan regarding sidewalks and combining them within the Transition Plan. He believed it would be a bad idea and that they should stay with roads and believed that there is a lot of change regarding sidewalks in Homer and they should be kept separate.

RECONSIDERATION

VISITORS/PRESENTATIONS

APPROVAL OF THE MINUTES

A. Unapproved Special Meeting Minutes for February 8, 2024

LEPLEY/VENUTI MOVED TO APPROVE THE MINUTES FOR FEBRUARY 8, 2024 AS PRESENTED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

STAFF & COUNCIL REPORT(S)/COMMITTEE REPORT(S)

A. ADA Training and Community Conversation Event Report - Boardmember Venuti

Boardmember Venuti reported on the event that was conducted at the Kachemak Bay College Campus regarding hearing impaired and deaf etiquette and assistive technology availability. She noted the availability of closed captioning and assistive technology for city meetings and plans for upgrading the city's equipment in the near future. Ms. Venuti reported speaking with a gentleman regarding his experiences and related he reported having difficulties with voting as he was unsure where his ballot went.

Boardmember Safra expressed her appreciation that Boardmember Venuti attended. She then reported on the State level inability with regards to hearing impaired and assistive technology.

Boardmember Venuti responded to questions regarding new equipment that the city would be implementing. She then noted that she would be asking for a worksession on ADA by Council.

B. Community Awareness on ADA Compliance Project Status Update Report

Acting Chair Thorsrud commented on previous issues that were previously brought forward with the Kachemak Bay College Campus and local businesses.

Boardmember Venuti commented on the difficulty opening the lower lobby doors and local banking facilities.

Boardmember Safra commented that she is about ready to give up as she is finding it very difficult to get the interest of the Chamber to have a seminar on ADA compliance for the local businesses and the potential revenue that compliance and accessibility would bring to the business and community.

Discussion points made by Boardmembers included the following:

- Cruise Ships
- Possible outlets are a Letter to the Editor regarding accessibility;
- Airport improvements;
- Improvements at the College;
- Parking on the Spit
 - o Improvements and delineations
 - o Reducing the Speed Limit
 - o Crosswalks
 - o Safest place to walk in Homer
- Local businesses inaccessibility points

C. Monthly ADA Coordinator Report - April/May 2024
Memorandum ADAB-24-003 from ADA Coordinator as backup

Acting Chair Thorsrud introduced the item and deferred to ADA Coordinator Krause.

Ms. Krause reviewed Memorandum ADA-24-003 for the Board. She noted that Ordinance 24-21 was being introduced to re-appropriate funding for the Airport Terminal Sidewalk Replacement Project since other funding was used for the restroom project.

PUBLIC HEARING(S)

PENDING BUSINESS

- A. Capital Improvement Plan - ADA Harbor Ramp Lift Project
Discussion with Port and Harbor Staff

Acting Chair Thorsrud introduced the item and deferred to Port Director Hawkins. Deputy Harbormaster Glidden was unable to stay for the meeting due to a prior commitment and left prior to this item on the agenda.

A project for a chair/person lift on a ramp in the small boat harbor to provide better accessibility was discussed in depth with difficulties noted, specifically the severe tides that are not typically experienced by other ports/harbors in most locations. Deputy Harbormaster Glidden has been researching the alternatives. The Board and Port Director shared ideas and will come back to a future meeting with some proposed solution to submit for the Capital Improvement Plan before September.

NEW BUSINESS

- A. City Trail Transition Plan Appendix Draft
Memorandum ADAB-24-004 from ADA Coordinator as backup.

Acting Chair Thorsrud introduced the item and deferred to Ms. Krause.

Ms. Krause reviewed the memorandum and noted that the Board did not review Karen Hornaday Park Trail or Calhoun Trail. She further requested assistance matching photos to the trails to pinpoint the issues identified as this will better assist the Parks Maintenance Coordinator in repair.

Boardmember Parsons offered to work with Ms. Krause on matching up the photos.

The Board agreed on the week of the June 17th being good for the majority to attend the Trails Site Audits and Ms. Krause will coordinate with Parks Maintenance Coordinator.

Further discussion ensued on the viability of performing a Site Audit for the Karen Hornaday Park Trail but that it would be extremely difficult to bring that perimeter trail into compliance with the steep slope and Ms. Krause noted that the City has a minimum amount of trails that are maintained and

while there are currently no adopted, mandatory regulations requiring the city to have ADA accessible trails it is requested that there should be a percentage that are accessible.

The Board agreed by consensus to remove that trail from the audit and added the upper Poopdeck Trail since that was a heavily used public trail.

B. Amending the Meeting Time to Fill Vacancy on the Board

Acting Chair Thorsrud introduced the item and deferred to ADA Coordinator Krause

Ms. Krause reviewed her memorandum and reported that at the end of the last meeting it was noted that this subject could be brought forward if there were no applicants over the next several weeks since it was indicated that there were some interested people. The Clerk's Office has received no applications and believes this is because of the meeting time. While it may be advantageous to have an earlier meeting time for some of the members on the Board, it does not allow members of the working demographic to participate or those with young families. She was requesting the Board to consider the time change in order to attract applicants.

The Board weighed in on the amendment of the meeting time from 4:00 p.m. to 5:00 p.m. with a split in the preference. Boardmember Venuti did not want to keep staff past 5:00 p.m. due to the workload.

Boardmember Lepley preferred the earlier time but could meet at the later time as well.

Boardmember Parsons expressed preference for the later meeting time due to his children getting out of school later today noting it was difficult getting to this meeting only five minutes late.

Boardmember Safra commented that if the meeting time was amended they might get applications from the demographic that represents families with children or younger persons which would be a benefit to the work of the Board.

The Board agreed by consensus to postpone this item to the next meeting.

INFORMATIONAL MATERIALS

A. City of Homer Newsletter for April 2024

B. City Manager's Report for City Council April 22, 2024

COMMENTS OF THE AUDIENCE

Pat Case, city resident, blessed Port Director Hawkins' grant application. He then said that he would like to recruit on behalf of the ADA Advisory Board to fill their vacancy after declining to apply for the vacancy himself stating that he has more freedom attending the meetings as a member of the public.

Mr. Case reported that the HAP Loop project has been passed and noted that a cross walk at SVT to Ben Walters Sidewalk and at Lake Street are needed.

COMMENTS OF THE STAFF

COMMENTS OF THE BOARD

Boardmember Safra welcomed Boardmember Venuti and thanked Mr. Case for always attending the meetings.

Boardmember Lepley expressed his appreciation and thanked Port Director Hawkins for attending the meeting and working with them on presenting a project that will be able to fit the Homer Harbor and that will be able to showcase in the Chambers welcome information.

Boardmember Thorsrud expressed her appreciation for everyone's work and efforts.

Boardmember Parsons expressed his thanks for everyone's work and Port Director Hawkins for taking the Board's efforts seriously on the accessibility project and bringing information to them.

ADJOURNMENT

There being no further business to come before the Board, Acting Chair Thorsrud adjourned the meeting at 5:42 p.m. The next regular meeting is Thursday, June 13, 2024 at 4:00 p.m. All meetings are scheduled to be held in City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, 99603 and via Zoom webinar.

RENEE KRAUSE, MMC, ACTING CITY CLERK

Approved:_____

CALL TO ORDER

Session 24-04 a Regular Meeting of the ADA Advisory Board was called to order by Chair Christine Thorsrud at 4:00 p.m. on June 13, 2024 from the Cowles Council Chambers, City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

PRESENT: BOARD MEMBERS LEPLEY, PARSONS, THORSRUD, SAFRA, VENUTI, O'BRIEN

ABSENT: BOARD MEMBER GEISLER (EXCUSED)

STAFF: ADA COORDINATOR KRAUSE, PARKS MAINTENANCE COORDINATOR FELICE

AGENDA APPROVAL

SAFRA/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA (3 Minute Time limit)

Pat Case, city resident, welcomed Mr. O'Brien and reported that he did contact the High School counselor and she was going to put a list of potential interested candidates together so the next time there was a vacancy they may already have a list to select from.

