



Agenda

Economic Development Advisory Commission Regular Meeting

Tuesday, August 11, 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: 990 0366 1092 Password: 725933

<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, 6:00 P.M.

AGENDA APPROVAL

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

RECONSIDERATION

APPROVAL OF THE MINUTES

- [A.](#) 06-26 Minutes

VISITORS/PRESENTATIONS

- A. Lia Shelton, Haven House (15 min)
- B. Anna Sansom, Homer Bed and Breakfast Association (15 min)
- C. Charles Anderson, Kachemak Board of Realtors (15 min)

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- [A.](#) EDC Staff Report
- B. Clerk's Report
- C. Homer Chamber of Commerce
- D. Homer Marine Trades
- E. KPEDD

PUBLIC HEARING

PENDING BUSINESS

- [A.](#) Short Term Rentals

NEW BUSINESS

- [A.](#) Capitol Improvement Plan

INFORMATIONAL MATERIALS

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

- [B.](#) Calendar

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Tuesday, September 8th, at 6:00 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

CALL TO ORDER

Session 26-06 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:00 p.m. on April 14th, 2026 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar, and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONERS AREVALO, MARKS, NOOMAH, BAILY & YOUNG

ABSENT: COMMISSIONER STARK, ZUBEK

STAFF: COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN & DEPUTY CITY CLERK
PILLIFANT

1. CALL TO ORDER

Commissioner Arevalo requested a motion and second to approve the agenda.

YOUNG/NOOMAH MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

2. AGENDA APPROVAL

3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

4. RECONSIDERATION

5. APPROVAL OF MINUTES

There were no minutes. 05-26 minutes will be included in 08-26 packet.

6. VISITORS/PRESENTATIONS

Dorothy Duncan-Small Business Owner

Ms. Duncan spoke on being a short, medium and long term rental owner.

- Primarily rents to students, traveling nurses.
- Requests that all EDC decisions be based on real data.
- She thinks there is a lack of information to base good decision making on.
- Recognizes high demand in the summer
- She has 19 renters with a total of 6 dogs.
- Believes Title 21 is moving in the right direction.
- Cost of housing is out of our control.

- People do STR's for a variety of reasons. Restricting STR's does not equal affordable housing.
- Would like other professionals (realtors and builders) to add input to conversation.
- Other solutions should be considered.
- Begin with the end in mind. What does Homer need? What do we need? How much? Where? How can we chart a path forward if we don't know where we are going?
- There is an urgent need for more housing, especially worker housing in the summer.

7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. EDC Staff Report

Community Director Julie Engebretsen gave report:

- Commissioner to attend June 22nd Council Meeting -Theo Noomah volunteered.

B. Clerk's Report:

- Memorandum on Conduct of the Public during Public comment- discussion.

C. Homer Chamber of Commerce Director's Report

D. Homer Marine Trades

E. KPEDD

8. PUBLIC HEARING

9. PENDING BUSINESS

A. Short Term Rentals (STR)

- Commissioner Experiences with housing-Noomah and Arevalo shared experiences.
- Looking for input from all perspectives. Find speakers that would like to speak.
- Discussion of conversation with Rita Jo Schultz, small business owner, rental property owner, existing strategies for worker housing-J1, WOOFERS, employee housing.
- Discussion of STR Template, high bar and low bar regulation.
- Review of other similar communities in Alaska.
- End result is written document to City Council.
- Marks requested two takeaways from each commissioner.

TWO TAKEAWAYS

Commissioner Marks

1. Trends or lifecycles of housing and what works 2. Government moves slow, trends may move faster than government. By the time government solves the problem the trend may have moved in a different direction.

Commissioner Young

1. Loves the idea of information on spreadsheet 2. Concerned about setting up STR laws that fail.

Commissioner Baily

1. Importance of predictability and stability of business environment. 2. Residential Owners acting for predictability and stability, how we come up with something fair to people who are trying to make a living, encourage STR in Owner Occupied residences in residential zones. Leave non owner occupied in business district zoning.

Commissioner Noomah

1. Limited options of what we can do. 2. Go deeper into things that are feasible vs. going broader. STR regulations may not make things more affordable due to a variety of reasons, expectations should be reasonable and STR regulations have other positive benefits.

Commissioner Arevalo- 1. Encourage everyone to share viewpoints, try to understand each others perspectives 2. Open mindedness.

10. NEW BUSINESS

11. INFORMATIONAL MATERIALS

- A. City Manager's Report
- B. 2026 Calendar

12. COMMENTS OF THE AUDIENCE

Liz Garvey-Thanks to the commission. 5th Generation Homer. When STR's are shutdown corporations move in. Quality of cute and charming diminishes. Example of what happened when regulation of therapists occurred.

Kathy Carssow-Appreciate the work. If the property next door to you is a STR you don't have a neighbor and that means you don't have a neighborhood.

Donna Ray Faulkner- Reiterate what Kathy was saying. Not sure how to approach the problem. Would like the Planning Department to help. Impressed that EDC is listening.

Karen Murdock- Reiterate what everyone else has said. Appreciation. I lived in Mosse's Toolshed. Housing has always been challenging and now it is even worse. Very difficult in '79, still difficult. Concern is people having STR's in residential neighborhood. If you choose a residential neighborhood you don't want to be in a mixed commercial/residential neighborhood.

Dorothy Duncan-Love hearing everyone's stories. Would like the character of the community to be preserved. Keep in mind scope of issue and the problems, different than big cities.

13. COMMENTS OF THE CITY STAFF

Deputy Clerk Pillifant-Great meeting.

Staff Liaison Engebretsen- Great meeting. Thanks for working through all the things.

14. COMMENTS OF THE MAYOR/COUNCIL MEMBER

15. COMMENTS OF THE COMMISSION

Commissioner Marks-Thank you Nicole. I am encouraged. I think we will have something for the City Council that will be worthwhile. See you in August.

Commissioner Baily- Kudos to Nicole for stepping up. Hope Vice Chair is OK. Many thanks to people who come and keep us focused on what the community wants.

Commissioner Noomah-Thanks to Nicole. Well run meeting. Have noticed when you have a meeting focused on one solution people come to oppose that idea and talk about another idea. Rather than finding one solution an incremental approach from many directions is better.

Commissioner Young-Thank you Nicole. I enjoy my time being on the EDC. It is so beautiful out right now. I think work on this should count for double. Excited to see the public testimony for Title 21. Excited for August meeting. We are all volunteers and we all have a mission to make Homer better.

Commissioner Arevalo- Hope we haven't put too much on Julie's plate. Get out there and have a great summer. Get your fish! Enjoy the weather. I am working on my tan.

16. ADJOURNMENT

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 8:01 p.m. The next regular meeting is Tuesday, August 11th, 2026 at 6:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers and via Zoom Webinar.

MARYA PILLIFANT, DEPUTY CITY CLERK

Approved:_____



AGENDA ITEM REPORT

August Staff Report

Item Type: Information Memorandum
Prepared For: Economic Development Advisory Commission
Meeting Date: August 3, 2026
Staff Contact: Julie Engebretsen, Community Development Director

1. Title 21 Zoning Code Update: I will have an update at the meeting. *(Launch of the Public Hearing Draft and schedule planned 8/10)*
2. Capital Improvement Plan/CIP: Please prepare for the meeting by identifying your top two projects.

Last year the EDC recommended the Homer Spit Erosion, Homer Harbor Critical Float System Replacement, Comprehensive Drainage Management Plan, Steel Grid Repair/Replacement, and the HERC Hazardous Material Clean-Up and Revitalization projects as legislative priorities. (the only Commission that didn't narrow it down to 3 – lets aim to do that this year!)

Commissioner to speak at September 14 CC meeting _____



MEMORANDUM

EDC -26-XXX

Short Term Rentals

Item Type: Action Memorandum
Prepared For: Economic Development Advisory Commission
Date: August 6, 2026
From: Julie Engebretsen, Community Development Director

Requested Preparations:

1. Prior meeting reports will not be reprinted. Review them beforehand or bring your old packets.
2. Submit the homework below by 8 a.m. Tuesday, or review the recap and be ready to discuss any disagreements. The goal is to start agreeing on next steps to recommend to the City Council.

8

Requested Actions at the Meeting:

1. Listen to public and invited speakers.
2. Hear Commissioner Young briefly discuss owning and operating short-term rentals.
3. Discuss the EDC's recommendations to the City Council.
4. Begin drafting the EDC's response to the City Council after the meeting.

EDC came up with tasks at the June meeting:

- The full list of tasks is below; most have been worked on or are complete.
- **HOMEWORK** Please respond with your three ideas of next steps for the City. (*small # of possible near-term steps*) The end of this report has a template for your use. Please use short answers – bullet point action steps, not paragraphs. I have used AI to compile comments so far; see first attachment.

ZOOM AI summary of June meeting and Tasks:

1. *Done* Julie: create an excel spreadsheet or table categorizing short-term rental regulations from selected communities (Seward, Soldotna, Sitka, Anchorage, Juneau, Bend Oregon, Newport Oregon, Chelan County/Leavenworth Washington, Wasilla, San Diego) by low/medium/high bar, administrative burden (financial and non-financial), impact on

community character, owner-occupied status, and safety components; include findings on Girdwood and Talkeetna if available. (This paragraph was used in Copilot and a table was generated; see attachments.)

2. *Done Julie:* research and summarize the administrative burden (including financial and non-financial aspects) for both government and business in the selected communities, focusing on how regulations are administered and enforced.
 - Homer municipal costs: have existing software. enforcement will run an additional \$8500/yr in software costs. personnel costs, assuming 2 hours per license and 300 units = 600 hours/year (\$31,000? or less). level of effort should decline over time for renewals.
 - business costs: 1 hour per establishment. renewals should be 15-30 minutes total.
3. *Done (sort of)* All commissioners: draft individual written responses addressing council tasks 7 and 8 (summary of observations, key takeaways, and possible near/long-term steps for council) for review and discussion at the September meeting. (See attached list of commissioner comments, AI assisted)
4. *Done* Theo and Nicole (and other interested commissioners): reach out to community members (especially those not present/underrepresented, e.g., those who left due to housing issues, employers who lost staff due to housing) to invite them to provide testimony at the next meeting.
5. *Done Julie:* provide a template or list of questions to commissioners to ensure consistent and comparable input for the written responses to council tasks 7 and 8.
6. *Done Commissioners:* email Julie suggestions for additional perspectives or testimony to be included in future meetings. (Chair work with staff on scheduling)
7. *Late:* Julie: update and maintain the dedicated city website with new materials, links to commission packets, and relevant reports as the process continues.
8. Commissioners: review provided packets and be prepared to discuss key takeaways and initial findings at the August meeting, with finalized draft(s) for council by September/October.
9. *Done Theo:* represent the commission at the June 22nd city council meeting under commission reports.
10. *Done Julie:* conduct additional research on Girdwood and Talkeetna regarding any existing short-term rental regulations and summarize findings for the commission.
11. Commissioners: at the August meeting, build in time for general discussion on findings and begin outlining areas of consensus and disagreement for the final report to council.
12. Commissioners: continue to solicit and summarize public input, especially from underrepresented groups, for inclusion in the final report to council.

EDC Homework See attachments for summarized responses to date

What are three Near Term Next Steps the City could take?

(Options include but are not limited to: do nothing right now, better define STR's in Title 21, require registration, more strictly regulate in residential zoning districts, require owner occupancy, require safety checklist, see also the AI summary document and table, all of the above, other____)

The first 3 steps the City should take are:

- 1.
- 2.
- 3.

Bonus Homework : What are longer term – (2-3 years?) ideas you would like to explore?

- 1
- 2
- 3

RECOMMENDATION:

1. Be ready to talk about EDC recommendations to Council

ATTACHMENTS:

Recommended Short-Term and Longer-Term Steps for Short Term Rentals
Comments from South Peninsula Hospital Re: Housing demand
Letter from Commissioner Young
Short-Term Rentals Anchorage STR Licensing information
Talkeetna STR information
STR color coded matrix
EDC Commissioner comments summary to date

Recommended Short-Term and Longer-Term Steps for Short-Term Rentals

(DRAFT EDC, as of 8/6, AI Assisted from Commissioner input)

First Steps (2027–2028)

1. **Clarify lodging definitions in Title 21.** Define short-term rentals by length of stay and type of accommodation, and distinguish them from bed-and-breakfasts, rooming houses, hostels, hotels, and other commercial lodging. Consider using the number of guest units—such as fewer than six versus six or more—to separate small-scale rentals from larger lodging operations. *(Staff note; number of guests is already in zoning code - 6 or more guest rooms or more than 15 guests is a hotel)*
2. **Establish a simple annual registration program.** Begin with a free or nominal-fee registration focused on tax compliance, operator communication, emergency contacts, and baseline data. Collect information not otherwise readily available, including unit type, seasonal or year-round operation, owner occupancy, operator residence, and whether a full dwelling or individual room is rented.
3. **Prepare for administration and compliance.** During the initial operating season, test registration and monitoring software, develop clear procedures for complaints and existing code violations, estimate staffing and technology costs, and conduct outreach before considering substantial penalties or operating restrictions.
4. **Maintain current zoning allowances during the initial data period.** Allow properly registered STRs where residential uses are permitted while enforcing existing noise, parking, garbage, nuisance, building, fire, health, and tax requirements. Avoid caps, quotas, or owner-occupancy mandates until local data demonstrate a need.
5. **Define measures of success and report annually.** Establish consistent measures—including the number and location of STRs, registration and tax compliance, complaint patterns, administrative costs, and available housing indicators—and provide an annual public report.

Longer-Term Steps (Two to Five Years)

1. **Evaluate the registration program and local impacts.** Use multiple operating seasons of data to assess trends by zoning district, owner occupancy, operator residence, unit type, seasonality, complaints, compliance, housing indicators, visitor demand, and City costs and revenues.

2. **Consider a tiered regulatory framework if supported by the data.** Evaluate whether different requirements are warranted for owner-occupied rentals, full-dwelling rentals, nonresident-operated properties, or larger multi-unit operations. Any zoning limits, geographic areas, license caps, or owner-occupancy requirements should respond to documented local conditions.
3. **Adopt a cost-based fee and enforcement structure.** If necessary, establish fees proportionate to administrative and enforcement costs, with clear notice, correction periods, penalties, and appeal procedures. Avoid using ownership or residency categories unless the City has established a clear policy purpose and completed legal review.
4. **Review targeted safety standards.** Consider a basic self-certification checklist for smoke and carbon-monoxide alarms, fire extinguishers, visible addresses, exits, occupancy information, and emergency contacts. Apply commercial standards where the size or nature of an operation warrants them.
5. **Advance long-term and workforce housing incentives.** Explore streamlined permitting, accessory-dwelling-unit support, grants, utility or tax incentives where legally available, employer partnerships, and a dedicated housing fund. Evaluate a partnership with the Homer Foundation or another eligible organization to administer funds.
6. **Evaluate revenue options and permitted uses.** Examine whether a tiered license fee, borough-level bed tax, or other lawful revenue mechanism is feasible. Coordinate with the Kenai Peninsula Borough and obtain legal and financial review before pursuing tax changes. If revenues exceed program costs, establish transparent criteria for uses such as housing initiatives or other Council-approved community needs.

Suggested Sequence

Year 1: Adopt definitions and registration requirements; complete outreach; procure or test administrative tools.

Years 1–2: Register operators, monitor implementation, enforce existing requirements, and publish annual results.

Years 2–3: refine fees, compliance procedures, and safety measures as needed.

Years 3–5: consider targeted zoning or licensing changes and housing or revenue programs only after reviewing local evidence, administrative capacity, fiscal impacts, and legal authority.

Email 8/6/26

Greetings, Julie,

Karin Marks reached out to me, asking what types of housing needs the hospital employees are experiencing. Here are some findings upon interviewing the HR department. Please note that this was not a comprehensive survey, just one recruiter's observations:

Rentals:

- Big, noticeable need in "entry level" and "low to mid income" type rentals (one to two bedroom)
- Big need in pet friendly rentals

Purchasing:

- In 2026, there has not been a lot of feedback regarding the lack of inventory to purchase. HR connects all new residents to a realtor, and so far this year none of them have come back to HR unsuccessful. Whereas in the 2022-2024 window, there was a severe lack of homes on the market that were affordable for a one-income (or two income at entry level professional).

There is a lot of variability in this information. Could be that the new hires to town this year were higher income range, could be the lower to mid income folks have stopped looking to purchase cause the mortgage interest rates were high, or the economy was unstable, or many other contributing factors. I think it's difficult to draw conclusions from this incidental observations. I'm happy to conduct an employee survey if this is important to the City and EDC.

Many thanks,
Derotha Ferraro
Public Information Officer
South Peninsula Hospital

CITY OF HOMER ECONOMIC DEVELOPMENT DISCUSSION

Letter Regarding Short-Term Rental Data

A direct, neutral summary of what the available evidence does—and does not—show

Date: August 11, 2026

To: Chair and Members of the Economic Development Committee

Subject: The economic footprint of short-term rentals within the City of Homer

Dear Chair, Members of the Committee and to the public:

My purpose is narrow: to describe what the available evidence can and cannot tell us about the economic footprint of short-term rentals inside the City of Homer. The central discipline is to compare like with like and to label assumptions as assumptions.

A short-term rental is generally the temporary rental of all or part of a dwelling or lodging accommodation for fewer than 30 days. A listing, however, is an online advertisement—not necessarily a distinct property, dwelling, or housing unit. A hotel may advertise individual rooms, one property may have several advertisements, and different advertisements may represent booking combinations of the same accommodations. This distinction is essential when interpreting listing counts.

The 2023 American Community Survey five-year estimate reports 3,071 housing units within the City of Homer. This is the most consistent denominator supplied for evaluating records that appear to fall within city limits. It should not be combined with a regional listing count whose geographic scope extends beyond the city.

As of August 5, 2026, AirDNA's public page reported 893 "active listings" in its Southern Kenai Peninsula market. AirDNA states that an active listing was available or booked during the preceding 12 months and that duplicate advertisements for the same property across Airbnb, Vrbo, and Booking.com are removed. But that market extends beyond Homer city limits. Dividing 893 by Homer's 3,071 housing units would therefore combine two different geographic areas and would not establish the percentage of Homer homes operating as short-term rentals. A narrower online 'Homer' market result showed 639 active listings, but the public information supplied did not define the boundary well enough to confirm that all 639 were inside city limits.

To obtain a more geographically relevant count, I manually reviewed Airbnb advertisements in the Homer area and identified 451 listings that appeared to be within city limits. Compared with 3,071 housing units, this produces a listing-to-housing-unit ratio of 14.7 percent: 451 divided by 3,071 equals 0.1469, or 14.7%. That figure is a ratio of advertisements to housing units. It does not mean that 14.7 percent of Homer's housing has been removed from the long-term rental market.

I then applied an initial screen to records that appeared unlikely to represent conventional year-round rental housing. The screened records included 95 hotel or inn rooms—21% of the 451 listings—as well as owner-occupied homes renting individual rooms, Spit/Boardwalk accommodations, non-winterized structures (tents, yurts, boats, sheds and recreational vehicles), duplicate advertisements, and resident summer-rental arrangements. In total, 188 records were screened out, leaving 263 potentially housing-relevant listings.

The 263 remaining records equal approximately 8.6% of Homer's estimated housing units. This is a screening result, not an estimate of proven housing loss.

Operator information provides interesting data to keep in mind. The review found 208 distinct displayed host/operator names associated with the 451 listings. These are platform identities, not 208 verified people, owners, households, or businesses. At the listing level, 245 listings, or 54.3%, were associated with profiles identifying Homer as their homer; 29, or 6.4%, identified another Alaska location; 42, or 9.3%, identified an out-of-state location; 72, or 16%, were classified as property-managed; and 63, or 14%, lacked sufficient location information. These classifications do not verify ownership, legal residence, year-round residency, or where lodging revenue is retained or spent but it is interesting to note that over half of the listings hosts claim to be Homer City citizens.

The most direct conclusion is that the supplied information describes listing prevalence and a possible housing-relevance screen, but it is not a complete economic-impact analysis. It does not measure city-level lodging revenue, sales or lodging tax receipts, visitor spending at local businesses, employment and payroll supported by short-term rentals, local versus nonlocal revenue retention, compliance costs, infrastructure costs, or changes in housing prices and long-term rents. Those data would be required to estimate net economic benefit or harm responsibly.

Accordingly, I believe the available evidence supports three limited findings. Regional market counts should not be divided by Homer's city housing count. The manual review identified 451 apparent city-limits advertisements, of which 263 remained after an initial screen; the 263 are an upper-bound candidate group, not homes proven to have been removed from the housing supply. Finally, slightly more than half of the listings were associated with profiles identifying Homer as their location, but that does not prove local ownership or that the same share of lodging revenue remains in Homer.

My conclusion is not that short-term rentals are economically beneficial or economically harmful. It is that the current evidence does not support a precise causal estimate in either direction. Property-level ownership records, verified dwelling characteristics, year-round availability, historical rental use, and city-level financial data are necessary before stronger conclusions can be made.

Respectfully submitted,

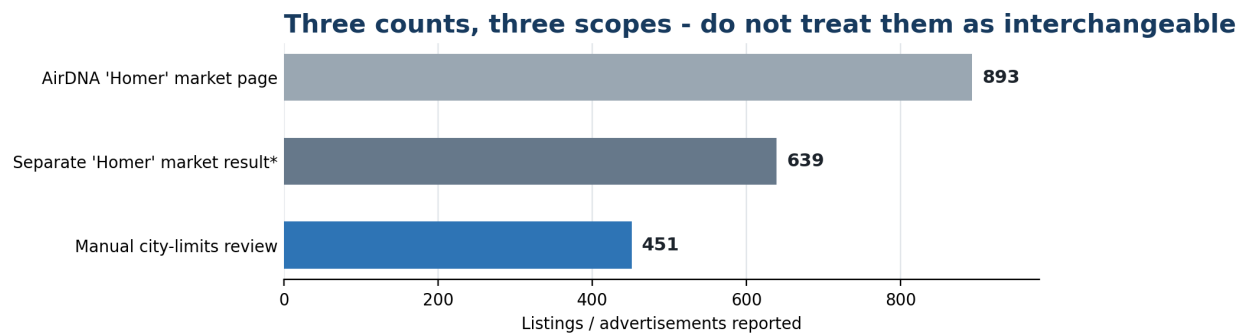
Jonathon Young

Economic Development Committee

Source notes: U.S. Census Bureau, 2023 American Community Survey five-year estimate, housing units within the City of Homer; AirDNA public market information accessed August 5, 2026, as supplied; and the presenter's manual Airbnb listing review and screening, as supplied. All ratios and percentages are calculated from the counts stated in this letter.

Short-Term Rentals and Homer's Economy

Meeting date: August 11, 2026 | Data reviewed through August 5, 2026



*Supplied review note; platform definition and boundary were not independently verified.

Figure 1. Counts from different scopes cannot be divided by the same city housing denominator without a verified boundary match.

- **Do not mix geographies.** The 893-listing AirDNA market page does not publish a city-boundary definition sufficient to confirm a City of Homer count.
- **Treat 451 as advertisements, not dwellings.** The manual review identified advertisements appearing to fall within city limits; a listing may be a room, seasonal structure, or booking combination.
- **Treat 263 as an upper-bound candidate group.** It is the remainder after an initial screen, not a finding that 263 homes left the long-term market.

City-Limits Review and Initial Screening

The manual review identified 451 Airbnb advertisements that appeared to be within Homer city limits. Compared with 3,071 ACS housing units, the listing-to-housing-unit ratio is 14.7%: $451 / 3,071 = 0.1469$.

Initial screening result

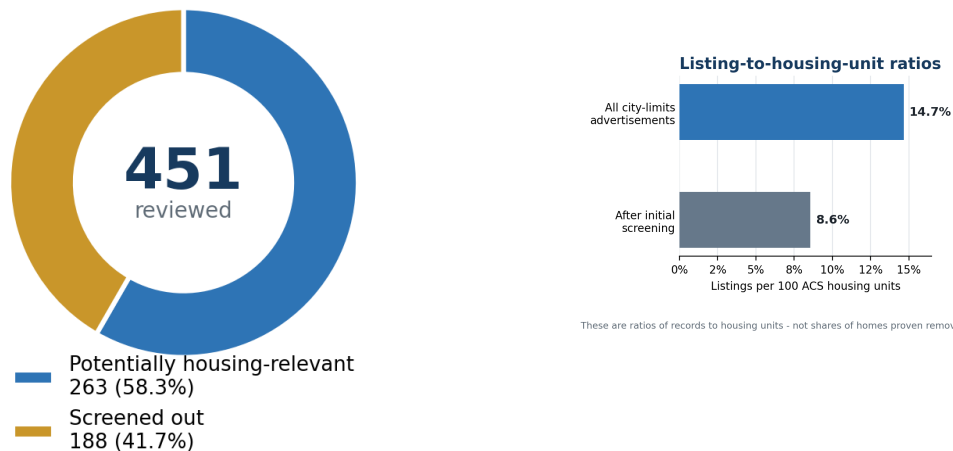


Figure 2. Screening composition and listing-to-housing-unit ratios. Ratios describe records, not proven housing displacement.

What the initial screen removed

The review screened out 188 records that appeared unlikely to represent conventional year-round rental housing. These included:

- 95 hotel or inn rooms - 21.1% of all 451 reviewed advertisements;
- owner-occupied units renting individual rooms;
- Spit or boardwalk accommodations;
- non-winterized structures such as tents, yurts, boats, and recreational vehicles;
- duplicate advertisements;
- resident summer-rental arrangements.

What remains unknown about the 263

Question	Evidence still needed
Distinct dwelling	Whether each advertisement represents a separate legal dwelling
Winter suitability	Whether each unit is suitable and available for winter occupancy
Prior use	Whether it was previously offered as a long-term rental
Policy response	Whether it would enter the long-term market if regulations changed

Displayed Host and Operator Information

The review found **208 distinct displayed host or operator names** associated with 451 advertisements. Platform identities are not necessarily verified people, owners, households, or businesses.

Displayed host/operator classification

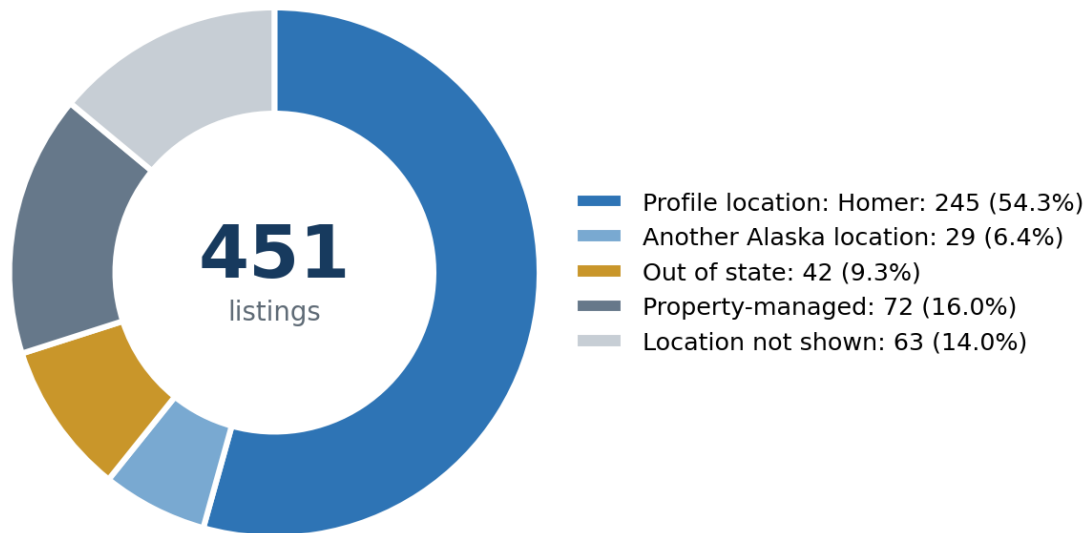


Figure 3. Classification is based on information displayed on the platform, not verified ownership or legal residence.

Displayed classification	Listings	Share
Profile location: Homer	245	54.3%
Another Alaska location	29	6.4%
Out of state	42	9.3%
Property-managed	72	16.0%
Location not shown	63	14.0%

INTERPRETATION LIMIT A profile that identifies Homer as its location does not establish local property ownership, year-round residency, or the share of lodging revenue retained and spent in Homer. 'Property-managed' describes an operating arrangement, not a location.

Conclusions, Data Gaps, and Sources

What the available evidence supports

- **1. Geography must match.** Regional market figures should not be divided by Homer's city housing count unless their boundaries are verified as the same.
- **2. The reviewed city count is 451 advertisements.** After an initial housing-relevance screen, 263 records remained. That is an upper-bound candidate group, not proven housing displacement.
- **3. Displayed location is not ownership.** Slightly more than half of the advertisements were associated with profiles identifying Homer as their location, but revenue retention and ownership remain unverified.

What this brief does not establish

The supplied evidence does not quantify net economic impact. It does not establish city-level STR revenue, tax collections, visitor spending, jobs or payroll, local purchasing, public-service costs, housing-price effects, rent effects, or the number of homes that would otherwise be available year-round.

Minimum data needed for an economic-impact analysis

Economic channel	Required evidence
Activity	Verified city-limits units, booked nights, rates, gross receipts, and seasonality
Fiscal	Sales/lodging tax receipts, compliance, and public administration/service costs
Local retention	Owner/manager location, local payroll, local vendor purchases, and leakage
Visitor effects	Incremental guest spending attributable to STR capacity, not total tourism spending
Housing	Parcel-level ownership, dwelling type, winterization, prior rental use, and counterfactual use

19

Verification notes and sources

- U.S. Census Bureau, 2023 ACS 5-year Table B25001: 3,071 Homer housing units; the margin of error was not used in the ratios. [Census API](#)
- AirDNA's Homer market page, updated August 5, 2026: 893 active listings; the page defines 'active' but does not display a City of Homer boundary polygon. [AirDNA market page](#)
- City of Homer STR webpage: definition and a separate estimate of 326 units; the page does not state that estimate's date or method. [City STR page](#)
- Manual Airbnb review supplied by the presenter: 451 city advertisements, 188 screened records, 263 remaining records, 208 displayed names, and operator classifications. The listing-level file was not supplied, so the counts were not independently re-audited.
- Separate supplied result: 639 listings in a 'Homer' market. Its 'active' definition and geographic boundary were not independently verified; it is shown only to illustrate the need to document scope.

Prepared as an objective data brief. Counts are point-in-time or source-specific and should be refreshed before later use.

Short-Term Rental Registration

- [AMC 10.90](#) regarding Short-Term Rentals (STR)
- Registration Fee: \$0.00
- Term: 1 Year (May 1st through April 30th)

[REGISTER HERE](#)

The following must be provided with your application:

- For Each Rental Unit:
 - The street address of the STR.
 - The type of living unit as defined in AMC 10.90.010 (i.e. a bedroom, house, townhouse, duplex, or condo).
 - Whether or not the owner resides on the STR property.
 - Whether or not the STR is available seasonally or year-round.
 - Whether or not the STR has been rented out on a long-term basis (meaning a rental of 30 days or more to the same person or people) in the past year.
 - The name(s) of the owner(s).
 - The name and phone number of a local point-of-contact responsible for the STR.

