



# Agenda

## City Council Regular Meeting

Monday, September 11, 2023 at 6:00 PM

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

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### Homer City Hall

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

### Zoom Webinar ID: 205 093 973 Password: 610853

<https://cityofhomer.zoom.us>  
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### CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

### MAYORAL PROCLAMATIONS AND RECOGNITIONS

### PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

### RECONSIDERATION

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

- a. Homer City Council Unapproved Regular Meeting Minutes of August 28, 2023. City Clerk. Recommend adoption.
- b. Memorandum CC-23-200 from City Clerk re: Liquor License Designation Permit for The Alibi. Recommend approval.
- c. Memorandum CC-23-201 from City Clerk re: Retail Marijuana Store License Renewal for Uncle Herbs. Recommend approval.
- d. Resolution 23-089, A Resolution of the City Council of Homer, Alaska Approving a Task Order for Geovera, LLC in the Amount of \$25,000 for Survey and Platting Services Related to the Kachemak Sponge Green Infrastructure Storm Water Management Project and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-23-202 from Public Works Director as backup.

- e. Resolution 23-090, A Resolution of the City Council of Homer, Alaska Approving a Task Order with Kinney Engineering, LLC in the Amount of \$60,000 for the Design of Svedlund Avenue

Sidewalk from Pioneer Avenue to Fairview Avenue. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-23-203 from Public Works Director as backup.

- [f.](#) Resolution 23-091, A Resolution of the City Council of Homer, Alaska Approving a Task Order to Bishop Engineering in the Amount of \$23,000 for Wetland Delineation Services Related to the Kachemak Sponge Green Infrastructure Storm Water Management Project and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Memorandum CC-23-204 from Public Works Director as backup.

- [g.](#) Resolution 23-092, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Apply for an Alaska Department of Environmental Conservation (ADEC) FY24 State Revolving Loan Fund Loan for the A-Frame Water Transmission Line Project. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-23-205 from Public Works Director as backup.

## **VISITORS**

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

- a. Worksession Report
- b. Committee of the Whole Report
- c. Mayor's Report
- d. Borough Report
- e. Planning Commission
- f. Americans with Disabilities Act Advisory Board

### **PUBLIC HEARING(S)**

- [a.](#) Tasmania Water and Sewer Special Assessment District Final Assessment Roll

Memorandum CC-23-210 & 211 from Public Works Director as backup

Memorandum CC-23-212 & 213 from City Clerk as backup

### **ORDINANCE(S)**

- [a.](#) Ordinance 23-50, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Operating Budget by Appropriating \$10,000 from the General Fund Unassigned Fund Balance to Fund Part of the Homer Small Business Advisor Position for the Alaska Small Business Development Center. Venuti/Erickson. Recommended dates Introduction September 11, 2023 Public Hearing and Second Reading September 25, 2023.

Memorandum CC-23-206 from Economic Manager as backup.

**CITY MANAGER'S REPORT**

- a. City Manager's Report

**PENDING BUSINESS**

**NEW BUSINESS**

**RESOLUTIONS**

- a. Resolution 23-093, A Resolution of the City Council of Homer, Alaska Adopting the 2024-2029 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2025. Mayor and City Council.

Memorandum CC-23-207 from Special Projects & Communications Coordinator as backup.

- b. Resolution 23-094, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Apply for an Alaska Department of Environmental Conservation (ADEC) FY24 State Revolving Loan Fund Loan for the Water Master Plan Update. City Manager/Public Works Director.

Memorandum CC-23-208 from Public Works Director as backup.

- c. Resolution 23-095, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Apply for an Alaska Department of Environmental Conservation (ADEC) FY24 State Revolving Loan Fund Loan for the Waste Water Master Plan Update. City Manager/Public Works Director.

Memorandum CC-23-209 from Public Works Director as backup.

**COMMENTS OF THE AUDIENCE**

**COMMENTS OF THE CITY ATTORNEY**

**COMMENTS OF THE CITY CLERK**

**COMMENTS OF THE CITY MANAGER**

**COMMENTS OF THE MAYOR**

**COMMENTS OF THE CITY COUNCIL**

**ADJOURNMENT**

Next Regular Meeting is Monday, September 25, 2023 at 6:00 p.m., Work Session at 4:00 p.m. and Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 23-17 a Regular Meeting of the City Council of Homer, Alaska was called to order on August 28, 2023 by Mayor Ken Castner at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

**PRESENT:** COUNCILMEMBERS ADERHOLD, DAVIS, ERICKSON, HANSEN, LORD, VENUTI

**STAFF:** CITY MANAGER DUMOUCHEL  
CITY CLERK JACOBSEN  
LIBRARY DIRECTOR BERRY  
SPECIAL PROJECTS AND COMMUNICATIONS COORDINATOR CARROLL  
ECONOMIC DEVELOPMENT MANAGER ENGBRETSSEN  
CITY PLANNER FOSTER  
PUBLIC WORKS DIRECTOR KEISER  
CITY ATTORNEY GATTI

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

Mayor Castner announced the supplemental items: **Consent Agenda** Resolution 23-083(S) and (S-2), A Resolution of the City Council of Homer, Alaska Providing Comments on the Alaska Department of Transportation and Public Facilities 2024-2027 Statewide Transportation Improvement Program. Aderhold/**Davis/Erickson**, and Memorandum CC-23-199 from Council Member Aderhold as backup; Resolution 23-082, A Resolution of the City Council of Homer, Alaska Adopting the Revised Homer Public Library Policies and Procedures. City Manager. Library Advisory Board minutes excerpt as backup; **Public Hearings** Ordinance 23-21(S)(A), An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Section 22.10.050 to Specify that Preliminary Plats Approved by the City Shall Include all Development Commitments Made to the City. Davis/Erickson. Planning Commission minutes excerpt as backup; Ordinance 23-40, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Sections 21.12 Rural Residential District; 21.14 Urban Residential District; 21.18 Central Business District; 21.24 General Commercial 1 District; 21.26 General Commercial 2 District Regarding Conditional Uses in each District. Lord/Mayor. Planning Commission minutes excerpt as backup; and Ordinance 23-48, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Title 20 Animals. Lord. Memorandum CC-23-198 from Council Member Lord as backup.

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

**MAYORAL PROCLAMATIONS AND RECOGNITIONS**

## **PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA**

Camille Johnson, Homer Trails Alliance Board Member, commented in support Resolution 23-083(S) to include the stronger language recommending a pedestrian underpass access to the Diamond Creek area of the Sterling Highway Project.

Daisy Walker thanked Council for considering her for the student representative seat on the Parks Art Recreation and Culture Advisory Commission.

Robert Archibald, Kachemak Bay State Park Citizen Advisory Board Chair, commented on behalf of the board in support of Resolution 23-083(S-2) and their comments to ADOT regarding non-motorized pedestrian underpass to facilitate a safe recreation corridor between the Diamond Creek Recreation site and the recreation lands on the east side of the highway.

Ingrid Harrald, Parks Art Recreation and Culture Advisory Commissioner, commented in support of Resolution 23-088 regarding the Karen Hornaday Park Plan. The Commission has been prioritizing the park for many years without much forward momentum, and they support any forward momentum from Council. They look forward to being part of any consulting that happens if this goes through.

Pat Case, city resident, cautioned in any new construction at Karen Hornaday Park to ensure there is an inspector to certify all construction is done according to ADA compliance this time. He concurred with an early comment that a lot of the things that come through are vague and hard to comment on.

Lacy Velsko, Port and Harbor Advisory Commissioner, reported the Commissions support of the large vessel haul out and the wood grid repair projects on the Capital Improvement Plan. She shared the benefits of the wood grid to vessel owners and that it could use power and lighting. The Commission also discussed an ADA ramp at the harbor and agreed they need more information to make a decision.

Bruce Friend, Port and Harbor Advisory Commissioner, added they had a presentation from HDR regarding their communications plan for the Homer Harbor Expansion Project and the Commission felt the proposal didn't address what they felt the public needed, it needs to be broadened.

## **RECONSIDERATION**

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

- a. Homer City Council Unapproved Regular Meeting Minutes of August 14, 2023. City Clerk. Recommend Adoption.
- b. Memorandum CC-23-185 from Mayor Re: Appointment of Daisy Walker to Parks Art Recreation and Culture Advisory Commission. Recommend Approval.

- c. Memorandum CC-23-186 from City Clerk Re: Liquor License Transfers for The Grog Shop, Homer Liquor and Wine, Patel's, Patel's 2, and Rum Locker. Recommend Approval.
- d. Resolution 23-080, A Resolution of the City Council of Homer, Alaska Approving a Sublease Assignment at the Homer Airport Terminal to Sterling Airways DBA Aleutian Airways, an Alaska Corporation for a 3 Year Sublease with Option for (2) Nine Month Extensions and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum CC-23-187 from Port Director as backup.

- e. Resolution 23-081, A Resolution of the City Council of Homer, Alaska Amending the Economic Development Advisory Commission Bylaws by Amending Article V. City Staff Roles and Article VI. Meetings. City Clerk. Recommend adoption.
- f. Resolution 23-082, A Resolution of the City Council of Homer, Alaska Adopting the Revised Homer Public Library Policies and Procedures. City Manager. Recommend adoption.

Memorandum CC-23-188 from Library Director as backup.

- g. Resolution 23-083, A Resolution of the City Council of Homer, Alaska Providing Comments on the Alaska Department of Transportation and Public Facilities 2024-2027 Statewide Transportation Improvement Program. Aderhold. Recommend adoption.

Memorandum CC-23-189 from Council Member Aderhold as backup.

Moved to Resolutions a. Davis.

- h. Resolution 23-084, A Resolution of the City Council of Homer, Alaska Awarding a Contract to East Road Services, Inc. in the Amount of \$27,267 to Upgrade the East Fairview Avenue Trail and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-23-190 from the Public Works Director as backup.

- i. Resolution 23-085, A Resolution of the City Council of Homer, Alaska Awarding a Contract to East Road Services, Inc. in the Amount of \$15,456 to Complete the Lee Avenue Trail and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-23-191 from the Public Works Director as backup.

- j. Resolution 23-086, A Resolution of the City Council of Homer, Alaska Awarding a Contract to HDR Engineering, Inc in the amount of \$15,061 to Assist with the Procurement of Membrane

Filter Trains for the Water Treatment Plant and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Memorandum CC-23-192 from the Public Works Director as backup.

- k. Resolution 23-087, A Resolution of the City Council of Homer, Alaska Awarding a Contract to East Road Services, Inc. in the Amount of \$14,444 to Upgrade the Storybook Trail and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-23-193 from the Public Works Director as backup.

- l. Resolution 23-088, A Resolution of the City Council of Homer, Alaska Awarding the Design Services Contract for the Karen Hornaday Park Master Plan to Corvus Design, Inc. in the Amount of \$39,945 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum CC-23-194 from Associate Planner as backup.

Item g. moved to Resolutions item a. Davis.

City Clerk Jacobsen read the consent agenda and recommendations.

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

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

## **VISITORS**

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

- a. Worksession Report

City Manager Dumochel reported Special Projects and Communications Coordinator Carroll provided an overview of the draft 2024-2029 Capital Improvement Plan and requested Mayor and Council Members submit their top 8 priorities by next week.

- b. Committee of the Whole Report

Council Member Aderhold reported Council discussed Resolution 23-080 and Aleutian Airways lease, Resolution 23-082 adopting the revised library policies, and Resolution 23-088 and the Karen

Hornaday Park Master Plan. They discussed the need for more consistent information related to awarding contracts, and heard a presentation from Fire Chief Kirko on wildland fire awareness.

c. Mayor's Report

Mayor Castner commented Department of Transportation Commissioner Anderson was in town a few weeks ago and learned a lot about our needs. Mayor encouraged listeners to submit public comments on including Kachemak Drive in the Statewide Transportation Improvement Program (STIP) by September 3<sup>rd</sup>.

d. Borough Report

Kenai Peninsula Borough Assembly Member Lane Chesley reported the Assembly will be meeting here on September 19<sup>th</sup> and will be hearing a Homer Harbor Expansion Project update from Port Director Hawkins. Borough Administration commented regarding Homer's Ordinance 23-21(S)(A) and platting matters and Planning Director Robert Ruffner supports Council postponing this to September 25<sup>th</sup> so he and legal can review the final ordinance since the Borough code is controlling and city code is advisory related to platting. The Assembly will hold the first public hearing on the materials sight ordinance and shared statistics on work the committee completed in the process.

e. Library Advisory Board

Library Advisory Board Chair Kate Finn commented the Board held a work session in July on the Libraries Policies and Procedures update. At their August meeting, they approved the policies and procedures, expressed support of the creation of a Library Department, and made their recommendations on the Capital Improvement Plan. She noted the new library projects to replace the library siding, a sliding gate at the main entrance, and engineering analysis of a remodel. She reviewed the Summer Reading Program statistics.

f. Planning Commission

i. Planning Commission Written Report

g. Economic Development Advisory Commission

Economic Development Advisory Chair Karin Marks provided an overview of the on the Commission's discussion of Ordinance 23-40 at their last meeting. It was their first time working through a zoning ordinance and they did not reach consensus on their decisions. They did have consensus that the zones listed in the ordinance should not be treated the same for this kind of change.

h. Parks Art Recreation and Culture Advisory Commission

Parks Art Recreation and Culture Advisory Commissioner Ingrid Harrald thanked Council for appointing Daisy Walker as student representative to the Commission. At their last meeting they had a presentation from Patricia Relay, Executive Director of the Pratt Museum, about their future plans. The Commission discussed a donation for an art sculpture for the Baycrest Garden and will have



further discussion on differences between art donations versus a memorial. They reviewed and provided recommendations for the Capital Improvement Plan, and discussed the 40<sup>th</sup> anniversary of the Sister City relationship with Teshio, Japan. She encouraged Chairs be invited to the work session on Ordinance 23-49, and touched on Community Recreation updates.

i. Port and Harbor Advisory Commission

Port and Harbor Advisory Commissioner Lacy Velsko reported on the Commission's discussion of the Capital Improvement Plan, and the Communications Plan proposal from HDR.

j. Alaska Municipal League Summer Conference Reports

Written reports from Council Members Aderhold and Venuti were included in the packet and City Manager Dumouchel provided a brief overview of events at the request of the Mayor.

**PUBLIC HEARING(S)**

- a. Ordinance 23-21(S)(A), An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Section 22.10.050 to Specify that Preliminary Plats Approved by the City Shall Include all Development Commitments Made to the City. Davis/Erickson. Introduction April 10, 2023 and Refer to Planning Commission, Public Hearing and Second Reading August 28, 2023.

Memorandum CC-23-195 from City Planner as backup.

Mayor Castner opened the public hearing.

Scott Adams, city resident, commented regarding the Planning Commissions discussion at their last meeting and appearing unsure about what they were supposed to be addressing. He encouraged that sidewalks should be included in subdivisions.

There were no further comments and the hearing was closed.

Mayor Castner announced the motion on the floor from June 26<sup>th</sup> to adopt Ordinance 23-21(S)(A) by reading of title only for second and final reading, and opened the floor to discussion.

Council Member Davis shared his appreciation that the Borough Planner is interested in weighing in, and noted the Commission's request to postpone so they can consider it further.

DAVIS/ERICKSON MOVED TO POSTPONE CONSIDERATION OF ORDINANCE 23-21(S)(A) UNTIL THEIR REGULAR MEETING ON SEPTEMBER 25<sup>TH</sup> SO THE PLANNING COMMISSION WILL HAVE ADDITIONAL TIME TO DRAFT AND DISCUSS THEIR COMMENTS.

Council Member Lord asked that during the postponement there's also a review by the Borough Planning Department.

There was brief discussion confirming the Planning Commission has the materials they need, but they just need more time to review and discuss before making any recommendations.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- b. Ordinance 23-40, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Sections 21.12 Rural Residential District; 21.14 Urban Residential District; 21.18 Central Business District; 21.24 General Commercial 1 District; 21.26 General Commercial 2 District Regarding Conditional Uses in each District. Lord/Mayor Recommend Introduction June 12, 2023, referred to Planning Commission, Public Hearing and Second Reading August 28, 2023.

Memorandum CC-23-196 from City Planner as backup.

Memorandum CC-23-197 from Economic Development Manager as backup.

Mayor Castner opened the public hearing.

Scott Adams, city resident, commented regarding a rezone that happened a year ago because they wanted to encourage additional buildings on a lot to help with housing needs. This step back makes some people shake their heads because they spoke against it and it still passed and now is being pushed in the other direction.

Karin Marks, city resident, small business owner, and property owner in the Central Business District, commented commercial zones are different and supports removing the commercial districts from the Ordinance 23-40.

Mel Kim commented his desire for Council to develop in a way that's sustainable and also address the housing needs in our community. Most rentals go for an amount that requires a person to make at least \$27 per hour, and most places don't pay that much.

Pat Case, city resident, commented about the negative impacts of single use zoning to a community's downtown core business and neighborhoods. It's important to have diversity in the downtown to promote business, inclusiveness, and many things that are healthy.

Rika Mouw, city resident, commented in support of Ordinance 23-40 so the conditional use permit (CUP) process is in place for each district. She supports multi-use but feels CUP's need to be part of that process.

There were no further comments and the hearing was closed.

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 23-40 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Council Member Lord explained her motivation to bring this forward based on people’s concerns of the removal of the CUP process for increased density across zoning districts. She supports multi-use zoning, considering how development impacts other people’s quality of life and land values, and the opportunity for the community and neighbors to participate in the conversation.

Mayor Castner added the original goal was to remove CUP requirements on matters that have been regularly permitted without conditions, and shifting them to permitted use. He highlighted the benefit of the CUP process and opportunity for public review when increasing density.

At the request of Council, City Planner Foster commented there have been some zoning permits that were impacted by Ordinance 22-68(A), but he hasn’t done any analysis of how many or the impacts. He explained the internal process for issuing a zoning permit by the Planning Department and the requirement that the permit be displayed at the construction site, compared to a conditional use permit that requires a public hearing and the ability for the Commission to impose conditions on the permit. He also provided an overview of circumstances that would trigger a CUP in the districts and noted lot size requirements may prohibit four structures, there may only be room to permit two. Lastly he reviewed the information in the packet that included summary of their work session discussions and confirmed at their last meeting they unanimously supported Ordinance 23-40 for all seven zoning districts.

Council Member Davis shared his objection to the ordinance based of his awareness of how hard it is for people moving here to find a place to live. He added that the original ordinance gave property owners more freedom to do what they want on their property, which seems less egregious than to have a system in place for a year and change it immediately with adoption of this ordinance. If this is adopted tonight he feels the effective date should be extended, and that the Planning Commission should weigh in on how it should be rolled out.

City Attorney Gatti reminded Council of the pending litigation regarding Ordinance 22-68(A). With respect to whether Council can change something they’ve adopted previously, they’re the legislative body with authority to do so.

DAVIS/ADERHOLD MOVED TO AMEND RESTORING PERMITTED USES CURRENTLY LINED OUT IN THE CENTRAL BUSINESS DISTRICT, GENERAL COMMERCIAL 1, GENERAL COMMERCIAL 2, RESIDENTIAL OFFICE DISTRICT, AND URBAN RESIDENTIAL DISTRICT, AND ADDING THE PHRASE “PROVIDED THAT NO MORE THAN ONE OF THE FOUR UNITS AT A TIME SHALL BE OPERATED AS A SHORT TERM RENTAL”.

Council Member Davis explained he left out Rural Residential because he understands the value of the rural setting they live in and many are on septic systems that wouldn’t lend themselves to multiple units. The Gateway District is the beautiful entry to our town and lack of apparent sprawl is an asset that we should value.

Council Member Lord expressed concern of the language regarding short term rentals and due to lack of code related to them.

VOTE (amendment): YES: ADERHOLD, LORD, DAVIS  
NO: VENUTI, ERICKSON, HANSEN

Motion failed.

There was no further discussion on the main motion.

VOTE (main motion): YES: LORD, VENUTI, ERICKSON  
NO: ADERHOLD, HANSEN, DAVIS

Mayor Castner voted yes to break the tie.

Motion carried.

- c. Ordinance 23-48, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Title 20 Animals. Lord. Introduction August 14, 2023, Public Hearing and Second Reading August 28, 2023.

Mayor Castner opened the public hearing.

Robert Archibald, city resident, commented in support of Ordinance 23-48. He appreciates the enforcement language and sees the need for more public education.

LORD/VENUTI MOVED TO ADOPT ORDINANCE 23-48 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Council Member Lord thanked Shelter Manager Jillian Rogers and her staff, Chief Robl and Lt. Browning, and the City Clerk for collaborating on this ordinance, and agrees education is important.