RECONSIDERATION

VISITORS/PRESENTATIONS

APPROVAL OF THE MINUTES

A. Unapproved Special Meeting Minutes for May 9, 2024

VENUTI/LEPLEY MOVED TO ACCEPT THE MINUTES FOR MAY 09, 2024 AND INCLUDE IN THE RECORD.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

STAFF & COUNCIL REPORT(S)/COMMITTEE REPORT(S)

A. Monthly ADA Coordinator Report - June 2024

Chair Thorsrud introduced the item and deferred to ADA Coordinator Krause.

Ms. Krause noted that there was not much to report and provided an update on the Airport Sidewalk Replacement Project, the Resolution to award the work will be on the June 17, 2024 Special Meeting agenda for approval.

B. Quarterly Public Works Director Update

Chad Felice, Parks Maintenance Coordinator reported that he was attending the meeting to provide a report on projects that are ADA related. Public Works Director Kort was currently starting his vacation. He noted that they are currently in the process to put a project scope of work together to issue the bid packet and the final designs for the Bayview Park project to put it out to bid.

Chair Thorsrud inquired if there was any problems, concerns with communications or working with the Board or ADA issues.

Mr. Felice responded that there were no concerns at this time and if any questions he usually spoke with Ms. Krause as the city's ADA Coordinator or Councilmember Aderhold but now that he has met the other members and Council member Venuti he feels comfortable reaching out to the Board if needed.

PUBLIC HEARING(S)

PENDING BUSINESS

A. Trail Site Audits

Ms. Krause explained the actions requested from the Board regarding performance of the trails site audits for Calhoun and Upper Poopdeck and was requesting feedback on availability of members for next week. After a brief discussion by Board members it was determined the Tuesday, June 18th from 9-noon starting at Upper Poopdeck worked best for the majority of the members that were interested in taking part in the activity.

Mr. Felice confirmed that he will pick up copies of the paperwork from Ms. Krause.

Boardmember Safra volunteered to take the photos and Boardmember O'Brien offered to take the notes.

Boardmember Parsons noted on the draft trails transition plan, the slopes are in percentage and degrees and it would be preferred to have it all in percentages. He reported that the Lower Lucky Shot Trail has some pretty steep slopes.

Mr. Felice reported that he would contact Aaron Yeaton, GIS Technician at Public Works who has an electronic device that can determine the slopes and cross slopes.

Boardmember Safra advocated for more than what was required when it came to amenities such as picnic tables or benches. She explained that they could do better by providing more than the requirement.

B. Capital Improvement Plan Projects Discussion

Acting Chair Thorsrud introduced the item and deferred to ADA Coordinator Krause.

Ms. Krause explained that these are the ADA related projects for the upcoming Capital Improvement Plan and the Board is being requested to review and make sure the language and description is appropriate.

There were no comments on the projects included in the packet.

Discussion by the Board covered the following:

- Chair Lift for the Small Boat Harbor; and
- Contacting the State Congressional representatives on what they could propose to facilitate the transfer of those with mobility issues to the floats; and
- Having Port & Harbor make access a priority issue; and
- Costs for the projects should not make the City hesitate to ask for the appropriation; and
- Various options that could be employed to make the harbor more accessible since they are considering to expand the Harbor.

This will be an ongoing subject for the Board's consideration and may be on future agendas.

NEW BUSINESS

A. Chair and Vice Chair Elections

Acting Chair Thorsrud introduced the item by reading of the title and deferred to Ms. Krause.

Ms. Krause explained the process that the Clerk's Office has used over the years and noted that the office of Vice Chair is filled first then the Office of Chair. She noted that a second is not required and members can nominate themselves if desired.

Acting Chair Thorsrud called for nominations for vice chair.

Board member Venuti nominated Board member Lepley.

Boardmember Lepley responded that he was willing but would be out of town for several meetings attending via Zoom.

Hearing no further nominations Acting Chair Thorsrud closed the nominations.

Boardmember Lepley was congratulated on his election to the Vice Chair and then opened the floor for nominations of Chair.

Boardmember Parsons nominated Boardmember Venuti.

Boardmember Venuti declined stating that she would like to remain as a member, will report at the Council meetings but did not want to sit as chair.

Boardmember Venuti nominated Boardmember Thorsrud noting that she conducted the last two meetings and did very well.

Boardmember Thorsrud questioned Boardmember Parsons if Boardmember Geisler would serve as chair if she were nominated.

Ms. Krause responded that Ms. Geisler would decline the nomination if she was present and Boardmember Parsons concurred.

Vice Chair Lepley hearing no further nominations closed nominations and congratulated Ms. Thorsrud turning the meeting back over to Chair Thorsrud.

INFORMATIONAL MATERIALS

- A. 2024 Annual Calendar
- B. City Manager's Report for June 10, 2024 City Council Meeting

Boardmember Parson stated that he was interested in a Spit parking update; having free parking in the area between the Seafarer's Memorial and the boardwalk, and accessible parking equity issues regarding paying to park even for accessible parking, stating there are not many free spaces and it may be worth having a discussion.

COMMENTS OF THE AUDIENCE

Pat Case, city resident, commented on culture, ask the question, "How can we do it better?" He wanted to comment on crosswalks, since sidewalks and benches are being addressed, noting Heath Street was in design, and the benefits of creating a crosswalk from the Post Office to the Library would be a safety factor for pedestrians and he wanted assurance that it is included in the project. He then commented on the East End Road and Lake Street crosswalks, which are state owned and maintained roads but noted a discussion he had with Department of Transportation and the grant that they may have funding through that grant. Mr. Case believed he may need a resolution of support from the Board and Council but will let them know.

COMMENTS OF THE STAFF

Parks Maintenance Coordinator Felice expressed his appreciation for the Board and if they needed anything in the future just let him know or let Renee know and she can forward the request to him.

ADA Coordinator Krause thanked everyone for a great meeting and welcomed Boardmember O'Brien.

COMMENTS OF THE BOARD

Boardmember Parsons commented that he was a member of the Kenai Peninsula Borough Safety Committee and noted the recent meetings, another public meeting is scheduled for September, the Homer Culture and when to schedule meetings. He mentioned that they were seeking members of the public to be actively engaged with the group and he did submit Mr. Case's name. Mr. Parson's reported that a former city planner Beth McKibben is chairing the group so she is really familiar with Homer.

Boardmember Lepley welcomed Boardmember O'Brien and expressed his appreciation for the confidence in being nominated for Vice Chair.

Boardmember O'Brien thanked everyone and asked questions regarding taking notes during the audits on Tuesday.

Ms. Krause responded that she will provide the forms and tools needed and Mr. Felice will pick them up.

Boardmember Safra expressed her appreciation to Mr. Case stating that he inspires her for all he does and he is not a member of the Board per se, but he has attended every meeting since she has been appointed, so Thank you. She then welcomed Boardmember O'Brien and congratulated Boardmembers Thorsrud and Lepley stepping up and taking on the leadership. Ms. Safra expressed looking forward to working with Mr. Felice and working with the other Boardmembers on the trail audits next week.

ADJOURNMENT

There being no further business to come before the Board, Chair Thorsrud adjourned the meeting at 5:42 p.m. The next regular meeting is Thursday, July 11, 2024 at 4:00 p.m. All meetings are scheduled to be held in City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, 99603 and via Zoom webinar.

RENEE KRAUSE, MMC, ACTING CITY CLERK

Approved:_____

CALL TO ORDER

Session 24-04 a Regular Meeting of the ADA Advisory Board was called to order by Chair Christine Thorsrud at 4:00 p.m. on August 8, 2024 from the Cowles Council Chambers, City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

PRESENT: BOARD MEMBERS LEPLEY, PARSONS, THORSRUD, VENUTI, O'BRIEN, GEISLER

ABSENT: BOARDMEMBER SAFRA (EXCUSED)

STAFF: CITY CLERK/ADA COORDINATOR KRAUSE
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL

AGENDA APPROVAL

VENUTI/LEPLEY MOVED TO APPROVE THE AGENDA AS PRESENTED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA (3 Minute Time limit)

RECONSIDERATION

VISITORS/PRESENTATIONS

APPROVAL OF THE MINUTES

A. Unapproved Special Meeting Minutes for July 11, 2024

LEPLEY/VENUTI MOVED TO ACCEPT THE MINUTES FOR JULY 11, 2024.

