



Agenda

City Council Regular Meeting

Monday, August 24, 2026 at 6:00 PM

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

Homer City Hall

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

Zoom Webinar ID: 205 093 973 Password: 610853

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

CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

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 July 27 and August 10. Recommend Approval.
- b. Memorandum CC-26-156 Authorizing the Issuance of a letter of Non-Objection to the Marijuana Control Board for the renewal of licenses for Wildflower Farms, Cosmic Cannabis, Cosmic Garden, and Cosmic Seaweed. Recommend Approval.
- c. Ordinance 26-44, an Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Reappropriating \$20,000 from the Kachemak Swim Club to the Kenai Peninsula Borough School District for the Purpose of Operations at the Kate Kuhns Aquatic Center-Homer High School Pool. City Manager. Recommended Dates Introduction August 24, 2026, Public Hearing and Second Reading September 14, 2026.
- d. Ordinance 26-45, an Ordinance of the City Council of Homer, Alaska Amending the FY27 Operating Budget by Appropriating Additional Funds in the amount of \$6,000 from the General Fund Balance and Authorizing the Use of Limited Staff Time and City Equipment for Public Information on the Ballot Proposition for the Continuation of the Homer Accelerated Roads and Trails (HART) Program and Reauthorizing the Three-Fourths Percent (3/4%) Sales Tax Levy for Up to Twenty Additional Years Including Without Limitation Information That

May Influence the Outcome of the Election on the Proposition. City Manager. Recommended Dates Introduction August 24, 2026, Public Hearing and Second Reading September 14, 2026.

- [e.](#) Ordinance 26-46, Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to Residential Office (RO) Zoning District at 1380, 1400, 1410, and 1440 East End Road. Planning Commission. Recommended Dates Introduction August 24, 2026, Public Hearing and Second Reading September 14, 2026.

Memorandum CC-26-157 from City Planner as backup.

VISITORS

- [a.](#) Sean Michael Monte, Peatlands Research Presentation

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

- a. Worksession Report
- b. Committee of the Whole Report
- c. Borough Report
- d. Library Advisory Board Report
- e. Planning Commission Report
- f. Economic Development Advisory Commission Report
- g. Parks Art Recreation and Culture Advisory Commission Report
- h. Americans with Disabilities Act Advisory Board Report

PUBLIC HEARING(S)

- [a.](#) Ordinance 26-38, an Ordinance of the City Council of Homer, Alaska, Amending the FY27 Capital Budget by Appropriating an Additional \$5,000 from the Water CARMA Fund and an Additional \$5,000 from the Sewer CARMA Fund to the 2025 Water and Wastewater Master Plan Projects. City Manager/ Public Works Director. Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-147 from Public Works Director as backup.

Memorandum CC-26-158 from City Manager as backup.

- [b.](#) Ordinance 26-39 An Ordinance of the City Council of Homer Alaska Amending the FY27 Capital Budget by Appropriating \$7,160 from the Sewer CARMA to make the final payment to Nelson Engineering related to the Alaska Department of Transportation's (DOT) 2019 Lake Street Reconstruction Project. City Manager/Public Works Director. Introduction August 10th, 2026,

Public Hearing and Second Reading August 24th.

Memorandum CC-26-148 from Public Works Director as backup.

- [c.](#) Ordinance 26-40, an Ordinance of the City Council of Homer, Alaska, Approving the U.S. Coast Guard's Request to Abandon in Place and Transfer to the City of Homer the Cutter Support Building, Berth-Related Improvements, and Associated Improvements Related to Lease HSCG89-16-1-0084, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-149 from Port Property Associate as backup.

Memorandum CC-26-159 from City Manager as backup.

- [d.](#) Ordinance 26-41, An Ordinance of the City Council of Homer, Alaska Amending the FY 27 Capital Budget by Appropriating \$150,000 From the Homer Accelerated Roads and Trails (HART) Trails Fund for the Planning and Design of Developing an Existing Roadbed Above Karen Hornaday Park into a Hiking Trail. City Manager/Public Works Director. Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-153 from Public Works Director as backup.

- [e.](#) Ordinance 26-42, An Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$450,000 from the Port Reserves for the Large Vessel Harbor Expansion Owner's Representative Phase 2 Contract. City Manager/Port Director. Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.
- [f.](#) Resolution 26-054, A Resolution of the City Council of Homer, Alaska Acknowledging the Sufficiency of the South Slope Drive Sewer Improvement Special Assessment District Petition and Approving the Improvement Plan, Estimated Cost of Improvement and Assessment Methodology.

Memorandum CC-26-160 from City Clerk as Backup.

ORDINANCE(S)

CITY MANAGER'S REPORT

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

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

COMMENTS OF THE MAYOR

COMMENTS OF THE CITY COUNCIL

ADJOURNMENT

Next Regular Meeting is Monday, September 14, 2026 at 6:00 p.m., Worksession at 4:00 p.m., Committee of the whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 26-015, a regular meeting of the City Council of Homer, Alaska, was called to order at 6:01 p.m. by Mayor Lord and opened with the pledge of allegiance.

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

CITY STAFF: CITY MANAGER JACOBSEN
CITY CLERK WOODRUFF
FINANCE DIRECTOR FISCHER
CITY PLANNER FOSTER
PORT DIRECTOR HAWKINS
CHIEF TECHNOLOGY OFFICER JIRSA

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

Mayor Lord read the supplemental items into the agenda: public comment received related to Visitors item A, Homer Pool Update, related to the City Manager's Report, and additional public comment on matters not on the agenda.

ERICKSON/ADERHOLD MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

- a. Mayoral Proclamation Designating July as Parks and Recreation Month

Mayor Lord read the proclamation aloud and recognized Mike Illg and Chad Felice and the team at Public Works for their efforts in support of City parks and recreation.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Mary Samuels spoke to show her support for public pools as a mental health resource, for safety, and also accessibility to showers for people living in dry cabins.

Robbie Coffey, City Resident, spoke in favor of continued operation of the Homer Pool.

Scott Glosser spoke in support of the pool, saying that it is important to him and many other people he knows.

Mako Haggerty, Non-Resident, said that the pool is important and his son was on the swim team.

Mike Arno, Non-Resident, commented that he is disappointed in the Special Assessment District Process, saying that affordable housing is the City's goal but the process has taken more than a year so far. He expressed frustration that the process has been delayed.

Billy Pepper, City Resident, commented that he has used the pool extensively in professional and recreational contexts. Professional training for US Fish and Wildlife has always taken place at the pool, the Alaska Marine Safety Education Association also uses the pool for safety trainings.

Kim Greer, non-resident, thanked everyone who contributed to the go fund me for the pool, noting that the funding model isn't sustainable. She's a lifelong athlete who now swims as a form of exercise that is safe for her older body. Many older people use the pool for fitness.

Pat Case, City Resident, noted that all 4 of his kids learned to swim in the Homer pool.

Marketa Beck, City Resident, said that the pool was important to her during her pregnancy and now she goes there to swim with her daughter.

Kim Duggar commented that she has been a lifeguard, a swim coach, and a teacher in the pool. It's the only place to exercise, and she doesn't know how she would survive without it.

Tim Daugharty, non-resident, spoke about Resolution 26-047 approving the joint use agreement between the City and KPBSD. He noted that the agreement is year-to-year and the process hasn't changed much since the mid-eighties. This is a start of needing to find alternative and ingenious ways to fund things that we want in our community. That may include theaters, it may include our fields—it's time for us all to look at a bigger picture.

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 June 22, 2026. Recommend Approval.
- b. Memorandum CC-26-134 Authorizing the Issuance of a Letter of Non-Objection to the Alcoholic Beverage Control Board Regarding the Application for a New Package Store Shipping Endorsement for Patel's
- c. Memorandum CC-26-135 Approving the Appointment of Elizabeth Lakshmi Kanter to the Planning Commission. Recommend Approval.
- d. Ordinance 26-35, an Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$100,000 from the Homer Accelerated Roads and Trails (HART) Roads fund towards the South Slope Drive Culvert Replacement. City Manager/Public Works Director. Recommended dates introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

Memorandum CC-26-136 from Public Works Director as backup.

- e. Ordinance 26-36, an Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by appropriating \$7,500 from the Water CARMA Fund and \$7,500 from the Sewer CARMA Fund to supplement existing funding for the Water/Wastewater SCADA Upgrade Project. City Manager/Public Works Director. Recommended dates introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

Memorandum CC-26-137 from Public Works Director as backup.

- f. Ordinance 26-37 an Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.76.020 Review of Traffic Impact Analysis to Direct that an Applicant Must Contract with an Engineer When a Traffic Impact Analysis Is Required. Recommended dates introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

Memorandum CC-26-138 from City Planner as backup.

- g. Resolution 26-046, a Resolution of the City Council of Homer, Alaska amending the City of Homer Procurement Policy Manual to allow for electronic submission of bid and proposals. City Manager/City Clerk. Recommend Adoption.

Memorandum CC-26-139 from City Clerk as backup.

- h. Resolution 26-047, a Resolution of the City Council of Homer, Alaska, Approving the Kenai Peninsula Borough School District Agreement for Joint Use of Equipment and Facilities for the Period July 1, 2026 Through June 30, 2027, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/ Recreation Manager. Recommend Adoption.

Memorandum CC-26-140 from Recreation Manager as backup.

- i. Resolution 26-048, a Resolution of the City Council of Homer, Alaska Adopting the Amended Intergovernmental Agreement with the Alaska Remote Seller Sales Tax Commission and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend Adoption.
- j. Resolution 26-049, a Resolution of the City Council of Homer, Alaska Awarding a Contract to Design Repairs of Flood Damage at the Homer Municipal Airport to RESPEC Engineering Services Company, LLC of Homer, Alaska in the Amount of \$369,469 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend Adoption.

Memorandum CC-26-141 from Public Works Director as backup.

- k. Resolution 26-050, A Resolution of the City Council of Homer, Alaska, approving a lease agreement with the United States Coast Guard for the Pioneer Dock and associated Property, and authorizing the City Manager to negotiate, finalize and execute the Lease and related documents. City Manager/Port Director. Recommend Adoption.

Memorandum CC-26-142 from Port Property Associate as backup.

- ~~l. Resolution 26-051, A Resolution of the City Council of Homer, Alaska Initiating the Mallard Way Sewer Extension Special Assessment District (SAD) through the Developer Reimbursement Program and Authorizing the City Manager to Negotiate and Execute the Developer Reimbursement Agreement. City Manager. Recommend Adoption.~~ Removed from Consent agenda - Parsons

~~Memorandum CC-26-143 from City Manager as backup.~~

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

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS (10 Minute limit per report)

- a. Homer Pool Update, Kenai Peninsula Borough School District Superintendent Clayton Holland

Superintendent Holland discussed the following points:

- KPBSD is the only school district in the state that funds local pools
- He described how other communities are funding their pools this year, and noted that swim clubs have run into roadblocks connected to the insurance requirements for operating the pools directly
- He reviewed the annual costs of operating the pool, which is estimated to be approximately \$163,000
- \$85,000 in an operational account generated by revenues can be used to offset those costs
- Projected annual revenues in future years could reach \$70,000 with proposed increases in user fees, leaving a cap of \$93,000 to fund next year.
- Maintenance is not accounted for in that budget, it is provided by the borough as in-kind funding. Average annual maintenance is roughly \$42,000.

Janet Rumble and Collette Ireland spoke as members of Homer Pool Lifesavers. She thanked the City Council for their commitment of 20,000 in funding. The remaining 40,000 has been raised via 20,000 from South Peninsula Hospital and a gofund me that met its goal in a single day. The community believes that the Homer pool is essential. However, these donors do not expect to donate every year. They ask that the City, the Borough and the School District remain active and engaged in open discussions.

Discussion included the following points:

- What is the bottom line for KPBSD, and what they are asking of the City? Superintendent Holland acknowledged that KPBSD started by asking municipalities to take over the pools. The ask has changed. For this year, KPBSD asked for an offset of utilities, which was met. Now they are looking at how to use the next year to make a plan for the long term. This solution is kicking the can down the road—we aren't ready, people don't have a rec service area, and we don't want to penalize our kids by closing pools. Janet Rumble added that the Lifesavers are starting to think about how to increase revenue for the pool.
- A recreation service area could work if funding for capital and operating costs is disbursed to non profits who operate the facilities and programs. There are a small amount of people who are the citizens of the City whose taxes are higher. They foot the bill for the services that the City provides for a lot of people. A recreation district is probably critical. A hockey rink is asking for funding just like the pool. The City has to pick and choose.
- How Borough sales tax and property taxes help fund the school district.
- The process up until this point has not been transparent.
- Different pools in the district are being handled differently based on their ability to generate revenue to cover operating costs, and the district is looking at ways to generate new revenue for all the pools.

The Council recessed for five minutes at 7:15 pm and called back to order at 7:21 p.m.

b. Morgan Carlson-Kelly, City of Homer Summer Intern

Morgan presented a slide deck that described her internship at the City and thanked the City for the opportunity to see the Port & Harbor, Police, Fire, Public Works, and City Administration departments.

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

a. Committee of the Whole Report

Councilmember Erickson described the topics covered during the Committee of the whole, including the content of the Consent Agenda. Specific topics included the South Slope Culvert Replacement project, Traffic Impact Studies, and the Memorandum of Understanding with the Kenai Peninsula Borough School District.

b. Mayor's Report

Mayor Lord has received multiple emails about the feral bunnies and also heard from people around town asking what to do about them. We are not the only community that has a feral bunny population. If there's anyone on Council who's interested in championing an effort to address the feral bunnies, please step up. If members of the public want to bring forward a suggestion, please do.

Governor Dunleavy was here last week at Bayweld with Mike Rowe from Dirty Jobs, and the director of AVTEC and Wells Fargo presented AVTEC with a check for \$250,000. The director shared that 9 in 10 AVTEC students graduate, and 9 in 10 graduates work in fields that they studied in.

Staff and the Mayor have been discussing the future of the Student Representative program, and the best way to make that program useful for the young people who participate in it. That could look like a shift to a student representative on City Council, or it could be making improvements or retiring the program.

c. Borough Report

Assemblymember Cooper shared that in the 15 years she has been engaged with the Borough, she has found a lot of passion, but when it comes down to the work, we have to decide what the boundary looks like on a recreation service area. For the City of Homer & the Borough, the only way to do recreation is as a service area. The work for a service area on the 2027 ballot would have to start now. It's a really big thing to take on. North Peninsula Recreation Service Area has a great program that has been very successful. They also have a ton of oil properties. Ninilchik didn't pass, Seldovia passed. It's a matter of the community deciding whether they support that. When you talk about services – 100% of sales tax goes to education, but it doesn't come close to fully funding education. The remainder comes from property taxes.

Next borough meeting is August 4th in Homer at the College. There will be a presentation from the Drawdown community group on the reuse facility improvements at the Homer Transfer Station. There's a vacancy on the assembly for the Kalifornsky seat, they will be appointing someone in August to fill the seat until the November election. South Peninsula Hospital is having a Q&A on Thursday at 2pm on Zoom. Candidate filing period is coming up August 16-31st.

d. Port and Harbor Advisory Commission Report

e. Title 21 Update

i. Title 21 Written Progress Report

PUBLIC HEARING(S)

- a. Ordinance 26-31, an Ordinance of the City Council of Homer, Alaska Amending Homer City Code Sections 2.08.040 Bylaws for Council procedure, 2.08.110 Teleconference participation in meetings and 2.08.120 Teleconference - Limitations. City Manager/ City Clerk. Introduction June 22, 2026, Public Hearing and Second Reading July 27, 2026.

Memorandum CC-26-144 from City Clerk as backup.

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

ERICKSON/ADERHOLD MOVED TO ADOPT ORDINANCE 26-31 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

ADERHOLD/ERICKSON MOVED TO AMEND ORDINANCE 26-31 ON LINE 122 TO STRIKE "BOARD OF ADJUSTMENT," AND ON LINE 187 TO ADD NEW SECTIONS THAT AMEND 2.08.070 MAYOR'S VETO SECTION (C)

TO STRIKE ITEM (1) "ACTIONS OF THE CITY COUNCIL SITTING AS THE BOARD OF ADJUSTMENT" AND 2.08.100 TELECONFERENCE PARTICIPATION IN MEETINGS. SECTION (A) TO STRIKE ", THE BOARD OF ADJUSTMENT AND"

There was no discussion.

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

Motion carried.

ADERHOLD/ERICKSON MOVED TO AMEND ORDINANCE 26-31 TO STRIKE LINES 172 THROUGH 180

Discussion noted that this section of code is very prescriptive and hasn't been followed.

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

Motion carried.

ADERHOLD/ERICKSON MOVED TO AMEND ORDINANCE 26-31 ON LINE 144 TO ADD A SECOND SENTENCE THAT READS "COUNCIL MEMBERS PARTICIPATING IN EXECUTIVE SESSION VIA TELECONFERENCE MUST ENSURE THAT THEY HAVE ADEQUATE PRIVACY TO PREVENT DISCLOSURE OF CONFIDENTIAL INFORMATION."

There was no discussion.

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

Motion carried.

There was no discussion.

VOTE(ORDINANCE AS AMENDED). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 26-32, an Ordinance of the City Council of Homer, Alaska Amending Homer City Code Sections 3.16.040 Advertising for Bids and 3.16.110 Competitive Sealed Proposals – Negotiated Procurement. City Manager/City Clerk. Introduction June 22, 2026, Public Hearing and Second Reading July 27, 2026.
Memorandum CC-26-126 from City Clerk as backup.

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

ERICKSON/ADERHOLD MOVED TO ADOPT ORDINANCE 26-32 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 26-33, an Ordinance of the City Council of Homer, Alaska, Amending the FY27 Capital Budget to Fund Anticipated Repairs or Maintenance to the United States Coast Guard (USCG) Buoy Tender Berth Space by Establishing Authority in the FY27 Budget for Routine Maintenance to the USCG Buoy Tender Berth Space. City Manager/Port Director. Introduction June 22, 2026, Public Hearing and Second Reading July 27, 2026.

Memorandum CC-26-127 from Port Director as backup.

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

ERICKSON/ADERHOLD move to adopt Ordinance 26-33 by reading of title only for second and final reading.

Discussion included a comment that these appropriations will be included in the budget ordinance in future years.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- d. Ordinance 26-34, an Ordinance of the City Council of Homer, Alaska, Amending the FY27 Capital Budget to Fund Anticipated Maintenance to the Seawall by Establishing Authority in the FY27 Budget for Routine Maintenance to the Seawall. City Manager/Public Works Director. Introduction June 22, 2026, Public Hearing and Second Reading July 27, 2026. **Page 173**

Memorandum CC-26-128 from Public Works Director as backup.

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

ERICKSON/ADERHOLD MOVED TO ADOPT ORDINANCE 26-34 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

CITY MANAGER'S REPORT

- a. City Manager's Report

City Manager Jacobsen thanked Morgan for her assistance putting together the report. In response to a question about properties on the spit, she clarified that it is not the intent of the City to add parking in lot 88-2. She noted that the clearing of alder on Fairview avenue just past the road into Hornaday Park is part of improvements to the lower Hornaday trail. The Parks, Art, Recreation and Culture Advisory Commission did review the plan. The trail will be widened to roughly 5 feet and be covered with materials that will make the trail more accessible. Once work is completed there will be additional seeding and plantings. It will be similar to the material used at the storybook trail on the west lot at the Library. No messaging went out to the public about the project beforehand, which will be a goal for future projects. City Manager Jacobsen noted that right-of-way clearing along the Sterling highway was completed by the State, not the City.

- b. Preliminary FY 26 Year-End Report

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- a. Resolution 26-052, a Resolution of the City Council of Homer, Alaska amending the City of Homer Council Operating Manual. City Manager/City Clerk.

Memorandum CC-26-145 from City Clerk as backup.

ERICKSON/ADERHOLD MOVED TO ADOPT RESOLUTION 26-052 BY READING OF TITLE ONLY.

Aderhold commented that we can always amend it again when the language comes forward.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

b. Resolution 26-051, A Resolution of the City Council of Homer, Alaska Initiating the Mallard Way Sewer Extension Special Assessment District (SAD) through the Developer Reimbursement Program and Authorizing the City Manager to Negotiate and Execute the Developer Reimbursement Agreement. City Manager. Recommend Adoption.

Memorandum CC-26-143 from City Manager as backup.

ERICKSON/ADERHOLD MOVED TO ADOPT RESOLUTION 26-051 BY READING OF TITLE ONLY.

Councilmember Parsons commented that he removed it from the consent agenda because this process is new to him. This requires a 75% vote, which is a signal that due care should be taken when making those decisions.

City Manager Jacobsen reviewed the contents of her memorandum describing the Special Assessment District Process.

Discussion included the following points:

- The City wants to be seen as a partner with builders, we do want affordable housing. Glad everyone is on the same page to move this forward.
- It feels like now, after having gone through this process, that we can actually come back soon with a code amendment so that we can clarify this process a little bit. There's a worksession planned in the near future to explain how this all works.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Billeen Carlson, non-resident, commented that her mind is always in education, but that she is seeing that the state of the school district is not foremost on everyone's brain. You can see the district's budget line-by-line online, and you can use an interactive feature called the balancing act. The situation with pools reflects that the district has to make budget decisions based on what is going to raise or help test scores. If people like having pools and theatres, those things will be going away. So many great teachers will be leaving because of the budget uncertainty.

Pat Case, City Resident, spoke about the trail on Fairview. He does feel disturbed that the work was completed without any input. All trails were assessed by the ADA advisory board and that board determined that it was too expensive to make them ADA accessible, and not spend that money on them. That trail has lost its unique character. Recently a group walked from the Kachemak Independent Living Center to the library, across the new crosswalk, across lake street to Latitude 59 for a cup of coffee. Two years ago that trip would not have been possible for a wheelchair user.

Mike Arno, non-resident, thanked City Council for approving the Mallard Way Special Assessment District. He encouraged Council to work on it to make the process more streamlined. He's passionate about the fact that the City infrastructure is one of the most important things you can take on, yet there is very little funding for it. All the development in this area has to be completed by developers instead of the City. The City has benefitted from that work, such as the subdivision near Jack Gist that helped bring water to the park. In this case, there's

no cost to the property owner unless they connect, so why do they get a chance to say no? It doesn't make sense.

Dan Kort, said that it was wonderful to have Morgan as an intern. This was a very brief internship, so it was turned into more of a job shadow. A number of City staff are passionate about what they do and want to show what they do to the next generation. They look forward to possibly continuing this for the next generation.

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen read the open positions in the City. She thanked Morgan, saying she had a great time working with her, and she is an up-and-coming public servant.

Morgan thanked everyone, especially Melissa, for letting her do this. Lots of youth don't think they can just reach out and ask for something, but she took the initiative.

COMMENTS OF THE MAYOR

Mayor Lord noted appreciation for Morgan and said she'd like to see an internship like this continue. The Council could appropriate funding to help make something like that happen. She reminded everyone to check their voter registration status, and to make sure to turn out and vote in those elections. Recent years' election turnout has been low. Rachel acknowledged that Jenny Carroll is not fully retired, but she has finished her day-to-day with the City. She has been a force to be reckoned with. For assessment districts, it is a tricky space. Road and utility development is difficult, we're underdeveloped. The reason we allow for community input is that this process puts a lien on a property. We don't put just City money into these improvements because there are private benefits incurred when that public infrastructure is developed. The special funds in HART and HAWSP support those developments, and the City pays into these districts when they are created just like any other property owner.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti said she appreciated the access to zoom as she healed from surgery. Jenny Carroll will be missed. The grants summary in the packet demonstrates just how much her skill is worth her weight in gold. Peony farmers have done great work promoting the peony festival. She wished Morgan good luck in her studies and said she liked her presentation. The 4th of July parade was great, she loved seeing the mayor and her daughter. She expressed her support for a student rep on the City Council.

Councilmember Hansen said she's glad that Morgan was persistent in making this internship happen. If she had had the chance to do an internship like that she probably would have ended up working at the ice plant.

Councilmember Erickson noted that back in the day there were career days with the high school, and she got to spend time shadowing at the police department. As we're getting in to different things at the City government, one of the cool things is seeing all of the processes that come together to make it work. The Guns and Hoses softball game was fun—it was ironic that the crew was on a fire just before the game.

Councilmember Davis thanked everyone for a good meeting, especially the mayor for her many hours put in on the pool issue.

Councilmember Aderhold said she remembered meeting Morgan at Senator Stevens' office. The conference of Young Alaskans is an opportunity put on by the Alaska Municipal League—Morgan would be a great person to send to that. Many things on the consent agenda, and conversation during Committee of the Whole was robust

and thoughtful. We're all trying to make the City better one ordinance at a time. A number of people in the community have asked her if she is going to run for mayor. She noted that she will not be running, she needs to keep focusing on her health and doesn't have the capacity to be taking that on.

Councilmember Parsons said that Morgan has set in motion things that will last beyond her years. He appreciated the mention of how much staff enjoyed it. The other thing to do is thank staff in general. Council had a July break, staff doesn't get that. Thanks for keeping the wheels turning so smoothly.

There being no further business to come before the body, Mayor Lord adjourned the meeting at 8:51 p.m. The next Regular Meeting is Monday, August 10, 2026, at 6:00 p.m. Worksession at 4:00 p.m., Committee of the Whole at 5:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 26-016, a regular meeting of the City Council of Homer, Alaska, was called to order at 6:01 p.m. by Mayor Lord and opened with the pledge of allegiance.

PRESENT: ADERHOLD, DAVIS, ERICKSON, HANSEN, PARSONS, VENUTI (teleconference)

CITY STAFF: CITY MANAGER JACOBSEN
CITY CLERK WOODRUFF
FINANCE DIRECTOR FISCHER
PORT DIRECTOR HAWKINS

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

Mayor Lord reads the supplemental items into the record: Under Ordinances item B, Ordinance 26-42 Appropriating \$450,000 for the Large Vessel Harbor Expansion Owner's Representative Contract, an updated Owner's Representative Proposal. Under City Manager's Report, Memorandum CC-26-157, a Title 21 Zoning Code update, and under Comments of the Audience, a Thank You letter from the Homer Hockey Association.

ERICKSON/VENUTI MOVED TO APPROVE THE AGENDA.

ERICKSON/VENUTI MOVED TO AMEND THE AGENDA TO REMOVE ITEM A UNDER MAYORAL PROCLAMATIONS AND RECOGNITIONS, RECOGNITION OF JENNY CARROLL.

There was no discussion.

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

Motion carried.

There was no discussion.

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

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

- a. ~~Recognition of Jenny Carroll, outgoing Special Projects and Communications Coordinator~~
(removed by agenda amendment)

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Malcolm Milne, President of the North Pacific Fisheries Association, spoke in favor of Resolution 26-053 on behalf of the association. In 2025, 632 permit holders resided in the 99603 zip code, and 446 of those fishermen fished and landed over 126 million pounds of fish, with an estimated value of \$124 million.

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. Memorandum CC-26-146 Authorizing the Issuance of a Letter of Non-Objection to the Alcoholic Beverage Control Board Regarding License Renewals for AJ's Oldtown Steakhouse & Tavern and Captain Patties Fish House. Recommend Approval.
- b. Ordinance 26-38, an Ordinance of the City Council of Homer, Alaska, Amending the FY27 Capital Budget by Appropriating an Additional \$5,000 from the Water CARMA Fund and an Additional \$5,000

from the Sewer CARMA Fund to the 2025 Water and Wastewater Master Plan Projects. City Manager/Public Works Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-147 from Public Works Director as backup.

- c. Ordinance 26-39 An Ordinance of the City Council of Homer Alaska Amending the FY27 Capital Budget by Appropriating \$7,160 from the Sewer CARMA to make the final payment to Nelson Engineering related to the Alaska Department of Transportation's (DOT) 2019 Lake Street Reconstruction Project. City Manager/Public Works Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-148 from Public Works Director as backup.

- d. Ordinance 26-40, an Ordinance of the City Council of Homer, Alaska, Approving the U.S. Coast Guard's Request to Abandon in Place and Transfer to the City of Homer the Cutter Support Building, Berth-Related Improvements, and Associated Improvements Related to Lease HSCG89-16-1-0084, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-149 from Port Property Associate as backup.

- e. Resolution 26-053, A Resolution of the City Council of Homer, Alaska Approving a Lease Assignment by OBI Seafoods, LLC to Silver Bay Seafoods-Valdez, LLC; Approving, Retroactively, a Prior Related Change of Control of OBI Seafoods, LLC; and Authorizing the City Manager to sign the Appropriate Documents in Connection with Assignment of the Current Twenty Year Ground Lease with a term ending December 31, 2036, with Options for two Consecutive Five-Year Extensions, for Lots 41 & 42 Homer Spit Amended, at an Initial Annual Base Rent of \$69,876.96. City Manager/Port Director. Recommend Adoption.

Memorandum CC-26-150 from Port Property Associate as backup.

Public Comment Received

- f. Resolution 26-054, a Resolution of the City Council of Homer, Alaska Authorizing the Staff of the Homer Public Library to Apply for an Online with Libraries (OWL) Grant from the Alaska State Library. City Manager/Library Director. Recommend Adoption.

Memorandum CC-26-151 from Library Director as backup.

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

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS (10 Minute limit per report)

- a. Andy Wink, Kenai Peninsula Economic Development District (KPEDD) Housing Assessment

Andy presented on changes in housing, prices, population, and wages in the Homer area. He encouraged those listening to review the full KPEDD Housing Report and the case studies in it.

- b. Jan Knutson, Homer Peony Celebration

Jan provided updates on the successes of the 2026 Peony Celebration including overnight farm visits, evergreen branding for a consistent style, collaborations with local breweries for Peony-themed beverages, and souvenirs with the Celebration branding.

c. Introduction of Exchange Students from Japan

Megumi Beams presented two exchange students who have been living in Homer for the summer. Each student described their activities during the summer and what they learned in Alaska.

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

a. Worksession Report

City Manager Jacobsen described discussion at the Worksession related to the draft traffic calming policy. Councilmembers Parsons, Erickson, and City Manager Jacobsen will take action based on the direction from the Council and bring back an updated draft to Council in the near future.

b. Committee of the Whole Report

Councilmember Erickson reported that the Council discussed the funding source for an ADA pathway and reviewed a slide deck with traffic calming options provided by Councilmember Parsons.

c. Mayor's Report

Mayor Lord expressed her appreciation to the volunteer fire department and the sister departments at KESA and WESA as well as Homer Police Department for their quick response to a fire at Boardwalk Fish & Chips. One of the core reasons that the City exists is to provide safety, and she is grateful.

She met last Friday with the chairs of boards and commissions—it's an opportunity to talk through procedural questions, and the student representative process is still under discussion. Another topic was the opportunity to document dissent when a motion is not passed unanimously—sometimes that language is captured in the minutes, but also the chair and the staff liaison can work together to ensure that the nuances of objection are documented when a motion is conveyed to Council.

The Kenai Peninsula Borough Assembly met last week in Homer, and councilmembers had a chance to visit with assemblymembers before their meeting. She encouraged people with an interest in Solid Waste management to communicate with the borough assembly.

She noted that a community member had recently directed questions to the City by placing a letter to the editor in the Homer Independent Press. She noted that the City has not received direct communication with requests for that information, and that the City is open and willing to engage in conversation.

d. Borough Report

e. Planning Commission Report

PUBLIC HEARING(S)

- a. Ordinance 26-35, an Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$100,000 from the Homer Accelerated Roads and Trails (HART) Roads fund towards the South Slope Drive Culvert Replacement. City Manager/Public Works Director. Introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

Memorandum CC-26-136 from Public Works Director as backup.

Memorandum CC-26-152 from City Manager as backup.

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

ERICKSON/ VENUTI MOVED TO ADOPT ORDINANCE 26-35 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Discussion noted support for the temporary southern connection from South Slope Drive to Nelson during the project, but the City should request feedback from the community when determining whether the connection will be permanent.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 26-36, an Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by appropriating \$7,500 from the Water CARMA Fund and \$7,500 from the Sewer CARMA Fund to supplement existing funding for the Water/Wastewater SCADA Upgrade Project. City Manager/Public Works Director. Introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

Memorandum CC-26-137 from Public Works Director as backup.

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

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 26-36 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 26-37 an Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.76.020 Review of Traffic Impact Analysis to Direct that an Applicant Must Contract with an Engineer When a Traffic Impact Analysis Is Required. Introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

Memorandum CC-26-138 from City Planner as backup.

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

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 26-37 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 26-41, An Ordinance of the City Council of Homer, Alaska Amending the FY 27 Capital Budget by Appropriating \$150,000 From the Homer Accelerated Roads and Trails (HART) Trails Fund for the Planning and Design of Developing an Existing Roadbed Above Karen Hornaday Park into a Hiking Trail. City Manager/Public Works Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-153 from Public Works Director as backup.

ERICKSON/VENUTI MOVED TO INTRODUCE ORDINANCE 26-41 BY READING OF TITLE ONLY.

Discussion noted that City staff strongly support an assessment of the roadbed, and this project is not championed by trails advocates but it's probably a good idea. HART is up for renewal in the fall, and if the fund is not renewed this could be a significant impact to the budget. It could be worth having additional information on the scope of work for the project so that Council and the community understands how the funds will be used.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 26-42, An Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$450,000 from the Port Reserves for the Large Vessel Harbor Expansion Owner's Representative Phase 2 Contract. City Manager/Port Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-154 from Port Director as backup.

ERICKSON/VENUTI MOVED TO INTRODUCE ORDINANCE 26-42 BY READING OF TITLE ONLY.

Discussion noted that Local Facilities Planning is a key part of the City determining how to move forward and answer the public's questions of what the City will be responsible for and how to pay for it.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. 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. City Manager/Public Works Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-155 from Public Works Director as backup.

ERICKSON/VENUTI MOVED TO INTRODUCE ORDINANCE 26-43 BY READING OF TITLE ONLY.

ERICKSON/PARSONS MOVED TO AMEND THE FUNDING SOURCE TO PULL 10,000 FROM THE ADA CARMA FUND AND 40,000 FROM THE HART TRAILS FUND.

Discussion included the following points:

- There is an existing multi-use trail accessing these facilities, however, based on observation this summer some individuals with mobility issues are not able to use it.
- It may be appropriate to partially fund this project with ADA funds since it will improve accessibility.
- The ADA transition plan identifies that there is no accessible access, however, it does not offer a suggested solution.
- It's not clear that the ADA board prioritizes this solution—there is an ADA Advisory board meeting coming up, and it may make sense to consult them before making the change.
- The top priority is improving access to buildings.
- The balance of the ADA Fund is on the order of \$50,000 compared to \$750,000 in the trails fund

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

Motion failed.