Questions?

907-343-4311

MuniLicenses@anchorageak.gov

[Frequently Asked Questions](#)

[How to Register](#)

Frequently Asked Questions

What business types are exempt from this registration?

AMC 21.03.030 lists land use (business) types that require an administrative permit to operate. The businesses that must have an administrative permit are exempt from the short-term rental registration program. Some of the types that DO NOT need to register include:

- Roominghouses
- Extended-Stay Lodgings
- Hostels
- Hotels/Motels
- Inns
- Recreational/Vacation Camps

This is not a complete list of exempted businesses. If you would like to know if your business is exempt, please contact Zoning and Land Use Review at 343-8332 or 343-8380.

When will the registration portal be live and accepting registrations?

The STR Registration Form is now open! Create an account in the [Cityview Portal](#) to start your registration.

What information is required in the registration?

The STR Registration Form requirements are established in Anchorage Municipal Code 10.90.020 per [AO 2025-115\(S-2\)](#) as follows:

- The street address of the STR
- The type of living unit (i.e. a bedroom, house, townhouse, duplex, or condo)
 - Whether or not the owner resides on the STR property
 - Whether or not the STR is available seasonally or year-round
 - Whether or not the STR has been rented out on a long-term basis (meaning a rental of 30 days or more to the same person or people) in the past year
- The name(s) of the owner(s)
- The name and phone number of a local point-of-contact responsible for the STR
- An affirmation that the information and statement provided in the application are true, correct and complete

The STR Registration is considered complete when the owner has submitted all required information.

When is the registration valid?

The Municipal Clerk's Office will accept a complete registration and issue the applicant a STR Registration Number in the form of a certificate delivered via email. The STR Registration Number is valid for one year and is due to renew annually by May 1.

What is the deadline to register my STR?

Existing or active STRs (including previously permitted Bed & Breakfasts) operating within the Municipality of Anchorage are required to register by July 30, 2026. Beginning July 31, 2026, short term rentals will not be legally allowed to post listings or advertisements on any platform without a municipal STR Registration Number.

Moving forward, any new STR is required to register before listing, marketing, or opening their unit to customers.

Where are short term rentals allowed?

STRs are permitted by right in all residential zones in the Municipality of Anchorage and some commercial zones. For more information about zoning, contact the [Zoning and Land Use Division](#) of the MOA Planning Department.

What are the responsibilities of a registered short term rental owner to keep the registration in good standing?

After receiving a STR Registration Number, the STR owner is required to:

- Provide the registration number on any listings or advertisements for the unit;
- Reflect changes to the registration information required within the portal.

What if I currently hold a Bed & Breakfast permit?

The Bed & Breakfast permits will no longer be issued or valid beginning May 1, 2026. These business will need to register as STRs and the Bed Tax is still required, please contact [Program Tax Department](#) for any questions.

If you have recently renewed your Bed & Breakfast permit and need a refund, please contact the [Permit Counter](#) of the MOA Development Services Division.

How do people make a complaint?

Community members may [report violations](#) of the STR Registration requirement and other code violations to the Code Enforcement Hotline at 907-343-4141 or [submit a #ANCWorks request](#).

Municipality of Anchorage Official Web Site

City Hall is located at:
632 West 6th Avenue
Anchorage, Alaska 99501

[Contact Us](#)
[Employee Search](#)
[ADA Compliance](#)

Talkeetna, from staff research:

- Talkeetna has some zoning under the Matanuska Susitna Borough regulations
- Mat-Su has an accommodations tax registration requirement and 5% bed tax
- Looks like this code has not been updated in a decade or more.
- Code does not specifically call out short term rentals.
- Hotels, motels, or other overnight accommodations of 15 or fewer units are generally permitted outright in all districts. More than 15 units is generally a conditional use. Some districts allow 25-50 units as permitted uses.
- Bed and Breakfasts are defined, but the land use does not appear in code. (might be a home occupation?)

“Bed and breakfast (B&B)” means overnight accommodations and a morning meal in a dwelling unit provided to transients for compensation. The operator of the B&B must reside on the parcel and the maximum number of beds that can be rented out is six.

“Hotel or motel” means a building or buildings or part thereof used to accommodate the traveling public by supplying sleeping accommodations, usually on a daily or weekly basis, with or without meals, which may provide additional services such as restaurants, meeting rooms and recreational facilities.

STR Rental Regulation Matrix - AI Generated, modest quality

Community	Strictness	Admin Burden	Community Impact	Owner Occupied	Safety	Icons
Seward	High	High	High	Yes	High	✗ 🏠
Sitka	High	High	High	Yes	High	✗ 🏠
Anchorage	Medium	Medium	Medium	Mixed	Medium	⚠️ 🏠
Juneau	Medium-High	Medium-High	Medium-High	Often	Medium	⚠️ 🏠
Wasilla	Low	Low	Low	No	Low	☑️ 🏠
Talkeetna	Medium	Medium	Medium	B&B only	Low-Med	🏠 ☑️
Girdwood	Medium	Medium	Medium	No	Low-Med	⚠️ 🏠
Bend	High	High	High	Varies	High	✗ 🏠
Newport	Medium-High	Medium-High	Medium-High	Limited	Medium	⚠️ 🏠
Chelan/Leavenworth	High	High	High	Often	High	✗ 🏠
San Diego	High	High	High	Primary res	High	✗ 🏠

Policy Take-Aways

High Regulation Models

- Strong permit/inspection requirements preserve community character
- Higher administrative costs but greater safety compliance
- Often require owner-occupancy to limit investor conversions

Medium Regulation Models

- Moderate oversight with registration or CUP processes
- Balance between livability and market flexibility
- Encourages owner occupancy but allows some whole-home rentals

Low Regulation Models

- Minimal STR-specific rules beyond zoning/tax compliance
- Low administrative burden and costs for hosts
- May lead to less control over community impacts

Icons column for quick visual scan

☑️ low regulation

⚠️ medium

✗ high

🏠 owner-occupied signal

🔒 stronger safety requirements

AI generated summary of EDC comments from May and June meetings (Tasks 7 and 8 from the Resolution) TR Commission Comments – Consolidated Summary of Key Takeaways

1. The Issue Is Complex and Evolving

Commissioners observed that short-term rentals involve a complex set of interconnected issues, including housing availability, neighborhood character, tourism, property rights, and local business activity. Housing markets and community conditions can change more quickly than government regulations, creating a risk that regulations may address conditions that have already shifted by the time they are implemented.

2. Discussions Should Remain Grounded in Community Goals

Several commissioners noted the importance of aligning any recommendations with the Comprehensive Plan, particularly goals related to preserving neighborhood character, maintaining community livability, and supporting housing opportunities.

3. Focus on Practical, Feasible, and Enforceable Approaches

Commissioners suggested focusing on practical solutions that can realistically be implemented and enforced.

4. Housing Affordability Should Not Be the Sole Measure of Success

Other outcomes may be more meaningful indicators of success, including housing availability, neighborhood compatibility, predictability, and preservation of residential character.

5. Balancing Residential Neighborhoods and Business Activity

A recurring theme was the distinction between owner-occupied and non-owner-occupied STRs and concerns about commercialization of residential neighborhoods.

6. Predictability and Fairness Matter to All Stakeholders

Residents, homeowners, renters, and STR operators all value stability, certainty, and predictability.

7. Value of Community Education and Dialogue

Commissioners appreciated the educational presentations and opportunities to hear a variety of perspectives.

OVERARCHING THEMES

- Match regulations to clearly identified local problems and Comprehensive Plan goals.
- Focus on feasible, practical, and enforceable approaches.
- Do not rely solely on housing affordability as a measure of success.
- Address concerns regarding commercialization of residential neighborhoods.
- Balance predictability, fairness, and stability for residents and STR operators.
- Continue community education and respectful dialogue.

COUNCIL-FRIENDLY EXECUTIVE SUMMARY

The Commission discussed the challenges of balancing neighborhood character, housing opportunities, property rights, and business activity in the context of short-term rentals. Members emphasized practical, enforceable approaches grounded in Homer's Comprehensive Plan and acknowledged substantial progress in evaluating policy options.

Possible Near-Term Steps

- Clarify the primary policy objectives for any future STR regulations.
- Identify the specific local concerns Council wishes to address.
- Focus further evaluation on a limited number of feasible and enforceable regulatory approaches.
- Consider whether owner-occupied and non-owner-occupied STRs should be evaluated differently.
- Continue community outreach and stakeholder engagement as policy options are refined.



Table of Contents

September XX, 2026

To The Honorable Mayor and Homer City Council:

I am pleased to present the City of Homer 2027 through 2032 Capital Improvement Plan (CIP). The CIP provides information on capital projects identified as priorities for the Homer community. Descriptions of City projects include cost and schedule information and a designation of Legislative Priority projects for FY 2028. Projects to be undertaken by the State of Alaska and other non-City organizations are included in the CIP in separate sections. An overview of the financial assumptions can be found in the Appendix.

The projects included in the CIP were compiled with input from the public, area-wide agencies, and City staff, as well as various advisory commissions serving the City of Homer.

The City updates the CIP annually to ensure the long-range capital improvement planning stays current, as well as to determine annual legislative priorities and assist with budget development. Your assistance in the effort is much appreciated.

Sincerely,

Melissa Jacobsen
City Manager

FY27 Draft CIP INTRODUCTION PAGES



Table of Contents

Letter from City Manager.	i
Table of Contents.	ii
Funded Projects from 2026-2031 Capital Improvement Plan	iv
Introduction: The Capital Improvement Program	v
Integration of the CIP with Comprehensive Plan Goals.	vi
PART 1 LEGISLATIVE REQUEST FY2028.....	1
Homer Harbor Expansion	2
Homer Spit Coastal Erosion Mitigation.....	3
Homer Harbor Critical Float System Replacements: Systems 1 & 4	4
Multi-Use Community Center	5
Comprehensive Drainage Management Plan.	6
City Hall ADA Accessibility Project	7
New Public Works Campus	8
Homer Public Library Siding Replacement	9
Homer All-Ages and Abilities Pathway	10
PART 2 MID-RANGE PROJECTS.	11
ADA Transition Projects	12
Homer Small Boat Harbor Accessibility Improvements	13
Nick Dudiak Fishing Lagoon Accessible Ramp & Fishing Platform	14
Removing Parking & Pavement Accessibility Barriers at City Facilities.....	15
Parks, Art, Recreation and Culture Projects.	16
Jack Gist Park Improvements	17
Karen Hornaday Park Improvements.	18
Reber Trail Extension to Soundview Avenue.....	19
Port and Harbor	20
Harbor Ramp 8 Public Restroom.....	21
Homer Harbor Dredging	22
Homer Harbor Security Cameras at Ramp 1-5 Access Points	23
Ice Plant Upgrade	24
Large Vessel Haul Out Repair Facility	25
Large Vessel Sling Lift, Phase 1	26
Mariner Park Campground Renovation	27
Contact: Mayor Rachel Lord or Melissa Jac	27



Table of Contents

Steel Grid Repair/Replacement	28
Wood Grid Replacement	29
Public Safety	30
Fire Hall Expansion, Phase 1	31
Fire Department Fleet Management	32
Public Works	33
A-Frame Water Transmission Line	34
Baycrest Overlook Public Restroom Rebuild	35
Engineering Study for Homer Public Library Remodel	36
Fairview Avenue Upgrades	37
Heath Street Rehabilitation	38
HERC Hazardous Material Clean Up and Revitalization	39
Homer Airport Terminal Improvements	40
Homer Waste Water Treatment Plant Improvements	41
Kachemak Peatland Wetland Preservation	42
Parking Lot Drainage Solutions for Homer Public Library	43
Water Storage Distribution Improvements	44
Water Treatment Plant Drying Beds	45
Water Treatment Plant Generator Connecting to Reservoir Pump House	46
Wayfinding & Streetscape Plan Implementation	47
State Projects	48
East Hill Bike Lane	49
Kachemak Drive Non-Motorized Pathway	50
Main Street Rehabilitation	51
Pioneer Avenue Traffic Calming	52
Sterling Highway Milepost 169-172: Drainage Improvements	53
Sterling Highway Milepost 172-175 Safety Improvements	54
Traffic Control at the Corner of Sterling Highway & Soundview Avenue	55
Truck Route Through Downtown Homer	56
West Hill Bike Lane	57



Table of Contents

Projects Submitted by Other Organizations	58
Friends of Homer Skate Park: New Homer Skate Park	59
Homer Hockey Association:	
Kevin Bell Arena Parking Lot Lighting & Flooring Replacement	60
Homer Trails Alliance: Diamond Creek Recreation Area Trails	61
Kachemak Nordic Ski Club: Rogers Loop Trailhead Storage Shed	62
Kachemak Shellfish Growers Association: FLUPSY & Otter Predation Assistance	63
Kachemak Ski Club: Homer Rope Tow Night Skiing Project	64
Pratt Museum: Roof System Replacement Project	65
South Peninsula Hospital: Expansion of Medical Services	66
South Peninsula Hospital: Long Term Care Roof Replacement	67
PART 3 LONG-RANGE PROJECTS	68
Local Roads	68
Parks and Recreation	68
Port & Harbor	69
Utilities	70
State Projects	70
APPENDICES	71
CIP Development Schedule	72
Resolution 26-XXX	73
City of Homer Financing Assumptions	75

Funded Projects from the 2026-2031 Capital Improvement Plan

The City of Homer is pleased to report that funding for the following projects has been secured:

- **Homer Harbor Critical Float System Replacement: Float System 4** was awarded \$250,000 in FY26 Community Project Funding, as well as \$11,240,000 in FY25 Port Infrastructure Development Program funds.
- **A-Frame Water Transmission Line Replacement** was awarded \$937,868 in FY26 Community Project Funding and \$1,331,882 from the FY26 Alaska Department of Environmental Conservation Revolving Loan program, with 100% principal forgiveness to complete this project.



Introduction to the Capital Improvement Program

A capital improvement plan (CIP) is a long-term guide for capital project expenditures. A capital expenditure is a major, nonrecurring budget item that results in a fixed asset with an anticipated life of at least three years.

A carefully prepared capital improvement plan has many uses. It can assist a community to:

- Anticipate community needs in advance, before needs become critical.
- Rank capital improvement needs in order to ensure the most important projects are given consideration for funding before less critical projects.
- Provide a written description and justification for projects submitted for State funding so the legislature, governor and appropriate agencies have the information necessary to make decisions about funding capital projects.
- Provide the basis for funding capital projects as part of the biennial budget process.
- Understand the impact of new capital projects on maintenance and operating costs so expenses are budgeted in advance to help avoid projects that the community cannot afford.

The City of Homer CIP contains a list of capital projects the community envisions for the future, identifies ways projects will benefit the community, highlights Legislative priority projects and presents a general target construction schedule. Projects proposed by non-profit organizations and other non-City groups may be included in the CIP with City Council approval, however, such inclusion does not indicate that the City intends to provide funding for the project. Projects eligible for inclusion in the City of Homer CIP have a lower cost limit of \$50,000 for City projects and \$25,000 for those proposed by non-profit organizations.

The number of years over which capital projects are scheduled is called the capital programming period. The City of Homer's capital programming period coincides with the State's, which is a six year period. The six-year plan is updated annually in accordance with a planning schedule approved by City Council at the onset of the CIP process. A copy of the City of Homer CIP schedule appears in the appendix of this document.

Though the CIP is a product of the City Council, administration provides important technical support and ideas with suggestions from the public incorporated through the entire process. The City of Homer solicits input from City advisory bodies, advertises for public input during the CIP public hearings, and invites the public to participate throughout the entire planning process, including the nomination and adoption stages of the process.

Once the overall CIP list is finalized, the City Council names a subset of projects that will be the focus of efforts to obtain state and/or federal funding in the coming year. The overall CIP and the legislative priority list are approved by resolution.

City of Homer CIP Legislative Priority projects are assigned by City Council after considering such questions as:

- Will the project correct a problem that poses a clear danger to human health and safety?
- Is the project specifically recommended in other City of Homer long-range plans?
- Will the project significantly enhance City revenues or prevent significant financial loss?
- Is the project widely supported within the community?
- Is the project strongly supported by one or more City advisory bodies?
- Has the project already been partially funded?
- Is it likely that the project will be funded only if it is identified as being of highest priority?
- Is the project proceeding through development phases that will continue to require leveraged funds and city match?



Integration of the CIP With Comprehensive Plan Goals

Each project listed in the CIP document has been evaluated for consistency with the City's goals as outlined in the Comprehensive Plan. The following goals were taken into account in project evaluation:

Land Use and Environment: Promote sustainable and moderate growth that preserves Homer's small town character, and strengthens Homer's distinct districts and regional role. Plan for responsible development that balances environmental impacts, community connections, and infrastructure capacity. Modernize zoning and land use regulations to reflect community vision of attainable housing, safety and future growth.

Public Facilities and Services: Provide City services that are reliable, affordable and adequate. Provide and improve City-operated facilities to meet the needs of the community, accommodate desired growth and support sustainability and conservation goals. Mitigate risks to City-owned infrastructure from climate change and natural hazards.

Housing: Preserve and produce high-quality, healthy, safe and energy efficient housing inventory that accommodates projected population growth and is affordable and attainable for all Homer residents. Allow for essential growth and density while remaining compatible with existing community character. Build strong community and regional partnerships to help reach attainability and affordability goals.

Economic Development: Invest in and maintain infrastructure that supports economic growth across key sectors while preserving the traditional industries that define Homer's character. Strengthen the downtown core to drive commerce, business, and services for both residents and visitors. Sustain Homer as an active, vibrant community with year-round opportunities to enjoy arts, events, and recreation.

Transportation: Provide a resilient non-motorized transportation network focused on connectivity, safety and access to the downtown, to schools and to trails for users of all ages and abilities. Maintain a safe, sustainable motorized transportation network within Homer year-round to support the movement of people and goods throughout the greater Homer area. Additional goals from Homer's Transportation Plan.

Governance: Maintain long-term financial stability, enhance fiscal transparency and community engagement and strengthen collaboration and partnerships with organizations to leverage resources and provide cost-effective services and with the Kenai Peninsula Borough to advocate for policies that fiscally benefit borough communities.

Sustainability and Resilience: Protect both existing and new infrastructure from the impacts of climate change, environmental constraints and hazards. Encourage Homer residents to be proud stewards of their community and the spectacular natural setting around them.



Legislative Request FY2028

**City of Homer FY2028 State & Federal Legislative Priorities
approved by
Homer City Council Resolution 26-XXX**

Legislative Priority projects will be updated after City Council selections.

1. Homer Harbor Expansion
2. Homer Spit Coastal Erosion Mitigation
3. Homer Harbor Critical Float System Replacement:
Float Systems 4 & 1
4. Multi-Use Community Recreation Center
5. Comprehensive Drainage Management Plan
6. City Hall ADA Accessibility Project
7. New Public Works Campus
8. Homer Public Library Siding Replacement
9. Homer All-Ages and Abilities Pathway

FY 2028 - DRAFT Document



1. Homer Harbor Expansion

Project Description & Benefit: This project, being conducted in partnership with the U.S. Army Corps of Engineers expands Homer Port and Harbor by constructing a new harbor basin for large vessels to the north of the existing harbor basin. Built in 1963, demand has exceeded the 50-acre Homer Harbor design capacity for over two decades. To meet demand, vessels are moored three to seven abreast on the float systems, causing congestion, safety risks, operational inefficiencies affecting Homer Harbor's role in regional transport, and overstressing the harbor's aging infrastructure.

Due to lack of capacity, more than 350 vessels face a 4-5 year wait for moorage. The harbor's design limits its ability to accommodate larger vessel sizes and drafts, forcing many of Alaska's marine industrial, cargo and commercial fishing fleet to travel to Lower 48 ports for moorage and related services. Data shows that 63% of Alaska home-ported vessels spent the months of August through December 2022 in non-Alaska ports, creating significant costs for operators and substantial economic losses for Alaska.

This project is vital to Alaska's inter-modal marine transportation system, connecting overland trucking routes, regional air cargo operations, the Alaska Marine Highway and four U.S. Marine Highways in support of international and statewide freight movement. The harbor serves as home port for:

- businesses and supply vessels serving over 135 non-road connected communities and work sites across Southcentral and Western Alaska, the Bering Sea, Chukchi Sea and Arctic Ocean;
- marine pilots guiding cargo ships and tankers to the Don Young Port of Alaska, which handles 90% of cargo for Alaska's population centers and delivers jet fuel for Ted Stevens Anchorage International Airport, the world's third-busiest cargo airport; and
- over 600 commercial fishing vessels participating in internationally significant salmon, crab, pollock, herring, and halibut fisheries worth over \$15 billion annually, and serves as the cargo hub supporting Bristol Bay, the world's most valuable wild salmon fishery valued at \$2.2 billion.

The project supports state and national objectives of energy resilience. As the nearest ice-free port to Nikiski, Homer Harbor is uniquely positioned to support vessels involved in the potential development and operation of a proposed Alaska LNG liquefaction and export facility.

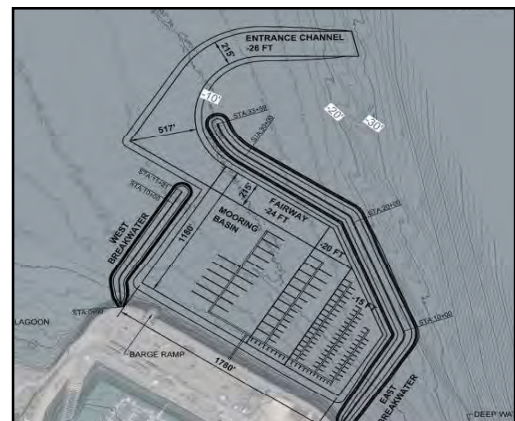
Further, expansion advances national security interests by meeting the U.S. Coast Guard's mooring needs for Search & Rescue and Arctic Security missions, providing tranquil moorage for USCG ships, and offering turn-around moorage for the new fast response cutters and other assets deployed for Arctic security

Plans & Progress: Work on Phase 1, a U.S. Army Corps of Engineers General Investigation (GI), began in 2023 with the City and State providing the required 50% local sponsor match. **In March 2026, the USACE identified Alternative 2 as the Tentatively Selected Plan — a recommendation Homer City Council unanimously endorsed. After public comment is incorporated into the draft Feasibility Report and a Command Validation Milestone is reached, the final step is a Chief's Report and recommendation to Congress — anticipated in March 2027.**

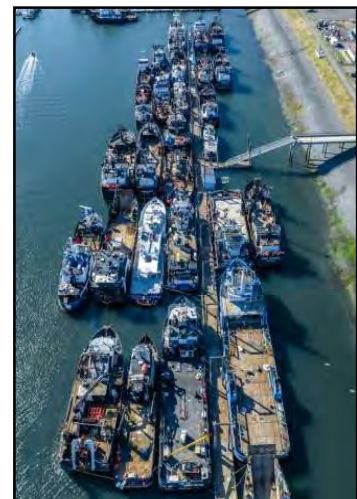
If USACE leadership concurs, the Pre-Construction Engineering and Design (PED) and Construction phases will be authorized for funding, but not necessarily funded, in the 2028 Water Resources Development Act bill. The costs for PED are 90% Federal with a 10% local match. Construction of the federal navigational features is split 80% Federal and 20% local match

Phase I: GI Study:	\$ 4,154,093 (complete)
Phase II: Project Engineering & Design (PED):	\$ 7,000,000
Phase III: Construction Estimate	\$395,123,600

FY28 State 10% Match Request for PED:	\$ 700,000
--	-------------------



The tentatively selected plan adds a 37 acre basin next to the existing harbor to moor large vessels from System 5 (below) and the number of smaller vessels on the moorage waiting list.





2. Homer Spit Coastal Erosion Mitigation

Project Description and Benefit: The City of Homer requests that the Alaska Department of Transportation and Public Facilities (ADOT) and the US Army Corps of Engineers (USACE) work cooperatively with the City of Homer to design, permit and implement a long-term erosion mitigation and maintenance plan to stabilize erosion conditions on the Homer Spit under Section 8315 of the 2022 Water Resources Development Act. This project is needed to protect critical state, local and federal infrastructure on the Homer Spit.

The Homer Spit is a 4.5 mile long glacial formation of sand and gravel supporting recreational, commercial, industrial, and residential uses. It is experiencing prolonged erosion driven by changing storm patterns—milder summers and stronger winter storms that disrupt sediment movement, increasing erosion while reducing seasonal accretion.

After completing a General Investigation in 1989, the USACE initially addressed erosion with 1,000 feet of rock revetment in 1992, extending it an additional 3,700 feet in 1998. However, this infrastructure caused beach lowering to the south, prompting ADOT to armor the highway through two emergency revetment projects. These areas experience significant erosion during coastal storms, including sand loss from beneath the revetments and overtopping waves that damage the roadway shoulder.

The erosion threat intensified dramatically when a November 17, 2024 storm surge severely eroded public and private property, damaged businesses, undercut the revetment wall, and collapsed one lane of Alaska Highway 1—a critical link connecting the Alaska mainland to the United States Coast Guard, Alaska Marine Highway, and an essential tsunami evacuation route. The event triggered local and State disaster declarations and over \$3M in State investment for temporary repairs and protection measures.

The threat remains — natural protective features have eroded and revetments have been damaged. Storms impact critical infrastructure, public facilities and private properties while driving expensive emergency repairs. Erosion is actively undermining public recreational facilities and private commercial enterprises, forcing property abandonment and expensive annual repairs to avoid condemnation. Economic costs from erosion is expected to mount through business property losses and reduction of ADOT right-of-way, which constrains ADOT's ability to address future road improvements such as widening or safety enhancements. Without comprehensive intervention, continued erosion will diminish the Spit's role as a regional commerce center and transportation hub supporting the commercial fishing industry, marine trades, supply shipping, and tourism. Coordinated, long-term mitigation measures and a comprehensive maintenance plan is urgently needed to protect this critical infrastructure.

Plans & Progress: A 2019 Coastal Erosion Assessment by HDR analyzed environmental conditions, sediment transport, and concept alternatives (perched bench, groin field, offshore breakwater, sediment management, and rock revetment), and strongly recommended that any mitigation measures be coupled with beach nourishment and a sediment management plan for long-term viability. While the USACE completed a Dredged Material Management Guidance Manual in 2017, it lacks authorization to conduct beach nourishment as a protective maintenance measure. HDR engineers provided an updated preliminary technical memo in 2025 outlining erosion mitigation alternatives, including near and off-shore measures that promote sediment accretion and retention to protect the Highway right-of-way more sustainably and for longer duration. ADOT has since programmed \$1.5M for erosion mitigation planning and design in the 2024-27 Statewide Transportation Improvement Program, targeting roadway protection and contractual negotiations are underway with a coastal engineering firm.

The project is also in the USACE Alaska District workplan and the City of Homer has provided a Letter of Intent. Section 8315 of the 2022 Water Resources Development Act (which authorizes the USACE to carry out structural and non-structural flood risk management projects targeting storm and glacial damage and coastal erosion in Alaska) provides an appropriate framework for moving more comprehensive mitigation measures forward in conjunction with ADOT's work.

FY27 Programmatic and/or Appropriations Request: \$4M Design/ Feasibility Phase



2024 erosion damage triggering disaster declarations.

FY 2028 - DRAFT Document



3. Homer Harbor Critical Float System Replacement: Float Systems 4 & 1

Project Description & Benefit: The project replaces Systems 4 and 1 and their adjoining gangways in Homer Harbor. These float systems were constructed by the State of Alaska in 1964 for the original Homer Harbor and transferred to City ownership in 1999 with extensive deferred maintenance. Despite having completed major upgrades to harbor assets in the past ten years and increased maintenance expenditures, the City has been unable to keep pace with infrastructure deterioration.

The Systems range in age from 37 to 60 years old, are in serious to critical condition, do not meet current design or safety standards and will soon face load restrictions or decommissioning. Demand for moorage and regional freight movement has increased such that the harbor already cannot meet demand. Together, these float systems moor 503 of the 920 vessels the Harbor accommodates and they offer 4,100 linear feet of transient moorage for vessels up to 75 feet long. Decommissioning will displace vessels and create hardship for regional transportation networks that depend on safe and efficient operations at the Harbor, including the Seldovia Fast Ferry Kachemak Explorer for passenger and freight loading, 135 remote work sites and non-road connected communities throughout southcentral and western Alaska, and the commercial fishing fleet.

Major maintenance (added flotation to the main and stall floats and replacing timber piles and decking) has allowed continued use of these floats. But at over thirty years beyond their engineered life expectancy, the systems exhibit critical loss of structural capacity. A 2022 Harbor Condition Survey rated the systems in serious and critical condition, non-compliant with design, fire protection and safety standards and will soon face load restrictions or decommissioning.

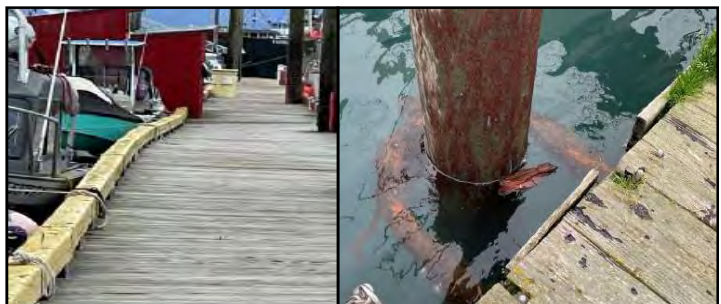
Demand for moorage and regional freight movement has increased such that the harbor already cannot meet system demands. The loss of floats in Systems 4 and 1 will have a ripple effect, slow the entire harbor operations, and contribute to delayed shipments. Closing even one finger on a float, either for additional repairs or permanently, means that affected vessels have to raft, move to transient moorage, or most likely be displaced entirely from the facility. System-wide closure would affect 336 vessels for System 1 and 167 vessels for System 4, over half of the harbor's stall capacity. Decommissioning an entire system would increase harbor congestion and operational delays related to rafting and tidal draft constraints, costing the harbor and vessel operators time and fuel. A sudden float system failure that causes vessel damage is a life/safety concern and would likely cost a fisherman an entire season, disrupt freight delivery schedules, and block access to critical floats and services.

Plans & Progress: R&M Engineers provided a harbor-wide condition report and cost estimate for float replacement in 2023 that identified critical float replacement needs. Phase 1 is replacing System 4, the oldest system under a design-build model originally estimated at \$17.053M with funding secured through the Denali Commission, a FY25 Port Infrastructure Development Grant, a FY26 appropriation and local match funds. Design is currently at 50%, and there is potential for additional gap funding to be needed once design is complete. Phase 2 is design and construction of System 1.