There was a brief recess to allow members to read the minutes that were provided in the supplemental packet.

Chair Thorsrud called the meeting back to order and asked if there was any changes or corrections to the minutes. None were offered.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

STAFF & COUNCIL REPORT(S)/COMMITTEE REPORT(S)

A. Monthly ADA Coordinator Report – August 2024

Chair Thorsrud introduced the item and deferred to ADA Coordinator Krause.

Ms. Krause provided clarification on the omission of the Harbor Access Project as staff was unavailable to attend the meeting, the trail transition plan is on hold at this time due to the lack of time to devote to the final drafting of the document. Hopefully by the first of October they will be fully staffed again in the Clerk's Office.

Ms. Krause facilitated a brief discussion on locations that available positions with the city are advertised noting that it was handled by the Personnel Director and topics for the joint worksession with City Council that the ADA Board would like to have Council direction or input on.

PUBLIC HEARING(S)

PENDING BUSINESS

A. Nick Dudiak Lagoon Ramp and Fishing Platform Funding

Ms. Krause provided her report and the Board discussed the following:

- advocacy and how to promote the project to get more awareness
 - o Funding is limited since there is no boat access so applicable grants that were thought to be applicable are not.
 - o Candidate support for upcoming elections
 - o Bringing the issue forward to the Assembly representative
 - o Tourism
- It would be beneficial to have the City Lobbyist work on House Bill 287 for the next legislative session.
- How does the Homer Harbor Expansion Project affect the Fishing Lagoon
 - o The City will probably review the impacts and how this would affect the lagoon
 - o Corps of Engineers may review the effects
- How would that project effect Accessibility and ADA Compliance
- Data collection on sport fishing from Alaska Department of Fish & Game

NEW BUSINESS

A. Joint Worksession with City Council Topics for Discussion

The Board discussed at length and determined the following topics should be submitted for the Joint Worksession with City Council:

- Homer Harbor Accessible Ramp Project – Request for Proposals
- Authorize ADA Board to work with the Port & Harbor Staff to perform research access availability

- issue a challenge to college engineering departments or other entities that could provide ADA access solutions
- Include the Harbor Lift project in the Capital Improvement Plan
- City to embrace above and beyond ADA regulations and or compliance
 - How we discuss ADA regulations to include all ages and abilities
 - Such as picnic tables should ALL be accessible
- Public Transit with City Funds or Match
- Heath Street Renovation Project Status
- Ownership and Renovation of Pioneer Avenue into a walkable pedestrian friendly environment

B. Accessible/Disabled Parking on the Homer Spit

Memorandum CC-24-150 from Councilmembers Lord and Aderhold

Chair Thorsrud announced the topic and requested input from Ms. Krause

Ms. Krause reviewed the memorandum and the requested actions from the Board.

Discussion ensued on the following:

- Two schools of thinking
 - Accessible parking should be free no matter where its located
 - Accessible parking should be available but not necessarily free in a paid parking lot
- Tone of response when filing a complaint with the Harbor
 - Form letter distributed to complainant
- Failure to keep accessible parking spots available
 - Work around to being able to park in those spaces
 - No way to adequately police the parking spaces
- Parking on the Spit in the summer is horrendous
- All shops/Boardwalks are required to have accessible parking
- Enforcement
- Examples of Accessible Parking at large public venues, theme park, etc.
- Have more than the required accessible parking spots

INFORMATIONAL MATERIALS

- A. 2024 Annual Calendar
- B. City Manager's Report for July 22, 2024 City Council Meeting

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

COMMENTS OF THE BOARD

Boardmember Parsons expressed that they had some really good topics to dig into and it was a long meeting but great.

Boardmember Geisler commented that it was a good meeting and noted that they have some work to do hoping that they “stick to their issues” as “guns” may get them in trouble. She noted that she comments frequently to people over the last couple of years that this is the most productive and great use of their time, wonderful individual members that she enjoys working with and regardless of her role. She appreciates working with everyone.

Boardmember Venuti commented being proud of Kristin Faulkner winning two gold medals at the Olympics and viewing a lot of young kids on bicycles. She added comments regarding interest in availability of homes in Homer, bicycle trails. Ms. Venuti congratulated Renee on moving into the City Clerk position and maintaining the ADA Board and will remind everyone to be mindful of staff time as she does a lot for us.

Boardmember O’Brien confirmed the date and time for the Joint Worksession with Council and the Special Meeting for the ADA Board.

Boardmember Lepley commented on the proposed CIP project and noted that the Port & Harbor Commission is a force to be reckon with and it may be expensive but it shouldn’t be millions of dollars but believe that it could be accomplished if we put our minds together and think about it.

ADJOURNMENT

There being no further business to come before the Board, Chair Thorsrud adjourned the meeting at 5:40 p.m. The next regular meeting is Thursday, October 18, 2024 at 4:00 p.m. A Special Meeting is scheduled for Thursday, September 12, 2024 at 5:00 p.m. All meetings are scheduled to be held in City Hall Conference Room located upstairs at 491 E. Pioneer Avenue, Homer, Alaska, 99603 and via Zoom webinar.

RENEE KRAUSE, MMC, CITY CLERK

Approved:_____

CALL TO ORDER

Session 24-06 a Special Meeting of the ADA Advisory Board was called to order by Chair Christine Thorsrud at 4:00 p.m. on September 12 2024 from the Cowles Council Chambers, City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

PRESENT: BOARD MEMBERS PARSONS, THORSRUD, VENUTI, O'BRIEN, GEISLER

ABSENT: BOARDMEMBERS LEPLEY, SAFRA (EXCUSED)

STAFF: CITY CLERK/ADA COORDINATOR KRAUSE

AGENDA APPROVAL

VENUTI/GEISLER MOVED TO APPROVE THE AGENDA AS PRESENTED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA (3 Minute Time limit)

Pat Case, city resident, commented on the Transportation Plan and requested the Board to prioritize this plan, claiming that in his opinion the first submittal was not suitable and addressed the important things the community desired. He then announced that the audible signals were installed and Homer is finally entering into the 21st century.

RECONSIDERATION

VISITORS/PRESENTATIONS

Comprehensive Plan Update and Survey Review - Shelly Wade Agnew::Beck Consulting

Ms. Wade introduced herself and provided a summary background of the project and company.

Ms. Wade presented on the updated timeline, survey results and facilitated discussion on the following:

- Growth scenarios
- Early January first draft document
- March Final Draft document
- Phase 2 encompasses the Title 21 Zoning Code Update

- Timeline was shifted by three months to allow for preparation of the different scenarios

APPROVAL OF THE MINUTES

- A. Unapproved Regular Meeting Minutes for August 8, 2024

GEISLER/VENUTI MOVED TO APPROVE THE MINUTES FOR AUGUST 8, 2024

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

STAFF & COUNCIL REPORT(S)/COMMITTEE REPORT(S)

- A. Monthly ADA Coordinator Report – September 2024

Chair Thorsrud introduced the item and deferred to ADA Coordinator Krause.

Ms. Krause reported on the Site Audit conducted by the State on the Homer Airport and will provide an update on that with the Board when received.

PUBLIC HEARING(S)

PENDING BUSINESS

- A. Capital Improvement Plan Proposed Project 2026-2031 CIP Draft -
Accessible Passenger Elevator/Gangway for the Homer Harbor

Chair Thorsrud introduced the topic by reading the title and defer to Boardmember Lepley to open the discussion.

Port Director Hawkins and Deputy Harbormaster Glidden attended the meeting and facilitated discussion on possible solutions and shared an information sheet on a piece of equipment that may offer a solution called the Super Trac noting that the device is an option that would be usable for Ramp #3, cost is \$25,000 and will still require Staff Assistance to use.

