



Agenda

ADA Advisory Board Regular Meeting

Thursday, September 10, 2026 at 4:30 PM

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

Homer City Hall

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

Zoom Webinar ID: 998 6324 0301 Password: 404451

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

CALL TO ORDER, 4:30 P.M.

APPROVAL OF THE AGENDA

PUBLIC COMMENTS ON MATTERS ALREADY ON THE AGENDA The Public is invited to comment on items not scheduled for Public Hearing. (3 Minute Time limit)

RECONSIDERATION

VISITORS/PRESENTATION(S)

APPROVAL OF THE MINUTES

A. Unapproved Meeting Minutes for March 12, 2026

B. Unapproved Meeting Minutes for August 13, 2026

REPORT(S)

PUBLIC HEARING(S)

PENDING BUSINESS

NEW BUSINESS

A. Ordinance 26-43 Appropriating Funding for Construction of a Paved ADA Pathway at Karen Hornaday Park.

INFORMATIONAL MATERIALS

A. City Manager's Reports

B. ADA Advisory Board 2026 Annual Calendar

[C.](#) ADA Advisory Board 2026 Strategic Plan

COMMENTS OF THE AUDIENCE The public is invited to comment on any topic. (3 Minute Time Limit)

COMMENTS OF THE STAFF

COMMENTS OF THE BOARD

ADJOURNMENT

Next Regular Meeting is Thursday, October 8, 2026 at 4:30 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

Call to Order, 4:30 PM

Session 26-02 a Regular Meeting of the ADA Advisory Board was called to order by Chair Christine Thorsrud at 4:32 p.m. on March 12th, 2026, from the Cowles Council Chambers, City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

PRESENT: BOARD MEMBERS DARBONNE, PARSONS, LEPLEY, SAFRA, THORSRUD, STUDENT REPRESENTATIVE ENGBRETSSEN

ABSENT: BOARD MEMBER O'BRIEN

STAFF: CITY MANAGER JACOBSEN, DEPUTY CITY CLERK LYNN

1. APPROVAL OF THE AGENDA

SAFRA/DARBONNE MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

2. PUBLIC COMMENTS ON MATTERS ALREADY ON THE AGENDA

3. RECONSIDERATION

4. VISITORS/PRESENTATION(S)

5. APPROVAL OF THE MINUTES

5.A. February 12, 2026 Regular Meeting Minutes

SAFRA/DARBONNE MOVED TO APPROVE THE FEBRUARY 12, 2026 MINUTES AS PRESENTED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

6. REPORT(S)

7. PUBLIC HEARING(S)

8. PENDING BUSINESS

8.A. ADA Advisory Board Calendar and Workplan

PARSONS/SAFRA MOVED TO APPROVE THE CALENDAR AND WORKPLAN AS PRESENTED.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

City Manager Jacobsen notes that:

- The election of Chair and Vice Chair will need to be added to the April meeting on the calendar.
- If board members request re-appointment those will be made at the March 23rd City Council Meeting.
- Jim Lepley and Mary Darbonne voice that they applied for re-appointment as their terms were up this year.

PARSONS/SAFRA MOVED TO APPROVE THE CALENDAR AND WORKPLAN AS AMENDED TO INCLUDE THE APRIL ELECTION OF CHAIR AND VICE CHAIR.

8.B. ADA Memo 26-002 Strategic Plan

Board Members Parsons and Darbonne brought forth edits to the prior strategic plan.

Amendments were as follows:

- New language under Advocacy
- Added new item C, under Goals, to review city project development/renovations to provide barrier removal and accessibility accommodation.
- Struck ii – which covered similar information that now falls under item C
- Advocate for ADA compliance and access to all ages and abilities best practices for utilities programs in accordance with Title I and Title II of the ADA, based on universal design principles

DARBONNE proposes switching to have “barrier removal” listed at the end of item C so that it reads a little more clearly.

DARBONNE/PARSONS MOVE TO AMEND ITEM C BY MOVING THE WORDS “BARRIER REMOVAL” TO AFTER “ACCESSIBILITY AND ACCOMODATION”.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

THORSRUD requests clarification as to when the ADA Board steps into projects that might be in progress or in planning stages for City Council.

- The Planning Commission is currently doing a Title 21 Planning and Zoning Code rewrite. They are working with the hired consultant and are putting together a draft of the rewrite which will then have public review, Planning Commission review, and City Council review.
- The Kachemak Bay Conservation provided a hypothetical to give the most extreme example regarding the proposed changes to the Zoning Code. However, the draft of the Title 21 code is still in the planning phase and there will be time for public comment. The first public review will be at the end of March, which will be followed by a long stream of feedback opportunities.
- Projects that have already received conditional use permits, like the hotel, will have already had their public feedback periods and be working with the planning department to get their zoning code.
- The ADA Advisory Board oversees ADA compliance specific to City projects; however, City Manager Jacobsen will follow up to see if zoning code permits for commercial buildings on private land have a checkbox for ADA local/state code considerations.