System 4 Total Project Cost: \$60,240,898

Phase 1: Design, engineering & permits \$ 2,205,000
 FY24 Denali Commission grant: \$ 1,100,000 (confirmed)
 City of Homer Match: \$ 1,105,000 (confirmed)
 FY26 Federal Appropriation: \$ 250,000 (confirmed)

Phase 1: Construction
 FY25 PIDP Federal Grant \$11,240,000 (confirmed)
 City of Homer Match: \$ 4,223,856



The warped Headwalk Float AAA (above) shows a failure in the structural members below the deck and lack of flotation. Low freeboard results in accelerated corrosion of the submerged pile collar and decaying connections to the float. Decking has rot and protruding hardware.

Systems 4 and 1 moor 503 vessels, over half the harbor's capacity



4. Multi-Use Community Recreation Center

Project Description & Benefit: This project designs and constructs a multi-use community center to meet Southern Kenai Peninsula community needs, while contributing to the overall economic development and quality of life of Homer’s residents, businesses and visitors. This project is the first phase in designing and constructing a multi-use community center to adequately serve the social, recreation, cultural, and educational needs of the Homer community. The community has long prioritized the need for indoor municipal recreational and community space, especially considering the ongoing challenges of operating in the local schools and the City’s aging and defunct Homer Education and Recreation (HERC) facility. A 2015 City of Homer Parks, Art, Recreation and Culture Needs Assessment validated this perceived need; a 2022 follow up assessment showed increased public demand for recreation space, reflecting the community’s high priority on access to public recreation and educational spaces. Public input describes the community center as a comprehensive multi-generational facility that offers something for people of all ages and identified a general-purpose gymnasium, multi-purpose space for instructional programs, safe walking/running, dedicated space for youth and possible emergency shelter as priority features. The facility could also be used for special events, trade shows, tournaments and other large indoor events. The recently updated Comprehensive Plan reflects continued support for the project as a community priority.

Plans & Progress: In 2024, the City Council appropriated a total of \$1,300,000 towards the project. In 2025, City Council created an Non-Endowed Fund with the Homer Foundation to provide a mechanism for members of the public to provide support for the creation of the recreation center. Also in 2025, a downtown Homer building site was selected by Homer City Council, with input from the Planning, Economic Development, and Parks, Art, Recreation, and Culture Advisory Commissions. The site is currently owned by the City, negating the need to purchase land for the project. These are significant steps to move the initiative forward. Subsequent steps will include scope and design, cost estimates and completing a feasibility study for ongoing operations and maintenance.

Estimated Total Project Cost: \$16,500,000

FY26 Phase 1: Pre-Design Planning/Feasibility Study, and Design \$1,500,000
FY27 Phase 2: Construction \$15,000,000

Funding Secured	FY24/25
City of Homer funds	\$ 400,000
Gas Line Fund	\$ 900,000



The City of Unalaska’s Community Center is an example of a centrally located, widely used recreation facility by both residents and visitors.

FY 2028 - DRAFT Document



5. Comprehensive Drainage Management Plan

Project Description and Benefit: Homer's Drainage Management Plan, developed in the early 1980s, includes design criteria and methods for a standardized approach to the construction of drainage facilities based on basin runoff flows. The Plan recommended the use of "natural drainage ways and pre-existing man-made drainage ditches as the most cost-effective way to develop the complete drainage system."

Currently, the City maintains only three miles of storm sewer and associated catch basins that outflow into Kachemak Bay. Otherwise, Homer's stormwater is largely channeled and drained through an open ditch system. Homer's Design Criteria Manual for subdivisions does not currently address on-site stormwater management, with individual developers addressing stormwater on large parcel developments on a case-by-case basis.

Conditions have changed since the early 1980s. Development in Homer has greatly expanded, and with it the size and demand on Homer's drainage system. Stormwater management strategies and tools have also advanced considerably since Homer's plan was developed. They now include a wide variety of gray and green infrastructure technologies, low impact development and behavioral practices, as well as innovative policy strategies (such as drainage districts) that, together, can improve the quality and reduce the velocity and quantity of runoff discharging onto downstream properties or directly to receiving waters.

This project develops a comprehensive regulatory, administrative and operational framework to guide Drainage Management in Homer with the goals of protecting our environment; reducing flooding to protect people and property; reducing demand on public stormwater drainage systems and supporting healthy watersheds. This project is timely as the City undertakes a rewrite of Title 21, the City's Zoning and Planning code to address current and future community needs and align it with the City's new Comprehensive Plan update.

It will:

- Consider and recommend storm water management systems and best management practices including specifications for collection, storage, conveyance and treatment structures;
- Where practical, it will incorporate low impact development and green infrastructure management practices to treat or reduce storm water discharges and urban non-point source runoff to area streams and the critical wildlife habitat of Kachemak Bay;
- Include public input in policy development to better manage runoff and protect downstream properties from the impacts of runoff, pollution prevention and property development best practices.

Plans & Progress: Public works staff are defining drainage basins and completing steps as they are able, but the plan would be for consultants to assist with developing the City-wide plan.

Total Project Cost: \$300,000



Goals of the Drainage Management Plan would be protecting the environment; reducing flooding; reducing demand on public stormwater drainage systems; and supporting healthy watersheds. (Photo courtesy of Wisconsin Department of Natural Resources.)



6. City Hall ADA Accessibility Project

Project Description & Benefit: The Americans with Disabilities Act (ADA) Title II mandates that all State and local governments provide accessible and usable facilities for people with disabilities, embodying the fundamental principles of equal opportunity, integration, and inclusion. However, Homer City Hall—a cornerstone of civic engagement ~~and an Early Voting and polling location for municipal, borough and State elections~~—currently falls short of these standards.

This project addresses critical equity and justice concerns by ensuring equal access to civic participation for all citizens, regardless of their physical abilities. By regrading the parking lot cross slope and addressing access barriers at both entrances, this project tackles Priority Level 1 issues identified in the City's Facilities Transition Plan and reflects the City's commitment to accessibility.

The urgency of this project is underscored by a 2024 US Department of Justice letter to the State of Alaska citing ADA compliance violations in various State of Alaska voting locations. ~~While Homer City Hall will no longer be a voting site (due to space constraints now that Federal and local elections run concurrently)~~ the letter specifically identified our facility — noting problems with the steep grade of the handicap parking spaces and the absence of an accessible path from public sidewalks to the entry doors — making clear that these barriers exist and must be addressed. By resolving these issues, this project helps the City meet legal obligations and affirms our dedication to equitable access for all community members.

Plans & Progress: In 2022, the City completed the design for a new City Hall front entrance to bring it into ADA compliance. Design work for the accessible ramp to the lower level entrance to the City Clerk's office and Council Chambers was initiated using allocated funds from a FY25 Capital Budget Adjustment. ~~In 2026, the City installed an automatic opening door at the lower level entrance to make access easier. The ramp will need to be reconfigured before that entrance is fully ADA accessible..~~

Phase I: Design & Construct Lower level Ramp/Door and Regrade Parking Lot

- Regrade parking lot to correct accessible parking spaces and exterior ramp cross slopes that exceed 1:48 ratio.
- Reconfigure the area around the automatic door entrance for ADA compliance.

Phase II: Design & Construct Front Entrance Ramp

- Reconfigure ramp cross slope to meet standard;
- Replace grate to meet opening requirement;
- Reconfigure curb ramp to provide a level, 36" long landing;
- Alter/replace handrails to meet ramp width requirements.

Phase III: Design & Construct Pathway

- Design and construct accessible pathway from public sidewalk on Pioneer Avenue to lower level entrance door.

Total Project Cost: \$1,600,000

Phase I: Design & Construct lower level ramp/door \$ 100,000

Regrade parking lot \$ 400,000

Phase II: Design & Construct front ramp \$ 500,000

Phase III: Design & Construct pathway \$ 600,000

FY28 State Capital Request: \$ 90,000 (Phase I Lower level ramp/door)

City of Homer match: \$10,000

Funding Secured	Prior to July '23	FY24/25	FY26/27
Design ADA City Hall Ramp			
General Fund CARMA	\$14,400		
General Fund		23,000	\$10,000
COH Comm Assist Program	\$ 14,400		-



The cross slope of the accessible parking spaces at the lower entrance to City Hall exceeds the maximum allowed.



7. New Public Works Campus

Project Description & Benefit: This project designs and builds a new Public Works Campus on land already owned by the City of Homer. The Public Works Department, located at the bottom of Heath Street, has outgrown its facility, which has become obsolete due to years of growth and technological changes. The current mechanic shops are too small to accommodate the city's large equipment and have no room for new machinery. The facility also lacks adequate space for offices, storage, a breakroom (also used for training), parking for the fleet, staff and customers, and restrooms capable of serving the current staffing level. The space shortage already forced the building maintenance shop to relocate to a derelict offsite building which will itself need replacing soon.

Compounding these issues, Homer's Tsunami Inundation Map shows the Public Works complex in the inundation zone and at risk from a wave of 30' or higher. Public Works and its heavy equipment are essential to disaster response and recovery activities before, during and after an event.

The campus will be designed and sized to provide for current and future administrative, customer support and facilities maintenance personnel, including road building, water, sewer, motor pool and equipment/materials storage. The Wastewater Treatment Plan will stay in place.

Plans & Progress: In 2020, the Homer City Council appointed a Public Works Campus Task Force, which confirmed both the tsunami risk and the facility's obsolescence. After considering several options, the task force identified relocation as the most appropriate option. In 2023, the City completed Phase 1 with the purchase an 8.63 acre parcel in an industrial area with the goal of relocating the mission critical portions of the Public Works campus (administration, building maintenance, City fueling station, rolling stock, mechanics shop, motor pool shop, inventory storage, material storage, and other essential equipment and materials) to mitigate loss and damage during a tsunami event and to provide for long-term sustainability for department operations.

The project is envisioned to proceed through two additional phases. The second will complete conceptual design/feasibility and cost estimating, which is necessary to understand construction funding needs. The third phase will complete design/engineering permitting, and construction.

Phase 2 Total Project Cost: \$978,500

Schedule: 2027

2023: Property Acquisition \$ 600,000 (completed)

2027: Conceptual Design/Feasibility \$ 150,000

2028: Facility Design \$ 828,500

FY27 State Request: \$ 828,500

City of Homer 15% match: \$ 150,000



The City of Homer Public Works Department's equipment, fleet and personnel have outgrown the current facility, which is also located in a tsunami inundation zone.

Funding Secured	FY24	FY25
Property Acquisition		
COH Land Reserves	\$ 600,000	-



8. Homer Public Library Siding Replacement

Project Description and Benefit: The Homer Public Library building opened in September 2006. The concrete siding was relatively new technology at the time, and while it has lasted 20 years, it is now cracked and falling off the building.

The City's Building Maintenance division has worked hard to patch and replace missing pieces, but the worsening problem is both an eyesore and far worse, a potential path for moisture to enter the building. Siding continues to fall off the building it is becoming nearly impossible to secure the broken pieces back into place.

The building is on the cusp of, or has already experienced water intrusion into the wall assembly itself. If moisture reaches the structural framing and sheathing, the project turns from siding repair to a full structural remediation that involves replacing compromised framing, sheathing, and insulation.

Plans & Progress: Building Maintenance has contacted several vendors for cost estimates and are still awaiting response. The costs below are a best guess, based on experience and the square-foot area of the building's façade. Professionals could fully replace the siding in a week or two, weather permitting. If funding and a contract are secured, the project could be done in summer 2028 to protect the facility from water infiltration and damage.

Total Project Cost: \$500,000

Schedule: 2028



Examples of damaged and broken siding on the library's south-facing wall (at left) and above the library's back door (at top).

FY 2028 - DRAFT Document



9. Homer All-Ages & Abilities Pathway

Project Description and Benefit: This project completes critical sidewalk gaps in Homer's pedestrian network, connecting neighborhoods, Coast Guard housing, and the Senior Center to essential services, businesses, and schools. The project provides safe, year-round access to major destinations including the Public Library, markets, pharmacy, Post Office, banks, recreation areas, hospital, and the medical district. Wayfinding signs and online tools will help residents and visitors navigate the routes, increasing tourism access and economic benefits to Downtown Homer.

The Homer All Ages and Abilities Pathway, or HAAP, shown below, consists of two interconnected loops. The north loop connects the Senior Center on Svedlund Street south to Pioneer Avenue, then west to Main Street via Herndon and Lee Streets. The south loop intersects at Svedlund and Pioneer Avenue, continues on City-maintained Poopdeck Trail to Hazel Avenue, then south to the Sterling Highway and connects to existing trail from the Visitor Center through Old Town, returning north on Main Street to Lee Street.

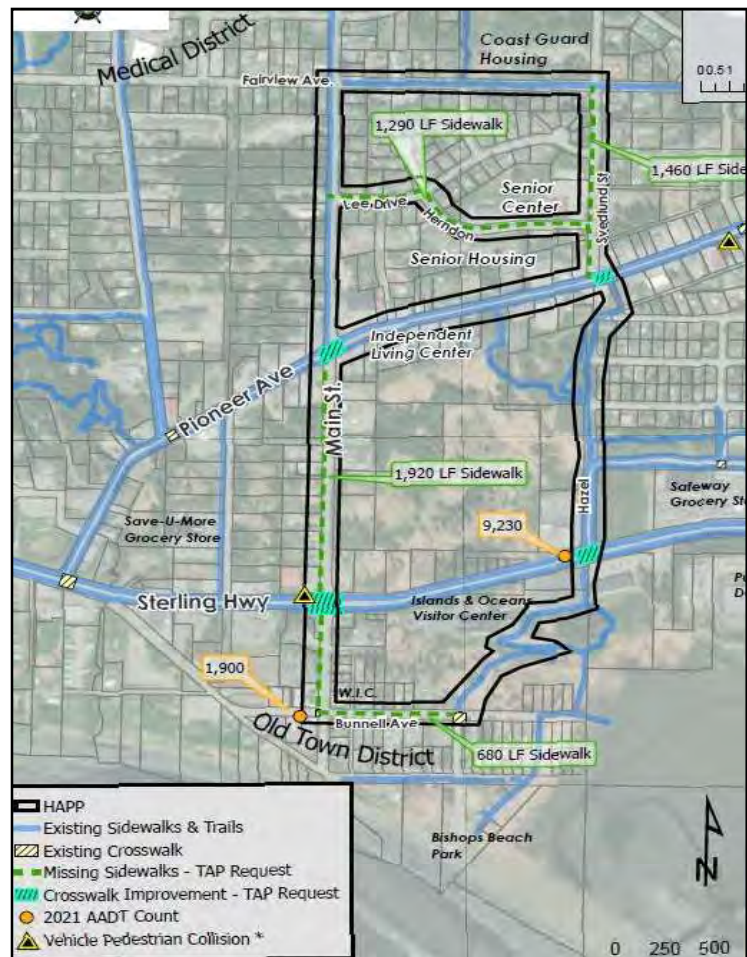
Much of the route is already constructed. This project, contained in Homer's 2024 Transportation Plan, will complete and connect the two loops by constructing sidewalk on Svedlund Street from Pioneer Avenue to the Senior Center, from Herndon Street to Lee Drive to Main Street, and on the State-owned portion of Main Street from Sterling Highway to Ohlson Lane. Enhanced crosswalks with safety features like Rectangular Rapid Flashing Beacons and high-visibility markings are planned for Pioneer Avenue and Sterling Highway crossings. Right of way is secured on the City-owned sections of the sidewalk to be constructed and an environmental checklist shows no concerns.

Plans & Progress: The City's investment of \$1.4M in 2024-2025 to construct Main Street sidewalk from Pioneer Avenue to Fairview completed one major missing portion of the HAAP. Private sector support has included sidewalk construction by the Aspen Hotel in 2019, connecting the Sterling Highway to the Alaska Maritime National Wildlife Refuge Visitor Center's public trails.

The City completed design for the Svedlund/Herndon sidewalk segments and applied for and was awarded \$3.48M from the Alaska Department of Transportation and Public Facilities FY22-25 Transportation Alternatives Program to complete design and construction. The City is negotiating a Memorandum of Agreement with the State to commit matching funds. Because project costs have escalated since the original cost estimate, a reduced project scope is likely with priority given to Main Street South and Svedlund Street. The entirety of the project will proceed in phases according to the availability of future TAP funds and/or City of Homer funds.

Total Project Cost:	\$ TBD
Predevelopment:	\$ 775,000
Construction:	\$ 3,100,000
FY22-25 TAP award	\$ 3,486,787
City match:	\$ 388,713

Schedule: 2025-2030



HAAP completes important sidewalk connections and installs high visibility crosswalks to improve non-motorized transportation safety.



Mid-Range Projects

Part 2: Mid-Range Projects

- **ADA Transition Projects12**
- **Parks and Recreation15**
- **Port and Harbor.....19**
- **Public Safety29**
- **Public Works32**
- **State of Alaska Projects.....45**
- **Projects by Other Organizations.....52**

FY 2028 - DRAFT Document



ADA Transition Projects

- **Homer Small Boat Harbor
Accessibility Improvements13**
- **Nick Dudiak Fishing Lagoon Accessible Ramp &
Fishing Platform14**
- **Removing Parking & Pavement Accessibility Barriers
at City Facilities15**

FY 2028 - DRAFT Document



Homer Small Boat Harbor ADA Accessibility Improvements

Project Description and Benefit: The purpose of this project is to renovate and improve public access for all ages and abilities to the float system in the Homer Small Boat Harbor. The objective is to construct new, non-slip ramps with improved slope and handrails leading to each section of the floats to improve ADA access and safety in and out of the boat harbor, as the ramps and gangways become steep during low tides. A minimum of three are recommended, and they should adjust to the tidal fluctuations experienced in the Homer harbor. Currently the existing harbor is ADA compliant, but the goal is to provide overall safer access for those with mobility challenges traversing from the uplands to the float system.

Plans & Progress: The ADA Advisory Board has solicited and received proposals on possible solutions to address the accessibility to the floats. General concepts range from protruding switchback ramps, shoreline switchback ramps and mixed fixed and floating ramp. Further evaluation and selection of a design type is needed to ensure the proposed solution does not cut off access or increase navigational safety risks for marine vessel use. Design and engineering is required before construction could be accomplished. It is proposed to do the project in phases, seeking funding from various sources to accomplish the project. It is possible that this could be aligned within the Homer Harbor Expansion Project to obtain savings for the city. There is no funding source identified at this time.

Total Project Cost: \$1,800,000

Design & Engineering: \$ 300,000
Construction: \$1,500,000

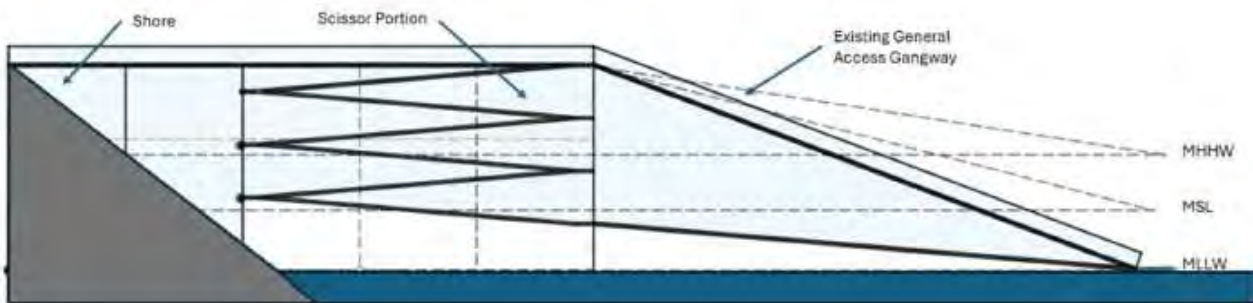


Diagram of a switchback ramp add-on alongside an existing gangway, shown at low tide.

FY 2028 - DRAFT Document



Nick Dudiak Fishing Lagoon Accessible Ramp & Fishing Platform

Project Description & Benefit: The Nick Dudiak Fishing Lagoon, located on the Homer Spit, is a man-made marine basin that the Alaska Department of Fish and Game annually stocks with king and silver salmon smolts to provide an easily accessible recreational sport fishing opportunity. This road-accessible, shore-based salmon fishing site attracts a wide array of sport anglers. When salmon return to the terminal fishery from May through September, over 250 anglers line the bank at any one time.

Due to its popularity, the City of Homer enlarged the lagoon to five acres (twice its original size) in 1994, and in 1999 added accessibility features (handicapped parking and a series of ramps and landings inside the fishing lagoon) to expand recreational sport fishing opportunities to anglers with mobility challenges. The City also maintains fish cleaning tables, restroom facilities, a small picnic area and adjacent campground to serve fishermen's needs.

The existing twenty-year old ADA platform is subject to damage from tidal action, gravel build-up and ice scouring. Over the years, despite annual maintenance, it has succumbed to these forces and no longer serves its purpose of providing ADA access to the fishing waters. Parts of it have detached from the main body and are a safety hazard. A new access ramp and fishing platform, designed and located to resist these forces, is needed to restore accessibility to the Fishing Lagoon, improve the fishing experience, and if possible, reduce maintenance.

Once a final design and Fishing Hole location is determined, Phase 2 of the project will be to make improvements necessary to connect the ramp to uplands amenities such as accessible parking spaces, restrooms, the Fishing Hole campground and fish cleaning tables.

Plans & Progress: The City has been working in concert with Alaska Department of Fish and Game to design and seek funding to replace the ramp. In 2022, the City and State prepared conceptual design options for consideration. Initially, the preferred option is for floating access (similar to a dock) that provides over-water fishing opportunities. The floats will allow the dock to move up and down during tidal swings to provide ADA access to fishing for the entire tidal fluctuation. A gangway to the dock would be affixed to a fixed pier above the high water level. The floating portion of the dock and the gangway would be designed to be removable to avoid seasonal ice damage and to perform maintenance as necessary.

Total Project Cost: \$ 1,019,813

Concept Design: \$ 18,813 (Completed 2022)

Final Design: \$ 91,000

Construction: \$ 910,000

Schedule:

Final Design: 2028

Construction: 2030



A concept design of a removable gangway and floating fishing platform to restore ADA angler access to the Nick Dudiak Fishing Lagoon.



Removing Parking and Pavement Accessibility Barriers at City Facilities

Project Description & Benefit: Under Title II of the Americans with Disabilities Act (ADA), all State and local governments must be accessible to, and usable by, people with disabilities. The basic principles of the ADA are equal opportunity, integration, and inclusion. From 2017-2019, the City of Homer ADA Compliance Committee and City Staff evaluated City Facilities to identify accessibility barriers. The results were compiled into the City's Transition Plan, in accordance with Title II of the ADA regulations. This project corrects parking and pavement barriers (ADA Priority Level 1 issues) at City facilities to aid the entire community in accessing and participating in programs, services or activities provided by the City of Homer.

ADA regulations standardize the size and number of marked accessible parking spaces in a lot and appropriate signage placed such that it cannot be obscured by a vehicle parked in the space. Accessibility standards also require firm, stable and slip resistant surfaces. Many City of Homer facilities do not meet these standards.

This project will correct the following parking barriers at City facilities:

- Regrade exterior ramp cross slopes that exceed 1:48 ratio at the Fire Hall, Homer Public Library, and the Public Works building;
- Firm ground surface through compaction or paving and even surface levels at Load and Launch Ramp staging area
- Regrade cross slopes that exceed 1:48 ratio on other City paved parking lots.

Plans & Progress: City staff assisted the ADA Advisory Board during the self-evaluation process and together developed solutions and remedies that were included in the Transition Plan. City Council approved the Transition Plan in Resolution 19-024. This project is expected to proceed incrementally. In 2021, accessible vehicle and van parking spaces were paved at Harbor Ramps 3, 4, and 5 and at public restrooms. Compliant signage and pavement markings were also completed.

Total Project Cost: \$385,600

Phase 1: Harbor Accessible Parking, completed \$49,100

Phase 2: Facility Parking Lot Cross Slopes & Surface Levels: \$336,500

Schedule: 2027



While inaccessibility issues in these Port & Harbor parking spaces have been remedied, it provides an example of spaces needing to be paved with an even path of travel.



Parks, Art, Recreation & Culture

- **Jack Gist Park Improvements17**
- **Karen Hornaday Park Improvements.....18**
- **Reber Trail Extension to Soundview Avenue19**



Jack Gist Park **Improvements Restroom**

Project Description & Benefit: Jack Gist Park was founded in 1998 on 12.4 acres of land donated to the City of Homer by a private landowner. Park development took place on top of a retired landfill that was capped. As originally envisioned by the Jack Gist Recreational Park Association, this parcel has been developed primarily for softball fields and hosts the Homer Mariner Softball team and numerous recreational softball leagues and tournaments. The park also features a disc golf course.

Changes in park usage patterns, poor site drainage and adjacent residential development highlighted the need for continued various park improvements within the Park. Drainage improvements addressed persistent standing water in ditches and in low spots in the parking lots, bleacher areas, and ball field access. Development of drainage routes has helped direct groundwater (which is expected to be amplified by residential development adjacent to the park) into existing drainage routes to the east and west of the park and through culvert crossings. The Park's parking lot was also expanded in the summer of 2024, allowing for substantially more parking (70 vehicles) with delineated parking spots.

At that time, utilities were brought into the park, but the park lacked a restroom facility. As a stop-gap measure, the City purchased a trailer-style ADA bathroom to serve a temporary solution with the intention of replacing it with a future brick and mortar bathroom to serve the growing number of park users. The life span of the mobile restroom is five to ten years.

The lack of a permanent restroom presents an ongoing public health concern. Reliable access to handwashing and sanitary facilities is a basic public health need to reduce the risk of illness transmission. A permanent restroom facility with reliable plumbing, handwashing stations, and durable, cleanable surfaces will reduce the spread of communicable disease, support proper hygiene for park visitors.

Plans & Progress: This project will proceed in two phases, design and construction.

Project Cost: \$600,000

Schedule: 2023-2029



A softball field at Jack Gist Park.

FY 2028 - DRAFT Document



Karen Hornaday Park **Improvements** **Restroom**

Project Description & Benefit: Karen Hornaday Park is Homer’s largest, most diverse public recreation space. At 40 acres in size, it offers a wide variety of activities, including camping, ballfields, playgrounds and two public pavilions with picnic facilities, barbecue grills and campfire circles. For those looking to relax, the park offers benches to view Kachemak Bay and the surrounding mountains and glaciers, as well as access to a more intimate, natural area along Woodard Creek on the park’s eastern boundary. The park hosts an estimated 92,000 user days each year. This includes Little League participants and spectators, plus general use park visitors and attendees of small gatherings and large events that reserve the park annually, such as reunions, the Scottish Highland Games festival and concerts.

This project builds an ADA accessible public restroom facility—a high priority since the park's original restroom facility was demolished in 2020 due to safety concerns. The physical structure had deteriorated over the years. Its advanced age combined with high use resulted in worn interior finishes, making cleaning difficult; aged bathroom fixtures and dilapidated stalls made it nearly impossible for City maintenance personnel to provide a safe, sanitary facility.

The lack of a permanent restroom presents an ongoing public health concern. The park, is at heightened risk for improper waste disposal, which can contaminate soil and surface water—including nearby Woodard Creek—and increase the risk of exposure to bacteria and pathogens for park visitors, particularly children using the adjacent playground and ballfields. Reliable access to handwashing and sanitary facilities is a basic public health need to reduce the risk of illness transmission without proper sanitation. A permanent restroom facility with reliable plumbing, handwashing stations, and durable, cleanable surfaces will reduce the spread of communicable disease, support proper hygiene for campers and day users alike, and ensure the facility can be adequately sanitized and maintained by City staff year-round—unlike the deteriorated structure that preceded it.

Plans & Progress: As a stop-gap measure, in 2025, the City acquired an ADA mobile restroom trailer to address the immediate need for a restroom facility. The life span of the mobile restroom is five to ten years, the need for a permanent brick and mortar ADA-compliant restroom remains.

Project Cost: \$500,000

Restroom Design: \$ 50,000

Restroom Construction: \$ 450,000



A permanent public restroom facility is needed to replace the temporary mobile restroom facility at the park.



Reber Trail Extension to Soundview Avenue

Project Description and Benefit: The Reber Trail, completed in 2009, is a .38 mile trail connecting the west end of Fairview Avenue to Reber Road off West Hill through a series of switchbacks. This project extends the trail by 750-800 feet by creating a route from the base of Reber Trail on Fairview, along a ridge and down to Soundview Avenue.

Securing the legal easements will preserve access to non-motorized travel opportunities. Completion of this project will improve non-motorized transportation options for residents on the west side of Homer. The extension provides more direct trail connectivity to walkers and hikers from the Soundview, Shelley Avenue and West Homer Elementary area, avoiding a detour to either West Hill Road or Mullikin Street. It also allows residents in the vicinity of Reber Road on West Hill (Alpine Way, Wythe Way, Miller, Highland Drive, Bell Avenue and above) to more easily access Soundview Avenue and West Homer Elementary School via a beautiful nature trail, rather using the much more circuitous and hazardous route down West Hill Road.

Plans & Progress: The trail is envisioned to be designed as a Level 1 (Backcountry) to Level 3 (Semi-improved) trail, as described in the City's Trail Manual Design Criteria - an informal trail with natural surfaces. Development would progress in two phases. Phase one requires easement acquisition, survey and trail design. Phase 2 is construction.

Total Project Cost: \$310,000

Phase 1: Easement acquisition, survey and design: \$60,000

Phase 2: Construction: \$250,000

Schedule: 2028 - 2030



Map of potential corridor for trail extension. Please note: map is only for illustrative purposes as no design work has been done.

FY 2028 - DRAFT Document



Port and Harbor

- Harbor Ramp 8 Public Restroom21
- Homer Harbor Dredging22
- Homer Harbor Security Cameras:
Ramp 1-5 Access Points23
- Ice Plant Upgrades24
- Large Vessel Haul Out Repair Facility25
- Large Vessel Sling Lift, Phase 1.....26
- Mariner Park Campground Renovations.....27
- Steel Grid Repair.....28
- Wood Grid Replacement29



Harbor Ramp 8 Public Restroom

Project Description & Benefit: Ramp 8 serves System 5, the large vessel mooring system. Previously, restroom facilities for Ramp 8 consisted of an outhouse. This outdated restroom brought many complaints to the Harbormaster's office. Sanitary restroom facilities are expected in modern, competitive harbors along with potable water and adequate shore power. The Ramp 8 outhouse was removed in 2015. A new public restroom in this location is needed to serve the crew members of large vessels when they come to port.

Plans & Progress: Design costs for this project would be minimal as the City has standard public restroom plans engineered that can be easily modified for this location.

Total Project Cost: \$412,000

Schedule: 2028

The Port & Harbor Director recommends moving this project to the Long Range section. The Large Vessel General Investigation study for the harbor moves this fleet to a new harbor and redesigns system 5 into Mid sized vessel moorage. It would be best to wait and plan for this improvement in the overall System 5 overhaul as location and size would likely change in that improvement.



FY 2028 - DRAFT Document

Ramp 8 sees heavy use from crews of large vessels moored in System 5. Since this outhouse was removed in 2015, crews either use a porta potty provided by the Port & Harbor, or walk 1.5 blocks to use the nearest restroom facility.