Discussion noted that there is some confusion about where this path would lead, and the existing conditions at the park.

PARSONS/ADERHOLD MOVED TO AMEND THE PUBLIC HEARING DATE TO SEPTEMBER 14TH AND REFER IT TO THE ADA ADVISORY BOARD FOR THEIR FEEDBACK.

There was no discussion.

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

Motion carried.

There was no discussion.

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

Motion carried.

CITY MANAGER'S REPORT

a. City Manager's Report

City Manager Jacobsen noted that there is an updated schedule for the Title 21 zoning code update process that is available in the supplemental packet and on the City website. Design work is underway for Airport Terminal Repairs. There is only one air carrier operating out of Homer and no additional interest has been expressed at this time. When the terminal repairs are completed the City might consider soliciting proposals from another airline.

Mayor Lord commented that the City might also pursue Essential Air Service (EAS) designation, and that DOT has confirmed that Homer is an EAS-eligible community.

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

COMMENTS OF THE AUDIENCE

a. Public Comment on Matters not on the Agenda

Ted Schmidt, City Resident, commented favorably on the changes to Solid Waste policies and the reuse that he has seen happening at the dump. He expressed concern that a neighbor had installed a driveway and built a second home on the property adjacent to his. He expressed concern that the zoning permit was not posted.

Kate Finn, City Resident, commented that she knows Doug Baily, and she saw his letter in the Homer Independent Press about the 4th of July Parade. She said she has never seen anyone asked to leave the float line when they have received approval to participate. Her concern is that it appears to have been an arbitrary decision, perhaps made by one person.

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

City Clerk Woodruff welcomed new Deputy Clerk Kelsey Walsh and shared information about upcoming State and City elections.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen read a list of open positions with the City.

COMMENTS OF THE MAYOR

Mayor Lord commented that she hopes to see people in the room for the interested candidate training coming up this week. Running for office is hard but it's so important. She noted that the 4th of July parade is run by the Chamber of Commerce, not the City. School starts next week, thanks to all our teachers. Sense and Sensibility with Pier One is so funny. She commented on the unusually thick fog in Homer the last couple of days and encouraged people to vote.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti said that it has been a poor fishing year and there may be a disaster declaration. The food pantry serves people and families in town, and they are having a fundraiser August 26 at the Porcupine Theater. It's really important that we support them. The presentation from Homer Drawdown to the Borough Assembly was really great, her father had the same tradition of salvaging usable materials from the Kodiak landfill.

Councilmember Parsons said he has spent some of his time this summer trying to understand how the season is going for tourism businesses. Visitors continually comment how kind and nice the people of Homer are, and how great it is to be in this community. It's so cool to be a part of it.

Councilmember Aderhold said her family arrived two weeks ago and just left, and one of the activities that she did with family was attend Sense and Sensibility. At the end, everyone deserved a standing ovation, and her out-of-town visitors were some of the first to stand up.

Councilmember Davis said that even though the parade is managed by the Chamber of Commerce, we have an interest and a responsibility to make sure that it is handled equitably. There are always two sides to every story. He said it was great to see the exchange students in the chambers, one of which is staying with his family. It's a great program.

Councilmember Erickson said she has seen numerous near misses with drivers passing each other in the fog. Drive appropriately and give yourself time to get where you need to go. There will be a lot of people on the road headed north, so be careful out there.

Councilmember Hansen commented that she has seen a lot of emergency vehicles responding and people aren't pulling over for them. Her youngest kids are back to high school next week.

ADJOURNMENT

There being no further business to come before the council, Mayor Lord adjourned the meeting at 7:50 p.m. Next Regular Meeting is Monday, August 24, 2026, at 6:00 p.m., Worksession at 4:00 pm., Committee of the whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



MEMORANDUM

CC-26-156

**Authorizing the Issuance of a Letter of Non-Objection to the Marijuana Control Board
Regarding the renewal of licenses for Wildflower Farms, Cosmic Cannabis, Cosmic
Garden, and Cosmic Seaweed. Recommend Approval.**

Item Type: Action Memorandum
Prepared For: Mayor Lord and City Council
Date: August 20, 2026
From: Amy Woodruff, City Clerk
Through: Melissa Jacobsen, City Manager

The City Clerk's Office has been notified by the Alcohol and Marijuana Control Office of an application for renewal from the following entities:

License Type: Standard Marijuana Cultivation Facility
License #: 12833
DBA Name: Wildflower Farms
Service Location: 2908 Kachemak Drive Homer, AK 99603
Licensee: Alaska Loven It, LLC
Contact Person: Janiese Stevens

License Type: Retail Marijuana Store
License #: 21417
DBA Name: Cosmic Cannabis Company
Service Location: 261 East Bunnell Ave Homer, AK 99603
Licensee: Cosmic SeaWeed, LLC
Contact Person: Chris Long

(Continued on next page)

License Type: Limited Marijuana Cultivation Facility
License #: 38498
DBA Name: Cosmic Garden
Service Location: 271 East Bunnell Ave Homer, AK 99603
Licensee: Cosmic Enterprises LLC
Contact Person: Chris Long

License Type: Marijuana Concentrate Manufacturing Facility
License #: 39840
DBA Name: Cosmic SeaWeed
Service Location: 271 East Bunnell Ave Homer, AK 99603
Licensee: Cosmic SeaWeed LLC
Contact Person: Chris Long

RECOMMENDATION

Voice non-objection and approval for the license renewals.
Fiscal Note: Revenues



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

August 3, 2026

Licensee: Alaska Loven It, LLC

DBA: Wildflower Farms

VIA email: janiesestevens@gmail.com

Local Government: Homer & Kenai Peninsula Borough

Via Email: mjacobsen@ci.homer.ak.us; clerk@ci.homer.ak.us; awoodruff@ci.homer.ak.us;
micheletturner@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us; rraidmae@kpb.us;
slopez@kpb.us; bcarter@kpb.us; hills@kpb.us; jwest@kpb.us

Community Council: N/A

Via Email: N/A

BCC: amco.admin@alaska.gov

Re: Standard Marijuana Cultivation Facility License Combined Renewal Notice

License Number:	#12833
License Type:	Standard Marijuana Cultivation Facility
Licensee:	Alaska Loven It, LLC
Doing Business As:	Wildflower Farms
Physical Address:	2908 Kachemak Drive Homer, AK 99603 UNITED STATES
Designated Licensee:	Janiese Stevens
Phone Number:	[REDACTED]
Email Address:	[REDACTED]

☒ 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 2026/2027 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). Application documents will be sent to you separately via ZendTo.

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.

Sincerely,



Kevin Richard, Director
907-269-0350

From: [Michael Scanlon](#)
To: [Amy Woodruff](#); [Department Planning](#)
Cc: [Marya Pillifant](#); [Kelsey Walsh](#)
Subject: RE: 12833 dba Wildflower Farms 2026-2027 Combined MJ Renewal Notice
Date: Tuesday, August 4, 2026 9:53:06 AM
Attachments: [image002.png](#)
[image003.png](#)

Good morning Amy,

HPD has no objections to the renewal to 12833 dba Wildflower Farms 2026-2027 Combined MJ Renewal Notice.

Thank you,



Michael Scanlon

Chief of Police

Homer Police Department

625 Grubstake Ave

Homer, AK 99603

907-235-3150 (W)

907-235-3151 (F)

907-399-8122 (C)

Mscanlon@ci.homer.ak.us

From: Amy Woodruff <AWoodruff@ci.homer.ak.us>
Sent: Tuesday, August 4, 2026 9:31 AM
To: Department Planning <Planning@ci.homer.ak.us>; Michael Scanlon <Mscanlon@ci.homer.ak.us>
Cc: Marya Pillifant <MPillifant@ci.homer.ak.us>; Kelsey Walsh <kwash@ci.homer.ak.us>
Subject: FW: 12833 dba Wildflower Farms 2026-2027 Combined MJ Renewal Notice

Hello Planning and Chief Scanlon,

Could you please let me know whether your departments have any objection to the renewal of this license?

As always, non-objection can be expressed via an email response, but please document

From: [Department Planning](#)
To: [Amy Woodruff](#)
Cc: [Department Planning](#)
Subject: RE: 12833 dba Wildflower Farms 2026-2027 Combined MJ Renewal Notice
Date: Tuesday, August 4, 2026 11:26:02 AM
Attachments: [image003.png](#)

Hello Amy,

We have received and reviewed the combined renewal application for dba Wildflower Farms marijuana cultivation facility, License number 12833, located at 2908 Kachemak Dr. Planning has no objection to the application on zoning related issues.

Thank you,

City of Homer Planning Department
491 Pioneer Ave, Homer AK. 99603
(907) 235-3106



From: Amy Woodruff <AWoodruff@ci.homer.ak.us>
Sent: Tuesday, August 4, 2026 9:31 AM
To: Department Planning <Planning@ci.homer.ak.us>; Michael Scanlon <Mscanlon@ci.homer.ak.us>
Cc: Marya Pillifant <MPillifant@ci.homer.ak.us>; Kelsey Walsh <kwash@ci.homer.ak.us>
Subject: FW: 12833 dba Wildflower Farms 2026-2027 Combined MJ Renewal Notice

Hello Planning and Chief Scanlon,

Could you please let me know whether your departments have any objection to the renewal of this license?

As always, non-objection can be expressed via an email response, but please document any objections in a memo.

Thank you,
Amy Woodruff
City Clerk
[City of Homer, Alaska](#)
907.235.8121 x2226



August 5, 2026

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

Amy Woodruff, City Clerk
City of Homer

RE: Renewal Application for Standard Marijuana Cultivation Facility

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

Dear Ms. Woodruff,

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

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

Sincerely,

Michele Turner, MMC
Borough Clerk

cc: janiesestevens@gmail.com

amco.localgovernmentonly@alaska.gov

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
Type: Entity Alaska Entity Number: 10056827 Alaska Entity Name: Alaska Loven It, LLC Phone Number: [REDACTED] Email Address: [REDACTED] Mailing Address: PO Box 1571 Homer, AK 99603 UNITED STATES	Type: Individual Name: Janiese Stevens [REDACTED] [REDACTED] Phone Number: 9 [REDACTED] Email Address: [REDACTED] Mailing Address: P.O. Box 8593 Kodiak, AK 99615 UNITED STATES

Entity Official #2	Entity Official #3
Type: Entity Alaska Entity Number: 10100965 Alaska Entity Name: Hibernation Holding Company, L LC Phone Number: [REDACTED] Email Address: [REDACTED] Mailing Address: 2705 Millbay Road Suite 205 Kodiak, AK 99615 UNITED STATES	Type: Individual Name: Kim Perkins [REDACTED] [REDACTED] Phone Number: [REDACTED] Email Address: [REDACTED] Mailing Address: P.O. Box 3763 Kodiak, AK 99615 UNITED STATES

Entity Official #4	Entity Official #5
Type: Individual Name: Louie Rocheleau [REDACTED] [REDACTED] Phone Number: [REDACTED] Email Address: [REDACTED] Mailing Address: PO Box 8593 Kodiak, AK 99615 UNITED STATES	Type: Individual Name: George Kirk [REDACTED] [REDACTED] Phone Number: [REDACTED] Email Address: [REDACTED] Mailing Address: PO Box 2796 Kodiak, AK 99615 UNITED STATES

Entity Official #6

Type: Individual

Name: Lisa Fellows

[REDACTED]

[REDACTED]

Phone Number: [REDACTED]

Email Address: [REDACTED]

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

Note: No affiliates entered for this license.



Alaska Marijuana Control Board

Form MJ-20: 2026-2027 Renewal Application Certifications

What is this form?

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 main 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:	Alaska Loven It, LLC	License Number:	12833		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	Wildflower Farms				
Premises Address:	2908 Kachemak Drive				
City:	Homer	State:	Alaska	ZIP:	99603

Section 2 – Individual Information

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

Name:	George Kirk (Member of Hibernation Holding Company, LLC)
Title:	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.

	K
--	---

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.

	K
--	---

I certify that a notice of violation has **not** been issued for this license between July 1, 2025 to June 30, 2026.

N/A	
-----	--

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).

	K
--	---



Form MJ-20: Renewal Application Certifications

Section 4 – 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.	G	K
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.	G	K
I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state.	G	K
I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board.	G	K
I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development’s laws and requirements pertaining to employees.	G	K
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.	G	K
I certify that I understand that providing a false statement on this form, the online application, or any other form provided by or to AMCO is grounds for rejection or denial of this application or revocation of any license issued.	G	K

As an applicant for a marijuana establishment license renewal, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Marijuana Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff may result in additional fees or expiration of this license.

Signature of licensee

George Kirk

Printed name of licensee



Alaska Marijuana Control Board

Form MJ-20: 2026-2027 Renewal Application Certifications

What is this form?

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 main 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:	Alaska Loven It, LLC	License Number:	12833		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	Wildflower Farms				
Premises Address:	2908 Kachemak Drive				
City:	Homer	State:	Alaska	ZIP:	99603

Section 2 – Individual Information

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

Name:	Janiese Stevens (Managing Member of Hibernation Holding Company, LLC)
Title:	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, 2025 to June 30, 2026.

N/A

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).

--



Form MJ-20: Renewal Application Certifications

Section 4 – 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.	
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.	
I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state.	
I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board.	
I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development’s laws and requirements pertaining to employees.	
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.	
I certify that I understand that providing a false statement on this form, the online application, or any other form provided by or to AMCO is grounds for rejection or denial of this application or revocation of any license issued.	

As an applicant for a marijuana establishment license renewal, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Marijuana Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff may result in additional fees or expiration of this license.

[Signature]

Signature of licensee

Janiese Stevens

Printed name of licensee



Alaska Marijuana Control Board

Form MJ-20: 2026-2027 Renewal Application Certifications

What is this form?

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 main 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:	Alaska Loven It, LLC	License Number:	12833		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	Wildflower Farms				
Premises Address:	2908 Kachemak Drive				
City:	Homer	State:	Alaska	ZIP:	99603

Section 2 – Individual Information

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

Name:	Kim Perkins (Member of Hibernation Holding Company, LLC)
Title:	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, 2025 to June 30, 2026.

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).



Form MJ-20: Renewal Application Certifications

Section 4 – 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.	kp
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.	kp
I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state.	kp
I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board.	kp
I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development’s laws and requirements pertaining to employees.	kp
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.	kp
I certify that I understand that providing a false statement on this form, the online application, or any other form provided by or to AMCO is grounds for rejection or denial of this application or revocation of any license issued.	kp

As an applicant for a marijuana establishment license renewal, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Marijuana Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff may result in additional fees or expiration of this license.

Kimberly Perkins

Signature of licensee

Kim Perkins

Printed name of licensee



Alaska Marijuana Control Board

Form MJ-20: 2026-2027 Renewal Application Certifications

What is this form?

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 main 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:	Alaska Loven It, LLC	License Number:	12833		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	Wildflower Farms				
Premises Address:	2908 Kachemak Drive				
City:	Homer	State:	Alaska	ZIP:	99603

Section 2 – Individual Information

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

Name:	Lisa Fellows (Member of Hibernation Holding Company, LLC)
Title:	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, 2025 to June 30, 2026.

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).



Form MJ-20: Renewal Application Certifications

Section 4 – 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.	LMT
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.	LMT
I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state.	LMT
I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board.	LMT
I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development’s laws and requirements pertaining to employees.	LMT
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.	LMT
I certify that I understand that providing a false statement on this form, the online application, or any other form provided by or to AMCO is grounds for rejection or denial of this application or revocation of any license issued.	LMT

As an applicant for a marijuana establishment license renewal, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Marijuana Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff may result in additional fees or expiration of this license.

Lisa Fellows

Signature of licensee

Lisa Fellows

Printed name of licensee



Alaska Marijuana Control Board

Form MJ-20: 2026-2027 Renewal Application Certifications

What is this form?

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 main 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:	Alaska Loven It, LLC	License Number:	12833		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	Wildflower Farms				
Premises Address:	2908 Kachemak Drive				
City:	Homer	State:	Alaska	ZIP:	99603

Section 2 – Individual Information

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

Name:	Louis Rocheleau (Member of Hibernation Holding Company, LLC)
Title:	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.

Louis Rocheleau

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.

Louis Rocheleau

I certify that a notice of violation has **not** been issued for this license between July 1, 2025 to June 30, 2026.

N/A

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).

Louis Rocheleau



Form MJ-20: Renewal Application Certifications

Section 4 – 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.	Louis Rocheleau
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.	Louis Rocheleau
I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state.	Louis Rocheleau
I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board.	Louis Rocheleau
I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development’s laws and requirements pertaining to employees.	Louis Rocheleau
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.	Louis Rocheleau
I certify that I understand that providing a false statement on this form, the online application, or any other form provided by or to AMCO is grounds for rejection or denial of this application or revocation of any license issued.	Louis Rocheleau

As an applicant for a marijuana establishment license renewal, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Marijuana Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff may result in additional fees or expiration of this license.

Louis Rocheleau

Signature of licensee

Louis Rocheleau

Printed name of licensee

Notice of Violation (3 AAC 306.805)

This form, all information provided and responses are public documents per Alaska Public Records ACT AS 40.25

Licensee:	JANIESE STEVENS	Date:	7/17/25
Doing Business As:	WILDFLOWER FARMS	License #:	12833
License Type:	Standard Cultivation Facility	AMCO Case #:	25-0983
Mailing Address:	2908 Kachemak Drive, Homer, AK 99603		

	Date	Violation of	Fine	Date	Violation of	Fine
Violation(s) of Statute/Regulation:	7/16/25	3 AAC 306.430	\$500.00			

	Date	Violation of	Fine	Date	Violation of	Fine
Prior Violation(s)	7/10/25	3 AAC 306.430	\$500.00	6/12/25	3 AAC 306.430	Advisory
	6/18/25	3 AAC 306.430	\$500.00	6/1/25	3 AAC 306.430	\$500.00

This is a notice to you as a licensee that you are being issued a notice of violation for the purposes described in 3 AAC 306.806(e). A description of the violation is as follows,

NOTE: This is not an accusation or criminal complaint.

On 7-16-25, at about 2100 hours, Homer Police Officer (HPD) B. Gullikson reported he was traveling East on Kachemak Drive passing Wildflower Farms cultivation when he detected a very strong odor of marijuana emitting from your facility. As a followup, he went by the facility the following morning at about 0545 and again, reported a strong odor of marijuana. Ofc. Gullikson reported that winds were calm both times. (See attached documents).

Your attention is directed to 3 AAC 306.430(c)(2): Restricted access area which reads in part(c) A marijuana cultivation facility shall ensure that any marijuana at the marijuana cultivation facility (2) does not emit an odor that is detectable by the public from outside the cultivation facility except as specifically allowed by a local government approval

Notice of Violation

Disciplinary Action

Civil Fine:	\$500.00	Probation:	
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5-6-25 3AAC 306.430 \$500.00
 5-3-25 3AAC 306.430 \$500.00
 4-22-25 3AAC 306.430 \$500.00
 2-23-35 3AAC 306.430 Advisory
 9-19-24 3AAC 306.430 \$150.00
 6-4-24 3AAC 306.430 Advisory
 3-5-24 3AAC 306.430 Advisory

From 2020 to 2025, 23 Notice of Violations for Tax Delinquency, 3AAC306.480, violations occurred under prior name, Alaska Loven It, LLC, and current name, Wildflower Farms

You may choose to contest or not contest the violation or recommended disciplinary action. If you do not contest, please describe in writing the remedial measures you are taking to address the violation and remit the requested fine, if applicable. You may contest the violation or recommended disciplinary action by filing a written response not later than 10 days after your receipt of this notice. You may elect to appeal this notice directly to the Marijuana Control Board under 3 AAC 306.845 or request an informal conference with the director under 3 AAC 306.844. If your informal conference with the director is not to your satisfaction, you may still elect to appeal this notice to the board by filing written notice of the same with AMCO. Any appeal to the board will be heard at the next regularly scheduled meeting of the Board, unless both AMCO and you agree to an extension. You may appeal any final decision by the board to the superior court under AS 44.62.560, excluding a request that the director prepare an accusation for suspension or revocation of a license.

Please send your response, including any potential fine, your request for an informal conference, or appeal to the board to the address below and include your marijuana license number in your response.

Marijuana Control Office
 Attn: AMCO Enforcement
 550 W. 7th Avenue Suite 1600
 Anchorage, AK 99501
 amco.enforcement@alaska.gov

Issuing Investigator:	J. Hamilton	Issued To:	
Signature:	<i>F.R. HAMILTON</i>	Title:	
Delivered VIA	Via Email	Issued Date:	

From: [Bradley Gullikson](#)
To: [Hamilton, Joe \(CED\)](#)
Subject: Re: Wildflower, Lic 12833, NOV July 10 2025 ws.pdf
Date: Thursday, July 17, 2025 5:47:08 AM

And a follow up. Strong smell still at 0545 when I was heading west. Again no wind.

Sent from my iPhone

On Jul 17, 2025, at 5:41 AM, Hamilton, Joe (CED) <joe.hamilton@alaska.gov> wrote:

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

Thank you sir
Sent from my iPhone

On Jul 16, 2025, at 21:06, Bradley Gullikson
<bGullikson@ci.homer.ak.us> wrote:

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for the info.

Tonight at 2100 was another very strong odor. There was no wind at all and I was traveling east.

Thanks,

Brad
Sent from my iPhone

59.65 °N, 151.55 °W

Homer, AK Weather History



56° HOMER AIRPORT STATION | CHANGE

TODAY

HOURLY

10-DAY

CALENDAR

HISTORY

WUNDERMAP

Daily

Weekly

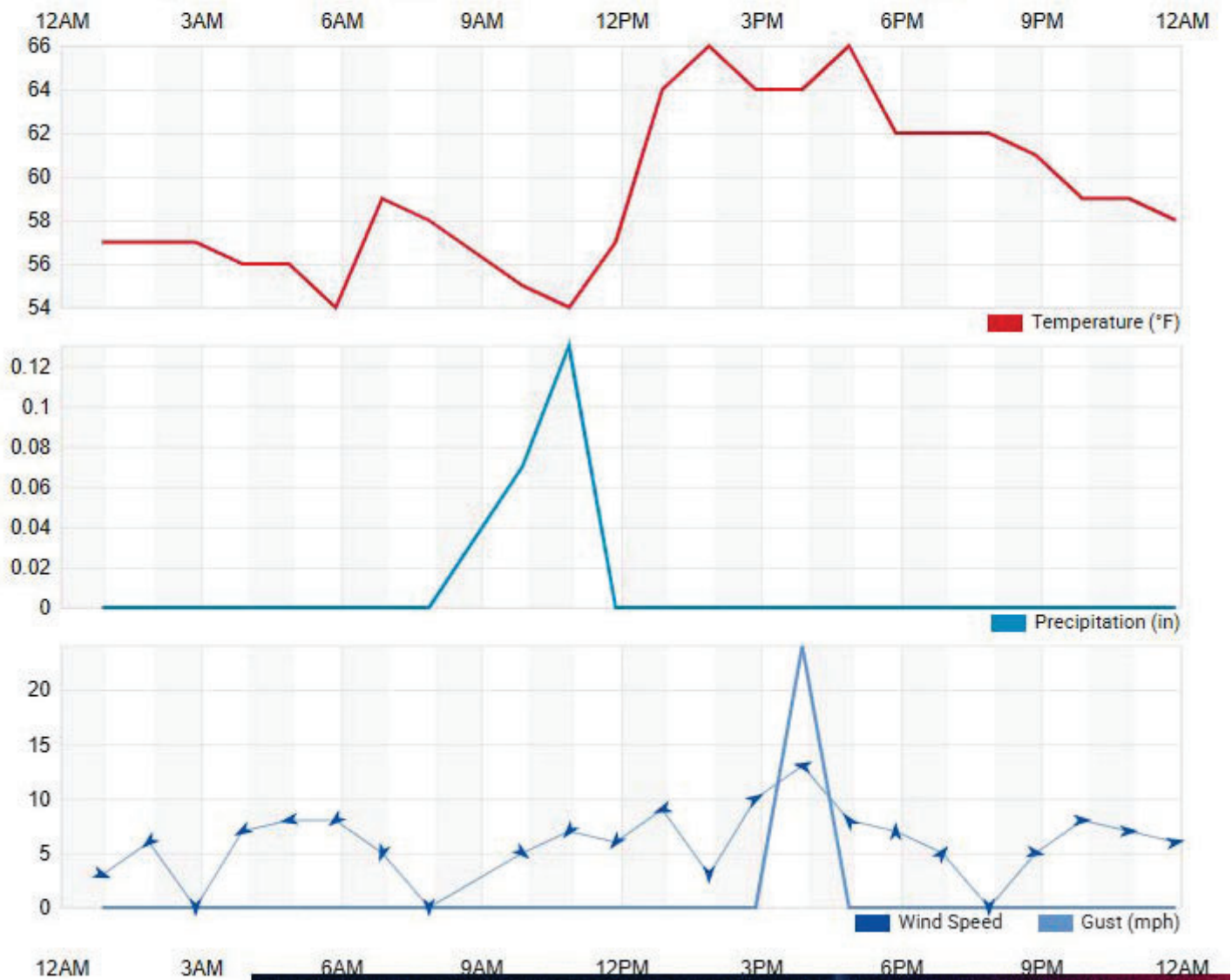
Monthly

July

16

2025

View



59.65 °N, 151.55 °W

Homer, AK Weather History



56° HOMER AIRPORT STATION | CHANGE

TODAY

HOURLY

10-DAY

CALENDAR

HISTORY

WUNDERMAP

Daily

Weekly

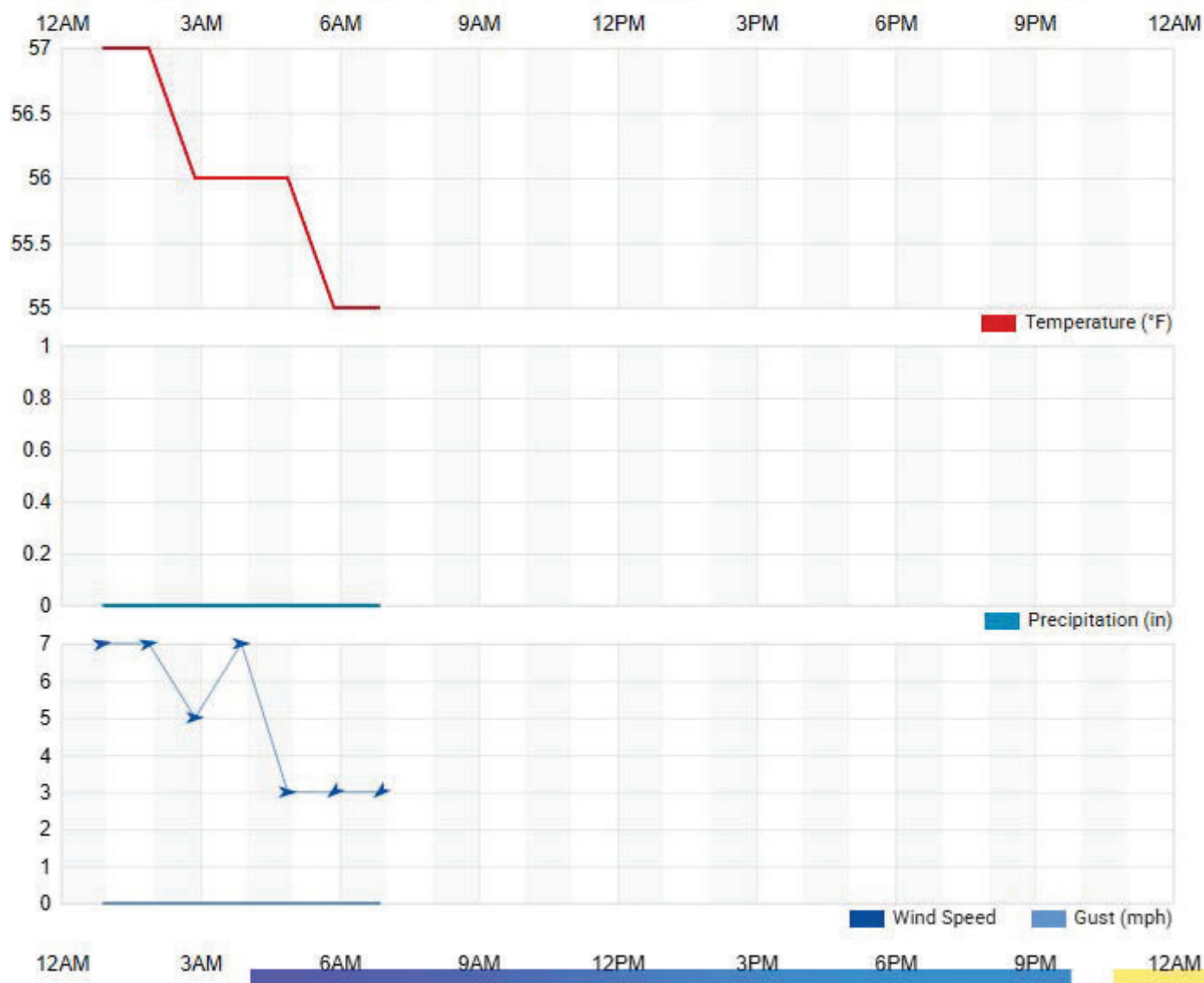
Monthly

July

17

2025

View



Notice of Violation (3 AAC 306.805)

This form, all information provided and responses are public documents per Alaska Public Records ACT AS 40.25

Licensee:	JANIESE STEVENS	Date:	7/10/25
Doing Business As:	WILDFLOWER FARMS	License #:	12833
License Type:	Standard Cultivation Facility	AMCO Case #:	25-0939
Mailing Address:	2908 Kachemak Drive, Homer, AK 99603		

	Date	Violation of	Fine	Date	Violation of	Fine
Violation(s) of Statute/Regulation:	7/10/25	3 AAC 306.430	\$500.00			
	Date	Violation of	Fine	Date	Violation of	Fine
Prior Violation(s)	6/17/25	3 AAC 306.430	500.00	6/1/25	3 AAC 306.430	\$500.00
	6/12/25	3 AAC 306.430	Advisory	5/6/25	3 AAC 306.430	\$500.00

This is a notice to you as a licensee that you are being issued a notice of violation for the purposes described in 3 AAC 306.806(e). A description of the violation is as follows,

NOTE: This is not an accusation or criminal complaint.

AMENDED NOTICE OF VIOLATION

On 7-10-25, at about 0110 hours, Homer Police Officer (HPD) B. Gullikson reported he was on Kachemak Drive in the area of the Wildflower Farms cultivation when he detected a strong odor of marijuana emitting from your facility. Winds that morning were mostly calm, and if there was wind, it was coming from the North. (See attached documents).

Your attention is directed to 3 AAC 306.430(c)(2): Restricted access area which reads in part(c) A marijuana cultivation facility shall ensure that any marijuana at the marijuana cultivation facility (2) does not emit an odor that is detectable by the public from outside the cultivation facility except as specifically allowed by a local government approval

Notice of Violation

Disciplinary Action

Civil Fine:	\$500.00	Probation:	
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5-3-25 3AAC 306.430 \$500.00
 4-22-25 3AAC 306.430 \$500.00
 2-23-35 3AAC 306.430 Advisory
 9-19-24 3AAC 306.430 \$150.00
 6-4-24 3AAC 306.430 Advisory
 3-5-24 3AAC 306.430 Advisory

From 2020 to 2025, 23 Notice of Violations for Tax Delinquency, 3AAC306.480, violations occurred under prior name, Alaska Loven It, LLC, and current name, Wildflower Farms

You may choose to contest or not contest the violation or recommended disciplinary action. If you do not contest, please describe in writing the remedial measures you are taking to address the violation and remit the requested fine, if applicable. You may contest the violation or recommended disciplinary action by filing a written response not later than 10 days after your receipt of this notice. You may elect to appeal this notice directly to the Marijuana Control Board under 3 AAC 306.845 or request an informal conference with the director under 3 AAC 306.844. If your informal conference with the director is not to your satisfaction, you may still elect to appeal this notice to the board by filing written notice of the same with AMCO. Any appeal to the board will be heard at the next regularly scheduled meeting of the Board, unless both AMCO and you agree to an extension. You may appeal any final decision by the board to the superior court under AS 44.62.560, excluding a request that the director prepare an accusation for suspension or revocation of a license.

Please send your response, including any potential fine, your request for an informal conference, or appeal to the board to the address below and include your marijuana license number in your response.

Marijuana Control Office
 Attn: AMCO Enforcement
 550 W. 7th Avenue Suite 1600
 Anchorage, AK 99501
 amco.enforcement@alaska.gov

Issuing Investigator:	J. Hamilton	Issued To:	
Signature:	<i>F.R. HAMILTON</i>	Title:	
Delivered VIA	Via Email	Issued Date:	

From: [Bradley Gullikson](#)
To: [Hamilton, Joe \(CED\)](#)
Subject: Re: Kachemak
Date: Thursday, July 10, 2025 1:16:32 AM

Hi Joe,

Very strong odor today at 0110 hours on Kachemak Drive.

Thanks,

Brad
Sent from my iPhone

> On Jun 19, 2025, at 5:44 AM, Hamilton, Joe (CED) <joe.hamilton@alaska.gov> wrote:

>

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

>

> Thank you. I just sent them a \$500 dollar ticket yesterday.