Port Director Hawkins reported on the upcoming Port Conference in October and will be connecting with other cities to see if they can provide possible solutions. He then noted that a grant has been applied for to redo the float systems, in the project is replacement of Ramps 1-2, 4-6-7-8 and Federal Requirement is 88 feet for replacement so those new ramps. He will look into accessible options if any are available.

Board members expressed appreciation for the continued efforts of the Harbor Staff.

B. Accessible Parking on the Homer Spit

Chair Thorsrud introduced the topic and deferred to ADA Coordinator Krause.

Ms. Krause reviewed the 'parking requirements and facilitated discussion on parking on the spit, accessible parking at various boardwalks and that the city did not control all the areas. Some of the areas were the land owners, and or the state.

Port Director Hawkins responded to current policy and processes were entirely within requirements and the difficulty in maintaining "free" accessible spots and how people are getting around paying so they charge everyone.

NEW BUSINESS

A. Transportation Plan – Review and Comment

Memorandum ADAB-24-021 from Community Development Director as backup.

Chair Thorsrud introduced the topic and deferred to ADA Coordinator Krause.

Ms. Krause reviewed the memorandum in the packet and requested input from the Board on recommendations to City Council. She facilitated discussion on the following:

- Additional time to fully review the document
- A few language choices that could be amended
- There are many next steps or items to be developed but no direction as to how or who is to make sure those are done such as staff, department or even a task force to oversee that those items are developed.
 - o Develop a traffic calming program.
 - o Develop a Complete Streets – All Ages Policy
- Wayfinding should be included within the action plan

INFORMATIONAL MATERIALS

A. 2024 Annual Calendar

B. City Manager's Report for September 9, 2024 City Council Meeting

There was brief discussion on the Library Grant received, Hazard Mitigation meeting with staff.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

Julie Engebretsen reported on the information provided at the meeting held at the college and hoped that Boardmember Parsons was able to answer any questions.

Boardmember Parsons stated that the Board is passing with a recommendation to create the Task Force or Committee to address the items in the plan that are action items.

COMMENTS OF THE BOARD

Boardmember Parsons commented on the path forward and working with the Harbor on parking.

Chair Thorsrud expressed her appreciation for everyone work.

Boardmember Venuti appreciated the meeting and will provide a report to Council on their discussion at this table.

ADJOURNMENT

There being no further business to come before the Board, Chair Thorsrud adjourned the meeting at 5:57 p.m. The next regular meeting is Thursday, October 10, 2024 at 4:00 p.m. All meetings are scheduled to be held in City Hall Conference Room located upstairs at 491 E. Pioneer Avenue, Homer, Alaska, 99603 and via Zoom webinar.

RENEE KRAUSE, MMC, CITY CLERK/
ADA COORDINATOR

Approved:_____



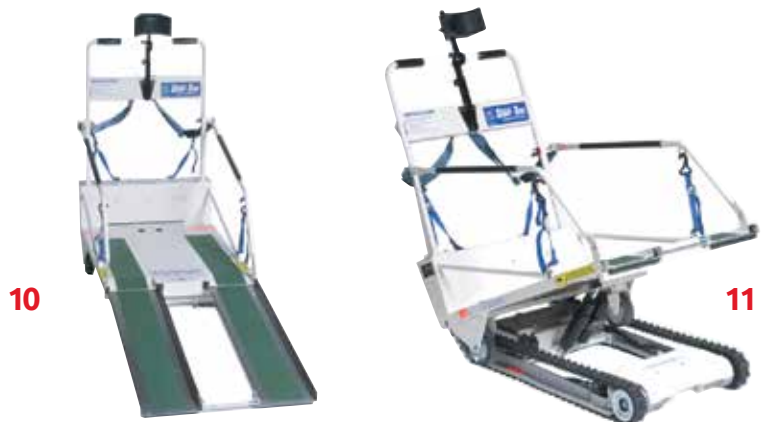
Super Trac

Portable Inclined Platform Wheelchair Lift

Technical Information

System

1. **Headrest**
Adjustable for passenger comfort.
2. **Control Panel**
Simple operating controls include a battery charge indicator and a key switch to prevent unauthorized use.
3. **Battery Powered**
Power is provided by 24 volt rechargeable battery pack for complete portability. Includes automatic battery charger.
4. **Wheelchair Tie-Down Straps**
Wheelchair is securely attached to platform with 4 adjustable tie-down straps.
5. **Platform**
Large platform accommodates virtually any wheelchair including electric models and sports chairs.
6. **Parking Brake**
Electrically activated parking brake ensures stability during boarding.
7. **Tracks**
Rubber tracks are steel-reinforced to ensure strength and durability. The unique tread design grips all types of stairs.
8. **Auxiliary Wheels**
Large wheels allow easy travel across landings and between flights of stairs.
9. **Seatbelt**
Electrically interlocked seatbelt provides additional passenger security. Super-Trac will not operate unless seatbelt is fastened.
10. **Loading Ramp**
An integrated loading ramp with non-skid surface makes wheelchair boarding easy.
11. **Hydraulic Tilt**
A powerful hydraulic piston tilts the wheelchair platform position for travel on the stairs.



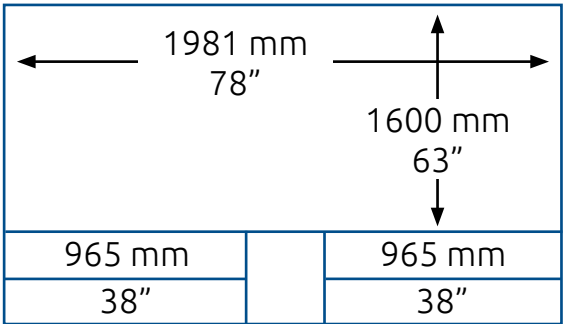
Specifications & Dimensions

Specifications

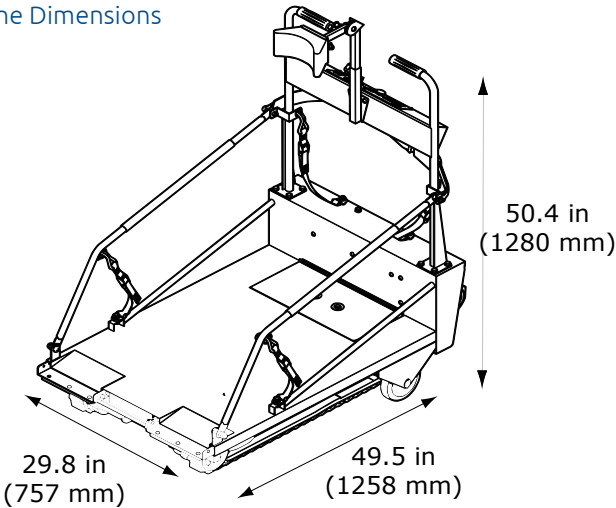
Max Capacity	440 lbs/200kgs	Brake	Fail-safe Electromagnetic
Max Stair Angle	35°	Weight	253 lbs (115 kgs)
Power	Sealed Batteries 24 V	Speed Up	21.4 ft (6.5 m) / min
Charging	Automatic 110/220 VAC	Speed Down	34.7 ft (10.6 m) / min