LORD/ADERHOLD MOVED TO AMEND SECTION 20.08.010 (C) LINE 109 ADD THE WORD HUMANELY BEFORE DESTROY TO READ AS FOLLOWS: C. THE ANIMAL CONTROL OFFICER ~~OR A PEACE OFFICER~~ MAY CAPTURE OR **HUMANELY** DESTROY BY ANY MEANS AN ANIMAL AT LARGE THAT PRESENTS AN IMMEDIATE THREAT TO PUBLIC SAFETY.

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

LORD/VENUTI MOVED TO AMEND SECTION 20.08.050 (I). LINE 261 RETAIN THE WORD “REASONABLE” AND STRIKE AN, TO READ AS FOLLOWS: I. NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION, THE ANIMAL CONTROL OFFICER, ~~A PEACE OFFICER~~ OR A LICENSED VETERINARIAN MAY HUMANELY EUTHANIZE AN ANIMAL THAT IN THAT PERSON’S OPINION IS SO SERIOUSLY ILL OR INJURED THAT MEDICAL TREATMENT WOULD NEEDLESSLY PROLONG THE ANIMAL’S SUFFERING; ~~PROVIDED, THAT IF~~ THE ANIMAL BEARS IDENTIFICATION OF OWNERSHIP, THE ANIMAL CONTROL OFFICER, ~~LAW ENFORCEMENT OFFICER~~ OR LICENSED VETERINARIAN FIRST SHALL MAKE A REASONABLE ~~AN~~ EFFORT TO ~~INFORM~~ **CONTACT** THE OWNER OF THE ANIMAL’S CONDITION AND OBTAIN THE OWNER’S CONSENT TO **BEFORE** EUTHANIZING THE ANIMAL.

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

LORD/VENUTI MOVED TO AMEND SECTION 20.20.010 (B) STRIKE NEW LANGUAGE STARTING ON LINE 450 AND REPLACE WITH: **B. NO PERSON MAY PERMIT ANY DOG TO HABITUALLY ANNOY ANY ANIMAL OR BIRD EITHER DOMESTIC OR WILD. ANY DOG THAT EVINCES A DISPOSITION WHICH MAKES IT LIKELY THAT IT WILL WITHOUT PROVOCATION BITE AN ANIMAL OR FOWL, WILL BE CONSIDERED A VICIOUS ANIMAL SUBJECT TO THE PROVISIONS OF 20.20.030.**

**NO PERSON MAY PERMIT ANY DOG TO HABITUALLY ANNOY ANY ANIMAL OR BIRD EITHER DOMESTIC OR WILD. ANY DOG THAT HABITUALLY ENGAGES IN THIS BEHAVIOR WILL BE CONSIDERED A VICIOUS ANIMAL AND SUBJECT TO THE PROVISIONS OF 20.20.030 (A) & (D).**

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

LORD/ADERHOLD MOVED TO AMEND THE FINE SCHEDULE TABLE THAT STARTS AT LINE 765, NUISANCE ANIMALS TO STRIKE THE WORDS “THREE OR MORE PRIOR CONVICTIONS SHALL BE PUNISHABLE BY A FINE OF”

Council Member Lord noted this was brought up in public testimony at Committee of the Whole, and she confirmed with Ms. Rogers that a person doesn’t have to break the rules three times in order to get fined.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion on the main motion as amended.

VOTE (main motion as amended): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

## **ORDINANCE(S)**

### **CITY MANAGER'S REPORT**

a. City Manager's Report

City Manager Dumouchel noted his report in the packet and highlighted his memorandum granting the City Planner, Volunteer Fire Chief, City Engineer, and Public Works Director the authority to enforce elements of HCC Chapter 5.16, Nuisance Abatement. He also shared that the draft Transportation Plan is available for public review and input, and a significant increased dog poop in City parks, encouraging that people clean up after their pets.

There was discussion regarding the termination of the GovOS contract for short term rental tracking and looking at what other communities are doing regarding short term rental code and enforcement.

It was request to have updates on the Comp Plan and Title 21 re-write that was approved in the capital budget and the Harbor Expansion Project.

Mayor Castner expressed his continued and growing frustration that last year's audit isn't completed yet, and Council Member Lord asked for a summary of what the issues are, a comparative on the turnaround time for audits on the peninsula and other municipalities our size and Kodiak, and what possible remedies are available.

## **PENDING BUSINESS**

## **NEW BUSINESS**

## **RESOLUTIONS**

- a. Resolution 23-083, A Resolution of the City Council of Homer, Alaska Providing Comments on the Alaska Department of Transportation and Public Facilities 2024-2027 Statewide Transportation Improvement Program. Aderhold.

Memorandum CC-23-189 from Council Member Aderhold as backup.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 23-083 BY READING OF TITLE ONLY.

DAVIS/ADERHOLD MOVED TO SUBSTITUTE RESOLUTION 23-083(S-2) FOR 23-083.

Council Member Aderhold recommended voting the substitute down and amending the original resolution to address the enlarged culvert at Diamond Creek. She explained the new language proposed in the substitute is in the wrong section, this is part of an existing project and should be add as a bullet at line 229 of Resolution 23-083. She provided back ground on the development of the resolution and how the comments from the resolution are input into the public comment portal in a specific way based on the project.

Council Member Davis commented in support of the substitute and shared his perspective of the significance of keeping the language as is and at the beginning of the document.

There were other comments on both sides of the discussion.

VOTE (substitution): NO: ADERHOLD, LORD, DAVIS, HANSEN, ERICKSON, VENUTI

Motion failed.

Council Member Aderhold reviewed her process for developing Resolution 23-083 and nuances of drafting the recommendations to be uploaded into the comment portal.

ADERHOLD/LORD MOVED TO AMEND LINE 215 TO ADD:

**o Both the Alaska State Park’s Diamond Creek Recreation site west of the Sterling Highway, and the City of Homer’s Diamond Creek Recreation Area east of the highway, are heavily used by visitors and residents alike.**

**o With work scheduled to commence soon on a project to widen the highway to accommodate a northbound left-turn lane, the construction of a safe pedestrian crossing between the two areas is more critical and timely than ever, and the City of Homer joins many other individuals and organizations in urging DOT&PF to update its plans to incorporate this improvement.**

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ADERHOLD/LORD MOVED TO AMEND AFTER LINE 125 ADD

- **Include City of Homer Wayfinding recommendations in signage replacement. The City adopted a Wayfinding plan in 2022. This plan includes several changes to DOT signage to better assist the traveling public in finding their way around the community. The City requests DOT assistance in installing vehicle signage in accordance with the attached plan.**

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

LORD/ADERHOLD MOVED TO AMEND TO ADD AFTER LINE 96 TO ADD INSTALL A TURN LANE ON THE STERLING HIGHWAY AT SOUNDVIEW AVENUE TO IMPROVE SAFETY WITH TRAFFIC FROM WEST HOMER ELEMENTARY SCHOOL.

There was brief discussion in support of including this language.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

DAVIS/ADERHOLD TO AMEND LINE 51 TO ADD FEDERAL BEFORE FUNDING SECURED.

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion on the main motion as amended.

VOTE (main motion as amended): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **COMMENTS OF THE AUDIENCE**

Robert Archibald, city resident, suggested confirming whether Soundview is in the area of Sterling Highway mile post 157 to 169, and thanked Council for the work they do.

Wayne Aderhold, city resident, commented regarding constructive conversations with the Police Department on bicycles on the road that have happened since he brought it up at a recent council meeting.

Tom Zitzmann, city resident, thanked the Mayor for his comments regarding the audit. He explained in his experience a late delivery of an audit report could be the capacity of the state public accounting firms, the negotiated fee, or the condition of the books and records of the entity being audited. In his experience as an auditor of financial statements a delay such as this is due to the condition of the entities books and records. He added concerns of the lack of books and records to substantiate the statements the Port & Harbor is in good shape related to the expansion project.



Camille Johnson thanked Council for their work and working together with other organizations.

Pat Case, city resident, thanked Council for their work in making Homer a more active and walkable community. He shared regarding the older population base on the Kenai Peninsula and #1 cause of death in the area is heart disease. It's important to get our community out walking. He hopes to have his walkability report ready to share with Council by their September 25<sup>th</sup> meeting.

Scott Adams, city resident, shared his appreciation for the comments they're bringing forward to DOT and encouraged adding reduced speed limits to 25 mph out East Road past Paul Banks and moving the school zone sign past Blackwell's business. He supports the Soundview improvement at West Homer. He thinks the storm drain management plan is great, but there needs to be measures to control the storm water and he'd like to see a storm drain system come in. He shared concern of the area at the Spit Road and Kachemak Drive, noting the potential development there. He also noted the kennel language in Title 20 doesn't address the size or number of animals, and the need for short term rental language in city code.

#### **COMMENTS OF THE CITY ATTORNEY**

Attorney Gatti had no comments.

#### **COMMENTS OF THE CITY CLERK**

City Clerk Jacobsen commented about voter registration and Student Representative Seats on Boards and Commissions.

#### **COMMENTS OF THE CITY MANAGER**

City Manager Dumouchel had no comments.

#### **COMMENTS OF THE MAYOR**

Mayor Castner apologized for earlier comments to Council Member Aderhold about asking questions during reports. He commented the movie Openheimer is playing and he took part in the planting of a cutting from the Peace Tree at the library on the anniversary of the dropping of the atomic bomb on Hiroshima. There are a lot of public meetings coming up and he hopes people tune in. He encouraged every kid should see the production of Hamilton in Anchorage, and he shared his support of implementing city business licenses.

#### **COMMENTS OF THE CITY COUNCIL**

Council Member Hansen had no comments.

Council Member Erickson thanked Council Member Aderhold for her work on Resolution 23-083 and Council Member Davis for the additional information. She shared about a meeting with Billy Day to go over the trails alliance map and encouraged listeners to take a look at it and realize the significance

of combining the trail systems. The Caribou Lake trail has made it through the first phase and trail rehabilitation will start after moose hunting season.

Council Member Davis had no comments.

Council Member Aderhold shared she welcomed the Cook Inlet Regional Citizens Advisory Council on behalf of the Mayor and highlighted sessions she attended on the Kasitsna Bay Lab and about oil spill preparedness in arctic environments, including a flame throwing jet ski. They have a recertification coming up with the Coast Guard and hopes Council can submit a letter of support for that. She also encouraged seeing Hamilton and the Pier 1.0 musical here in Homer.

Council Member Venuti thanked Council Member Aderhold for her work on Resolution 23-083, and thanked everyone for their public comments. She noted KBBI Reading Behind the Lines and the book *How Big Things get Done*. She shared about classes underway at the college and that Covid is still happening, and encouraged everyone to check that their headlights are working.

Council Member Lord also encouraged seeing Hamilton, thanked Council Member Aderhold for her work on Resolution 23-083, and advised that she will miss the next meeting.

**ADJOURN**

There being no further business to come before the Council Mayor Castner adjourned the meeting at 9:14 p.m. The next Regular Meeting is Monday, September 11, 2023 at 6:00 p.m., Work Session at 4:00 p.m. and Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

\_\_\_\_\_  
Melissa Jacobsen, MMC, City Clerk

Approved: \_\_\_\_\_



# MEMORANDUM

---

## Liquor License Designation Permit for The Alibi

**Item Type:** Action Memorandum  
**Prepared For:** Mayor Castner and Homer City Council  
**Date:** 8 September 2023  
**From:** Melissa Jacobsen, MMC, City Clerk

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

License Type: Beverage Dispensary  
License #: 98  
DBA Name: The Alibi  
Service Location: 435 E Pioneer Ave., Homer, AK 99603  
Licensee: Mix Rocks, LLC  
Contact Person: Megan Palma

### Recommendation:

Voice non-objection and approval for the Liquor License Designation Permit

### Attachments:

AMCO Application  
City of Homer Police Non-Objection



Alaska Alcoholic Beverage Control Board

**Form AB-03: Restaurant Designation Permit Application**

AMCO

AUG 16 2023

**Why is this form needed?**

A restaurant designation permit application is required for a licensee desiring designation under 3 AAC 304.715 – 3 AAC 304.795 as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049. Designation will be granted only to a holder of a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license, and only if the requirements of 3 AAC 304.305, 3 AAC 304.725, and 3 AAC 304.745, as applicable, are met. A menu or expected menu listing the meals, including entrées prepared on-site and offered to patrons, and copy of the DEC Food Service Permit (or corresponding DHHS documentation for licenses located in the Municipality of Anchorage) must accompany this form. Applicants should review AS 04.16.049 – AS 04.16.052 and 3 AAC 304.715 – 3 AAC 304.795. All fields of this form must be completed. The required \$50 permit fee may be made by credit card, check, or money order.

**Section 1 – Establishment Information**

Enter information for licensed establishment.

Licensee:	Mix Rocks, LLC				
License Type:	Beverage Dispensary	License Number:	98		
Doing Business As:	The Alibi				
Premises Address:	453 E Pioneer				
City:	Homer	State:	AK	ZIP:	99603
Contact Name:	Megan Palma	Contact Phone:	9073621076		

**Section 2 – Type of Designation Requested**

This application is for the request of designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

- Dining after standard closing hours: AS 04.16.010(c)
- Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)
- Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)
- Employment for any persons under 21 years of age: AS 04.16.049(c)  
 NOTE: Under AS 04.16.049(d), a Department of Labor and Workforce Development work permit is not required to employ a person 18 - 20 years of age.

OFFICE USE ONLY	
Transaction #:	100597046
Initials:	



# Form AB-03: Restaurant Designation Permit Application

## Section 3 – Minor Access

Review AS 04.16.049(a)(2); AS 04.16.049(a)(3); AS 04.16.049(c)

List where within the premises minors are anticipated to have access in the course of either dining or employment as designated in Section 2. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

Minor employees will have access to the kitchen (Dishpit) and main dining area (Hostess Stand).  
Minor diners will have access to the main dining area.

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

We operate as a full service restaurant with table service. Our sales are currently 75% food and 25% liquor. All diners are carded at the table when alcohol is ordered. Servers will supervise their tables to ensure that only 21+ diners are drinking alcoholic beverages at tables. Minor diners are not allowed on the premise after food service ends (currently 9pm).  
Minor employees do not have access to the locked liquor storage room and are not allowed behind the bar.

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours?

Yes No

## Section 4 – DEC Food Service Permit

Per 3 AAC 304.910 for an establishment to qualify as a Bona Fide Restaurant, a Food Service Permit or (for licenses within the Municipality of Anchorage) corresponding Department of Health and Human Services documentation is required.

Please follow this link to the DEC Food Safety Website: <http://dec.alaska.gov/eh/fss/food/>

Please follow this link to the Municipality Food Safety Website:

<http://www.muni.org/Departments/health/Admin/environment/FSS/Pages/fssfood.aspx>

IF you are unable to certify the below statement, please discuss the matter with the AMCO office:

Initials

I have attached a copy of the current food service permit for this premises OR the plan review approval.

MP

*\*Please note, if a plan review approval is submitted, a final permit will be required before finalization of any permit or license application.*



AMCO  
AUG 16 2023

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

Alaska Alcoholic Beverage Control Board

## Form AB-03: Restaurant Designation Permit Application

### Section 5 – Hours of Operation

Review AS 04.16.010(c).

Enter all hours that your establishment intends to be open. Include variances in weekend/weekday hours, and indicate am/pm:

Monday- Sunday 4-10pm

### Section 6 – Entertainment & Service

Review AS 04.11.100(g)(2)

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?

Yes

No

If "Yes", describe the entertainment offered or available and the hours in which the entertainment may occur:

We host karaoke, DJs, and live music after 10pm.

Food and beverage service offered or anticipated is:

table service

buffet service

counter service

other

If "other", describe the manner of food and beverage service offered or anticipated:



AMCO  
AUG 16 2023

# Form AB-03: Restaurant Designation Permit Application

## Section 7 – Certifications and Approvals

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

Initials

There are tables or counters at my establishment for consuming food in a dining area on the premises.

MP

I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons. This menu includes entrées that are regularly sold and prepared by the licensee at the licensed premises.

MP

I certify that the license for which I am requesting designation is either a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license.

MP

I have included with this application a copy of the most recent AB-02 or AB-14 for the premises to be permitted.

MP

*(AB-03 applications that accompany a new or transfer license application will not be required to submit an additional copy of their premises diagram.)*

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

MP

Megan Palma  
Printed name of licensee

Megan Palma  
Signature of licensee

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

Approved

Denied

\_\_\_\_\_  
Signature of local government official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed name of local government official

\_\_\_\_\_  
Title



AMCO

Alaska Alcoholic Beverage Control Board **AUG 16 2023**

# Form AB-03: Restaurant Designation Permit Application

AMCO Enforcement Review:

Enforcement Recommendation:

Approve

Deny

\_\_\_\_\_  
Signature of AMCO Enforcement Supervisor

\_\_\_\_\_  
Printed name of AMCO Enforcement Supervisor

\_\_\_\_\_  
Date

Enforcement Recommendations:

AMCO Director Review:

Approved

Denied

\_\_\_\_\_  
Signature of AMCO Director

\_\_\_\_\_  
Printed name of AMCO Director

\_\_\_\_\_  
Date

Limitations:





AMCO  
AUG 16 2023

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

## Alaska Alcoholic Beverage Control Board Form AB-02: Premises Diagram

### Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

**The second page of this form may not be required.** Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

**This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete.**

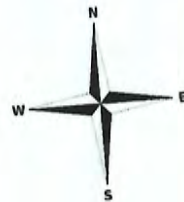
Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

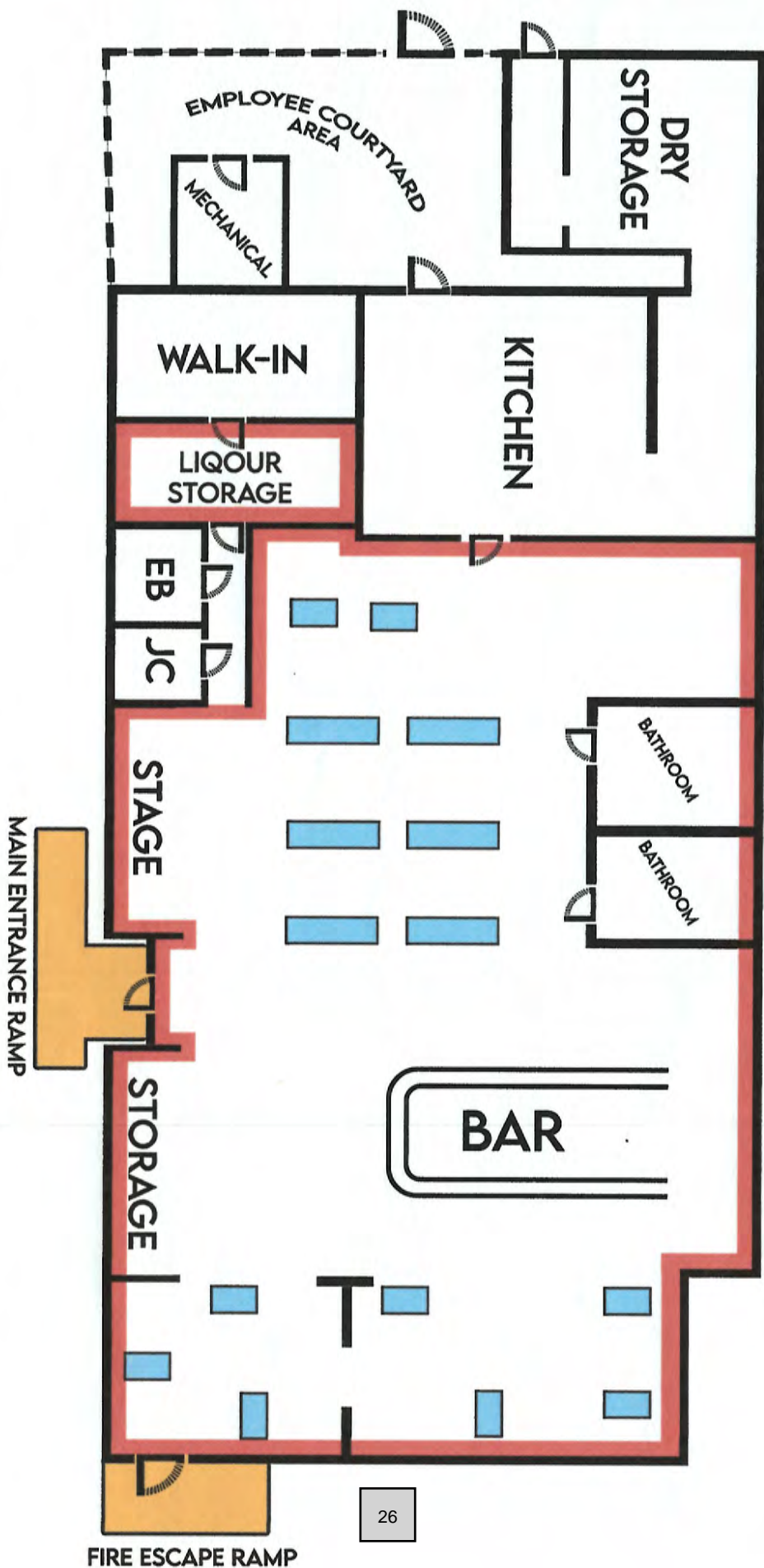
### Section 1 – Establishment Information

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

Licensee:	Mix Rocks, LLC	License Number:	98
License Type:	Beverage Dispensary		
Doing Business As:	The Alibi		
Premises Address:	453 E Pioneer		
City:	Homer	State:	AK
		ZIP:	99603



AMCO  
AUG 16 2023



JC - JANITORS CLOSET  
 EB - EMPLOYEE BATHROOM  
 ■ - TABLES

PARKING LOT





AMCO  
AUG 16 2023

Alaska Alcoholic Beverage Control Board  
**Form AB-02: Premises Diagram**

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**Section 2 – Detailed Premises Diagram**

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas designated for alcohol storage, service, consumption, and manufacturing. Include dimensions, cross-streets, and points of reference in your drawing. You may attach blueprints or other detailed drawings that meet the requirements of this form.