> Sent from my iPhone

>

>> On Jun 18, 2025, at 23:27, Bradley Gullikson <bGullikson@ci.homer.ak.us> wrote:

>>

>> CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>>

>> Strong odor tonight at the Kachemak Drive marijuana grow. At 2325 hours

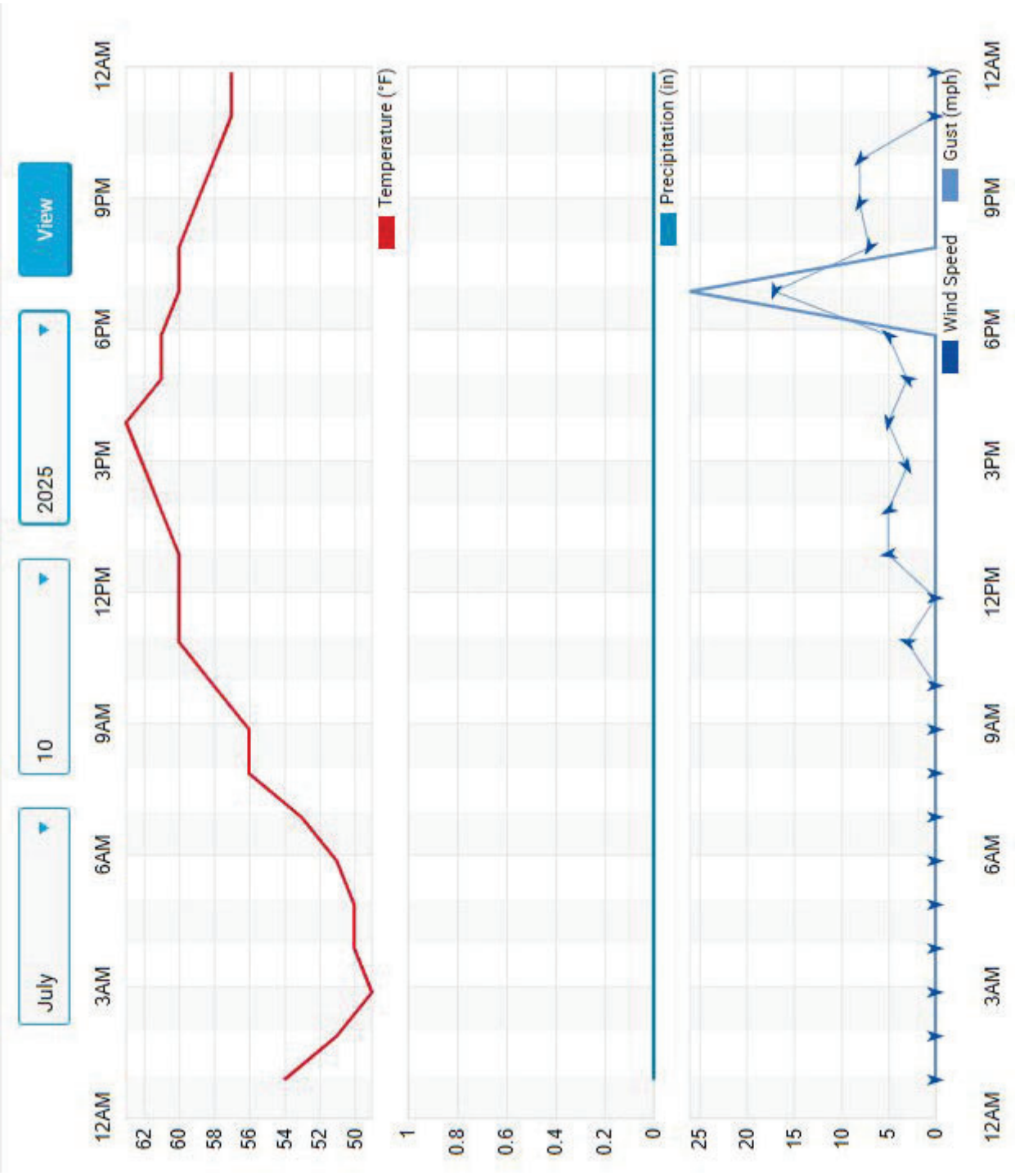
>>

>> Thanks,

>> Brad

>>

>> Sent from my iPhone



Cummins



Jana D. Weltzin
Licensed in Alaska & Arizona
901 Photo Ave, Second Floor
Anchorage, Alaska 99503
Phone 907-231-3750
JDW Counsel
jana@jdwcounsel.com

August 4, 2025

AMCO & Enforcement
Marijuana Control Board
Sent Via Email

Re: Wildflower Farms License 12833 – NOV 25-0930 and NOV 25-0983

Dear MCB and Enforcement Team:

This letter is in response to the *Notice of Violations* (NOV) dated July 10, 2025, and July 16th, regarding odor under 3 AAC 306.430.

As discussed during the June MCB meeting, Wildflower Farms ordered new and proper filters that did not arrive at the distribution center until July 16th and the majority of the new filters have been installed, there is one more to install which is scheduled for this week. The licensee also purchased four air scrubbers and inline fans to further assist with any potential odor.

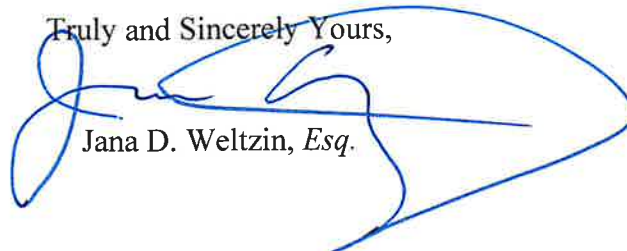
Wildflower Farms has been diligently performing odor checks, licensees and employees more often than not do not smell odor on the property, odor is only noticeable right under the southside exhaust from time to time however, odor is not detected until they enter the facility, regardless, they have replaced the filters with the correct ones and installed 4 air scrubbers for additional odor control methods to remove any odor that may occur from the southside exhaust.

We would like to know if the Police Officer that is reporting these odor complaints is driving to the facility's property or if he is remaining on Kachemak drive and assuming that the odor is coming from the Wildflower Farms facility. There are other buildings in the area and with the legal cultivation for personal use under AS 17.38, it is an unfair assumption that any marijuana odor detected is the fault of a marijuana licensed establishment that just happens to be in the area. Further investigation should be required prior to submitting a complaint.

Wildflower Farms is scheduled for informal conference with the director under 3AAC 306.844 to address these concerns.

Please feel free to contact me if you have any questions or concerns regarding this response.

Truly and Sincerely Yours,



Jana D. Weltzin, Esq.



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

July 20, 2026

Licensee: Cosmic SeaWeed, LLC

DBA: Cosmic Cannabis Company

VIA email: cosmiccannabiscompany@gmail.com

Local Government: Homer & Kenai Peninsula Borough

Via Email: mjacobsen@ci.homer.ak.us; clerk@ci.homer.ak.us; awoodruff@ci.homer.ak.us;
micheletturner@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us; rraidmae@kpb.us;
slopez@kpb.us; bcarter@kpb.us; hills@kpb.us; jwest@kpb.us

Community Council: N/A

Via Email: N/A

BCC: amco.admin@alaska.gov

Re: Retail Marijuana Store License 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 UNITED STATES
Designated Licensee:	Chris Long
Phone Number:	[REDACTED]
Email Address:	[REDACTED]

☒ 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 2026/2027 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). Application documents will be sent to you separately via ZendTo.

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.

Sincerely,



Kevin Richard, Director
907-269-0350

From: [Michael Scanlon](#)
To: [Amy Woodruff](#)
Subject: RE: 21417 dba Cosmic Cannabis Company 2026-2027 Combined MJ Renewal Notice
Date: Wednesday, July 22, 2026 12:28:47 PM
Attachments: [image002.png](#)
[image003.png](#)

Amy,

The Homer Police Department has no objections to the renew of licensure 21417 dba Cosmic Cannabis Company 2026-2027 Combined MJ Renewal Notice.

Thank you,



Michael Scanlon

Chief of Police

Homer Police Department

625 Grubstake Ave

Homer, AK 99603

907-235-3150 (W)

907-235-3151 (F)

907-399-8122 (C)

Mscanlon@ci.homer.ak.us

From: Department Police <police@ci.homer.ak.us>
Sent: Wednesday, July 22, 2026 11:59 AM
To: Michael Scanlon <Mscanlon@ci.homer.ak.us>
Subject: FW: 21417 dba Cosmic Cannabis Company 2026-2027 Combined MJ Renewal Notice

From: Amy Woodruff <AWoodruff@ci.homer.ak.us>
Sent: Wednesday, July 22, 2026 11:53 AM
To: Department Planning <Planning@ci.homer.ak.us>; Department Police <police@ci.homer.ak.us>
Subject: FW: 21417 dba Cosmic Cannabis Company 2026-2027 Combined MJ Renewal Notice

Hello Chief Scanlon and Planning Department,

From: [William Anderson](#)
To: [Amy Woodruff](#)
Cc: [Department Planning](#)
Subject: RE: 21417 dba Cosmic Cannabis Company 2026-2027 Combined MJ Renewal Notice
Date: Wednesday, July 22, 2026 2:56:10 PM
Attachments: [image003.png](#)

Hello Amy,

We have reviewed the combined renewal application for Cosmic Cannabis Company retail marijuana store, License number 21417, located at 261 E Bunnell Avenue. Planning has no objection to the renewal on zoning related issues.

Thank you,

[Will Anderson](#)
[Associate Planner](#)
[City of Homer Planning Department](#)
[491 Pioneer Ave, Homer AK. 99603](#)
[\(907\) 435-3178](#)



From: Amy Woodruff <AWoodruff@ci.homer.ak.us>
Sent: Wednesday, July 22, 2026 11:53 AM
To: Department Planning <Planning@ci.homer.ak.us>; Department Police <police@ci.homer.ak.us>
Subject: FW: 21417 dba Cosmic Cannabis Company 2026-2027 Combined MJ Renewal Notice

Hello Chief Scanlon and Planning Department,

Please let me know if you have any objections to this license renewal for Cosmic Cannabis Company. Another email will follow shortly for a license for a different component of the Cosmic operation.

Thank you,

Amy Woodruff
City Clerk



August 11, 2026

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

Amy Woodruff, City Clerk
City of Homer

RE: Renewal Application for Retail Marijuana Store

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

Dear Ms. Woodruff,

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

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

Sincerely,

Michele Turner, MMC
Borough Clerk

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

License Number: 21417

License Status: Active-Operating

License Type: Retail Marijuana Store

Doing Business As: Cosmic Cannabis Company

Business License Number: 2111543

Designated Licensee: Chris Long

Email Address: cosmiccannabiscompany@gmail.com

Local Government: Homer

Local Government 2: Kenai Peninsula Borough

Community Council:

Latitude, Longitude: 59.639667, -151.539490

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

Licensee #1	Entity Official #1
Type: Entity	Type: Entity
Alaska Entity Number: 10093588	Alaska Entity Number: 10183878
Alaska Entity Name: Cosmic SeaWeed, LLC	Alaska Entity Name: Cosmic Enterprises LLC
Phone Number: [REDACTED]	Phone Number: [REDACTED]
Email Address: [REDACTED]	Email Address: [REDACTED]
Mailing Address: 261 East Bunnell Ave Homer, AK 99603 UNITED STATES	Mailing Address: 879 Linda Court Homer, AK 99603 UNITED STATES

Entity Official #2
Type: Individual
Name: Chris Long
[REDACTED]
[REDACTED]
Phone Number: [REDACTED]
Email Address: [REDACTED]
Mailing Address: 879 Linda Court Homer, AK 99603 UNITED STATES

Note: No affiliates entered for this license.



Alaska Marijuana Control Board

Form MJ-20: 2026-2027 Renewal Application Certifications

What is this form?

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 main 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:	Cosmic SeaWeed, LLC	License Number:	21417		
License Type:	Retail Marijuana Store				
Doing Business As:	Cosmic Cannabis Company				
Premises Address:	261 E Bunnell Avenue				
City:	Homer	State:	Alaska	ZIP:	99603

Section 2 – Individual Information

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

Name:	Chris Long (Managing Member of Cosmic Enterprises LLC)
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, 2025 to June 30, 2026.

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).



Form MJ-20: Renewal Application Certifications

Section 4 – 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.

CL

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.

CL

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

CL

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

CL

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

CL

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.

CL

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

CL

As an applicant for a marijuana establishment license renewal, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Marijuana Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff may result in additional fees or expiration of this license.


Signature of licensee

Chris Long

Printed name of licensee



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

July 15, 2026

Licensee: Cosmic Enterprises LLC

DBA: Cosmic Garden

VIA email: cosmicseaweed@gmail.com

Local Government: Homer & Kenai Peninsula Borough

Via Email: mjacobsen@ci.homer.ak.us; clerk@ci.homer.ak.us; awoodruff@ci.homer.ak.us;
micheletturner@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us; rraidmae@kpb.us;
slopez@kpb.us; bcarter@kpb.us; hills@kpb.us; jwest@kpb.us

Community Council: N/A

Via Email: N/A

BCC: amco.admin@alaska.gov

Re: Limited Marijuana Cultivation Facility License Combined Renewal Notice

License Number:	#38498
License Type:	Limited Marijuana Cultivation Facility
Licensee:	Cosmic Enterprises LLC
Doing Business As:	Cosmic Garden
Physical Address:	271 E Bunnell Avenue Homer, AK 99603 UNITED STATES
Designated Licensee:	Chris C. Long
Phone Number:	[REDACTED]
	[REDACTED]

☒ 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 2026/2027 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). Application documents will be sent to you separately via ZendTo.

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.

Sincerely,



Kevin Richard, Director
907-269-0350

From: [Department Planning](#)
To: [Amy Woodruff](#); [Department Planning](#)
Subject: RE: 38498 dba Cosmic Garden 2026-2027 Combined MJ Renewal Notice
Date: Wednesday, July 15, 2026 3:53:43 PM
Attachments: [image001.png](#)

Hello Amy,

We have received and reviewed the combined renewal application for Cosmic Garden marijuana cultivation facility, License number 38498, located at 271 E Bunnell Avenue. Planning has no objection to the application on zoning related issues.

Thank you,

City of Homer Planning Department
491 Pioneer Ave, Homer AK. 99603
(907) 235-3106



From: Amy Woodruff <AWoodruff@ci.homer.ak.us>
Sent: Wednesday, July 15, 2026 3:13 PM
To: Department Planning <Planning@ci.homer.ak.us>
Subject: FW: 38498 dba Cosmic Garden 2026-2027 Combined MJ Renewal Notice

Hello Planning team,

Please review the attached application and let me know if the planning department has any objections to the renewal. For non-objection, an email response is sufficient. Please document any objections in a memorandum that can be routed to Council.

Thank you,
Amy Woodruff
City Clerk
[City of Homer, Alaska](#)
907.235.8121 x2226

From: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>

From: [Michael Scanlon](#)
To: [Amy Woodruff](#)
Subject: RE: 38498 dba Cosmic Garden 2026-2027 Combined MJ Renewal Notice
Date: Thursday, July 16, 2026 10:04:39 AM
Attachments: [image002.png](#)
[image003.png](#)

Good morning Amy,

HPD has no objection to the renewal of the **38498 dba Cosmin Garden 2026-2027 Combined MJ Renewal Application.**

Have a good day.



Michael Scanlon

Chief of Police

Homer Police Department

625 Grubstake Ave

Homer, AK 99603

907-235-3150 (W)

907-235-3151 (F)

907-399-8122 (C)

Mscanlon@ci.homer.ak.us

From: Amy Woodruff <AWoodruff@ci.homer.ak.us>
Sent: Wednesday, July 15, 2026 3:11 PM
To: Michael Scanlon <Mscanlon@ci.homer.ak.us>
Subject: FW: 38498 dba Cosmic Garden 2026-2027 Combined MJ Renewal Notice

Chief Scanlon,

Please review the attached renewal application and let me know if Homer PD has any objections to the renewal of this license.

Thank you,

Amy Woodruff



August 11, 2026

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

Amy Woodruff, City Clerk
City of Homer

RE: Renewal Application for Limited Marijuana Cultivation Facility

Business Name	:	Cosmic Garden
License Location	:	271 E. Bunnell Avenue, Homer
License No.	:	38498
License Type	:	Limited Marijuana Cultivation Facility
	:	

Dear Ms. Woodruff,

This serves to advise that the Kenai Peninsula Borough (KPB) has reviewed the above referenced application and has no objection to the renewal of the license. Pursuant to 3 AAC 306.060(b) the KPB requests the board continue to impose the following conditions:

1. The marijuana establishment shall conduct their operation consistent with the site plan submitted to the Kenai Peninsula Borough.
2. There shall be no parking in borough rights-of-way generated by the marijuana establishment.
3. The marijuana establishment shall remain current in all Kenai Peninsula Borough financial obligations consistent with KPB 7.30.020(A).

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

Sincerely,

Michele Turner, MMC
Borough Clerk

cc: cosmicseaweed@gmail.com

amco.localgovernmentonly@alaska.gov

License Number: 38498

License Status: Active-Operating

License Type: Limited Marijuana Cultivation Facility

Doing Business As: Cosmic Garden

Business License Number: 2206944

Designated Licensee: Chris C. Long

Email Address: cosmicseaweed@gmail.com

Local Government: Homer

Local Government 2: Kenai Peninsula Borough

Community Council:

Latitude, Longitude: 59.639470, -151.539520

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

Licensee #1	Entity Official #1
Type: Entity	Type: Individual
Alaska Entity Number: 10183878	Name: Chris C. Long
Alaska Entity Name: Cosmic Enterprises LLC	
Phone Number:	
Email Address:	
Mailing Address: 261 East Bunnell Avenue Homer, AK 99603 UNITED STATES	Phone Number:
	Email Address:
	Mailing Address: 261 East Bunnell Avenue Homer, AK 99603 UNITED STATES

Note: No affiliates entered for this license.



Alaska Marijuana Control Board

Form MJ-20: 2026-2027 Renewal Application Certifications

What is this form?

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 main 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:	Cosmic Enterprises LLC	License Number:	38498		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Cosmic Garden				
Premises Address:	271 E Bunnell Avenue				
City:	Homer	State:	Alaska	ZIP:	99603

Section 2 – Individual Information

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

Name:	Chris Long
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, 2025 to June 30, 2026.

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).



Form MJ-20: Renewal Application Certifications

Section 4 – 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.

CL

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.

CL

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

CL

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

CL

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

CL

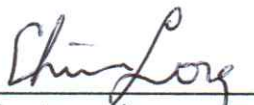
I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Marijuana Control Board.

CL

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

CL

As an applicant for a marijuana establishment license renewal, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Marijuana Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff may result in additional fees or expiration of this license.


Signature of licensee

Chris Long

Printed name of licensee



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

July 20, 2026

Licensee: Cosmic SeaWeed, LLC

DBA: Cosmic SeaWeed

VIA email: pyrofish13@gmail.com

Local Government: Homer & Kenai Peninsula Borough

Via Email: mjacobsen@ci.homer.ak.us; clerk@ci.homer.ak.us; awoodruff@ci.homer.ak.us;
micheletturner@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us; rraidmae@kpb.us;
slopez@kpb.us; bcarter@kpb.us; hmill@kpb.us; jwest@kpb.us

Community Council: N/A

Via Email: N/A

BCC: amco.admin@alaska.gov

Re: Marijuana Concentrate Manufacturing Facility License Combined Renewal Notice

License Number:	#39840
License Type:	Marijuana Concentrate Manufacturing Facility
Licensee:	Cosmic SeaWeed, LLC
Doing Business As:	Cosmic SeaWeed
Physical Address:	271 E Bunnell Avenue Homer, AK 99603 UNITED STATES
Designated Licensee:	Chris Long
Phone Number:	[REDACTED]
Email Address:	[REDACTED]

☒ 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 2026/2027 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). Application documents will be sent to you separately via ZendTo.

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.

Sincerely,



Kevin Richard, Director
907-269-0350

From: [Michael Scanlon](#)
To: [Amy Woodruff](#)
Subject: RE: 39840 dba Cosmic Seaweed, LLC 2026-2027 Combined MJ Renewal Notice
Date: Wednesday, July 22, 2026 12:26:48 PM
Attachments: [image002.png](#)
[image003.png](#)

Amy,

The Homer Police Department has no objections to the renew of licensure for 39840 dba Cosmic Seaweed, LLC 2026-2027 Combined MJ Renewal.

Thank you,



Michael Scanlon

Chief of Police

Homer Police Department

625 Grubstake Ave

Homer, AK 99603

907-235-3150 (W)

907-235-3151 (F)

907-399-8122 (C)

Mscanlon@ci.homer.ak.us

From: Amy Woodruff <AWoodruff@ci.homer.ak.us>

Sent: Wednesday, July 22, 2026 11:54 AM

To: Michael Scanlon <Mscanlon@ci.homer.ak.us>; Department Planning <Planning@ci.homer.ak.us>

Subject: FW: 39840 dba Cosmic Seaweed, LLC 2026-2027 Combined MJ Renewal Notice

Hello Chief Scanlon and Planning Department,

Please let me know if you have any objections to this license renewal for Cosmic Seaweed.

Thank you,

Amy Woodruff
City Clerk
[City of Homer, Alaska](#)

From: [William Anderson](#)
To: [Amy Woodruff](#)
Cc: [Department Planning](#)
Subject: RE: 39840 dba Cosmic Seaweed, LLC 2026-2027 Combined MJ Renewal Notice
Date: Wednesday, July 22, 2026 2:52:58 PM
Attachments: [image003.png](#)

Hello Amy,

We have reviewed the combined renewal application for Cosmic Seaweed marijuana concentrate manufacturing facility, License number 39840, located at 271 E Bunnell Avenue. Planning has no objection to the renewal on zoning related issues.

Thank you,

[Will Anderson](#)
Associate Planner
City of Homer Planning Department
491 Pioneer Ave, Homer AK. 99603
(907) 435-3178



From: Amy Woodruff <AWoodruff@ci.homer.ak.us>
Sent: Wednesday, July 22, 2026 11:54 AM
To: Michael Scanlon <Mscanlon@ci.homer.ak.us>; Department Planning <Planning@ci.homer.ak.us>
Subject: FW: 39840 dba Cosmic Seaweed, LLC 2026-2027 Combined MJ Renewal Notice

Hello Chief Scanlon and Planning Department,

Please let me know if you have any objections to this license renewal for Cosmic Seaweed.

Thank you,

Amy Woodruff
City Clerk
[City of Homer, Alaska](#)
907.235.8121 x2226



August 11, 2026

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

Amy Woodruff, City Clerk
City of Homer

RE: Renewal Application for Marijuana Concentrate Manufacturing Facility

Business Name	:	Cosmic SeaWeed, LLC
License Location	:	271 E. Bunnell Avenue, Homer
License No.	:	39840
License Type	:	Marijuana Concentrate Manufacturing Facility

Dear Ms. Woodruff,

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

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

Sincerely,

Michele Turner, MMC
Borough Clerk

cc: pyrofish13@gmail.com

amco.localgovernmentonly@alaska.gov

License Number: 39840

License Status: Active-Operating

License Type: Marijuana Concentrate Manufacturing Facility

Doing Business As: COSMIC SEAWEED, LLC

Business License Number: 1088609

Designated Licensee: Chris Long

Email Address: pyrofish13@gmail.com

Local Government: Homer

Local Government 2: Kenai Peninsula Borough

Community Council:

Latitude, Longitude: 59.639470, -151.539520

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

Licensee #1	Entity Official #1
Type: Entity	Type: Entity
Alaska Entity Number: 10093588	Alaska Entity Number: 10183878
Alaska Entity Name: Cosmic SeaWeed, LLC	Alaska Entity Name: Cosmic Enterprises LLC
Phone Number: [REDACTED]	Phone Number: [REDACTED]
Email Address: [REDACTED]	Email Address: [REDACTED]
Mailing Address: 261 East Bunnell Avenue Homer, AK 99603 UNITED STATES	Mailing Address: 261 East Bunnell Avenue Homer, AK 99603 UNITED STATES

Entity Official #2
Type: Individual
Name: Chris Long
[REDACTED]
[REDACTED]
Phone Number: [REDACTED]
Email Address: [REDACTED]
Mailing Address: 261 East Bunnell Avenue Homer, AK 99603 UNITED STATES

Note: No affiliates entered for this license.



Alaska Marijuana Control Board

Form MJ-20: 2026-2027 Renewal Application Certifications

What is this form?

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 main 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:	Cosmic SeaWeed, LLC	License Number:	39840		
License Type:	Marijuana Concentrate Manufacturing Facility				
Doing Business As:	Cosmic Seaweed, LLC				
Premises Address:	271 E Bunnell Avenue				
City:	Homer	State:	Alaska	ZIP:	99603

Section 2 – Individual Information

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

Name:	Chris Long (Managing Member of Cosmic Enterprises LLC)
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, 2025 to June 30, 2026.

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).



Form MJ-20: Renewal Application Certifications

Section 4 – 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.

CL

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.

CL

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

CL

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

CL

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

CL

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.

CL

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

CL

As an applicant for a marijuana establishment license renewal, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Marijuana Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff may result in additional fees or expiration of this license.


Signature of licensee

Chris Long

Printed name of licensee

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 26-44

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY27 OPERATING BUDGET BY REAPPROPRIATING
\$20,000 APROPRIATED TO THE KACHEMAK SWIM CLUB TO THE
KENAI PENINSULA BOROUGH SCHOOL DISTRICT FOR THE
PURPOSE OF OPERATIONS AT THE KATE KUHNS AQUACTIC
CENTER-HOMER HIGH SCHOOL POOL.

WHEREAS, The Kenai Peninsula School District (KPBSD) has been working towards cost saving measures for their budget and eliminating pool funding is one area that has been continually presented for consideration; and

WHEREAS, At the risk of the pool closing in June of 2026 the Kachemak Swim Club engaged in a planning effort to enter into a contract with KBPSD to manage the Kate Kuhns Aquatic Center-Homer High School Pool (Pool); and

WHEREAS, The City of Homer FY27 Operating Budget was amended at the mid-biennium to appropriate \$20,000 to the Kachemak Swim Club for the purpose of assistance for Pool operations; and

WHEREAS, The Kachemak Swim Club was unable to reach an agreement with KPBSD; and

WHEREAS, Continued efforts between the Kenai Peninsula Borough, KBPSD and the Cities of Homer, Kenai, and Seward resulted in agreements with each of the cities providing financial support for partial funding of pool operations in each municipality for the 2026/2027 school year; and

WHEREAS, It is necessary to reappropriate the \$20,000 from the Kachemak Swim Club to the KPBSD for the City's portion of funding.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY27 Operating Budget by re-appropriating \$20,000 as follows:

Revenue:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
100-0099-4990	General Fund Unassigned Fund Balance	\$20,000

<u>Expenditure:</u>			
<u>Fund</u>	<u>Description</u>	<u>Amount</u>	
100-0350-5210	KPBSD – Partial Funding of Pool Operations	\$20,000	

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

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

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	Additional Funding - HART Public Information	DATE	08/20/2026
DEPARTMENT	Administration	SPONSOR	City Manager
REQUESTED AMOUNT	\$ 6,000		

DESCRIPTION	Ordinance 26-23 submits a ballot question to the voters at the November 3 2026 regular election inquiring whether to reauthorize the HART Program three-fourths percent (3/4%) sales tax levy for up to twenty additional years to support the HART Program. Ordinance 26-28 appropriated \$8,000 for public information on the ballot question including without limitation, information that may influence the outcome of the proposition for the costs of radio, print and social media advertising and mailers. This additional funding will be used towards working with a consultant for developing print ready materials for use in the City's advertising campaign.
-------------	--

FUNDING SOURCE(S)	GF Unassigned FB	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: General Fund Unassigned Fund Balance	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance \$ 2,435,937	Current Balance _____	Current Balance _____
Encumbered \$ 549,281	Encumbered _____	Encumbered _____
Requested Amount \$ 6,000	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda \$ 0	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance \$ 1,880,656	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 26-45

AN ORDINANCE OF THE CITY COUNCIL OF HOMER APPROPRIATING ADDITIONAL FUNDS IN THE AMOUNT OF \$6,000 FROM THE GENERAL FUND UNASSIGNED FUND BALANCE AND AUTHORIZING THE USE OF LIMITED STAFF TIME AND CITY EQUIPMENT FOR PUBLIC INFORMATION ON THE BALLOT PROPOSITION FOR THE CONTINUATION OF THE HOMER ACCELERATED ROADS AND TRAILS (HART) PROGRAM AND REAUTHORIZING THE THREE-FOURTHS PERCENT (3/4%) SALES TAX LEVY FOR UP TO TWENTY ADDITIONAL YEARS INCLUDING WITHOUT LIMITATION INFORMATION THAT MAY INFLUENCE THE OUTCOME OF THE ELECTION ON THE PROPOSITION.

WHEREAS, Ordinance 26-23 submits a ballot question to the voters at the November 3 2026 regular election inquiring whether to reauthorize the HART Program three-fourths percent (3/4%) sales tax levy for up to twenty additional years to support the HART Program; and

WHEREAS, Ordinance 26-28 appropriated \$8,000 for public information on the ballot question including without limitation, information that may influence the outcome of the proposition for the costs of radio, print and social media advertising and mailers; and

WHEREAS, This additional funding will be used towards working with a consultant for developing print ready materials for use in the City's advertising campaign; and

WHEREAS, It is the Council's duty and desire to ensure that all City voters are aware of the impact of reauthorizing HART Program that is used to pay for reconstructing substandard city roads, upgrading existing roads, constructing new streets and non-motorized trails and paying for maintenance as essential City services; and

WHEREAS, AS 15.13.145(c)(2) permits the City to provide the public with nonpartisan information about a ballot proposition, but AS 15.13.145(b) prohibits the City from using funds to influence the outcome of an election concerning a ballot proposition unless the City specifically appropriates the funds for that purpose by ordinance; and

WHEREAS, The purpose of this ordinance is to specifically appropriate \$8000 for the purpose of informing the public fully about the effects of the ballot proposition to reauthorize the HART Program three-fourths percent (3/4%) sales tax levy for up to twenty additional years including information that APOC would likely categorize as influencing the outcome of the election on the ballot proposition; and

NOW THEREFORE, The City of Homer Ordains:

Section 1. The Homer City Council hereby amends the FY27 Operating budget by appropriating an additional \$6,000 from General Fund Unassigned Fund Balance to provide public information on the ballot proposition to, reauthorize the HART Program three-fourths percent (3/4%) sales tax levy for up to twenty additional years to support the HART Program including without limitation information that may influence the outcome of the election on the proposition, as follows:

Revenue:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
100-0099-4990	General Fund Unassigned Fund Balance	\$6,000

Expenditure:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
100-0101-5240	Political Activities	\$6,000

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

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

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



MEMORANDUM

Ordinance 26-46, Amending the Homer City Zoning Map To Rezone A Portion Of The Rural Residential (RR) Zoning District To Residential Office (RO) Zoning District at 1380, 1400, 1410, and 1440 East End Road. Planning Commission.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: August 12, 2026
From: Ryan Foster, City Planner
Through: Melissa Jacobsen, City Manager

City staff received a completed zoning map amendment application by petition of the four property owners, Lloyd Moore, Randall Anderson, Debora Lefree-Rogers, and Jeffrey Scott Ellison, per HCC 21.95.020 (e). On August 5, 2026 a public hearing was held at the Planning Commission Regular Meeting for a request to rezone the properties at 1380 East End Road, 1400 East End Road, 1410 East End Road, and 1440 East End Road from Rural Residential (RR) District to Residential Office (RO) District. The applicant states that they are petitioning for a change in the Homer Zoning Map to incorporate four adjacent Rural Residential lots into the contiguous Residential Office zone. Per the applicant, the proposed rezone will allow for development that is more aligned with the comprehensive plan than the current zoning due to changed conditions and a greater public benefit. Furthermore, the applicant states, "Promoting infill in this area by approving the rezone to Residential Office will help alleviate the public burden of the cost of the water and sewer infrastructure that is already in place. Adding more housing or a professional office in this area will utilize this existing infrastructure, thus reducing added maintenance costs associated with building the system out further."

The motion to approve the rezoning request by the Homer Planning Commission passed by unanimous consent. Attached are Staff Report 26-020 and the August 5, 2026 Planning Commission Unapproved Meeting Minutes with detailed information on the application and public hearing.

RECOMMENDATION:

The Planning Commission motion to recommend approval of the rezoning request was passed by unanimous consent.

Attachments:

Zoning Map illustrating vicinity of 1380, 1400, 1410, and 1440 East End Road

Planning Commission Staff Report 26-020

August 5, 2026 Planning Commission Unapproved Meeting Minutes

Zoning Map: East Hill Rd. & East End Rd. Corridor

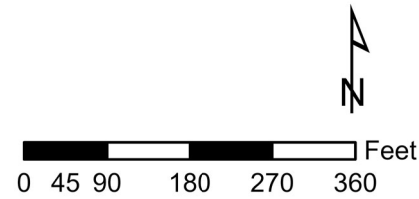
City of Homer

Planning & Zoning Department

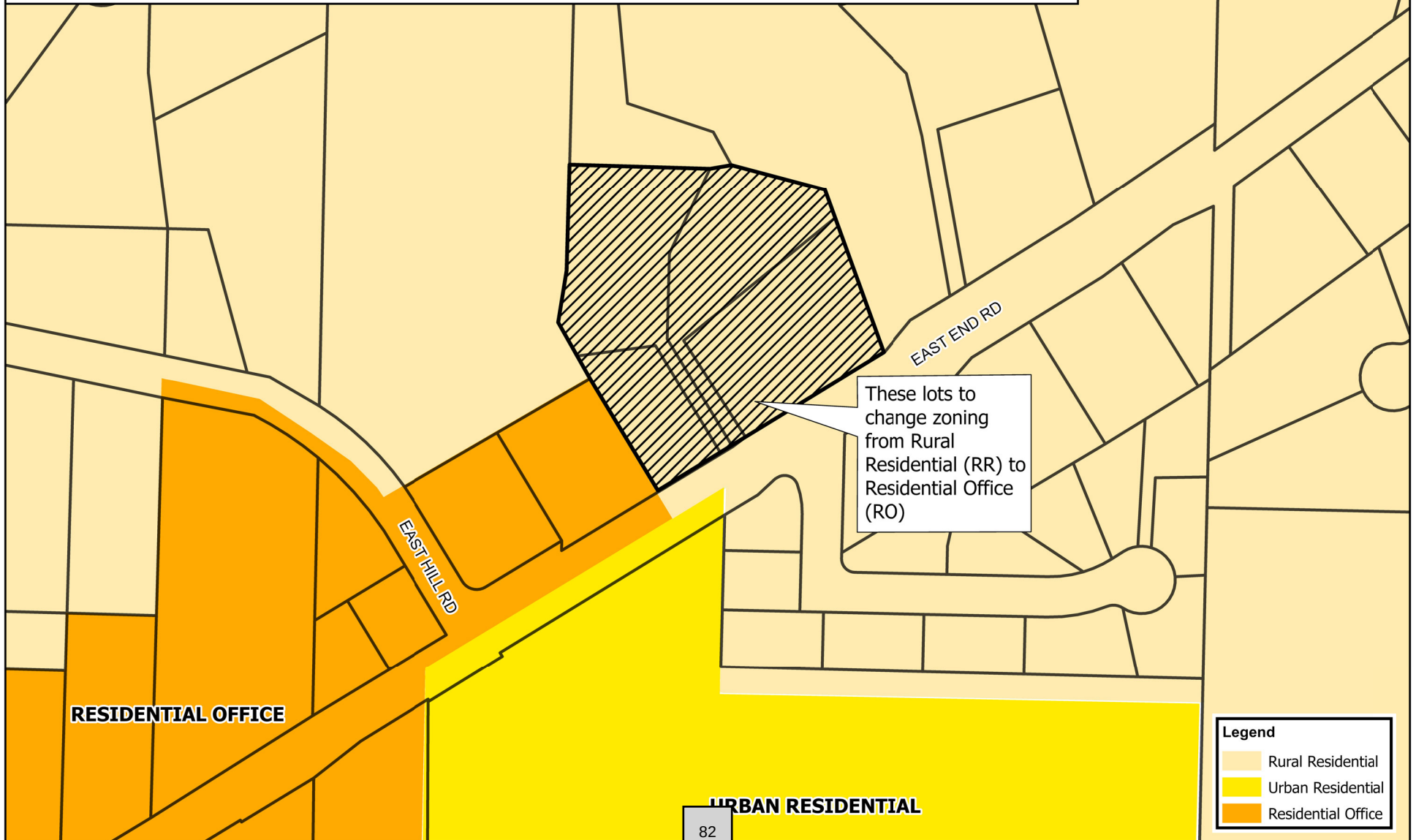
August 24, 2026

Disclaimer:

It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.