Dimensions

Stair Turnback Dimensions



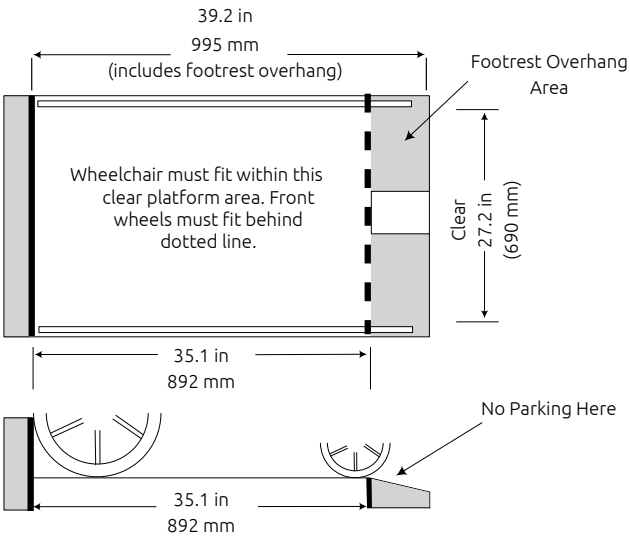
Machine Dimensions



Benefits

- Instant accessibility solution
- Economical compared to elevators and custom designed wheelchair lifts
- Requires no building renovations, no installation permits or licenses
- No permanent impact on stairway egress width
- A single unit provides access into many buildings
- Easily stored in a secure area when not in use
- Requires minimal maintenance compared to an elevator or wheelchair lift
- Great backup system for an elevator if power fails

Clearance





Garaventa Lift

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CALL TO ORDER

Session 24-07 a Regular Meeting of the ADA Advisory Board was called to order by Chair Christine Thorsrud at 4:00 p.m. on September 12 2024 from the Cowles Council Chambers, City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

PRESENT: BOARD MEMBERS PARSONS, THORSRUD, O'BRIEN, GEISLER, SAFRA, LEPLEY

ABSENT: BOARDMEMBER VENUTI (EXCUSED)

STAFF: CITY CLERK/ADA COORDINATOR KRAUSE
DEPUTY CITY CLERK I APPEL

AGENDA APPROVAL

Chair Thorsrud read the supplemental items: APPROVAL OF THE MINUTES Item A. Unapproved Meeting Minutes for the Special Meeting on September 12, 2024 into the record and requested a motion.

GEISLER/PARSONS MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA (3 Minute Time limit)

RECONSIDERATION

VISITORS/PRESENTATIONS

APPROVAL OF THE MINUTES

A. Unapproved Special Meeting Minutes for September 12, 2024

GEISLER/PARSONS MOVED TO APPROVE THE MINUTES FOR SEPTEMBER 12, 2024

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

STAFF & COUNCIL REPORT(S)/COMMITTEE REPORT(S)

A. Monthly ADA Coordinator Report – October/November 2024

Chair Thorsrud introduced the item and deferred to ADA Coordinator Krause.

Ms. Krause provided a verbal report on the following:

- Requests by the Board on the Capital Improvement Plan project could be to submitted via memorandum to City Council requesting approval of the actions desired regarding design options. This memorandum will be submitted to the board for review at their January meeting and then forwarded to City Council for the second January meeting.
- The site meeting with the ADA Coordinator Robespierre with the State of Alaska Department of Transportation was cancelled.
 - o Clarification on the removal and qualification of compliant benches and removal of the non-compliant benches.
 - o No official order has been received at this time.
 - o Homer is the first to be addressed of the rural airports that has come under review.
 - o The restrooms are non-compliant even though we have the new ADA/Family restroom that does not bring us into compliance.
 - The existing restrooms have non-compliant ADA stalls but to bring these restrooms into compliance will require a capital project. This issue has been known and is included in the city facility transition plan.

PUBLIC HEARING(S)

PENDING BUSINESS

- A. Staff Report ADA-24-022 Harbor ADA Accessibility Capital Improvement Plan Project Development

Ms. Krause provided a brief report on the information provided regarding accessible kayak launch which she felt was worthy of consideration for a Capital Improvement Plan Project and has requested information on a Trolley system similar to what is used for the harbor but has not received the information.

Mr. Lepley stated that the Board has not received definitive response on their question of access project for the harbor and wanted to put a motion before the Board.

LEPLEY/GEISLER MOVED TO AUTHORIZE THE HOMER ADA ADVISORY BOARD AS A WHOLE OR ANY OF ITS MEMBERS MAY ACTIVELY SOLICIT INFORMATION IN REGARDS TO HANDICAPPED ACCESSIBLE LIFT SYSTEM FOR THE HOMER HARBOR.

There was a brief discussion on amending the motion to remove the word “handicapped” or replacing with “all ages and abilities”.

Mr. Lepley repeated the motion as amended:

MOVED TO AUTHORIZE THE HOMER ADA ADVISORY BOARD AS A WHOLE OR ANY OF ITS MEMBERS MAY ACTIVELY SOLICIT INFORMATION IN REGARDS TO ACCESSIBLE TO ALL AGES AND ABILITIES LIFT SYSTEM FOR THE HOMER HARBOR.

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

Motion carried.

Mr. Lepley stated that in putting this motion before the Board that he believes they will have more clout with a company or a university if it is presented by the Board or the City a request for an accessible lift system that can be user operated to see if they would be interested in providing information or pursuing, has pursued or willing to pursue. He opined that if the Board has this motion on the record and then presents to Council and since they have a newly minted Council member that happens to serve on the Board, inform Council of the intent is to get information. Mr. Lepley continued stating that they are not the only ones who experience extreme tides and someone may have a design that can be used.

Mr. Parsons questioned if the Board would be interested in stepping up a notch and submit a request for the City Council to approve the request for submitting a Request for Design/Proposal to Colleges and Universities. He then asked if he could approach others in the city to see what comes out of that discussion.

Mr. Lepley explained further his idea was to have a form letter to submit to companies providing an explanation, what the goal is and what they are looking for.

Ms. Krause stated that the motion is great, staff can draft a memorandum to forward to Council for approval and authorization to take that action.

Ms. Krause lost connection at 4:51 p.m. and was unable to reconnect.

Further discussion on previous attempts to bring forth information on lift systems for a marine environment and this approach would be a more formal approach allowing them to contact teaching schools, engineering schools, etc.

Ms. Safra provided information on possible organizations that the Board can target.

Chair Thorsrud commented on a recent program she watched regarding “flinging” and advocated for expanding our thoughts outside of the box.

Mr. Parsons recommended passing the motion and Ms. Krause can draft a memorandum.

Mr. Lepley restated the motion as amended and will email that to Ms. Krause:

MOVE TO AUTHORIZE THE HOMER ADA ADVISORY BOARD AS A WHOLE OR ANY OF ITS MEMBERS MAY ACTIVELY SOLICIT INFORMATION IN REGARDS TO AN ACCESSIBLE LIFT SYSTEM FOR ALL AGES AND ABILITIES FOR THE HOMER HARBOR.

There was no further discussion.

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

Motion carried.

Further discussion was facilitated by Chair Thorsrud on the following:

- Ms. Krause can include the information regarding the Board's intent within the memorandum
- The information on the Kayak Launch was presented to the Trails Director who does adaptive recreation who reported using these before and that they are fantastic
 - o If people cannot get down to the harbor to use it, it would be pointless
 - o Did not want to distract from the Board's main goal for an accessible harbor
 - Having this project on the CIP might be a distraction.
- Recalled previously asking for the city to have an ADA person or appointed staff with additional duties or responsibilities to oversee that ADA requirements
 - o using the airport issues as an example
- Speaking to business owners, including commercial fishing and charter businesses
 - o Approximately \$58 billion dollars' worth of disability tourism in the United States and we are not seeing it here in Homer and that relates to economic development
 - Making the harbor accessible, being able to get people on boats.
 - If we build it, then that revenue will come, then they will make the boats accessible and the city will have revenue to fund that position.
 - The business community has to buy into the fact that it makes economic sense to make sure their businesses are accessible.
 - They have to want to do the minimum of compliance.
- In the process of developing the transition plan, recommended the language is included in the contracts that are issued by the city, providing the requirements of ADA and compliance is enforced.
 - o Having forms and review by qualified city personnel as a standard.
 - o There should be formulas and when the letter is received from the FAA or AKDOT ask where they got their conclusion
 - o Software availability
- Noted the recent renovated building on Pioneer and Greatland with a new sidewalk to the front door and the ramp is not ADA compliant.
 - o Has one-inch lip at the gutter
 - Review of plans does not include the ADA compliance viewpoint
 - Support inclusion of ADA Compliance in contracts that are city issued

B. Staff Report ADA-24-024 Draft Trails Transition Plan Status Upgrade

Chair Thorsrud deferred to Mr. Parsons since Ms. Krause was not available. She referred to the parking item on page 5 of the Supplemental Packet.¹

Mr. Parsons reported that he had a meeting with the City Manager approximately one month earlier and provided pictures of the property lines on the spit and performed a walking audit with former Public Works Director Jan Keiser, whom confirmed that the west side of the Spit has an obvious ADA compliance issue when it comes to parking. Ms. Keiser suggested that the Alaska Department of Transportation be contacted and request the lease agreements that are made with the City and the businesses since permission has to be granted to use that area for parking. Mr. Parsons did not want to move too far ahead without the explicit permission of the Board and would like to request the Board's permission to proceed further on their behalf.