AMCO  
AUG 16 2023

## Alaska Food Code 2023 Establishment Permit

Division of Environmental Health  
Food Safety & Sanitation Program

Permit Number: 5027  
Issued to: Mix Rocks LLC  
For: The Alibi FS  
For Operation of: FF-8 Food Service with Wholesale Processing  
Located at: 453 E Pioneer AVE Homer, AK 99603

This permit, issued under the provisions of 18 AAC 31, is valid until the noted expiration date or unless suspended or revoked by the department.

This permit is not transferable for change of ownership, facility location, or type of operation. It must be posted in plain view in the establishment and is the property of the State of Alaska.

Expiration Date:  
December 31, 2023

Program Manager:  
*[Signature]*

**If you have questions or concerns regarding  
safe food handling practices call toll free:**

# 1-87-SAFE-FOOD

**(in Anchorage call 334-2560)**



Department of Commerce, Community, and Economic Development  
DCCED RECEIPTING

[State of Alaska](#) / [Commerce](#) / [Intranet](#) / [Receipting](#) / [Receipt](#) / #100597046

# RECEIPT #100597046

**Net Total:** \$50.00

**Comment:**

## Actions

- [Edit Receipt](#)
- [Internal Receipt](#)
- [Customer Receipt](#)
- [Email Receipt](#)

## Transaction #1

**Type:** Check or Warrant  
**Received:** 8/16/2023  
**Amount:** \$50.00  
**Payer Name:** The Alibi Bar & Cafe  
**Check #:** 6461  
**Created:** 8/17/2023  
**Owner:** soa\sairwin  
**Close Out #:**  
**AG #:**

## Account Item(s)

Type	Amount	Applicant	Ref #
ALC - Dedesignation Certification	\$50.00	Megan Palma	98

# Appetizers

## CHIPS & DIPS

EACH SELECTION SERVED WITH WARM TORTILLA CHIPS

### pico de gallo 9

HOUSE MADE FRESH SALSA.

### hot bean dip 12

SEASONED VEGETARIAN REFRIED & BLACK BEANS, MELTED CHEESE & PICO DE GALLO.

### alibi dip 12

SOUR CREAM, GUACAMOLE, PICO DE GALLO, MIXED CHEESE, ROASTED RED PEPPER SAUCE, BAJA SAUCE & CILANTRO.

### queso dip 11

SMOOTH, HOT GOLDEN GOO  
ADD CHORIZO FOR \$1

### spinach artichoke dip 13

BAKED SPINACH & ARTICHOKE DIP SERVED WITH WARM BREAD & CORN TORTILLA CHIPS.

### egg rolls 12

CRISPY PORK & VEGETABLE ROLLS SERVED WITH HOUSE MADE ASIAN DIPPING SAUCE.

### house salad 7

GREENS, TOMATOES AND RED ONION, DRIZZLED WITH OUR HOUSE VINIAGRETTE AND DUSTED WITH PARMESAN CHEESE.

## FRY STACKS

1 LBS. OF SEASONED FRIES TOSSED IN OUR SIGNATURE COMBINATIONS, THEN BATTERED TO PERFECTION.

### baja fry 17

APPLEWOOD BACON BITS, CHEESE, BAJA SAUCE, CILANTRO & GREEN ONION.

### buffalo fry 17

FRANKS BUFFALO SAUCE, CHEESE, BLUE CHEESE CRUMBLES & GREEN ONION.

### parm fry 17

OUR CREAMY, RICH GARLIC-PARMESAN SAUCE TOPPED WITH FRESH PARMESAN & GREEN ONION.

### basket of fries 11

A HEALTHY PORTION OF OUR "HOOKED" SEASONED FRENCH FRIES

## Salads

FEATURING FRESH LOCAL GREENS WHEN AVAILABLE, AND HOUSE MADE DRESSINGS.

ADD: CHICKEN \$5 - LOCAL FISH OR SHRIMP \$8

### asian salad 12/15

GREENS, RED CABBAGE, TOASTED ALMONDS, MANDARIN ORANGES & CRISPY NOODLES TOSSED IN A LIGHT SESAME VINIAGRETTE.

### greek salad 12/15

GREENS, TOMATO, RED ONION, KALAMATA OLIVES, CRUMBLLED FETA & PEPPERONCINIS. SERVED W/WARM PITA BREAD & TZATZIKI. ADD LAMB FOR \$5.

### caesar salad 12/15

FRESH ROMAINE LETTUCE TOSSED IN CLASSIC, CREAMY CAESAR DRESSING. TOPPED WITH PARMESAN CHEESE & SERVED WITH CROSTINIS.

## Sandwiches

ADD FRIES FOR \$3

ADD A SALAD FOR \$5

### gyro (yee-row) 13.50

SOFT PITA FILLED WITH GYRO SEASONED LAMB. TOPPED WITH TOMATOES, RED ONION, FETA & HOUSE MADE TZATZIKI.

### shrimp po boy 18

HOUSE MARINATED AND FLASH FRIED SHRIMP, REMOULADE, L-T-O, & PICKLES ON CRUSTY RUSTIC FRENCH BREAD.

### chicken caesar wrap 16

CHICKEN, ROMAINE, PARMESAN AND OUR CAESAR DRESSING WRAPPED IN A LARGE FLOUR TORTILLA.

### baja chicken sando 15

GRILLED CHICKEN, BACON, GUACAMOLE, L-T-O, MEXI-CHEESE, & BAJA SAUCE ON RUSTIC BREAD.

# Taco Shop

## **o.g. taco 6**

YOUR CHOICE OF: CHICKEN, STEAK, OR CARNITAS PORK  
DOUBLE CORN TORTILLA TOPPED WITH CHEESE,  
GUACAMOLE, & PICO DE GALLO.

## **street taco 6**

YOUR CHOICE OF: CHICKEN, STEAK, OR CARNITAS PORK.  
TOPPED WITH FRESH ONION & CILANTRO. DUSTED WITH  
QUESO FRESCO & DRIZZLED WITH TOMATILLO CREMA.

## **Local Fish - MP Shrimp Taco 8**

YOUR CHOICE OF: CORN OR FLOUR TORTILLA  
TOPPED WITH RED CABBAGE, GUACAMOLE, PICO DE  
GALLO, BAJA SAUCE, & CILANTRO.

## **Local Fish - MP Shrimp Burrito 18**

GRILLED 13" FLOUR TORTILLA FILLED WITH RED  
CABBAGE, GUACAMOLE, PICO DE GALLO,  
& BAJA SAUCE.

## **rolled tacos 14**

HAND ROLLED TAQUITOS FILLED WITH TODAY'S SELECT  
FILLING. TOPPED WITH LETTUCE, GUACAMOLE, PICO DE  
GALLO, MEXI-CHEESE, & BAJA SAUCE.

## **burrito 15/17/15**

YOUR CHOICE OF: CHICKEN, STEAK, OR CARNITAS PORK  
GRILLED 13" FLOUR TORTILLA FILLED WITH CHEESE,  
GUACAMOLE, SOUR CREAM, & PICO DE GALLO.

## **nachos 15/17/15**

YOUR CHOICE OF: CHICKEN, STEAK OR CARNITAS PORK  
CORN TORTILLA CHIPS PILED HIGH AND LAYERED WITH  
CHEESE & PICO DE GALLO. TOPPED WITH GUACAMOLE,  
SOUR CREAM, & CILANTRO.

## **enchi - la la 15**

HOUSEMADE ENCHILADAS FILLED WITH TODAY'S SELECT  
FILLING AND CHEESE. SMOTHERED IN OUR ROASTED  
RED PEPPER RANCHERO SAUCE AND TOPPED WITH  
SOUR CREAM & GREEN ONIONS.

# Chicken Wings

BONE-IN AND BREADED.  
TOSSED IN OUR OWN SIGNATURE SAUCE

## **garlic parm 17**

RICH, CREAMY, & FULL OF FLAVOR

## **mariner 17**

LOCAL SEA SALT & VINEGAR. SERVED WITH RANCH

## **peanut butter & jelly 17**

HOUSE MADE PEANUT BUTTER  
& LOCALLY SOURCED JELLY.

## **kush 17**

CREAMY BASIL SAUCE, DUSTED WITH FETA.

## **birch bourbon 17**

LOCAL BIRCH SYRUP, BOURBON. STICKY, SWEET, &  
SAVORY.

## **asian 17**

SWEET, TANGY AND A HINT OF SPICE.

## **buffalo 17**

THE TRADITIONAL "FRANKS HOT WING" SAUCE.  
SERVED WITH A CHOICE OF BLU CHEESE OR RANCH

## **baja 17**

OUR FIRST ORIGINAL FLAVOR CREATED WITH OUR  
OWN "K-BAY CARNE" SPICE MIX.  
TOPPED WITH CILANTRO & LIME.

## **yum - yum 17**

TOM-YUM INSPIRED THAI CITRUS RUB. SERVED WITH  
THAI SWEET & SOUR SAUCE.

## **bonzai 17**

BOLD & SPICY... OUR HOT ASIAN SAUCE.

## **caligula 17**

A VERY SPICY GARLIC PARMESAN SAUCE.

## **honey habanero 17**

LOCAL HONEY, HABANERO, PINEAPPLE, & LIME.  
SERVED WITH LIME CREMA DIPPING SAUCE.

## **volcano 17**

PACKS A PUNCH AND STILL DELIVERS REAL FLAVOR  
SERVED WITH A CHOICE OF BLU CHEESE OR RANCH

# Burgers



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

(p) 907-235-3130

(f) 907-235-3143

## Memorandum

TO: ZACH PETTIT, DEPUTY CITY CLERK

CC: LISA LINEGAR, COMMUNICATIONS SUPERVISOR

FROM: MARK ROBL, POLICE CHIEF

DATE: September 6, 2023

SUBJECT: LIQUOR LICENSE DESIGNATION PERMIT FOR THE ALIBI No Objection

---

Homer Police Department has no objection to the Alcohol and Marijuana Control Office of a Liquor License Designation Permit within the City of Homer for the following businesses:

License Type: Beverage Dispensary  
License #: 98  
DBA Name: The Alibi  
Service Location: 435 E Pioneer Ave., Homer, AK 99603  
Licensee: Mix Rocks, LLC  
Contact Person: Megan Palma





# MEMORANDUM

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## Retail Marijuana Store License Renewal for Uncle Herb's

**Item Type:** Action Memorandum  
**Prepared For:** Mayor Castner and Homer City Council  
**Date:** 8 September 2023  
**From:** Melissa Jacobsen, MMC, City Clerk

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

License Type: Retail Marijuana Store  
License #: 12866  
DBA Name: Uncle Herb's  
Service Location: 1213 Ocean Drive Unit 2, Homer, AK 99603  
Licensee: Eden Management Group, LLC  
Contact Person: Lloyd Stiassny

### Recommendation:

Voice non-objection and approval for the Retail Marijuana Store License Renewal

### Attachments:

AMCO Application  
City Planners Non-Objection  
City of Homer Police Non-Objection



August 22, 2023

Licensee: **Eden Management Group, LLC**

DBA: Uncle Herb's

VIA email: [lloyd@edenalaska.com](mailto:lloyd@edenalaska.com)

Local Government: Homer

Local Government 2: Kenai Peninsula Borough

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

Re: Retail Marijuana Store #12866 Combined Renewal Notice

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

License Renewal Application

Endorsement Renewal Application

**Dear Licensee:**

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

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

At the May 15, 2017 Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications. However, the board is required to consider this application independently if you have been issued any notices of violation for this license, if your local government

protests this application, or if a public objection to this application is received within 30 days of this notice under 3 AAC 306.065.

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2022/2023 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

Please feel free to contact us through the [marijuana.licensing@alaska.gov](mailto:marijuana.licensing@alaska.gov) email address if you have any questions.

**Dear Local Government:**

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

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

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

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

If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

Sincerely,



Joan M. Wilson, Director  
907-269-0350



Alaska Marijuana Control Board

# Form MJ-20: 2023-2024 Renewal Application Certifications

### Why is this form needed?

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

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

## Section 1 – Establishment Information

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

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

## Section 2 – Individual Information

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

Name:	Lloyd Stiassny
Title:	Manager/Member

## Section 3 – Violations & Charges

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

Initials

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

DS  
LS

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

DS  
LS

I certify that a notice of violation has **not** been issued for this license between July 1, 2022 and June 30, 2023.

DS  
LS

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

Initials

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

Empty box for initials



# Form MJ-20: 2023-2024 Renewal Application Certifications

## Section 5 – Certifications

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

Initials

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

DS  
LS

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

DS  
LS

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

DS  
LS

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

DS  
LS

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

DS  
LS

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

DS  
LS

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

Empty box

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

Empty box for listing license numbers

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

DS  
LS

DocuSigned by:

Lloyd Stiasny

C2AD478A802B401...

Lloyd Stiasny

Printed name of licensee

Signature of licensee



Alaska Marijuana Control Board

# Form MJ-20: 2023-2024 Renewal Application Certifications

### Why is this form needed?

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

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

## Section 1 – Establishment Information

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

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

## Section 2 – Individual Information

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

Name:	Aaron Stiasny
Title:	Manager/Member

## Section 3 – Violations & Charges

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

Initials

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

DS  
AS

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

DS  
AS

I certify that a notice of violation has **not** been issued for this license between July 1, 2022 and June 30, 2023.

DS  
AS

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

Initials

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

[Empty box for initials]



# Form MJ-20: 2023-2024 Renewal Application Certifications

## Section 5 – Certifications

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

Initials

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

AS

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

AS

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

AS

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

AS

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

AS

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

AS

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

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

[Empty box for listing license numbers]

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

AS

Aaron Stiassny

Printed name of licensee

DocuSigned by:

Aaron Stiassny

7586G975AE074AA...

Signature of licensee

# Alcohol & Marijuana Control Office

**License Number:** 12866

**License Status:** Active-Operating

**License Type:** Retail Marijuana Store

**Doing Business As:** UNCLE HERB'S

**Business License Number:** 1038791

**Designated Licensee:** Lloyd Stiasny

**Email Address:** lloyd@edenalaska.com

**Local Government:** Homer

**Local Government 2:** Kenai Peninsula Borough

**Community Council:**

**Latitude, Longitude:** 59.381894, -151.303569

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

## Licensee #1

**Type:** Entity

**Alaska Entity Number:** 10039405

**Alaska Entity Name:** Eden Management Group, LLC

**Phone Number:** 907-230-6436

**Email Address:** lloyd@edenalaska.com

**Mailing Address:** PO Box 90171  
Anchorage, AK 99509  
UNITED STATES

## Entity Official #1

**Type:** Individual

**Name:** Lloyd Stiasny

[REDACTED]

[REDACTED]

**Phone Number:** 907-230-6436

**Email Address:** lloyd@edenalaska.com

**Mailing Address:** PO Box 90171  
Anchorage, AK 99509  
UNITED STATES

## Entity Official #2

**Type:** Individual

**Name:** Aaron Stiasny

[REDACTED]

[REDACTED]

**Phone Number:** 907-830-8139

**Email Address:** aaron@edenalaska.com

**Mailing Address:** PO Box 90171  
Anchorage, AK 99509  
UNITED STATES

**Note:** No affiliates entered for this license.





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

### MEMORANDUM

TO: Mayor Castner and Homer City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Ryan Foster, AICP, City Planner  
DATE: August 31, 2023  
SUBJECT: Uncle Herb's Retail Marijuana Store License Renewal

I have received and reviewed the renewal license application for Uncle Herb's, Retail Marijuana Store, License number 12866, located at 1213 Ocean Drive, Unit 2, Homer, AK.

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



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

(p) 907-235-3130

(f) 907-235-3143

## Memorandum

TO: ZACH PETTIT, DEPUTY CITY CLERK

CC: LISA LINEGAR, COMMUNICATIONS SUPERVISOR

FROM: MARK ROBL, POLICE CHIEF

DATE: September 6, 2023

SUBJECT: MARIJUANA LICENSE RENEWAL FOR UNCLE HERB'S – No Objection

---

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

License Type: Retail Marijuana Store  
License #: 12866  
DBA Name: Uncle Herb's  
Service Location: 1213 Ocean Drive Unit 2, Homer, AK 99603  
Licensee: Eden Management Group, LLC  
Contact Person: Lloyd Stiassny



## Office of the Borough Clerk

144 North Binkley Street, Soldotna, Alaska 99669 • (907) 714-2160 • (907) 714-2388 Fax

Michele Turner, CMC  
Borough Clerk

Thursday, August 24, 2023

Sent via email: [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)

Melissa Jacobsen, City Clerk  
City of Homer

RE: Renewal Application for Retail Marijuana Store

Business Name : Uncle Herb's  
License Location : Homer/1213 Ocean Drive, Unit 2, Homer, AK 99603  
License No. : 12866

Dear Ms. Jacobsen,

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

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

Sincerely,

Michele Turner, CMC  
Borough Clerk

cc: [lloyd@edenalaska.com](mailto:lloyd@edenalaska.com)

[amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)

**MEMORANDUM**

---

**Resolution 23-089, A Resolution of the City Council of Homer, Alaska Approving a Task Order for Geovera, LLC in the Amount of \$25,000 for Survey and Platting Services Related to the Kachemak Sponge Green Infrastructure Storm Water Management Project and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.**

**Item Type:** Backup Memorandum  
**Prepared For:** City Council  
**Date:** August 23, 2023  
**From:** Janette Keiser, PE, Public Works Director/City Engineer  
**Through:** Rob Dumouchel, City Manager

---

**I. Issue:**

The purpose of this Memorandum is to recommend award of a Task Order to Geovera, LLC for professional services to survey and re-plat properties the City will be acquiring, with the NOAA grant funds, for the Kachemak Sponge Green Infrastructure Storm Water Management Project (Kachemak Sponge).

**II. Background:**

With the adoption of Ordinance 23-46, the City Council accepted a grant, as a sub-recipient, from NOAA, through the University of Alaska Anchorage, acting for the Kachemak Bay National Estuarine Research Reserve (KBNERR). This project involves some complex real estate transactions. Some of the land will be left undisturbed, with no storm water works built on it. This real estate will be preserved for conservation and as such, is eligible for the grant funding. Some of the land will have storm water works built on it, such as ditches, retaining ponds, etc. This land is not eligible for grant funding, but must be acquired with other monies.

Some of the real estate currently belongs to private parties and some of it belongs to the Kenai Peninsula Borough (KPB). The pathway from the current ownership to City ownership has a lot of moving parts. Some of the parcels need to be replatted to separate the land that will be acquired with grant funds from the land that will be acquired with other funds. All of the land needs to be surveyed. We invited three local survey firms to help with this work. We received proposals from two – Seabright Survey + Design and Geovera, LLC (Geovera). At first, we thought we could spread the work around,

but we came to realize it makes more sense to have one firm in responsible charge as the most efficient and accountable way to navigate the complex transactions. Both firms are highly qualified to do the field work and help with the platting processes. Geovera has a prior history of working in this neighborhood and involvement with the Kachemak Sponge project. Thus, we are recommending Geovera for the work.

The work will involve:

- Field surveying
- Boundary staking
- Staking the perimeters of the storm water works
- Identifying necessary and beneficial easements and ROW issues
- Designing a plat to separate the land that will be preserved for conservation and the land upon which storm water works will be built
- Conferring with the KPB and the Homer Planning Commission regarding platting exceptions

Geovera will be collaborating closely with the City's Planning and Public Works staff as well as with the funding agency and the Research Reserve as the work proceeds.

Geovera proposed to perform the work at an estimated cost of \$21,070. We recommend adding a small contingency for a total Task Order value of \$25,000.

The costs of this work are included in the budget set forth in the NOAA grant and thus, the City will be reimbursed from those grant funds.

**III. RECOMMENDATION:** That the City Council award a Task Order to Geovera, LLC in the Not To Exceed amount of \$25,000.