PARSONS/DARBONNE MOVED TO APPROVE THE ADA ADVISORY BOARD STRATEGIC PLAN AS AMENDED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

9. NEW BUSINESS

9.A. ADA Memo 26-03 Facilities Plan Review

The discussion was as follows:

- The ADA Advisory Board is required to do an annual review and make updates and recommendations for the transition plans. A report from Public Works is still needed to outline what has been done thus far since the last Annual Review. There will be a report by the next ADA Advisory Board meeting.
- Dates on the transition plan for city facilities need updating. Some of the remedies that are needed such as parking lot grades and the ramp at City Hall are going to be more costly and therefore will need more planning.
- A focus was drawn to things that could be accomplished in the next year from the transition plan. Signage with braille for the restrooms on the spit or in town are on the doors which cause issues as people are passing back and forth through the doorway.
 - Moving the signs to appropriate places could be a good service project for Eagle Scouts under supervision.
 - STUDENT REPRESENTATIVE ENGBRETSEN mentions that many students could benefit from having additional service hours needed for graduation as the opportunities to get hours are limited.
- Additionally, bathroom door stall locks could be updated to have levers so that they are easier to use.
- It was clarified that the goal of the transition plans are to move the City towards ADA Compliance.
- Bishop's Beach should be in the service area for water and sewer however an update from Public Works is needed to determine what the plan is for the existing pit toilets. There have been discussions

regarding upgrading the pit toilets versus installing flush toilets and getting water and sewer hooked up.

- Bishop's Beach could benefit from the use of the bathroom trailers like the ones that have been at Hornaday Park, which would require water and sewer hookups.
- There was a request to flag projects, such as the City Hall back entrance re-grading, that were slated for funding in prior years to discuss with Public Works in terms of updated timelines.
- Work on the City Hall elevator has been completed.

City planner Jacobsen outlined the following tasks to be completed in the future:

- Meet with Public Works to update proposed dates on project completion.
- Build a spreadsheet that outlines projects and their rankings more clearly.

Chair Thorsrud mentioned that high schoolers could propose service projects to the city that are on a smaller scale.

10. INFORMATIONAL MATERIALS

10.A. City Managers Report, March 9th

- Public Works investigated painting a crosswalk on Heath Street. The slope was too steep at the initial site, so they are now considering putting one across from the Police Station to the Library Parking lot.
- Included a write-up regarding the ongoing HERC plan.
- Several Councilmembers and City Manager Jacobsen recently went to Juneau to advocate for City of Homer projects with the legislature. Projects that were prioritized in these conversations included Harbor Expansion Project, Harbor Float Replacement Project, and Harbor Security Cameras.
- The Homer representatives provided a tiered list of projects that were seeking funding depending on the amount of money that could potentially be provided.

11. COMMENTS OF THE AUDIENCE

12. COMMENTS OF THE STAFF

Board Member Parsons thanks the Deputy Clerk and City Manager. Additionally, Board Member Parsons is excited to welcome back Board Members Lepley and Darbonne after their reappointment.

13. COMMENTS OF THE BOARD

Board Member Safra mentions HB141 which is about Changing Spaces. Homer is getting a shout out due to their airport bathroom, which is on the map of the national organization, Changing Spaces. Homer is also considering bringing an All-Inclusive Play Center. The Alaska Commissioner of Health, Heidi Hedberg, is excited about the potential for that to happen.

Board Member Lepley advises members to think about the resources that we have within the schools. How do we get the young minds to be involved in some of the things that we talked about in these meetings. He requests that we meet with the counselors or use the Student Representative as a liaison to explore using students for some of the smaller projects.

March 12, 2026

Chair Thorsrud mentioned the difficulty of navigating Homer as a person with disabilities and how other communities have infrastructure that is easier to navigate. When addressing ADA issues, we need to consider the people that cannot leave their homes easily without an advocate or family member pushing them to do so. What are some small projects that can start to tackle these issues?

Board Member Safra notes there is a person who works through Division of Vocational Rehabilitation (DVR) (the Pre-ETS program), those are the two programs that help Nome to hire the students that work on projects.

14. ADJOURNMENT

There being no further business to come before the body, Chair Thorsrud adjourned the meeting at 5:48 pm. The next Regular Meeting is Thursday, April 9th, 2026, at 4:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar

KELSEY WALSH, DEPUTY CITY CLERK I

Approved: _____

Call to Order, 4:30 PM

Session 26-05 a Regular Meeting of the ADA Advisory Board was called to order by CHAIR CHRISTINE THORSRUD at 4:30 p.m. on August 13, 2026, from the Cowles Council Chambers, City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

PRESENT: BOARD MEMBERS WESTBROOK, DARBONNE, LEPLEY, PARSONS, SAFRA, THORSRUD

ABSENT: BOARD MEMBER O'BRIEN & STUDENT REPRESENTATIVE ENGBRETSSEN

STAFF: CITY MANAGER JACOBSEN, DEPUTY CITY CLERK WALSH

1. APPROVAL OF THE AGENDA

WESTBROOK/LEPLEY MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

2. PUBLIC COMMENTS ON MATTERS ALREADY ON THE AGENDA

3. RECONSIDERATION

4. VISITORS/PRESENTATION(S)

5. APPROVAL OF THE MINUTES

5.A. April 9, 2026 Regular Meeting Minutes

DARBONNE/PARSONS MOVED TO APPROVE THE APRIL 9, 2026 MINUTES AS PRESENTED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

5.B. May 14, 2026 Regular Meeting Minutes

WESTBROOK/PARSONS MOVED TO APPROVE THE MAY 14, 2026 REGULAR MEETING MINUTES WITH THE CORRECTION THAT DARBONNE WAS PRESENT NOT ABSENT.

Motion carried.

6. REPORT(S)

6. A. Staff Report

City Manager Jacobsen provided a verbal report that included the following items:

- Handrail was installed at the HERC at the request of the public.
- Homer City Council introduced ordinance to appropriate \$50,000 to make improvements at Karen Hornaday Park, including a paved pathway from the parking lot to the cookout area and restrooms.
- The Karen Hornaday Park ordinance was forwarded to the ADA Advisory Board and will be on the September 10th meeting agenda.