Chair Thorsrud facilitated discussion on the topic with the points made as follows:

- State of Alaska owns the right of way in which the parking is allowed or being conducted in front of the boardwalks
- It is out of compliance even when you count the vehicles there is only two accessible parking spots for the whole stretch
 - o Both spots are non-compliant, not near an accessible path of travel, no accessible ramp
 - o Possibly need more spaces that are designated accessible depending on the count formula/method
- Recommend joint meeting with the Port and Harbor Advisory Commission to really work through the parking issues on the east side of the road.
 - o It was believed that the east side of the spit was compliant
 - o Countered comments that some areas were great others not
 - Example was provided with the area by the Boathouse Pavilion for accessible parking and recommendation to duplicate this around the harbor
- Spit Parking Study conducted in 2022 did not address the private parking areas
 - o Would like to expand that scope of work
- Events conducted by the Chamber and using the Accessible Parking spaces
 - o Chamber should be educated on the rights and ADA regulations
 - ADA Regulations already address requirements for special events
 - o Should be addressed in the Special Event Permit
 - Enforcement by the City

¹ This topic will be forwarded to the January agenda since the Board did not discuss it at the meeting. There was miscommunication on addressing an item in the September 12, 2024 meeting minutes that was provided in the supplemental packet.

NEW BUSINESS

A. 2025 Regular Meeting Schedule

Chair Thorsrud introduced the item by reading of the title. She requested a motion and second.

PARSONS/SAFRA MOVED TO APPROVE THE DRAFT RESOLUTION MEETING SCHEDULE AS WRITTEN AND FORWARD THE RECOMMENDATION TO CITY COUNCIL.

Discussion followed on having additional meetings to have review of the transition plans, memorandum for approval, and direction to solicit designs for accessibility, adding meetings every month and adding those topics annual monthly agenda items.

PARSONS/SAFRA MOVED TO ADD THE MONTHS OF JANUARY, MARCH AND SEPTEMBER TO THE MEETING SCHEDULE AND THE ANNUAL REVIEW OF TRANSITION PLANS TO THE AGENDA TOPICS.

There was brief clarification on substantiating the need for the Board to meet.

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

Motion carried.

Chair Thorsrud reviewed the amended motion noting that they can always make further motions in January if needed.

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

Motion carried.

B. Staff Report ADA-24-023 Strategic Plan Review and Update

Chair Thorsrud introduced the item and opened discussion. She noted the previous goals and duties of staff and the Board.

Discussion by the Board focused on the following:

- Funding ADA compliance projects
 - o Identifying funds and appropriating them for specific projects
 - Not allowing Council to re-appropriate funds for other projects that are not ADA compliance projects
- Including ADA compliance requirements in city projects using a form or other method to ensure regulations are followed.
- Postpone action on the strategic plan until the January meeting to allow the Board time to thoroughly consider goals and action items.

- Requested copies of the adopted transition plans for the Board to review to determine the actions required to accomplish the compliance issues noted in those plans.
- Focus on the successes and completed tasks before addressing new ones

The Board postponed this item by mutual consent to the January 9, 2025 regular meeting. No formal motion was made by the Board.

INFORMATIONAL MATERIALS

- A. City Manager's Report for City Council Meeting on October 28, 2024
- B. City of Homer Fall Newsletter – October 2024
- C. ADA Annual Calendar 2024
- D. ADA Annual Calendar 2025

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

Deputy City Clerk Appel commented that a text received from Ms. Krause apologizing for not being able to attend and that she will listen to the audio and will address any actions items, questions and concerns of the Board.

COMMENTS OF THE BOARD

Mr. Lepley expressed his appreciation being able to attend the meeting via Zoom, support expressed from the Board on his motion and Bradley's appointment to City Council. He expressed looking forward to having something that they all can address, while he understands that the Port Director is looking into possibilities he understands that they have a million other things to do and he has the time to apply himself to this project every day such as sending out emails. He is looking forward to it and really appreciates the time spent at this meeting.

Mr. O'Brien commented that it was a great meeting and he was glad to be part of the group.

Ms. Safra congratulated Brad on his appointment to the City Council and was very excited when Caroline informed her of their selection. She stated that this community of people who are more challenged with disabilities with have a better representation in Homer and for her that was really exciting and will take on a new meaning in Homer. Ms. Safra expressed her appreciation of being part of supporting the journey Brad will be taking and thanked him for stepping up.

Mr. Parsons stated that he was excited to be elected to the Council and looking forward to bringing some of these discussions to Council. He stated his intent to remain on the Board and be the representative for the ADA Board but admitted that it does need to be officially sorted out. He offered his appreciation to the Clerk's Office in dealing with back to back elections and apologized for adding more to Ms. Krause' work schedule by adding additional meetings but believes that just shows the level of passion around the table here and we are all looking at doing more work. Mr. Parsons

expressed his appreciation to Mr. Lepley for perseverance in attending the meeting via Zoom and he has the support of the Board for the accessible harbor project and welcomed Deputy City Clerk Appel. He expressed his excitement about the changes in the Council and local government staffing.

Ms. Thorsrud commented that each and every one of the members brings something unique and individual to the board along with Ms. Krause. She recognized their very noticeable passions and time.

ADJOURNMENT

There being no further business to come before the Board, Chair Thorsrud adjourned the meeting at 5:47 p.m. The next regular meeting is Thursday, January 9, 2025 at 4:00 p.m. All meetings are scheduled to be held in City Hall Conference Room located upstairs at 491 E. Pioneer Avenue, Homer, Alaska, 99603 and via Zoom webinar.

RENEE KRAUSE, MMC, CITY CLERK/
ADA COORDINATOR

Approved:_____



MEMORANDUM

Proposed Community Recreation Center Site Selection Recommendation

Item Type: Informational Memorandum
Prepared For: Mayor and City Council
Date: January 2, 2024
From: Recreation Champions Working Group

In an effort to continue the efforts and review possible options for a future City of Homer Community Recreation Center, the Recreation Champions group has recently met and reviewed three different possible locations: the Homer Electric Association (HEA) lot bounded by Lake, Grubstake, and Snowbird; the Kenai Peninsula Borough (KPB)/Homer Middle School lot; and the City of Homer-owned town center lots. Public Works Director Kort visited and inspected each property and provided preliminary cost estimates for related to initial utility infrastructure costs. Based upon the logistics, location, and initial costs, the group agreed to eliminate the KPB lot as a possible option. The HEA lot would potentially be the least expensive site to develop for utilities, but would require negotiation with HEA for purchase, meaning that overall, the City-owned town center lots may be advantageous to consider for a new Community Recreation Center. This memo focuses on the City-owned town center lots.

When discussing the three sites in November, the Recreation Champions group recognized potential positives and negatives associated with the town center lots and decided it is warranted to gain additional commission, neighbor, and public insights into the town center lots before deciding whether these lots may be chosen as a preferred site for a new community recreation center. The lots are centrally located, could include public parking for pedestrian access to Pioneer Avenue businesses, and could support future efforts to develop the privately owned portions of town center. However, the area is also currently undeveloped and is adjacent to a wooded trail through Kachemak Heritage Land Trust property and the edge of one City-owned lot. Receiving public input on the pros and cons of these lots will be important before making a decision on a preferred site for the Community Recreation Center.