**Kachemak Sponge Green Infrastructure Project  
Stormwater Works Tracts Surveying and Platting  
Surveying Proposal**

August 19, 2023

City of Homer  
Jan Keiser, P.E., Director of Public Works  
3575 Heath Street  
Homer, Alaska 99603

Jan,

This letter is to outline the Geovera, LLC scope and costs for Stormwater Works Tracts surveying and platting in support of the Kachemak Sponge Green Infrastructure Project. This plat will segregate and/or combine thirteen parcels of land within the sponge project to facilitate the city funded nature-based infrastructure improvements and the NOAA funded land acquisitions as shown on the Kachemak Drive Peatland Water Quality Improvement Project mapping dated 7/27/2022. The project is anticipated to involve two separate plats, Plat 1 for the Kennedy property (KPB Parcel #17908030) located within the SW1/4 NW1/4 Sec. 14, and Plat 2 for Government Lots 10-13 and 18-25, located within the NE1/4 NW1/4 Section 14, T. 6 S., R. 13 W., S.M., Alaska.

It is anticipated that the government lots within the NE 1/4 NW1/4 Section 14 will be purchased prior to initiating the Plat 2 platting action and that the City of Homer will be the only signatory on the plat. It is also anticipated that the Kennedy property will be subdivided prior to the purchase of the portion involved in this project and that Michael Kennedy will be the only signatory on Plat 1. Under that scenario, Kenai Peninsula Borough plat submittal fees are only anticipated to be required for Plat 1 and fees for certificates to plat for both Plat 1 and Plat 2 will be required.

This proposal breaks out the surveying and platting tasks into four separate steps for both plats. Task 1 involves recovery of existing monumentation necessary to establish the exterior boundaries of the parent parcels. Task 2 involves pre-platting coordination with the city, borough and any other entities involved in planning and/or approval of the resulting boundary configurations and project parameters. Task 3 involves preparation of the plats, administration of the plats through the preliminary and final review process, and preparation of any easement documents and exhibits required. Task 4 involves the setting of property corners on the boundaries of the new tracts.

Once the platting process is ready to commence, it is anticipated that city planning commission review and approval will take up to six weeks. Borough review and approval is anticipated to take up to 20 weeks. It will be critical to coordinate with both the city and borough planning department staff so that there is consensus on tract configuration as well as what exceptions to

borough Title 20 code may be required and whether their approval will be recommended by staff.

The costs for Tasks 1 through Task 4 break down as follows:

Task 1 - Plat 1	
8 Hours @\$160.00 per hour	\$1,280.00
Task 1 – Plat 2	
8 Hours @\$160.00 per hour	\$1,280.00
Task 2 – Plat 1	
8 Hours @\$160.00 per hour	\$1,280.00
Task 2 – Plat 2	
16 Hours @\$160.00 per hour	\$2,560.00
Task 3 – Plat 1	
Plat Administration Fee	\$3,000.00
Contingency for Preparation of Easement Documents and Exhibits	\$1,000.00
KPB Plat Submittal Fee	\$800.00
Certificate to Plat	\$250.00
Task 3 – Plat 2	
Plat Administration Fee	\$3,000.00
Contingency for Preparation of Easement Documents and Exhibits	\$1,000.00
Certificate to Plat	\$500.00
Task 4 – Plat 1	
8 Hours @\$160.00 per hour	\$1,280.00
Task 4 – Plat 2	
24 Hours @\$160.00 per hour	\$3,840.00

**Total Cost: \$21,070.00**

Should any work outside of the scope outlined in this proposal be required, it will be billed at \$160.00 per hour.

Please let me know if you have any questions or require clarification of any of the items in this proposal.

Stephen C. Smith, P.L.S.

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager  
4 Public Works Director

5 **RESOLUTION 23-089**

6  
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
8 APPROVING A TASK ORDER TO GEOVERA, LLC IN THE AMOUNT OF  
9 \$25,000 FOR SURVEY AND PLATTING SERVICES RELATED TO THE  
10 KACHEMAK SPONGE GREEN INFRASTRUCTURE STORM WATER  
11 MANAGEMENT PROJECT AND AUTHORIZING THE CITY MANAGER  
12 TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

13  
14 WHEREAS, With the adoption of Ordinance 23-46, the City Council accepted a grant, as  
15 a sub-recipient, from NOAA, through the University of Alaska Anchorage, acting for the  
16 Kachemak Bay National Estuarine Research Reserve (KBNERR); and

17  
18 WHEREAS, This project involves complex real estate transactions because some of the  
19 parcels need to be replatted to separate the land that will be acquired with grant funds from  
20 the land that will be acquired with other funds and all of the land needs to be surveyed; and

21  
22 WHEREAS, It makes more sense to have one firm in responsible charge of the work as  
23 the most efficient and accountable way to navigate the complex transactions; and

24  
25 WHEREAS, Geovera is recommended because of their a prior history of working in this  
26 neighborhood and involvement with the Kachemak Sponge project;

27  
28 WHEREAS, Geovera proposed to perform the work for the estimated cost of \$21,070 to  
29 which we recommend adding a small contingency, bringing the total Task Order value to  
30 \$25,000; and

31  
32 WHEREAS, The costs of this work are included in the budget set forth in the NOAA grant  
33 and thus, the City will be reimbursed from those grant funds.

34  
35 NOW THEREFORE BE IT RESOLVED that the Homer City Council hereby authorizes  
36 issuance of a Task Order to Geovera, LLC, in the amount of \$25,000 to perform the surveying  
37 and platting tasks required to support the Kachemak Sponge Project.

38  
39 PASSED AND ADOPTED by the Homer City Council this 11<sup>th</sup> day of September, 2023.

40  
41 CITY OF HOMER

42  
43 \_\_\_\_\_  
44 KEN CASTNER, MAYOR



45

46 ATTEST:

47

48 \_\_\_\_\_

49 MELISSA JACOBSEN, MMC, CITY CLERK

50

51 Fiscal note: Ordinance 23-46



# MEMORANDUM

---

**Resolution 23-090, A Resolution of the City Council of Homer, Alaska Approving a Task Order with Kinney Engineering, LLC in the Amount of \$60,000 for the Design of Svedlund Avenue Sidewalk from Pioneer Avenue to Fairview Avenue. City Manager/Public Works Director.**

**Item Type:** Backup Memorandum  
**Prepared For:** City Council  
**Date:** August 22, 2023  
**From:** Janette Keiser, PE, Public Works Director/City Engineer  
**Through:** Rob Dumouchel, City Manager

---

- I. **Issue:** The purpose of this Memorandum is to recommend the award a Task Order to Kinney Engineering, LLC to design the Svedlund Avenue Sidewalk.
- II. **Background:** The FY 24 Capital Budget includes \$75,000 from the HART Roads Fund to design the Svedlund Avenue Sidewalk. The sidewalk would extend from Pioneer Ave. to Fairview Ave.

Kinney Engineering, LLC (Kinney) and HDL Engineering (HDL) were invited to submit proposals for the design work. While both firms are equally qualified, Kinney's proposal was more highly rated because it comprehensively showcased the firm's familiarity with Svedlund Avenue and the neighborhood it serves. It also clearly demonstrated that the firm had done its homework by offering thoughtful analyses of existing conditions, which will make design and construction of this sidewalk challenging. Kinney will perform most of its work with local staff, thereby supporting a local small business and creating efficiencies because the locals can regularly visit the site to verify as-builts, consult with City staff or property owners, and otherwise fine-tune their work in progress.

Kinney and HDL both provided cost proposals. Kinney proposed an estimated cost of \$56,339 and HDL proposed an estimated cost of \$52,093, both paid on a time and materials basis. Pursuant to Homer's Procurement Code, procurement of engineering services is not a low bid process. Kinney's price includes the survey, which will also be performed by a local firm, but not services during bidding or construction. We suggest that a small contingency be added so that if questions arise during bidding or construction, we can call the firm for guidance.

- III. **RECOMMENDATION:** That the City Council award a Task Order to Kinney Engineering, LLC., in the Not To Exceed amount of \$60,000.



August 21, 2023

Janette ("Jan") Keiser, JD, PE  
Director of Public Works  
City of Homer  
3575 Heath Street  
Homer, Alaska 99603

Delivered via email to: JKeiser@ci.homer.ak.us

Subject: Svedlund Street Sidewalk Design Fee Proposal

Dear Ms. Keiser:

We at Kinney Engineering are keenly aware of how important trails and walkways are to Homer residents. This knowledge comes from designing several key street projects in Homer that included sidewalks and trails as essential parts of the project design. In addition, we designed the northern part of the Homer Spit Trail and the spur trail to the Cruise Ship dock, both of which are heavily used by walkers and cyclists. However, Homer's non-motorized transportation preferences were evident during our most recent on-going work on the *Homer Master Transportation Plan* in which the Homer community clearly prioritized bicycle/pedestrian mobility and safety solutions to be tantamount with, and perhaps even paramount to motorized vehicle planning elements.

For this project, we understand that the City of Homer (COH) is planning to construct a sidewalk on one side of Svedlund Street, from Pioneer Avenue to Fairview Avenue (approximately 1,100 feet). Additional details of the project are:

- The sidewalk should connect to the traveled way so that the proposed work may be cost effectively built on the existing roadway embankment to minimize drainage, utility, and right of way (ROW) impacts.
- During design, it will be determined which side of the street the sidewalk will be built. Factors to consider will include ROW, utilities, and drainage, as well as pedestrian travel patterns.
- The goal is to design the facility in 2023 with construction following in 2024.

Kinney Engineering (KE) has thoroughly investigated this proposed project and we have prepared the following summary to highlight our understanding of the important project considerations.

## Key Objectives

Objective: Improve pedestrian mobility and safety

On a recent site visit, an elderly person using a walker was observed traveling south in the roadway to reach the sidewalk connections on Pioneer Avenue (Figure 1 on page 2). This is a common occurrence on many of Homer's roadways, but especially prevalent on Svedlund Street as it is centrally located and serves several large Homer Senior Citizens Inc. properties. In fact, while attending the Trail Symposium in Homer during October 2022, we noted that a Svedlund pathway received a lot of community support for going forward.

In addition to the senior housing and community center, there are also two neighborhood connecting streets, Herndon Street and Lee Street on the west side. Adding to the pedestrian demand on Svedlund Street are two trail connections on the east side, one at Lee Street and one at Fairview Avenue (shown in Figure 3 on page 3). From our site observations, we expect the greater pedestrian demand to be from the west side of Svedlund Street and this factor should be considered in selecting which side of the roadway to locate the new sidewalk. Pedestrians are most likely traveling to/from the destinations and businesses along Pioneer Avenue and the Sterling Highway.



Figure 1: Svedlund St (east side looking south to Pioneer Ave)



Figure 2: Svedlund Street (west side, looking north)

With senior citizens as a key user, it is essential that the facility conforms to Americans with Disabilities Act standards. This is complicated by the 8+% street grades which, similar to our recent Heath Street project, will require detail grading plans.

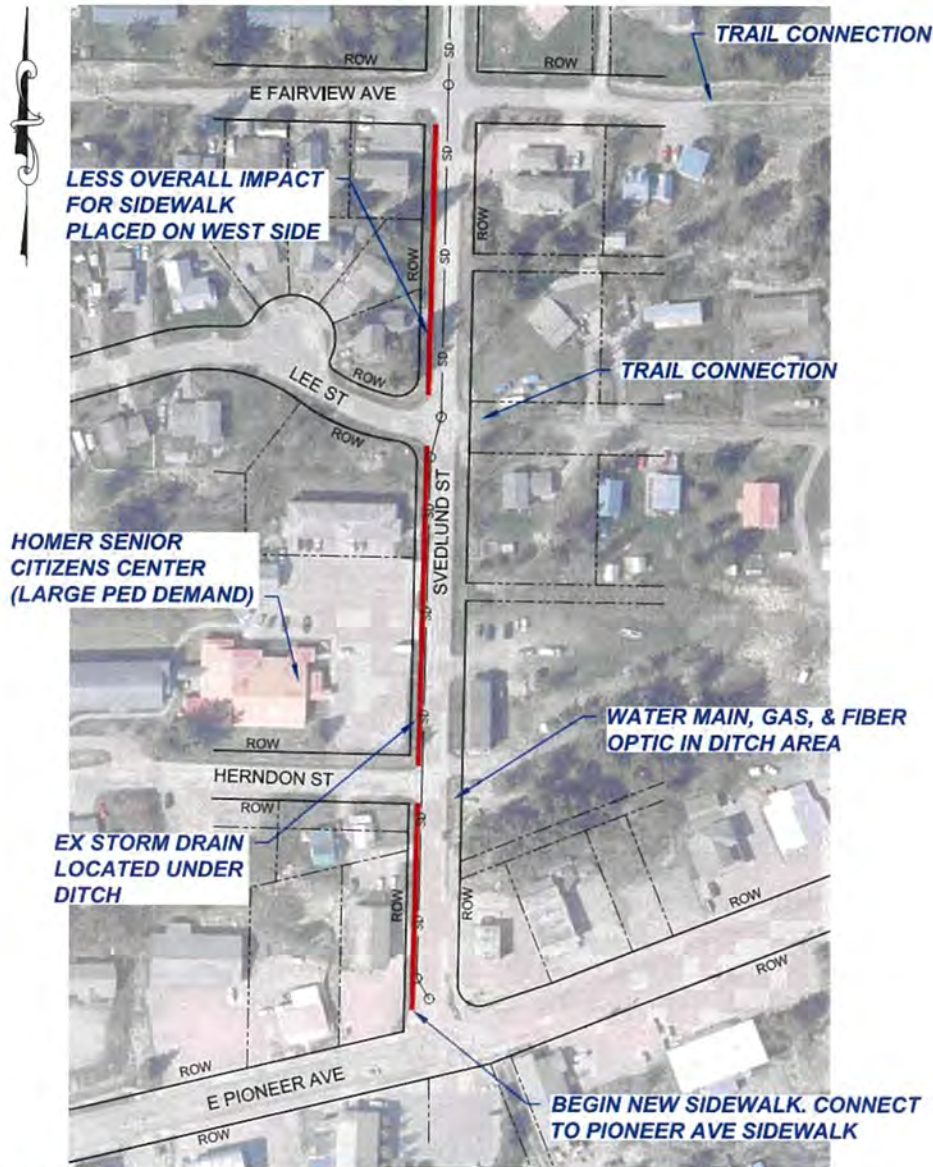


Figure 3: Aerial View of Svedlund Street

**Objective: Minimize impacts**

The potential impacts of the new sidewalk construction appear to be less on the west side of Svedlund Street because of drainage and utility impacts:

- KE reviewed the Svedlund Street as-builts and they provided insight into the possible drainage impacts of constructing the new sidewalk. There is an existing storm drain main pipe for the entire length of Svedlund (Figure 3). It runs in the middle of the street between Fairview Avenue and Lee Street and then is aligned on the west side ditch for the bottom two-thirds of the street length. This location of the existing storm drain piping lends itself to

more easily constructing a west side sidewalk and tying any new drainage inlet structures into the existing storm drain system with minimal roadway trenching for lead-in pipes. Based on visual observation, the gravel shoulder widths appear wider and ditching foreslopes/backlopes less severe on the west side of the street.

- The east side of Svedlund Street contains several utilities within the shoulder/ditching area including gas, fiber optic, and a water main. There are also overhead electric and communication utility poles with underground connections on the east side to consider. As such, an east side path may require relocation of gas, communication, or electric utility facilities which would be time consuming and costly to the project.
- We have reviewed ROW maps and property plats and there appears to be adequate space for a sidewalk on either side of Svedlund Street.

#### Objective: Design Cost-Effective improvements

The new sidewalk should be attached to a new curb and gutter section that matches the existing roadway paved surface. This strategy minimizes path width impacts and allows a ditch to be formed outside of the path to reestablish current drainage patterns for the runoff outside of the street ROW. The surface should be asphalt-concrete pavement with a desirable width of 6 feet, though that can be reduced to 5 feet to minimize width impacts and costs.

Construction of curb and gutter will require consideration of several new storm drain inlet structures to intercept gutter flows resulting from roadway drainage. These can be tied into the existing storm drain main pipe at appropriate locations with lead-in pipes tapping into an existing manhole.

At the two west side street approaches there should be ADA compliant curb ramps designed with detectable warnings. New striping should be placed on the Svedlund Street shoulder and side streets, and new signing considered to replace damaged street signs.

Utility access boxes, posts, and cabinets must be worked around or adjusted as necessary, along with manhole frame adjustments as needed. Depending on the side selected for the sidewalk location, we would also consider a curb ramp, striping, and signing for a mid-block pedestrian crossing to accommodate user demand from both sides of Svedlund Street.

Improvements can likely be built with a pavement cut in the middle of the adjacent travel lane to minimize traffic impacts and construction costs. The goal of this design is to minimize both design and construction costs for the City and limit change orders or design revisions during the construction phase. KE can perform a "value engineering" review with the City at any time to make sure we are meeting the needs of this important project.

#### Scope of Services

Final sidewalk design and alternatives will be developed in the Design Study Memo and Plans, Specifications, and Estimate (PS&E) documents to the City's standards and satisfaction. We know the City's requirements very well because of our long history of providing design for many successful Homer projects over the years, our very recent PS&E design experience on several of Homer's major streets, and of course our local Homer office location and presence.

Our team's professional civil engineering and land survey services will include the following items outlined below.

#### Land Surveying Services

- Topographic survey of the project area.
- Survey control plan sheet for the bid package.

### Civil Engineering Services

- Brief design study memo, including analysis of sidewalk location (to be determined before initiating survey work).
- Design PS&E for new sidewalk construction.
  - 19 total sheets. Cover, Key Map & Notes, Legend & Abbreviations, Survey Control, Estimate of Quantities, Pay Item Summary Tables, Typical Sections, Roadway & Storm Drain Plan/Profile (3), Grading Plans (2), Signing & Striping (2), Sign Summary, Traffic Control Notes, Road & Storm & Sign Details (3).
  - The Grading Plans are necessary on this project due to the steep grades (8.6%) and ADA curb ramp features as seen recently on our Heath Street Rehabilitation project.
- DOT&PF approach permitting for south end of the project at Pioneer Avenue.

### Deliverable Products

- Design Study Memo
- 11"x17" PDF file with plan sheets of the 95% and 100% signed drawings level.
- PDF file with cost estimate at the 95% and 100% level.
- PDF/Word file with technical specifications at the 95% and 100% level.
- DOT&PF approach permit.

### Project Staff

Our proposed staff members for this project are remarkably familiar with Homer area projects and the City's needs on these types of design contracts. The plurality, if not the major of work hours on this project will be performed by Homer residents.

- **Randy Kinney, PE, PTOE.** Randy will be the Project Manager and main line of communication on the project status and deliverables. He has been involved in all 2022 City of Homer KE term contract projects.
- **Leon Galbraith, PE.** Leon will be the Project Engineer and responsible for development of the project design and deliverables. He has been involved in all 2017 and 2022 City of Homer KE term contract projects, including the recent Bay Avenue Rehab, Heath Street Rehab, and the Transportation Master Plan Updates. Leon has also been the design engineer on numerous recent smaller task orders for the City's various engineering needs. He manages our KE Homer office.
- **Bill Paddock.** Bill will be the Designer and responsible for geometric design and ACAD setup of the project deliverables. He has also been involved in all 2022 City of Homer KE term contract projects, including the recent Bay Avenue Rehab and Heath Street Rehab.
- **Margaret Devlin.** Margaret will be the Technician and responsible for assisting Bill with geometric design and AutoCAD on the project deliverables. As a Homer resident, she will be available to assist with any necessary field work. She has been involved in most 2022 City of Homer KE term contract projects, including the recent small task orders and construction inspection services.

- **Steve Smith, PLS.** Survey will be provided by Steve with the local Homer firm, Geovera, LLC.

## Assumptions

In preparing our fee estimate for this project, we assumed the following:

- Erosion and sediment control permit and plans are not required.
- Wetland delineation or permit application will not be required.
- Geotechnical investigation and report are not required.
- The PS&E is considered complete after the final plans are submitted unless there is found to be an error or omission relating to our work. In that case, we will correct the deficiencies. Should assistance during construction be needed, we will negotiate fees for that work at a later date.
- Revisions necessary to the plans as a result of work or errors of others is not included in our fee estimate.
- Bidding support and construction phase support are not included.
- The **complexity of designing ADA facilities on a steep roadway grade** is reflected in the effort we have shown for the grading plans. We want to emphasize this, because just relying on “standard details” for this project may result in non-compliance and consequently removal and replacement by the Construction Contractor.

## Schedule

Our team can begin work upon Notice to Proceed (NTP).

We will work with the City of Homer to determine which side of the roadway is preferred for the sidewalk installation prior to providing NTP to the survey crew. We anticipate that survey will take one week for the field activities and one week for office processing.