Project recommended to move to Long Range section
Homer Harbor Dredging

Project Description and Benefit: Due to sediment infiltration, Homer’s small boat harbor is in need of dredging to restore design depth. The US Army Corps of Engineers is authorized as part of their mission to maintain the navigable channel from the harbor entrance all the way to the load and launch ramp. However, all the rest of the harbor is a local responsibility.

The dredged materials can be used to renourish beaches on the west side of the Homer Spit, where erosional damage is actively undermining the State-owned Sterling Highway. Recreational properties and commercial properties are impacted to the point that properties have been abandoned or condemned. Beach renourishing will follow the US Army Corps of Engineers Dredged Material Management Plan approved for the Homer Spit.

Plans & Progress: A multi-beam survey of the harbor basin was completed by a certified Marine surveyor to ascertain the quantities of dredged material that would need to be removed to get the basin back to the original depths.

Phase 2 will create a request for proposals to solicit bids for dredging the harbor, once the material calculations have been completed. Depending on the results of the calculations and bids, the City may need to prioritize efforts to focus on specific areas of concern first.

Total Project Cost: \$980,000 (estimate only)

Phase 1: \$25,000 (Complete)

Phase 2: Dredging: \$955,000

Schedule: 2027

Funding Secured	Prior to July '23	FY24/25
Harbor Survey	-	\$ 25,000



A dredge in Homer Harbor during the US Corps of Engineer’s annual dredging of the harbor’s navigable channel.

The Port & Harbor Director recommends moving this project to the Long Range section. Phase One (detailed harbor Survey) has been completed. The Survey showed that the majority of work to be done is focused on the area from the SW end of the facility and would be best if timed around a float replacement project. Moving to long range keeps the project recognized as a need.



Homer Harbor Security Cameras: Ramp 1-5 Access Points

Project Description and Benefit: This project will expand the Harbor's current security camera system to cover the west side of the basin at access points for Ramps 1 through 5. Acquiring ten security cameras and related technology will complete the missing components in a comprehensive security and monitoring network designed to enhance safety, security, and operational efficiency across Homer Port and Harbor facilities. A Vulnerability Assessment conducted in 2023 and updated annually identified the west side of the basin as the priority area, focusing on securing access points at Ramps 1 through 5.

This system directly strengthens both municipal and state emergency response capabilities by providing real-time situational awareness and recorded documentation of harbor activities. The cameras serve dual purposes: they support everyday port operations and safety monitoring, while also providing critical infrastructure protection that aligns with homeland security priorities. By connecting routine maritime safety needs with broader security concerns, the City of Homer ensures that its harbor remains a secure, environmentally protected, and economically vital gateway for the State of Alaska. Benefits of the system include:

- **Protection of Valuable Assets:** The system helps safeguard hundreds of millions of dollars in public and private maritime infrastructure. Real-time monitoring helps prevent theft from vessels and deters illegal dumping of hazardous materials and used oil, protecting both valuable property and the marine environment.
- **Support for Homeland Security and Law Enforcement Partnerships:** Recorded footage can be shared with federal, state, and local law enforcement agencies to support investigations, verify vessel movements, and enhance maritime domain awareness. This capability strengthens interagency cooperation and contributes to broader port security and critical infrastructure protection efforts.
- **Enhanced Protection for Vessels and Property:** Early detection of emergencies such as fires, flooding, or sinking allows harbor staff to respond quickly to protect customers' vessels, potentially preventing oil spills, minimizing property damage, and coordinating faster emergency response from fire and rescue services.
- **Enhanced Emergency Management:** During tsunami warnings or other natural disasters, staff can remotely monitor evacuation activities from the Homer Spit without requiring officers to remain in dangerous areas, ensuring both public safety and emergency response effectiveness.
- **More Efficient Operations:** Officers can quickly review recorded footage to verify vessel status or investigate incidents, saving hours that would otherwise be spent on direct observation in the field. This means officers can respond to more situations and serve the harbor community safely and more effectively.

Plans & Progress: Homer City Council approved a capital budget request for the design of the Ramp 1 through 5 camera system in the 2022/2023 budget. A fiscal year 2025 mid-biennium budget adjustment made an additional \$25,000 available to install camera poles in-house and Port & Harbor Reserves brought electric power to the poles for \$21,000. The final phase is to purchase and install the camera equipment on the poles. **The City's FY27 Community Directed Spending request for \$300,000 has been forwarded to the Commerce, Justice, Science and Related Agencies Appropriations subcommittee for consideration**

Total Project Cost: \$364,700

System Scope and Design: \$18,700 (completed)

Poles and electrical service Installation: \$46,000 (completed)

Equipment Purchase and Installation: \$300,000 (unsecured)

FY27 Federal Request: \$300,000 (equipment purchase)

City of Homer Match Secured: \$64,700





Ice Plant Upgrade

Project Description & Benefit: The ice plant at the Fish Dock is a critical component of the overall Port and Harbor enterprise, providing more than 3,500 tons of flake ice each year to preserve the quality of more than 20 million pounds of salmon, halibut, sablefish, and pacific cod landed at the Port of Homer.

Although the Ice Plant has been well maintained since being built in 1983, efficiencies may be gained by upgrading certain key components of the plant to current technologies, which may include replacing the refrigeration compressors, integrating natural gas into the process, and control systems to increase the plant's efficiency and reduce operating costs.

Plans & Progress: This project is proceeding in a three-phase approach. Phase 1 consisted of contracting with Coffman Engineering from Anchorage to assess Homer's Ice Plant and provide a list of options for upgrading the facility to optimize energy savings, plant maintenance, equipment longevity and return on investment. The study also considered the possibility of creating a year-round cold storage refrigeration system as an upgrade to the original plan. Two recommendations from the study to optimize energy savings comprise Phase 2 and Phase 3 of the project: upgrading the evaporator fans and condensers with variable frequency drives.

Total Project Cost:

Phase 1: \$40,000 (Design and engineering study completed)

Phase 2: Evaporator fan upgrades estimate forthcoming.

Phase 3: Condenser upgrades estimate forthcoming.

Schedule:

2019-2020: Phase 1 study completed

2021: Design and engineering for upgrades

2028: Phase 2

2030: Phase 3



Four of the Ice Plant's aging compressors are shown here.



Project recommended to move to Long Range section **Large Vessel Haul Out Repair Facility**

Project Description & Benefit: This project constructs safe moorage and an associated uplands haul out repair facility for large shallow draft vessels. This improvement supports the marine transportation needs of central and western Alaska. Because of the lack of facilities in Homer, these vessels currently have to travel elsewhere to perform annually required maintenance and repairs. The new facility benefits the needs of the growing regional fleet of large vessels, the local marine trades businesses and the regional economy.

The mooring facility, proposed along the beach front of Lot TR-1-A (between the Nick Dudiak Fishing Lagoon and Freight Dock Road on the west side of the harbor) will stage barges in the tidal zone with the bow end pulled tight to the beach for accessing a haul out ramp. A dead-man anchoring system will be provided for winching vessels up the ramp above the high tide line for maintenance and minor repairs. Upland improvements will include six work sites with water, electrical pedestals, lighting, and security fencing and cameras. This site has accommodated approximately six to eight vessels (depending on size) with ample workspace; it will offer large vessels the ability to complete their required annual maintenance at the uplands repair facility while wintering over.

Completing repairs locally gives the marine trades sector greater opportunity to expand services, support a steady labor force and provide higher quality services more competitively. Availability of local repair services also delivers performance benefits to vessels operating in Alaska waters, saving significant time, fuel and other operating expense.

Plans & Progress: Project development is being carried out in phases. Phase 1, initiated in 2014, consisted of forming a Large Vessel Haul Out Task Force to assist with site selection and completion of Best Management Practices, vessel owner use agreements, and vendor use agreements. Staff additionally completed a Stormwater Pollution Prevention Plan (SWPPP) with the Alaska Department of Environmental Conservation for a portion of lot TR-1-A. Since completing these basic requirements, the haul out area has become a popular repair site option for some of our large vessel owners. This further justifies additional investments to improve our ability to serve these customers and bring more of these customers to Homer. Phase 2 completed design and permitting utilizing \$255,000 in State Legislative Grant funds and \$42,626 in additional City of Homer funds. The project is shovel-ready and the design is bid-ready. Phase 3 will complete construction project construction.

Total Project Cost: \$5,297,626

2019: Phase 2 Engineering/Permitting/Geotechnical/Design: \$297,626 (Design completed June 2020).

2025: Phase 3 Construction: \$5,000,000 (Project is shovel ready.)

Schedule: 2029

In reviewing the lifetime of this project and that we have not been successful in securing funding, the Port Director recommends moving this to the long range section of our CIP. Further, he would recommend that a small work group be appointed to rescope our goals for the project to better fit actual use and make recommendations to council for possible changes to this Project.



Three vessels hauled out for repairs on Homer Spit Lot TR 1 A.



Project recommended to move to Long Range section

Large Vessel Sling Lift, Phase 1

Project Description & Benefit: During an investigation conducted in 2014 by the Large Vessel Haul out Task Force, the Task Force quickly recognized a need to provide haul out services to all vessels that moor in the harbor. As a first step in filling this need, the Port & Harbor developed an airbag haul out system on available tidelands within the harbor. This system has proved successful.

However, the system works only for part of the fleet—the large, flat-bottomed, shallow draft vessels. Much of the fleet in the harbor is not able to use this system because of the vessel's deep draft hull configuration. A lift in a local commercial yard was expanded to accommodate vessels up to 150 tons, which will accommodate most limit seiners and many of our larger boats. Homer will still lack haul out services for deep draft vessels larger than 150 tons.

A sling lift has been proposed as a possible haul out solution for vessels that are not currently being served in Homer. The lift, coupled with an on-site repair yard would provide these vessel owners the option to perform their annually required maintenance and repairs locally without having to travel away. Haul outs ease the burden of travel for the vessel owners during the winter season and, as an added bonus, generate business to help sustain local marine trades.

Key to the success of the project is to select a location that has space for an on-site repair yard, and to select a sustainable owner-operator model. Possible locations are the old chip pad or in the new large vessel harbor; owner-operator scenarios include privately owned and operated with a lease to the Enterprise, a public private partnership, or alternatively, municipally owned and operated by the City using Enterprise employees.

Plans & Progress: The project will develop over two phases. The first phase will be a comprehensive study about how to best build and operate this new service at the Port of Homer. It will consider location and include engineering and design options and a cost-benefit analysis. The study will also research options for operating this new service, providing an analysis of various ownership and operating models. It will also work on completing regulatory requirements such as a Stormwater Pollution Prevention Plan (SWPPP) with the Alaska Department of Environmental Conservation.

Phase 2 will be construction of the support infrastructure after considering the results of the phase one study and acquisition of the sling lift.

Schedule: 2030

The Port & Harbor Director recommends moving this project to the Long Range Section. Given recent improvements to the Private Owned haul out facility capabilities and the growth of use of the Port's Large Vessel Haul out and Repair yard, this Project is best addressed later as part of an overall port expansion planning effort.



An example of a sling lift and adjacent repair yard area.



Mariner Park Campground Renovations

Project Description and Benefit: The Mariner Park campground is situated at the base of the Homer Spit. Its waterfront location and close proximity to recreational activities and visitor support services make the campground very popular with both Alaskans and out-of-state visitors. It is heavily used in the summer and shoulder seasons.

The campground is pot holed and poor drainage pools rainwater. Sites are poorly marked and without tent pads. Several lack picnic tables and fire rings.

The concept of this renovation project is to greatly improve the camping experience, make it easier to maintain the campgrounds to a higher standard of cleanliness and safety and keep them attractive and competitive. Possible renovations include installing hand wash stations, grading campgrounds, delineating and labeling campsites, developing tent pads in tent camping areas and installing picnic tables and fire rings at sites that currently lack these basic amenities.

Visitors have a choice of where to stay on the Kenai Peninsula. We anticipate these upgrades will attract new visitors and motivate existing visitors to extend their stays or come back. Summer and shoulder season visitors contribute significantly to Homer's overall economy through their patronage of local businesses throughout their stay.

Plans and Progress: This project is in the conceptual design phase and is presently being developed by Port and Harbor staff in collaboration with the Park, Art, Recreation and Culture Advisory Commission.

Total Project Cost: \$50,000

Schedule: 2027-2028

Funding Secured	Prior to July '23	FY24/25
Picnic Tables & Campground Items		
Port & Harbor Reserves		\$18,000



Mariner Campground at the base of the Homer Spit.

FY 2028 - DRAFT Document



Steel Grid ~~Repair~~/Replacement

Project Description and Benefit: The Steel Grid is a series of benches (steel beams) laid out on intertidal land that can support a boat for hull repairs during low tides. Vessels float over the grid at high tide and then set down on the grid as the tide recedes. Vessel owners are able to do minor repairs and inspections to their vessels' hulls while “dry” on the grid and refloat with the incoming tide.

The Steel Grid is one of two tidal grids that the Port and Harbor operates. Because of Kachemak Bay’s large tidal exchange, Homer’s tidal grids are a useful and inexpensive way for vessel owners to maintain their vessels’ hulls.

Homer’s Steel Grid was originally built 50 years ago and accommodates vessels from 60 feet to 120 feet with a 200-ton limit. The grid was originally rated for vessels up to 400 tons but was downgraded to 200-ton max limit as it aged due to the condition of the supporting piles and benches. Maintenance and repairs of bents and fenders kept this grid usable for a good long while, but the steel grid was decommissioned in spring of 2024 after an in-house inspection revealed holes in the supporting structure. **An engineer's condition evaluation in 2026 determined that the grid cannot be repaired and must be replaced.**

Plans & Progress: This project consists of three phases. The first phase completed an engineer’s inspection and condition report which was funded by the City in 2025. Phase 2 consists of engineering, design and permitting work to be followed by construction in Phase 3.

Total Project Cost:

Phase 1: Engineer’s Condition Evaluation: \$30,000 (funded and completed)

Phase 2: Engineering, Design, Permitting and Cost Estimate: TBD

Phase 3: Construction: TBD

Schedule: 2028-2031



A marine vessel utilizing Homer Harbor’s steel grid for repairs.



Wood Grid Replacement

Project Description & Benefit: The Wood Grid is a series of benches (in this case wooden beams) laid out on intertidal land that can support a boat for hull repairs during low tides. Vessels float over the grid at high tide and then set down on the grid as the tide recedes. Vessel owners are able to do minor repairs and inspections to their vessels hulls while “dry” on the grid and refloat with the incoming tide.

The Wood Grid is one of two tidal grids that the Port and Harbor operates. Because of our large tidal exchange in Kachemak Bay, Homer’s tidal grids are likely one of the most useful vessel grid systems in the world. They utilize the tides to our advantage to provide an inexpensive way for vessel owners to maintain their vessels’ hulls.

Homer’s Wood Grid was originally built 50 years ago and accommodates vessels up to 59 feet with a 50-ton limit. Other than the walkway replacement that occurred in 2001, the Wood Grid has seen very little attention in terms of upgrades since.

Three particular issues would likely be addressed in an upgrade. Gravel has migrated downhill and filled in between the benches, making it increasingly difficult for people to actually to get under the vessels on the grid to perform repairs. A second issue is with the Wood Grid’s retaining walls. Due to age, the upper wall is no longer retaining infill from the bank above and the lower submerged wall has degraded to the point that staff are not able to repair it. Another concern is that the benches and the buried piles that support them have deteriorated to the point that staff is unable to repair them. At a minimum the piles and benches will need to be replaced.

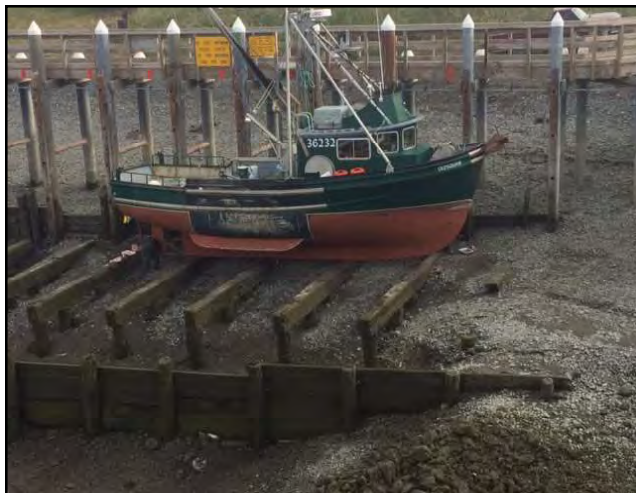
Plans & Progress: This project would consist of two phases. The first phase is preliminary engineering and design to ascertain the scope and cost of the improvement, including what permitting is required. The second phase would be construction.

Total Project Cost:

Phase 1: Engineering and design: \$30,000

Phase 2: Construction: to be determined in Phase 1.

Schedule: Phase I: 2029



The Wood Grid in Homer’s Port and Harbor was originally built 40 years ago and accommodates vessels up to 59 feet with a 50 ton limit. Other than replacing the walkway in 2001, the wood grid has seen very little in terms of upgrades since.



Public Safety

- **Fire Hall Expansion, Phase 130**
- **Fire Department Fleet Management31**

FY 2028 - DRAFT Document



Fire Hall Expansion, Phase 1

Project Description and Benefit: In 2014, in response to aging and crowded conditions, the City assessed Homer's emergency services' space needs. Initial plans to correct building and space inadequacies called for co-locating the Police and Fire stations within a new Public Safety facility. However, ultimately, the decision was made to build a stand-alone Police Station and defer expansion plans for the Fire Department.

In the interim, the City addressed much needed deferred maintenance at the Fire Hall, which included conversion to natural gas, improved air handling, fixing floor drainage issues in Bays 2 and 3, and general refurbishing of wall and floor finishes and kitchen cabinets, but nothing was done to address inadequate facility space or increased demands on service requirements.

The current fire station was built in the early 1980's. It has five bays to hold four fire trucks and two ambulances. Vehicles are double-stacked in the bays with barely with enough room for a person to move between the trucks, much less accommodate new, modern fire apparatus, which are longer and wider than the vehicles the bays were originally designed for. Storage, training, parking and apron space are also very limited. Expansion is required to meet minimum space requirements for fire fighting apparatus, provide an adequate number of offices and bunk rooms and sufficient storage, parking and drill training spaces.

This project resumes the planning/conceptual design process for a new fire station facility that will adequately meet the community's current need for well-prepared, safe, and timely emergency response. It (1) updates the needs assessment to reflect current departmental conditions and needs for a stand-alone Fire Station facility; (2) conducts site feasibility analysis, including the potential to incorporate the former Police Station property into a design at the current site, either through expansion or rebuilding; and (3) conceptual designs and cost estimates.

Plans & Progress: This project can progress in phases. Phase 1 is pre-development and design work.

Total Project Cost: \$22,000,000

Phase 1, Design: \$ 1,500,000

Construction: \$20,500,000



Two examples illustrating the department's need for additional space: parking area in the equipment bay does not meet minimum space requirements for fire fighting apparatus and insufficient storage capacity.

FY 2028 - DRAFT Document



Fire Department Fleet Management

Project Description & Benefit: To meet the community's fire protection needs and Insurance Services Office (ISO) requirements, Homer requires two Tankers for off-hydrant operations, two front-line Fire Engines and one Reserve Fire Engine. National Fire Protection Agency (NFPA) codes recommend maintaining apparatus with the latest safety features and operating capabilities to maximize fire fighting capabilities while minimizing the risk of injuries. Apparatus in first-line service should not be more than 15 years old; apparatus should then be used in a reserve status for an additional ten years and decommissioned once it is 25 years old.

While the City has made great strides to update its aged fleet of aged-out apparatus and specialized vehicles, Homer Volunteer Fire Department (HVFD) lacks two pieces of equipment critical to safe and effective wildland urban interface (WUI) fire response. The two priority pieces of equipment are a Type-3 WUI pumper and a Type-6 Brush / Attack unit. In 2022, after 33 years of service, HVFD's single front-line wildland fire fighting apparatus (a 1990 Ford F-350 Crew Cab Pickup with a forestry fire fighting slip-in unit) was decommissioned.

HVFD presently utilizes a Type-1 structural-only Engine-4 to respond to WUI calls. It is a 42-year old, open cab pumper truck housed on the bluff in HVFD's remote response station. It is not designed for wildland applications and has severe limitations in our WUI coverage area, but we have no other choice. It is too large and heavy to safely negotiate the steep slopes and narrow unimproved roads in the Homer's WUI and mutual aid WUI response areas on the lower Kenai Peninsula. In many cases it cannot get close enough to a residence to initiate fire attack. Its age presents significant safety concerns for responders, including that it is capable of seating only two firefighters in the cab, as we cannot allow firefighters to sit in the open jump seat riding positions.

The purpose of the request is to address an urgent need to acquire frontline WUI fire fighting apparatus to reduce safety risks to responding personnel and volunteers, improve operational outcomes for our community members, and to better protect against property and critical infrastructure losses. This capability gap was identified in an internal risk assessment and is cited in Homer's All Hazards Mitigation Plan and the Kenai Peninsula Borough Community Wildfire Prevention Plan of 2022.

It also reflects the Department's comprehensive approach to wildfire protection, as the Type-3 unit provides robust pumping capacity and crew transport for wildland and structural protection, while the more agile Type-6 unit enables rapid initial attack on remote WUI fires, with both apparatus complementing each other in mutual aid responses and allowing our department to deploy the right resources based on incident complexity, terrain challenges, and staffing availability. These complementary apparatus enable a tiered response system where the Type-6 serves as a rapid scout and initial attack vehicle, while the Type-3 follows with additional water, equipment, and personnel when for escalating incidents or direct structure protection. The combination also allows us to effectively cover multiple incidents simultaneously during high-activity periods.

Plans and Progress: HVFD developed a fleet replacement plan that places apparatus on standard replacement cycles consistent with NFPA requirements and community needs. A used ladder truck was purchased in 2023; a quick attack brush truck and replacing Engine 4 are the next two highest priorities.

Total Project Cost: \$1,221,412

Type-3 WUI Pumper Unit: \$ 756,593

Quick Attack/Brush Truck: \$ 584,347

FY27 Federal Request: \$1,163,250

City of Homer Match: \$ 58,162



HVFD's Brush-1 was a NFPA non-compliant, converted 1990 Ford truck which was decommissioned after it aged out of its functional life span by 17 years.



Public Works Projects

- **A-Frame Water Transmission Line Replacement..... 34**
- **Baycrest Overlook Public Restroom Rebuild 35**
- **Engineering Study for Homer Public Library Remodel 36**
- **Fairview Avenue Upgrades..... 37**
- **Heath Street Rehabilitation 38**
- **HERC Hazardous Material Cleanup
& Revitalization Plan..... 39**
- **Homer Airport Terminal Improvements 40**
- **Homer Waste Water Treatment Plant Improvements . 41**
- **Kachemak Peatland Wetland Preservation 42**
- **Parking Lot Drainage Solutions for
Homer Public Library 43**
- **Water Storage/Distribution Improvements 44**
- **Water Treatment Plant Drying Beds..... 45**
- **Water Treatment Plant Generator Connection
To Reservoir Pump House 46**
- **Wayfinding & Streetscape Plan Implementation..... 47**

FY 2028 - DRAFT Document



A-Frame Water Transmission Line Replacement

Project Description and Benefit: This project rectifies a vulnerability in the City's drinking water infrastructure to safeguard our clean drinking water supply in support of the life, health and safety of Homer's 5,750 residents. It replaces approximately 1,200 linear feet of existing 8-inch cast iron drinking water supply line in Homer's water utility system. The 58-year old section of line is brittle, corroded and on a 52-degree slope, making it extremely susceptible to catastrophic damage due to slope failure or seismic activity. To avoid waterline failure, the project completes design, and replaces the existing 8-inch line with 10-inch high density polyethylene (HDPE) transmission water main. Design engineering includes anchors to anchor the line to subsurface material to prevent movement in the event of slope subsidence.

This supply line is the only line transmitting water to the west side of Homer. It serves hundreds of customers, South Peninsula Hospital, several health clinics in Homer's medical district, the senior center, its assisted living and independent senior housing, and two schools. Loss of this line, our sole drinking water link, would have a devastating impact to public health and safety, and fire protection capability. Even short-term water supply disruption (due to severe, but repairable seismic damage to the supply line) has serious consequences. The expedient availability of machinery and spare parts for timely repair during a major disaster and the need to provide emergency drinking water are additional challenges/concerns.

Replacing the cast iron pipe with HDPE pipe protects this critical water utility infrastructure from seismic damage, and significantly mitigates potential life, health and public safety losses associated with a major earthquake event. Loss of supply in the area's sole drinking water supply line would have a devastating impact on overall public health and safety, fire protection capability and the economy. To mitigate the likelihood of a catastrophic break that would disrupt water supply or smaller ruptures that could compromise water quality, the obsolete cast iron pipe will be replaced with earthquake resilient HDPE pipe.

The water main is critical infrastructure that assures the life, health and safety of Homer's 5,750 residents and additional residents in surrounding unincorporated areas who rely on the water system for delivery of residential and commercial potable water and fire protection services. Demand for water distribution approximately doubles during the summer months (June to August), compared to the height of winter (December and January) due to the influx of seasonal residents and a burgeoning tourism industry.

Plans & Progress: Replacing this water line has been on the Utility Department's Capital Improvement Program for several years. A conceptual cost estimate has been completed and will proceed in two phases, design and construction. The City is proceeding with design utilizing funds from the Alaska Department of Environmental Conservation's Clean Drinking Water Revolving Loan Fund. The overall project is included in the State's Intended Use Plan for \$1,331,882 with 100% principle forgiveness. A \$973,686 FY26 Community Project Funding request by Congressman Begich to the House Interior and Environment appropriations subcommittee was included in the House Appropriations Bill.

Total Project Cost: \$1,298,491

Design: \$ 250,000

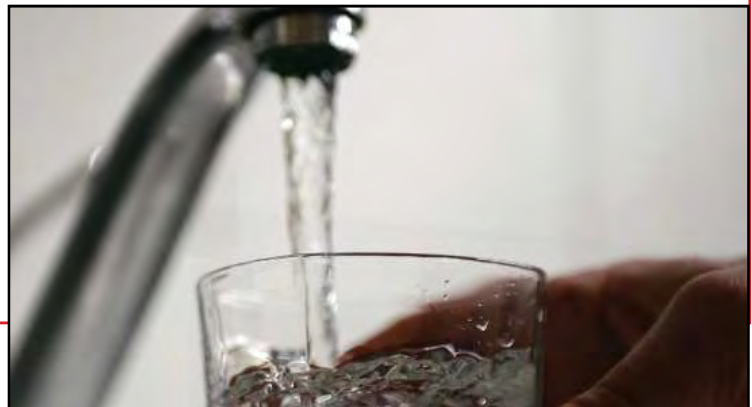
Construction: \$1,048,491

FY26: Federal Appropriation Confirmed: \$973,868

City of Homer Match: \$324,623

Schedule: 2025-2027

**Moving to Funded Projects List.
Funding secured through State of
Alaska Dept. of Environmental Conser-
vation and Federal appropriation from
the Environmental Protection Agency.**



Replacing the water transmission line is critical for the life, health and safety of residents who rely on the system for delivery of residential and commercial potable water.



Baycrest Overlook Public Restroom Rebuild

Project Description and Benefit: Baycrest Overlook is a State-owned scenic rest stop on the south side of the Sterling Highway at the crest of a hill offering vistas of Homer, the Homer Spit, Kachemak Bay and lower Cook Inlet. In addition to views, the pull-out features parking, trash receptacles, visitor information and restrooms. It is a popular stop for many visitors to Homer

The pull-out was built by the State of Alaska in 1997. It is owned by the State of Alaska, and managed by the City of Homer as a park through mutual agreement. Prior to construction, the City of Homer requested that the State include a public restroom. As part of a formal agreement between the state of Alaska and the City of Homer to secure a restroom facility on site, the State agreed to build the restroom and the City is responsible for its maintenance, cleaning, repairs, and replacement when the time comes.

At nearly thirty years old, the restroom has exceeded its useful life. The building portion of the restroom is failing and needs to be replaced.

Plans & Progress: This project will demolish the above-ground portion of the building, leaving the below-ground concrete pit in place and building a new restroom building over the existing pit toilet.

Total Project Cost: \$300,000

Schedule: 2028



The public restroom building at the Sterling Highway Baycrest Overlook is structurally compromised and needs to be replaced.



FY 2028 - DRAFT Document



Engineering Study for Homer Public Library Remodel

Project Description and Benefit: Homer Public Library has expanded steadily in line with population growth in the area, from a 600 square foot cabin in the 1950s to a 3,500 square foot building in the 1980s to the current 17,000 square foot facility, which opened in 2006. In the 2018 Homer Comprehensive Plan, staff noted that the new building was projected to meet the community's needs for 20 years, and those projections have proven reasonably accurate. As of 2025, the building has not yet exceeded capacity, but the area population is growing, as is public use of the library.

Staff have identified several needs, based on operational impact and competition among patrons for limited resources. Operationally, the library needs increased storage space and office/workspace. Based on use, public use spaces to be considered in the remodel include:

- A larger meeting room. The current meeting room is 19' x 15'6". The multipurpose space should be at least twice as large. This was identified as a long-term priority in the Library's 2019 Strategic Plan.
- A dedicated teen room.
- An outdoor covered space, suitable for public programs even in marginal weather. The Friends of Homer Library and some community members have discussed this in conjunction with improvements to the western lot, but it was not considered a high priority for that project.
- Accessibility improvements, such as signage and bathrooms that are easier to use.

Plans & Progress: Staff has identified specific needs, and some high priority components of the remodel have been prioritized in the Library's 2019 strategic plan, but no design work or planning has been done. Funding is requested for an engineering study to conduct a needs assessment and provide a detailed space analysis, cost estimate, concept design options and, public outreach. The study will provide the basis for determining feasibility of various projects, which could be combined or treated separately.

Total Project Cost:

Engineering Study: \$75,000
Construction: TBD

Schedule: 2027



Library usage has increased substantially over the past nineteen years, and with it, the need to remodel to expand both public use and operational spaces within the building.



Fairview Avenue Upgrades

Project Description and Benefit: This project makes improvements to two sections of Fairview Avenue, Main Street to East End Road and Main Street to West Hill Road.

The project provides for the design and construction of Fairview Avenue from Main Street to East End Road. The road is approximately 3,000 lineal feet and the project will include paving, storm drains, and a sidewalk or trail. The project extends from the intersection of Main Street to Homer High School and finally to East End Road and will provide an alternative to Pioneer Avenue for collector street access east/west across town. This roadway would benefit the entire community by reducing congestion on Pioneer Avenue, the major through-town road, and would provide a second means of access to the High School. It would also allow for development of areas not currently serviced by municipal water and sewer. Necessary right-of-way has already been dedicated by the Kenai Peninsula Borough across the high school property.

The project also provides for upgrading Fairview Avenue from Main Street to West Hill Road. The road is approximately 4,200 lineal feet and the project will include paving, storm drains, and a sidewalk or trail for pedestrian safety. Along with the Fairview to East End Road project, this project will benefit the entire community by providing an alternative to Pioneer Avenue for collector street access east/west across town, thereby reducing congestion on Pioneer Avenue and developing alternative access for emergency vehicle response.