7. PUBLIC HEARING(S)

8. PENDING BUSINESS

8.A. Amending ADA Advisory Board Bylaws

PARSONS/WESTBROOK MOVED TO AMEND THE ADA ADVISORY BOARD BYLAWS AND FORWARD TO CITY COUNCIL FOR APPROVAL.

Discussion was as follows:

- There are two proposed amendments to the ADA Advisory Board bylaws
 - Amendment to Article 4 Section 2 changes the time when officers are elected to the board from August to April.
 - Amendment to Article 6 will require work sessions to have a quorum of members.
- It was noted that page 11, line 40 lists August instead of April as the expiration of the 3-year term.

LEPLEY/THORSRUD MOVED TO CHANGE LINE 40 TO STATE APRIL INSTEAD OF AUGUST

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

Motion carried.

Discussion continued as follows:

- Clarification on line 18 and 19 of Section 2, that anyone using the city facilities can utilize the ADA grievance procedures.

- Brief discussion about student representation serving on the City Council and considering that for future. It may be brought up for discussion at later meetings.
- Clarification on page 13, lines 113 and 114 that the ADA Advisory Board agenda deadline is Wednesday at 5pm the week prior to the meeting, not the day before the meeting.

VOTE (MOTION AS AMENDED): NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

9. NEW BUSINESS

9.A. Review and Recommendations on the Draft 2027-2032 Capital Improvement Plan

Discussion was as follows:

- The Small Boat Harbor Accessibility Improvement seems like a great example of something that could be prioritized as it would be a challenge for the city to fund without federal backing.
- The priorities should be projects that we want City Council to push for federal funding with the legislature, not smaller projects that could be accomplished by the City of Homer.
- A focus should be narrowed onto neighborhood cohesion and community, and the projects that will have the biggest impact in those areas.
- Homer All-Ages & Abilities Pathways Project scope to cover likely only Main Street South. The ADA Advisory Board would like to see City Council advocate for the City of Homer to complete the Svedlund Street portion of the project.
- Requested that a discussion be put on the September 10th agenda to discuss Svedlund Street and put that forward as a project of importance to the City Council.
- Requested a HAPP Loop Project update to help inform the Svedlund Street discussion for the Sept. 10th meeting.

LEPLEY/WESTBROOK MOVED TO NAME THE FOLLOWING THREE PROJECTS AS PRIORITIES IN ORDER OF IMPORTANCE

1. SMALL BOAT HARBOR ACCESSIBILITY IMPROVEMENT
2. NICK DUDIAK FISHING LAGOON ACCESSIBLE RAMP AND FISHING PLATFORM
3. CITY HALL ADA ACCESSIBILITY PROJECT

REMOVING PARKING & PAVEMENT ACCESSIBILITY BARRIERS AT CITY FACILITIES

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

9.B. Election of Chair and Vice Chair

Chair Thorsrud opened the floor for nominations for Chair.

Board Member Darbonne nominated Board Member Parsons for Chair.

There were no further nominations and Board Member Parsons was elected as Chair.

Chair Parsons opened the floor for nominations for Vice Chair.

Board Member Lepley nominated Board Member Darbonne for Vice Chair.

There were no further nominations and Board Member Darbonne was elected as Vice Chair.

10. INFORMATIONAL MATERIALS

10.A. Memorandum from Special Projects & Communications Assistant re: ADA Program Webpage Updated to Include Title VI Program

- Title VI needs to have a grievance procedure, and so staff are working to combine that with the current standing ADA grievance procedure so that the complaint processes are aligned.
- This is to ensure that we are eligible for federal funding that we are currently receiving.

10.B. Inclusive Cities start with Well Maintained Sidewalks article from www.wbur.org

10.C. ADA Advisory Board 2026 Annual Calendar

10.D. ADA Advisory Board 2026 Strategic Plan

10.E. City Manager's Reports for June 8, 22, and July 27, 2026

City Manager Jacobsen provided the following verbal report:

- A security grille has been installed at the library so that the conference room is separated therefore people can use it after library hours.
- Page 124 outlines a meeting that occurred for those interested in running for office. There is an audio of this meeting posted on the Homer City Clerk's Website.

11. COMMENTS OF THE AUDIENCE

12. COMMENTS OF THE STAFF

- There has been a contract made with an engineering firm to complete design and engineering for the repairs to the airport terminal after the March flooding.
 - This will include necessary ADA improvements as they update the bathrooms, baggage claim, and counters.

13. COMMENTS OF THE BOARD

- Request to see future agenda items for smaller projects that would impact locals daily such as the Mariner Park Campground. There is a desire to bring these projects to City Council as they impact locals in addition to tourists.
- The library had their crosswalk painted which is nice to see in terms of ADA projects getting completed.
- There are three seats up on City Council this year (Venuti, Parsons, and Mayor Lord). Filing for candidacy begins Sept 1 and goes through Sept 15th and election day is now in November.

14. ADJOURNMENT

There being no further business to come before the body, Chair Parsons adjourned the meeting at 5:42 pm. The next Regular Meeting is Thursday, September 10th, 2026, at 4:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar

KELSEY WALSH, DEPUTY CITY CLERK I

Approved: _____



MEMORANDUM

Ordinance 26-43 Appropriating Funding for Construction of a Paved ADA Pathway at Karen Hornaday Park.