Upon receipt of the survey deliverables KE will provide 95% design Plans, Specifications and Estimate within 6 weeks.

After review comments are received, we anticipate 100% Plans, Specifications and Estimates will take 4 weeks to deliver.

There is float in the proposed schedule and it can be advanced upon request.

## Fee Estimate

Attached, under a separate file, you will find a detailed breakdown of costs for each design item. The above listed scope work items will be provided on a time and expense basis for a total of **\$56,339.00**. Our surveying sub-contractor estimate is included in the total above.

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We trust this proposal provides adequate information for you to evaluate the proposed services. Please contact me at (907) 344-7575 if you need clarification or have any questions on our scope or the attached fee estimate. We look forward to collaborating with you on this project and improving pedestrian safety and mobility for the residents of Homer.

Sincerely,

**Kinney Engineering, LLC**

**James R**

**Kinney**

**Randy Kinney, PE, PTOE**

**Member**

Digitally signed by James R Kinney  
DN: cn=James R Kinney, o=Kinney  
Engineering, LLC, ou,  
email=andykinney@kinneyeng.co  
m, c=US  
Date: 2023.08.21 20:25:37 -0800

Attachments: Fee Proposal (Separate File)



**COST ESTIMATE PER TASK**

<b>FIRM:</b> Kinney Engineering, LLC				<b>PROJECT TITLE:</b> Svedlund Street Sidewalk										
<b>TASK NO:</b>	1	<b>TASK DESCRIPTION:</b> Survey and Coordination									<b>DATE:</b> 21-Aug-23			
<b>GROUP:</b>	A	<b>METHOD OF PAYMENT:</b> FP <input type="checkbox"/> FPPE <input type="checkbox"/> T&E <input checked="" type="checkbox"/> CPFF <input type="checkbox"/>					<b>PREPARED BY:</b> Leon Galbraith							
SUB-TASK NO.	SUB-TASK DESCRIPTION	LABOR HOURS PER JOB CLASSIFICATION												
		Contract & Project Manager / Princ. Eng.	Senior Professional Engineer 4 EE	Senior Professional Engineer 4 CE	Professional Engineer	Engineering Intern EI /EIT	Technician - Senior	Admin Assistant - Senior	Environmental Analyst 2	Environmental Analyst - Senior				
1.1	NO Geotech investigation													
1.2	NO Geotech Report													
1.3	NO Wetland Delineation													
1.4	Survey Sub Coordination and Support / Review	2			8			8						
<b>TOTAL LABOR HOURS</b>		2	0	0	8	0		8	0	0	0	0	0	
<b>* LABOR RATES (\$/HR)</b>		\$245.00			\$170.00			\$125.00						
<b>LABOR COSTS (\$)</b>		\$490.00	\$0.00	\$0.00	\$1,360.00	\$0.00		\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
SUB-TASK NO.		EXPENSES					COMMENTS:							
ITEM(S)		QUANTITY	UNIT PRICE	TOTAL PRICE										
Printing and Publishing Costs		1	\$100.00	\$100.00										
Round Trip Airfare (1 for PM, 1 for Geotech, 1 for Sr Env Analyst, 1 for Env Analyst)		0	\$400.00	\$0.00										
Rental Car (1 days for Geotech, 1day for P.I., 1 day for Wetlands)		0	\$100.00	\$0.00										
Parking at ANC		0	\$25.00	\$0.00										
Test Pit / Backhoe per hour		0	\$200.00	\$0.00										
Soil Testing		0	\$2,000.00	\$0.00										
				<b>TOTAL EXPENSES:</b>	<b>\$100</b>	<b>FIRM'S TOTAL COST OF LABOR (or Fixed Price):</b>							<b>\$2,850</b>	
						<b>IF CPFF, TOTAL INDIRECT COST @</b>							<b>0.00%</b>	<b>\$0</b>
						<b>FIRM'S TOTAL EXPENSES + 5% Markup:</b>							<b>\$105</b>	
						<b>FIRM'S TOTAL COST (no Subcontracts or Fee)</b>							<b>\$2,955</b>	
<b>SUB-CONTRACTORS: Firm Initials and Price Per Task</b>						<b>TOTAL SUBCONTRACTOR PRICES +5% Markup:</b>							<b>\$8,064</b>	
<b>FIRM:</b>		<b>Surveys</b>												
<b>AMOUNT:</b>		\$7,680												

**COST ESTIMATE PER TASK**

FIRM: Kinney Engineering, LLC				PROJECT TITLE: Svedlund Street Sidewalk										
TASK NO:	2	TASK DESCRIPTION: Design Study Memo									DATE:	21-Aug-23		
GROUP:	A	METHOD OF PAYMENT:				FP <input type="checkbox"/>	FPPE <input type="checkbox"/>	T&E <input checked="" type="checkbox"/>	CPFF <input type="checkbox"/>	PREPARED BY: Leon Galbraith				
SUB-TASK NO.	SUB-TASK DESCRIPTION	LABOR HOURS PER JOB CLASSIFICATION												
		Contract & Project Manager / Princ. Eng.	Senior Professional Engineer EE	Senior Professional Engineer CE	Professional Engineer	Engineering Intern /EIT	Technician - Senior	Admin Assistant - Senior	Environmental Analyst 2	Environmental Analyst - Senior				
2.1	Memo													
	As-builts & Plats review				4									
	Utilities review				4									
	Pedestrian demands				4									
	Impacts & Conflicts				4									
	Proposed Improvements				6		8							
	Review with COH	2			2									
	Finalize and Submit Report	2			4		2							
<b>TOTAL LABOR HOURS</b>		4	0	0	28	0	10	0	0	0	0	0		
<b>* LABOR RATES (\$/HR)</b>		\$245.00			\$170.00		\$125.00							
<b>LABOR COSTS (\$)</b>		\$980.00	\$0.00	\$0.00	\$4,760.00	\$0.00	\$1,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
SUB-TASK NO.		ITEM(S)			QUANTITY	UNIT PRICE	TOTAL PRICE	COMMENTS:						
		Printing and Publishing Costs			1	\$100.00	\$100.00	1. Brief Memo to verify sidewalk design location and address any potential conflicts and concept proposed improvements. Also gain concurrence from COH.						
		Round Trip Airfare				\$410.00	\$0.00							
		Rental Car				\$60.00	\$0.00							
		Parking at ANC				\$20.00	\$0.00							
							\$0.00							
							\$0.00	FIRM'S TOTAL COST OF LABOR (or Fixed Price):					\$6,990	
							\$0.00	IF CPFF, TOTAL INDIRECT COST @					0.00%	\$0
							<b>TOTAL EXPENSES:</b>	<b>\$100</b>	FIRM'S TOTAL EXPENSES + 5% Markup:					<b>\$105</b>
SUB-CONTRACTORS: Firm Initials and Price Per Task							FIRM'S TOTAL COST (no Subcontracts or Fee)					<b>\$7,095</b>		
FIRM:							TOTAL SUBCONTRACTOR PRICES +5% Markup:					<b>\$0</b>		
AMOUNT:														

**COST ESTIMATE PER TASK**

FIRM: Kinney Engineering, LLC				PROJECT TITLE: Svedlund Street Sidewalk								
TASK NO:	3	TASK DESCRIPTION: 95% Plans, Cost estimate and Technical Specifications									DATE:	8/21/2023
GROUP:	A	METHOD OF PAYMENT: FP <input type="checkbox"/> FPPE <input type="checkbox"/> T&E <input checked="" type="checkbox"/> CPFF <input type="checkbox"/>						PREPARED BY: Leon Galbraith				
SUB-TASK NO.	SUB-TASK DESCRIPTION	LABOR HOURS PER JOB CLASSIFICATION										
		Contract & Project Manager / Princ. Eng.	Senior Professional Engineer 4 EE	Senior Professional Engineer 4 CE	Professional Engineer	Engineering Intern EI /EIT	Technician - Senior	Admin Assistant - Senior	Environmental Analyst 2	Environmental Analyst - Senior		
3.1	Drawings 19 sheets total	4										
	Cover Sheet, 1 sheet				1		2					
	Key Map & Notes, 1 sheet				2		3					
	Legend / Abbreviations, 1 sheet				2		3					
	Survey Control, 1 sheet				1		2					
	Estimate of Quantities, 1 sheet				2		3					
	Pay Item Summary Tables, 1 sheet				3		6					
	Typical Sections, 1 sheet	1			4		8					
	Roadway Plan & Profile, 3 sheets	1			10		30					
	Grading Plans, 2 sheets	1			6		12					
	Signing & Striping Plan, 2 sheets				5		8					
	Sign Summary, 1 sheet				2		4					
	Traffic Control Notes, 1 sheet				2		2					
	Assemble, review Std. Dwgs, Details				2							
	Road / Storm Drain / Signing Details, 3 sheets				2		8					
3.2	DOT Approach Permit(s)				4							
3.3	QA / QC	3			4		4					
3.4	Technical Specifications	1			8							
3.5	Cost Estimates	1			8		8					
<b>TOTAL LABOR HOURS</b>		12	0	0	68	0	103	0	0	0	0	0
<b>* LABOR RATES (\$/HR)</b>		\$245.00			\$170.00		\$125.00					
<b>LABOR COSTS (\$)</b>		\$2,940.00	\$0.00	\$0.00	\$11,560.00	\$0.00	\$12,875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>EXPENSES</b>												
SUB-TASK NO.	ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE	<b>COMMENTS:</b> 1. Project Length = 1,100'. All Plan views will be 1"=40' on 11 x 17 sheet size to keep plan views at 450' per sheet. 2. Storm Drain to be designed on P&P sheets. 3. Grading Plans needed to address steep grades and curb ramp layouts.							
	Printing and Publishing Costs	1	\$100.00	\$100.00								
	Round Trip Airfare		\$410.00	\$0.00								
	Rental Car		\$60.00	\$0.00								
	Parking at ANC		\$20.00	\$0.00								
				\$0.00	<b>FIRM'S TOTAL COST OF LABOR (or Fixed Price):</b> \$27,375 <b>IF CPFF, TOTAL INDIRECT COST @ 0.00%:</b> \$0							
				\$0.00								
<b>TOTAL EXPENSES:</b>				<b>\$100</b>	<b>FIRM'S TOTAL EXPENSES + 5% Markup:</b> \$105							
<b>SUB-CONTRACTORS: Firm Initials and Price Per Task</b>					<b>FIRM'S TOTAL COST (no Subcontracts or Fee)</b> \$27,480							
FIRM:												
AMOUNT:					<b>TOTAL SUBCONTRACTOR PRICES +5% Markup:</b> \$0							

**COST ESTIMATE PER TASK**

FIRM: Kinney Engineering, LLC				PROJECT TITLE: Svedlund Street Sidewalk									
TASK NO: 4		TASK DESCRIPTION: 100% Plans, Cost estimate and Technical Specifications									DATE: 8/21/2023		
GROUP: A		METHOD OF PAYMENT: FP <input type="checkbox"/> FPPE <input type="checkbox"/> T&E <input checked="" type="checkbox"/> CPFF <input type="checkbox"/>				PREPARED BY: Leon Galbraith							
SUB-TASK NO.	SUB-TASK DESCRIPTION	LABOR HOURS PER JOB CLASSIFICATION											
		Contract & Project Manager / Princ. Eng.	Senior Professional Engineer 4 EE	Senior Professional Engineer 4 CE	Professional Engineer	Engineering Intern EI /EIT	Technician - Senior	Admin Assistant - Senior	Environmental Analyst 2	Environmental Analyst - Senior			
4.1	Drawings 19 sheets total												
	Cover Sheet, 1 sheet							1					
	Key Map & Notes, 1 sheet							1					
	Legend / Abbreviations, 1 sheet							1					
	Survey Control, 1 sheet												
	Estimate of Quantities, 1 sheet				1			1					
	Pay Item Summary Tables, 1 sheet				1			1					
	Typical Sections, 1 sheet				1			2					
	Roadway Plan & Profile, 3 sheets	1			8			16					
	Grading Plans, 2 sheets	1			3			6					
	Signing & Striping Plan, 2 sheets				2			4					
	Sign Summary, 1 sheet				2			2					
	Traffic Control Notes, 1 sheet												
	Assemble, review Std. Dwgs, Details												
	Road / Storm Drain / Signing Details, 3 sheets				1			2					
4.2	QA / QC	1			1			1					
4.3	Technical Specifications				4								
4.4	Cost Estimates				4			4					
<b>TOTAL LABOR HOURS</b>		3	0	0	28	0		42	0	0	0	0	0
<b>* LABOR RATES (\$/HR)</b>		\$245.00			\$170.00			\$125.00					
<b>LABOR COSTS (\$)</b>		\$735.00	\$0.00	\$0.00	\$4,760.00	\$0.00		\$5,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>EXPENSES</b>													
SUB-TASK NO.	ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE	<b>COMMENTS:</b>  1. Project Length = 1,100'. All Plan views will be 1"=40' on 11 x 17 sheet size to keep plan views at 450' per sheet.  <b>FIRM'S TOTAL COST OF LABOR (or Fixed Price):</b> \$10,745 <b>IF CPFF, TOTAL INDIRECT COST @</b> 0.00%								
	Misc Publishing and Printing		\$100.00	\$0.00									
				\$0.00									
				\$0.00									
				\$0.00									
				\$0.00									
				\$0.00	<b>FIRM'S TOTAL EXPENSES + 5% Markup:</b> \$0								
				\$0.00	<b>FIRM'S TOTAL COST (no Subcontracts or Fee)</b> \$10,745								
<b>SUB-CONTRACTORS: Firm Initials and Price Per Task</b>					<b>FIRM'S TOTAL EXPENSES + 5% Markup:</b> \$0								
					<b>FIRM'S TOTAL COST (no Subcontracts or Fee)</b> \$10,745								
<b>FIRM:</b>													
<b>AMOUNT:</b>		<b>TOTAL SUBCONTRACTOR PRICES +5% Markup:</b> \$0											

August 21, 2023

Janette Keiser, PE  
Director of Public Works  
City of Homer  
3575 Heath Street  
Homer, AK 99603

**Subject:** Design Fee Proposal  
Svedlund Street Pedestrian Improvements

Civil  
Engineering

Geotechnical  
Engineering

Transportation  
Engineering

Aviation  
Engineering

W/WW  
Engineering

Environmental  
Services

Surveying &  
Mapping

Construction  
Administration

Material  
Testing

## Project Background Information

The City of Homer (COH) recently contacted HDL Engineering Consultants, LLC (HDL) to provide a fee proposal for design services for pedestrian improvements within the Svedlund Street corridor from Pioneer Avenue to Fairview Avenue. HDL is excited to propose on this work and assist the COH in developing efficient pedestrian designs again. This fee proposal briefly summarizes our knowledge of the project and the services we can provide.

Svedlund Street is a strip paved road with 10-11 foot lanes, ditching, and 60-feet of Right-of-Way (ROW). The western portion of the roadway appears to have slightly larger ROW limits outside of the roadway footprint. There are both overhead and underground utilities on the east side of the roadway, water/sewer lines within the roadway, and a storm drain system that all need to be considered with the sidewalk design. The Svedlund Street corridor has a mix of residential and commercial lots including the Homer Senior Citizens Center and US Coast Guard (USCG) Housing (both located on the west side of the corridor).

Based on our experience completing the design of the Main Street and nearing completion of the Ben Walters pedestrian improvements, HDL anticipates the following Scope of Services will be necessary to develop the necessary design documentation for pedestrian facility construction in summer 2024.

## Scope of Services

### Topographic Survey & Coordination

HDL's design staff will perform a site visit with COH staff to identify the optimal side of the roadway, size of the pedestrian improvements, and if they can be separated from the roadway. During this site visit, we will inventory signs, culverts/storm drain features, utilities, and other features that may affect the design. After identifying where the sidewalk/pathway will be located, our team will coordinate the survey effort (limiting survey to what is necessary) with

Geovera, LLC to collect topographic, ROW, and utility features necessary to design the project. For more information regarding the survey, see Geovera's fee proposal.

## **Design Documentation**

After completing the survey, HDL's team will work closely with COH staff to review ROW, utilities, and other project impacts such as locations that may require special designs for curb ramps to meet Americans with Disability Act (ADA) requirements. We will prepare design documents for the proposed sidewalk/pathway improvements on Svedlund Street including Plans, Specifications, and Engineer's Estimate (PS&E) using COH standards. The design improvements will consist of an ADA compliant sidewalk or pathway on one side of the street from Pioneer Avenue to approximately Fairview Avenue. HDL recommends that COH consider extending the sidewalk beyond Fairview Avenue to the USCG Housing facility to provide a multi-modal route into the commercial district on Pioneer Avenue. Improvements may include ADA curb ramps, curb and gutter, paving, signing and striping, and minor drainage.

HDL will develop and submit the 35% and 95% PS&E for formal review, and Final PS&E documents for construction. Submittals will include digital half-size plan sets; specifications (in COH Format); and engineer's estimate using standard bid items. At each milestone deliverable (35%, 95%, and Final PS&E), a meeting will be held virtually with COH personnel to discuss any substantive comments.

## **Assistance with Bidding and Construction**

HDL's design team will be available to assist the COH during bidding and construction with questions, submittal review or other project needs.

## **Project Considerations**

1. On previous COH sidewalk/pathway projects, ROW was a limiting factor for the size and if the feature would be separated from the roadway. In some situations, project improvements or potential construction efforts were anticipated to go slightly outside the existing ROW due to narrowing ROW, steep backslopes, or drainage work. The Svedlund Street corridors ROW is generally consistent and after reviewing the Kenai Peninsula Parcel Viewer map HDL believes that the following easements may be required to complete the construction work:

- Fairview Ave – Temporary easement to construct curb ramp/drainage in Northwest quad.
- Herndon Dr – Temporary easement to construct curb ramp/drainage in Southwest quad.

As the design develops, HDL will evaluate each potential ROW need and design/recommend improvements that minimize the overall footprint and reduce ROW needs. We will also ensure that COH staff have ample time to reach out to affected members of the public.

2. Svedlund Street is located on a slope, which creates challenges to develop ADA compliant pedestrian facilities. HDL recently completed the Main Street Pedestrian Improvement project, which also is located on a similar slope. We will use our experience with Main Street, such as



identifying the best location for curb ramps, to ensure that pedestrian visibility/safety and ADA compliancy is met with the Svedlund Street project.

3. The bulk of privately owned utilities in the corridor are located on the East side. It will likely be more cost effective to place the sidewalk on the West side, avoiding utility conflicts. Additionally, placing the pedestrian facility on the west will help facilitate walking to and from the USCG Housing and Homer Senior Citizens property.
4. There are COH owned utilities such water, storm, and sewer within the corridor. The project team needs to closely evaluate the location of the pedestrian facility and any necessary storm drain improvements to avoid impacting utilities. HDL recommends close coordination with COH staff to verify horizontal and vertical locations of the water and sewer systems. On the Main Street project, depths were assumed to be 10 feet deep (which is typical), but during construction, water mains were found much shallower, conflicting with storm drain improvement.
5. HDL will evaluate drainage needs early to ensure storm water is managed within the corridor. Where possible, we will avoid adding or modifying storm drain systems.
6. The curb ramps at Pioneer Avenue were recently reconstructed by DOT&PF in 2020 by HDL's Pioneer Avenue Pavement Preservation project. This project should not impact those curb ramps.

## **Project Cost Efficiencies**

The following list was used to develop a cost effective fee proposal:

- Identify the location for the sidewalk prior to survey to reduce overall survey needs.
- Use existing aerial photography to complete any design necessary beyond survey limits.
- Consolidate project site visits. HDL staff typically go to Homer for both work and personal trips which allow us to complete any other field work without billing travel time.
- Incorporating the additional design beyond Fairview Avenue will incur minimal design costs with this project. HDL recommends that COH consider including this portion of sidewalk in the design as an additive alternate, which will allow the COH to complete this work if construction prices allow the COH to proceed or be removed if not. If this portion of the design is not constructed with this project, the COH will have the design for use when future funding becomes available.
- Early identification of potential underground utility conflicts, and potholing to determine utility depths in design will reduce the potential for costly field changes during construction.
- HDL has recent design experience on this type of project and can efficiently design this project.

## **Basic Assumptions**

The following basic assumptions were used to prepare this estimate:

- HDL will perform one site visit prior to the survey to coordinate the pedestrian facility location, inventory corridor features, and coordinate with COH staff.
- The project design will use COH specifications format and COH standard bid items. Specifications will be prepared and submitted with the 95% review and final documents.

*Svedlund Street Sidewalk Improvements*  
*August 21, 2023*

- Storm Water Pollution Prevention Plan will be developed with the 100% complete design.
- Utility locates may be based on utility company 500 scale drawings. COH will perform any underground utility potholing work.
- Survey and mapping will be performed in summer conditions.
- Geotechnical investigations and engineering is not included in this contract.
- Electrical engineering, environmental permitting and coordination, and public involvement is not included in this fee, but can be added by amendment.
- Easement or permit acquisition documents are not included, but can be added by amendment.
- Coordination for utility relocations are not included, but can be added by amendment.