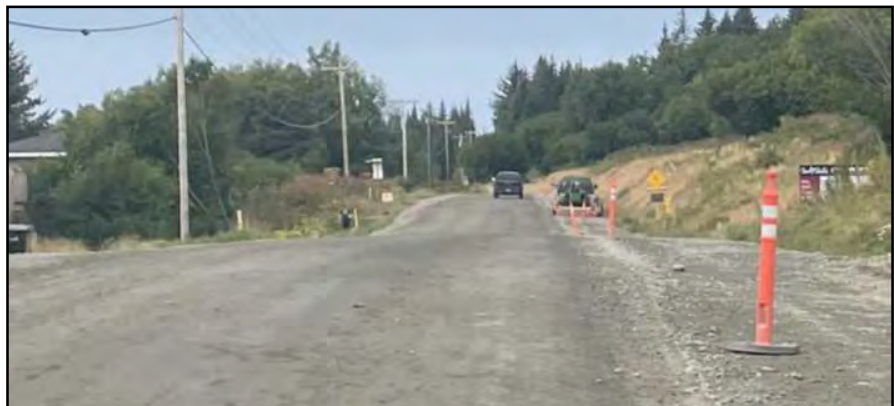
Plans & Progress: Recent subdivision development has resulted in water, sewer and road construction, and included a wide shoulder for future sidewalk construction. Portions of the route are unpaved, so completion of paving and sidewalk construction remain as priorities. In addition to road upgrades, improvements for non-motorized transportation and traffic calming are desired. Future improvements could include raised intersections, speed humps and flashing speed signs, which have proven to be effective for the Homer community.

Total Project Cost: \$7,000,000

Fairview - Main Street to East End Road: \$4,000,000

Fairview - Main Street to West Hill Road: \$3,000,000

Schedule: 2028



Temporary, seasonal markers on Fairview Avenue separate the roadway from the widened pedestrian shoulder.

FY 2028 - DRAFT Document



Heath Street Rehabilitation

Project Description and Benefit: This project rehabilitates Heath Street, a collector street in Homer that runs north-south from Pioneer Avenue to the Sterling Highway. Heath Street provides critical access for Homer's public safety responders: Homer Volunteer Fire Department at the top of Heath Street on Pioneer Avenue, Homer Police Department further south on Heath Street and Homer Public Works Department at the bottom of Heath Street on the Sterling Highway. Other major destinations on Heath Street include a US Post Office, the University of Alaska's Kenai Peninsula College, a 55,000 square foot commercial building, financial institutions and the Homer Public Library.

Heath Street is a paved road that shows signs of failure. The vehicle wheel tracks are depressed, almost like ruts in the asphalt. Public Works believe this is caused by a failing storm drain system and inadequate drainage that allows water to infiltrate the roadbed causing soft spots. The condition is getting worse with each freeze-thaw cycle.

Rehabilitation work will include improvements to the curb, gutter and sidewalk, including proper curb cuts to make the sidewalk and street crossings accessible. A flashing beacon signaled crosswalk is proposed at Hazel Street. As part of the street reconstruction project, the City will install underground fiber optic cables. These high-speed data transmission cables will connect city facilities (city hall, police station, library and public works facilities) to improve their internet and communication capabilities.

Plans & Progress: The City has completed a storm drain condition survey and final design.

Estimated Project Cost: \$1,530,137

Schedule: 2027

Funding Secured	Prior to July '23	FY24/25
Storm Drain Condition Survey & Design	\$ 30,137	-



Photo showing the beginning of soft spots mid-way down Heath Street.



HERC Hazardous Material Cleanup and Revitalization Plan

Project Description and Benefit: This project plans for and completes cleanup on a 4.3-acre Brownfield site located in the heart of Homer's commercial district at the corner of the Sterling Highway and Pioneer Avenue. The project will help create an economically viable reuse plan that will contribute to Homer's overall quality of life and the economic development of Homer's central business district.

The Homer Education and Recreation Complex, or HERC property, houses two former school buildings (built in 1956) that were originally owned by the Kenai Peninsula Borough but were conveyed to City of Homer ownership in 2000 to allow public use of the gym, offices, classrooms and associated restrooms. Over the years a variety of structural and feasibility analyses have been performed at the HERC (a) when the building was called upon to house a new activity, and (b) to assist the City and community in understanding how to more fully and cost effectively utilize the building. However, contamination in the two buildings (asbestos, PCBs, mercury and lead-containing materials) requiring controlled removal and disposal has thwarted all efforts. The buildings are in a state of disrepair; the smaller structure the City views as unusable due to potential structural instability. It is only a matter of years before the larger building can no longer be utilized for recreational programs and for City staff offices, equipment storage and maintenance shop space.

Plans & Progress: In spring 2023, the City contracted with Hazardous Building Materials Consulting, LLC to carry out a limited Hazardous Materials Assessment of HERC 1 (the larger of the two buildings) and a comprehensive assessment of HERC 2 (the smaller of the two buildings) at an investment of \$58,349. The results reveal that both buildings contain hazardous materials, as expected due to their age and the prevailing construction materials utilized in the 1950s. Examples include lead paint, asbestos, and materials like paint and varnish that harbor PCBs. These test results hold significant implications for these buildings' demolition (or renovation).

The project is progressing in phases; the first, analyzing alternatives for clean up was completed in 2026 with the assistance of the Alaska Department of Environmental Conservation's DBAC program. Of the alternatives, Homer City Council adopted Alternative E, abatement and distant disposal at a rough-order magnitude cost of \$10.5M. Revitalization planning and cleanup activities is the next phase pending funding.

Project Cost: \$10.5M

Schedule: 2025-2029



One of the two buildings on the HERC site containing hazardous materials.

Funding Secured	Prior to July '23	FY24/25
HERC 2 Clean Up		
General Fund CARMA	\$153,000	



Homer Airport Terminal Improvements

Project Description and Benefit: The Homer Airport Terminal, built in 1994, suffers from obsolescence and deferred maintenance of its major systems such as the antiquated fire system, obsolete air handling system and failing exterior doors. While the interior lobby space offers an attractive welcome, some of the public features do not comply with the ADA, including the restrooms. The exterior is showing its age – peeling paint has allowed the weather to penetrate the building’s protective siding.

This project will complete repairs and renovations needed for ADA compliance, energy efficiency, security and resilience. Improvements will benefit the Homer Airport, a regional airport that provides access to the intrastate air transportation system for all of the Southern Kenai Peninsula and Kachemak Bay region and supports light plane service to several small communities on the south shore of Kachemak Bay which otherwise are only accessed by boat. Aviation plays a critical role in the everyday life of rural Alaska towns; our economy, citizens, businesses, industries, and government agencies depend on aviation, often as a primary mode of transportation for travel, medical services, shipment of goods, and tourism. At times when highways are shut down, the airport facility is a lifeline. Addition of an emergency backup power generator will keep the terminal operational in times of emergency and power outages.

The project also benefits visitors. The City has developed a cohesive, City-wide plan for consistent and attractive wayfinding. Directional and informational signs at Homer’s gateways are the highest priority in Homer’s Wayfinding Plan; implementing wayfinding designed for the Airport Terminal helps people get where they want to go and improves the visitor experience.

The AK Department of Transportation and Public Facilities owns the airport and leases space upon which the Homer Airport Terminal sits to the City of Homer. The City is responsible for building maintenance, repair and renovations. The Terminal is a joint use passenger/cargo terminal comprised of a 8,673 SF, single-story building, including 1,200 SF of cargo terminal. The functional areas in the building include departure lounge/security, lobby/waiting area, airline space, baggage claim/bag car unloading, concessions, circulation, and administration/mechanical.

Plans & Progress: The City’s FY24-25 capital budget allocated funds to complete two high priority projects for customer safety and accessibility: constructing an ADA family restroom in the terminal and replacing the sidewalk in front of the terminal. These projects were completed in 2024.

Total Project Cost: \$1,632,156

Interior Renovations \$378,000

New ADA family restroom (\$ 54,400 completed)

Current restroom ADA renovation

Fire/Life Safety Systems \$189,156

Replace HVAC and fire alarm systems

Replace automatic entry doors for security/energy efficiency

Exterior Renovations \$1,000,000

Replace front entry sidewalk (\$249,961 complete)

Provide ADA-compliant parking and access

Replace exterior siding

Install wayfinding signage/kiosk

Resilience Measures: \$95,000

Portable backup generator for emergency power

Schedule: 2028



Homer Airport Terminal Cargo entrance

Funding Secured	Prior to July '23	FY24/25
ADA Restroom		-
COH Design Gen CARMA	\$ 4,400	
COH Construct Gen CARMA	-	\$ 50,000
Replace front entry sidewalk	-	
COH Capital Budget		\$ 151,246
FY22 Community Assistance		\$ 98,715



Homer Waste Water Treatment Plant Improvements

Project Description and Benefit: The two clarifier tanks at the Waste Water Treatment Plant (WWTP) each contain about 94,000 gallons of waste water and operate clarifying equipment to remove solids from the waste stream in order to meet permit regulations and protect the clean waters of Kachemak Bay. The clarifiers and all associated equipment were originally installed in 1990 and are subject to corrosion.

Despite regular maintenance, in 2022 a clarifying belt unit failed in one of the tanks. In an emergency fix, the maintenance crew noted excessive wear on the rollers, links and support pin for the flights of belts in both tanks, prompting an emergency replacement.

This project seeks to protect the concrete that makes up these treatment units and mitigate corrosion in the future by removing the existing coating in the clarifiers and digesters in the WWTP and applying a new coating consistent with industry standards as corrosion protection for the concrete tanks and vats. It also improves reliability by replacing other electrical controls at the Waste Water Treatment Plant exposed to corrosion and are showing excessive wear. It also rebuilds the electrical components of the effluent box at the sewage lagoon.

Plans & Progress: The Project is listed on the Alaska Department of Environmental Conservation's State Fiscal Year 2027 Intended Use Plan for Clean Water State Revolving Loan funds. One component of the improvements, the WWTP generator transfer switch was replaced in 2024 for \$38,000.

Total Project Cost:	\$1,358,000
Clarifier Coating Replacement	\$ 765,000
Digester Coating Replacement	\$ 490,000
Electrical Component Replacements	\$ 103,000

Schedule: 2027-28



Digester tanks (above) and Clarifier tank (below) at Homer's Waste Water Treatment Plant.





Kachemak Peatland Wetland Preservation

Project Description and Benefit: This project purchases and conserves land containing peatlands and other types of wetlands along Kachemak Drive, providing multiple environmental benefits for the Homer area and Kachemak Bay.

- **Stormwater Management and Flood Control**
Peatlands and other wetlands serve as natural sponges, absorbing and storing excess stormwater while slowing its discharge into Kachemak Bay. This nature-based system intercepts stormwater runoff before it can accelerate and cause erosion or flooding, providing critical for Homer's vulnerable residential and working waterfront areas.
- **Water Quality Protection**
These ecosystems act as natural treatment systems, housing plants and bacteria that filter organic and inorganic pollutants from stormwater. Peat naturally removes sediment, fecal coliform, microplastics, hydrocarbons, and other contaminants before they can enter Kachemak Bay. This filtration is essential for maintaining the health of the bay's ecosystem and protecting salmon, shellfish, migratory birds, and marine mammals.
- **Groundwater Recharge**
Peatlands play a vital role in replenishing groundwater supplies, which supports both drinking water sources and stream health. The groundwater discharge into streams helps maintain the cold temperatures that salmon populations need to survive and thrive, helping to promote the continuation of this critical species in the region.

Plans & Progress: With a FY23 NOAA grant from the Bipartisan Infrastructure Law, the City of Homer is working with the Kachemak Bay Research Reserve and Kachemak Heritage Land Trust to acquire and preserve approximately 55 acres of peatlands. Initial appraisals of identified parcels of peatlands to be acquired is complete. In 2026, one 26.5-acre property was acquired and another 12.5 acre property is under contract. Negotiations are in progress to acquire an additional 10 to 15 acres of property in 2027.

Total Project Cost: \$1,351,410
 NOAA grant \$1,171,410 FY23 (secured)
 Initial data collection \$ 180,000 (City of Homer funds secured)

Schedule: 2024-2027



Testing peat depth in the Kachemak wetlands.



Parking Lot Drainage Solutions for Homer Public Library

Project Description and Benefit: The public parking lot for the Homer Public Library slopes down to the south, which channels rain and meltwater towards the accessible parking spaces near the building entrance. In accordance with ADA regulations regarding wheelchair access, the parking spaces themselves have a 1% westward gradient, which is sufficient to drain water in the summertime. During winter and spring, the gutters fill with ice and grit and trap pools of standing water, which then freeze overnight and create a slip hazard.

The ice has been a recurring issue since the building opened in 2006. Staff have considered relocating the accessible spaces, but that would put them farther from the building entrance and would still leave the hazard for other patrons.

Plans & Progress: Public Works personnel addressed the issue in July 2023 by creating a drainage channel through the parking lot curb and clearing out obstructions from the drainage ditches. Also, snow removal operations were modified so that plowed berms allowed a gap for drainage. Parks and library staff monitored the drainage through the spring of 2024 and determined that the situation had improved, but the problem remained.

Possible solutions include installing a stormwater catch basin and stormwater piping to convey water either to the stormwater collection piping on the property or the piping along Hazel Avenue. Another possible solution is to regrade part of the parking lot to redirect stormwater away from the ADA parking spots and into the below-ground stormwater catch basin under the parking lot.

Total Project Cost: \$330,000

Design/Engineering: \$ 30,000

Construction \$300,000

Schedule: 2029



Poor drainage across Homer Public Library's sloped parking lot, especially during winter and spring freeze-thaw cycles, creates hazardous walking conditions.



Water Storage/~~Distribution~~ Improvements, ~~Phase 3~~

Project Description & Benefit: This project provides water storage tanks to increase drinking water capacity, improve distribution capabilities, and safeguard public health and safety.

The project builds drinking water resilience and fire protection safety by adding two drinking water storage tanks with a combined capacity of 1M gallons. Current storage capacity is limited to a single 1M gallon storage tank at the top of Homer's bluff, adjacent to the water treatment plant. This single tank provides the City of Homer only a two-day supply of stored drinking water, creating vulnerability to critical water shortages. The current limited storage capacity further creates a risk of reduced flow and pressure for fire protection during an unanticipated high flow event.

First identified during the formation of the 2006-2025 Homer Water & Sewer Master Plan, these critical water storage infrastructure improvements include installing a 250,000-gallon steel tank on Dehel Avenue (along the A-Frame Water Transmission Line) to supply the west trunk of the system) and a 750,000-gallon water storage tank on Shellfish Avenue (supplying the east trunk).

Working together, these tanks will alleviate a drinking water storage deficiency, provide adequate fire flow buffer and provide an important hydraulic loop connecting the neighborhood surrounding the hospital from both the East and West Trunks, allowing for a more resilient water distribution system.

Plans & Progress: The water mains are in place to supply the storage tanks, with funding secured to replace the A-Frame water main. City owns the land on which the tanks will be located. Design for the Shellfish portion of the project was completed in 2014 using Special Appropriation project grant funds from the Environmental Protection Agency and 45% match funds from the City, totaling \$653,202. In FY27 ADEC approved \$4.15M for the Shellfish Avenue storage tank through the ADEC Clean Drinking Water State Revolving Loan Program, with \$1.5M of that in principal forgiveness. ADEC approved a \$2.5M loan for the A-Frame stotank with no principal forgiveness through the same program.

Total Project Cost: \$6,650,000

A-Frame Tank Design: \$250,000

A-Frame Tank Construction: \$2,250,000

Shellfish Avenue Tank Design Update: \$25,000

The water distribution improvements in this project are complete and/or funded. The project title, description and cost have been updated to reflect the remaining water storage improvements to be completed.

FY 2028 - DRAFT Document



Water Treatment Plant Drying Beds

Project Description and Benefit: This project replaces the one-time-use drying bed associated with the Drinking Water Treatment Plant. The residue (fine silts, clays, and other particulate) filtered out of the water entering the Water Treatment Plant is discharged into drying beds to dewater the sludge to an acceptable level for disposal at the Kenai Peninsula Borough landfill where material must pass the paint filter test, implying the sludge must be dewatered and not contain any free water.

The existing drying bed was constructed with a polyethylene liner system for a one-time use. It has reached capacity, forcing temporary measures that risk containment failure above the drinking water reservoir. This project completes design and replaces the beds with a reusable concrete basin designed for 50+ years, ensuring regulatory compliance, protecting Source Water Protection District, and avoiding costly dewatering alternatives.

This drying bed replacement project is critical to ensuring Homer's drinking water treatment facility can continue operating safely, efficiently, and in compliance with federal and state regulations while protecting both public health and the environment. Located within Homer's Bridge Creek Water Protection District, the drying bed sits upstream from Homer's sole source drinking water reservoir and adjacent to other protected conservation lands. The current temporary containment poses direct risk to the watershed that supplies Homer's drinking water.

Plans & Progress: The City worked with an engineering firm to explore alternatives to dewater the solids dredged from the settling ponds. The preferred alternative is to dispose of the existing dewatered solids in the drying bed off-site at the Kenai Peninsula Borough permitted landfill and construct a concrete drying bed on the existing footprint of the current drying bed.

The new concrete drying bed will accept current and future dredged solids, will utilize portions of the same underdrain system for containment of water, and unlike the current single-use lined dewatering bed, the new system will accommodate heavy machinery for removal of dewatered solids, allow disposal of solids offsite at the landfill, and enable reuse of the beds once solids are removed.

The City's Community Directed Spending request for \$1,237,500 has been forwarded to the Interior, Environment and Related Agencies Appropriations subcommittee for consideration. The project is also included in the Alaska Department of Conservation's FY26 Clean Drinking Water Intended Use Plan which could provide match funding of \$412,500

Total Project Cost: \$1,750,000

Design: \$ 175,000
Construction: \$ 1,575,000

Schedule: 2028



Particulate from the raw water filtration process settles in ponds at the Water Treatment Plant (above) before being removed to dry in beds (below) in preparation for transport to the landfill.



FY 2028 - DRAFT Document



Water Treatment Plant Generator Connection to Reservoir Pump House

Project Description and Benefit: This project will install a 4,000-foot underground electric power cable connecting the Water Treatment Plant's existing generator to the reservoir pump house, providing critical backup power for the city's drinking water infrastructure during utility outages. The pump house draws raw water from the reservoir and pumps it to the Water Treatment Plant, making its continuous operation essential to the city's water supply chain.

Currently, the pump house relies on its own generator and fuel storage tank located near the reservoir shoreline. By connecting to the Water Treatment Plant's larger generator system instead, the City can eliminate this shoreline generator and fuel tank, removing a significant contamination risk to the drinking water supply. This consolidation also reduces the number of generators the City must own, maintain, and eventually replace, resulting in long-term cost savings and simplified maintenance operations.

The connection also provides essential emergency preparedness capabilities by leveraging the Water Treatment Plant's larger fuel storage capacity for extended runtime during prolonged outages. This ensures continuous water treatment and distribution operations when maintaining safe drinking water is most critical to public health and safety. The system will also give operators greater flexibility to strategically allocate power resources across facilities and prioritize critical functions based on real-time emergency conditions.

Plans & Progress: The scope of the project work includes excavating and backfilling a 4,000-foot trench after installing properly rated electrical conduit and wiring, strategically placed junction boxes for maintenance access, and installing an automatic transfer switch at the pump house facility. Additional electrical infrastructure improvements include upgraded grounding systems, protective relaying, and necessary electrical connections to integrate with existing systems.

Conceptual design and cost estimating are complete.

Total Project Cost: \$300,000

Schedule: 2028



The Pump House, at right, pumps raw water from Bridge Creek Reservoir (in the background) to the Water Treatment Plant.



Wayfinding & Streetscape Plan Implementation

Project Description and Benefit: Homer lacks coherent wayfinding for visitors and residents alike to find destinations by vehicle or on foot. The City hired Corvus Design to create a wayfinding plan for the City in 2021, which was adopted in 2022. Recommended improvements include working with the Alaska Department of Transportation and Public Facilities (ADOT) to revise many Sterling Highway signs, and install branded signage for drivers and pedestrians so they can easily find destinations. The work also included recommendations for benches, trash cans and landscaping which contribute to the small town character of downtown Homer.

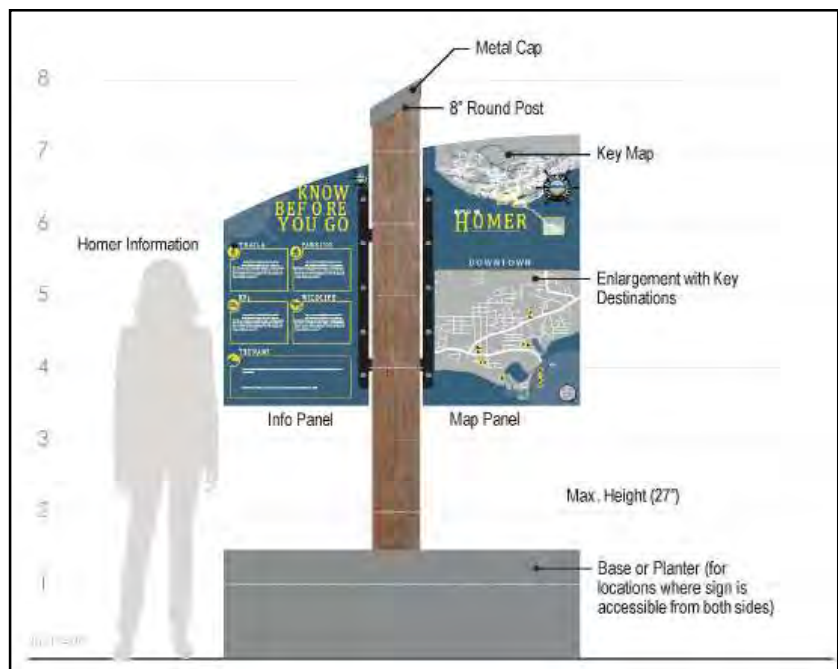
Plans & Progress: The project will proceed in two phases. The goal of the first phase is to install 26 Pioneer Avenue banners, ten wayfinding signs and ten benches. New Pioneer Avenue banners were installed in 2023. Capital funds for wayfinding signs were approved in the City's FY24 capital budget, with the goal to fabricate and install basic bollard style trail marker signs on both ends of five routes. The City will also work with ADOT to update road signage during the Sterling Highway the repaving project (likely in FY27/28) and during other future ADOT road projects in Homer. Goals of phase two are to install 26 wayfinding signs, two gateway signs and an additional ten benches.

Total Project Cost: \$277,500

Phase 1: \$126,500 (\$56,500 secured)
Phase 2: \$151,000

Funding Secured	Prior to July '23	FY24/25
Pioneer Avenue banners	\$ 6,500	-
Wayfinding trail marker signs		
COH HART Fund	-	\$ 50,000

Schedule: Phase 1 2023-2028



Schematic design of wayfinding sign.

FY 2028 - DRAFT Document



State Projects

The City of Homer supports the following state projects which, if completed, will bring significant benefits to Homer residents.

Transportation projects within City limits:

- **East Hill Road Bike Lane49**
- **Kachemak Drive Rehabilitation/Pathway..... 50**
- **Main Street Rehabilitation.....51**
- **Pioneer Avenue Traffic Calming.....52**
- **Sterling Highway Milepost 169-175:
Drainage Improvements53**
- **Sterling Highway Milepost 172-175
Safety Improvements54**
- **Traffic Control at the Corner of Sterling Highway
and Soundview Avenue55**
- **Truck Route Through Downtown Homer56**
- **West Hill Road Bike Lane57**



East Hill Road Bike Lane

Project Description and Benefit: This project would create a bike lane, in conjunction with an Alaska Department of Transportation project to repave East Hill Road.

East Hill Road is one of Homer's key arterials, connecting scores of residential properties to downtown Homer. There is currently no safe provision for non-motorized traffic; pedestrians and bicyclists must take their lives into their hands by riding on the road.

The project is conceived as one lane for non-motorized traffic on one side of East Hill Road, with separation from the road for safety. Some drainage work within the right-of-way would be required to properly direct stormwater runoff to catchment basins and adjacent roadside ditches.

Plans & Progress: The need for a non-motorized transportation element on West Hill Road was identified in the 2021 Update to Homer's Non-Motorized Transportation and Trail Plan. This project also aligns with transportation goals articulated in the City's Comprehensive Plan.



FY 2028 - DRAFT Document



Kachemak Drive Non-Motorized Pathway

Project Description and Benefit: This project constructs a separated non-motorized pathway along Kachemak Drive from East End Road to Ocean Drive. Kachemak Drive, a State-owned/operated road in the City of Homer, is a primary east-west transportation corridor. It is a 35-miles per hour, narrow, winding road with essentially no shoulders, only side-slopes and drainage ditches along most of its length.

The road provides access to a state airport with general aviation businesses, light industrial businesses, private residences and connects the Homer Spit to several marine storage and repair businesses, most notably Northern Enterprises, the largest industrial marine storage, repair and boat launch complex on the southern Kenai Peninsula. As a major truck route and commuter route for residents in Kachemak City and other communities further out East End Road, traffic is often heavy, with over 1,500 vehicles daily. Kachemak Drive is also a tsunami evacuation route and is the only alternate route connecting Homer to East End Road should emergencies close the primary west to east Pioneer Avenue route.

Kachemak Drive is also heavily used by pedestrians and cyclists. Bicycle traffic has increased over the years due to the advent of wide-tire winter bicycles and Homer's increasing popularity as a bicycle-friendly town. Recreational and commuter bicyclists and pedestrians use Kachemak Drive to connect to non-motorized paths along the Homer Spit, Ocean Drive, and East End Road. However Kachemak Drive is inherently unsafe for non-motorized users due to narrow lane width, the lack of shoulders, traffic levels and design speed. Cyclists are forced to the left of the fog line. Motorists typically slow down behind bicyclists, wait until there is no oncoming traffic, then pass by crossing the center line. This condition is dangerous to motorists and cyclists, especially on curves and the hill leading up from the base of the Spit to the airport, where visibility is low -- creating the perfect storm for conflict between motorized and non-motorized users at best, and injury or fatalities at worst.

The benefit of constructing a two-lane, unpaved separated path that runs parallel to Kachemak Drive is two-fold. Foremost, it will significantly improve safety for non-motorized users, provide greater accessibility and pedestrian path connectivity, as well as a higher quality of life for residents and visitors alike.

Plans & Progress: The City has long identified this route as a high priority safety issue. When Alaska Department of Transportation and Public Facilities (ADOT) began scoping a "1R" road project for Kachemak Drive, Homer City Council passed Resolution 21-065 requesting that DOT include accommodations for non-motorized users in the 1R project plan and evaluate a future project to create safe and sustainable pedestrian amenities along Kachemak Drive. The ADOT Preconstruction Manual states, "Expect bicycle traffic along most roads and streets. Where bicyclists are allowed, all new construction and reconstruction must provide for use by bicyclists and pedestrians."

The 2024-27 State Transportation Improvement Plan currently programs funds to reconstruct Kachemak Drive from the Sterling Highway to East End Road. Work includes raising and widening 3.5 miles to improve motorized and non-motorized passage. The State project leverages 100% Federal share by matching FHWA PROTECT formula funds with Surface Transportation Block Grant funds.

ADOT will lead in the process and work with the City to plan forward the long-term needs and plans for ROW access, utilities, drainage, etc. for long-term success on Kachemak Drive.



Bicyclists riding in the right-of-way after turning onto Kachemak Drive from the Homer Spit bicycle path.



Main Street Rehabilitation

Project Description and Benefit: This project restores the existing State-owned portion of Main Street in Homer, Alaska to a state of good repair and modernizes it with a complete street approach.

The concept of the project is two-fold. It rehabilitates storm drains and pavement on 2,600 linear feet of the state-owned portion of Main Street from Pioneer Avenue south to Ohlson Lane to improve road surface conditions and reduce maintenance and repair costs over the long term.

Main Street, as the name implies, is a primary north-south corridor running from Bayview Avenue (near South Peninsula Hospital) to Ohlson Lane (near Bishops Beach on Kachemak Bay.) It is a busy mixed-use collector, collecting traffic from adjacent neighborhoods and connecting them to Homer's main arterials – Pioneer Avenue and the Sterling Highway, which is part of the state's highway system. The portion of Main Street between Pioneer Avenue and the Sterling Highway is classified as a major collector; the portion south of the Sterling Highway is a minor collector. These sections support both general purpose and residential traffic, as the street is home to many small businesses, single family and multi-family residences, connects to existing trail systems and connects to one of the City's most popular recreation areas, Bishop's Beach.

Main Street road condition has deteriorated over the past several years. The pavement is raveling and the storm drain system needs to be rehabilitated, as it is inadequate and is allowing water to infiltrate the road bed. This adversely impacts the structural integrity of the road, particularly during freeze-thaw cycles. The lower portion particularly, from the Sterling Hwy to Ohlson Lane, is beginning to fail, evidenced by depressed wheel tracks and soft spots in places. The cause of this is a failing storm drain system and inadequate drainage that is allowing water to infiltrate the road bed. The condition is getting worse with each freeze-thaw cycle. This area is also prone to pothole development also due to the poor drainage, freeze-thaw cycles and small fissures in the road surface that deteriorate over time and with heavy vehicle traffic.

Plans & Progress: Improvements to Main Street first appeared as a priority State improvement project in the City's Capital Improvement Plan in 2006. The City has held off doing any technical work because it is a State road. In 2022 and 2023, the City conducted extensive and inclusive public engagement soliciting community input on system-wide transportation planning and prioritization and specifically with residents and business owners in the Old Town area of Homer. The quest for improved road and traffic calming began in 2014, which culminated in improvements such as lower speed limits, speed humps and striped pedestrian crosswalks, though no Main Street roadway rehabilitation was included.



State-owned portion of Main Street in Homer.



Pioneer Avenue Traffic Calming

Project Description and Benefit: Pioneer Ave is an east west connector across Homer’s downtown business district, connecting to residential areas to the north and east. Shops, restaurants and services line the street. The community desires a more walking and biking friendly built environment. To accomplish this goal, traffic-calming strategies and improvements are needed to create a walkable, bike able downtown that will encourage more local business patronage.

Plans & Progress: The City is the recipient of a grant awarded through the Alaska Statewide Transportation Alternatives Program (2025). This funding will help design better crosswalks and increase visibility at key intersections, and build a connecting sidewalk north to a residential area and south to other commercial areas of the community. Homer’s recently adopted 2024 Transportation Plan, a collaborative community plan that included input from commercial truck drivers, identified traffic calming and non-motorized safety as a common community goal. More work and funding is needed to improve non-motorized transportation along Pioneer Avenue.