The Recreation Champions group is interested in soliciting feedback from neighboring property owners, organizations, and community members, and receiving formal reviews from the Parks, Art, Recreation and Culture Advisory Commission (PARCAC); the Planning Commission; and the Economic Development Advisory Commission (EDAC) for selecting the City of Homer-owned town center lots as the preferred location for a future Community Recreation Center.

The City Center Property offer's some interesting challenges as well as potential opportunities when considering developing this parcel. This property extends to Pioneer Avenue and the lower portion of the property is confined by property owned by Valentin Caspaar LLC to the south and east; Kachemak Heritage Land Trust to the east; and properties owned by Guy Rosi, Rosi Community Property Trust, and Lulu Mae LLC to the west. Water is available along Pioneer Avenue, and a sewer main passes through the northern portion of the property. Providing water service to a potential Recreation Center is relatively simple and could be achieved by extending the water main to the building

site or running a water service into the property to serve just this building. Providing sewer service to this building using the sewer main passing through the northern side of the property will likely require a lift station dedicated to the building. Alternatively, sewer service could be extended from Grubstake Avenue or Hazel Avenue by acquisition of a Utility Easement to provide gravity sewer service to the property.

One thing to consider, there may be a unique opportunity to partner with the owner of the Valentin Caspaar LLC property as part of a larger development plan and run both sewer and water mainlines into both properties by extending the sewer mainlines from Grubstake Avenue and/or Hazel Avenue to serve these properties and possibly looping the water main service between Pioneer Avenue, Main Street, Grubstake Avenue, Hazel Avenue or a combination of these locations.

The entrance to this new facility would most likely be best served by coming off of Pioneer Avenue, or a future road extension originating from the intersection of Poopdeck Street and Hazel Avenue as part of a development agreement with the owner of Valentin Caspaar LLC properties. Access to the building site off of Grubstake Avenue would not be recommended due to the neighborhood density and street design.

Utility Cost Estimate:

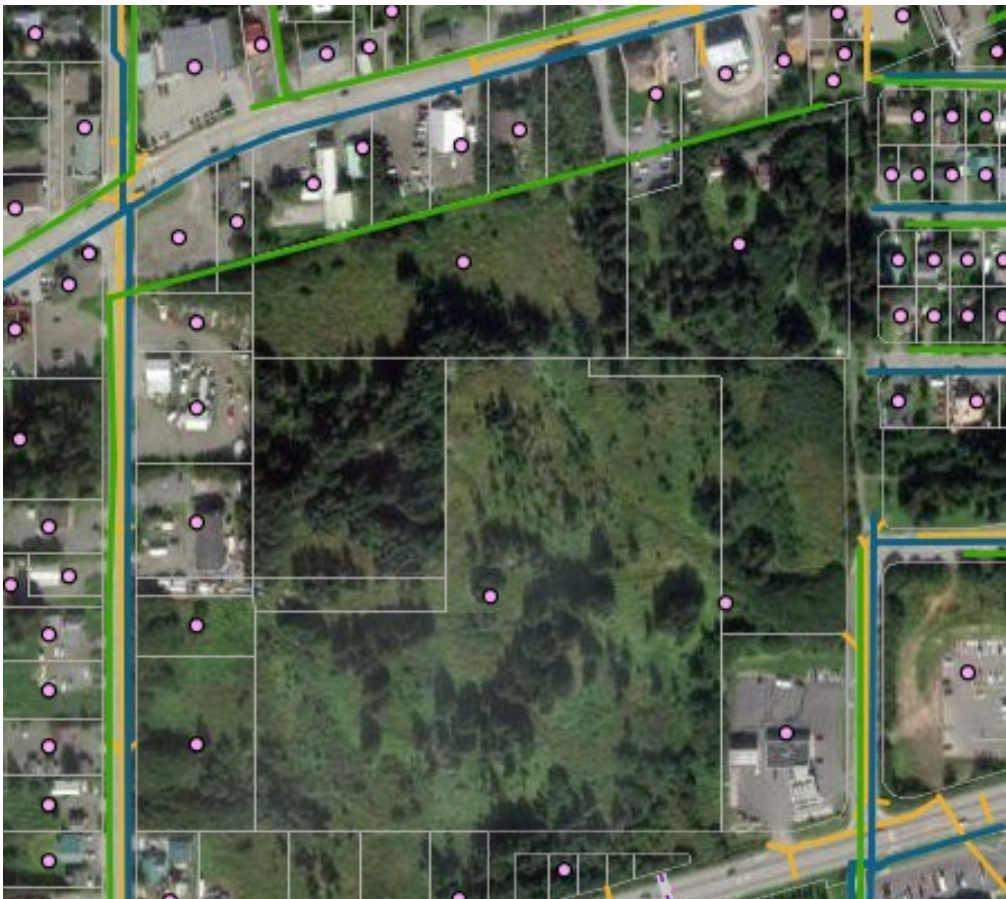
There are a lot of factors and alternatives that play into the development of a facility on this property that are difficult to isolate without a deeper investigation with proposed ideas. For the purpose of demonstration, we will offer a couple of ideas.

- Water Service from Pioneer Ave, Sewer Connection to sewer main along north property line with a lift station – \$482,000
- Water service from Pioneer Ave, Sewer connection to gravity sewer on Grubstake (could be done with development agreement or purchase Utility Easement (excluding cost of purchasing the easement)) – \$355,000

Access Road Cost Estimate:

Road costs would depend on the project development plan and access location. For the purpose of demonstration, we will offer a couple of ideas.

- Access off of Pioneer Avenue – \$158,000
- Access off of the intersection of Hazel Avenue and Poopdeck Street – \$710,000 (could share costs with other developers)





Recommendation: Request PARCAC, Planning Commission, and EDAC review the City-owned town center lots as the possible preferred location for a Community Recreation Center and provide feedback to the City Council. Additionally, request the city manager to direct staff to solicit feedback from neighboring property owners, organizations, and community members regarding selecting the City-owned town center lots as the preferred location for a Community Recreation Center.

Attachment:

Memorandum from Public Works Director Kort dated October 21, 2024



MEMORANDUM

Proposed Future Recreation Center Site Alternatives

Item Type: Informational Memorandum
Prepared For: Recreation Champions and City Councilors Aderhold and Erickson
Date: October 21, 2024
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

Summary:

The Public Works Department (PWD) was requested to investigate the feasibility of utility accessibility at 3 proposed future Recreation Center Sites at the City Councils October 14th meeting. In addition to the feasibility, it was requested that the Public Works Department provide an order of magnitude cost estimate to provide utilities to the proposed sites. The three lots under further consideration and associated estimate costs for utilities, site access, and potential development costs are as follows:

- Homer Middle School - \$427,000 to \$1,114,000 (site will likely also have \$500,000 to \$1,000,000 additional site development costs beyond the other sites due to topography)
- Homer Electric Association - \$235,000 to \$435,000
- City Center Property - \$513,000 to \$1,192,000

Discussion:

The PWD has reviewed the proposed properties for utility feasibility as detailed below. The PWD attempted to create an order of magnitude cost estimate to provide utilities to a proposed building site on the property, however some of the properties are large and assumptions had to be made as to the building location and development that could impact these costs, so they are strictly hypothetical order of magnitude estimates and should not be considered a true cost estimate. Access to some sites is complicated and will have an impact to the decision, so the PWD took it upon itself to also include this evaluation and information as well.

The sites identified by the City Council are as follows:

- The vacant land behind the athletic field at Homer Middle School (Homer Middle School)
- The HEA property at the corner of Snowbird Street; Grubstake Avenue; and Lake Street (HEA)
- Property owned by the City of Homer (City) commonly referred to as the "City Center" (City Center)

Homer Middle School:

The feasibility of gaining utility access to the location north of the track/athletic field is possible. It is believed that there are a few options to facilitate this sites development. Sewer service could be provided to this location by constructing a lift station and pumping the wastewater to the sanitary sewer along Spruceview Avenue to the North. However, it may be more economical over the long-term to construct a sewer main extension and utility easement along the eastern property line of the School District and connect the Recreation Center to this new sewer main. This would eliminate the long term ownership and operation of an additional lift station. The City water supply could be fed from either a water main extension from the Sterling Highway towards from the south within the common utility easement as the sewer main, or fed from the water main on Spruceview Avenue to the North.