## Schedule

Upon Notice to Proceed, HDL will begin coordinating the survey and evaluating/inventorying features in the corridor. We anticipate survey to occur fall 2023. Our team will begin the design after receiving the survey basemap and complete the 35% PS&E submittal package within 40 business days.

## Fee

HDL will provide the aforementioned basic services on a time and expenses basis at our contract hourly rates for an estimated fee of \$52,093. See the attached fee estimate.

We appreciate the opportunity to provide this proposal and look forward to assisting the COH on this project. If you have any questions, please contact me at 564-2136.

Sincerely,

HDL Engineering Consultants, LLC



Nick M. Oliveira, PE, PTOE

Principal Civil Engineer/Project Manager

e: noliveira@HDLalaska.com | o: 907.564.2136 | d: 907.382.7656

**Attach:** Fee Estimate Spreadsheet (1 Page)  
Geovera, LLC Fee Estimate (1 Page)

# Project: Svedlund Street Pedestrian Improvements Design

PERSONNEL DESCRIPTION	Principal Eng	Civil Engr	Eng Ast	Drafter	Enviro Ana	Expenses	Subconsultant
E-Codes	E32	E24	E17	E15	E22		
TASK DESCRIPTION							
Project Management/Coordination	2						
Inventory Review, Compile, Coordinate			12			\$300	
Survey Coordination		2		2			
Compute Political Boundaries/ACAD							\$1,280
Topographic/Planimetric Survey							\$3,200
Post-Process/ACAD Drawing/SCS							\$3,200
Utility As-Built Review		2	4	4			
SWPPP Plan Development		4			20		
1 Cover				1			
1 Legend, Index, Notes			1	1			
1 Survey Control Sheet		2		2			
5 Layout Plans (1"=20')		25	50	50			
1 Typical Sections/Details		4	8	8			
Drainage Improvements		4	8	8			
2 Summary Tables		4	8	8			
1 Sign Summary		2	8	8			
Traffic Control		2	2	4			
35% QA/QC Review	4						
35% Estimate		4	12				
35% Design Review Meeting		2	2				
Site Visit	2						
95% QA/QC Review	4						
95% Estimate		2	8				
95% Design Review Meeting		2	2				
Final QA/QC Review	2						
Final Plan Technical Specifications		16					
Final Estimate		4	8				
<b>*ADD ALTERNATE</b>							
<b>Total Hours</b>	14	81	133	96	20	\$300	\$7,680
<b>Basic Hours</b>	14	81	133	96	20	\$300	\$7,680
<b>ADD ALTERNATE</b>							
<b>BILLING RATE</b>	\$190.00	\$150.00	\$115.00	\$105.00	\$140.00	1.10	1.10
Basic Services	\$2,660.00	\$12,150.00	\$15,295.00	\$10,080.00	\$2,800.00	\$330.00	\$8,448.00
* Add Alternate							
<b>LABOR</b>	<b>Basic</b>			<b>*Add Alternate</b>			
<b>SUBCONSULTANT</b>	\$8,448						
<b>Expenses</b>	\$330						
<b>TOTAL COST</b>	<b>\$52,093</b>						

## Svedlund Street Sidewalk Surveying Proposal

August 18, 2023

HDL Engineering Consultants, LLC  
Nick Oliveira, P.E.  
3335 Arctic Blvd., Suite 100  
Anchorage, Alaska 99503

Nick,

This letter is to outline the Geovera, LLC scope and costs for the Svedlund Street Sidewalk design survey.

This proposal includes topographic/planimetric surveying of approximately 1100 feet of the Svedlund Street right-of-way corridor between Pioneer Avenue and Fairview Avenue, deliverable in AutoCad Civil3D. Design survey to include the following:

- Topographic/Planimetric survey to cover the right-of-way corridor from centerline to 15 feet beyond the edge of the right-of-way and driveways to 20 feet (side to be determined)
- Topographic/Planimetric survey of all intersections to 15 feet past the right-of-way to include all existing curb ramps and radii points (as required)
- Roadway, driveways, utilities, culvert inverts/drainage structures, signing
- All inlets and outlets of drainage pipes passing through the roadway and drainages away from the roadway
- Tie existing manhole lids & gate valve covers – Graphic representation of sewer and water lines in AutoCad drawing
- Survey control sheet on Geovera title block

The costs break down as follows:

Compute political boundaries / AutoCad drawing  
8 Hours @\$160.00 - \$1,280.00

Topographic/Planimetric/Asbuilt survey  
20 Hours @\$160.00- \$3,200.00

Post-Process field data / AutoCad drawing / Survey Control Sheet  
20 Hours @\$160.00 - \$3,200.00

**Total cost for the items described in this proposal is \$7,680.00**

Please let me know if you have any questions or require clarification of any of the items in this proposal.

Stephen C. Smith, P.L.S.

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager  
4 Public Works Director

5 **RESOLUTION 23-090**

6  
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
8 APPROVING A TASK ORDER TO KINNEY ENGINEERING, LLC IN THE  
9 NOT TO EXCEED AMOUNT OF \$60,000 FOR THE DESIGN OF THE  
10 SVEDLUND AVENUE SIDEWALK FROM PIONEER AVENUE TO  
11 FAIRVIEW AVENUE AND AUTHORIZING THE CITY MANAGER TO  
12 NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

13  
14 WHEREAS, The FY24 Capital Budget includes The FY 24 Capital Budget includes \$75,000  
15 from the HART Roads Fund to design the Svedlund Avenue Sidewalk, which is planned to  
16 extend from Pioneer Ave. to Fairview Ave; and

17  
18 WHEREAS, Kinney Engineering, LLC (Kinney) and HDL Engineering (HDL) were invited to  
19 submit proposals for the design work and Kinney’s proposal was more highly rated because it:

- 20  
21 a. Comprehensively showcased the firm’s familiarity with Svedlund Avenue and the  
22 neighborhood it serves;  
23 b. Clearly demonstrated that the firm had done its homework by offering thoughtful  
24 analyses of existing conditions, which will make design and construction of this  
25 sidewalk challenging; and  
26 c. Kinney will perform most of its work with local staff, thereby supporting a local small  
27 business and creating efficiencies in the work; and

28  
29 WHEREAS, Kinney proposed an estimated cost of \$56,339 and HDL proposed an  
30 estimated cost of \$52,093, both paid on a time and materials basis; and

31  
32 WHEREAS, Pursuant to Homer’s Procurement Code, procurement of engineering  
33 services is not a low bid process; and

34  
35 WHEREAS, The task order for Kinney Engineering in the amount of \$60,000 includes  
36 \$56,339 and a \$3,661 contingency in the event that questions arise during bidding or  
37 construction, we can call the firm for guidance.

38  
39 NOW THEREFORE BE IT RESOLVED that the Homer City Council hereby authorizes  
40 issuance of a Task Order to Kinney Engineering, LLC., in the Not to Exceed amount of \$60,000  
41 to design the Svedlund Avenue Sidewalk.

42  
43 PASSED AND ADOPTED by the Homer City Council this 11<sup>th</sup> day of September, 2023.  
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CITY OF HOMER

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KEN CASTNER, MAYOR

ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal note: FY24 Capital Budget

**MEMORANDUM**

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**Resolution 23-091, A Resolution of the City Council of Homer, Alaska Approving a Task Order to Bishop Engineering in the Amount of \$23,000 for Wetland Delineation Services Related to the Kachemak Sponge Green Infrastructure Storm Water Management Project and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.**

**Item Type:** Backup Memorandum  
**Prepared For:** City Council  
**Date:** August 23, 2023  
**From:** Janette Keiser, PE, Public Works Director/City Engineer  
**Through:** Rob Dumouchel, City Manager

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**I. Issue:**

The purpose of this Memorandum is to recommend award of a Task Order to Bishop Engineering, LLC for professional services to delineate the wetlands and assist with environmental permitting for the Kachemak Sponge Green Infrastructure Storm Water Management Project (Kachemak Sponge).

**II. Background:**

With the adoption of Ordinance 23-46, the City Council accepted a grant, as a sub-recipient, from NOAA, through the University of Alaska Anchorage, acting for the Kachemak Bay National Estuarine Research Reserve (KBNERR) for the Kachemak Sponge Project. The Kachemak Sponge Project involves using natural wetlands to treat storm water. The project will require environmental permitting, which requires us to locate and assess the quality of the wetlands. This requires an expert to examine the site, observe the vegetation and otherwise study the properties in accordance with state and federal regulatory standards. The only consulting firm with local staff qualified to perform this work is Bishop Engineering, LLC (Bishop).

We invited Bishop Engineering to submit a proposal to provide the wetland delineation studies and otherwise help us navigate the Corps of Engineers wetland permitting process. Bishop proposes to provide their services for the not to exceed amount of \$21,840, paid on a time and materials basis. We've rounded the sum to \$23,000 to allow a small contingency. The costs for this work are part of the NOAA grant budget, meaning the City will be reimbursed with grant funds.

**III. RECOMMENDATION:** That the City Council award a Task Order to Bishop Engineering, LLC in the Not To Exceed amount of \$23,000.



Address: PO Box 2501, Homer, AK 99603-2501 • Telephone: (907) 299-7609 • Website: [www.bishop-engineering.com](http://www.bishop-engineering.com)

August 23, 2023

Ms. Janette Keiser, PE  
Public Works Director  
City of Homer  
3575 Heath Street  
Homer, AK 99603

**RE: Wetland Delineation Field Studies and Report for Jurisdictional Determination  
Kachemak Sponge Green Infrastructure Storm Water Treatment System**

Dear Ms. Keiser:

Bishop Engineering, LLC is pleased to submit this proposal to complete a wetland delineation for the above referenced project in support of obtaining a jurisdictional determination from the Army Corps of Engineers (ACOE). We believe the City will need to obtain an Approved Jurisdictional Determination due to federal funds involved, but the report will be applicable to a request for Preliminary Jurisdictional Determination as well if that process can be used.

We will follow standard wetland delineation protocols as outlined in the Corps of Engineers Wetlands Delineation Manual, and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Alaska Region (Version 2.0) to determine the presence and distribution of wetland areas within the proposed project area. This protocol shall include classification and mapping of wetlands using aerial photography, elevation contours, hydrography data, soils information, best professional judgment, and field data. If the schedule permits, the onsite wetland delineation data collection effort shall be conducted in September of 2023 within a study area of about 60 acres, during which time all relevant properties shall be visited and small test holes (7" diameter x 24" deep) shall be dug at sample sites as deemed necessary to assess soil, hydrologic, and vegetative conditions. If the September field work cannot be completed due to schedule, we anticipate completing the delineation in June 2024.

A hydrologic investigation shall be performed simultaneously with the wetland study to determine the jurisdictional status of wetlands found on the parcel to document the presence or absence of surface water connections between potential wetlands and navigable waters under the authority of the Navigable Waters Protection Rule. Our report, to be submitted to the Army Corps of Engineers, shall include a map of wetland and upland areas, a description and classification of wetlands and plant communities within the study area, and an appendix containing the data forms and photo documentation of sample sites.



Scope of Work Tasks:

1. Perform field studies to obtain the required field records mandated by the ACOE. This effort is anticipated to take 3 weeks.
2. Record the location of all test points and wetland boundaries using GPS equipment concurrent with the field work.
3. Develop the wetland delineation report to ACOE standards and submit it to ACOE for review. We anticipated this effort to take 2 weeks.
4. Assist the City in submitting the necessary forms to begin ACOE review. We anticipate this to take 1 week concurrent with the report writing effort.
5. Respond to any ACOE review questions and provide the City with updates on any material changes to the report as a result of ACOE review comments.

Fee:

The total engineering fee for the completion of all tasks for the wetland delineation, report submittal, and review coordination is \$21,840.00. Shannon Cefalu, our biologist, who has worked with the local ACOE staff on several jurisdictional determinations, will head up the field and report effort on this project. We have allotted 180 hours at \$100/hr for Shannon's efforts. John Bishop, senior civil engineer, will provide project management, QA/QC, and some field study time on this project and will be allotted 24 hours at \$160/hr. Invoicing will be monthly and per task completed during the subject month.

Feel free to call me with any questions you may have at (907) 299-7609.

Respectfully,

*John S Bishop*

John S. Bishop, SE, PE

**BISHOP ENGINEERING, LLC**

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager  
4 Public Works Director

5 **RESOLUTION 23-091**

6  
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
8 APPROVING A TASK ORDER TO BISHOP ENGINEERING, LLC IN THE  
9 NOT TO EXCEED AMOUNT OF \$23,000 FOR WETLAND  
10 DELINEATION SERVICES RELATED TO THE KACHEMAK SPONGE  
11 GREEN INFRASTRUCTURE STORM WATER MANAGEMENT  
12 PROJECT AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE  
13 AND EXECUTE THE APPROPRIATE DOCUMENTS.  
14

15 WHEREAS, With the adoption of Ordinance 23-46, the City Council accepted a grant, as  
16 a sub-recipient, from NOAA, through the University of Alaska Anchorage, acting for the  
17 Kachemak Bay National Estuarine Research Reserve (KBNERR) for the Kachemak Sponge  
18 Green Infrastructure Storm Water Management Project (Kachemak Sponge); and  
19

20 WHEREAS, This project requires the City to obtain wetland permits from the U.S. Corps  
21 of Engineers, which requires us to assess the location and quality of the wetlands; and  
22

23 WHEREAS, This work requires an expert to examine the site, observe the vegetation and  
24 otherwise study the properties in accordance with state and federal regulatory standards; and  
25

26 WHEREAS, The only consulting firm with local staff qualified to perform this work is  
27 Bishop Engineering; and  
28

29 WHEREAS, The task order in the amount of \$23,000 includes Bishop Engineering's  
30 proposal to provide wetland delineation studies and otherwise help the City navigate the U.S.  
31 Corps of Engineers wetland permitting process for the not to exceed amount of \$21,840, paid  
32 on a time and materials basis and a \$1,160 contingency; and  
33

34 WHEREAS, The costs for this work are part of the NOAA grant budget, meaning the City  
35 will be reimbursed with grant funds.  
36

37 NOW THEREFORE BE IT RESOLVED that the Homer City Council hereby authorizes  
38 issuance of a Task Order to Bishop Engineering, LLC, in the amount of \$23,000 to perform the  
39 wetland delineation studies required to support the Kachemak Sponge Project.  
40

41 PASSED AND ADOPTED by the Homer City Council this 11<sup>th</sup> day of September, 2023.  
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CITY OF HOMER

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KEN CASTNER, MAYOR

ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal note: Ordinance 23-46



# MEMORANDUM

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**Resolution 23-092 A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Apply for an Alaska Department of Environmental Conservation (ADEC) FY24 State Revolving Loan Fund Loan for the A-Frame Water Transmission Line Project. City Manager/Public Works Director.**

**Item Type:** Backup Memorandum  
**Prepared For:** City Council  
**Date:** September 5, 2023  
**From:** Janette Keiser, PE, Public Works Director/City Engineer  
**Through:** Rob Dumouchel, City Manager

---

**I. Issue:** The purpose of this Memorandum is to request authorization to apply for a loan from the Alaska Department of Environmental Conservation (“ADEC”) in the amount of \$804,000 to design and construct a replacement for the A-Frame water transmission line.

**II. Background:**

We’ve received an update from the Alaska Department of Environmental Conservation (ADEC) about the FY24 Intended Use Plan for the State Revolving Loan Fund (SRF) and related Principal Forgiveness Subsidies. There is good news. The City’s been offered Principal Forgiveness Subsidies for several important projects. One of them is the A-Frame Transmission Line. This water line, installed in 1965, is an old 8” cast iron pipe on the steep hill behind the hospital. It is one of our more important transmission lines and is at risk of cracking and displacement. Replacing this line has been on the Utility Department’s Capital Improvement Program for several years. The estimated cost of replacement in 2022 was \$804,000.

We’ve been offered a Principal Forgiveness Subsidy in the amount of \$771,253. It is necessary to submit a loan application to the ADEC in order to “lock in” the Principal Forgiveness Subsidy. Once the loan application is accepted by the ADEC, we will present Council with an ordinance appropriating funds to design/construct the project. Our goal would be to design it over the winter and build it in the 2024 construction season. This would substantially improve the resilience and security of the City’s water distribution system.

**III. RECOMMENDATIONS:** That the City Council authorize the City Manager to apply for an ADEC loan in the amount of \$804,000 for the A-Frame Transmission Line Replacement Project.

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager/  
4 Public Works Director

5 **RESOLUTION 23-092**

6  
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
8 AUTHORIZING THE CITY MANAGER TO APPLY FOR AN ALASKA  
9 DEPARTMENT OF ENVIRONMENTAL CONSERVATION STATE  
10 REVOLVING LOAN FUND LOAN FOR THE A-FRAME WATER  
11 TRANSMISSION LINE.  
12

13 WHEREAS, The City has been offered a Alaska Department of Environmental  
14 Conservation (ADEC) Principal Forgiveness Subsidy for the A-Frame Water Transmission Line  
15 in the amount of \$771,253; and  
16

17 WHEREAS, It is necessary to submit a loan application to ADEC to lock in the Principal  
18 Forgiveness Subsidy; and  
19

20 WHEREAS, The estimated cost of the A-Frame Transmission Line in 2022 was \$804,000;  
21 and  
22

23 WHEREAS, This project will substantially improve the resilience and security of the  
24 City's water distribution system; and  
25

26 WHEREAS, Upon notification of award, an ordinance will come before Council  
27 accepting the loan and appropriating it and any additional funds necessary to complete the  
28 project.  
29

30 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby  
31 authorizes the City Manager to apply for An Alaska Department of Environmental Conservation  
32 State Revolving Loan Fund Loan For The A-Frame Water Transmission Line.  
33

34 PASSED AND ADOPTED by the Homer City Council this 11<sup>th</sup> day of September, 2023.  
35

36 CITY OF HOMER  
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40 KEN CASTNER, MAYOR  
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44 ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

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50 Fiscal Note: N/A



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

(p) 907-235-3130

(f) 907-235-3143

August 21, 2023

Dear Property Owner:

### ***Tasmania Court Water and Sewer Special Assessment Districts Final Assessment Roll***

Now that construction has been completed and Public Works has accepted the Tasmania Court water and sewer improvement projects, we are sending you the final assessment roll and public hearing notice for the special assessment districts wherein you are listed as a record owner.

The Homer City Council has set **Monday, September 11, 2023 at 6:00 p.m.** as the time to hear objections to the final assessment roll. Homer City Code Section 17.04.080 states, "After the hearing the council shall correct any errors or inequalities in the assessment roll. If an assessment is increased, a new hearing shall be set and notice published, except that a new hearing and notice is not required if all record owners of property subject to the increased assessment consent in writing to the increase. Objection to the increased assessment shall be limited to record owners of properties whose assessments were increased. When the assessment roll is corrected, the council shall confirm the assessment roll by resolution. The city clerk shall record the resolution and confirmed assessment roll with the district recorder."

If you are unable to attend the hearing, written objections and or comments must be received no later than Tuesday, September 5, 2023 to be included in the City Council packet or no later than 4:00 p.m. on Monday, September 11, 2023 Council meeting day to be recorded as part of the record of the hearing.

Please take note, Alaska Statutes 29.46.120 provides that, "the validity of an assessment may not be contested by a person who did not file with the municipal clerk a written objection to the assessment roll before its confirmation."

If I can answer any questions for you about the hearing or assessments, please feel free to call me at 235-3130.

Sincerely,

Melissa Jacobson, MMC, City Clerk

Enc. Public Hearing Notice Tasmania Court  
Final Assessment Roll  
Maps

## CITY OF HOMER

### NOTICE OF PUBLIC HEARING

#### **TASMANIA COURT WATER SPECIAL ASSESSMENT DISTRICT TASMANIA COURT SEWER SPECIAL ASSESSMENT DISTRICT**

The Homer City Council will hear objections to the assessment roll for Tasmania Court Water and Sewer Special Assessment Districts on September 11, 2023 during a Regular City Council meeting at 6:00 p.m. The meeting will be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and by Zoom Webinar ID: 205 093 973 Password: 610853

All owners of record are welcome to attend and give testimony concerning errors or inequalities on their assessment. Written comments received prior to September 11, 2023 will be included in the City Council's packet as a part of the record.

Please take note, State Law provides that, "the validity of an assessment may not be contested by a person who did not file with the municipal clerk a written objection to the assessment roll before its confirmation."

After public hearing, the City Council shall correct errors and inequalities in the roll and confirm the roll at the September 25, 2023 regular meeting. Time and method of payment shall then be fixed by resolution; payments may not be required sooner than sixty days after billing and may be paid in full or by other available terms.