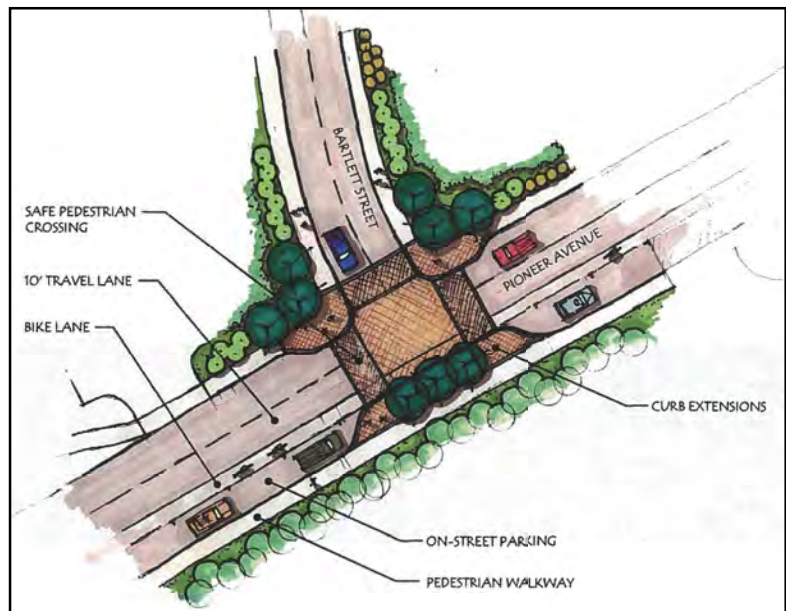


Photo credit: Bjorn Olson

The busy intersection of Lake Street and Pioneer Avenue.

Concept design of traffic calming and crosswalk design to increase visibility at key Pioneer Avenue intersections.



Sterling Highway Milepost 169-175 Drainage Improvements

Project Description & Benefit: The planned Sterling Highway MP: 169-175 Pavement Preservation Project, which is the main travel corridor through the City's core, offers a critical opportunity to implement safety improvements in areas of high traffic volume, business density, pedestrian activity and residential growth, as well as better stormwater management and conveyance strategies in the Baycrest Hill area.

Stormwater damage has been an ongoing issue for the State of Alaska Department of Transportation and Public Facilities (ADOT) as well as residents downgradient of ADOT stormwater pipes. The pavement improvements over the years as well as property development cause larger and quicker conveyance of stormwater to properties on the ocean side of the Sterling Highway. This stormwater has high erosive potential as well as the propensity to cause slope stability issues. There have been numerous events over the years of bluff instability due to this stormwater. The City is encouraging the State to enact measures that will reduce the erosive potential of the stormwater coming off the Sterling Highway as well as measures to address standing water and runoff concerns at MP172 near Mount Augustine Drive and MP 153.3 near West Hill Road that furthers bluff instability and causes severe property damage.

As an example, the Baycrest Subdivision sits on unstable slopes with unconsolidated soils, blue clay, and high water tables. An ADOT beehive collector at milepost 172 discharges concentrated stormwater directly onto these saturated slopes, exacerbating flooding and erosion throughout the neighborhood. Properties on Judy Rebecca Court have suffered significant damage—including cracked windows and shifting foundations—from water saturation. These homes sit 750 feet downslope and 125 feet below the collector outfall, making them particularly vulnerable to slope failure that could result in property loss or casualties. While certainly not all the problematic water is coming from the outfall, the City requests that ADOT divert the beehive collector outfall away from the unstable slope into a natural drainage system, 80 paces east of the Mt. Augustine Drive intersection. This redirection would reduce water input to already saturated soils while directing runoff to a stable natural channel that won't impact other properties. Likewise integrating stormwater management for MP 153.3 into the project design will prevent damage to both private properties and the highway right-of-way while safeguarding resident safety.

Plans & Progress: Homer City Council passed Resolution 25-071(A) on July 28, 2025 urging ADOT to prioritize specific safety improvements, including addressing standing water and stormwater runoff concerns. The City has substantial documentation and data analysis to provide DOT&PF about the drainage, slope failure and property damage.

At the request of affected home owners and Homer City Council members, a local retired geologist studied and provided mitigation recommendations to the City of Homer and ADOT. Additionally, Newton Bingham, a PE with ADOT evaluated the situation in November of 2017. In recognition of the potential hazard to property and life, Alaska Administrative Order 175 under Order item 1 states, "To the maximum extent possible consistent with existing law, all state agencies with construction ...shall encourage a broad and united effort to lessen the risk of flood and erosion losses in connection with State lands and installations and state-financed or supported improvements..."; City Council passed Resolution 18-008 in January 2018 requesting ADOT fix Sterling Highway drainage impacting the Baycrest Subdivision.

In 2022, Sterling Highway Reconstruction project managers engaged with the City of Homer Public Works Director about analyzing water flow and drainage related to the project; and Commissioner Anderson toured the affected area with Representative Vance and City officials in 2023.



Aerial photo of the area downslope of the outfall from a Sterling Highway beehive collector.



Sterling Highway MP172-175 Safety Improvements

Project Description and Benefit: This project addresses safety improvements to be incorporated in two of Alaska Department of Transportation and Public Facilities (DOT&PF) upcoming pavement preservation projects, one on the Sterling Highway and another on Kachemak Drive.

Sterling Highway MP 172-175, also called the by-pass, was developed as an alternative access to the Homer Spit. Over time this corridor has experienced significant development and provides access to residential areas, a school, many stores and businesses, including a seasonally busy Farmer's Market, an RV park and hotel, the post office, Homer Public Works Department, Homer Airport and the Homer Spit. This section has recorded 51 total crashes in its collision history, with 16 of those involving injuries. Given this safety record and the corridor's critical role in community access, the following actions were identified as high-priority measures to address severe crash risks. These recommendations, which align with key objectives in the Kenai Peninsula Borough Safety Action Plan, were formally documented and included in a follow-up letter from DOT&PF:

- o Homer All-Ages and Abilities Pathway -
 - Include high visibility crosswalks at locations where the Homer All-Ages and Abilities Pathway will cross the Sterling Highway to facilitate safer non-motorized connection across the highway.
- o Ocean Drive business district
 - Evaluate access management within the Ocean Drive business district to better define the non-motorized pathway on the South side and the marked bike lane on the North side. Reducing driveway crossings will improve safety for all users.
 - Enhance the existing marked crosswalk at Lampert Lane and add a marked crosswalk at Douglas Place along with driveway consolidation/access management.
- o Sterling Highway at FAA Road and Kachemak Drive Intersections
 - Include Kachemak Drive crosswalk enhancements by incorporating a raised 2-stage marked crosswalk at FAA Drive into the MOU with the Doyon Lighthouse development and consider safety enhancements to the existing crossing at the intersection of Kachemak Drive/Sterling Highway, as recommended by the Kinney Engineering Traffic Impact Analysis for that project.
 - Improve the non-motorized connection between the private airport and the public airport. Presently, to access the main airport, small plane passengers need to walk along Kachemak Drive to the Sterling Highway intersection and then double back to the main airport along roads lacking sidewalks, the Sterling Highway and FAA Road.
 - Improve intersection at Kachemak Drive/Sterling Highway to facilitate safe left hand turns by semi-truck or trailers with large boats. These turns require use of the left-hand turn lane on Kachemak Drive. Solutions could be a roundabout with HSIP funding nomination, provided it doesn't impact making left hand turns off of Ocean Drive or Kachemak Drive and with the City of Homer support. Kachemak Drive could be widened, or the intersection reconfigured to support the turns, or the center line could be removed to offer more roadway sharing for all users in the upcoming pavement preservation project.

Plans and Progress: The City has a Transportation Master Plan and, after working closely with the Kenai Peninsula Borough, also recently developed and adopted a Safe Streets for All USDOT Safety Action Plan, which includes near and long-term opportunities to address safety improvements within the above listed project areas. DOT&PF Central Region Planners and Safety Coordinator initiated a February 2025 meeting with City staff to gain a comprehensive understanding of collaborative infrastructure, road safety and airport planning initiatives between the City of Homer and DOT&PF. Several safety measures were discussed that could be advanced in these projects to relieve safety issues and address new transportation safety issues associated with planned developments.



Traffic Control at the Corner of Sterling Highway and Soundview Avenue

Project Description and Benefit: This project installs a traffic light at the corner of the Sterling Highway and Soundview Ave in Homer.

The West Homer Elementary Site Council has worked with the school administrators and staff, parents, and the Kenai Peninsula Borough School District to increase the safety and efficiency of the school parking lot, especially during the school pick up and drop off times. The school moved the bus loading and unloading zone to behind the school and implemented a new traffic pattern for students arriving and departing to eliminate hazardous double drop off and pick up lines of years past and improve the efficiency of bus and parent traffic interaction.

The remaining traffic congestion consists of a bottleneck of cars and busses departing the school due to a required left turn on to the Sterling Highway that crosses the busy northbound lane of traffic. An additional hazard is that northbound traffic is going around cars that are backed up in the northbound lane waiting to turn right onto Soundview Avenue and into the school. The cars waiting to turn left onto the highway from Soundview Avenue are proceeding because it appears northbound traffic is stopped and the drivers are unable to see the cars accelerating and going around the traffic jam. Several near-miss accidents have been witnessed at this location.

The intersection at the highway and Soundview currently has infrastructure that supports a flashing yellow light. This stretch of road is overdue to be reworked to provide a proper school zone, turn lanes and cross walks for West Homer Elementary (which opened in 1997). However, in these challenging times with our state budget, the simple solution of regulating traffic turning onto the Sterling Highway with a new traffic light using the existing infrastructure would be a small improvement that will have big impact. Replacing the flashing light with a programmable traffic light that controls north and southbound traffic to allow left turns from Soundview Avenue during school year at arrival and dismissal times would support and improve the changes West Homer Elementary has already made, and most importantly help prevent a tragic incident.

Plans & Progress: A request for a traffic study and solution by the West Homer Elementary Site Council, supported by the Principal and Homer City Council was submitted to the State in early 2019. Currently, the Alaska Department of Transportation and Public Facilities has infrastructure in place that operates flashing yellow light. A possible solution is for that existing infrastructure to support a programmable traffic light to provide a green arrow for the left hand turn onto the highway during very predictable heavy traffic times. Other school zone improvements could be planned and implemented during the State's planning period for Sterling Highway Milepost 169-175 Pavement Preservation Project and Pedestrian Safety Upgrades.



Students attending West Homer Elementary School walk to buses on the first day of school in 2019. A new traffic system, designed to ease congestion on Soundview Avenue and the Sterling Highway has children boarding buses at the back of the school. (Photo courtesy of Michael Armstrong/Homer News.)



Truck Route Through Downtown Homer

Project Description and Benefit: This project is identified in the 2024 Homer Transportation Plan, a component of the City's Comprehensive Plan. The plan recommends establishment of truck routes for the City of Homer to reduce the number of through-trucks traveling on Pioneer Avenue, taking into consideration land use context, pavement structure, and heavy vehicle turning requirements. Benefits of the project include reducing truck-pedestrian interactions, and establishing understanding between different agencies and companies for where trucks should be traveling.

A freight network map for all of Alaska lists the highways that are essential for freight routes, including the entire section of the Sterling Highway all the way to the end of the Homer Spit.

The first stage of the project includes working with the Alaska Department of Transportation and Public Facilities (ADOT) to identify possible truck routes and the challenges, conduct public outreach to gain public comment, and develop the project so it can be nominated for inclusion in the Statewide Transportation Improvement Program.

Plans and Progress: No project work has begun. Step one would be working with ADOT to scope the project and request bid for planning and design work.



A truck and side-dump trailer turning from Lake Street onto East End Road.



West Hill Road Bike Lane

Project Description and Benefit: This project creates a bike lane on West Hill Road.

West Hill Road is one of Homer's key arterials, connecting scores of residential properties to downtown Homer. There is currently no safe provision for non-motorized traffic; pedestrians and bicyclists must take their lives into their hands by riding on the road. Traffic on West Hill Road is growing as several new residential subdivisions are being developed, compounding the risks.

The subject project is conceived as one lane for non-motorized traffic on both sides of West Hill Road. Some drainage work within the right-of-way would be required to properly direct stormwater runoff to catchment basins and adjacent roadside ditches.

Plans & Progress: The need for a non-motorized transportation element on West Hill Road was identified in the 2021 Update to Homer's Non-Motorized Transportation and Trail Plan. This project also aligns with transportation goals articulated in the City's Comprehensive Plan.





Projects Submitted by Other Organizations

The City of Homer supports the following projects for which local non-profit organizations are seeking funding and recognizes them as being of significant value to the Homer community:

- **Friends of the Homer Skate Park:**
New Homer Skate Park.....59
- **Homer Hockey Association:**
Keven Bell Arena Parking Lot Lighting
& Flooring Replacement60
- **Homer Trails Alliance:**
Diamond Creek Recreation Area Trails61
- **Kachemak Nordic Ski Club:**
Rogers Loop Trailhead Storage Shed.....62
- **Kachemak Shellfish Growers Association:**
FLUPSY & Otter Predation Assistance63
- **Kachemak Ski Club:**
Homer Rope Tow Night Skiing Project.....64
- **Pratt Museum**
Roof System Replacement Project.....65
- **South Peninsula Hospital:**
Expansion of Medical Services.....66
- **South Peninsula Hospital:**
Long Term Care Roof Replacment.....67



Friends of Homer Skate Park: New Homer Skate Park

Project Description and Benefit: This project builds a new Homer Skate Park. The existing skatepark has been around for over 20 years. It consists of metal ramps that, over time, have become weathered and are no longer functioning to their full potential. The goal of the project is to build a new skatepark out of concrete, creating a more sustainable park that provides a safe space where individuals (skaters, bikers, scooters, and roller bladers) can enjoy the outdoors, practice safe risk taking, and build community for generations to come.

The site being proposed is approximately 25,000 square foot of the grass field attached to the existing skatepark and the HERC buildings, which would be donated by the City of Homer. This site is a central location to many of the schools and centers in town, and allows room for growth for future expansions.

Benefits of a Skatepark:

- Skateparks support individuals of all ages who wish to pursue active, healthy lifestyles by providing a safe, fun, contained area to practice their sport.
- Skateparks can function as a “third space” fostering community built around a common interest.
- Skateparks provide a decade or more of service with no substantial maintenance requirements, yielding unparalleled return on investment.
- Skateparks get more recreational hours than any other recreational facility due to the nature of the uninterrupted freedom the facility provides.
- Being the only concrete skatepark on the Kenai Peninsula, this skatepark would also benefit the entire Kenai Peninsula, which would bring a new form of tourism to Homer.
- The skatepark/grass field is one of the first things you see when you pull into Homer. A new skatepark/park would pump beauty and life back into that area of town.

Skateparks are parks, and often in parks. They’re not just a slab of concrete in the ground. A skatepark would beautify that area of Homer and create a new community space.

Plans and Progress: The project will be multi-phased. Coordination planning for use of HERC land and development of a Memorandum of Agreement with the City of Homer defining scope, roles and responsibilities needs to be developed. The Friends of the Skate Park plan to raise \$250,000 in two years and have applied to the Homer Foundation to act as a fiscal agent. Friends of the Skate Park intend to ask the City of Homer for matching funds. Once the fundraising goal is met for Phase 1, a section of the skatepark will be constructed, with the idea that it can be added onto in the future.

Phase 2 may be a pavilion roof over Phase 1, with the idea that it could be used year-round, rain, snow, or shine.

Friends of the Skate Park have selected Grindline as the contractor for this project. They have 20+ years of experience building skateparks all over the US and abroad. They have just completed a beautiful skatepark in Anchorage at Taku Park and are working with Talkeetna to build one there. They are an all-in-one package; they help curate, design, dig, and construct.

Total Project Cost: \$250,000 (Phase 1)



The 8,000 square foot Taku Lake Skatepark in Anchorage, Alaska opened in 2024 and represents a \$2.1M investment.



Homer Hockey Association: Kevin Bell Arena Lighting & Floor Replacement

Project Description and Benefit: The Kevin Bell Arena (KBA) was constructed in 2005, with initial funding from grants associated with the 2006 Arctic Winter Games combined with a loan from English Bay Corporation/Homer Spit Properties. Homer Hockey Association (HHA) has successfully operated the Arena since its opening. HHA has met operating and capital acquisition costs with a yearly budget of \$300,000 to \$375,000. HHA is seeking financial support to replace six parking lot light poles with fixtures and the interior rubber flooring of the facility. The exterior light poles have been in use since 2005 when the facility opened. Over time, the harsh marine environment has caused corrosion and wind damage to the lights. The parking lot lighting is essential for visibility and safety during the winter months, when the rink provides programming for the general public and school groups. The rubber flooring has also been in place for 20 years. This flooring is installed in the locker rooms and high traffic common areas of the facility. After two decades of high use, the flooring is showing its age with brittleness of the tiles and thinning of the material.

HHA's mission is to cultivate on-ice recreation of all kinds, for all ages, on the Lower Kenai Peninsula. HHA has been accomplishing this mission for more almost two decades as one of the few non-profit, volunteer run ice rinks in the United States. Volunteers contribute an estimated 14,000 hours annually, representing a huge commitment of time and effort by our community. Over the years, programs have been expanded to include activities for all: figure skating, broomball, curling, hockey for all ages and abilities as well as frequent community and school skating events. KBA is also home ice for the Homer High School Mariner Co-Op Team with includes players from all the secondary schools on the southern Kenai Peninsula.

The KBA hosts numerous games, tournaments and events that bring commerce to the City of Homer. This is especially important during the winter when tourism and occupancy rates are low. HHA hosts several separate youth and adult hockey tournaments totaling approximately 150 games each year. In 2022-23 these games brought over 1,740 out of town players to Homer, accompanied by family and fans that contributed to the local economy through lodging, transportation, dining, and merchandise purchases.

Plans and Progress: HHA has received quotes of \$29,040 for the light purchase and \$30,250 for the floor replacement. The repairs will enable the KBA to remain a safe and well-maintained facility for public recreation. It is imperative that our rink continue to operate for the health and welfare of the diverse community we serve. With excessive screen time and the rise in childhood obesity, accessible and affordable recreation remains a cornerstone of the mental and physical health of communities everywhere. HHA has done our best to keep the KBA open as a safe place for kids, families, and community members to come together to exercise their minds and bodies.

HHA has an active and committed Board of Directors and membership base. The volunteer hours are leveraged by several successful fundraisers, sponsorships and advertising campaigns, grant awards and donations each year. This covers approximately one half of the annual operating and capital expenses. The remaining expenses are covered by user fees. However, repairs of this cost are outside of the scope of our annual operating budget.

Total Project Cost: \$59,290



Christmas Eve public skate at Kevin Bell Arena is well attended.



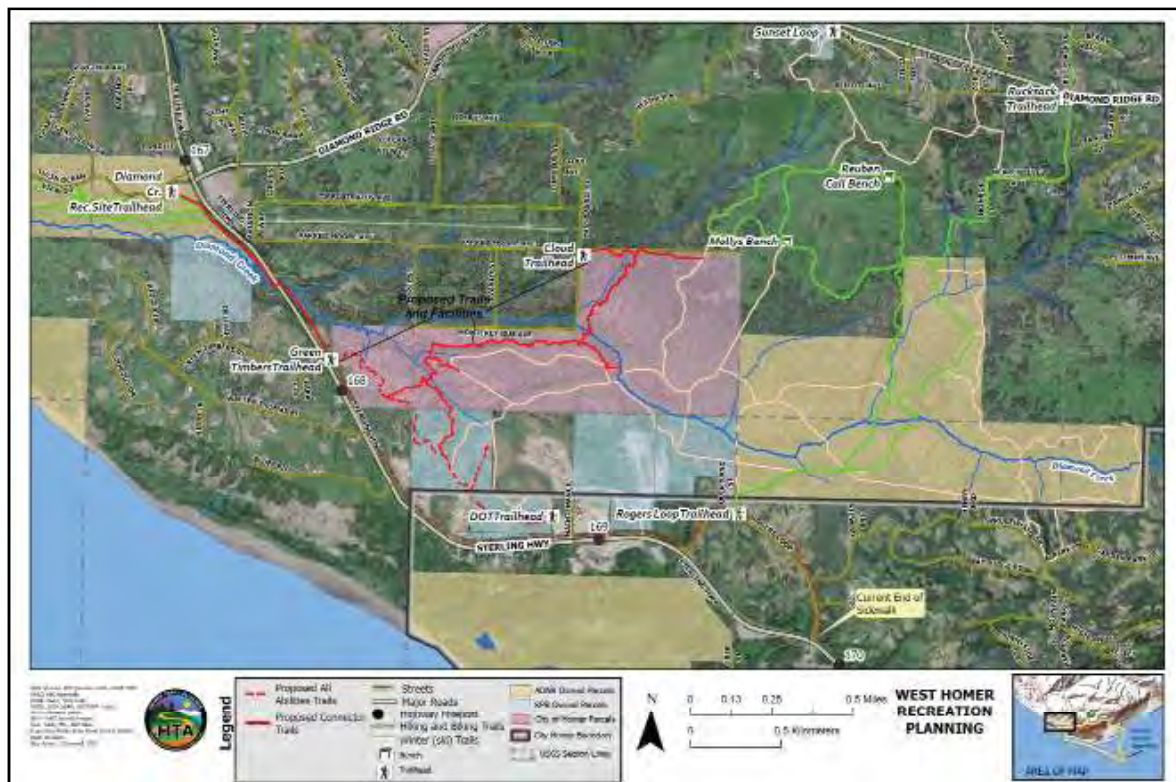
Homer Trails Alliance: Diamond Creek Recreation Area Trails

Project Description and Benefit: This project develops summer trails linking the “forested islands” throughout the Diamond Creek Recreation Area (DCRA), to include expansion of trails on the western side of the DCRA.. These trails are part of the Diamond Creek Recreation Area Resource Management Plan which was prepared by Homer Soil and Water Conservation District and adopted by the City of Homer in 2013.

Recently installed trail counters at the Rogers Loop Trailhead indicate an immense demand for a summer use trail system on the north shore of Kachemak Bay. During peak summer months, 700 hikers per week visit the Baycrest and Homestead trail system via the Rogers Loop Trailhead. During winter months over 1000 skiers and snowshoers per week use this access. The current growth rate of the surrounding residential areas indicates that these numbers are on the rise. It has been documented that for every \$1 spent on trail development, up to \$3.40 is returned in benefits. In addition to economic benefits, communities with a robust trail network experience higher levels of physical and mental health, lower healthcare costs, and an overall greater sense of community involvement and well-being.

Plans & Progress: Over 4 miles of proposed trail has been mapped, including a mile of all abilities trail linking the southwest corner of the DCRA across from Green Timbers Road at MP 167.9 of the Sterling Highway to the Alaska Department of Transportation and Public Facilities' (ADOT) Trailhead at Milepost 168.9. As proposed in the 2013 management plan, trailheads have been designed at two locations along the west border of the DCRA. In 2024, the City of Homer allocated \$25,000 for the preliminary design of a Sterling Highway underpass for the Diamond Creek Trail, with the intention that it could be included as a feature in a future ADOT Sterling Highway Improvement project.

Total Project Cost: \$500,000



FY 2028 - DRAFT Document



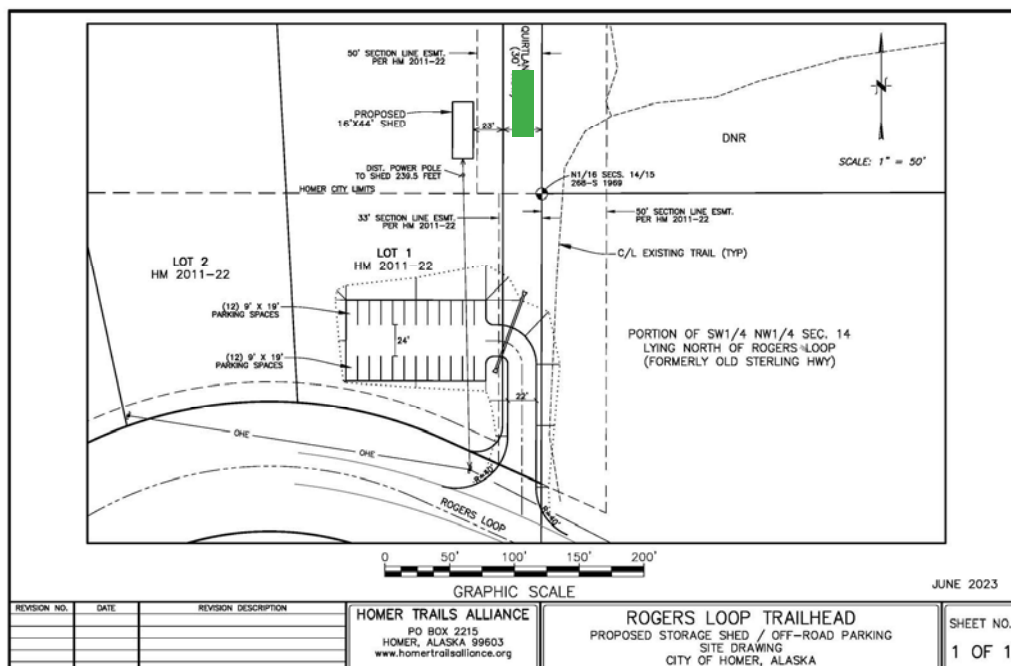
Kachemak Nordic Ski Club: Roger's Loop Trailhead Storage Shed

Project Description and Benefit: This project constructs a 24 foot by 28 foot building on a City of Homer owned parcel at the Rogers Loop Trailhead to accommodate Kachemak Nordic Ski Club (KNSC) grooming equipment for Lower Baycrest ski trails. Currently the equipment is kept outdoors at a private home adjacent to the ski trails and general maintenance and machine repairs must occur outside, or the equipment is trailered to a suitable indoor location. This shortens the working lifespan of the equipment, as storage outside does not allow the snow and ice buildup within the machine to melt between uses. Sometimes, trails cannot be groomed because of maintenance needs or frozen equipment issues. The building will alleviate these concerns by providing a heated, indoor space that is accessed from public property. This will allow for quicker repairs, longer lifespan of the equipment, and a secure place to house tools and machine parts.

The community of Homer benefits by having a better skiing experience on trails that are consistently maintained. It is a cost savings to the community in that KNSC will not have to raise membership fees to cover the cost of the additional maintenance and shortened lifespan of this equipment that is kept outdoors. It is also a volunteer cost benefit in that it makes it easier to be a KNSC volunteer when they have working equipment. Well maintained equipment means better grooming which means a better ski experience for all users. Baycrest is the last of the four KNSC trail systems to have a building for the storage of grooming equipment.

Plans and Progress: The site plan, shed design, and permitting are complete. The helical pile foundation was installed in the fall of 2024 and building construction began in 2025 utilizing volunteer labor, grants and donations. "Rough-in" of the building has been completed. The interior work including insulation, drywall, electrical, flooring, and mechanical is planned for 2026, subject to the ability to raise the necessary funding. The other remaining expense will be the electrical power hookup. Homer Electric Association estimates this to cost over \$27,000. Kachemak Nordic Ski Club finalized a Recreational Use Agreement with the City of Homer to build and operate the storage shed..

Project Cost: To date the KNSC has spent nearly \$42,000 on the project and seeks \$27,000 to complete the building and \$20,000 to extend electrical service for a total of \$47,000.



Location of the storage shed shown in green.



Kachemak Shellfish Mariculture Association FLUPSY & Otter Predation Assistance

Project Description and Benefit: Since 1994, Kachemak Shellfish Mariculture Association (KSMA), a 501c5 organization, has steadfastly upheld its primary mission of assisting shellfish growers in Kachemak Bay to establish an economically sustainable oyster industry. Today through its close partnership and rental lease with the Kachemak Shellfish Growers' Coop (KSGC), local aquatic farms are providing jobs for processing, marketing, and shipping live oysters for the half-shell market, and retail sales from KSMA's processing facility. This lease to the Coop also includes a portion of the facility to grow out oyster larvae which has been successfully grown and sold to member farms and farms outside of Kachemak Bay for the last ten years.

To date the small hatchery continues to set millions of seed every year. Once the seed is large enough, the "spat" can then be transplanted into the nutrient rich waters of Kachemak Bay, and a critical piece of equipment then comes into to play. This piece of anchored equipment is called a FLUPSY, an acronym for Floating Upwelling System. The microscopic spat need six months to a year to grow large enough to be transferred to the permitted aquatic farm sites for final grow out. Great amounts of time and expensive labor is needed to clean and grade the spat during the time they are in the FLUPSY. KSMA's FLUPSY is over 23 years old and in great disrepair due to age and the harsh marine environment. The FLUPSY is poorly anchored, a vandalism target, and needs new operational & safety equipment along with DEC-compliant floatation, and covered, lockable dry storage for tools and laborers' needs.

In addition, the federally protected sea otter population in Kachemak Bay has exploded in recent years. The otters have learned how to gain access to a new food source, oysters, by tearing into the mesh lantern nets that have been the industry standard of growing suspended cultured oysters for the last 32 years. The farms now need to use coated 16-gauge wire cages, at a substantial increase in cost.

Alaska's Comprehensive Economic Development Strategy has prioritized mariculture development for many years. Now is a critical time to move mariculture in Kachemak Bay ahead. The economic benefits of this oyster industry in Homer are great. Oysters have become a sparkling year-round staple to Homer's seafood options for locals and tourists alike. The local hatchery and a new, safe state-of-the-art FLUPSY can also provide a viable educational lab for high school and university students. Mariculture courses can further be developed around aquatic farming opportunities including the raising of sea vegetables and kelp.

Plans and Progress: KSMA is working closely with the Kenai Peninsula Economic Development District (KPEDD) to secure grant money to build a new FLUPSY to benefit the Kachemak Bay farmers and other in-state farms. The cost to secure pile driven anchoring piles, update the present electrical system, and locally build a new FLUPSY is estimated to be \$750,000. Additionally, KPEDD is aware and supportive of financial assistance to purchase, in bulk, hundreds of coated 16 gauge wire cages for each farm. The price tag for this new system is currently being researched and discussed by the mariculture community, but is estimated at a minimum \$50-\$75/cage.

Total Project Cost: \$750,000 - \$950,000



Left: Oyster spat ready to sell to growers. Right: FLUPSY bins taken out of the water. Spat in the right bin have been cleaned, sorted, graded and counted.



Kachemak Ski Club: Homer Rope Tow Night Skiing Project

Project Description and Benefit: The Kachemak Ski Club (KSC) is arguably Homer's oldest non-profit organization and was founded more than seventy five years ago to operate a rope tow just off Ohlson Mountain Road near Homer. Our founders wanted to get Homer kids out of the house on winter weekends and have them receive a safe introduction to alpine snow sports. It is no different today. Over the years, this historic public recreational treasure has hosted thousands of downhill sports enthusiasts, family and social gatherings and also has served as a venue for snow sports safety instruction.

Historically, the Rope Tow offered night skiing, with expanded hours of skiing beyond the usual Sunday and occasional Saturday daytime openings. Sadly, during a low point of club membership and finances, the lighting fixtures and accompanying electrical hookups fell into disrepair and were abandoned over 25 years ago. A substantial increase in youth and family memberships occurred during the Covid pandemic, and a sustained surge in ridership has continued since then. During a strategic planning session two years ago, the KSC Board identified resumption of night skiing at the Rope Tow as an achievable priority goal to increase skiing opportunities for our members, especially for youth and adults to access the hill after-school or after-work hours one to two days per week.