RURAL RESIDENTIAL



These lots to change zoning from Rural Residential (RR) to Residential Office (RO)

Legend	
	Rural Residential
	Urban Residential
	Residential Office



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

STAFF REPORT PL 26-020

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
MEETING: August 5, 2026
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 subject properties, 1380 East End Road, 1400 East End Road, 1410 East End Road, and 1440 East End Road are zoned Rural Residential. The applicant requests a change in zoning from Rural Residential to Residential Office by extending the boundary of the Residential Office district eastward.

Applicant: Travis Brown
63930 Aiden Avenue
Homer, AK 99603
Location: 1380, 1400, 1410, and 1440 East End Road

Legal Description:
T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 2
T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 3-A
T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 4
T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 5

Parcel ID: 17903063, 17903080, 17903065, 17903066
Size of Existing Lot: 0.52 acres, 1.13 acres, 0.93 acres, and 1.1 acres
Zoning Designation: Rural Residential District
Existing Land Use: Residential and Commercial
Surrounding Land Use: North: Vacant and Residential
South: Institutional and Vacant
East: Residential
West: Residential and Vacant

Comprehensive Plan: Land Use and Environment, Goal C
Public Facilities and Services, Goal A
Housing, Goal B
Economic Development, Goal D

Wetland Status: Yes, KWF Wetlands Assessment of Discharge Slope on a small corner of 1440 East End Rd

Flood Plain Status: None

Utilities: Public utilities service the site.

Public Notice: Notice was sent to 23 property owners of 22 parcels as shown on the KPB tax assessor rolls.

GENERAL INFORMATION

This application proposes a zoning map amendment to move the Residential Office Boundary (RO) east to encompass the subject lots. The applicant states the proposed rezone will allow for development that is more aligned with the comprehensive plan than the current zoning due to changed conditions and a greater public benefit.

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: See attached application.

Staff Analysis: There are multiple goals and objectives from the 2045 Comprehensive Plan that support this rezoning:

Land Use and Environment, Goal C, Modernize zoning and land use regulations to reflect the community's vision.

This rezoning to RO aligns with the Future Land Use Map in the Comprehensive Plan for a neighborhood flex land use. Neighborhood flex is intended to mix residential and compatible uses that emphasize adaptability—to topography, mix of housing types, and variety of community uses. This is a transitional area from the city core to a rural/low-density residential area of the city. The RO zoning district aligns with this intended transition.

Public Facilities and Services, Goal A, Provide City services that are available, affordable, and adequate.

This rezoning supports this goal, city services such as sewer, water, and transportation (via a state maintained east-west route for Homer) are available at this location and would build upon a node of RO at this junction of the city. By encouraging future development at locations with existing services, it helps the city provide necessary services and can make them more affordable.

Housing, Goal B, Develop Homer's housing inventory to be compatible with the beloved existing community character while allowing for essential growth and density.

This rezoning would provide an opportunity for infill development in a location that can both maintain existing character while providing for new growth and a modest increase in density. Access via a state-maintained ROW, city sewer and water, and electric all point to an area that can accommodate modest increases in housing and density.

Economic Development, Goal D, Develop and maintain sustainable, accessible infrastructure that supports a thriving local economy.

Encouraging development where infrastructure already exists can ensure that infrastructure remains both sustainable and accessible.

Staff Finding: The proposed zoning change is consistent with the Comprehensive Plan and will support goals related to land use, public facilities and services, housing, and economic 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: A lot has changed since this area was designated as Rural Residential (RR). Medical clinics and office space have been built within 750 feet of the proposed rezone. A separated bike and pedestrian path has been constructed. There has been an increased demand for medical services in recent years and limited land for new modern professional office buildings and small medical clinics in other appropriate zoning districts.

Staff Analysis: The Residential Office district in Homer is centered on East End Road, a major east-west connector for Homer. This district is intended for a mixture of low-density to medium-density residential uses and certain specified businesses and offices, and acts as a transition zone between commercial and residential neighborhoods in Homer, specifically the downtown core and the rural residential on the outer edges of the City. In 2025, the Planning Commission recommended for approval, and the City Council approved a rezoning of 4410 E Hill Road and 1374 East End Road from RR to RO. By encompassing the entire intersection area in RO, there is an efficiency in services and land use, essentially creating a node of RO uses and more appropriately transitioning from CBD, RO, to RR from the urban core to the rural edge of the City. In addition, to the south, there is a new residential subdivision of approximately 14 lots at Cantrell Creek Road currently under construction. The proposed rezoning of 1380, 1400, 1410, and 1440 East End Road would build upon this node of RO at a key intersection of the city, accommodating the need for professional and medical office spaces in the city.

Staff Finding: The amendment would apply a zoning district that is better suited to the area because Residential Office is more appropriate for a prominent intersection than Rural Residential.

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: Expanding the Residential Office District in this location will positively impact the broader community by encouraging high-quality buildings and increased housing diversity. The allowed uses in this district are compatible with the existing nearby land uses found in the adjacent RO and UR districts. Impacts to the adjacent RR district are expected to be minimal considering some uses found in the RR district, such as kennels, churches or recreational facilities may generate more noise and traffic than many of the permitted and conditional uses allowed in the RO district.

Staff Analysis:

Public Services and Transportation

City water and sewer are available at East End Road and access to the subject properties would be via East End Road, an Alaska Department of Transportation maintained road. Full police and fire services are available. Public services and facilities are adequate to serve the properties.

Environmental Conditions: Wetlands Analysis

The KWF wetlands assessment identifies Discharge Slope on a small southwestern corner of 1440 East End Rd. It is currently not impacted by development, but any future development that would impact this corner of the lot, via zoning permit, may require a determination by the US Army Corps of Engineers.

Land Use Patterns

The Residential Office District is primarily intended for a mixture of low-density to medium-density residential uses and certain specified businesses and offices, which may include professional services, administrative services, and personal services, but generally not including direct retail or wholesale transactions except for sales that are incidental to the provision of authorized services. The primary purpose of the district is to preserve and enhance the residential quality of the area while allowing certain services that typically have low traffic generation, similar scale and similar density. The district provides a transition zone between commercial and residential neighborhoods.

This property is located where Residential Office and Rural Residential districts meet. To the west are RO zoned parcels and a health clinic, to the south is a school and residential lots, to the east is residential, and to the north are vacant/residential lots. The residential office district fits well with the existing surrounding land uses and zoning districts.

Staff Finding: The rezoning of 1380, 1400, 1410, and 1440 East End Road to Residential Office is in the best interest of the public as it supports the transition between the downtown core and the rural edges of the City and has the infrastructure necessary to support this use and development.

STAFF COMMENTS/RECOMMENDATIONS:

Planning staff have 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. Map of Rezone

3. Petition
4. Public Notice
5. Aerial Map
6. Zoning Districts Map



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

Rezoning Application

For Staff Use Only 13-1306

Fee Amount: \$500	Received by: WCA	Planning Commission Public Hearing Date: 7-15-26
Date application accepted as complete: 6-12-26	HAPC approval or denial date:	

APPLICANT

Name:

Phone Number:

Address:

PROPERTY OWNER

Name:

Phone Number:

Address:

RECEIVED

JUN 12 2026

CITY OF HOMER
PLANNING/ZONING

PROPERTY INFORMATION (complete property information is listed on following page)

Street Address: 1380 East End Rd., 1400 East End Road, 1410 East End Rd. & 1440 East End Road

Lot Size: 0.52 acres, 1.13 acres, 0.93 acres & 1.1 acres respectively, totalling approx. 3.68 acres

Is City water available? Yes City Sewer? Yes Electrical Service? Yes

What is the existing use of the property? Water refill services, well services, dwellings

What is the proposed use of the property? Medical or professional office, single family, duplex/triplex

What structures or land uses exist on the neighboring properties? What is their zoning?

	Structures/land use	Zoning District
Northwest:	Vacant Lot	RR
Northeast:	Single Family Home	RR
Southwest:	Single Family Home & Elementary School	RO & UR
Southeast:	Vacant and Single Family Home	RR

Four Properties Proposed for Rezone from Rural Residential to Residential Office:

Street Address: 1380 East End Rd. **Lot size:** 0.52 acres **Tax parcel number:** 17903063

Legal Description: LOT 2 MUTCH GANGL TRACTS NEPTUNE ADDN, T. 6S R. 13W, SEC. 16, S.M. HM 0940021

Street Address: 1400 East End Rd. **Lot size:** 1.13 acres **Tax parcel number:** 17903080

Legal Description: LOT 3-A WATSON RIDGE, T. 6S R. 13W, SEC 16 S.M. HM 2005096

Street Address: 1410 East End Rd. **Lot size:** 0.93 acres **Tax parcel number:** 17903065

Legal Description: LOT 4 MUTCH GANGL TRACTS NEPTUNE ADDN, T. 6S R. 13W, SEC. 16, S.M. HM 0940021

Street Address: 1440 East End Rd. **Lot size:** 1.1 acres **Tax parcel number:** 17903066

Legal Description: LOT 5 MUTCH GANGL TRACTS NEPTUNE ADDN, T. 6S R. 13W, SEC. 16, S.M. HM 0940021

Please provide your responses below regarding the zoning map amendment review criteria.

1. In what ways does this application demonstrate alignment with the Comprehensive Plan, and how does it advance specific goals and objectives outlined in the Plan?

Core Plan, Chapter 2: Land Use and Environment

Core Plan, Chapter 4: Housing

Rising Costs and Land Availability Limit Housing Development Opportunities

"... While the 2023 Homer Housing Review identified 1,163 vacant tax parcels within City limits with an average lot size of 1.3 acres, many of these properties face significant development barriers, including wetlands, steep slopes, and lack of access to utilities. 12 These conditions increase the cost and complexity of construction and limit the feasibility of building new homes. Addressing these constraints through targeted infrastructure investment and infill-oriented zoning strategies will be essential to expanding the range of housing options available to the community."

The proposed rezone will advance Chapter 4: Housing by allowing increased housing density near the core of the city where there are existing improvements including road access, water, sewer, electric, and a paved separated pathway. These many improvements make this area a great infill opportunity.

2. Implement zoning reforms to support sustainable growth and attainable housing development.

(d) "Align development regulations with community service availability, promoting growth in areas already served by schools, utilities, and other key services."

This proposed zoning change will allow development in this area to better align with community services due to its proximity to Paul Banks Elementary as well as the other services that are already built-out and available here.

Core Plan, Chapter 5: Economic Development

"9. Address barriers to workforce recruitment and retention (e.g., housing, child care)."

This rezone will reduce barriers to workforce recruitment by providing opportunity for more housing in this area than would be allowed by its current designation as Rural Residential zoning district.

Promoting infill in this area by approving the rezone to Residential Office will help alleviate the public burden of the cost of the water and sewer infrastructure that is already in place. Adding more housing or a professional office in this area will utilize this existing infrastructure, thus reducing added maintenance costs associated with building the system out further.

- 2. How does this application propose a zoning district (or districts) that is more appropriate for the subject area than the existing zoning? Please explain whether this is due to changed conditions since the current zoning district was adopted, or because the existing zoning was not suitable for the area from the outset.**

A lot has changed since this area was designated as Rural Residential (RR). Medical clinics and office space have been built within 750 feet of the proposed rezone. A separated bike and pedestrian path has been constructed. There has been an increased demand for medical services in recent years and limited land for new modern professional office buildings and small medical clinics in other appropriate zoning districts.

- 3. Considering the effect of development permitted under the amendment and the cumulative effects of similar development it would allow, how does this application better serve the public interest? Please address potential effects on surrounding properties and the broader community, including without limitations to impacts on the environment, transportation, public services and facilities, as well as existing land use patterns.**

Expanding the Residential Office District in this location will positively impact the broader community by encouraging high-quality buildings and increased housing diversity. The allowed uses in this district are compatible with the existing nearby land uses found in the adjacent RO and UR districts. Impacts to the adjacent RR district are expected to be minimal considering some uses found in the RR district, such as kennels, churches or recreational facilities may generate more noise and traffic than many of the permitted and conditional uses allowed in the RO district.

Homer Zoning Code - Chapter 21.95 LEGISLATIVE PROCEDURES AND AMENDMENT REQUIREMENTS:

Per HCC 21.95.020(a-e) An amendment to the official zoning map may be initiated by any of the following: A member of the City Council, a member of the Planning Commission, The City Manager, The City Planner, or a petition of property owners meeting the following requirements:

1. The proposed amendment would either:
 - a. Apply to an area not less than two acres, including half the width of any abutting street or alley rights-of-way: or
 - b. Reclassify the area to a zoning district that is contiguous to the area separated from the area only by a street or alley right-of-way.
2. The petition represents lots that include more than 50 percent of the area (excluding rights-of-way) that is subject of the proposed amendment. A lot is represented on the petition only if the petition bears the signatures, and the printed names and addresses, of all record owners of the lot.
3. The petition also shall include the following:
 - a. The following statement on each page of the petition: "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."
 - b. The name of each record owner, the legal description and the Borough tax parcel number of each lot that is the subject of the proposed amendment.
 - c. A map showing the lots comprising the area that is the subject of the proposed amendment, all lots contiguous to the boundary of that area, and the present zoning and proposed zoning of each such lot.
 - d. A statement of the justification for the proposed amendment.

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:

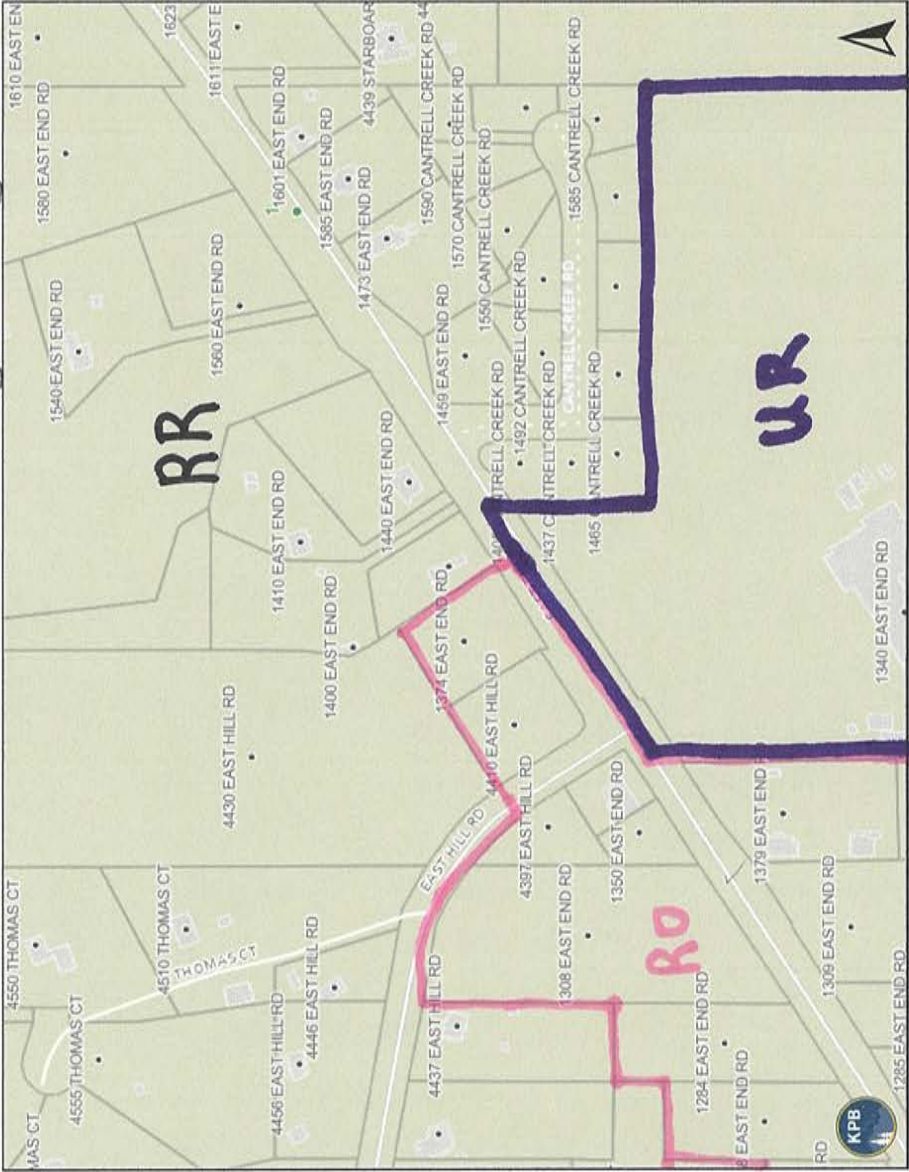
Owner of record, Jeff Ellison, duly authorizes Travis Brown to act on his behalf and that the owner of record is knowledgeable of this application if I am not the owner. I also understand that this item will be scheduled for the Planning Commission Agenda only if all application materials are submitted.

Applicant Signature:



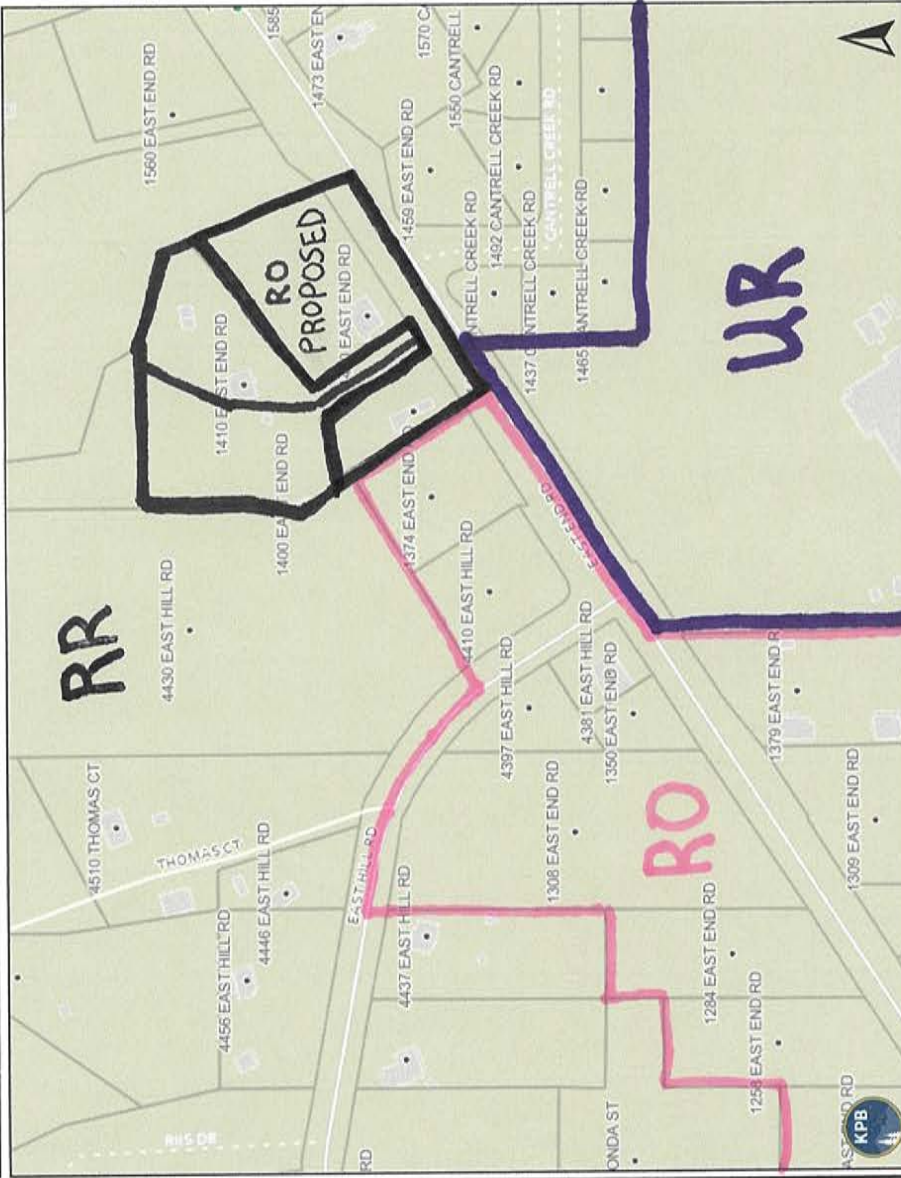
Property Owner Signature:





0 400 800 ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kaval Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kaval Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.



0 350 700 ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kernal Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kernal Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.

Legend

Physical Addresses

Transportation

Mileposts

Parcels and PLSS

Tax Parcels

Petition

Proposed amendment:	The property at ... 1380 East End Road		
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	The proposed rezone will allow for development that is more aligned with the Comprehensive Plan than the current zoning due to changed conditions and a greater public benefit.		
Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Woyd Moore		Lot 2 Mutch Gangie Tracts Neptune ADDN HM 0940021	17903063

Petition

MY SIGNATURE MEANS I AM IN FAVOR OF THIS AMENDMENT

Petition

Proposed amendment:	The property at ... 1400 East End Road
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	The proposed rezone will allow for development that is more alligned with the comprehensive plan due to changed conditions and a greater public benefit.

Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Randall Anderson		Lot 3-A Watson Ridge HM 2005096	17903080

Petition

Proposed amendment:	The property at ... 1410 East End Road		
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	The proposed rezone will allow for development that is more aligned with the Comprehensive plan than the current zoning due to changed conditions and a greater public benefit.		
Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Debora LeFree-Rogers	<i>Debora LeFree-Rogers</i>	Lot 4 Mutch Gang Tracts Neptune Addn. HM 0940021	179 03065

Petition

Proposed amendment:	The property at ... 1440 East End Road		
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	The proposed rezone will allow for development that is more aligned with the comprehensive plan than the current zoning due to changed conditions and a greater public benefit		
Printed Name	Signature of Property Owner or Designated Representative	Legal Description	Tax parcel number
Jeffrey Scott Ellison		Lot 5 Mutch Gargi Tracts Neptune ADDN HM 0940021	17903066

Petition

MY SIGNATURE MEANS I AM IN FAVOR OF THIS AMENDMENT

**CITY OF HOMER
PUBLIC HEARING NOTICE
PLANNING COMMISSION MEETING**

A public hearing on the matters below are scheduled for Wednesday, July 15, 2026 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

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 RESIDENTIAL OFFICE (RO) ZONING DISTRICT

The rezone from Rural Residential (RR) Zoning District to Residential Office (RO) Zoning District is proposed for the following addresses:

1380 East End Road

**T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE
ADDN LOT 2**

1400 East End Road

T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 3-A

1410 East End Road

**T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE
ADDN LOT 4**

1440 East End Road

**T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE
ADDN LOT 5**

In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603.

To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247

Meeting ID: 979 8816 0903

Passcode: 986062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for July 10, 2025 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written

**CITY OF HOMER
PUBLIC HEARING NOTICE
PLANNING COMMISSION MEETING**

comments must be received by 4pm on the day of the meeting.

If you have questions, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY

.....



Legend

Transportation

Mileposts



Roads

- Legal Trail
- Private Road
- Proposed
- State Highway
- Town Low/Seasonal
- Town Major
- Collector
- Town Medium
- Volume-Maintained
- Town Medium
- Volume-Unmaintained

Parcels and PLSS

Tax Parcels



0 300 600 ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use of this data. The Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use of this data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or completeness of the data, or use of the data.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PRESENTATIONS/VISITORS

REPORTS

7A. City Planner's Report, Staff Report PL 26-019

The City Planner informed the Planning Commission that the Title 21 Public Hearing process is expected to begin on September 2nd, with that meeting anticipated to focus primarily on receiving public testimony. Commissioners were reminded of the schedule discussed during the earlier work session.

The planner also welcomed new Planning Commissioner Lakshmi Kanter, noting that she was recently appointed by the City Council.

Looking ahead to the August 19th Planning Commission meeting, staff proposed holding both a work session and a regular meeting. The work session would focus on Title 21 and staff requested Commission approval to begin at 5:00 p.m. instead of 5:30 p.m., allowing the session to run until approximately 6:20 p.m. The regular meeting would start at 6:30 p.m. and include:

- Finalization of the Commission's Capital Improvement Program (CIP) recommendation.
- Training on motions and meeting procedures.

Finally, commissioners were reminded that the next opportunity for the Planning Commission to report to the City Council would be at the council meeting on August 10.

Commissioners agreed to begin the August 19th worksession at 5pm and requested a reminder from the Clerk.

COMMISSIONER SCHNEIDER agreed to present the Planning Commissioner Report to City Council on August 10th.

There was no discussion.

PUBLIC HEARINGS

8A. 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 RESIDENTIAL OFFICE (RO) ZONING DISTRICT, Staff Report PL 26-020

Planner presentation of SR 26-020.

City Planner Foster provided a summary of his report included in the packet. Foster concluded with recommendation that the Planning Commission recommend approval of the rezone to the City Council.

COMMISSIONER (CHAIR) SCOTT SMITH invited the applicant to speak to the application and address the commission. The applicant and owner were present.

TRAVIS BROWN (APPLICANT) Introduced himself as representing the property owner, Jeff Ellison, and made himself and the owner available for questions.

COMMISSIONER (CHAIR) SCOTT SMITH opened the public hearing for comments from the audience, noting that comments are to be limited to 3 minutes when addressing the commission.

PUBLIC COMMENT: RANDAL ANDERSON, Property owner of 1400 East End Rd, addressed the commission, voiced support for the rezone application, and asked for the commissioners' support as well.

COMMISSIONER (CHAIR) SCOTT SMITH closed the public hearing for comments from the audience.

COMMISSIONER (CHAIR) SCOTT SMITH addressed the commission for discussion.

COMMISSIONER KEISER raised several questions for the City Planner regarding the relationship between the Future Land Use Map and the City's zoning districts.

CITY PLANNER FOSTER explained that the Future Land Use Map and zoning map serve different purposes and are not intended to match exactly. The Future Land Use Map focuses on long-term land use policy, while zoning regulates specific land uses and development standards.

COMMISSIONER KEISER followed with an additional question for the City Planner regarding the proposed limits of the Downtown Mixed Use zoning district as it related to the application.

CITY PLANNER FOSTER confirmed the land west of the referenced boundary is designated Downtown Mixed Use in the Future Land Use Map, while the area east was labeled Neighborhood Flex.

COMMISSIONER KEISER indicated that her previous questions had been answered, then followed with an additional question regarding what the future plans for the development of housing were for this area.

CITY PLANNER FOSTER confirmed that, while the future is uncertain, the rezoning from Rural Residential to Residential Office would maintain the potential for future housing development in the district.

COMMISSIONER HEATH SMITH expressed reservations about the proposed rezoning and questioned some of the justifications provided by the applicant. His primary concern was the continued expansion of the district boundary, asking where such expansions should ultimately stop if each new request is justified by the precedent set by the previous one. Smith also questioned the consistency of the application's stated benefits. He observed that the proposal cites both a need for additional medical clinic space and increased housing diversity, and he was skeptical that the same property could effectively serve both purposes. He felt some of the justifications did not clearly align with one another. Overall, Commissioner Smith's comments focused on the need to establish a clear limit to future boundary expansions and to ensure that the rationale for rezoning remains consistent and well supported.

COMMISSIONER (CHAIR) SCOTT SMITH: expressed support for the proposed rezoning, stating that he viewed it favorably. He recalled previous discussions by the Planning Commission about identifying additional land in high-visibility locations with good access for office and similar development. Overall, Chair Smith indicated that he sees the proposed adjustment as a logical extension of past planning discussions and generally supports the project.

COMMISSIONER KEISER expressed strong support for the proposed rezoning. She emphasized that allowing vertical mixed-use development along East End Road can be an effective way to create more affordable housing opportunities without requiring high-rise buildings. Overall, Commissioner Keiser viewed the proposal as consistent with the Comprehensive Plan, supportive of mixed-use development goals, and potentially beneficial for expanding housing opportunities in the community.

COMMISSIONER KANTER expressed support for the rezone application noting that the potential for additional housing is a huge bonus.

COMMISSIONER DAVID SCHNEIDER posed a question to the City Planner regarding how the proposed rezoning relates to the forthcoming Title 21 rewrite. His comment focused on understanding the proposal in the context of the City's ongoing code update and determining how the rezoning aligns with the future zoning framework being developed through Title 21.

CITY PLANNER FOSTER explained that the proposed rezoning should be evaluated based on the current code and regulations in effect today, rather than on the draft Title 21 rewrite, which has not yet been adopted. He followed by stating that while he could not definitively say how the property might be classified under a future zoning framework, his assessment is that the proposed rezoning appears generally consistent with the concepts being discussed in the Title 21 rewrite and does not create an obvious conflict with the City's future planning efforts.

COMMISSIONER DAVID SCHNEIDER concluded that he sees no conflict and is in support of the rezone but sees an opportunity for the commission to think more comprehensively about establishing a larger corridor that could accommodate similar office, commercial, and mixed-use development opportunities in the future.

COMMISSIONER (CHAIR) SCOTT SMITH request a motion and a second to approve the rezone application as presented. COMMISSIONER HARNESS MOVED TO RECOMMEND TO THE CITY COUNCIL TO ADOPT THE ORDINANCE AMENDING THE HOMER CITY ZONING MAP AS PRESENTED IN SR PL26-020. COMMISSIONER VENUTI SECOND.

There was no further discussion or objection to the motion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

8B. A request for Conditional Use Permit (CUP) CUP 26-04 per HCC 21.18.030 (h), More than one building containing a permitted principal use on a lot at 3582 Main Street, Staff Report PL 26-021

Planner presentation of SR 26-021.

City Planner Foster provided a summary of his report included in the packet. Foster concluded with recommendation that the Planning Commission recommend approval of Conditional Use Permit 26-04, with findings one through ten, and the five conditions as presented in SR PL 26-021.

COMMISSIONER (CHAIR) SCOTT SMITH invited the applicant to speak to the application and address the commission. The applicants were present.

SUSAN & CARLOS MCGRIFF (APPLICANT) introduced themselves via zoom, thanked the commission for considering their application and apologized for seeking approval after the structure was already in use. They then made themselves available for questions.

COMMISSIONER (CHAIR) SCOTT SMITH opened the public hearing for comments from the audience, noting that comments are to be limited to 3 minutes when addressing the commission.

PUBLIC COMMENTS: none

COMMISSIONER (CHAIR) SCOTT SMITH closed the public hearing for comments from the audience.

COMMISSIONER (CHAIR) SCOTT SMITH addressed the commission for discussion.

**CITY OF HOMER
HOMER, ALASKA**

Planning Commission

ORDINANCE 26-46

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE RURAL RESIDENTIAL (RR) ZONING DISTRICT TO RESIDENTIAL OFFICE (RO) ZONING DISTRICT AT 1380, 1400, 1410, and 1440 EAST END ROAD.

WHEREAS, City staff received a completed application by petition of the property owners, Lloyd Moore, Randall Anderson, Debora Lefree-Rogers, and Jeffrey Scott Ellison, per HCC 21.95.020 (e); and

WHEREAS, The request is consistent with the 2024 Homer Comprehensive Plan and will further specific goals and objectives of the plan; and

WHEREAS, The Homer Planning Commission held a public hearing on August 5, 2026 as required by HCC 21.95.060(c); and

WHEREAS, The motion to recommend approval of the rezoning request by the Homer Planning Commission passed by unanimous consent; 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 zoning district to the Residential Office 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 of 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 _____, 2026.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Exhibit A

Parcel ID	Acreage	Legal Description
17903063	0.52	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 2
17903080	1.13	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 3-A
17903065	0.93	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 4
17903066	1.1	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 5

Exhibit B

Proposed Change: These lots to change zoning from Rural Residential (RR) to Residential Office (RO)

**RURAL RESIDENTIAL
(RR) ZONING**

X

X

X

X

East Hill Rd.

Zoning District
Boundary RO / RR

East Hill Rd.

East End Rd.

Cantrell Creek Rd.

**RESIDENTIAL OFFICE
(RO) DISTRICT**

East End Rd.