To: ADA Advisory Board
From: Melissa Jacobsen, City Manager
Meeting Date: September 4, 2026

Summary: At the August 10th City Council meeting Ordinance 26-43 was introduced and referred to the ADA Advisory Board for their review and recommendations. This ordinance appropriates \$50,000 from the Homer Accelerated Roads and Trails (HART) trails fund for the construction of a paved ADA pathway in Karen Hornaday Park.

At the Council meeting an amendment was proposed to use \$10,000 from the ADA Capital Asset Repair and Maintenance Allowance (CARMA) Fund. The rationale for the amendment was that currently there is a multi-use path that goes to the pavilion at the park, there are still some people who use wheelchairs or walkers who still have trouble on the surface material, and paving the path is part of the ADA plan.

It was noted that the ADA Transition Plan for Parks, Play Areas and Campgrounds doesn't identify a plan to pave there. A top priority for ADA is access to buildings and the City is still working on that. Questions were raised whether the ADA Advisory Board prioritizes this project for ADA CARMA funds over other projects, and whether there's ADA parking that would connect to this new path.

The amendment was voted down and the public hearing and second reading was postponed to September 14th to allow the ADA Advisory Board time to weigh in.

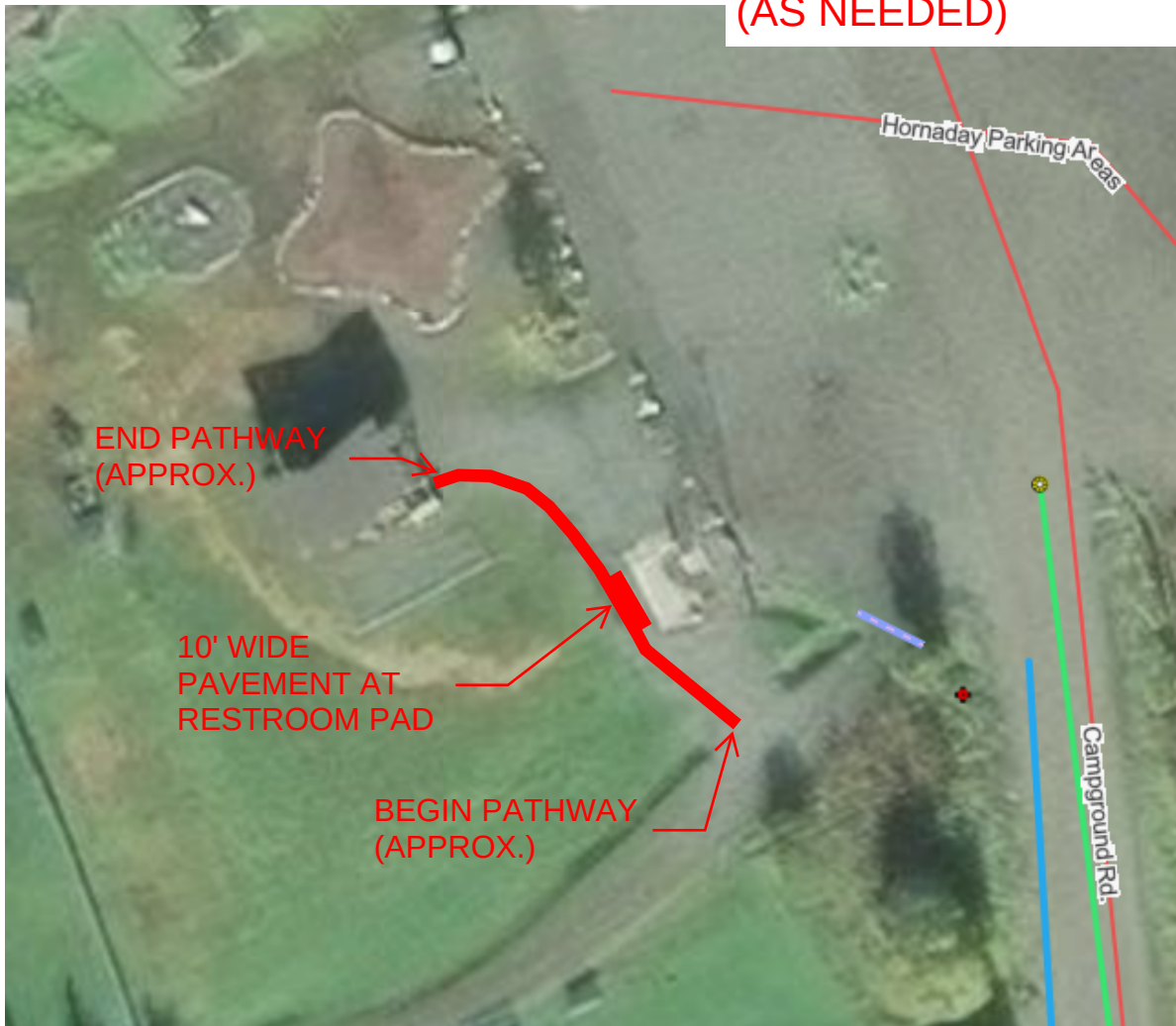
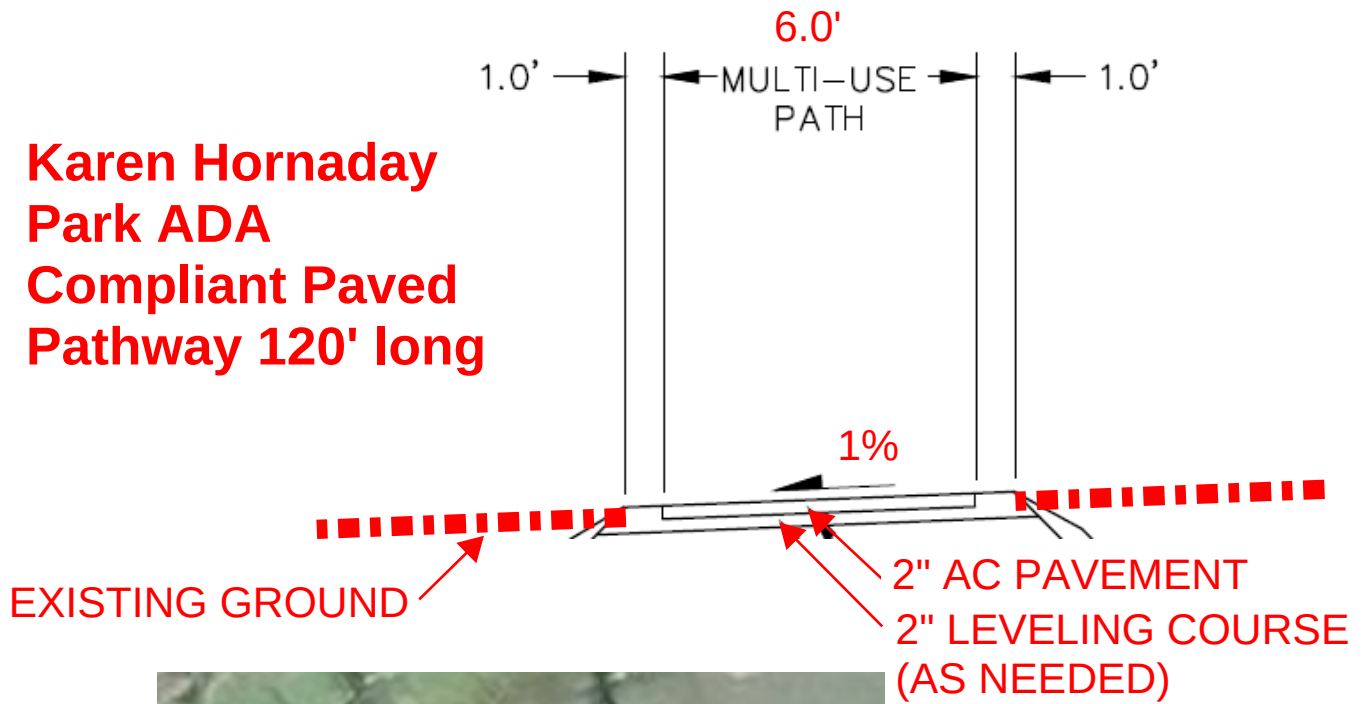
Discussion: The drawing that's included shows the proposed paving area. It appears to begin at a point that's chained off and identified as no parking for ambulance access. The photos included with this memo show the proposed area from ground level and the blue parking stops that suggest ADA parking. From my perspective it appears paving the route proposed provides a pathway without immediate access to parking.