Notice of hearing and assessment roll was mailed to owners of record on August 21, 2023. Questions concerning the assessment roll or hearing may be directed to the City Clerk, 491 E. Pioneer Avenue, Homer, Alaska 99603, phone (907) 235-3130, fax (907) 235-3143, email [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us).

Melissa Jacobsen, MMC, City Clerk  
Publish: Homer News August 24, 2023



**FINAL ASSESSMENT ROLL**

PROJECT NAME: Tasmania Water and Sewer Special Assessment District

DATE: July 31, 2023

TOTAL PROJECT WATER: \$246,104.43 (368,926.43-\$122,822 subsidy)

TOTAL PROJECT SEWER: 304,938.97

Districts shall be assessed 75% property owner share of the project. WATER: \$184,578.32 SEWER: \$228,704.23  
 HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: \$61,526.11 SEWER: \$76,234.74

PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
1 Evans, Bryan and Ginny 4523 South Slope Drive Homer, AK 99603	T 06S R 13W SEC 17 Seward Meridian HM 2022012 BARNETTS SOUTH SLOPE SUB EVANS ADDN LOT 2-A BLK 2 KPB#17702098 (lot line vacated after creation of districts)  Per Resolutions 20-083 & 21-045(A) establishing districts- T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 2 BLK 2 KPB#17702045  T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 4 BLK 2 KPB#17702044	\$280,400  \$232,200  unknown	Water \$16,779.85 Sewer \$20791.29  Water \$ 16,779.85 Sewer \$ 20,791.29
2 Sjostedt, David and Chandler, Jeannie PO Box 3606 Homer, AK 99603	T 6S R 13W SEC 17 Seward Meridian HM 2000008 BARNETT'S SOUTH SLOPE SUB CRANDALL ADDN NO 2 LOT 6-A-1 KPB#17702082	\$112,500	Water \$ 16,779.85 Sewer \$ 20,791.29
3 Crandall John P and Cass M PO Box 470 Homer, AK 99603	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 11 BLK 1 KPB#17702040	\$577,400	Water \$ 16,779.85 Sewer \$ 20,791.29
4 Marley, William Jay Jr. and Erica S 795 W Tasmania Ct Homer, AK 99603	T 6S R 13W SEC 17 Seward Meridian HM 00770061 BARNETT'S SOUTH SLOPE SUB LOT 12 BLK 1 KPB#17702039  T 6S R 13W SEC 17 Seward Meridian HM 0077061 BARNETT'S SOUTH SLOPE SUB LOT 13 BLK 1 KPB#17702038	\$588,300  \$917,600  \$89,200	Water \$ 16,779.85 Sewer \$ 20,791.29  Water \$ 16,779.85 Sewer \$ 20,791.29

**FINAL ASSESSMENT ROLL**

PROJECT NAME: Tasmania Water and Sewer Special Assessment District

DATE: July 31, 2023

TOTAL PROJECT WATER: \$246,104.43 (368,926.43-\$122,822 subsidy)

TOTAL PROJECT SEWER: 304,938.97

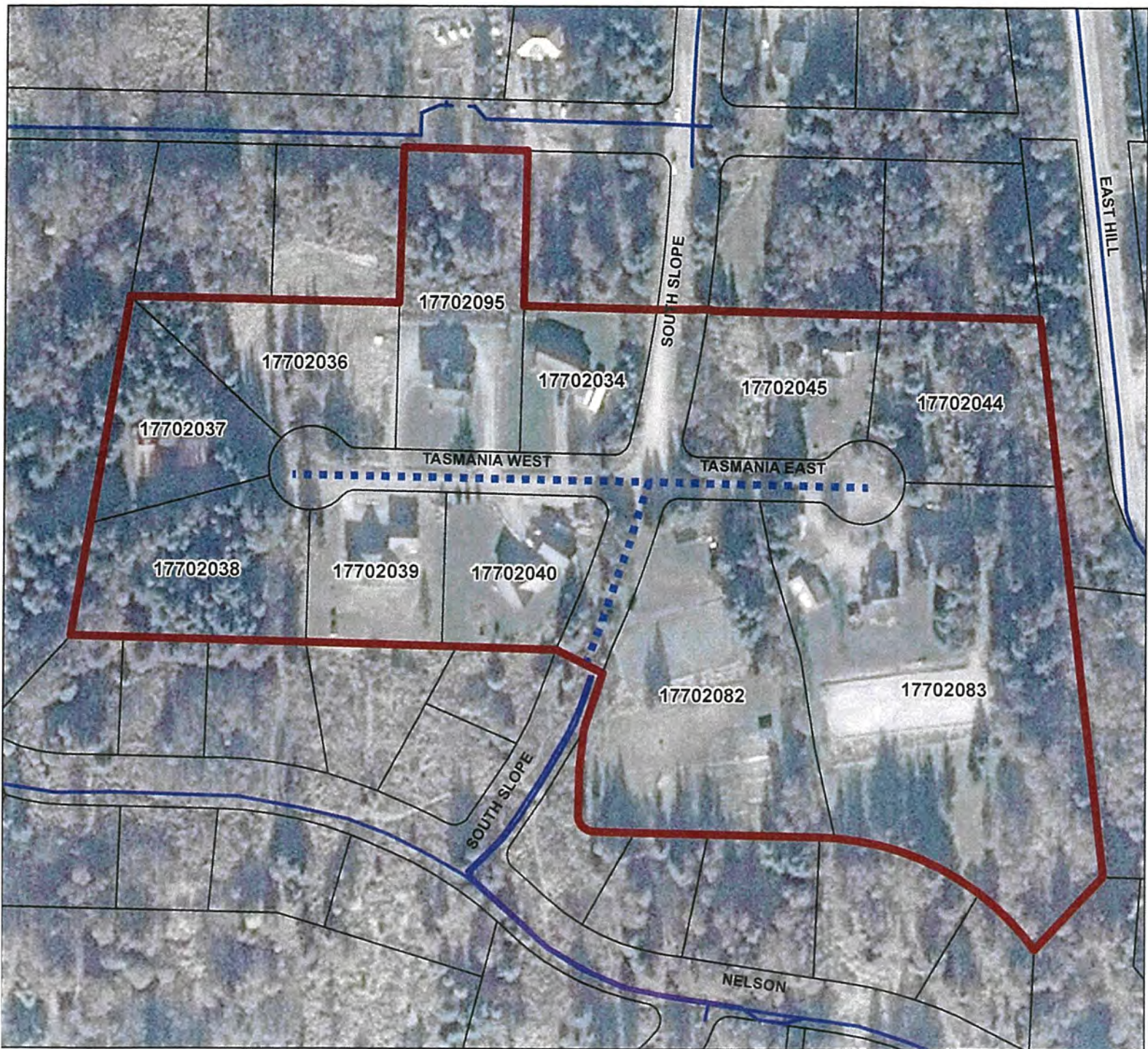
Districts shall be assessed 75% property owner share of the project. WATER: \$184,578.32 SEWER: \$228,704.23  
 HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: WATER: \$61,526.11 SEWER: \$76,234.74

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
5	O'Neill, Andrew P and Cassiar D 3080 Homer Spit Rd Homer, AK 99603	T 6S R 13W SEC 17 Seward Meridian HM 00770061 BARNETT'S SOUTH SLOPE SUB LOT 14 BLK 1 KPB#I7702037	\$311,500	Water \$ 16,779.85 Sewer \$ 20,791.29
6	Fell, Michael W and Mary K PO Box 149 Homer, AK 99603	T 6S R 13W SEC 17 Seward Meridian HM 00770061 BARNETT'S SOUTH SLOPE SUB LOT 15 BLK 1 KPB#I7702036	\$84,400	Water \$ 16,779.85 Sewer \$ 20,791.29
		T 6S R 13W SEC 17 Seward Meridian HM 2017024 BARNETT'S SOUTH SLOPE SUB FELL ADDN LOT 16-A KPB#I7702095	\$492,500	Water \$ 16,779.85 Sewer \$ 20,791.29
82	Sumption Terry L and Tracy L 842 W Tasmania Ct Homer, AK 99603	T 6S R 13W SEC 17 Seward Meridian HM 00770061 BARNETT'S SOUTH SLOPE SUB LOT 17 BLK 1 KPB#I7702034	\$335,600	Water \$ 16,779.85 Sewer \$ 20,791.29




**Tasmania Court Water & Sewer Main Extensions  
Final Assessment Calculations**

Items	Total Costs	Sewer Costs	Water Costs
Final Design/Inspection - Bishop Engineering	\$ 25,500.00	\$ 11,700.00	\$ 13,800.00
Design Review - Seabold Consulting	\$ 2,740.00	\$ 1,180.00	\$ 1,560.00
Construction - East Road Services	\$ 606,350.49	\$ 283,023.00	\$ 323,327.49
Pipe Purchase by City	\$ 21,871.70	\$ -	\$ 21,871.70
PW Review/Inspection labor	\$ 14,336.68	\$ 8,183.50	\$ 6,153.18
Advertising	\$ 1,394	\$ 466.47	\$ 927.06
ADEC Permit Fees	\$ 1,673.00	\$ 386.00	\$ 1,287.00
Total Costs Before ADEC subsidy	\$ 673,865.40	\$ 304,938.97	\$ 368,926.43
Less ADEC Principal Forgiveness Subsidy (Reso 21-023 dated 3-22-21)		\$ -	\$ 122,822.00
Net costs owed by Property Owners (75% total costs)		\$ 228,704.23	\$ 184,578.32
Number of Lots in SAD		11	11
Assessment - Equal Share		\$ 20,791.29	\$ 16,779.85

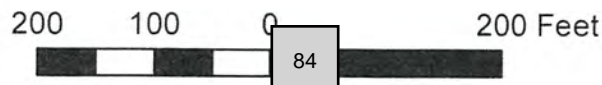
ADEC Loan for Water - Reso 21-042 authorizing loan of \$277,090		\$ 277,090
Water SAD created - Reso 20-83 dated 9-28-20 - estimated costs		\$ 234,105
Original Appropriation for water - Ord 20-68 dated 10-26-20		\$ 234,105
Ord 21-71 dated 1-10-22 appropriated additional \$138,399 with costs to be distributed proportionately between water and sewer. This is Water's share.		\$ 75,564
Total appropriation for water		\$ 309,669
ADEC Principal Forgiveness Subsidy		\$ 122,822
12" water main - betterment - Ord 21-11 dated 3-8-21		\$ 88,569



**Legend**

-  SAD\_Boundary
-  Proposed Line
-  Existing Waterline

**TASMANIA COURT  
WATERLINE EXTENSION  
PROPOSAL**



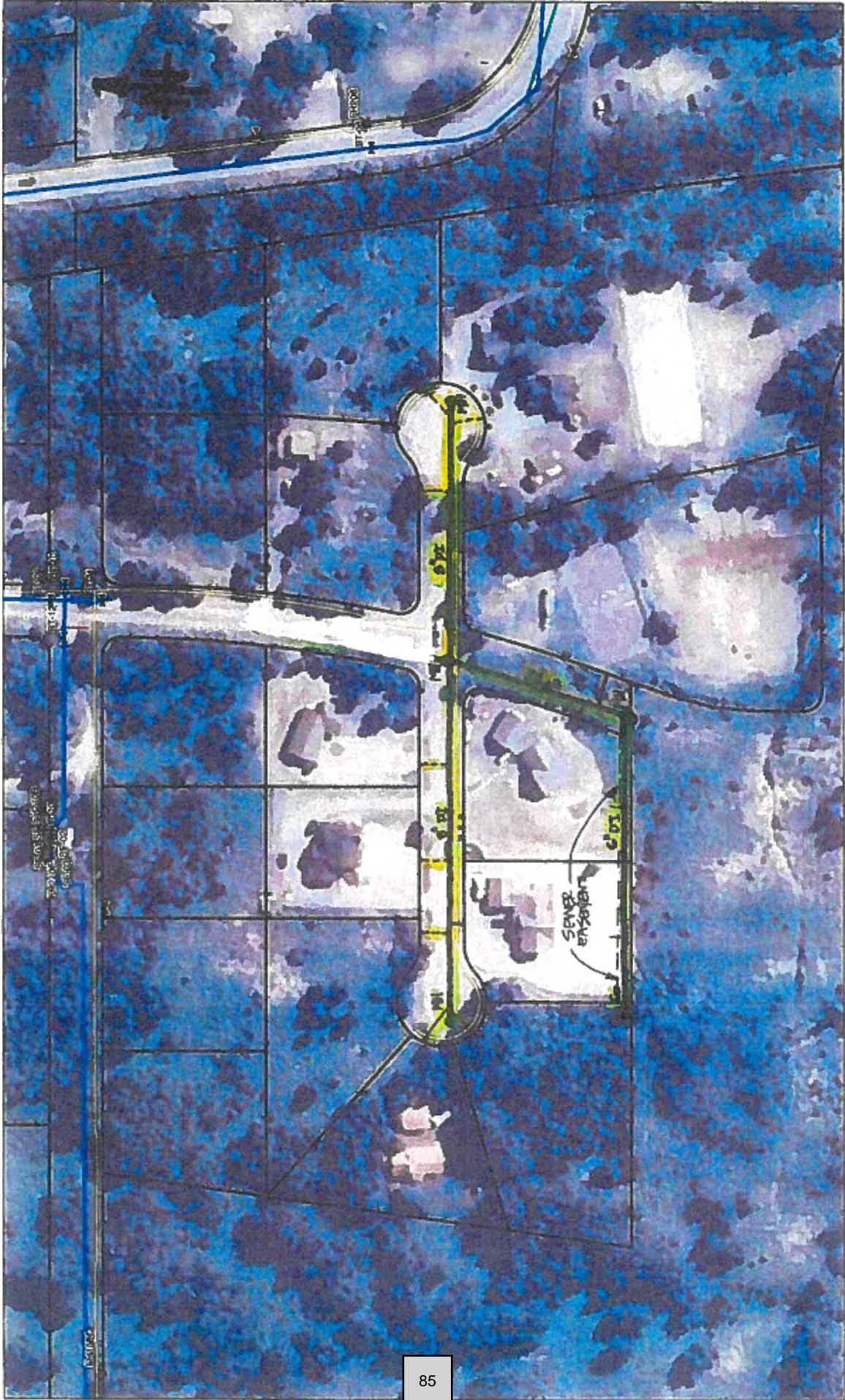
DEPT. OF PUBLIC WORKS  
Sept 18, 2020

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

Coordinate System: NAD 1983 StatePlane Alaska 4 FIPS 5004 Feet  
Projection: Transverse Mercator  
Datum: North American 1983  
False Easting: 1,640,416.6667  
False Northing: 0.0000  
Central Meridian: -150.0000  
Scale Factor: 0.9999  
Latitude Of Origin: 54.0000  
Units: Foot US

PROPOSED TASMANIA CT. SEWER SAD

SEWER-GRAVITY



1 inch = 100 feet



David Sjostedt  
Jeannie Chandler  
PO BOX 3606  
825 W Tasmania Ct  
Homer, AK 99603

September 2, 2023

City of Homer  
Office of City Clerk  
Homer City Council  
491 East Pioneer Ave  
Homer, AK 99603

Homer City Council & Homer Mayor,

First of all, we would like to thank you for taking the time to read and process this letter. We would also like to say the City employees and the City in general tried very hard to facilitate the wants and the needs of eleven residential parcels. We would also like to commend Buck Jones and East Road Services for an excellent and safe access to our homes and job site.

As new residents (2019) to Homer we were unsure of the City of Homer long term policies for new construction regarding water and sewer. We see the water and sewer mains as part of the City infrastructure and feel the City will recoup the cost of the mains and fire hydrants over the life of the water and sewer systems.

If the long term policies have always been followed and every property owner has footed 75% of the project costs we have no objections.

We are simply looking for a fair and equitable solution. We appreciate all of your time and efforts.

We feel we are very blessed to have retired here in Homer.

With sincere thanks,

David Sjostedt  
Jeannie Chandler

South Slope Subdivision  
Lot 11 Block 1  
South Slope Sub Crandall Addn  
No 2 Lot 6-A-2

**Bryan and Ginny Evans**

4526 S. Slope Drive  
Homer, AK. 99603  
(231) 631-1787

4th September 2023

City of Homer

491 East Pioneer Avenue  
Homer, AK. 99603

To Whom it may Concern,

We are writing in objection to the Tasmania Court Water and Sewer Special Assessment Districts Final Assessment Roll. We are asking for the 2nd property under Evans to be removed and to only be charged for one property. Our lot line has been dissolved thus now being one lot.

Dissolving the lot line had always been our intention since we bought our home in September of 2020. Communications began in 2020 with Tom Latimer with Orion Surveys to dissolve our lot line. With Covid and the setbacks that it brought, we were not able to finalize the lot line until May 11, 2022. We have various email messages with the city and email and text messages with Tom Latimer about this issue. We have been very upfront with dissolving the lot line.

In addition to this we also have an objection to the price of the water and sewer assessment. This is something we objected to in the beginning during zoom meetings and we wrote an objection to the city as well. Originally, the hope of the neighborhood was to get city water. As this idea progressed, the city stated that they would not install city water without the addition of sewer. Adding sewer was a large price increase. We, personally, did not need the sewer hookup as when we bought our home, a brand new septic was installed, only to have it demolished with this project.

Once we put in our objection we heard nothing further from the city. After a phone call to the city for an update, we were surprised to hear that there had been another meeting that had taken place that we had apparently missed. We were not notified about this meeting and it was during this phone call we found out the project had ended up passing. We feel that 75% of the cost of this project being put on the Tasmania Court Project property owners is unfair and extreme.

Sincerely

Bryan and Ginny Evans



**Our (Evans) original objection letter along with an original objection letter from our neighbor (April of 2021)**

---

**Bryan and Ginny Evans**

4526 S. Slope Drive  
Homer, AK 99603  
(231) 631-1787

April 13, 2021

**City Council Members**

Re: Tasmania Court Sewer  
Improvement Special Assessment  
District  
City of Homer  
491 East Pioneer Ave.  
Homer, AK 99603

Dear City Council Members,

We are writing in objection to the Tasmania Court Sewer Improvement Special Assessment District. We recently purchased our home Sept 2020. We were made aware that city water in our area would happen more likely than not. The sewer improvement project was later added by the city. With the addition of the city pursuing sewer improvements along with the cost share of both water and the sewer that falls on the property owners, the end price is not justified. Having property owners pay 75% (city pay 25%) puts a large financial burden on many. With more funds coming into the city with Covid relief stimulus funding, we would like to respectfully request the city pick up a larger portion of 75% of the costs and property owners 25%, as it has been done in the past. With significant hardships right now during the COVID pandemic, the financial strain could be detrimental and a negative impact on property owner budgets.

In addition, when we purchased our home in Sept 2020, it included a brand new septic installed right before closing, hence we would not have the need for sewer to be installed. While we understand that it would be beneficial for the city to do both water and sewer improvements at the same, we simply can not justify the cost that falls on property owners, especially those with additional lots who have no plans to develop in the immediate future. Consideration of a deferment program for lots that have no immediate need for water and sewer would be greatly appreciated as well.

In conclusion, we object to this project and the burden of the cost share that falls onto the property owners. We appreciate your time that you have given us.

Sincerely,

Bryan and Ginny Evans

Jay and Erica Marley  
795 W Tasmania Ct  
Homer, AK 99603  
04/07/2021

City Council Members  
Re: Tasmania Court Sewer Improvement Special Assessment District  
City of Homer  
491 East Pioneer Ave  
Homer, AK 99603

Dear City Council Members:

We are writing in objection to the Tasmania Court Sewer Improvement Special Assessment District cost structure. We have been advocates for both the sewer and water SADs for this neighborhood. We are still in support of both the sewer and water projects with some modifications to the cost structure that places more than 50% of the project costs on property owners. Currently, property owners are being required to pay 75% of project costs and the city is only paying 25%. Having access to city water and sewer within city limits is an essential service and is part of basic city infrastructure that is due to taxpaying citizens. This year in particular there are more funds available to the City of Homer for infrastructure improvements through COVID relief stimulus funding and increased tax revenue. Therefore we would like to respectfully request that the city consider reducing the property owner burden to 25% of both the project costs and have the city pay 75%.

Also, when these SADs were initially organized, the neighbors opted not to pursue adding sewer to our SAD because many of us either had new or functional existing septic systems or would be required to have lift pumps to be compatible with the sewer plan that was proposed at that time. For efficiency of engineering and development costs, the City of Homer is insisting on doing the sewer project at the same time as the water, which is sensible, but places a significant additional cost to property owners that we did not want. Because the sewer project is happening by city initiative, we were told by the Public Works Superintendent that we would have the option of deferring the cost of the sewer project for those lots that won't need to hook up to city sewer right away. If those lots are ever developed to incorporate city sewer, or purchased, the property owners would at that time be assessed the cost for the sewer project. For those of us owning spare lots that we have no intention of developing in the near future, and for those of us who have just invested in new or improved septic systems, this deferment program would be a significant savings.