Zoning District
Boundary RO / UR

**URBAN RESIDENTIAL
(UR) DISTRICT**



City of Homer
Planning and Zoning Department

Exhibit B
Rural Residential to
Residential Office
Rezoning



0 125 250 500 750 1,000 Feet

*Disclaimer:
It is expressly understood the City of
Homer, its council, board,
departments, employees and agents are
not responsible for any errors or omissions
contained herein, or deductions, interpretations
or conclusions drawn therefrom.*

City of Homer
Planning & Zoning Department
August 24th, 2026



For Peat's Sake: Quantifying the Ecological Services of the Kachemak Sponge in Homer, Alaska Through Freshwater Quality Monitoring

**Sean Michael Valencia Monte¹, Ingrid Harrald², Spencer Johnson²,
Tyelyn Brigino³, Stacy Cummings⁴**

¹ University of Hawaii at Manoa, Global Environmental Science

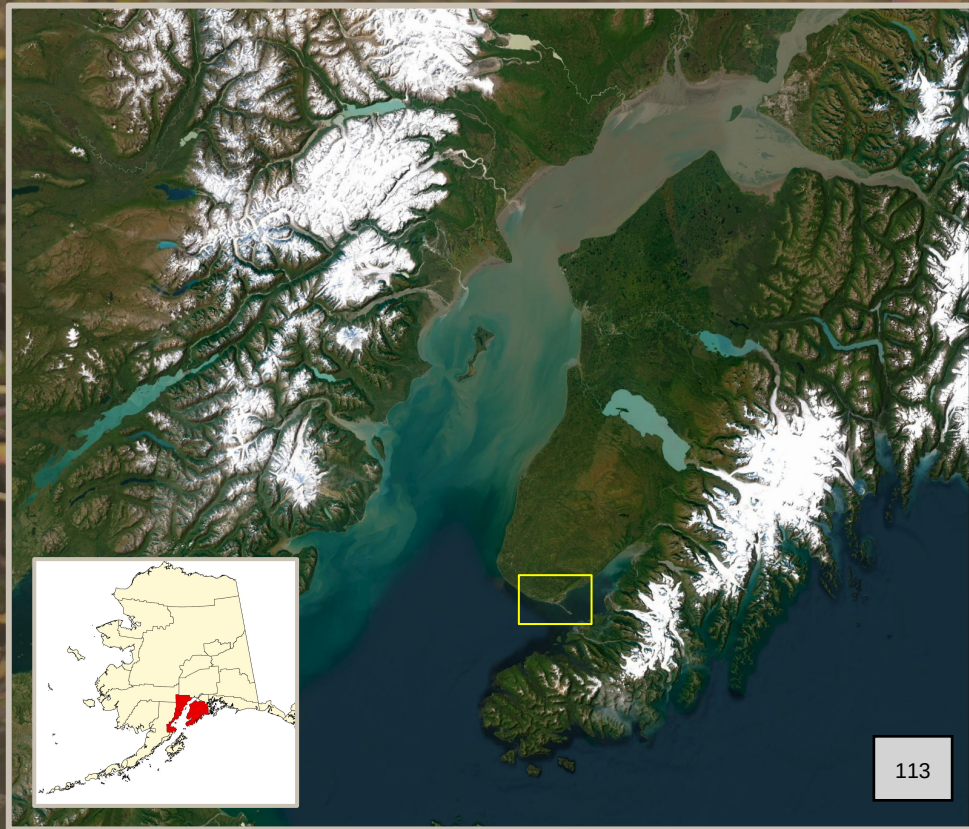
² Kachemak Bay National Estuarine Research Reserve

³ University of South Florida, Davidson Graduate Fellow

⁴ NOAA Office for Coastal Management

Kachemak Bay National Estuarine Research Reserve

KBNERR



Part of a national network of **30 reserves** that are supported through NOAA and a state partner.

The work is dedicated to **conducting research**, monitoring, education, trainings, and community engagement.

What are wetlands?

An area of land where the **soil is saturated or covered with water**—either permanently or seasonally.



(U.S. Fish and W 114)



Wetland Classification

Peatlands

Characterized by the **accumulation of partially decomposed organic material (peat)** under persistently waterlogged conditions.



Discharge Slope

A sloping wetland where **groundwater discharges at the surface**, providing a continuous source of water.



115

Wetland-Upland

A **transition zone between wetlands and uplands** where water levels fluctuate, supporting vegetation adapted to both saturated and drier conditions.



Peatlands of the Lower Kenai Peninsula



0 5 10 20
Kilometers

Pinstar Geographics

The Kenai Peninsula

Approximately **40%** of the southern Kenai lowland is
covered by wetland.

Hydrologic Regulation

Water Quality

Carbon Storage

Wildlife Protection

01

Source

Wetlands continually discharge stored water. Critical source of groundwater during droughts

02

Sink

Retain excess water, sediments, and nutrients. Capturing pollutants aid in regional water quality.

03

Lag

The sponge-like wetland absorbs peak water volumes and releases them slowly, mitigating risks of flooding.

The Kachemak Sponge Project



Community Concerns

Flooding

Road Damage

Future Development

Wildlife Protection

The Kachemak Sponge Project



Conserves approximately 39 acres of
wetlands

Partnership between KBNERR and the Kachemak Heritage Land Trust

Research

A background photograph showing two researchers in a field. One researcher, wearing a blue jacket and gloves, is kneeling and working with a sample. Another researcher, wearing an orange safety vest, is sitting nearby. In the background, there are tall green plants, a blue sky, and distant mountains.

Research Objectives

01

Develop baseline project protocols for study site watersheds

02

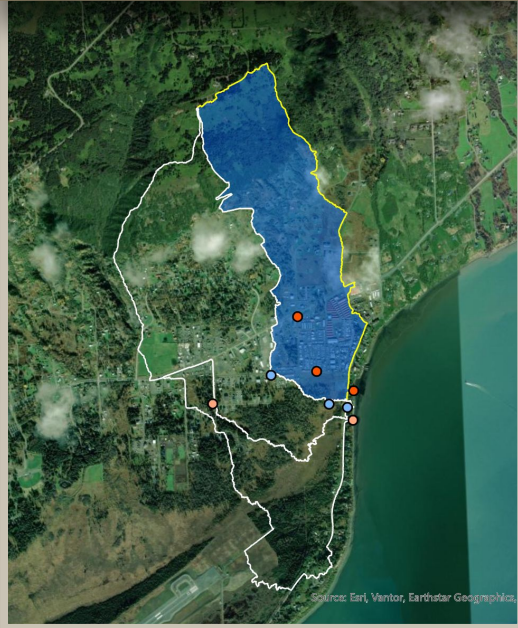
Compare water quality among watersheds with different levels of development

03

Evaluate spatial variability in water chemistry using heavy metals

Study Area

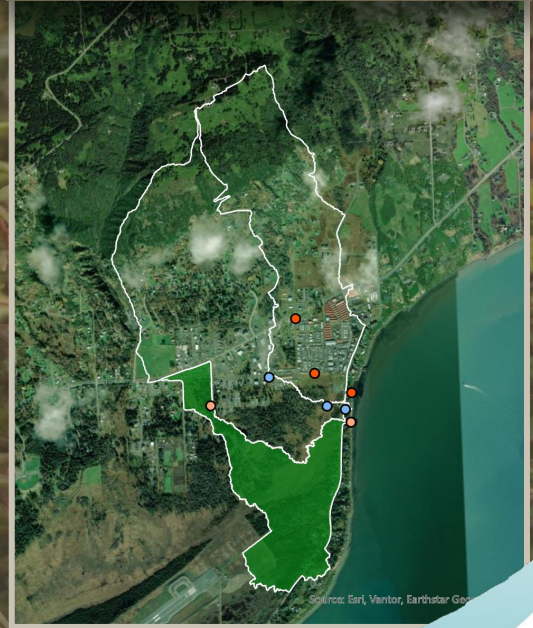
Developed Watershed



**Proposed To Be
Developed
Watershed**

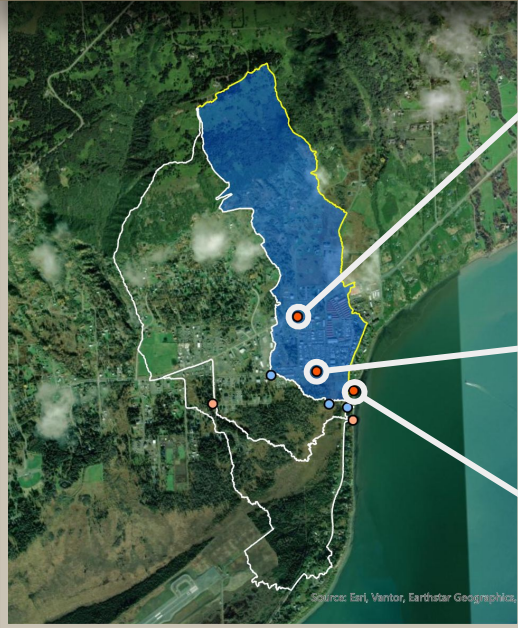


Undeveloped Watershed



Study Area

Developed Watershed



Upstream



Middle



Downstream

123

Dominant Wetland Type

Discharge Slope: 45.92%
146.80 acres

Peatland: 0.21%
0.67 acres



Study Area

**Proposed To Be
Developed
Watershed**



Upstream



Middle



Downstream

124

Dominant Wetland Type

Discharge Slope: 24.09%
97.05 acres

Wetland-Upland Complex: 21.68%
87.339 acres

Peatland: 2.80%
11.28 acres



Study Area

Undeveloped Watershed



Upstream



Downstream

Dominant Wetland Type

Peatland: 46.88%
81.73 acres

Discharge Slope: 32.71%
57.03 acres

Wetland-Upland Complex: 0.81%
1.41 acres



Methodology

Methods: Field

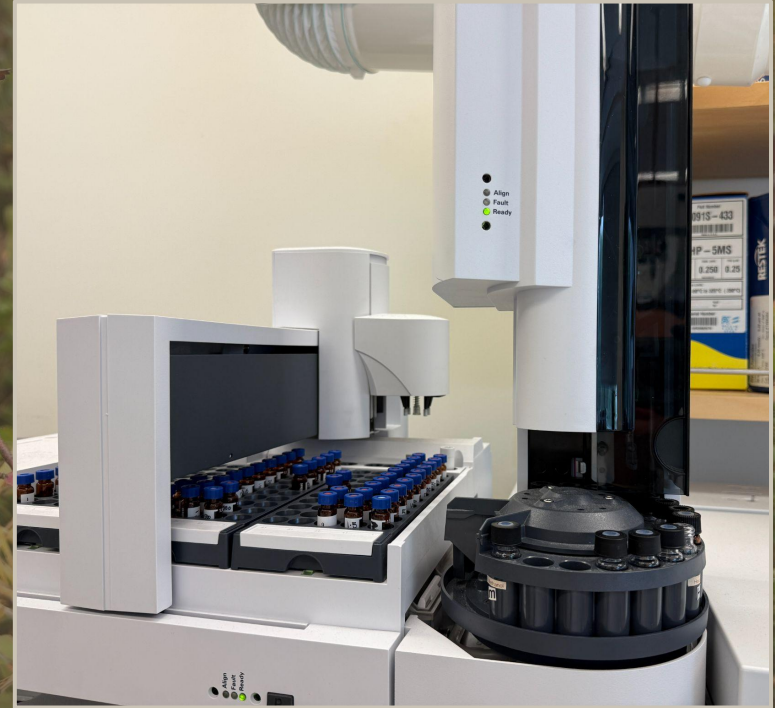


YSI Values (pH, Specific Conductivity, Temperature)

Volumetric Flow

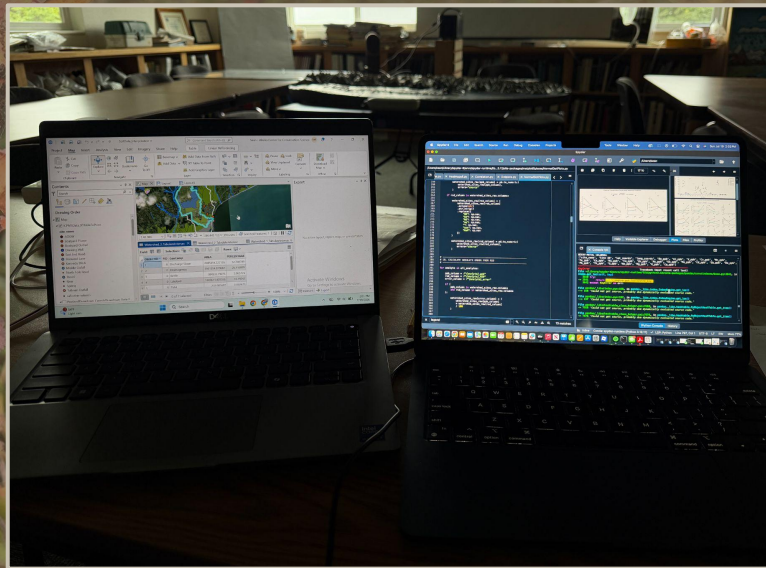
Water Sample Collection

Methods: Sample Analysis



Heavy Metals: Inductively Coupled Plasma Mass Spectrometry (ICP-MS)

Methods: Data Analysis



ArcGIS and Python



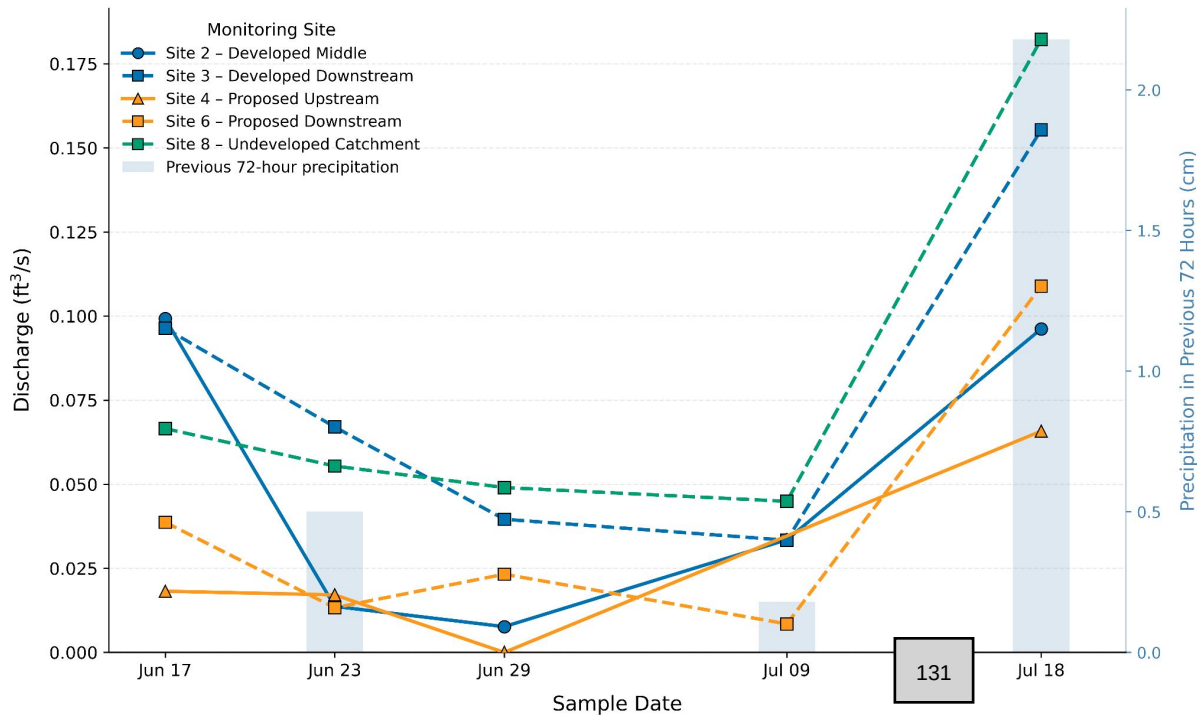
Results

In-Situ Measurements

Results

Effects of Precipitation on Discharge

Discharge Through Time with 72-Hour Antecedent Precipitation



Discharge increased following precipitation events.

All watersheds exhibited similar hydrologic responses.

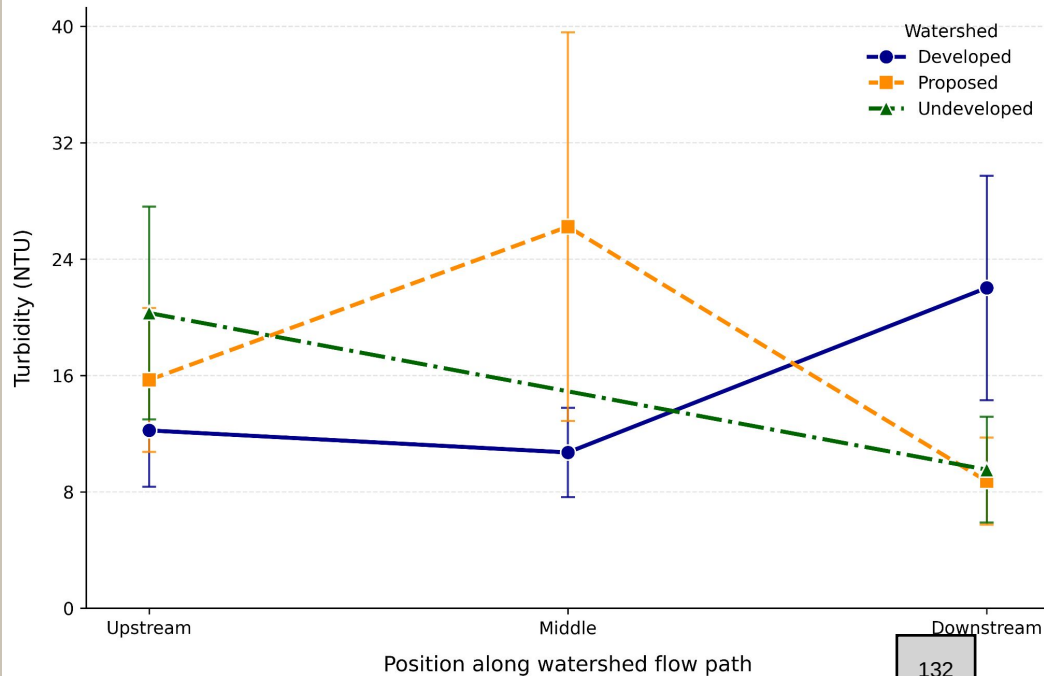
Rainfall influenced streamflow after water quality sampling.



Results

Turbidity

Mean Turbidity Along Watershed Flow Paths



Points represent site means across 4 available sampling dates; error bars represent ± 1 standard deviation.

Greater sediment transport downstream in developed watershed

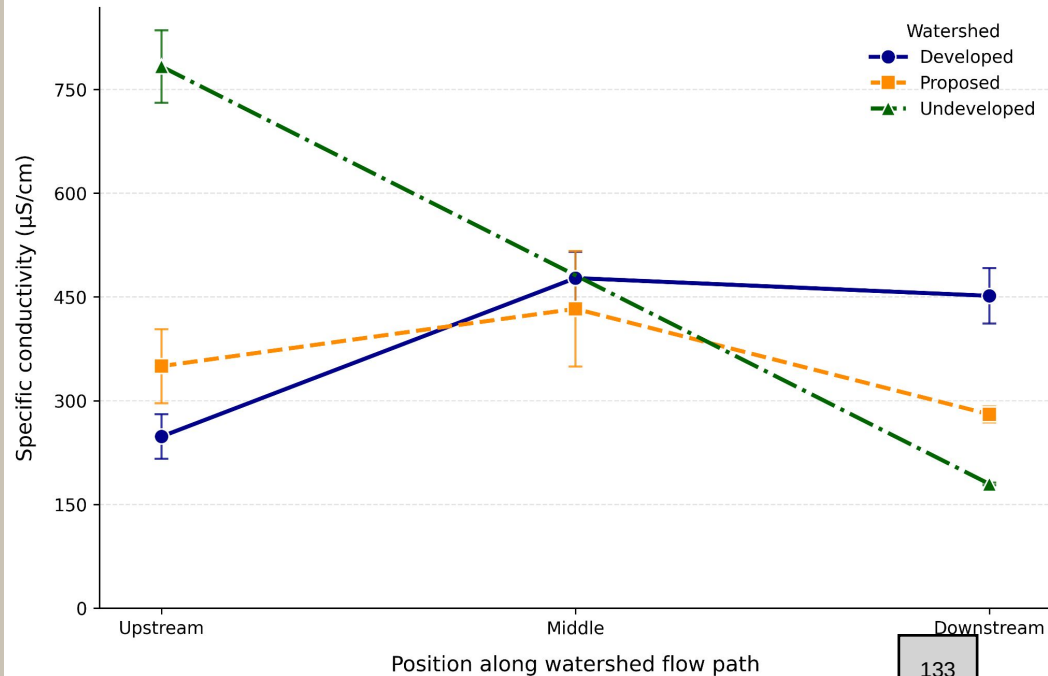
Sediment settled downstream in proposed undeveloped watershed

Wetland Functions – Trapping and letting sediments settle

Results

Specific Conductivity

Mean Specific Conductivity Along Watershed Flow Paths



Points represent site means across 4 available sampling dates; error bars represent ± 1 standard deviation.

Dissolved ions increased downstream in developed watershed

Stable chemistry in proposed watershed, and decline in undeveloped

Greater natural variability in the undeveloped watershed



Results

Heavy Metals

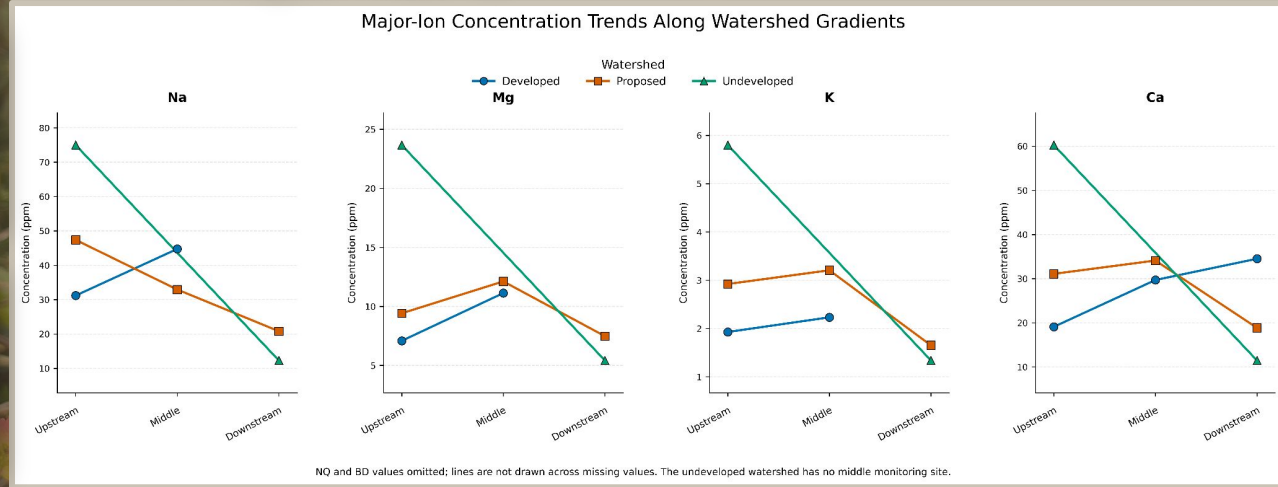
Results

Major Ions

Developed watershed: Exhibited the greatest downstream increase.

Proposed: Major ions remained relatively stable or decreased slightly downstream

Undeveloped Watershed: Major ions were highest upstream and declined downstream

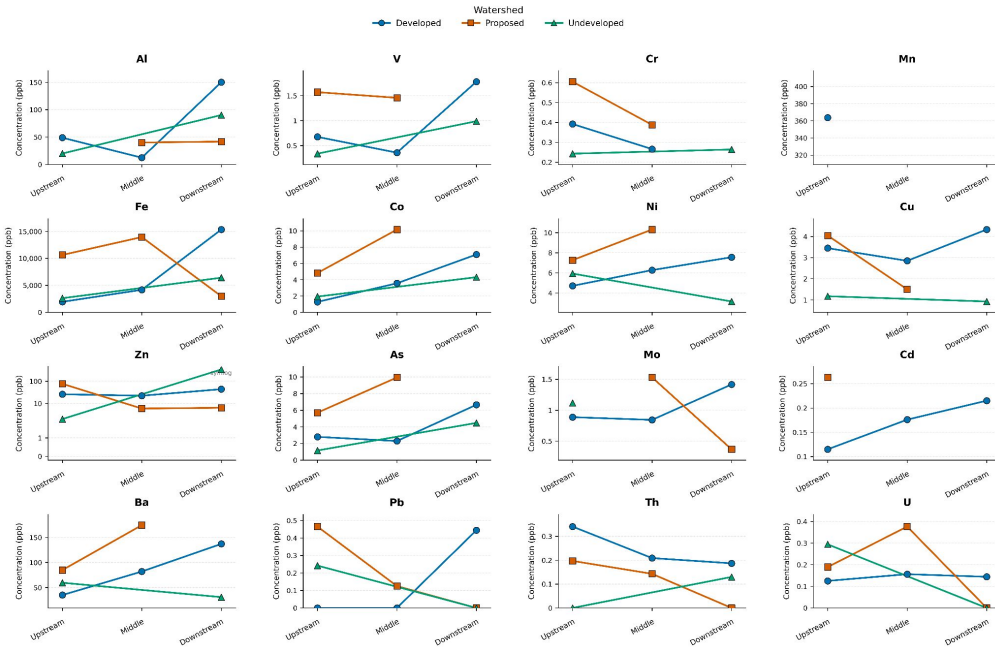


Major ions (Na, Mg, K, and Ca) are naturally dissolved minerals that help identify groundwater influence, mineral weathering, and water movement through wetlands.

Results

Trace Metals

Trace-Metal Concentration Trends Along Watershed Gradients



NQ and BD values omitted; lines are not drawn across missing values. The undeveloped watershed has no middle monitoring site.

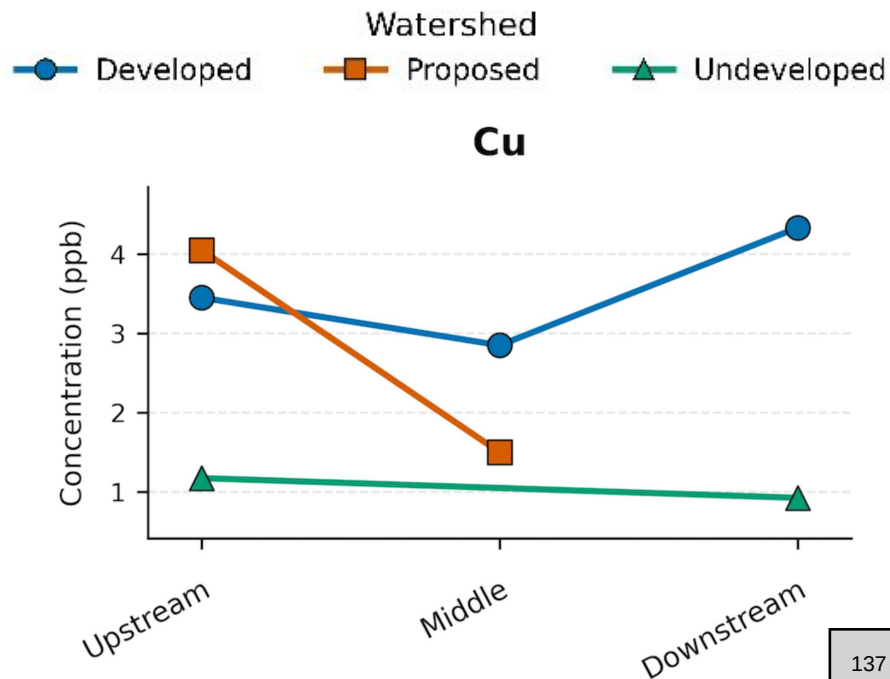
Trace metals exhibited different downstream patterns among watersheds.

The developed watershed showed downstream enrichment for several metals.

Other watersheds displayed localized increases rather than consistent downstream accumulation.

Results

Copper Levels

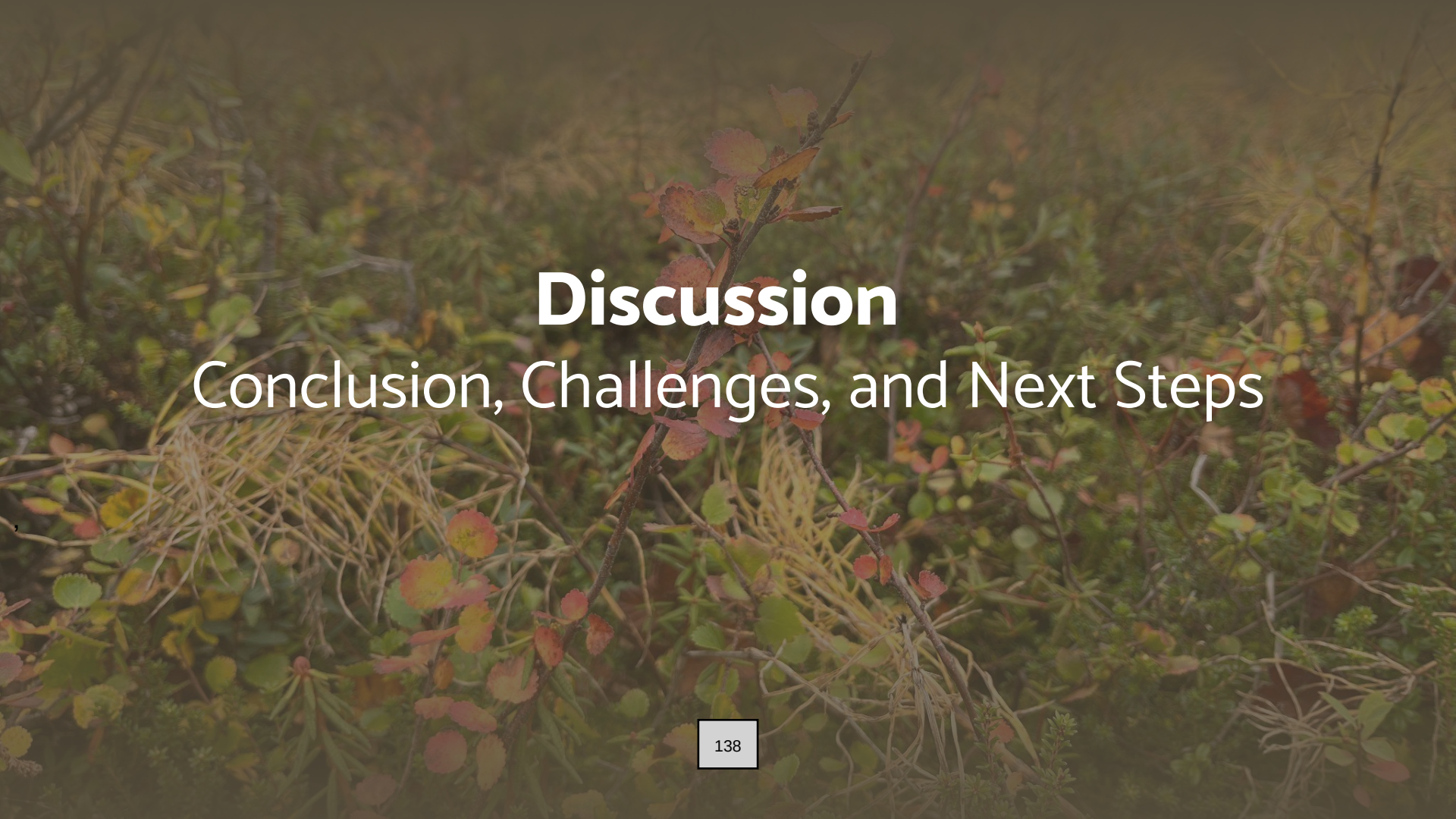


137

Copper is an essential trace element but can become toxic at elevated concentrations.

Common sources include soil weathering, vehicle brake wear, roofing materials, and stormwater runoff.





Discussion

Conclusion, Challenges, and Next Steps



Conclusion

Distinct Watershed Responses

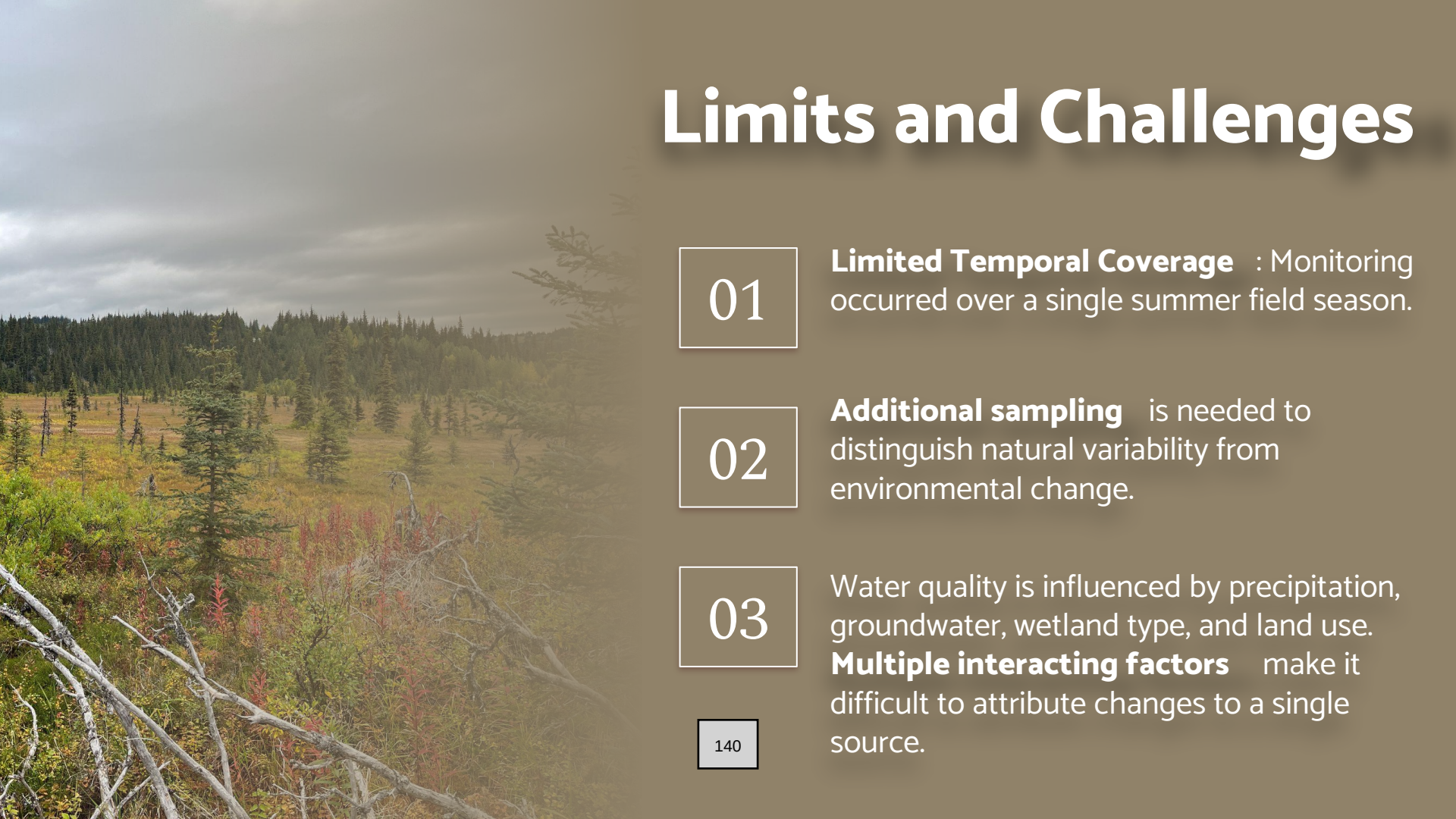
While each watershed exhibited unique spatial patterns in water quality, **the developed watershed** showing the strongest downstream changes.