Plans and Progress: A KSC board member with general contracting experience prepared the following cost estimate, which does not include in-kind/ volunteer labor costs: Five to six 150-200 lumen LED floodlights would be installed, divided between two at the top of the hill, one to two on an existing pole at mid-mountain and one to two at the base. These would provide illumination of the main northeast face of the ski slope, as well as the lodge/ loading area (which would be supplemented with lower intensity flood lighting as well). At least one new light tower would need to be installed on or near the Top House (Operator's Station) at the top of the rope tow.



KSC anticipates shouldering 10-20% of the project cost from savings reserves. Matching funds would be sought locally (from such sources as the Homer Foundation, 100 Homer Men/ Women Who Care), with the balance being sought from State of Alaska funding sources or Kenai Peninsula Borough pass-through funding from the state (CAP program grant).

Total Project Cost: \$40,500

LED Lights: \$15,000
Buried Cable/ Electrical Wiring: \$4500
New Light Tower/ Pole: \$1000
Electrical Connectors/ Control Panels: \$3000
Trencher/ Ditch Witch/ Brush Hog Rentals: \$2000
Electrical Contractor Services: \$15,000



Pratt Museum: Roof System Replacement Project

FY 2028 - DRAFT Document

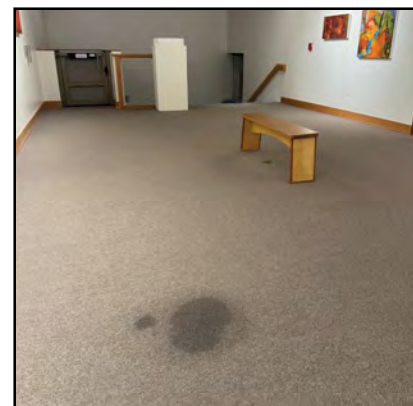
Project Description and Benefit: This project replaces the 9,134 square-foot roof for the facility that the Pratt Museum occupies. While recent renovations focused on other critical upgrades including facility-wide Americans with Disabilities Act (ADA) compliance and collection stewardship considerations, the replacement of the roof system was not addressed. To sustain the museum's commitment to the community, the roof system replacement project can no longer be put off. Each gallery contains multiple water-collection buckets and at times water drips and splashes on the exhibits and display cases. Leaks also occur over the new elevator and in office spaces equipped with computers and electronics. The routine maintenance of the roof during the winter is a health and safety issue given that the roof needs to be hand-shoveled every time it snows. This project is critical to forging a sustainable path forward, preserving the history and culture of the community for future generations.

The award-winning Pratt Museum is dedicated to the exploration of people and place in the Kachemak Bay region, one of the richest biological and cultural crossroads in Alaska. Built as Homer's centennial project in 1968, the Pratt has become one of the nation's leading community museums. Partnerships with prestigious national entities such as the National Park Service and the Smithsonian Environmental Research Center have propelled the Pratt's exhibits and programs far beyond the Museum's walls. And grant awards from the nation's leading museum, arts, and humanities institutions have underscored the ground-breaking work of this small museum, which has always been a source of pride for the local community. The Pratt is the community's living room, classroom, and place for sharing, helping make Homer a better place to live, work, and play.

Plans & Progress: The roof replacement project has undergone many starts and stops. Over the years the Pratt Museum has consulted with engineers and roof specialists. In 2007 and in 2019, engineers and roof construction specialists recommended a full replacement. In 2019, utilizing condition surveys of 2007 as a baseline, Roof Construction Services and Schneider Structural Engineers generated a project manual, infrared reports, detailed images of the roof's current condition, and a full design and cost estimate for the full replacement, which was again updated in 2024. The plan is to remove the granular surfaced modified, built-up roof system, all insulations and underlying plywood, flashings, and trim metals, and install a new 3-ply modified membrane roof system including new base sheet installed over a new 3/8-inch plywood substrate installed over the original tongue & groove wood roof deck, new high thermal insulation, new perimeter edge metal detailing, new gutters and downspouts and all associated accessories.

The project will need to proceed in phases. Pratt Museum Board and Staff will carry out Phases I-II, fundraising and applying for financial support from the City of Homer, State Legislature and the Alaska Congressional Delegation. In Phase III, all design and construction documents will be updated and the bid process will begin. Phase IV will include construction and completion.

Total Projected Cost: \$1,362,481



Cracked beam ends (above) are held together with bindings. Galleries experience leaks; bucket are used to catch the leaks.



South Peninsula Hospital: Expansion of Medical Services

Project Description and Benefit: South Peninsula Hospital (SPH) is a 501c3 non-profit community hospital in Homer, Alaska. Serving a population of about 15,000, SPH operates the only hospital on the southern Kenai Peninsula, as well as two primary care clinics, a home health program, a 28-bed nursing facility, and numerous specialty clinics. As the only hospital in the region, SPH is classified as a “critical access hospital,” a federal designation that is designed to improve access to healthcare in rural communities. In order to meet the changing medical needs of the region, SPH is embarking on a strategic project to expand medical services.

The goals of this project are to:

1. Upgrade SPH pharmacy to meet new federal regulations. This project will relocate, modernize, and expand SPH’s existing pharmacy to meet recent USP regulatory upgrades. These improvements will include an upgrade to environmental controls, expansion of compounding facilities, increased safety and security measures, and improved workspace. The goal of this effort is to meet new regulations, improve patient care, and increase employee safety.
2. Double the capacity of the SPH Oncology & Infusion Department. The Oncology and Infusion Department treats patients with cancer, the leading cause of death in the region. SPH has experienced a 139% increase in patient volumes in recent years. By doubling the capacity of this department, this project will meet increased demand for care, reduce wait times, improve patient experience, reduce emergency response time, and improve communication and safety.

Plans and Progress: SPH has already received a Certificate of Need from the State of Alaska, critical state approval before moving forward. Initial planning and budgeting have taken place, and SPH has secured \$1,150,000 in Service Area tax funding to carry out this project. In addition, SPH is working to other identify other possible funding sources to complete this project.

Total Project Cost: \$6,780,000



South Peninsula Hospital.



South Peninsula Hospital: Long Term Care Roof Replacement

Project Description and Benefit: South Peninsula Hospital (SPH) is a 501c3 non-profit community hospital in Homer, Alaska. Serving a population of about 15,000, SPH operates the only hospital on the southern Kenai Peninsula, as well as two primary care clinics, a home health program, a 28-bed nursing facility, and numerous specialty clinics. As the only hospital in the region, SPH is classified as a “critical access hospital,” a federal designation that is designed to improve access to healthcare in rural communities.

In June 2025, SPH’s Long-Term Care (LTC) Facility earned a Silver Award from the American Health Care Association/ National Center for Assisted Living—one of 209 facilities across the U.S. to receive this recognition and the only one in Alaska to do so. Serving up to 28 residents, LTC offers around-the-clock nursing care in a residential setting. It is the only nursing home on the southern Kenai Peninsula, and SPH plans to expand the capacity of the facility over the next decade in response to the growing senior population in the region. SPH’s LTC facility enables loved ones to receive short term rehabilitation or long term care close to home. But an aging roof puts the facility at risk.

SPH’s LTC department—and the space below, which houses SPH’s new Seaside Women’s Care health clinic, a neurology clinic, and the rehabilitation department—was built through a 1999 hospital renovation. The 15,414 foot square asphalt shingle roof of the facility is now 25 years old—well beyond its useful life. Asphalt tiles are cracking and the roofing glue is failing. Water is now seeping into the roof underlayment and into the LTC facility itself—most recently into the communications room—putting additional hospital assets at risk of water damage.

An assessment by Architects Alaska that was completed in November 2024 ranked roof replacement as the highest priority, needing attention within the next year. The typical lifespan of an asphalt roof like the one above LTC is 15 – 20 years. Now is the time for SPH to replace the asphalt roof with rubberized EPDM roofing, to ensure resident and patient safety and wellbeing and the integrity of the hospital facility.

Plans and Progress: In 2024, Architect Alaska, in collaboration with engineering firm RESPEC, conducted a thorough facilities assessment of SPH that investigated the building’s infrastructure and systems, and recorded information regarding the building for general material condition, systems condition, code deficiencies, and functional effectiveness. The assessment ranked roof replacement as a top priority.

This project is shovel-ready. No engineering is required for this roof replacement. The cost estimate is based on a bid received for the project three years ago, with an escalation built in.

Total Project Cost: \$1,400,000



South Peninsula Hospital.



Capital Improvement Long-Range Projects

The following projects have been identified as long-range capital needs but have not been included in the Capital Improvement Plan because it is not anticipated that they will be undertaken within the six-year period covered by the CIP. As circumstances change, projects in the long-range list may be moved to the six-year CIP.

Local Roads

Fairview Avenue – Main Street to East End Road: This project provides for the design and construction of Fairview Avenue from Main Street to East End Road. The road is approximately 3,000 linear feet and the project will include paving, water and sewer mains, stub-outs, storm drains, and a sidewalk or trail. The project extends from the intersection of Main Street to the Homer High School, and finally to East End Road, and will provide an alternative to Pioneer Avenue for collector street access east/west across town. This roadway would benefit the entire community by reducing congestion on Pioneer Avenue, the major through-town road, and would provide a second means of access to the high school. It would also allow for development of areas not currently serviced by municipal water and sewer.

Completing east-west connections is a goal in the City of Homer 2024 Transportation Plan to improve the collector network and reduce the traffic stress on arterials like Pioneer Avenue. Necessary right of way has already been dedicated by the Kenai Peninsula Borough across the High School property.

Cost: \$1.75 million

Parks And Recreation

North Beluga Lake Trail System:

The North Beluga Lake Trail will provide a wide gravel pathway from Ben Walters Park east along the City sewer easement, along the north side of Beluga Lake, connecting to the Calvin and Coyle trail, and eventually reaching East End Road near Kachemak City.

The completed trail system will connect Paul Banks Elementary School, the Meadowood Subdivision, and other subdivisions and residential areas to Ben Walters Park. It will additionally provide hiking, biking, and wildlife viewing opportunities around around Beluga Lake. In addition, it will provide an important non-motorized transportation route. This approximately 2.5 mile trail may be completed in phases.

Cost: North Beluga Lake Trail—\$1.5 M



Capital Improvement Long-Range Projects

Port & Harbor

Deep Water Dock Expansion, Phase 1: Upgrades to and expansion of the Deep Water Dock Expansion will boost Homer Port & Harbor cargo capability. The City has a 30-acre industrial site at the base of the dock which can support freight transfer operations and serve as a staging area for shipping to and from the Alaska Peninsula, the Aleutians, and Bristol Bay. Handling containerized freight delivery to the Kenai Peninsula would reduce the cost of delivering materials and supplies to much of the Peninsula. Dock improvements will also fulfill a contingency planning requirement under Homeland Security provisions. The Port of Alaska, through which 90% of the cargo for the Alaska Railbelt areas and the Kenai Peninsula passes, is vulnerable. If the Port of Anchorage were to be shut down and/or incapacitated for any reason, Homer's port would become even more important as an unloading, staging, and trans-shipping port. A \$1,250,000 feasibility study was completed in September 2016.

Cost: Cost estimates are \$1,750,000 for design and \$32,000,000 for construction.

Harbor Float System 5 Redesign: System 5, built in 1988, moors large industrial vessels within Homer's Small Boat Harbor. Over the years, as the number and size of large vessels has grown, the System has been used at and beyond its engineered capacity. System 5 will have to be replaced within the next ten years. Presently, the City is engaged in a US Army Corps of Engineers General Investigation to study the feasibility of a new harbor basin dedicated to these large vessels. Once constructed, the large vessel fleet will move off System 5, freeing up the area around System 5 (approximately 20% of the small boat harbor) to be redesigned. A newly designed System 5 will better accommodate the needs of the many small vessels on the harbor stall wait list and help define the maximum benefits of building the large harbor expansion. Conceptually, System 5's main float could be built closer to the bank and extend further toward the harbor entrance with a Tee out to provide more moorage than the current system. This would also provide the option to prioritize the use of the float closest to the harbor entrance for vessels needing that kind of access (such as a Coast Guard small boat station, water taxi pickup and drop off, and emergency medical transport vessels) and to explore upgrading the old commercial ramp near System 5 to a drive down float to meet the needs of small cargo vessels, passenger loading and commercial fishing vessels.

Cost: This project works with engineers to conceptually design options for System 5 and produce rough order magnitude cost estimates.

Old Main Dock Removal and Disposal: This project removes the old Main Dock from inside the Pioneer Dock facility, which is a derelict structure in the Port & Harbor, a safety hazard and potential liability for the City. The old Main Dock was the original ocean dock in Homer, built in 1965 at the time of the first dredging for the Homer Harbor. When the Main dock was no longer safe as a commercial pier in 2001, the City built the new Pioneer Dock around it, leaving the Main Dock in place. It has deteriorated to the point that it is unsafe even for an individual to walk on. This project removes and disposes of the structure in a method that satisfies safety and environmental requirements. Where possible, salvaged materials may be sold.

Cost: Unknown



Capital Improvement Long-Range Projects

Utilities

Water Storage/Distribution Improvements Phase 4 - Spit Water Line: The existing Homer Spit water line is 40 years old and constructed of 10-inch cast iron pipe. In recent years it has experienced an increasing number of leaks due to corrosion. The condition has been aggravated by development on the Spit resulting in increased load from fill material on an already strained system. This project consists of slip lining approximately 1,500 linear feet of water main to the end of the Spit. Slip lining versus replacing the line will reduce cost while ensuring an uninterrupted water supply for public health, fire/life and safety needs, and protecting economic activities on the Spit. Grant funds from the EPA allowed the City to complete project design in 2014.

Cost: \$400,000

Bridge Creek Watershed Acquisition: Bridge Creek Reservoir is Homer's sole water source; land in this area owned by the City is protected by a watershed protection district. The City seeks to acquire additional land for the district to protect the watershed from development that could threaten the water supply, and to ensure the availability of land for future water supply. Conservation easements may also be utilized to restrict development that is incompatible with clean water.

Cost: \$1,000,000

Alternative Water Source Development: Bridge Creek Reservoir currently serves as Homer's sole water source, but multiple converging factors may strain its long-term adequacy. Population growth within city limits, increased demand from residents outside city boundaries, and rising numbers of tourists and seasonal residents have increased pressure on the existing supply. While current studies indicate adequate reservoir regeneration under present conditions, projections of a drying climate introduce uncertainty about long-term sustainability. These factors underscore the need to identify and develop an alternative water source to augment the existing reservoir. Developing a secondary water source also provides critical redundancy for this essential municipal infrastructure. A backup supply would ensure continuous delivery of treated drinking water and adequate fire protection in the event of contamination, earthquake damage, or other disruptions to Bridge Creek Reservoir.

Cost: \$16,750,000

West Hill Water Transmission Main and Water Storage Tank: Currently, water from the Skyline water treatment plant is delivered to Homer via two transmission mains. One main (12-inch) is located along East Hill Road and delivers water to the east side of town. The other (8-inch) runs directly down to the center of town. A third transmission main is needed to deliver water to the west side of town, provide water to the upper West Hill area, and provide backup support to the two existing transmission mains. A new water storage facility is also needed to meet the demands of a rapidly growing community. The addition of a third water transmission main has been identified in comprehensive water plans for over 20 years.

Cost: Design—\$500,000 Construction—\$4.5 M

STATE PROJECTS

Ocean Drive Reconstruction with Turn Lane: Ocean Drive is a segment of the Sterling Highway connecting Lake Street with the Homer Spit Road. It sees a great deal of traffic, particularly in the summer, and has become a safety concern. Currently, a bicycle lane runs on the south side of Ocean Drive. However, it is common for vehicles to use the bicycle lane to get around vehicles that have stopped in the east-bound traffic lane to make a left turn, presenting a significant risk to bicyclists and pedestrians using the bike lane. Attendance at the Homer Farmers Market during the summer season contributes significantly to traffic congestion in the area. Following a complete streets design, this project creates a center turn lane, well-marked crosswalks, and a separated bike/pedestrian path to improve traffic flow on Ocean Drive and reduce risks to drivers, bicyclists, and pedestrians. The project will also enhance the appearance of the Ocean Drive corridor by moving utilities underground and providing some landscaping and other amenities.



Capital Improvement Appendices

FY 2028 - DRAFT Document

- CIP Development Schedule72
- Resolution 26-~~XXX~~73
- City of Homer Financing Assumptions75



Capital Improvement Appendices

**CITY OF HOMER
2027-2032 CAPITAL IMPROVEMENT PLANNING PROCESS
&
FY2028 LEGISLATIVE REQUEST DEVELOPMENT SCHEDULE**

FY 2028 - DRAFT Document

ACTION	TIME FRAME
City Council Approval of CIP Planning Schedule	May 11, 2026
Solicit new/revised project information from City Departments, local agencies and non-profits	May 4, 2026
Department Update Request	June 8, 2026
Prepare and Distribute Draft CIP to City Advisory Groups for Review and Input:	Meeting Dates
ADA Advisory Board	August 13
Planning Commission	August 5
Economic Development Advisory Commission	August 11
Library Advisory Board	August 18
Parks, Art, Recreation and Culture Advisory Commission	August 20
Port and Harbor Advisory Commission	July 22
Administrative Review and Compilation	August 17 - September 5
City Council Worksession to Review Proposed Projects	September 14
Resolution on CIP - Legislative Request Public Hearing for CIP - Legislative Request	September 28
Administration Forwards Requests for Governor's Budget	October 2
Distribution of CIP and State Legislative Request	October 2026 - February 2027
Compilation/Distribution of Federal Legislative Request	March 2027



Capital Improvement Appendices

CIP Adoption Resolution will be added here.

FY 2028 - DRAFT Document



Capital Improvement Appendices

City of Homer Financing Assumptions: Capital Improvement Program

Implementation of the City of Homer Capital Improvement Plan requires utilization of various financing mechanisms. Financing mechanisms available to the City of Homer include:

- Federal grants or loans
- State grants or loans
- General obligation bonds
- Limited obligation bonds
- Revenue bonds
- Special assessment bonds
- Bank loans
- Pay as you go
- Private sector development agreements
- Property owner contributions
- Lease or lease-purchase agreements

The use of any of the financing mechanisms listed above must be based upon the financial capability of the City as well as the specific capital improvement project. In this regard, financing the CIP should take into consideration the following assumptions:

1. The property tax cap of six-mill (at which point sales tax goes away) precludes use of this revenue source for major capital improvements. Available revenue should be utilized to fund operation and maintenance activities.
2. The operating revenue of enterprise funds (Port & Harbor, Water & Sewer) will be limited and as such, currently only fund operation and maintenance activities.
3. The utilization of Federal and State grants will continue to be significant funding mechanisms. Grants will be pursued whenever possible.
4. The 1½ percent sales tax approved by voters of Homer for debt service and CIP projects is dedicated at ¾ percent to sewer treatment plant debt retirement, with the remaining balance to be used in water and sewer system improvement projects, and ¾ percent to the Homer Accelerated Roads and Trails (HART) Program for building, improving and maintaining Homer's roads and trails. The annual budget will transfer a minimum of \$550,000 of the 3/4% dedicated sales tax exclusively for road and trail capital improvements and construction. The HART Program will require property owner contributions of \$30 per front foot for road reconstruction, with an additional \$17 per front foot for paving.
5. The Accelerated Water and Sewer Program will only be considered if the fund has a debt service of 1.25 or greater.
6. The private sector will be encouraged to finance, construct, and operate certain nonessential capital improvements (e.g., overslope development).
7. The utilization of bonds will be determined on a project-by-project basis.
8. The lease and/or lease-purchase of capital improvements will be determined on a project-by-project basis.



Proposed New Projects Table of Contents

City of Homer Nominated Projects

1. Bay Avenue, B Street & E Street Reconstruction..... 2

FY 2028 - Proposed New Projects



Bay Avenue, B Street & E Street Reconstruction

Project nominated by Public Works Department

Project Description and Benefit: This project will reconstruct the city streets of Bay Avenue, B Street, and E Street. The project includes the replacement of all storm drain culverts, reconstruction of ditches and driveways, new signage and striping, replacement of four fire hydrants, and a new sewer lift station hatch cover. Upgrading and/or replacing aging city infrastructure is a benefit to Homer by reducing maintenance costs and enabling safer motorized and non-motorized transportation around the city. This project is included in the updated Public Works Roads Financial Plan.

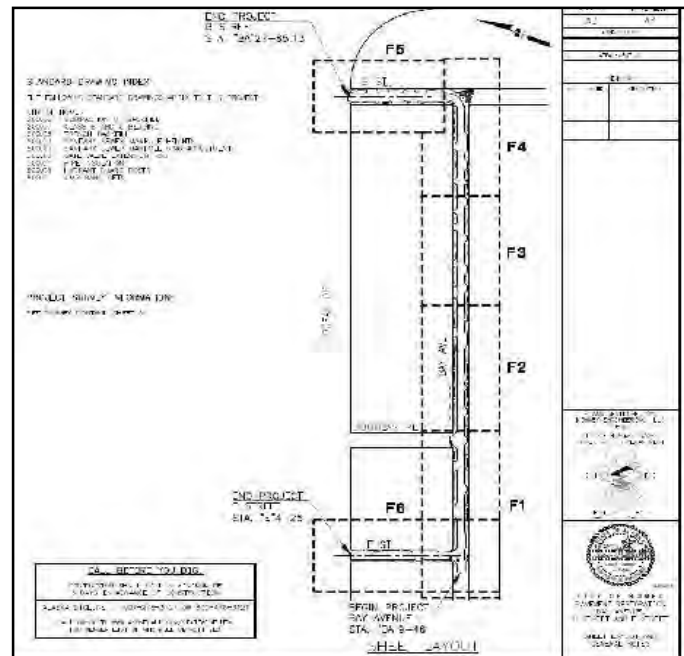
Plans & Progress: 100% bid ready engineered design plans, specifications, and construction cost estimate for this project have been completed. Amendments to the plans may be considered to address two potential scope additions: (1) replacement and relocation of a 30 year old sewer lift station — currently damaged, equipped with a nonfunctional hatch lid, and poorly situated within a street intersection — to a more suitable location; and (2) addition of a pedestrian sidewalk along Bay Avenue. The lift station replacement, estimated at \$660,000 is on the Alaska Department of Environmental Conservation's Clean Water Intended Use plan, qualifying for State revolving loan funds and \$500,000 principal forgiveness.

Total Project Cost: \$920,000

Survey & Design: \$ 70,000 (completed - City of Homer HART road funds)

Construction: \$850,000

Schedule: 2028





MEMORANDUM

EDAC-26-xxx

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

Item Type: Action Memorandum
Prepared For: City of Homer Economic Development Advisory Commission
Date: August 11, 2026
From: Karyn DeCino, Special Projects and Communications Assistant
Through: Melissa Jacobsen, City Manager

- I. **Issue:** The purpose of this Memorandum is to present the City's draft 2027-32 CIP for review and recommendations by the Economic Development Advisory Commission.
- II. **Background:** The CIP is the City's six-year forecast that identifies and describes priorities for capital improvements. Capital projects are major, nonrecurring budget items (with a lower cost limit of \$50,000 for City projects) that result in a fixed asset with an anticipated life of at least three years.

The CIP contains written descriptions of City-prioritized projects. Projects meeting funding program eligibility requirements are selected for submission to State and Federal legislators and appropriate agencies. Inclusion in the CIP can also position capital projects for potential grant opportunities.

1. **Legislative Priority Projects** are a short list of City of Homer projects selected by City Council and prioritized for consideration for State capital and Federal appropriations requests.
2. **Mid-Range Projects** may be initiated within the next six years.
3. **Long-Range Projects**
4. **State and Local Non-Profit Projects** that benefit the Homer community.
5. **New Projects proposed for inclusion in the CIP** are contained in a separate document appended to the draft CIP and require City Council approval before being added.

When identifying potential candidates for State and Federal capital funding requests, Legislative Priority Projects are given first consideration for submission; however, projects

must meet specific program eligibility requirements, so Mid-Range projects meeting program eligibility requirements may also be selected.

Creation of the draft CIP is an iterative process; it incorporates input from City staff, Commissions, Boards and the public throughout the summer months before the CIP goes to the City Council for a worksession September 14, 2026. This is the EDC's opportunity to provide input.

III. Action Items:

- **Review the draft 2027-2032 CIP in your packet.** The draft CIP is a work in progress. Substantive updates and/or recommended changes from last year's CIP (to date) are indicated in red font and call out boxes.
- **Discuss and provide input on specific changes or updates you would recommend for current or new projects with your staff liaison.** Any new project to be recommended for the CIP should be developed with assistance from the Public Works Department and/or relevant department.
- **Take the following actions at your August 11, 2026 meeting:**
 - 1) **Pass a motion recommending three projects to City Council for inclusion in the Legislative Priority section, and prioritize them #1, #2, and #3.**
 - Any **City** project in the CIP is eligible.
 - As a reminder, projects selected by Council as Legislative Priorities receive priority consideration for Federal appropriation requests. The City may submit up to five projects, provided each meets the specific eligibility criteria established by federal appropriations committees. To qualify for Federal appropriations, projects must also demonstrate broad public impact, include at least conceptual designs with an established budget, and show that the City and potentially the State have already invested or committed matching funds to support the project. Legislative Priority projects are also prioritized for submission to our State legislators for State capital funding through Designated Legislative Grants. However, due to ongoing State budget constraints, minimal discretionary capital funding is expected in the FY28 State budget.
 - 2) **At the Commission's discretion, may introduce motion(s) to support, oppose or amend projects proposed to be added, moved or removed from the CIP.**

- Summary of substantive changes:
 - New proposed project:
 - Bay Avenue, B St, & E St Reconstruction nominated by the Public Works Department.
 - Funded projects being removed:
 - The A-Frame Water Transmission Main has been funded.
 - While Phase 1 of the Homer Harbor Float System Replacement project (System 4) has been substantially funded through an FY25 PIDP and FY26 Appropriations awards, additional funds may be required and there is a Phase 2 (System 1), so it will remain in the CIP.
 - The Kachemak Nordic Ski Club: Roger's Loop Trailhead Storage Shed is nearing completion.
 - Four Port and Harbor projects are recommended to move to Long-Range Section while awaiting further development. On July 22, 2026, the Port and Harbor Advisory Commission unanimously passed a motion supporting this recommendation. Specific justifications are provided on the project page in the draft CIP:
 - Homer Harbor Dredging
 - Harbor Ramp 8 Public Restroom
 - Large Vessel Haul Out
 - Large Vessel Sling Lift
 - Projects with substantive changes:
 - Karen Hornaday Park and Jack Gist Park were multi-phased projects with changing priorities of the years (for the former) and many components completed (for the latter). They have both been revised to include only permanent ADA-accessible bathrooms. As additional Park projects are identified, they can be added as discrete CIP projects rather than a lengthy list of improvements within one CIP project.
 - Water Distribution/Storage Improvement Project has been narrowed to just water storage as the distribution components of the project have been completed.

Staff will share your recommendations with City Council at their September 14th CIP worksession. The CIP will remain a draft document City Council formally adopts the CIP via Resolution scheduled for their September 28, 2026 regular meeting.



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: June 17, 2026
SUBJECT: City Manager's Report for June 22, 2026 Council Meeting

Coast Guard Building Update

With the departure of the CGC Naushon from the Homer Harbor the US Coast Guard (USCG) has advised us they will not be renewing their lease at 4373 Freight Dock Road. The lease expires in August and USCG requested consent to abandon their improvements on the property upon termination of the lease. Port and Public Works staff have conducted a walkthrough of the building and agree that although it's dated, it's in generally good condition and appears structurally sound. There is some deferred maintenance that would be needed, including paint, repair of broken concrete, and replacement of ceiling tile, electrical and lighting fixtures, and carpet. The boiler needs inspection and possible replacement. It's currently oil fired and a replacement would likely be a natural gas system, and the fuel tank would be removed. There is value in allowing the USCG to abandon their improvements. The building could be leased to one or multiple lessees or could be retained for City use. Perhaps my future office? I'll keep Council updated on this matter and work with legal to determine what Council action might be necessary to accept the USCG improvements.

Natural Gas Assessment Account

The Natural Gas Assessment District currently has only 49 delinquent assessments remaining that haven't been paid with a principal balance of \$130,000 that will be collected into the future along with interest and penalties. The finance department is still collecting these. The fund balance is approximately \$475,000. Council appropriated the fund balance accumulation of \$900,000 Ord 24-30(A) on 7/22/24 to the Multi-Use Community Recreation Building Fund. I can work with the Mayor on an ordinance to appropriate the current fund balance accumulation in the same manner, or there can be more discussion on what to do at an upcoming Committee of the Whole.

Homer Volunteer Fire Department (HFVD) and Kachemak Emergency Services Area (KESA) Automatic Aid Agreement

A City resident contacted me, and Kenai Peninsula Borough Mayor Micciche about an EMS call on Diamond Ridge Road. They shared that a friend's child experienced a medical emergency and, because the Diamond Ridge station is not staffed for immediate response, they had to wait for KESA crews to arrive from the station out East End Road. The child is now okay, but the resident expressed concern that both the Borough and the City should do better.

For context, HFVD responds to calls within the City of Homer, while KESA is responsible for areas outside the city, including Diamond Ridge. The City and KESA have an Automatic Aid Agreement for fire response, meaning each agency responds within its jurisdiction and requests assistance if needed for fire related matters. HFVD does not receive KESA dispatches and would only respond if directly requested.

Homer Airport Terminal Update

The Request for Proposals for Professional Engineering Services for Airport Water Damage Repair is scheduled to close on Tuesday, June 23rd. The project consists of furnishing labor, materials, equipment, tools, supervision, and other

facilities necessary to prepare planning/design documents and bid documents. We envision the project to be comprised of two stages: design and construction. The design stage would consist of preparing 65%, 95% and 100% bid documents, including obtaining all environmental and regulatory permits and incorporation of funding conditions. The construction phase would consist of providing bidding assistance, construction contract management, inspection services and project close-out services. I anticipate a resolution to award the contract for these services at the July 27th meeting.

Raw Water Transmission Line Update

Great news! As of June 8th the Raw Water Transmission Line project is mostly complete. All new piping between the raw water pumps and water treatment plan has been installed and pressure tested. Pump house modifications are nearly done also. Final site work is wrapping up including seeding disturbed areas, reinstalling fencing and pulling fiber optic cable to IT terminals at the Water Treatment Plant and the pump house.





June 4, 2026

City of Homer
Homer Foundation City Grant Program
491 East Pioneer
Homer, AK 99603

Dear Mayor Lord, City of Homer Council Members, and Homer Foundation Board of Directors,

I am writing on behalf of Kachemak Heritage Land Trust to thank you for the 2026 grant award from the City of Homer through the Homer Foundation (Grant #7219) received on May 27, 2026. This grant will fund general operating support.