Questions for the Board:

- Is this project a high priority, in relation to other projects like building access?
- If so, does the board support using up to \$10,000 of ADA CARMA funds for paved access to the Hornaday Park bathrooms and pavilion?
- Does the ADA Board want to propose an amendment to the plan to include ADA parking and route the trail include connectivity to the parking spaces?



**Karen Hornaday
Park ADA
Compliant Paved
Pathway 120' long**





MEMORANDUM

CC-26-155

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

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

SUMMARY:

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

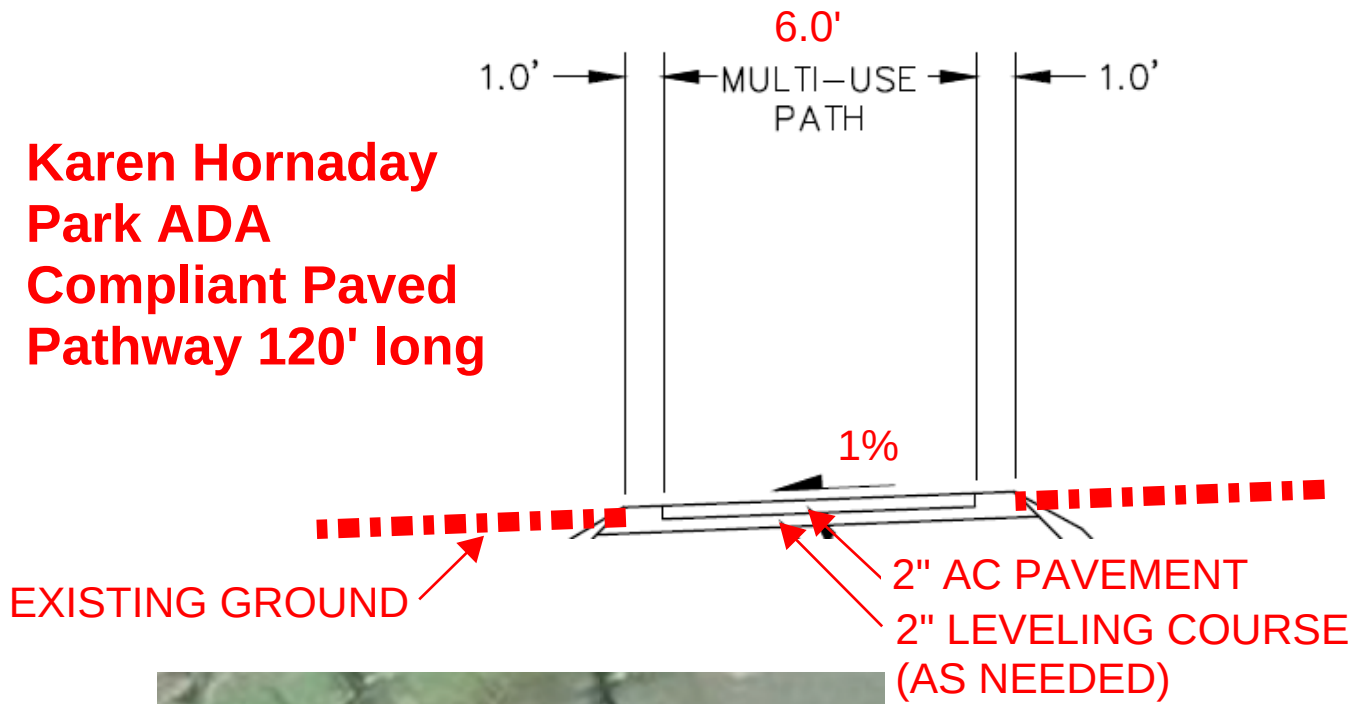
BACKGROUND:

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

RECOMMENDATION:

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

**Karen Hornaday
Park ADA
Compliant Paved
Pathway 120' long**



**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 26-43

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

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

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

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

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

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

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

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

CITY OF HOMER

SHELLY ERICKSON, MAYOR PRO TEM

ATTEST:

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



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov
(p) 907-235-8121 x2222
(f) 907-235-3148

Memorandum

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

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

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

Wondering about the Barge in the Harbor over the Weekend?

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

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

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



**Considering a run
for elected office?**

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

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



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



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

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

Library's 20 Year Celebration

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

Attachments:

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



Alaska Small Business
Development Center

SBDC

UAA BUSINESS ENTERPRISE INSTITUTE

July 23, 2026

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

Dear Homer Community,

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

Advising Hours: 62.0 (152.4)

Clients Advised: 16 (32)

New Businesses Started or Bought: 1 (4)

Jobs Supported: 140 (158)

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

Client Surveys: 100% positive (100% positive)

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

Topics

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

Industries

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

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

Sincerely,

Signed by:

Jared Reynolds

CFE2BCA38DFF4F4...

Jared Reynolds
State Director
Alaska SBDC



KACHEMAK HERITAGE LAND TRUST

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

July 27, 2026

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

Regarding Parcel 18102019 "Louie's Lagoon"

Dear Melissa,

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

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

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

Sincerely,

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





City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

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

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

Winnifred Wade

Police

4 Years



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

July 31, 2026

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

Re: 2026 Second Quarter Homer Surcharge Reconciliation

Dear Commissioners:

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

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

Sincerely,

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

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

Enclosures:
Homer Surcharge Reconciliation ending June, 2026

CERTIFICATE OF SERVICE

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

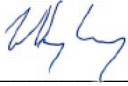
Fiona Yiu
Fiona.yiu@alaska.gov

Jeff Waller
Jeff.waller@alaska.gov

City of Homer Clerks
clerk@cityofhomer-ak.gov

Kachemak City Clerks
kachemak@xyz.net

Kenai Peninsula Borough Clerks
assemblyclerk@kpb.us



Whit Garey
Supervisor, Regulatory Affairs

ENSTAR Natural Gas Company
Homer Line Extension Surcharge
Calculation Example Schedule

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

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



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Lord and Homer City Council
FROM: Melissa Jacobsen, City Manager
DATE: August 19, 2026
SUBJECT: City Manager's Report for August 24, 2026, Council Meeting

Ramp 4 Project Update

In 2025 the City issued an invitation to bid and awarded a contract for the design and construction of Homer Harbor's System Ramp 4 to Turnagain Marine. There are several moving pieces with this important project because we are working with funding from the Denali Commission Transportation Program and the United States Maritime Administration (MARAD). Since the contract award, we've received our pre-award notice from MARAD and worked with our attorneys at JDO to accomplish a final contract with Turnagain Marine. We've also received our pre-award spending authorization from MARAD and are awaiting one final item regarding extension information from the Denali Commission. Once that's in place we'll be ready to issue our Notice to Proceed (NTP) 1 to Turnagain for the design phase of the project. Progress was slowed as we worked through the contract, but that was necessary to ensure we are compliant with our funding requirements.

Hornaday Park Lower Trail

In my July 27th report I provided a write up about some clearing that took place along Fairview below Karen Hornaday Park, explaining that it was a combination of right-of-way clearing and trail work. The trail work is ongoing and now passersby can see the trail taking shape. The team is currently laying the filter fabric layer and preparing it for laying gravel. Once the trail work is completed the area will be hydroseeded. Future plans include seeding with a wildflower mix that's appropriate for our area and installing a bench.