Multiple Factors Shape Water Quality

Water quality differences likely reflect a combination of localized environmental conditions, watershed characteristics, and varying land-use patterns.

Importance of Long-Term

Monitoring a foundation for detecting future environmental change.



Limits and Challenges

01

Limited Temporal Coverage : Monitoring occurred over a single summer field season.

02

Additional sampling is needed to distinguish natural variability from environmental change.

03

Water quality is influenced by precipitation, groundwater, wetland type, and land use. **Multiple interacting factors** make it difficult to attribute changes to a single source.



Next Steps

01

Continue Long-Term Monitoring :
Expand seasonal and annual sampling.

02

Expand Water Quality Analyses:
Incorporate additional nutrients and biological indicators. Continue evaluating trace metal distributions.

03

Connecting with Community
Create a homeowner guide regarding developments on wetlands, and engaging with city council.

Acknowledgements

Mentors: Ingrid Harrauld, Tyelyn Brigino, Spencer Johnson, and Stacy Cummings

Peers: Galen June, Arden Rathkopf, Elenor Whitney

Staff: KBNERR

Aaron Yeaton of Homer City Public Works

Kim McNett, Homer Drawdown Peatland Project Lead

Dr. Patrick Tomco, Lauren, and Jordyn of UAA

Colin Tolman, Property Owner

NOAA Ernest F. Hollings Scholarship



References:

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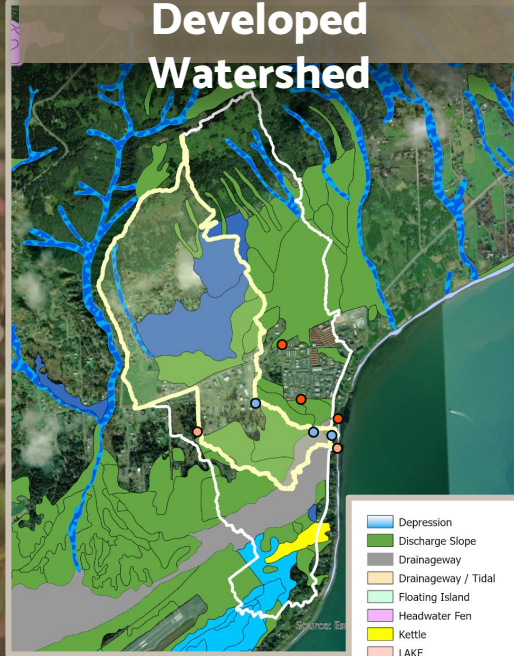
Supplemental Resources

Study Area

Developed Watershed



Proposed To Be Developed Watershed

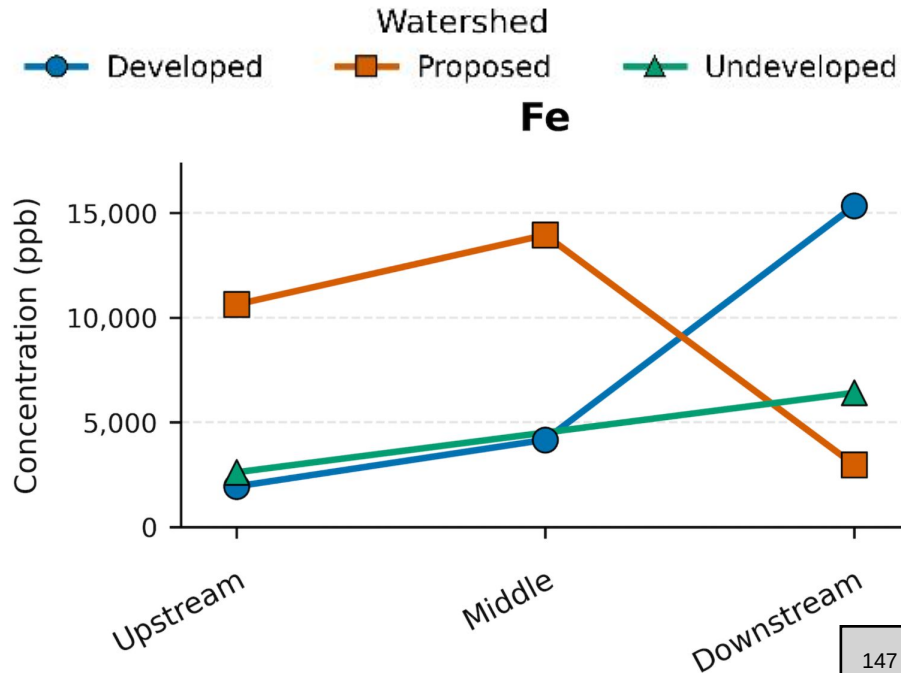


Undeveloped Watershed



Results

Iron Levels



147

Iron is naturally abundant in wetland soils and sediments.

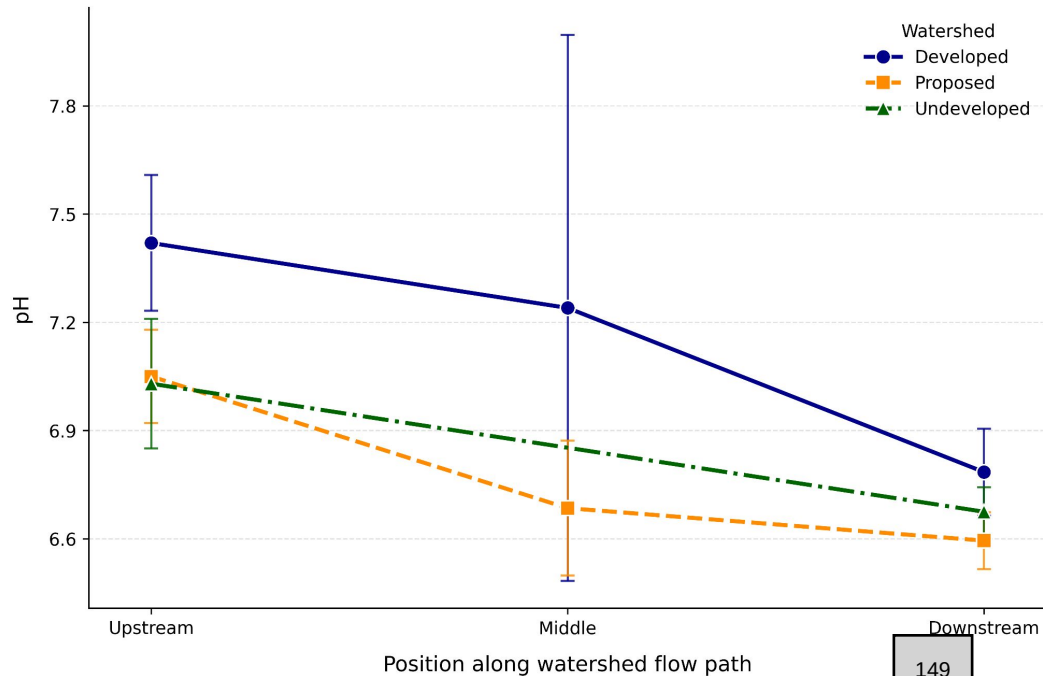
Elevated iron may indicate increased transport of suspended sediments or reducing (low-oxygen) wetland conditions.

Ion	What it tells us	Is high concentration good or bad?
Sodium (Na)	Indicates dissolved salts in the water. Sources can include groundwater, weathering of rocks, road salt (where used), or wastewater.	Not inherently bad. Very high concentrations can indicate human influence or salinity, but moderate levels are common in natural waters.
Calcium (Ca)	A major contributor to water hardness and conductivity. Comes primarily from dissolution of minerals and soils.	Generally beneficial and expected in freshwater. It only becomes concerning at unusually high concentrations.
Magnesium (Mg)	Another major component of water hardness and dissolved minerals. Often increases as water interacts with soils and rocks.	Generally natural and not harmful at environmental concentrations.
Potassium (K)	Essential nutrient for plants. Can originate from soil minerals, decaying vegetation, fertilizers, or wastewater.	Usually occurs at low concentrations. Elevated levels can suggest nutrient inputs but are rarely toxic themselves.

Results

pH

Mean pH Along Watershed Flow Paths



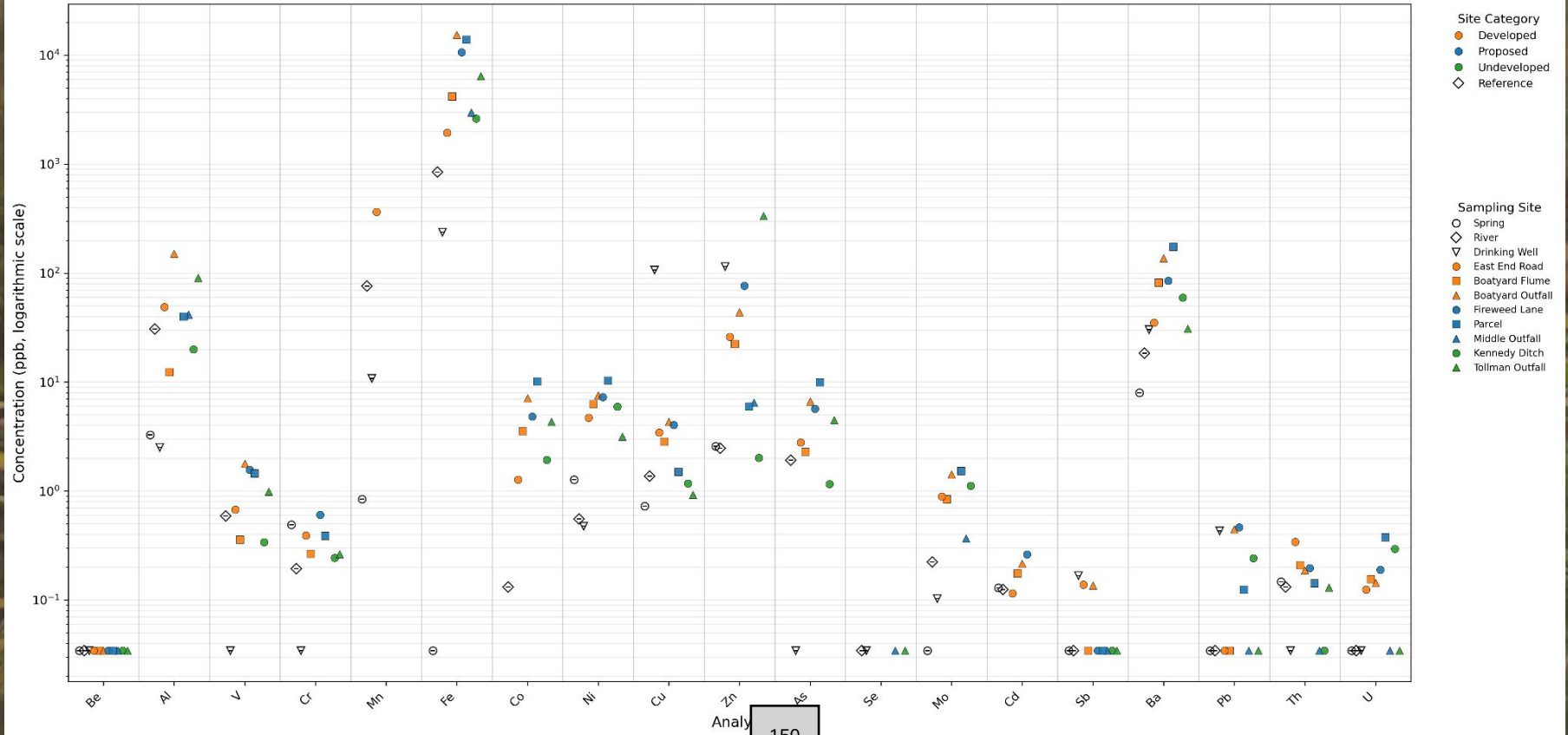
Points represent site means across 4 available sampling dates; error bars represent ± 1 standard deviation.

Near-neutral pH across all watersheds

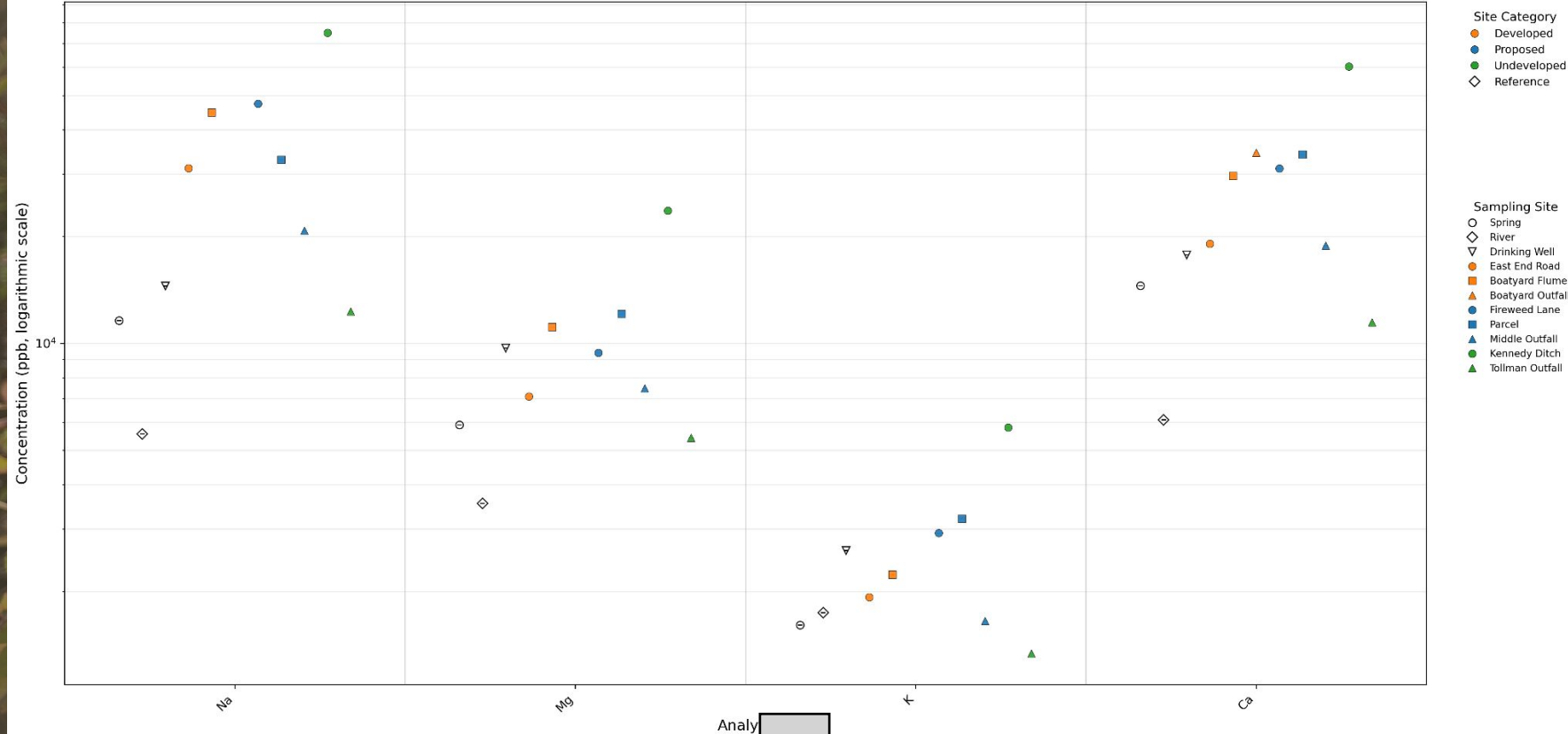
No evidence of harmful acidification

Minor differences likely reflect natural watershed conditions

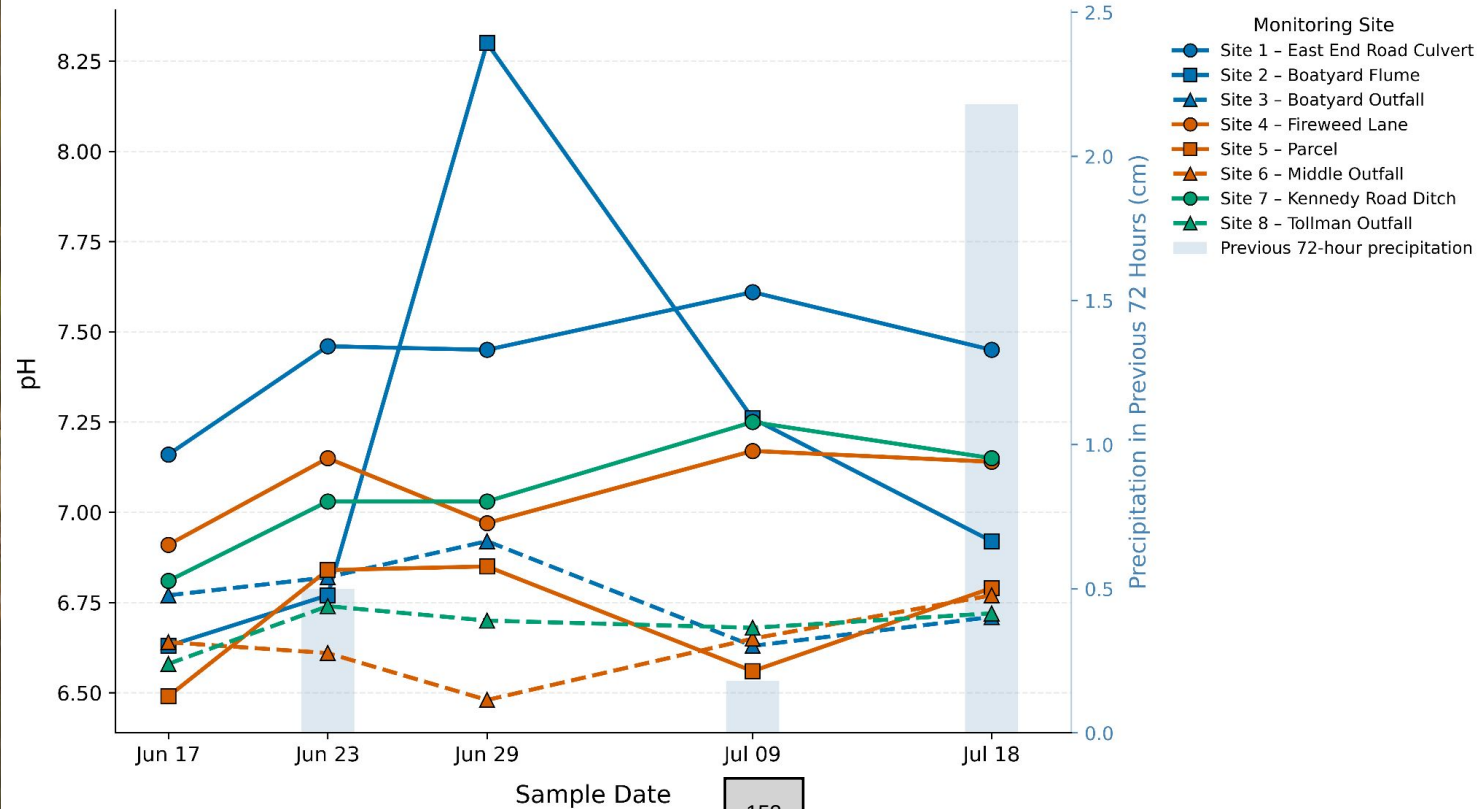
Trace-Metal Concentrations by Sampling Site and Watershed



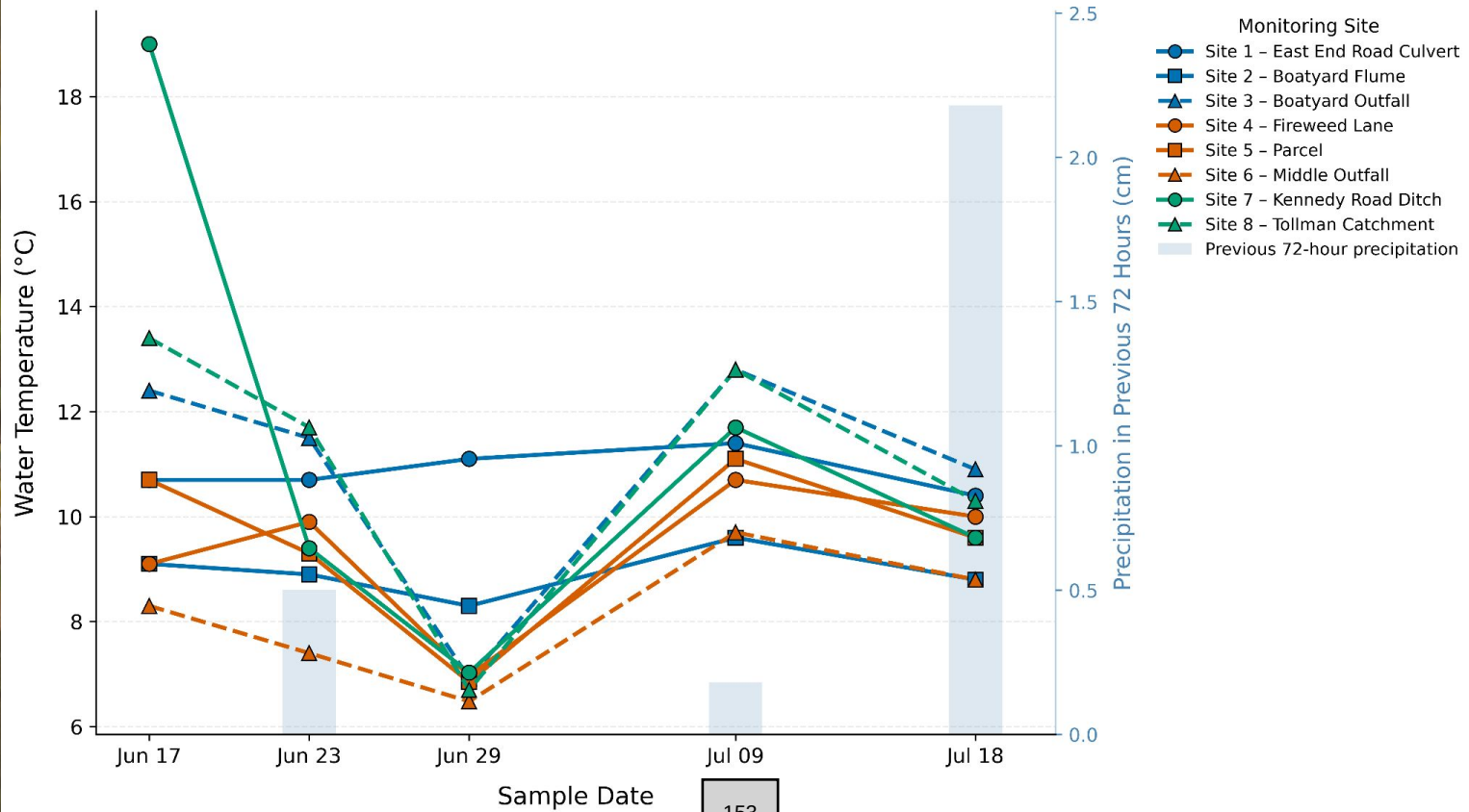
Major-Ion Concentrations by Sampling Site and Watershed



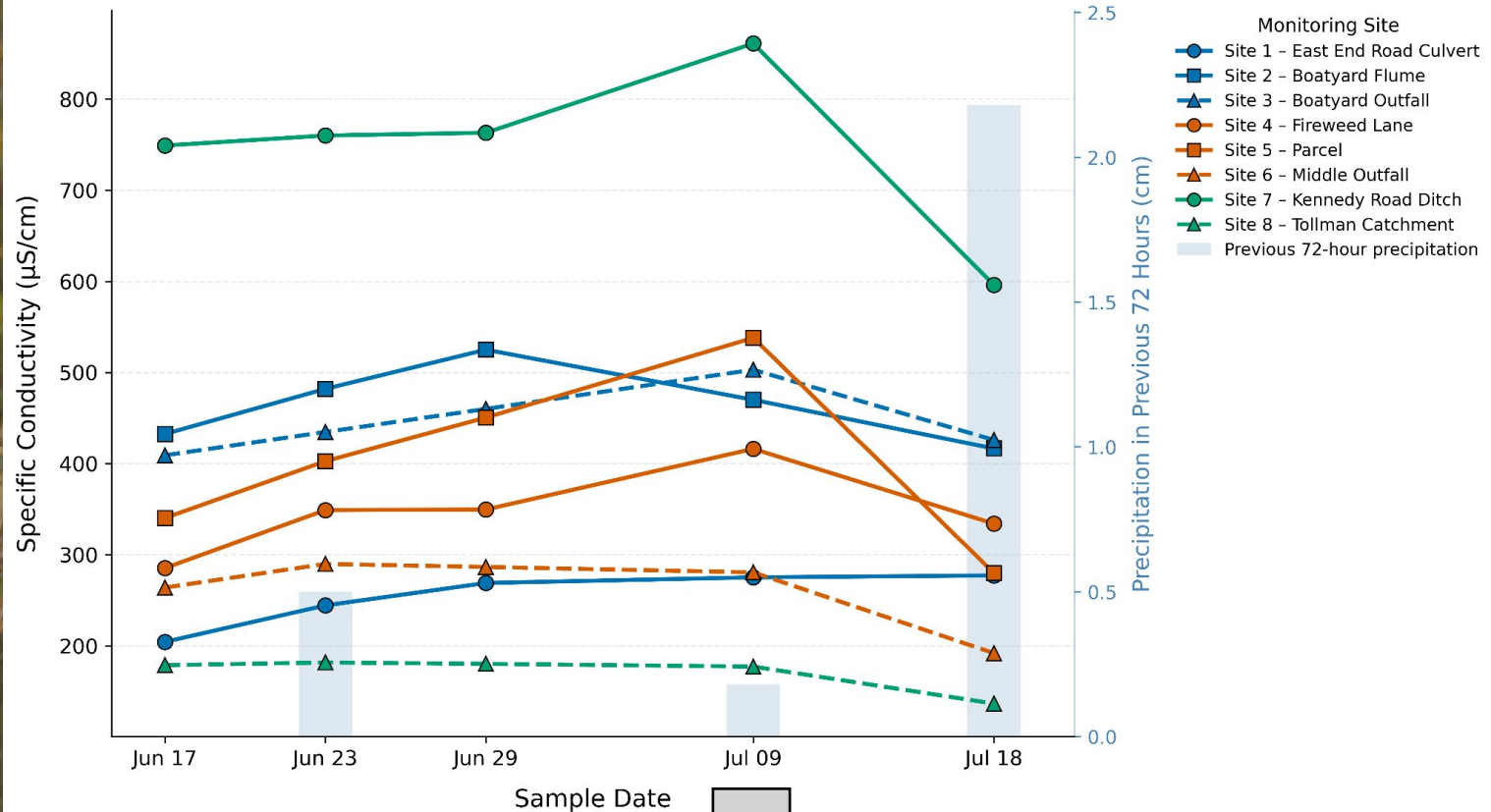
pH Through Time with 72-Hour Antecedent Precipitation



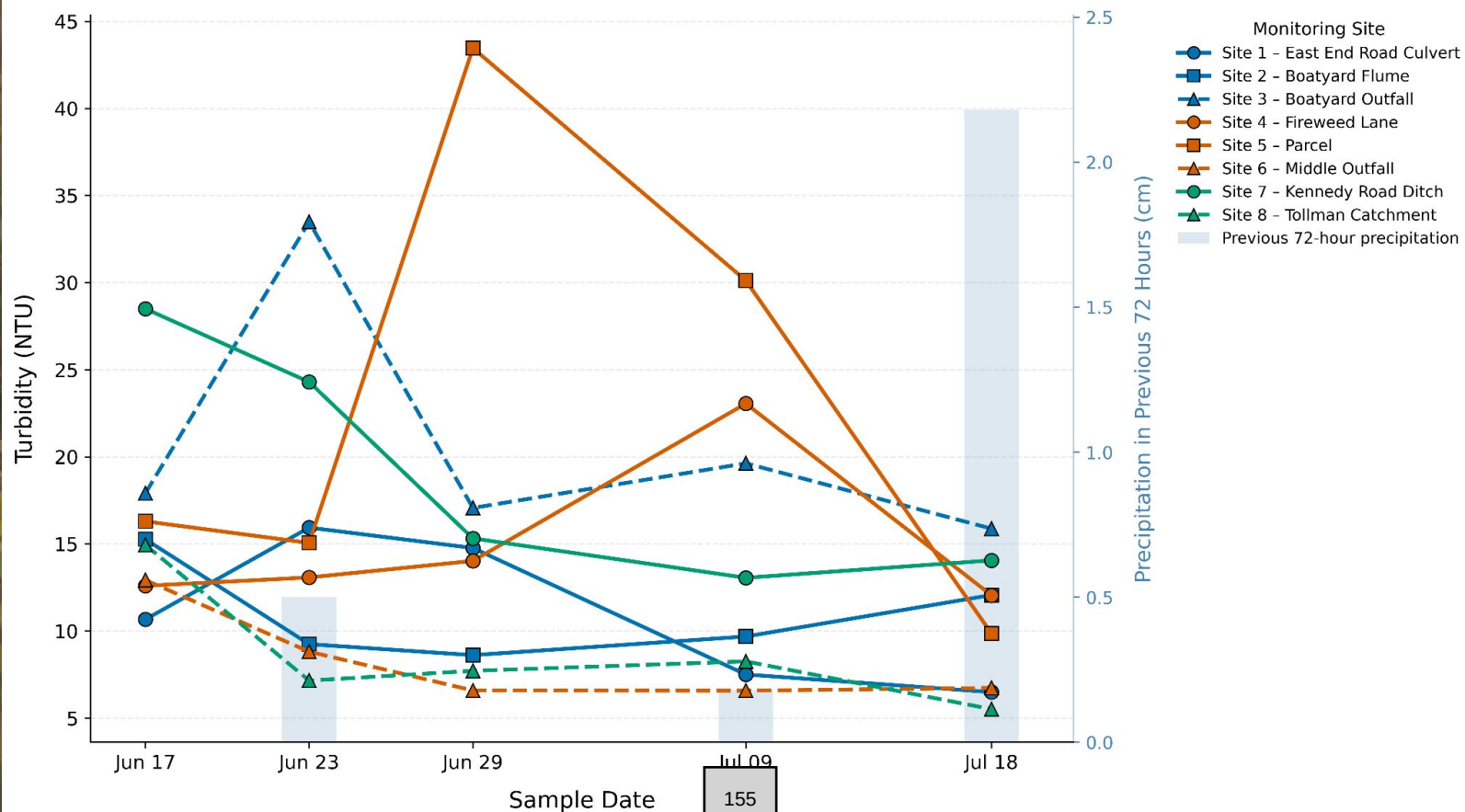
Water Temperature Through Time with 72-Hour Antecedent Precipitation



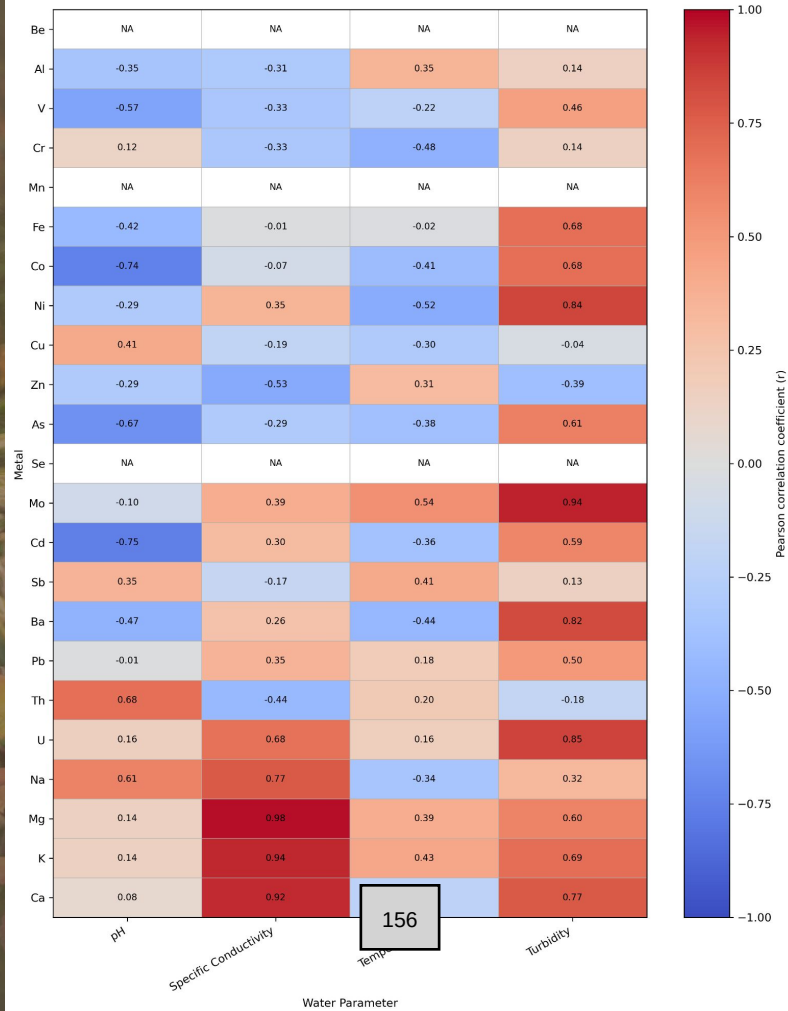
Specific Conductivity Through Time with 72-Hour Antecedent Precipitation



Turbidity Through Time with 72-Hour Antecedent Precipitation



Pearson Correlations Between Metals and Water Parameters





MEMORANDUM

Ordinance 26-38, an Ordinance of the City Council of Homer, Alaska, Amending the FY27 Capital Budget by Appropriating an Additional \$5,000 from the Water CARMA Fund and an Additional \$5,000 from the Sewer CARMA Fund to the 2025 Water and Wastewater Master Plan Projects. City Manager/ Public Works Director.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: August 17, 2026
From: Melissa Jacobsen, City Manager

At the August 10, 2026, introduction of Ordinance 26-38, a request was made for confirmation of the dollar amount of additional funding needed for the Water and Sewer Master Plan project and the reasoning behind the request for \$10,000.