Funding from the City shows our other supporters and grant funders that we are supported by our local government which is highly valuable to our organization. We so appreciate the City's dedication to our work and look forward to continuing to build and maintain a strong connection to the City's goals, including work under consideration in the Beluga wetlands area and on the Poopdeck Trail.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Chambers".

Carson Chambers
Communications & Development Manager



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: July 22, 2026
SUBJECT: City Manager's Report for July 27, 2026 Council Meeting

Happy Birthday United States Coast Guard

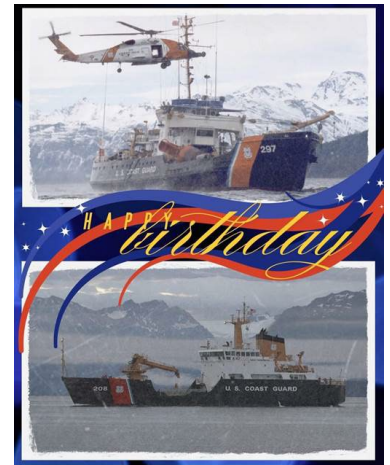
The U.S. Coast Guard will be turning 236 years old this year, celebrating its birthday on August 4th. The Coast Guard was founded in year 1790 when congress made the decision to construct 10 vessels for the use of enforcing trade laws and tariffs. Kodiak, Alaska, is home to the largest Coast Guard base, stretching 23,000 acres.

MARAD Site Visit for Float System 4 Replacement Project

On July 7, Port and Harbor and administrative staff hosted three representatives from the U.S. Maritime Administration (MARAD) for a site visit to the harbor.

MARAD is administering a grant through the federal Port Infrastructure Development Program, which will help fund the replacement of Float System 4.

The group toured the floats slated for replacement, discussed the scope of the project, and reviewed the City's progress on National Environmental Policy Act (NEPA) compliance, which MARAD noted is nearing completion and looking good. Homer was just one stop of many on their itinerary, as several Alaska harbor projects are receiving federal support. Thank you to the MARAD team for making the trip from Washington, D.C. We are grateful for the partnership and look forward to moving this project forward together.



State CPVT Legislative Grant Award for Harbor Improvements

The City has been awarded a \$125,000 legislative grant from the State's allocation of Commercial Passenger Vessel Tax (CPVT) funds. This funding source is in addition to the City's direct CPVT tax receipts, which are distributed annually based on cruise passenger landings. Staff advocated for this funding in Juneau to support the Homer Harbor Security Camera Ramps 1–5 project. The award falls short of the City's full request of \$300,000. Given the partial award, staff does not intend to put this funding toward the camera project and will instead identify other harbor infrastructure or passenger safety projects eligible under the CPVT program. Once staff develops a plan for utilizing the funds and negotiates an award agreement, staff will bring forward an ordinance to approve and appropriate the funds. Applications for full funding of the camera project are pending through an FY27 federal appropriation and a F26 State Homeland Security Program (SHSP) grant application. We want to thank our State legislators, Senator Stevens and Representative Vance, as well as the Senate Finance Committee, for the CPVT award. A thank you also goes out to J&H Consultants for their assistance in this effort.

Airport Terminal Update

The City issued a Request for Proposals for Professional Engineering Services for Airport Water Damage Repair and a resolution awarding a contract is scheduled for the July 27th Council meeting. Once we have the contract in place, the consultant will get to work on engineering and design of repairs, and an invitation to bid (ITB) will be issued to complete repairs. Public Works has been investigating some potential damage associated with the fire hydrant outside the building and the water line feeding the hydrant that will be the responsibility of the City to repair. With the initial survey of the building damage complete, lessees have requested access to more of the building until construction begins, so we are working on a path forward to accommodate the lessees and their customers.

Public Comment on OMB's Proposed Changes to Uniform Guidance for Federal Grants

City staff submitted formal public comments to the Office of Management and Budget prior to the July 13, 2026 deadline and transmitted Resolution 26-044 to the City's federal delegation and state legislators. To date, the City has received a response from Representative Stutes' office, and that correspondence is attached for the Council's reference.

Library Closure for security gate installation

The Homer City Library will be closed on the 4th-8th of August for improvements. A construction team will be installing a new security grille which will be placed on the threshold between the library and conference room. This grille will ensure the conference room is available for use outside of the library operating hours.

Staff of library will be available via phone and email during usual operating hours. Items are available to be checked out by curbside pickup station. Items may be returned through the outside book drop, larger items may be returned through curbside pickup. WIFI will remain available in parking lot and areas surrounding the library.

Sister City 2026 Cultural Events

This month we had the opportunity to celebrate our relationship with our sister city of Teshio, Japan. The community participated in several cultural activities such as drumming sessions, kimchi making, cultural studies, and the Japanese Summer Festival. The Japanese Summer Festival will be held on July 25th at Karen Hornaday Park. The festival will consist of Takio drumming, Japanese games, and food. Special guest Mr. Furuta will be attending.

2nd Annual Guns and Hoses Softball Game

The 2nd annual Gunz & Hoses softball game happened on July 11th. There was a slight delay of game as some of the Hoses team members responded to and wrapped up a structure fire call a fire call before the first pitch. Over 100 people attended and brought canned food to support the local food bank. The weather was cooperative and everyone had a lot of fun participating in the event. The lighthearted softball rivalry and fun Facebook posts show great sportsmanship and camaraderie between departments. HPD won last year and HVFD rose to the challenge this year. Great job everyone and we're excited to see what next year brings!!



Handrail at the HERC

We are pleased to have a new handrail installed at the HERC facility that will improve access for our participants who partake in in the Community Recreation programs at this location. Special thanks to the Public Works Maintenance Staff who quickly ordered and installed the handrail, we appreciate their ongoing support for the municipal recreation operations.



July Email Disruption

In late June, disruptions during a maintenance procedure brought down portions of the City's email system. Information Technology staff successfully restored core email services, including email delivery and access through desktop and mobile email applications. However, some features remain unavailable.

The City's technology plan includes migrating email services to Microsoft 365 in this budget year (funding for this effort was approved as part of the mid-biennium operating budget adjustment). After evaluating the effort required to restore non-critical features on the older system, the IT Department has determined that City resources will be better spent by accelerating the planned migration rather than investing additional time and expense into a platform that is scheduled for retirement.

Email services required for normal City operations remain available, and the migration project is expected to provide a more modern and secure service for staff and council alike. While some users will notice service limitations in the interim, the IT team plans to move ahead with planning and migration activities. We will provide updates as we prepare groups to transition to the new service.

City Hall Parking

Over the past few months local business overflow parking into the City Hall parking lot during regular business hours has increased significantly to the point where city staff and city hall customers have limited parking available. I appreciate that this is a public building, however businesses in town are expected to provide adequate parking for their employees and customers and City Hall is expected to do the same. Homer City Code 7.10.030 addresses parking in City parking lots and my plan is to notify neighboring businesses of parking hours at City Hall and consider posting signage for City Hall parking only, if needed.

Fairview Avenue Right-of-Way Clearing

Folks are noticing some clearing that has happened along the Lower Hornaday Trail that runs along Fairview near Campground Road. In the FY26 Capital budget \$15,000 was appropriated for trail improvements that include the Lower Hornaday Trail. The purpose of the clearing was two-fold, partly for right-of-way clearing and partly for the trail construction and long-term maintenance. The trail work will include resurfacing improvements that are like the work done on the Library West Lot, Story, and Lucky Shot Trails. The work is planned go along the existing trail to the area across from Wright Street where the trail curves up toward the upper Hornaday Park area and will be extended to near the intersection of Mullikin Street, providing a much needed pedestrian pathway that will separate pedestrians from traffic.

Informational Meeting for Anyone Considering a Run for City Office

If you are considering whether you might run for City Council or for Mayor, we hope you can make this event on **Wednesday, August 12th at 5:30 p.m.** in the Council Chambers - downstairs at City Hall. Join City Staff and some current and former elected officials to ask your questions about what it's like to be an elected official, how elections work, and more. A zoom recording will be available on the City's website for those not able to join in person.

Attachments:

- July Employee Anniversaries
- Homer Harbor Expansion Report
- OMB Proposed Rule Changes
- Grant Update Memo
- Library Closure Flier



**Considering a run
for elected office?**

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

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





City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue

Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: MAYOR LORD AND CITY COUNCIL

FROM: Andrea Browning

DATE: July 27, 2026

SUBJECT: July Employee Anniversaries

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

Lori Sorrows	Finance	27	Years
Julie Engebretsen	Community Dev.	24	Years
Dave Welty	Public Works	18	Years
David Bernard	Library	15	Years
Jason Hoffman	Public Works	11	Years
Jason Hanenberger	Public Works	7	Years
Owen Meyer	Public Works	5	Years
Ryan Foster	Community Dev.	4	Years
Keith Bohlken	Public Works	3	Years
Bradley Bordner	Police	3	Years
Tom Gilbert	Port	3	Years
Greg Trail	Public Works	3	Years
Mike Scanlon	Police	1	Year



Homer Harbor Expansion General Investigation Update

Item Type: Informational Memorandum
Prepared For: Homer City Council, Port & Harbor Advisory Commission
Date: July 15, 2026
From: Jenny Carroll, Special Projects & Communications Coordinator
Through: Melissa Jacobsen, City Manager

Purpose: This memorandum provides the Homer Harbor Expansion Study monthly written update to Homer City Council per Resolution 23-037.

Update: The U.S. Army Corps of Engineers (USACE) released the Homer Harbor Expansion Draft Feasibility Study on May 22, 2026, opening a 30-day public comment period that closed on June 22, 2026. USACE received 77 comments during this period.

USACE is now organizing the comments into categories by type. These categorized comments will be distributed to Project Delivery Team members according to their areas of responsibility, and the team will evaluate and decide whether any changes are needed to the report or design. USACE will discuss its findings internally. If any comments require the City's input or assistance, USACE will coordinate a discussion with the City.

Although the City does not yet know the full range of comments received, USACE has preliminarily indicated that many commenters requested an extension of the public comment period, which was not possible. Several commenters also raised the need to include parking, which remains a City priority.

Parking was removed from the Tentatively Selected Plan after USACE reviewed geotechnical boring results, which indicated that the dredged material would likely require mixing with additional granular fill before it could be suitable for uplands development. This finding eliminated the option of direct upland disposal to create the parking area, so it was taken out of Alternative 2's 35% design.

The City remains committed to ensuring adequate parking and access to harbor facilities through cost-effective solutions, which can be addressed during local services facilities planning and the pre-construction engineering and design (PED) phase.

The body of the final Feasibility Study Report will include a section summarizing the primary comment categories, and an appendix will contain copies of all comments received.

Additionally, the USACE will be trimming the body of the report down to 100-150 pages. All information in the original draft feasibility report will still be accessible in additional appendices. The City will make the final draft of the report available to the public when it is released.

Outreach and Public Engagement: The City promoted the public comment opportunity widely through the HHE mailing list and website, local press advertisements, radio ads and talk shows, fliers, banners, and public events, including the LSF/Kachemak Gear Shed, Harbor Fest, and a joint Homer City Council and Port and Harbor Advisory Commission meeting.

Study Schedule — Remaining Milestones

- | | |
|--|-------------------|
| • Command Validation Milestone | August 18, 2026 |
| • District Final Report Submitted | November 27, 2026 |
| • Signed Chief's Report (End of Feasibility Study) | March 29, 2027 |

Reporting Transition Plan: With the retirement of Jenny Carroll, the primary staff member responsible for reporting to City Council on the General Investigation, a transition plan is being put in place. Karyn DeCino, the Assistant Special Projects Coordinator will assume this reporting role on a temporary basis until these duties are fully transitioned to a new hire. Given this transition and given that the work on the General Investigation will now largely consist of technical revisions to the draft feasibility report occurring within USACE with limited City action required, we request that the pace of Council reporting be adjusted from monthly to quarterly, with additional updates provided at key project developments and milestones, or the initiation of planning for Local Services Facilities.

Staff Recommendation: Staff requests Council's direction regarding the preferred frequency for future reporting to City Council.



CC-26-xxx

MEMORANDUM

City Manager Report: Grant Update

Item Type: Informational Memorandum
Prepared For: Mayor and City Council
Date: July 31, 2027
From: Jenny Carroll, Special Projects & Communications Coordinator
Through: Melissa Jacobsen, City Manager

This is an informational memo providing a quarterly update on federal and state grant funding requests submitted or in process in support of City of Homer projects. New actions and information since the March 23, 2026 update are marked in green font on the attached chart.

In the past quarter, staff have primarily been engaging federal agencies through kick-off meetings and preparing the groundwork to move the projects toward negotiating grant awards and obligation.

After a six-month delay, the Alaska Division of Homeland Security and Emergency Management recently opened the 2026 State Homeland Security Program for applications. The City applied for funding for three equipment projects as outlined in the attached report.

Finally, I'm pleased to report that Senator Murkowski and Representative Begich forwarded all of the City's Community Designated Spending requests to appropriation subcommittees for review and consideration. We will not know the outcomes for a while. Requests aren't decided on their own schedule — they get folded into subcommittee spending bills, which then have to move through committee, floor votes in both chambers, and a conference/reconciliation process before final passage. On timing, Congress often passes short-term stopgap measures rather than a final budget by the October 1 start of the fiscal year, and full spending bills often aren't finalized until the end of the calendar year or later. Notification then comes from the individual federal agency after enactment, and the funds are eventually awarded as a grant.

Grant Summary - July 27, 2026

Active Projects	Year	TPC	Grant Source	Funds Received	Local Match	Project Leads Support Staff	Notes
Land Conservation - Clean Up							
Kachemak Sponge Peatlands	FY23	\$4,388,791	NOAA Habitat Conservation KBNERRS lead/City partner	\$ 1,171,410	\$0	Julie Engebretsen	Awarded 4/1/2023; UAA accepts award Ord 23-46 Accepts Sub-Grant Award 26.5 acres acquired March 2026 Under contract with KPB for 5 parcels
Bridge Creek Watershed	FY24	\$1,500,000	NOAA Habitat Conservation City lead	\$1,500,000	\$0	Julie Engebretsen	Applied 8/2024 - Reso 24-077 Awarded 10/2025 - Ord 25-62 weather station installation in fall actively negotiatin 160 land acre acquisition
HERC HazMat Assessment/Cleanup	FY25		AK DEC Brownfields Assessment & Cleanup (DBAC) Program	Services only	\$0	Julie Engebretsen Jenny Carroll	Applic submitted 2/2024; HazMat Assessment complete; Draft Analysis of Cleanup Alternatives (ABCA) complete; Public Comment Period April-May 2026; City Council selects ABCA Clean Up Alternative #3 Reso 26-039
Transportation Infrastructure							
Homer All-Ages & Abilities Pedestrian Pathway (HAPP)	FY23	\$3,875,500	Sate of Alaska Transportation Alternatives Program (TAP)	\$3,486,787	\$388,713 Secured (HART)	Jenny Carroll Dan Kort Julie Engebretsen	Applied 2/2023 - Reso 23-011 Award announced 4/2024 ADOT site visit for scope/cost est 10/2025; scope likely only Main St South MOA for project pending
Non-motorized Transportation Planning, Design & Permitting (BUILD grant)	FY25	\$2,050,000	Federal FY25 BUILD Planning Grant	\$2,050,000	\$0	Jenny Carroll Dan Kort Julie Engebretsen	Kickoff meeting with FHWA Jan 20, 2026 Fall 2026 - Likely engagement of project activities Obligation deadline Sept 30, 2029 Expenditure Deadline Sept 30, 2034
Float System 4 Replacement		~\$17,053,846					
	FY24		Denali Commission	\$1,100,000	\$1,105,000	Bryan Hawkins Leon Galbraith	Applied 4/2024 Accepted 3/2025 - Ord 25-17(S) Match secured - Port & Harbor funds
	FY26		FY26 Appropriation - MARAD Port Infrastructure Development Program (PIDP)	\$250,000	\$0	Jenny Carroll Bryan Hawkins	Grant negotiation & obligaton underway
	FY25		PIDP	\$11,240,000	\$4,473,856 pending	Jenny Carroll Bryan Hawkins	Applied 9/2025 - Reso 25-080 Award announced 4/27/2025 Grant obligation work underway Bond or loan for match pending
	FY27		FY26 Appropriation - MARAD Port Infrastructure Development Program (PIDP)	\$200,000	\$0	Jenny Carroll	PENDING. Forwarded by Senator Murkowski to Transportation Appropriations Subcommittee

Grant Summary - July 27, 2026

Active Projects	Year	TPC	Grant Source	Funds Received	Local Match	Project Leads Support Staff	Notes
Water/Sewer Infrastructure							
Raw Water Transmission Main	FY21	\$2,229,333	FEMA Hazard Mitigation Grant Program	\$2,229,333	\$0	Dan Kort Leon Galbraith	Submitted 1/30/2020 Obligated 11/2023 - Ords 23-58, 23-59 & 25-14; Ground breaking 4/2026; Construction/FOL completion 07/2026
A-Frame Water Transmission Main	FY26		AK DEC Clean Water Revolving Loan Fund	\$1,331,882.00	\$0	Dan Kort	Applied 9/2025 - Reso 25-007 100% principal forgiveness on loan Accepted Principal Forgiveness Subsidy Ord 26-02 Jan 27, 2026 Design work underway
	FY26		FY26 Appropriation - EPA Clean Drinking Water	\$937,868.00	\$250,100	Dan Kort Jenny Carroll	Award announced 1/2026; Match from ADEC funds Kick-off meeting July 17, 2026 Grant obligation work pending
IT - Communications							
Cybersecurity Grant	FY23	\$328,934	AK Division of Homeland Security	\$328,934	\$0	Bill Jirsa	Award accepted Ord 24-58; Project 1 of 3 complete. 2 RFPs pending.
Facilities							
Public Library Security Grille	FY26		Rasmuson Foundation	\$19,000	\$0	Dave Berry	Award accepted Ord 25-65 Work to be performed early August 2026
ADA Benches on Harbor Walking Path	CY2024	\$4,613	Kenai Peninsula Borough Commercial Passenger Vessel Tax	\$4,613	\$0	Port & Harbor staff	Award accepted Ord 25-41(A)
Applications Submitted - Award Announcement Pending	Year	Program	Activity Supported	Funds Requested	Local Match	Project Leads Support Staff	Notes
FY27 State Legislative Designated Grant	2026	Commercial Passenger Vessel Tax Fund	TBD; potentially repairs to the Deep Water Dock Mooring Dolphin	Funds Awarded: \$125,000	\$0	Bryan Hawkins Matt Clarke	Project to be identified and award negotiated
Division of Homeland Security and Emergency Management	2026	State Homeland Security Program	Homer Harbor Security Cameras Ramps 1-5	\$300,000.00	\$0	Matt Clarke	Applied 7/13/2026
			HVFD Turn Out Ensembles	\$33,696.00	\$0	Dan Jager	Applied 7/13/2026
			HPD Security Fencing	\$40,676.00	\$0	Michael Scanlon	Applied 7/13/2026
US Department of Interior	2026	Wildland Urban Interface Fire Response	Slip-On Tanker Unit	TBD	\$0	Dan Jager	Applied 3/2026; Anticipated award announcement between May and Sept 2026



City of Homer

www.cityofhomer-ak.gov

Administration

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

June 30, 2026

The Honorable Representative Louise Stutz
State Capitol, Room 216
Juneau, AK 99801

Submitted electronically

Re: City of Homer Comments on OMB Proposed Rule, Regulation for Federal Financial Assistance, 91 Fed. Reg. 32198 (May 29, 2026)

Dear Representative Stutz,

I am writing on behalf of the City of Homer regarding proposed changes to federal grant management rules that you may not yet be aware of, and that could significantly affect projects we work on together with the State and with federal agencies. The Office of Management and Budget has proposed significant revisions to the Uniform Guidance (2 C.F.R. Part 200) — the government-wide framework governing how federal grants are awarded, administered, and terminated. Because of the projects Homer undertakes with the State utilizing federal pass-through awards and formula funds (the Homer All Ages and Abilities Pedestrian Pathway/Transportation Alternative Program and Homer Spit Erosion Mitigation/PROTECT formula funds), these proposed changes would affect not just direct federal grants the City has received, but the full range of collaborative infrastructure work we do across all levels of government.

The City supports OMB's stated goals of accountability, transparency, and sound stewardship of federal funds — goals that reflect how we also operate and the policies we have long had in place to manage federal awards responsibly. At the same time, we have identified several areas where clarification or revision would strengthen implementation and better support local governments. City comments (attached) are based on [Homer City Council Resolution 26-044](#) and have been submitted to the Director of the Office of Management and Budget, as part of the official public comment period open through July 13, 2026.

Key policy concerns with the proposal include its potential impacts on local government administration, transparency, and the stability of federal-local partnerships — particularly that policy alignment becomes a condition of funding and a reason to terminate awards mid-implementation. Policies can change with administrations, subjecting multi-year and multimillion dollars projects to a high degree of risk. When implementing large infrastructure projects, we bond, enter construction contracts, dedicate right-of-way, and hire in reliance on signed awards. A termination standard untethered to recipient performance, and no appeals mechanism turns executed agreements into something that can be unwound for reasons outside our control, and condition changes take effect within 15 days, quite possibly before staff even see them.



City of Homer

www.cityofhomer-ak.gov

Administration

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

The proposed rule would require mandatory pre-issuance review of all discretionary awards by senior political appointees to ensure awards advance current policy priorities — and would reduce the existing merit criteria review to an advisory role, explicitly barring appointees from routinely deferring to it. For a small municipality like Homer, this is a serious concern. We invest meaningful staff time and significant resources preparing competitive grant applications based on published, defined criteria, and we rely on those criteria being the actual basis for award decisions. When merit review becomes advisory, we cannot know whether our applications will be judged on their quality and community benefit or on factors beyond our control — undermining the transparency and equal access that make the competitive grant process worth investing in and potentially diminishing the public benefits these programs were designed to deliver.

Lastly, the proposed regulations introduce heavier administrative burden through loss of fixed amount awards and subawards, additional documentation and justification when recipients use cost-reimbursement or time-and-materials contracts, and requirements to run personnel and contractor pre-payment checks through two federal systems – Do No Pay and Homeland Security’s E-verify program.

We value our strong partnership with the State of Alaska, our congressional delegation, and federal agencies in advancing essential infrastructure, public safety services, and port investments that support our district, the State and federal assets. We work collaboratively across all levels of government on complex, multi-year projects that depend on clear and predictable funding frameworks. We respectfully ask for your support in elevating these concerns and encouraging adoption of revisions that preserve predictability, transparency, and effective federal-state-local partnerships for Alaska communities.

On behalf of Homer City Council and the City Manager, thank you for your attention to this rulemaking and for your support of Alaska’s communities, House District 5 and your potential Senate District C. We welcome the opportunity to discuss our comments or provide any additional information.

Sincerely,

Jenny Carroll, Special Projects & Communications Coordinator

From: [Matt Gruening](#)
To: [Jenny Carroll](#); [Rep. Louise Stutes](#)
Cc: [Melissa Jacobsen](#); [Rachel Lord](#); [Donna Aderhold](#)
Subject: RE: Proposed OMB Rule Changes for Federal Financial Assistance
Date: Monday, July 13, 2026 4:15:02 PM

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

Hey Everyone,

Rep. Stutes also submitted public comments to OMB. There certainly is a lot of legitimate concern from non-profits and local governments in our district, and, like you, we are alarmed by many of the proposed changes. I just wanted to let you know that we are on the ball and engaging with our congressional delegation on this issue.

Sincerely,

Matthew Gruening
Chief of Staff
Office of Rep. Stutes
907-465-3271
907-209-0280

From: Matt Gruening <Matt.Gruening@akleg.gov>
Sent: Friday, July 3, 2026 10:52 AM
To: Jenny Carroll <JCarroll@ci.homer.ak.us>; Rep. Louise Stutes <Rep.Louise.Stutes@akleg.gov>
Cc: Melissa Jacobsen <MJacobsen@ci.homer.ak.us>; Rachel Lord <RachelLord@ci.homer.ak.us>; Donna Aderhold <DonnaAderhold@ci.homer.ak.us>
Subject: RE: Proposed OMB Rule Changes for Federal Financial Assistance

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

Hey Jenny,

Thank you for bringing this to our attention!

We are hearing from local governments and non-profits in our district about this as well. It certainly is concerning and we are currently engaging with our congressional delegation on this. I will be sure this gets in front of Rep. Stutes today.

Thanks again!

Sincerely,

Matthew Gruening
Chief of Staff
Office of Rep. Stutes
907-465-3271
907-209-0280

From: Jenny Carroll <JCarroll@ci.homer.ak.us>

Sent: Tuesday, June 30, 2026 3:27 PM

To: Rep. Louise Stutes <Rep.Louise.Stutes@akleg.gov>

Cc: Melissa Jacobsen <MJacobsen@ci.homer.ak.us>; Rachel Lord <RachelLord@ci.homer.ak.us>;
Donna Aderhold <DonnaAderhold@ci.homer.ak.us>

Subject: Proposed OMB Rule Changes for Federal Financial Assistance

Dear Representative Stutz,

Attached is a letter outlining key areas of concern the City of Homer has regarding the Office of Management and Budget's proposed rule changes to the Uniform Guidance (2 C.F.R. Part 200) for Federal Financial Assistance, along with the City's formal public comments submitted to OMB ahead of the July 13, 2026 comment deadline.

These proposed changes have the potential to significantly affect projects we undertake with the State and federal agencies — including those relying on pass-through awards and formula funds administered by the State of Alaska. We wanted to make you aware, if you weren't, of these proposals that have the potential to affect federal funding in your current House District 5, Senate District C and throughout the State.

Thank you,

Jenny

Jenny Carroll
Special Projects & Communications Coordinator
Public Information Officer
907-435-3101





ATTENTION

Upcoming Building Closure

August 4th – 8th, 2026

Homer Public Library is getting an upgrade!

Contractors will be at the library Tuesday, August 4th through Saturday, August 8th, installing a new security grille at the front entrance. This grille will make the library's meeting room available outside library hours.



Public access is CLOSED while the building is under construction.
During this closure, the following services are still available:

- Staff will remain onsite for regular hours and are available to respond to emails and phone calls.
- Items can be checked out through the curbside pickup station. Call 907-235-3180 for more information.
- Items can be returned to the outside book drop. For oversized items and electronics, please arrange return via curbside pickup.
- WiFi remains available in the parking lot and areas around the building.

Printing and photocopying will not be available, but staff can refer you to other options. Regular library programs will be cancelled until the following week.

We look forward to reopening the building on Monday, August 10!

Normal Hours: Monday, Wednesday, Friday & Saturday 10 AM to 6 PM | Tuesday and Thursday 10 AM to 8 PM

ph: 907-235-3180 | email: circ@ci.homer.ak.us

128

<https://www.cityofhomer-ak.gov/library>



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

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

Memorandum

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

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

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

Wondering about the Barge in the Harbor over the Weekend?

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

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

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



**Considering a run
for elected office?**

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

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



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



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

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

Library's 20 Year Celebration

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

Attachments:

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



Alaska Small Business
Development Center

SBDC UAA BUSINESS ENTERPRISE INSTITUTE

July 23, 2026

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

Dear Homer Community,

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

Advising Hours: 62.0 (152.4)

Clients Advised: 16 (32)

New Businesses Started or Bought: 1 (4)

Jobs Supported: 140 (158)

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

Client Surveys: 100% positive (100% positive)

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

Topics

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

Industries

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

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

Sincerely,

Signed by:

Jared Reynolds

CFE2BCA38DFF4F4...

Jared Reynolds
State Director
Alaska SBDC



KACHEMAK HERITAGE LAND TRUST

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

July 27, 2026

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

Regarding Parcel 18102019 "Louie's Lagoon"

Dear Melissa,

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

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

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

Sincerely,

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





City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

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

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

Winnifred Wade

Police

4 Years



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

July 31, 2026

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

Re: 2026 Second Quarter Homer Surcharge Reconciliation

Dear Commissioners:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Werba", is written over a light blue horizontal line.

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

Enclosures:
Homer Surcharge Reconciliation ending June, 2026

CERTIFICATE OF SERVICE

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

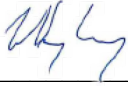
Fiona Yiu
Fiona.yiu@alaska.gov

Jeff Waller
Jeff.waller@alaska.gov

City of Homer Clerks
clerk@cityofhomer-ak.gov

Kachemak City Clerks
kachemak@xyz.net

Kenai Peninsula Borough Clerks
assemblyclerk@kpb.us



Whit Garey
Supervisor, Regulatory Affairs

ENSTAR Natural Gas Company
Homer Line Extension Surcharge
Calculation Example Schedule

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

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

ECONOMIC DEVELOPMENT ADVISORY COMMISSION 2026 Calendar

	AGENDA DEADLINE	MEETING	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS/EVENTS
JANUARY	Wednesday 1/7 5:00 p.m.	Tuesday 1/13 6:00 p.m.	Monday 1/26 6:00 p.m.	• City Mid-Biennium Budget Review/Develop Requests • Land Allocation Plan Review • KPEDD Industry Outlook Forum
FEBRUARY	Wednesday 2/4 5:00 p.m.	Tuesday 2/10 6:00 p.m.	Monday 2/23 6:00 p.m.	• KPC Job Fair
MARCH	Wednesday 3/4 5:00 p.m.	Tuesday 3/10 6:00 p.m.	Monday 3/23 6:00 p.m.	• Clerk Reappointment Notices Sent Out • Update from Public Works Director • KPEDD CEDS Review
APRIL	Wednesday 4/8 5:00 p.m.	Tuesday 4/14 6:00 p.m.	Monday 4/27 6:00 p.m.	• Terms Begin April 1st • Advisory Body Training Worksession
MAY	Wednesday 5/6 5:00 p.m.	Tuesday 5/12 6:00 p.m.	Tuesday 5/26 6:00 p.m.	• Annual Review of Commission's Bylaws • Election of EDC Officers
JUNE	Wednesday 6/3 5:00 p.m.	Tuesday 6/9 6:00 p.m.	Monday 6/22 6:00 p.m.	• Comprehensive Plan Review
JULY	No Regular Meeting			
AUGUST	Wednesday 8/5 5:00 p.m.	Tuesday 8/11 6:00 p.m.	Monday 8/24 6:00 p.m.	• Capital Improvement Plan Review • Update from Public Works Director
SEPTEMBER	Wednesday 9/2 5:00 p.m.	Tuesday 9/08 6:00 p.m.	Monday 9/21 6:00 p.m.	• Workforce Development Speaker
OCTOBER	Wednesday 10/7 5:00 p.m.	Tuesday 10/13 6:00 p.m.	Monday 10/26 6:00 p.m.	• Annual Review of EDC's Strategic Plan/Goals & BR&E
NOVEMBER	Wednesday 11/4 5:00 p.m.	Tuesday 11/10 6:00 p.m.	Monday 11/23 6:00 p.m.	• Chamber's Annual Presentation to EDC • Approve Meeting Schedule for Upcoming Year
DECEMBER	No Regular Meeting			

*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports. If you are unable to attend your assigned meeting to give a report in person, you can submit a written report to the Clerk's office for inclusion in the Council packet.