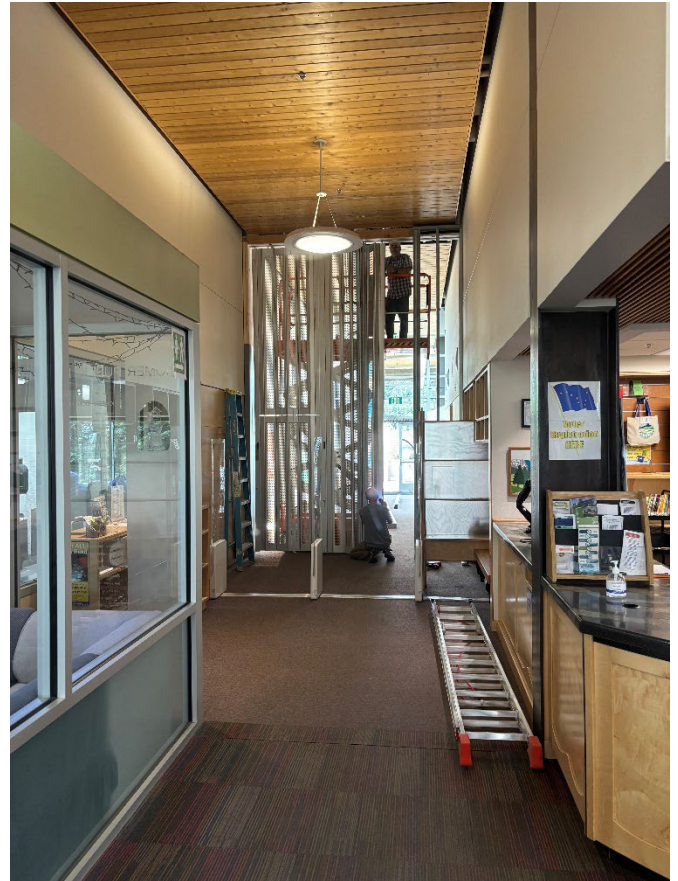


Homer Airport Night Closures Scheduled

The Homer Airport Improvement Project contractor will be performing maintenance on the airport electrical system from August 20 through August 31, 2026. The airport will be closed to all air traffic nightly from 9 PM to 7 AM during this period. The project engineer advises the dates are tentative and information will be updated as it becomes available. Thank you for your patience and understanding as they wrap up this project. For updates, please contact the QAP project engineer directly. Andrew Loman (720) 951-0162. This closure is not related to the City's work related to the airport flooding.

Library Security Grille

After a brief Library closure, the Library Security Grille is installed and ready to use! Here's a little photo montage of the installation.



City of Homer
Budget Development Schedule
for Fiscal Year 2028 and 2029

Dates	Event
8/24/2026	Budget Development Schedule delivered to Council
October - November 2026	Budget Worksessions (as needed)
Beginning of November 2026	Submit to departments, budget work sheets including salary and fringe benefit costs
11/23/2026	Committee of the Whole, Council to discuss budget priorities for the coming year
	Regular Meeting, Public Hearing - public input on budget priorities for the coming year
End of December 2026	Departmental Draft Budget and narratives to Finance
January 2027	City Manager - Budget Review with Finance Director and Department Heads
	Budget Discussions (Boards/Commissions)
2nd Meeting January 2027	Worksession - Department Budget Discussions
	During Committee of the Whole, Council to discuss Revenue Sources for General Fund and preliminary budget assumptions.
1st Meeting February 2027	Worksession - Department Budget Discussions
2nd Meeting February 2027	City Manager's Budget (Proposed Budget) to Council
	Committee of the Whole, Council to discuss budget
	Regular Meeting - Public Hearing
1st Meeting March 2027	Worksession - Budget Discussions
	Committee of the Whole, Council to discuss budget
2nd Meeting March 2027	Committee of the Whole, Council to discuss budget
	Regular Meeting - to introduce Budget and Water/Wastewater Rate Ordinances
1st Meeting April 2027	Committee of the Whole, Council to discuss budget
2nd Meeting April 2027	Committee of the Whole, Council to discuss budget
	Regular Meeting - Public Hearing
1st Meeting May 2027	Regular Meeting - Public Hearing & FY 28/29 Budget Adoption



PRATT
museum

homer society of
natural history, inc.

July 30, 2026

Melissa Jacobson, City Manager
Rachel Lord, Mayor
Homer City Council Members
City of Homer
491 East Pioneer Avenue
Homer, AK 99603

Dear Ms. Jacobson, Ms. Lord, and City Council Members,

On behalf of the Pratt Museum staff, Board of Directors, and volunteers of the Pratt Museum, thank you for the City of Homer's contribution of \$77,000.

The Pratt Museum is a dynamic cultural cornerstone that connects people to the Kachemak Bay region and each other. Building on a tradition of excellence, the Pratt continues to bring regionally relevant topics into focus for locals and visitors of all ages through our dynamic array of exhibits, educational programming, and permanent collection. Our nine-acre campus offers a peaceful escape in the heart of downtown Homer, with a thriving Botanical Garden and Forest Ecology Trail System directly connecting Homer Middle School, the downtown business district, and surrounding neighborhoods.

Support from the City of Homer is vital to our mission-driven work and ensures that the we continue to be a resource for learning and safe place for meaningful conversation and connection decades into the future. We are proud that the vibrancy of this institution contributes tangibly to local quality of life, helping make Homer a place where people want to live, work, and play.

Again, thank you very much for your investment in our community Museum. We hope to see you at the Pratt soon!