When the initial draft of the ordinance was submitted it incorrectly included the amount of \$7500 and rounded up to \$10,000 to provide a contingency. The error was caught and corrected to \$750. As noted in Memorandum CC-26-147, when bidding the project, we didn't consider the ADEC administrative fee that is equal to 0.5% of each loan amount, which is the \$750.

When considering the contingency, staff acknowledged that the funding request in the ADEC questionnaire was likely not sufficient for this project and discussed that the other bids came in significantly higher than the winning bid, as seen in the chart on Memorandum CC-25-276. For these reasons, we left the ask at \$10,000 split equally between water and sewer CARMA funds.

Any amount not expended will go back into those accounts at project closeout.

RECOMMENDATION: Adopt Ordinance 26-38.

ATTACHMENT:

- Memorandum CC-25-276



MEMORANDUM

Resolution 25-104, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for the Development of the 2025 Water and Wastewater Master Plan to Bristol Engineering Services Company, LLC Of Anchorage Alaska in the Amount of \$149,987 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents.

Item Type: Backup Memorandum
Prepared For: City Council
Date: November 4, 2025
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

I. Issue:

The purpose of this Memorandum is to request approval to award the contract for the development of the 2025 Water and Wastewater Master Plan to Bristol Engineering Services Company, LLC (Bristol).

II. Background:

A Water and Sewer Master plan was prepared for the City of Homer by Bristol in 2006. Bristol's plan provided an evaluation of the construction costs; treatment plant operation and maintenance (O&M) costs; technical requirements; system management impacts; estimated revenues and expenses to operate an expanded system; and other related considerations for these proposed improvements and expansions. Bristol's Water and Sewer Master Plan covered a 20-year planning period (2006-2025).

The City submitted questionnaires to receive two loans from the Alaska Department of Environmental Conservation's (ADEC) State Revolving fund. One application was for the water portion of the master plan and the other for the wastewater portion. The State Revolving Fund doesn't technically issue grants, but they can issue loans and then forgive a portion of the loan, which they call principal forgiveness. In total, the two loans have \$150,000 in principal forgiveness attached, which is the full value of the loans.

The Scope of Services is as follows:

The project consists of furnishing all labor, materials, equipment, tools, supervision, and other facilities necessary to prepare a master plan. This effort will include creating a computer model of the existing water and wastewater system, identifying how service can be most effectively extended into areas not currently served, determining what improvements to the

existing system will be needed to support expansion, define the cost and suggest a schedule for necessary future capital improvements, and incorporate water and sewer data into the City's GIS information system. The water treatment plant, fire flow transmission, distribution, and storage capacities will be evaluated. The wastewater treatment plant, piped collection system and pump station capacities will be evaluated. The computer models prepared as part of this plan will allow the City to understand (before development occurs) what impact it will have on the existing wastewater and water system. Even though the final deliverable will be a single document, the consultant shall bill separately for the water and wastewater components.

The complete RFP can be found on the City website at- <https://www.cityofhomer-ak.gov/cityclerk/request-proposals-professional-engineering-services-2025-water-wastewater-master-plan>

III. Proposals Received:

In accordance with the Procurement Policy Manual, the City advertised a Request for Proposals (RFP) in the Homer News on September 11 and 18, 2025 and in the Anchorage Daily News on September 14, 2025. Proposals were opened at 3:00 PM on October 28, 2025, and three proposals were received. These proposals were scored by a team of evaluators according to criteria established in the RFP documents. Below is a table showing the proposals received along with their respective scores and proposal prices.

	Bristol	RESPEC	DOWL
Similar Projects (200 possible pts)	172	148	172
Project Manager (100 possible pts)	90	72	84
Project Team (150 possible pts)	120	87	126
Cost (50 possible pts)	50	22	26
Cost (Numeric)	\$149,987.00	\$341,787.60	\$283,795.00
Total Points	432	329	408

IV. Recommendation

The Public Works Department recommends that the City Council of Homer Alaska award a contract for the design of the 2025 Water and Wastewater Master Pan to Bristol Engineering Services Company, LLC of Anchorage Alaska in the amount of \$149,987.



MEMORANDUM

CC-26-147

Ordinance 26-38, an Ordinance of the City Council of Homer, Alaska, Amending the FY27 Capital Budget by Appropriating an Additional \$5,000 from the Water CARMA Fund and an Additional \$5,000 from the Sewer CARMA Fund to the 2025 Water and Wastewater Master Plan Projects.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: June 11, 2026
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

SUMMARY:

Appropriation of \$5,000 from the Water CARMA Fund and \$5,000 from the Sewer CARMA Fund to the 2025 Water and Sewer Master Plan Project.

BACKGROUND:

The City of Homer (City) hired Bristol Engineering (Bristol) to update the City's expired Water and Wastewater Master Plan (WWMP). These plans have a 20-year planning window, and the expired plan covered the period of 2006 through 2025.

The City submitted questionnaires to receive two loans from the Alaska Department of Environmental Conservation's (ADEC) State Revolving fund. One application was for the water portion of the master plan and the other for the wastewater portion. The State Revolving Fund doesn't technically issue grants, but they can issue loans and then forgive a portion of the principal, which they call principal forgiveness. In total, the two loans have \$150,000 in principal forgiveness attached, which is the full value of the loans.

ISSUE:

The City issued an Request for Proposals (RFP) to update the two Master Plans as part of a combined RFP. The City received 3 proposals and awarded the contract to the highest scoring proposal which was Bristol for \$149,987.

While Bristol's cost is under \$150,000 in principal forgiveness from ADEC, one of the terms of the two loan agreements is that the City shall pay an administrative fee equal to 0.5% of the amount each loan disbursement request. The total of the administrative fees for the full contract value will total \$750,

essentially reducing the amount of principal forgiveness to \$149,250 and leaving total project funding \$737 short of Bristol's proposal price.

RECOMMENDATION:

The Public Works Department is requesting an appropriation of \$5,000 for the Water CARMA Fund and \$5,000 from the Sewer CARMA Fund to provide necessary funds to cover the budget shortfall related to the ADEC's Loan administrative fees. Public Works rounded up the shortfall of \$750 to a total of \$10,000 to provide a modest contingency for the project.

CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Additional Funding - Water/Wastewater Master Plan</u>	DATE	<u>08/04/2026</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 10,000</u>		

DESCRIPTION	The City has secured a total of \$150,000 from the Alaska Department of Environmental Conservation (ADEC) State Revolving Loan Program, \$75,000 from the Drinking Water Fund and \$75,000 from the Clean Water Fund, in two separate loans. Both the Clean Water Fund loan and the Drinking Water Fund loan have 100% principal forgiveness. On November 4, 2025, the City awarded the Request for Proposal to Bristol Engineering Services Company. The proposal from Bristol Engineering Services Company has a cost of \$149,987. The ADEC loans have a 0.5% fee to be deducted from each disbursement that will total \$750, effectively reducing the loan amount to \$149,250. The loan fees will leave total project funding \$750 short of the fee in Bristol's proposal. The requested \$750 was rounded up to \$10,000 to provide a modest contingency for unknown discoveries during the project.
-------------	--

FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	0%	50%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	50%

FUNDING SOURCE 1: Water CARMA		FUNDING SOURCE 2: Sewer CARMA		FUNDING SOURCE 3:	
Current Balance	<u>\$ 1,764,573</u>	Current Balance	<u>\$ 1,013,863</u>	Current Balance	<u> </u>
Encumbered	<u>\$ 747,317</u>	Encumbered	<u>\$ 93,484</u>	Encumbered	<u> </u>
Requested Amount	<u>\$ 5,000</u>	Requested Amount	<u>\$ 5,000</u>	Requested Amount	<u> </u>
Other Items on Current Agenda	<u>\$ 7,500</u>	Other Items on Current Agenda	<u>\$ 14,660</u>	Other Items on Current Agenda	<u> </u>
Remaining Balance	<u>\$ 1,004,756</u>	Remaining Balance	<u>\$ 900,719</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>

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 26-38

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY27 CAPITAL BUDGET BY APPROPRIATING AN
ADDITIONAL \$5,000 FROM THE WATER CAPITAL ASSET REPAIR
AND MAINTENANCE ALLOWANCE (CARMA) FUND AND AN
ADDITIONAL \$5,000 FROM THE SEWER CARMA FUND TO THE 2025
WATER AND WASTEWATER MASTER PLAN PROJECTS.

WHEREAS, The City has secured a total of \$150,000 from the Alaska Department of
Environmental Conservation (ADEC) State Revolving Loan Program, \$75,000 from the Drinking
Water Fund and \$75,000 from the Clean Water Fund, in two separate loans; and

WHEREAS, Both the Clean Water Fund loan and the Drinking Water Fund loan have
100% principal forgiveness; and

WHEREAS, On November 4, 2025, the City awarded the Request for Proposal to Bristol
Engineering Services Company; and

WHEREAS, The proposal from Bristol Engineering Services Company has a cost of
\$149,987; and

WHEREAS, The ADEC loans have a 0.5% fee to be deducted from each disbursement
that will total \$750, effectively reducing the loan amount to \$149,250; and

WHEREAS, The loan fees will leave total project funding \$750 short of the fee in Bristol's
proposal; and

WHEREAS, The requested \$750 was rounded up to \$10,000 to provide a modest
contingency for unknown discoveries during the project.

NOW, THEREFORE, The City of Homer Ordains:

Section 1: The Homer City Council hereby amends the FY27 Capital Budget by
appropriating \$10,000 as follows:

Transfer from:

Fund

Description

Amount

43	256-0378	Water CARMA	\$5,000
44			
45	Transfer to:		
46	<u>Fund</u>	<u>Description</u>	<u>Amount</u>
47	215-0024	2025 Water Master Plan	\$5,000
48			
49	And		
50			
51	Transfer from:		
52	<u>Fund</u>	<u>Description</u>	<u>Amount</u>
53	256-0379	Sewer CARMA	\$5,000
54			
55	Transfer to:		
56	<u>Fund</u>	<u>Description</u>	<u>Amount</u>
57	215-0025	2025 Wastewater Master Plan	\$5,000
58			

59 Section 2: This is a budget amendment ordinance, is not permanent in nature, and shall
60 not be codified.

61
62 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 24th day of August, 2026.

63
64 CITY OF HOMER

65
66
67 _____
SHELLY ERICKSON, MAYOR PRO TEM

68 ATTEST:

69
70 _____
71 AMY WOODRUFF, CITY CLERK

72
73 YES:

74 NO:

75 ABSTAIN:

76 ABSENT:

77
78 First Reading:

79 Public Hearing:

80 Second Reading:

81 Effective Date:



MEMORANDUM

CC-26-148

Ordinance 26-39 An Ordinance of the City Council of Homer Alaska Amending the FY27 Capital Budget by Appropriating \$7,160 from the Sewer CARMA to make the final payment to Nelson Engineering related to the Alaska Department of Transportation's (DOT) 2019 Lake Street Reconstruction Project.

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 requesting funding to make final payment to Nelson Engineering related to the Department of Transportation's 2019 Lake Street Reconstruction Project.

BACKGROUND:

In 2019 the DOT did a reconstruction project of Lake Street. The new design of the road and drainage had several conflicts with the utilities in Lake Street, so the DOT asked the City to hire our own engineer to design the utility improvements that would be incorporated with the DOT's new design and construction. The utility expenses related to this project were covered by the Federal Highways money distributed to the State of Alaska for this project.

The remaining pay request is related to our engineer providing the DOT and the City with as-built drawings of the new utilities. The State has exhausted the Federal Highway's money dedicated towards this effort and has expressed that the balance due is the City's responsibility. While administration doesn't necessarily agree with the DOT's determination that the City is responsible for this expense, the work was necessary and benefits the community.

RECOMMENDATION:

The Public Works Department recommends the adoption of this Ordinance to pay Nelson Engineering.

CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Lake Street Utilities</u>	DATE	<u>08/04/2026</u>
DEPARTMENT	<u>Public Works</u>	SPONSOR	<u>City Manager/PW Director</u>
REQUESTED AMOUNT	<u>\$ 7,160</u>		

DESCRIPTION	The DOT performed a reconstruction project of Lake Street which included road and drainage work that has several conflicts with utilities in Lake Street. The DOT requested that the City of Homer hire its own engineer to redesign the utilities for incorporation with the DOTs project. The utility expenses related to this project were covered by the Federal Highways money distributed to the State of Alaska for this project. The remaining pay request is related to our engineer providing the DOT and City with the as-built drawings of the new utilities. The State has stated the Federal Highways money dedicated towards this effort has been exhausted and has expressed that the balance due is the City's responsibility.
-------------	--

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

FUNDING SOURCE 1: Sewer CARMA		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	<u>\$ 1,013,863</u>	Current Balance	<u> </u>	Current Balance	<u> </u>
Encumbered	<u>\$ 93,484</u>	Encumbered	<u> </u>	Encumbered	<u> </u>
Requested Amount	<u>\$ 7,160</u>	Requested Amount	<u> </u>	Requested Amount	<u> </u>
Other Items on Current Agenda	<u>\$ 12,500</u>	Other Items on Current Agenda	<u> </u>	Other Items on Current Agenda	<u> </u>
Remaining Balance	<u>\$ 900,719</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>

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 26-39

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY27 CAPITAL BUDGET BY APPROPRIATING
\$7,160 FROM THE SEWER CAPITAL ASSET REPAIR AND
MAINTENANCE ALLOWANCE (CARMA) FUND TO MAKE THE FINAL
PAYMENT TO NELSON ENGINEERING RELATED TO THE ALASKA
DEPARTMENT OF TRANSPORTATION'S (DOT) 2019 LAKE STREET
RECONSTRUCTION PROJECT.

WHEREAS, The DOT performed a reconstruction project of Lake Street which included
road and drainage work that has several conflictions with utilities in Lake Street; and

WHEREAS, The DOT requested that the City of Homer hire its own engineer to redesign
the utilities for incorporation with the DOTs project; and

WHEREAS, The utility expenses related to this project were covered by the Federal
Highways money distributed to the State of Alaska for this project; and

WHEREAS, The remaining pay request is related to our engineer providing the DOT and
City with the as-built drawings of the new utilities; and

WHEREAS, The State has stated the Federal Highways money dedicated towards this
effort has been exhausted and has expressed that the balance due is the City's responsibility;
and

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY27 Capital Budget by
appropriating \$7,160 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
256-0379	Sewer CARMA	\$7,160

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

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

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

CITY OF HOMER

SHELLY ERICKSON, MAYOR PRO TEM

ATTEST:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



MEMORANDUM

Ordinance 26-40, an Ordinance of the City Council of Homer, Alaska, Approving the U.S. Coast Guard's Request to Abandon in Place and Transfer to the City of Homer the Cutter Support Building, Berth-Related Improvements, and Associated Improvements Related to Lease HSCG89-16-1-0084, Homer Spit Four Sub Lot 2, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: August 17, 2026
From: Melissa Jacobsen, City Manager

This memo is intended to address questions raised during the August 10, 2026, introduction of Ordinance 26-40.

According to Kenai Peninsula Borough (KPB) records, the United States Coast Guard (USCG) Cutter Building was constructed in 1998. City records show the building and property were issued full city permits, including Fire Marshal, in 1998.

The USCG staffed the building with support personnel for the USCG vessels in the Homer Harbor. Following the decommissioning of the USCG *Naushon*, the USCG contacted in May 2025 to express interest in abandoning the facility. Later in the year, they advised the City that they were reconsidering terminating the lease. Earlier this year, the USCG confirmed its intent to terminate the lease and abandon the improvements.

In researching the potential presence of polychlorinated biphenyls (PCBs) and asbestos in commercial properties, I found that the manufacture and most uses of PCBs were federally banned in 1979, and the use of asbestos in new construction declined significantly throughout the 1980s. As a result, it is unlikely that either material was used in the construction of this facility. In addition, there is no record of hazardous material incidents on the property on file for the term of the USCG lease. If desired, the City could hire a qualified contractor to conduct a Phase I Environmental Site Assessment (ESA) to further evaluate the property.

Following the initial notification in August 2025, Port and Public Works staff conducted a walkthrough of the building. Staff found the facility to be in good condition and identified several repairs and upgrades they believed would be necessary or appropriate for future use.

The current KPB assessed value of the property is \$183,300 for the land and \$635,400 for the improvements.

RECOMMENDATION: Adopt Ordinance 26-40.

ATTACHMENT:

August 2025 building walk-through report
Phase 1 ESA Quote

8/28/25 Inspection of Cutter Support Building and Improvements To Consider USCG's Likely Request of Approval to Abandon Them

Participants: Port Director, City Manager, Port Property Associate and Buildings & Maintenance Staff: Dave Welty, Russell Anderson & Patrick Houlihan. The group met at the USCG building to inspect the building and improvements to consider the USCG's anticipated request for approval to abandon the building and many of the improvements in place, and transfer ownership to the City.

Summary: the building is generally in good condition. It was solidly built and remains structurally sound. Most of the main building and other improvements have not been changed since they were originally constructed. City staff will make a recommendation to the City Council after obtaining a building appraisal, estimated cost of building maintenance, estimated cost of renovations needed and receiving confirmation that the US Coast Guard would like to transfer ownership of the building and additional improvements to the City.

Work that the City would need to do to be able to use the building and improvements:

- Roof - gulls have taken over. Some mitigation, as permitted by US Fish and Wildlife regulations, may help discourage nesting.
- Paint the building
- Repair broken concrete
- Replace ceiling tile
- Replace carpet with Luxury Vinyl Flooring (LVF) or similar
- Inspect boiler – possible replacement is required: Have it inspected by a certified person to determine an estimate of remaining life, recommendation to replace or tune-up. If the boiler needs to be replaced, a natural gas system would be the likely choice. The natural gas assessment is fully paid.
- Replace many of the electrical fixtures, especially lighting. Replace current lighting with LED lighting.
- Removal of double-walled fuel tank – if natural gas boiler is installed.
- Building security system – determine whether to remove or transfer the system to the City.

Building Use Possibilities:

- The facility could be used by up to two entities, based on size and building layout.
- RFP for Long - term lease(s) of the Property and structures.

- Lease the Land with the building as-is with any improvements to be made by the Lessee.
- Retain the facility for City use.

Action needed:

- Provide the USCG with a list of Improvements items the City would accept or request removal.
- Request Building & Maintenance Staff to assess the approximate cost of the necessary work.
- Consider the appraised value and rental potential of the property.

PROPOSED RESPONSE TO THE USCG

Request removal by USCG: This equipment was for dedicated use by the Naushon and cannot be repurposed for general use.

- 5152 Sewer Lines - to dock
- 5153 Water Lines - to dock
- 5154 Communication lines - to dock
- 5155 Electrical Pedestal on the dock

Approve abandonment of:

- 5158 Hazmat Storage
- 5159 Paint Locker
- 5160 Cutter Support Building
- 72523 Security gate – damaged, needs replacement
- 72524 Fence around perimeter
- 72541 Parking area - unsurfaced
- 72926 Sidewalks
- 812782 Misc. Equipment Pads
- 812783 Electrical Dist. System
- 812784 Elect Utility Floating Dock

Listed by USCG but found to be in duplicate or an error:

- 852766 Paint Locker (2019) – DUPLICATE of 5159 (above)
- 812785 Electrical Utility Shed on Floating Dock (City understands this to currently be City owned)

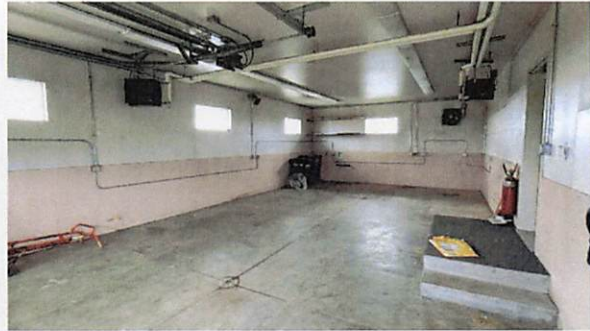
Items not listed by USCG:

- Washer and Dryer in laundry room – OK to abandon
- Kitchenette: Refrigerator, oven range, microwave – OK to abandon
- Double-walled fuel tank - OK to abandon – City will remove it if the boiler is switched to natural gas.

Photos:



USCG Cutter Support Building



Garage



Common area inside the entry



3/4 Bath

Report prepared 09/10/2025 by:

Mark Bowman, Port Property Associate



BGES, INC.
Providing Environmental and Geological Consulting Services

1042 East 6th Avenue
Anchorage, Alaska 99501
(907) 644-2900
www.BGESINC.com

August 13, 2026

Bryan Hawkins, Port Director
City of Homer
4311 Freight Dock Road
Homer, Alaska 99603

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT, 4373 FREIGHT DOCK ROAD, HOMER, ALASKA

Dear Mr. Hawkins:

BGES, Inc. (BGES) is pleased to present our proposal to you for providing a Phase I Environmental Site Assessment (ESA) for the above-reference property. BGES personnel have completed more than 1,000 similar assessment projects at many locations throughout Alaska. We have developed this proposal to provide this scope of work at the above-referenced property, in general conformance with American Society for Testing Materials (ASTM) E1527-21 guidelines and the local standard of practice.

SITE BACKGROUND

The property that is to be the subject of this Phase I ESA consists of a rectangular-shaped parcel located approximately 0.37 mile east of the intersection of Homer Spit Road and Freight Dock Road in the southeastern portion of Homer, Alaska. According to the Kenai Peninsula Borough (KPB) Property Information database, the property is approximately 0.32 acre in size and contains a 2,964-square foot office building that was constructed in 1998. The legal description of the subject property is listed as “T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB LOT 2”. With this in mind, we have developed the following scope of work for this project.

PHASE I ESA SCOPE OF WORK

Our scope of work for the Phase I ESA includes research, a site reconnaissance, and preparation of a report summarizing our findings. During the research phase of our assessment, we will contact numerous entities that may have knowledge of current and/or former site conditions. This information is typically obtained from a subset of the following sources: The Alaska Department of Natural Resources Recorder’s office; the tax assessor’s office; the Alaska Department of Environmental Conservation (ADEC)’s Contaminated Sites, Spills, and Registered Underground Storage Tank (UST) databases; the US Environmental

Protection Agency's (USEPA) National Priorities List (NPL); the USEPA Enviromapper database; the Superfund Enterprise Management System (SEMS) database; the USEPA Corrective Action Detail Reports; the USEPA Region 10 Treatment, Storage, and Disposal facilities list; the USEPA Toxic Release Inventory System, Sanborn Fire Maps; the National Response Center; Polk City Directories; planning and zoning maps; water well surveys; the local electric companies; the local water and wastewater utility; the local natural gas utility; current and former site owners; neighboring property owners or occupants; and other persons knowledgeable about the property.

We will review historical aerial photographs depicting property conditions prior to, during, and/or after development, if applicable; and showing any other pertinent property details. The photographs will be described in a narrative format in the text, and up to two will be purchased and included as figures in the report. After this preliminary research is completed, we will mobilize to Homer and perform a site reconnaissance.

During this reconnaissance, our field personnel will look for visible evidence of USTs, aboveground storage tanks, drums and other containers, stained soils, stressed vegetation, site drainage patterns, and any other evidence of potential contamination. Photographs will be taken during the reconnaissance effort to document the property's condition observed at the time of our site visit and will be included in the report.

Upon completion of the above-described activities, we will prepare a written report of our findings. We will include an opinion of the potential for contamination on the subject property, both from potential on-site and off-site sources; and identify recognized environmental conditions with respect to the subject property, if any are observed. We will also provide recommendations for additional activities if warranted.

EXCLUSIONS & CONSIDERATIONS

The proposed scope of work does not include testing for soil vapor, radon, lead, asbestos, or any potentially hazardous substances. In addition, we have not included provisions for collecting soil or groundwater samples. These services can be performed concurrently or as follow-up activities to the Phase I ESA, as requested.

SCHEDULE & COSTS

BGES can provide our written report within approximately 5 to 6 weeks from receipt of notice to proceed. If a quicker completion time is required, we would be pleased to discuss this option with you. We will provide verbal results to you prior to our written report, should information regarding any concerns be

identified. BGES proposes to complete the Phase I ESA for a firm-fixed price of \$5,600. Our fixed fee for the Phase I ESA includes all activities through submittal of our final electronic report. If any travel delays are experienced that are outside the control of BGES, additional costs may be incurred. For cost-estimation purposes, we have assumed that unobstructed access to the subject property will be provided.

You may indicate your agreement with this proposal and our attached terms and conditions, and provide notice to proceed by signing and returning via email the authorization to proceed block below. We appreciate this opportunity to be of service, and we look forward to providing professional environmental consulting services to you.

Sincerely,

BGES, INC.



Rose Kayotuk
Senior Environmental Scientist II

Encl: BGES Standard Terms and Conditions

PROJECT AUTHORIZATION (26-070P-01):

I have reviewed, and I accept this proposal and the attached terms and conditions; and authorize the Phase I ESA at 4373 Freight Dock Road in Homer, Alaska to begin.

Signature of Authorized Representative

Title/Affiliation

Printed Name of Authorized Representative

Date

Additional Considerations (if any): _____



MEMORANDUM

CC-26-149

Ordinance 26-40, A Ordinance of the City Council of Homer, Alaska, Approving the U.S. Coast Guard's Request to Abandon in Place and Transfer to the City of Homer the Cutter Support Building, Berth-Related Improvements, and Associated Improvements Related to Lease HSCG89-16-1-0084, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: July 28, 2026
From: Mark Bowman, Port Property Associate
Through: Melissa Jacobsen, City Manager

Background

The U.S. Coast Guard (USCG) has formally requested the City of Homer's consent to abandon in place improvements associated with the lease for the Coast Guard Cutter Support Building, which is set to expire on August 31, 2026. The request follows the decommissioning of the CGC Naushon and the USCG's internal divestiture process for assets associated with Lease HSCG89-16-1-0084.

Analysis

City staff inspected the Cutter Support Building and associated improvements on August 28, 2025. The building was found to be structurally sound and generally in good condition, but not turnkey. Necessary work includes roof and exterior maintenance, interior repairs, flooring and ceiling replacement, painting, boiler and mechanical system evaluation, electrical fixture and lighting upgrades, site improvements, and possible removal of the double-walled fuel tank if the boiler is converted to natural gas. Cost estimates have not yet been finalized.

City and Port and Harbor Advisory Commission Response

Staff recommend approving abandonment in place and transfer to the City for the core Cutter Support Building, hazmat storage, paint locker, perimeter fencing, sidewalks, parking area, miscellaneous equipment pads, and primary electrical distribution systems. The City previously requested removal of utility lines and dock-specific infrastructure that were dedicated to CGC Naushon and cannot be repurposed for general use, including sewer, water, communication, and electrical service to the dock. The USCG has requested reconsideration of those items in exchange for abandonment of the Cutter Support Building and related assets. If the City does not accept the proposal, the USCG has indicated that

obtaining funding and approvals for removal or modifications would likely delay action by approximately one year.

At its June 24, 2026 meeting, the Port and Harbor Advisory Commission discussed the U.S. Coast Guard's request regarding abandonment of the Cutter Support Building and associated improvements to the City, including the building under consideration. The Commission unanimously recommended that City Council accept the Cutter Support Building.

Recommendation:

Adopt Ordinance 26-40

Attachments:

- Page excerpt from June 24, 2026, Port and Harbor Advisory Commission.
- Lease HSCG89-16-1-0084 Section 10.a.2).

Commissioners discussed the staff memorandum requesting support for changes to the lease with the US Coast Guard.

HAGGERTY/DUDA MOVED TO RECOMMEND TO CITY COUNCIL THAT THEY ADOPT THE LEASE AS NEGOTIATED BY THE CITY MANAGER.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

D. U.S. Coast Guard Request – Cutter Support Building, Berth and Improvements

Commissioners identified which building was under consideration and discussed the building's condition and whether the City has a plan for the use of the building.

HAGGERTY/DUDA MOVED TO RECOMMEND TO CITY COUNCIL THAT THEY ACCEPT THE CUTTER SUPPORT BUILDING.

Commissioner Duda said he is curious if the harbor or the City has plans to develop the East side of the spit. Deputy Harbormaster Glidden clarified that there are no plans at this time.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

A. City Managers Reports

Commissioner Bradshaw requested to see financial updates for the Harbor. Commissioner Siekaniec noted that financial planning will be a topic at upcoming meetings as well.

B. Engineers cost Estimate

C. HHE Quarterly Report

D. PHAC City Council HHE Report

E. Commissioner update

F. PHAC Commissioners Update

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE COMMISSION

Commissioner Bradshaw thanked the commission for a short and sweet meeting.

Commissioner Haggerty commented on congestion in the harbor. He noted that water taxi operators now pay a barge ramp fee which offers clientele a place to park on the other side of the harbor. There are fishing boats that tie up in the yellow zone at the bottom of ramp 2. He can foresee that it will get difficult to have the

Lease HSCG89-16-1-0084 Section 10.a.2).

"10. DISPOSITION OF IMPROVEMENTS:

a. Improvements made upon the Premises by the Government shall upon the expiration, termination or cancellation of this Lease or of any renewal term thereof:

2.) with the consent of the Lessor and upon thirty (30) days advance notice to the Lessor in writing, be abandoned in place, in which case the property will become the property of the Lessor, and the Government will be relieved of any liability in connection therewith. "

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port Director

ORDINANCE 26-40

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA APPROVING THE U.S. COAST GUARD'S REQUEST TO ABANDON IN PLACE AND TRANSFER TO THE CITY OF HOMER THE CUTTER SUPPORT BUILDING, BERTH-RELATED IMPROVEMENTS, AND ASSOCIATED IMPROVEMENTS RELATED TO LEASE HSCG89-16-1-0084, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, the City of Homer and the United States Coast Guard are parties to Lease HSCG89-16-1-0084 for the leased parcel of land and pier space formerly supporting the homeport and uplands for the decommissioned CGC Naushon; and

WHEREAS, the current lease is scheduled to expire on August 31, 2026; and

WHEREAS, the U.S. Coast Guard has formally requested the City's consent to abandon in place existing Coast Guard improvements on the premises upon termination of the lease, in accordance with Paragraph 10.a.2 of Lease HSCG89-16-1-0084; and

WHEREAS, City staff inspected the Cutter Support Building and associated improvements on August 28, 2025, and found the facility to be structurally sound, generally in good condition, and potentially suitable for future municipal use, long-term leasing, or multi-tenant occupancy after necessary maintenance and upgrades; and

WHEREAS, identified maintenance and upgrade needs include roof and exterior maintenance, interior non-structural repairs, mechanical system evaluation including possible boiler replacement, electrical upgrades and lighting replacement, and site improvements; and

WHEREAS, the U.S. Coast seeks to transfer ownership of the Cutter Support Building and related improvements to the City, contingent upon City approval to abandon the assets in place; and

WHEREAS, the U.S. Coast Guard has indicated that if the City requires removal or modification of certain improvements, obtaining the necessary funding and approvals would likely delay alternative action by approximately one year; and

WHEREAS, City staff recommends approving abandonment in place and transfer to the City of the Cutter Support Building, empty hazmat storage and paint locker, perimeter fencing, sidewalks, parking area, miscellaneous equipment pads, and primary electrical distribution systems, together with related building contents identified for abandonment; and

WHEREAS, staff will obtain cost estimates and additional analysis regarding long-term maintenance costs, appraised value, and revenue potential; and

WHEREAS, on June 24, 2026, the Port and Harbor Advisory Commission unanimously passed a motion making a recommendation to City Council that they accept the Cutter Support Building.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The City Council of Homer, Alaska, hereby approves the U.S. Coast Guard's request to abandon in place and transfer to the City the Cutter Support Building and berth-related improvements related to Lease HSCG89-16-1-0084, including those items listed above, and authorizes the City Manager to negotiate and execute the appropriate documents necessary to accept the abandonment in place and transfer of ownership of the approved improvements, address any related lease termination requirements, and take all other actions necessary to implement this ordinance.

Section 2. This ordinance is not of a permanent and general 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:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



MEMORANDUM

CC-26-153

Ordinance 26-41 An Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$150,000 From the Homer Accelerated Roads and Trails (HART) Trails Fund for the Planning and Design of Developing an Existing Roadbed Above Karen Hornaday Park into a Hiking Trail.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: July 21, 2026
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

SUMMARY:

This ordinance is a request for an appropriation of \$150,000 from the HART Trails Fund to fund the design efforts towards the development of an existing primitive roadbed above Karen Hornaday Park into a hiking trail.

BACKGROUND:

In January of 2025, the City of Homer (City) purchased 20-acres of land above Karen Hornaday Park through Ordinance 25-02 for the purpose of open space and recreation, protection of stormwater drainage and steep slopes, and preservation of wildlife corridors. The City already owned 10 additional acres to the west of this parcel, and the combination of Karen Hornaday Park, this new 20-acre parcel, and the previously owned 10-acre parcel offer a unique opportunity to develop a trail that would offer residents and tourists an unprecedented experience and view of the City, Homer Spit, and Kachemak Bay.

The purchase of this property was completed in April/May of 2025. Shortly after the purchase of this property, Memorandum CC-25-166 was presented to council suggesting staff consider the establishment of a “Low-Cost Walking Trail Loop”. In response to this memorandum, staff wrote Memorandum CC-25-167 to Council and one to the Parks, Arts, Recreation and Culture Advisory Commission (PARCAC) explaining that Homer City Code (HCC) 21.44 related to Steep Slopes required staff to hire a Civil Geotechnical Engineer to evaluate any development on slopes greater than 15% or greater, and the how all trail planning and design must follow the requirements defined in the City’s adopted Design Criterial Manual for Trails that the City Council adopted in 2009.