Access to this site may be very challenging. It is the opinion of the PWD that developing site access from Spruceview Avenue is undesirable and not recommended because this development would significantly increase the traffic on that street beyond what the street was designed for and it's intended use. Therefore, access to the site would need to come from the south.

The site could be access by either constructing an entrance along the Homer Middle School's east or west property line. An entrance along the east property line could be constructed by either extending Woodside Avenue and purchasing property from the Broshe-Lowney Community Property Trust for the driveway access, or by creating a driveway entrance off of the Sterling Highway along the HERC property line. Both of these options have challenges associated with the two previously mentioned storm water drainages passing through this area and poor soils. To facilitate the development of an entrance to the east side of the lot will require a lot of drainage improvements and road subbase improvements to accommodate this access. An access to the west was not fully evaluated due to the SPARC entrance already sharing the driveway for the Homer Middle School. It was assumed that the additional traffic associated with the Recreation Center would not be desirable to the School District or the Alaska DOT using the already shared entrance. It was further assumed that the Alaska DOT would not be receptive to adding a separate entrance to the Sterling Highway in close proximity to the shared entrance for the Homer Middle School and SPARC due to potential traffic safety.

Site development upon this parcel will have additional challenges due to the topography and two previously mentioned storm water drainages that pass down along the west side of the property. This parcel has approximately 30-feet of elevation change across the lot. While constructing a building on this property is physically possible, the topography could add \$500,000 to \$1,000,000 to the development of the Recreation Center at this location compared to similar development plans at other locations.

Some special considerations for this site revolve around the KPB School Districts willingness to sell half of this property for this development and allowing the creation of a utility easement along the Eastern property line.

Utility Cost Estimate: \$494,000

Assuming providing water service from Spruceview Avenue and Sewer service from the Sterling Highway. The following estimates of cost are provided with the understanding that this is purely an order of magnitude cost estimate with no building site on the large parcel identified.

Access Road Cost Estimates:

- Woodside Entrance: \$1,052,000
- Sterling Highway Entrance: \$1,114,000
- Spruceview Avenue Entrance: \$427,000



HEA Property:

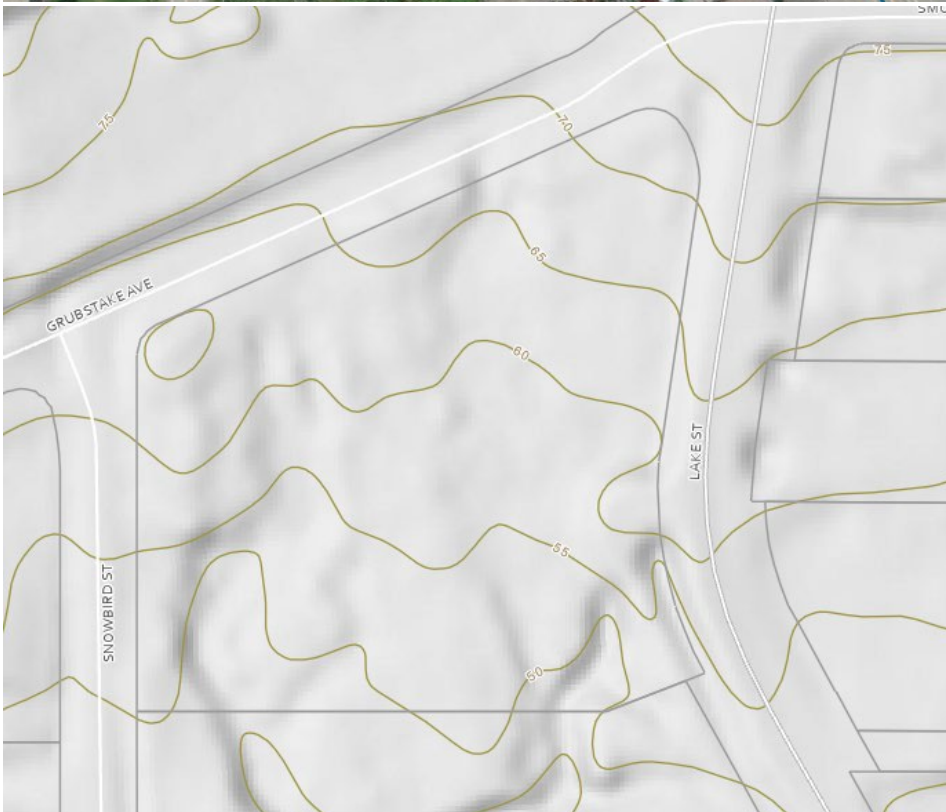
The HEA property provides some additional challenges for Sewer. There is only one sewer main passing this property and it is on the East side of Lake Street. The sewer main is approximately 8.5-ft below ground surface in this region and may be low enough elevation to provide sewer service to a building developed upon this property without being pumped depending upon the buildings location on the large parcel, building design, and the building sewer elevation. However, there is no guarantee that gravity flow will work for this site. Water service to this site will be straight forward and the building could be served from either Grubstake Avenue or Lake Street, however a water service is already established off of Grubstake Avenue.

The driveway entrance to the proposed site could come off of any of the three proposed streets. Due to the higher traffic volume on Lake Street, the City may want to take the approach to place the facility entrance onto either Grubstake Avenue or Snowbird Street to reduce road congestion associated with this facility at this location. It is the opinion that Grubstake Avenue would work best to lessen the conflictions with the Post Office.

Utility Cost Estimate: \$150,000 - \$350,000

Assuming providing water service from Grubstake Avenue and Sewer going towards Lake Street, and the driveway going to Grubstake Avenue. The cost estimate is an order of magnitude estimate and is based off a theoretical building and location. The upper end of the estimate represents if a lift station is required as well.

Access Road Cost Estimate: \$85,000



City Center Property:

The City Center Property offer's some interesting challenges as well as potential opportunities when considering developing this parcel. This property extends to Pioneer Avenue and the lower portion of the property is confined by property owned by Valentin Caspaar LLC to the south and east; Kachemak Heritage Land Trust to the east; and properties owned by Guy Rosi, Rosi Community Property Trust, and Lulu Mae LLC to the west. Water is available along Pioneer Avenue, and a sewer main passes through the northern portion of the property. Providing water service to a potential Recreation Center is relatively simple and could be done by extending the water main to the building site or running a water service into the property to serve just this building. Providing sewer service to this building using the sewer main passing through the northern side of the property will likely require a lift station dedicated to the building. Alternatively, sewer service could be extended from Grubstake Avenue or Hazel Avenue by acquisition of a Utility Easement to provide gravity sewer service to the property.

One thing to consider, there may be a unique opportunity to partner with the owner of the Valentin Caspaar LLC property as part of a larger development plan and run both sewer and water mainlines into both properties by extending the sewer mainlines from Grubstake Avenue and/or Hazel Avenue to serve these properties and possibly looping the water main service between Pioneer Avenue, Main Street, Grubstake Avenue, Hazel Avenue or a combination of these locations.

The entrance to this new facility would most likely be best served by coming off of Pioneer Avenue, or a future road extension originating from the intersection of Poopdeck Street and Hazel Avenue as part of a development agreement with the owner of Valentin Caspaar LLC properties. Access to the building site off of Grubstake Avenue would not be recommended due to the neighborhood density and street design.

Utility Cost Estimate:

There are a lot of factors and alternatives that play into the development of a facility on this property that are difficult to isolate without a deeper investigation with proposed ideas. For the purpose of demonstration, we will offer a couple of ideas.

- Water Service from Pioneer Ave, Sewer Connection to sewer main along north property line with a lift station – \$482,000
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Access Road Cost Estimate:

Road costs would depend on the project development plan and access location. For the purpose of demonstration, we will offer a couple of ideas.

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