Sincerely,

Whitney Harness
Executive Director



ADA ADVISORY BOARD 2026 Meeting and Work Plan

	AGENDA DEADLINE	MEETING	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS/EVENTS
JANUARY	No Meeting Scheduled			
FEBRUARY	Wednesday 2/4 5:00 p.m.	Thursday 2/12 4:30 p.m.	Monday 2/23 6:00 p.m.	• Set 2026 Meeting Calendar • Strategic Plan and Goals • ADA FY27 Mid-Biennium Budget
MARCH	Wednesday 3/4 5:00 p.m.	Thursday 3/12 4:30 p.m.	Monday 2/23 6:00 p.m.	• Review Facilities Transition Plan
APRIL	Wednesday 4/1 5:00 p.m.	Thursday 4/9 4:30 p.m.	Monday 4/13 6:00 p.m.	• Review Trails Transition Plan • Board Training (Date TBD)
MAY	Wednesday 5/6 5:00 p.m.	Thursday 5/14 4:30 p.m.	Monday 5/25 6:00 p.m.	• Community Rec Transition Plan Discussion
JUNE	Wednesday 6/3 5:00 p.m.	Thursday 6/11 4:30 p.m.	Monday 6/22 6:00 p.m.	• Status Update of Adopted Transition Plans • Current Capital Improvement (CIP) Plan Review
JULY	No Meeting Scheduled			
AUGUST	Wednesday 8/5 5:00 p.m.	Thursday 8/13 4:30 p.m.	Monday 8/24 6:00 p.m.	• Capital Improvement Plan (tentative)
SEPTEMBER	Wednesday 9/2 5:00 p.m.	Thursday 9/10 4:30 p.m.	Monday 9/14 6:00 p.m.	• Capital Improvement Plan (tentative)
OCTOBER	Wednesday 9/30 5:00 p.m.	Thursday 10/08 4:30 p.m.	Monday 10/12 6:00 p.m.	• Approve Meeting Schedule for Upcoming Year • Review Transition Plan - Facilities
NOVEMBER	Wednesday 11/04 5:00 p.m.	Thursday 11/12 4:30 p.m.	Monday 11/23 6:00 p.m.	Review Transition Plan – Facilities & Updates
DECEMBER	No Meeting Scheduled			

*The Board's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Board's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports.

ADA ADVISORY BOARD 2026 STRATEGIC PLAN & GOALS

MISSION STATEMENT

The ADA Advisory Board shall act in an advisory capacity to the City Manager and City Council concerning Title II Regulations of the Americans with Disabilities Act within the borders of the City of Homer which covers programs, activities, and services of public entities and its facilities pursuant to the powers and duties in Homer City Code 2.70.040.

VALUES, ROLES & RESPONSIBILITIES

General Administrative	Advise the City Manager and the City Council on necessary steps to ensure city facilities, programs and services are compliant with Title II of the ADA.
Policy	Work with the ADA Coordinator to establish written policies to effect and maintain accessibility for and in City facilities, programs, and services to include but not limited to parks, play areas, recreational programs, trails and campgrounds for approval by the City Council.
Planning	Ensure that the ADA Transition Plan(s) have implementation and evaluation components.
Fiscal	Advocate for an annual budget line item for ADA Compliance in the City Budget and assist in the preparation and presentation of budget requests in accordance with city code.
Advocacy	Promote the mission of the Board within the community. Advocate for ADA Compliance and best practices for all ages and abilities with legislators and local businesses.
Meetings	Participate in all advisory board meetings. Report on ADAAB and ADAAB activities to City Council once each month at their meetings.

GOALS

1. Prepare and Review ADA Transition Plans for adoption by City Council.
 - a. Includes annual review during the first quarter and updates to previously adopted Transition Plans.
2. Advocate for ADA Compliance within City Projects
 - a. Advocate for a budget that is sufficient to address compliance issues outlined in the adopted transition plan(s) on an acceptable progress level that expresses the commitment Council made by adoption of Resolution 17-075(A) to become a universally accessible city to all and to maintain compliance.
 - b. Review needs for physical upkeep and efficiencies.
 - c. Review City project, development, and renovation plans and provide feedback on barrier removal and accessibility accommodation.
 - d. Promote future funding of ADA needs.
 - i. Current Capital Improvement Plan Projects-
 1. City Hall Access Barrier Removal Project
 2. Nick Dudiak Fishing Lagoon Accessible Ramp and Fishing Platform Project
 3. Homer Public Library Parking Lot Improvement Project (title subject to change)
 4. Parking and Pavement Accessibility Barriers at City Facilities Project
 5. Homer Harbor Ramp Accessibility Platform Lift

3. Actively Advocate for ADA compliance and access to all ages and abilities best practices for City facilities, programs, policies and services in accordance with Title I and Title II of the ADA and based on universal design principles.
 - a. Advocate updating Homer City Code to include a Section for Building Code
 - b. Advocate for the Development, Creation and Funding of a Building Inspector position that would require knowledge of ADA and ABA requirements.
4. Explore opportunities to increase and improve service to all community members, especially students and underrepresented user-groups.

DUTIES OF THE BOARD & STAFF

Boardmembers

- Attend City Council meetings as assigned.
- Attend worksessions and training opportunities.
- Come to meetings prepared to take action through motions, or ask staff before the meeting for more information.
- Communicate with City Council members to gain support on ADA-related projects that need sponsorship at the Council level.

Staff Liaison

- Aid the Chair in setting the agenda.
- Compile packet material from boardmembers, write backup memos, and submit to City Manager.
- Provide information on items the board needs to review annually.
- Inform the board of City Council actions and discussion of ADA-related issues.

Clerk's Office

- Track yearly items such as reappointments and election of officers.
- Advertise any seat vacancies and process new appointment applications.
- Help the board learn to be more efficient and effective in their meetings.
- Support the board's ability to communicate with the Mayor and City Council (through Memorandums, Resolutions, and Ordinances).