An RFP for the Woodard Canyon Looped Trail planning and design was issued and received two proposals. The funding Ordinance 26-29 did not pass, so the award was cancelled. Staff met with sponsors of the trail legislation and agreed to a new plan to plan a Conceptual Looped Trail separately from the design of the Woodard Canyon Trail which will transition the existing primitive roadbed into a trail. The Conceptual Looped Trail RFP has already been released for proposals and Ordinance 26-30 was adopted to appropriate funds towards this project. This funding Ordinance will provide funding dedicated towards the design that will transform the existing primitive roadbed into a trail. This new project is estimated to cost approximately \$150,000.

RECOMMENDATION:

The Public Works Department Recommends adoption of this Ordinance to provide funding for the design of developing an existing roadbed above Karen Hornaday Park into a hiking trail.

**CITY OF HOMER
FINANCIAL SUPPLEMENT**

PROJECT NAME	Woodard Canyon Trail Planning and Design	DATE	08/04/2026
DEPARTMENT	Public Works	SPONSOR	City Manager/PW Director
REQUESTED AMOUNT	\$ 150,000		

DESCRIPTION	The City of Homer (City) purchased twenty acres of land above Karen Hornaday Park through Ordinance 25-02 for the purpose of open space and recreation, protection of stormwater drainage and steep slopes, preservation of wildlife corridors and eventually the construction of a trail. Staff met with council sponsors and Resolution 26-41 was adopted directing the City Manager to issue an RFP for Conceptual Planning of a Low-Impact Looped Trail and a second RFP to design the existing primitive road bed into a trail. Funding for design of the looped trail was appropriated by Ordinance 26-30. The Public Works Department estimates that design of developing the existing roadbed into a hiking trail will cost approximately \$150,000 and this ordinance will provide that funding.
-------------	---

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

FUNDING SOURCE 1: HART Trails		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	\$ 1,385,955	Current Balance	_____	Current Balance	_____
Encumbered *	\$ 629,192	Encumbered	_____	Encumbered	_____
Requested Amount	\$ 150,000	Requested Amount	_____	Requested Amount	_____
Other Items on Current Agenda	\$ 50,000	Other Items on Current Agenda	_____	Other Items on Current Agenda	_____
Remaining Balance	<u>\$ 556,763</u>	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	_____

*Encumbered balance includes \$250,000 for Green Timbers Trails (ORD 25-44). This encumbrance is expected to be closed through the next quarterly project closeout memo.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 26-41

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY27 CAPITAL BUDGET BY APPROPRIATING
\$150,000 FROM THE HOMER ACCELERATED ROADS AND TRAILS
(HART) TRAILS FUND FOR THE PLANNING AND DESIGN OF
DEVELOPING AN EXISTING ROADBED ABOVE KAREN HORNADAY
PARK INTO A HIKING TRAIL.

WHEREAS, The City of Homer (City) purchased twenty acres of land above Karen Hornaday Park through Ordinance 25-02 for the purpose of open space and recreation, protection of stormwater drainage and steep slopes, preservation of wildlife corridors and eventually the construction of a trail; and

WHEREAS, The slopes on this property range from 20% to 40%, and Homer City Code (HCC) 21.44 requires all development near steep slopes and costal bluffs with a slope greater than 15% be evaluated by a Civil Geotechnical Engineer for slope stability improvements and erosion control measures; and

WHEREAS, An RFP was issued and not awarded because the funding Ordinance was not adopted; and

WHEREAS, Staff met with council sponsors and Resolution 26-41 was adopted directing the City Manager to issue an RFP for Conceptual Planning of a Low-Impact Looped Trail and a second RFP to design the existing primitive road bed into a trail; and

WHEREAS, funding for design of the looped trail was appropriated by Ordinance 26-30; and

WHEREAS, The Public Works Department estimates that design of developing the existing roadbed into a hiking trail will cost approximately \$150,000 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 \$150,000 as follows:

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<u>Fund</u>	<u>Description</u>	<u>Amount</u>
165	Woodard Canyon Trail	\$150,000

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:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



August 5, 2026

Bryan Hawkins
Port Director and Harbormaster
City of Homer
4311 Freight Dock Road
Homer, AK 99603

Subject: Homer Large Vessel Harbor Expansion Owner's Representative – Phase 2

Thank you for this opportunity to continue to support the City of Homer (City) on the Homer Harbor Expansion Project. Through the Homer Harbor Expansion Phase 1 work, HDR teamed with the City to navigate the startup and development of the USACE General Investigation Study (known as the Homer Navigation Improvements General Investigation) to the Tentatively Selected Plan (TSP) milestone.

As originally envisioned, the Owner's Representative approach is designed to guide project development through a strategic, stage-gated process. These checkpoints allow City leadership to evaluate milestones and determine the appropriate path forward, offering flexibility to adapt the scope of each phase to meet evolving needs.

Phase 2 will build on this foundation by continuing Owner's Representative support from the TSP milestone through to the completion of the USACE General Investigation Study, culminating in the release of the Final Feasibility Study and Environmental Document.

Proposed Phase 2 tasks include the following:

1. Phase 2 Leadership Coordination
2. Stakeholder Engagement
3. Local Services Facilities (LSF) Planning
 - a. LSF Conceptual Design (10 to 15%)
 - b. LSF Phased Delivery and Development Plan
 - c. LSF Opinion of Probable Construction, Operations, and Maintenance Costs
4. Large Capital Business and Financial Planning

Attached to this document is a Scope of Work and associated Fee Estimate for Phase 2 Owner's Representative services. Please contact Ronny McPherson at 907.201.1448 or ronald.mcpherson@hdrinc.com with any questions.

Anna Kohl, CEP
Vice President
Alaska Area Manager
HDR Engineering

Ronald McPherson, PE, BC.CE
Vice President
West Region Coastal Lead
HDR Engineering

Scope of Work

Task 1 – Phase 2 Coordination

HDR will meet with City Staff on a bi-weekly basis to coordinate City-led strategy on advancing Phase 2 of the Homer Harbor Expansion. These meetings are intended to provide updates on City-led Phase 2 activities and discuss ongoing strategy to advance the USACE Feasibility Study. Bi-weekly meetings will be held virtually using Microsoft Teams (or similar platform). This task will also include periodic presentations reporting on the status of the project/study to the City Council (assumed 6 in-person presentations).

Task 1 Assumptions:

1. Bi-weekly coordination meetings are assumed to be up to 1 hour in duration through the end of the USACE Feasibility Study (mid-2027)
2. City Council updates include up to 6 in-person updates

Task 2 – Stakeholder Engagement

HDR will support City Staff and facilitate stakeholder engagement to support alignment, communication, and transparency of the project progress with local community through Phase 2 of the Homer Harbor Expansion. As part of this task, HDR will perform the following subtasks:

2.1: Website Management

- Actively manage project website: homerharborexansion.com. Updates will include new documents, events, and general project updates as they become available.
- Perform website maintenance and coordination: GoDaddy domain, email, security

2.2: Study Communications

- Develop messaging/strategy of budget and schedule as the USACE Feasibility Study and City-led Phase 2 planning advances
- Develop presentation support for City Council reports/in-person status updates

2.3: Stakeholder As-Needed Support

- Provide as-needed stakeholder engagement support for events and/or activities. Work under this subtask will not be performed without written authorization from the City of Homer.

2.4: Develop Communication Materials

- Update Project Fact Sheet as needed
- Update Frequently Asked Questions as needed
- Develop Talking Points for community-, state-, and federal-level leadership discussions
- Create flyers or other materials as assigned
- Help develop talking points for E-Blasts, as needed



Task 2 Deliverable:

1. City Council presentation(s) summarizing Homer Harbor Expansion updates
2. Miscellaneous communications materials, as required

Task 3 – Local Services Facilities (LSF) Planning

HDR will advance planning of Local Services Facilities (LSF) with the primary purpose to support overall project phasing and financial planning (Task 4).

Task 3.1 Port and Harbor Commission/Task Force Engagement

HDR will facilitate up to two (2) workshops with the City of Homer Port and Harbor Commission and/or Task Force to advance LSF planning. The first workshop will occur early in the LSF planning process to allow for input into LSF conceptual design (Task 3.2) and project phasing (Task 3.3.1). The second workshop will occur at the draft-final stage of the 15% Conceptual-Level Design Drawings and LSF Phased Delivery and Development Plan. The intent of the second workshop is to provide draft results of the design and planning to allow an opportunity to incorporate additional thoughts and guidance from the commission.

Deliverable: Workshop Summary Notes

Task 3.2 – LSF Conceptual Design (15%)

HDR will advance conceptual design of LSF features to a 15% design level. This level of design will generally include conceptual-level drawings that include:

- Float layout and geometry
- Pipe pile quantity and locations
- Dock layout(s) and geometry
- Uplands layout (parking, lighting, fencing, access, etc.), geometry, fill quantity
- Additional utility requirements

Deliverable: Conceptual-level (15%) Design Drawings

Task 3.3 – LSF Phased Delivery and Development Plan

HDR will prepare a phased delivery and development plan to guide implementation of the Local Services Facilities. This includes:

TASK 3.3.1 PROJECT PHASING

- Identifying discrete, implementable projects within the overall program.
- Defining logical phasing based on operational priorities, funding constraints, and permitting sequencing.

TASK 3.3.2 PROCUREMENT STRATEGY

- Recommending delivery methods (e.g., construction manager/general contractor, design-build, design-bid-build) and procurement strategy for each project phase.
- Advising on packaging of design and construction scopes to improve cost efficiency, reduce risk, and improve schedule outcomes.

TASK 3.3.3 ENVIRONMENTAL PLANNING

- Coordinate with the City and regulatory agencies to define the scope and approach for NEPA compliance.
- Identify required studies, technical reports, and permitting pathways.
- Support development of documentation schedules that align with the overall project delivery timeline.

TASK 3.3.4 RISK REGISTRY

- Establish and maintain a project risk registry throughout Phase 2.
- Document mitigation strategies and responsibility assignments for identified risks.

Deliverable: LSF Phased Delivery and Development Plan (to include risk register as an appendix)

Task 3.4 LSF Opinion of Probable Construction, Operations, and Maintenance Costs

HDR will develop planning-level opinion of probable costs (cost estimates) including initial construction, operations, and maintenance to support decision-making and financial planning:

- Prepare Class 4–5 opinions of probable construction cost for each delineated project.
- Develop operations and maintenance (O&M) cost projections informed by design and stakeholder input.
- Document cost assumptions and confidence levels.

Deliverable: Conceptual-level (15%) Opinion of Probable Construction Cost

Task 4 – Large Capital Business and Financial Planning

HDR will develop a comprehensive financial strategy to advance the City of Homer's Harbor Expansion project by evaluating the opportunities available to generate the necessary local funds. This includes the evaluation of the potential role of innovative funding and financing mechanisms, identifying capacity and opportunity in existing funding sources, assessing gaps and opportunities, and offering specific recommendations to support financial sustainability of the project.

Task 4.1: Funding gap analysis and needs assessment

HDR will perform a funding gap analysis and needs assessment that includes the following items:

- Conduct a review of existing cost estimates and conceptual funding needs, segmented by timing and project phase to understand timing of financial needs
- Identify available funding programs and sources at the state and local levels
- Evaluate the implications of the funding gaps on project timing
- Assess existing fee structure and revenue of for the City of Homer Port and Harbor

Deliverable: Funding Gap Analysis report, including detailed tables summarizing funding needs by project phase and an annotated list of applicable funding programs and sources, the magnitude of funding availability, and any eligibility criteria these programs may have.

Task 4.2: Analysis of Recommended Funding Sources

HDR will conduct an analysis of recommended funding sources by performing the following tasks:

- Explore options to expand opportunities for state-controlled and local resources to support project needs, including identifying potential new revenue streams and optimizing existing funding mechanisms
- Review and summarize historic state legislative and budgetary actions that have provided funding to local entities for similar projects
- Identify and evaluate existing funding programs and options available to the city, including identifying any existing capacity to support this project
- Identify and evaluate the funding potential of opportunities for innovative financing that may be relevant to the project
- Develop a conceptual summary of potential revenue that could be generated based on incremental increases in existing state and local revenue sources

Deliverable: Revenue Potential Report, including detail on potential revenue streams, feasibility rankings, and recommendations for local and legislative engagement or future actions to support securing funds.

Task 4.3 Joint City Council and Port and Harbor Commission Engagement

HDR will facilitate a joint workshop with City Council and Port and Harbor Commission to present findings of the financial analysis and anticipated recommendations (strategic roadmap) that will be documented in the Final Report. The purpose of the workshop will be to provide findings and solicit feedback from City leadership prior to completing the Final Report (Task 4.4) to develop a more comprehensive document.

Task 4.3 Assumptions:

1. Workshop will be attended in-person by HDR Project Manager and Senior Financial Analyst

Task 4.4: Final Report and Strategic Roadmap

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- Synthesize findings into a cohesive strategy document with actionable recommendations to guide future funding efforts, informed by best practices.
- Consolidate findings from subtasks into a comprehensive final report
- Review and provide recommendations on integrating existing revenue source(s) from the port and harbor enterprise with the expanded harbor



- Develop a phased roadmap with strategy and timelines for securing the necessary funds for each project phase.

Deliverable: Final funding and finance strategy report with strategic roadmap identifying short- and long-term actions.

**HDR Engineering, Inc.
HHE Phase 2**

Time and Materials

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Basic Services - Labor Hour Total				
BASIC SERVICES - TOTAL COSTS	\$457,663	\$0	\$16,830	\$474,493

9/3/2025



September 3, 2025

Bryan Hawkins
Port Director and Harbormaster
City of Homer
4311 Freight Dock Road
Homer, AK 99603

Subject: Homer Large Vessel Harbor Expansion Owner's Representative – Phase 2

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2.3: Draft Feasibility Study Release

- Facilitate a joint City of Homer City Council and Port & Harbor Commission Workshop near release of Draft USACE Feasibility Study. Intent of workshop is to provide overview of work performed by the USACE Project Delivery Team (PDT).
- Consult on talking points for advertising/outreach of draft study and comment period

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- Update Frequently Asked Questions as needed
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- Create flyers or other materials as assigned
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Task 2 Deliverable:

1. City Council presentation(s) summarizing Homer Harbor Expansion updates
2. Workshop presentation summarizing Draft Feasibility Study Report components
3. Summary report of workshop discussions
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HDR Engineering, Inc.
HHE Phase 2

Time and Materials

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CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	Homer Harbor Expansion Owner's Representative Phase 2 Contract	DATE	08/04/2026
DEPARTMENT	Port and Harbor	SPONSOR	City Manager/Port Director
REQUESTED AMOUNT	\$ 450,000		

DESCRIPTION	In April 2026 the US Army Corps of Engineers (USACE) and Homer City Council reached concurrence on the Tentatively Selected Plan for the Homer Harbor Expansion General Investigation Study. In May 2026 USACE released the Homer Harbor Expansion Draft Feasibility Study on May 22, 2026, and provided a 30-day public comment period that closed on June 22, 2026. The Command Validation Milestone is a corporate decision point in civil works feasibility studies that is scheduled for August 18, 2026. In 2022 the City staff hired HDR to assist with the additional workload required to ensure that the City of Homer was able to get the best results possible from a USACE Port Expansion General Investigation study. Both within Alaska and nationally, HDR has the depth of experience needed to meet our goals through the first phase of the general investigation. HDR has presented a step-by-step plan for Phase II that will provide support through the completion of the USACE General Investigation Study and proposed Phase 2 tasks.
-------------	--

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

FUNDING SOURCE 1: Port Reserves		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance *	\$ 1,515,678	Current Balance	_____	Current Balance	_____
Encumbered	\$ 483,931	Encumbered	_____	Encumbered	_____
Requested Amount	\$ 450,000	Requested Amount	_____	Requested Amount	_____
Other Items on Current Agenda	\$ 0	Other Items on Current Agenda	_____	Other Items on Current Agenda	_____
Remaining Balance	\$ 581,747	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	_____

*FY26 transfer to reserves (~\$300k) still pending

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Port Director

ORDINANCE 26-42

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY27 CAPITAL BUDGET BY APPROPRIATING
\$450,000 FROM THE PORT RESERVES FOR THE LARGE VESSEL
HARBOR EXPANSION OWNER'S REPRESENTATIVE PHASE 2
CONTRACT AND ISSUING A TASK ORDER TO HDR TO PROVIDE
OWNER'S REPRESENTATIVE SERVICES.

WHEREAS, Port Expansion has been the City of Homer's #1 State & Federal Legislative
Priority in the Capital Improvement Plan for three years; and

WHEREAS, In April 2026 the US Army Corps of Engineers (USACE) and Homer City
Council reached concurrence on the Tentatively Selected Plan for the Homer Harbor
Expansion General Investigation Study; and

WHEREAS, In May 2026 USACE released the Homer Harbor Expansion Draft Feasibility
Study on May 22, 2026, and provided a 30-day public comment period that closed on June 22,
2026; and

WHEREAS, The Command Validation Milestone is a corporate decision point in civil
works feasibility studies that is scheduled for August 18, 2026 and

WHEREAS, In 2022 the City staff hired HDR to assist with the additional workload
required to ensure that the City of Homer was able to get the best results possible from a
USACE Port Expansion General Investigation study; and

WHEREAS, Both within Alaska and nationally, HDR has the depth of experience needed
to meet our goals through the first phase of the general investigation; and

WHEREAS, HDR has presented a step-by-step plan for Phase II that will provide support
through the completion of the USACE General Investigation Study and proposed Phase 2 tasks
that include

- Phase 2 Leadership Coordination
- Stakeholder engagement

- Local Services Facilities (LSF) Planning
- Large Capital Business and Financial Planning.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY27 Capital Budget by appropriating \$450,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	New Large Vessel Harbor Project Owner's Representative	\$450,000

Section 2. The City Council of Homer Alaska authorizes the City Manager to engage phase two of the HDR proposal related to the General Investigation Study of the New Large Vessel Harbor Project.

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

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

CITY OF HOMER

SHELLY ERICKSON, MAYOR PRO TEM

ATTEST:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



MEMORANDUM

CC-26-160

Resolution 26-054, A Resolution of the City Council of Homer, Alaska Acknowledging the Sufficiency of the South Slope Drive Sewer Improvement Special Assessment District Petition and Approving the Improvement Plan, Estimated Cost of Improvement and Assessment Methodology

Item Type: Backup Memorandum,
Prepared For: Mayor Lord and Homer City Council
Date: August 14, 2026
From: Amy Woodruff, City Clerk
Through: Melissa Jacobsen, City Manager

SUMMARY:

While City Code requires that we hold a public hearing on the matter of the proposed Special Assessment District, it is the recommendation of the Clerk that this resolution be voted down due to the documented objection of the owners of 6 of the 8 benefiting properties.

BACKGROUND:

This special assessment district petition for sewer only was filed by Beauregard Burgess in late 2025. The proposed district includes 8 parcels, and signatures representing a minimum of 4 property owners were needed for the petition to be sufficient. 3 signatures were received from individuals who owned 4 properties in the district, so the petition was deemed to be sufficient.

Under [HCC 17.02.040\(C\)](#), once a petition is found to be sufficient, the Clerk schedules a neighborhood meeting and refers the proposal to the Public Works Director for the creation of a District Improvement Plan. The public meeting was held on May 27, 2026, with two property owners in attendance.

After the meeting, the City Clerk received written objections from the owners of 6 of the 8 parcels in the proposed district. However, under [HCC 17.02.050\(a\)](#), once an improvement plan is completed the Clerk shall schedule a public hearing.

Given that 75% of the owners in the proposed district oppose the proposed district, and that their objection is not based on cost, but general opposition to the proposed district, the Clerk recommends that Council vote down the resolution rather than adjust the share of the cost to comply with [HCC 17.02.050\(b\)](#).

RECOMMENDATION: Vote against the adoption of Resolution 26-054

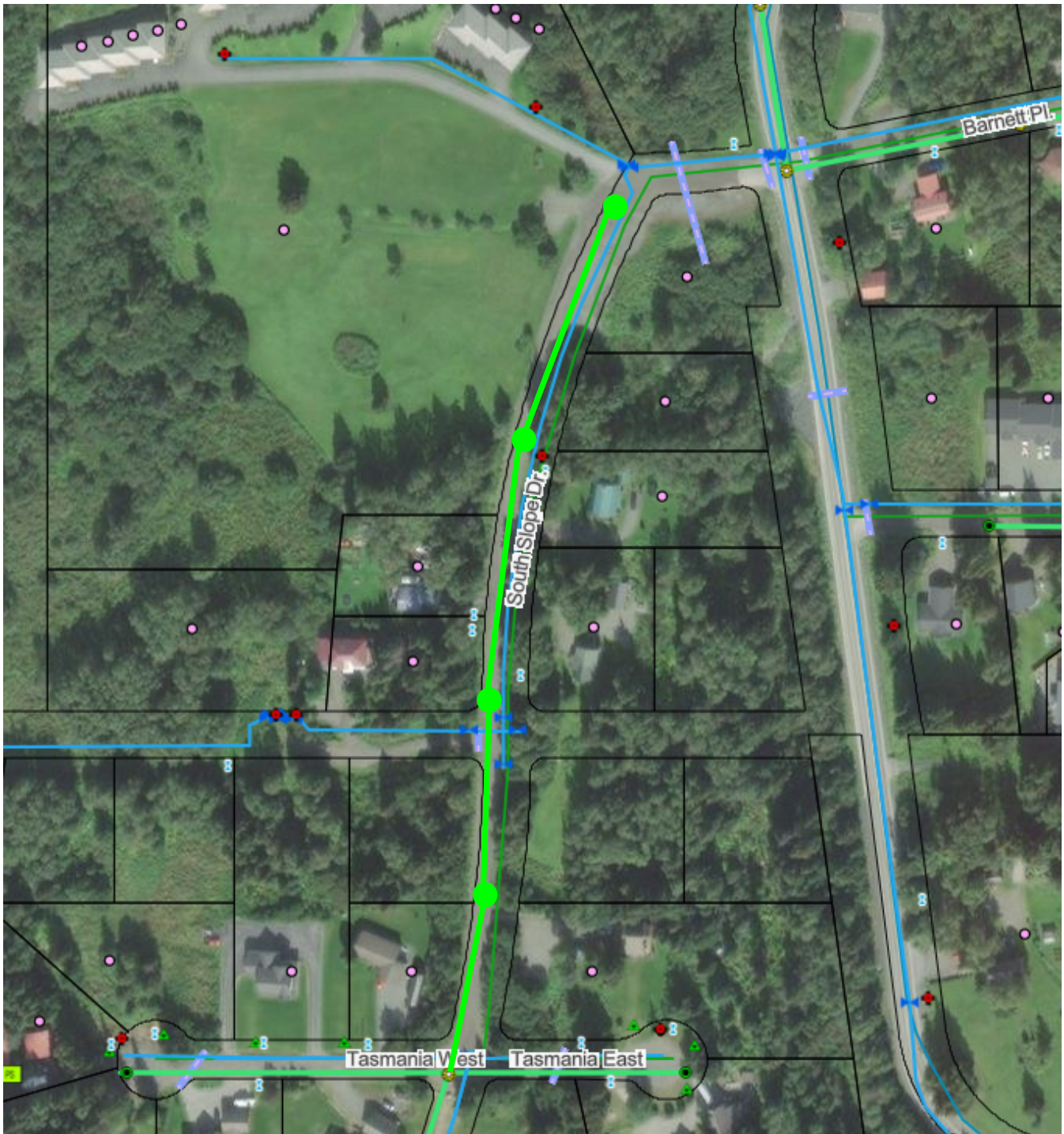
ATTACHMENTS:

Improvement Plan

Estimated Cost of Improvement

Objections to the South Slope Drive Sewer Special Assessment District

South Slope Drive Sewer Extension
Approximately 1,100 ft - \$470,000



Engineer's Construction Cost Estimate - South Slope Sewer Extension SAD

Item Number	Pay Item Description	Unit	Estimated Quantity	Unit Bid Price	Total Amount
	Topographic Design Survey		1	\$ 12,000.00	\$ 12,000.00
	Design Plans, Specifications, Estimates		1	\$ 40,000.00	\$ 40,000.00
	Mobilization and Demobilization	Lump Sum	1	\$ 10,000.00	\$ 10,000.00
	Construction Surveying	Lump Sum	1	\$ 8,000.00	\$ 8,000.00
	Traffic Maintenance	Lump Sum	1	\$ 7,500.00	\$ 7,500.00
	Clearing and Grubbing	Lump Sum	1	\$ 5,000.00	\$ 5,000.00
	Removal of Obstructions (Culvert Pipe)	Linear Foot	200	\$ 12.00	\$ 2,400.00
	Unusable Excavation	Cubic Yard	800	\$ 30.00	\$ 24,000.00
	Ditch Linear Grading	Linear Foot	1,100	\$ 15.00	\$ 16,500.00
	Type III Classified Fill and Backfill	Ton	1,300	\$ 30.00	\$ 39,000.00
	Leveling Course	Ton	275	\$ 45.00	\$ 12,375.00
	Reconstruct Driveway	Each	4	\$ 2,500.00	\$ 10,000.00
	F&I Sewer Manhole	Each	5	\$ 3,500.00	\$ 17,500.00
	Trench Excavation & Backfill	Linear Foot	1100	\$ 25.00	\$ 27,500.00
	F&I Sewer Service	Each	10	\$ 2,500.00	\$ 25,000.00
	F&I 8" DIP Sewer Pipe	Linear Foot	1100	\$ 135.00	\$ 148,500.00
	SWPPP	Lump Sum	1	\$ 5,000.00	\$ 5,000.00
	F&I 4" Thick Rigid Insulation Board	Square Foot	1200	\$ 5.00	\$ 6,000.00
	Non-Woven Geotextile Fabric	Square Yard	1250	\$ 6.00	\$ 7,500.00
	Seeding (Type I)	MSF	10	\$ 800.00	\$ 8,000.00
	Topsoil (4")	MSF	10	\$ 800.00	\$ 8,000.00
	Furnish and Install CMP (18", 16 Gauge)	LF	200	\$ 150.00	\$ 30,000.00
				Total Est.:	\$ 469,775.00

Condon/Frommer

June 1, 2026

Email address: clerk@cityofhomer-ak.gov

Subject line: Opposition to proposed South Slope sewer project

Dear City Clerk,

My name is Melina Frommer and I own one of the eight lots on South Slope Dr. that would be impacted by the petition for sewer improvements submitted by Beau Burgess and approved by the City in December of 2025.

I would like to put in writing, for the record, that I am opposed to this project moving forward.

(Add anything else you wish, but this alone should be enough.)

Thank you.

Sincerely,

Melina Frommer

From: [Elizabeth Graber](#)
To: [Department Clerk](#)
Subject: Objection to South Slope sewer improvement project
Date: Monday, June 1, 2026 4:14:38 PM

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Dear City Clerk,

My name is F. Elizabeth Graber. My husband (Michael Hawfield) and I own two of the eight lots on South Slope Dr. that would be impacted by the petition for sewer improvements that was submitted by Beau Burgess and approved by the City in December of 2025.

We would like it to be put on the record, in writing, that we are opposed to this project.

We already have a well maintained and smoothly functioning septic system on the lot our home sits on, and we have no intention of ever building on the second lot below us. We therefore have no desire to pay double assessments for a sewer utility that we do not need. In addition, if our current septic system were to ever need replacing in the years to come, it would cost us far less to completely replace it than to carry the burden of paying 20-year assessments on two lots. Furthermore, it is our understanding that we would also carry the financial burden of removing our current system if/when the tank were to fail.

After receiving a certified letter notifying us of Beau's petition, we had heard nothing further about this project well into May. The paperwork we received from the City in January clearly states that if the project were to move into Phase 2--a neighborhood meeting--the property owners of record would be notified by mail of the date, time and location of the meeting. Instead, it was completely by chance while chatting on Saturday 5/30 with Mark Zeiset, the neighbor above us, that we learned a "neighborhood meeting" had already taken place on Wednesday 5/27/26 with only two attendees: Mark and Beau. It's interesting to note that Beau appeared quite well prepared to argue his case while we didn't even know the meeting was happening. Beau also seems to feel it would be appropriate to bid on doing to work himself and profiting from this project, which in our minds would be a clear conflict of interest.

We were home Wednesday night, and we would have definitely been at that meeting if we had known about it. Unfortunately, we received no notice from the City; no letter, no phone call, nothing at all to let us know this meeting was taking place. The only notice Mark received was a phone message from the City just a short day or two prior to the meeting. Why weren't all of the impacted property owners well informed about this when the project involves such a small number of people potentially sharing such a large financial burden?

Again, for the record, we oppose this project. In addition, we are unhappy that the project has moved this far without receiving any opportunity at all to offer our input other than not responding to the initial certified letter we received in January--which we understood to mean that by not responding, we had no interest in seeing the project move forward. Also for the record, before choosing not to respond, we spoke in person with personnel at both the City Clerk's office and Public Works to learn more about what would be involved, so we were doing our best to understand the process.

Thank you for taking note of our objection and making sure that we are fully informed of any

further discussion or action to be taken with regard to this project.

Sincerely,
Elizabeth Graber and Michael Hawfield

From: [Jacob Lemon](#)
To: [Department Clerk](#)
Subject: City sewer improvement
Date: Monday, June 1, 2026 10:42:54 PM

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

Hello This Is Jacob Lemon and I own 2 lots on south slope dr. I don't wish to go forward with the city sewer improvement project.

From: [Mark Zeiset](#)
To: [Department Clerk](#); [Department Public Works](#); [Department Clerk](#)
Subject: South Slope Rd Sewer assessment
Date: Monday, June 1, 2026 8:23:21 AM

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

Good morning,

Thank you for our community meeting last Wednesday at the city hall (upstairs). I appreciate the information and maps provided.

I want to officially let the City of Homer and Public Works know that I am opposed to the South Slope Road sewer assessment and upgrade.

I also spoke with three neighbors, and they oppose it as well. I know you will need their comments directly from them. I wanted to give you a heads up.

I own the 4646 South Slope Rd lot.

Thank you
Mark Zeiset

--

Mark Zeiset
South Central Radar LLC
4406 Homer Spit Rd
Homer, AK 99603
Phone: 907-235-8008
email: mark@southcentralradar.com



**CITY OF HOMER
HOMER, ALASKA**

City Manager/City Clerk

RESOLUTION 26-054

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
ACKNOWLEDGING THE SUFFICIENCY OF THE SOUTH SLOPE
DRIVE SEWER IMPROVEMENT SPECIAL ASSESSMENT DISTRICT
PETITION AND APPROVING THE IMPROVEMENT PLAN,
ESTIMATED COST OF IMPROVEMENT AND ASSESSMENT
METHODOLOGY.

WHEREAS, Beauregard Burgess filed an application for a Special Assessment Petition
for South Slope Drive, which was approved on December 23, 2025; and

WHEREAS, The City Clerk's Office distributed petitions to the record owners of the 8
benefited properties in the proposed district and received signed petitions from the owners of
4 of the 8 benefited properties; and

WHEREAS, Pursuant to HCC 17.02.040(c)(2), the Public Works Director prepared an
improvement plan for the proposed district; and

WHEREAS, Pursuant to HCC 17.02.040(c)(1), a neighborhood meeting was held on May
27, 2026 where property owners were provided conceptual cost estimates for sewer and
proposed district maps; and

WHEREAS, Prior to scheduling the public hearing four written objections representing
the owners of six of the eight properties were submitted to the City Clerk. However, HCC
17.02.050(a) requires the City Clerk to set a time for a public hearing upon the completion of
an improvement plan regardless of the number of written objections received; and

WHEREAS, A Notice of Public Hearing for August 24, 2026 and Notice of Right to Object
and was mailed to property owners on June 23, 2026 in accordance with Homer City Code
17.02.050; and

WHEREAS, Pursuant to HCC 17.02.050(b), if owners of real property that would bear 50
percent or more of the assessed cost of the improvement file timely written objections, the
Council may not proceed with the improvement unless it revises the improvement plan to
reduce the assessed cost to less than 50% of the assessed cost of the improvement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska
acknowledges the sufficiency of the South Slope Drive Sewer Improvement Special

Assessment District and approves the improvement plan, estimated cost of improvement, and assessment methodology.

PASSED AND ADOPTED by the Homer City Council this 24th day of August, 2026.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

AMY WOODRUFF, CITY CLERK



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.

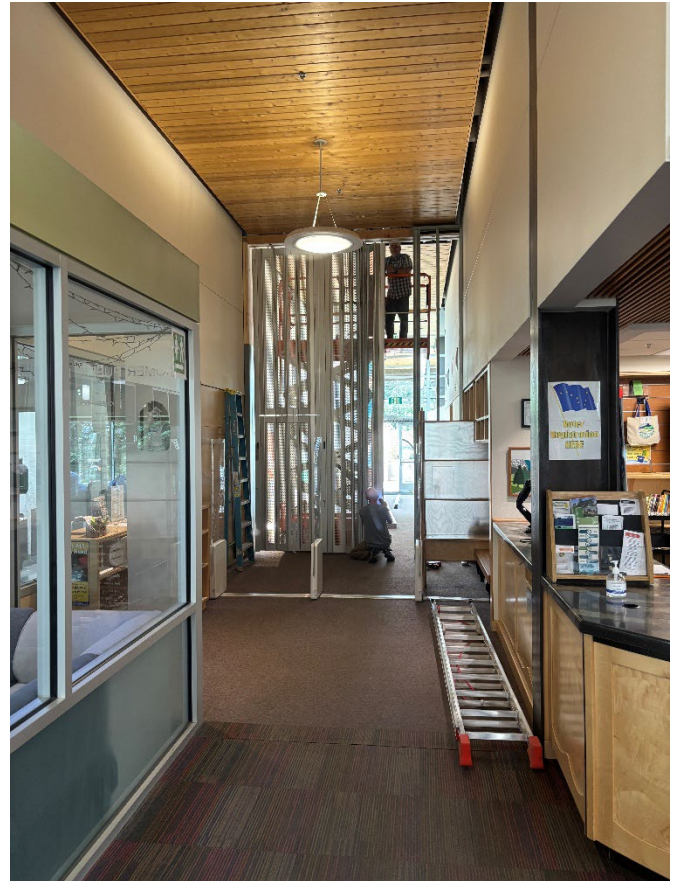


Homer Airport Night Closures Scheduled

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