In conclusion, we support the water and sewer SADs for this neighborhood, but we object to the current cost structure of the projects. We respectfully request that the city reverse the cost share burden of the

City Council Members

04/07/2021

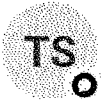
Page 2

owners and city so that the city pays 75% and the property owners pay 25%, and allow a cost deferment program for lots that do not immediately need access to city sewer. Thank you for your consideration.

Sincerely,

Jay and Erica Marley

## **Communication with Tom Latimer: Orion Surveys**

**Tom Latimar Surveyor**

(907) 399-7028



Q Search in conversation

SEP 8, 2020 AT 11:30

Hey Tom, Bryan Evans here at  
4526 South Slope Dr.

I got a call back from Renee  
about dissolving the property line  
and the minimum requirements  
to submit for the preliminary  
Plat.....She said she has to call  
the public works department to  
ask some questions about some  
city code or something. It has to  
do with sub divisions and  
dividing properties.....

Renee's # is 907-435-3109

She is supposed to email us  
both the information when she  
gets it sometime today 😊

Thanks and give a call if you  
have any questions or concerns

Bryan Evans

231-631-1787

111bryan.evans111@gmail.com



94



**Tom Latimar Surveyor**

(907) 399-7028



Bryan Evans

231-631-1787

111bryan.evans111@gmail.com

Hey Brian,  
I'll respond to Renee when she gets back. Sounds like you might have got off on a sidetrack again. I'll see if I can get to the answer.



SEP 10, 2020 AT 10:30

I'll call you back.

SEP 22, 2020 AT 10:20

Hello Tom, I was just checking in to see if we are still a go on dissolving the property line between my two properties. Thanks and have a great day 😊



Bryan Evans

4526 South Slope Drive

Homer Alaska, 99603

231.631.1787 cell

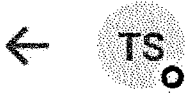


APR 21, 2021 AT 11:46

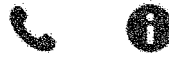


on....City Clerk....





**Tom Latimar Surveyor**  
(907) 399-7028



APR 21, 2021 AT 11:46

I'll call you back.

OCT 23, 2021 AT 09:23

Hey there Tom  
Just looking for an update on  
the property line situation. No  
pressure just need to know  
where we stand in the situation.

OCT 24, 2021 AT 17:04

Hello??

OCT 25, 2021 AT 08:57

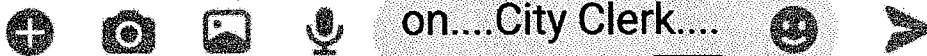


Hi Brian  
I'll be in the office later today and  
will call. Sorry for my non  
responsiveness

No worries

Thanks and talk at you later on

JAN 20, AT 08:06



on.... City Clerk....





**Tom Latimar Surveyor**

(907) 399-7028



JAN 20, 2022 AT 08:06

Well...are we all st with my property yet. I'm on the Slope. Let me know a status update plz.

~ Bryan Evans

JAN 25, 2022 AT 18:00

Hey Bryan  
Paperwork finally came through. Submitting to KPB this week for a public meeting on Feb 14 if all goes well. Meeting will be on zoom. I will attend. You are welcome to attend also but I don't think that will be necessary. I'll let you know when I get the KPB review of the submittal



Awesome  
I get home on Friday the 28th if you need me for anything 😊

Cheers!

Thanks again for your time 🙏



I think we're need for now, but I'll let



on....City Clerk....





TS

Tom Latimar Surveyor

(907) 399-7028



Cheers!

Thanks again for your time 🤝

TS

I think we're good for now but I'll let you know

TS

I knew that sounded too quick to be true. I read the schedule wrong. Meeting on Feb 28. Will go quickly after that.

Sounds good!

FEB 10, 2022 AT 13:50

Hey Tom, just a heads up. We received Notice of Subdivision/ Replat letter in the mail today. Thanks again and have a great day!  
~Bryan

MAR 5, 2022 AT 08:08

Well...I'm up on the Slope. Just checking in again on the lot progression. I hope it's ready for finalizing 🤝 Thanks buddy 😊



MAR 7, 2022 AT 15:18



on....City Clerk....





**Tom Latimar Surveyor**

(907) 399-7028



MAR 7, 2022 AT 15:18

KPB gave preliminary approval last week and granted the ROW width exception. I have it almost ready to submit for final review. A couple more rounds with KPB that will go faster and we'll be done. Traveling for a few days but hope to get it in this week



Well.....I sure hope this last part goes faster. I'm trying my best to no have to pay 1 billion dollars for this water sewer deal



Faster the better for me Tom. What ever makes this deal get completed in short order is best. Thanks for the update and keep in touch with any updates.

Cheers 🍷

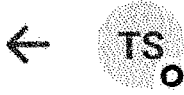
APR 18, 2022 AT 18:01

Looks like the project is starting very soon. Please tell me that we are finalizing the lots.

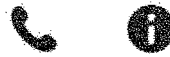


on....City Clerk....



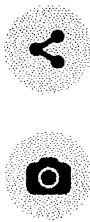
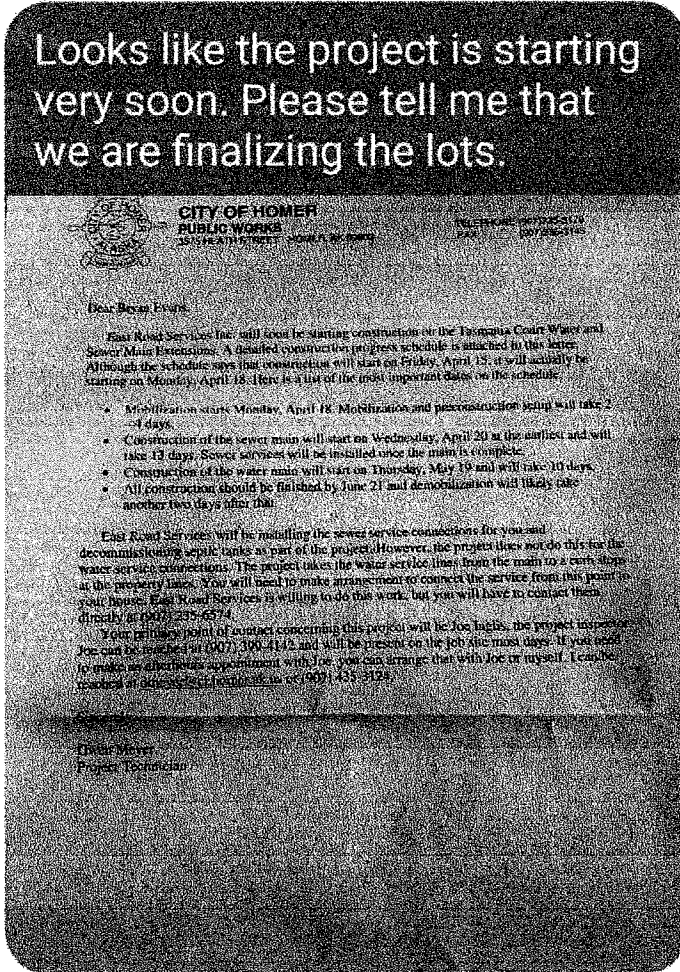


Tom Latimar Surveyor  
(907) 399-7028




APR 18, 2022 AT 18:01

Looks like the project is starting very soon. Please tell me that we are finalizing the lots.



Can you talk

MAY 3, 2022 AT 13:51

Hi Tom,  
We recieved our 2022 estimated tax bill. I will pay that immediately  so it doesn't hold up anything



100



TS

Tom Latimar Surveyor

(907) 399-7028



TS

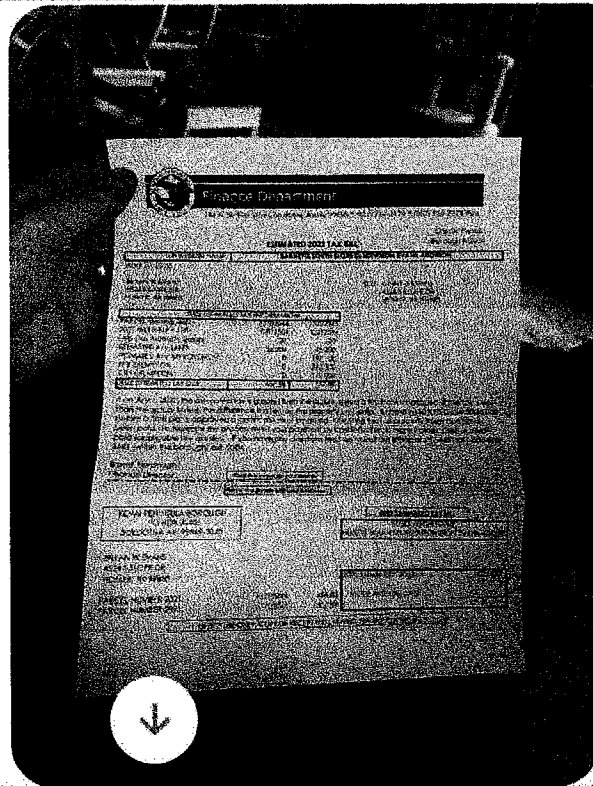
Can you talk

MAY 3, 2022 AT 13:51

Hi Tom,  
We recieved our 2022 estimated tax bill. I will pay that immediately so it doesn't hold up anything.

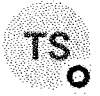
I remember you telling me that it will be coming and to ensure all is paid up so it dosen't hold up the finalizing process.

Thanks again....Cheers!



on....City Clerk....





Tom Latimar Surveyor

(907) 399-7028



MAY 5, 2022 AT 09:15



2022 property tax paid in advance May 05, 2022.pdf  
<https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:9a9ce85a-ddac-4d7c-94a7-27391c3e2dad>

Hello Tom  
  
Our property taxes are paid up in full.  
Thanks and talk to you soon.  
  
Bryan Evans

MAY 9, 2022 AT 10:36

The final review letter showed up!  
Making the edits now and we'll get it signed and submitted before I leave on Wed.



Perfect

JUN 6, 2022 AT 14:49

Got another plat update if you're around for a cal' ↓



on...City Clerk....



102

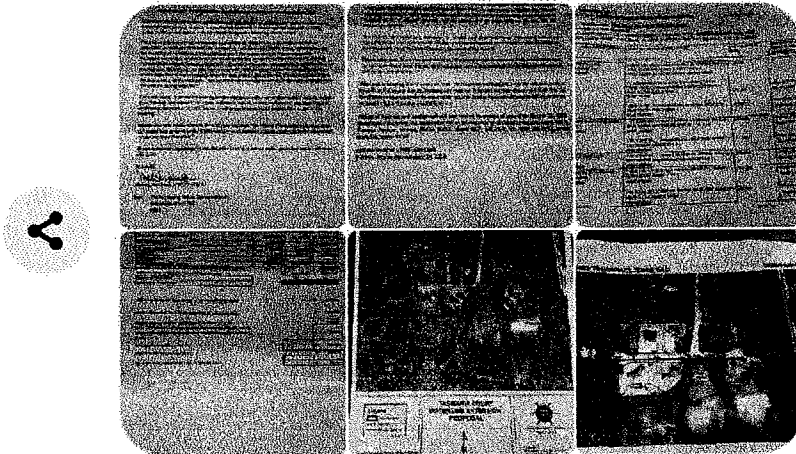
← TS Tom Latimar Surveyor  
(907) 399-7028



JUN 6, 2022 AT 14:49

TS Got another plat update if you're around for a call

AUG 25 AT 16:49



Here is what Ginny signed for ....certified mail at the post office.  
  
I haven't read this yet.....I'm at work and I will tonight.

TS If there was supposed to be an attachment it didn't cone through

AUG 25 AT 17:13



+ 📷 📧 🎤 on.... City Clerk.... 😊 ➤



TS

Tom Latimar Surveyor

(907) 399-7028



TS

If there was supposed to be an attachment it didn't come through

AUG 25 AT 17:13



TUE AT 11:04

Hey Tom,

I just spoke to Renee Krause about my property line situation. She is referring me to another person...Melissa Jacobsen, MMC, City Clerk. So I'm waiting on a call back.

Just curious if you can talk to someone over there and explain the long process we both went through getting this lot line dissolved. I explained to Renee that this was during the "Covid outbreak" which slowed things down and all that stuff.

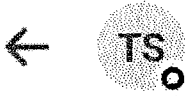
Anyway, I appreciate your time and efforts.  
Cheers!!



on....City Clerk....







Tom Latimar Surveyor

(907) 399-7028



that this was during the "Covid outbreak" which slowed things down and all that stuff.

Anyway, I appreciate your time and efforts.

Cheers!!



Renee Krause, MMC

Deputy City Clerk

ADA Coordinator

City of Homer

491 E Pioneer Avenue

Homer, Alaska 99603

907-235-8121 ext 2224

907-235-3143 Fax

rkrause@ci.homer.ak.us

www.cityofhomer-ak.gov

I attached Renee's info above 📎



on....City Clerk....





ginny evans <evansg1111@gmail.com>

---

**Bryan Evans 4526 South Slope Drive**

2 messages

---

**bryan evans** <111bryan.evans111@gmail.com>

Sat, Aug 26, 2023 at 12:51 PM

To: tom@orionsurveys.com

Bcc: evansg1111@gmail.com

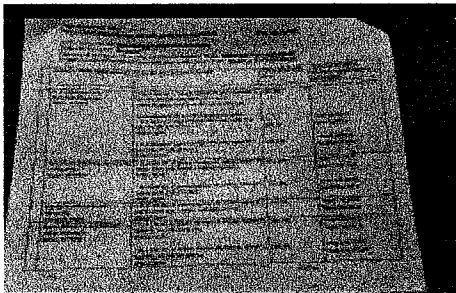
Hello Tom,

Here is the certified letter we recieved and spoke about yesterday. Any input on how we didn't meet the deadline for notification and replat would be greatly appreciated.

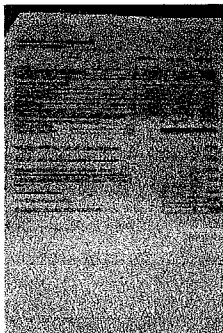
Very Respectfully,  
Bryan Evans  
231.631.1787 cell

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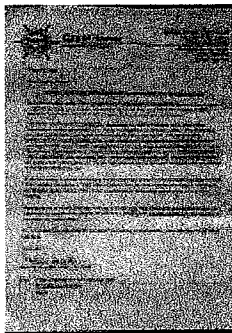
**6 attachments**



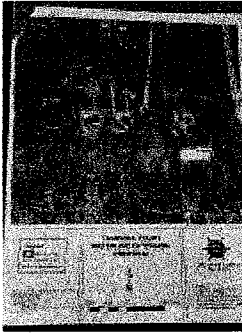
**SmartSelect\_20230825\_171353\_Messenger.jpg**  
498K



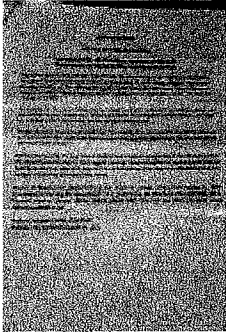
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719K



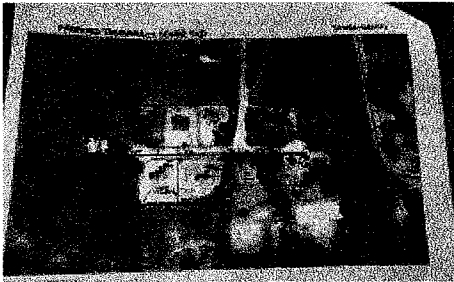
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828K



SmartSelect\_20230825\_171503\_Messenger.jpg  
1414K

bryan evans <111bryan.evans111@gmail.com>  
To: Ginny Evans <evansg1111@gmail.com>

Wed, Sep 6, 2023 at 2:57 PM

----- Forwarded message -----

From: bryan evans <111bryan.evans111@gmail.com>  
Date: Sat, Aug 26, 2023, 15:26  
Subject: Re: Bryan Evans 4526 South Slope Drive  
To: Tom Latimer <tom@orionsurveys.com>

Sounds good, thank you!

On Sat, Aug 26, 2023, 13:30 Tom Latimer <tom@orionsurveys.com> wrote:  
Got it. I'll read over the weekend. I checked emails briefly but didn't find any

Sent via the Samsung Galaxy S23+ 5G, an AT&T 5G smartphone  
Get Outlook for Android

From: bryan evans <111bryan.evans111@gmail.com>  
Sent: Saturday, August 26, 2023 12:51:41 PM  
To: Tom Latimer <tom@orionsurveys.com>  
Subject: Bryan Evans 4526 South Slope Drive

Hello Tom,

9/6/23, 8:57 PM

Gmail - Bryan Evans 4526 South Slope Drive

Here is the certified letter we recieved and spoke about yesterday. Any input on how we didn't meet the deadline for notification and replat would be greatly appreciated.

Very Respectfully,  
Bryan Evans  
231.631.1787 cell

**Correspondence and additional emails (4 in total) with Renee Krause**



ginny evans &lt;evansg111@gmail.com&gt;

---

**Fwd: Special Assessment District Tasmania Court**

4 messages

**bryan evans** <111bryan.evans111@gmail.com>

Sun, Sep 13, 2020 at 6:54 AM

To: Ginny Evans &lt;evansg111@gmail.com&gt;, Bryan Evans &lt;busboy11111@gmail.com&gt;, bryan evans &lt;111bryan.evans111@gmail.com&gt;

----- Forwarded message -----

From: **Renee Krause** <RKrause@ci.homer.ak.us>

Date: Tue, Sep 8, 2020, 14:29

Subject: Special Assessment District Tasmania Court

To: 111bryan.evans111@gmail.com &lt;111bryan.evans111@gmail.com&gt;

Hi Bryan

I have included the information for the Special Assessment District that is where we are at now in the process. Council will on Monday be approving or not the formation of the district.

The parcel that is shown on the attached map was not included in the preliminary assessment roll.

I spoke to Tom Latimer this morning and explained the situation.

Let me know if you have any additional questions, this is scheduled for Public Hearing before City Council on Monday September 14<sup>th</sup>

<https://www.cityofhomer-ak.gov/citycouncil/city-council-regular-meeting-225>

Above is the link to the meeting page which will be updated later this week with the link that you can attend the meeting via Zoom webinar.

## Renee Krause

Renee Krause, MMC

Deputy City Clerk

City of Homer

491 E Pioneer Avenue

Homer, Alaska 99603

907-235-8121 ext 2224

907-235-3143 Fax

rkrause@ci.homer.ak.us

www.cityofhomer-ak.gov

Please note that any and all emails are subject to public records requests. Information on Alaska's Public records Laws can be found in AS 40.25 and in Homer City Code 2.84.

---

**2 attachments**

 **Notice of Objection Packet.pdf**  
293K

 **Tasmania Court Water SAD Map.pdf**  
1448K

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**bryan evans** <111bryan.evans111@gmail.com>  
To: Ginny Evans <evansg1111@gmail.com>

Wed, Sep 6, 2023 at 2:46 PM

[Quoted text hidden]

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**2 attachments**

 **Notice of Objection Packet.pdf**  
293K

 **Tasmania Court Water SAD Map.pdf**  
1448K

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**bryan evans** <111bryan.evans111@gmail.com>  
To: Ginny Evans <evansg1111@gmail.com>

Wed, Sep 6, 2023 at 2:49 PM

[Quoted text hidden]

---

**2 attachments**

 **Notice of Objection Packet.pdf**  
293K

 **Tasmania Court Water SAD Map.pdf**  
1448K

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**bryan evans** <111bryan.evans111@gmail.com>  
To: Ginny Evans <evansg1111@gmail.com>

Wed, Sep 6, 2023 at 2:49 PM

[Quoted text hidden]

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**2 attachments**

 **Notice of Objection Packet.pdf**  
293K

 **Tasmania Court Water SAD Map.pdf**  
1448K





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

(p) 907-235-3130

(f) 907-235-3143

CITY OF HOMER

### **NOTICE OF RIGHT TO OBJECT**

TASMANIA COURT WATER IMPROVEMENT  
SPECIAL ASSESSMENT DISTRICT

#### **SPECIAL ASSESSMENT DISTRICT:**

TASMANIA COURT WATER IMPROVEMENT SPECIAL ASSESSMENT DISTRICT, affecting the property described on the Preliminary Assessment Roll.

On May 28, 2020 the City Clerk determined the sufficiency of the Tasmania Court Water Improvement Special Assessment District. If the assessment district is approved and project construction is approved, the cost of the improvements will be assessed against and become a lien on the property benefited by the improvements.

#### **PUBLIC HEARINGS:**

A Public hearing on the assessment, necessity of the improvements, and on the proposed improvement plan are scheduled before the Homer City Council at **6:00 p.m. on September 14, 2020** in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska via Zoom Webinar. Any person may testify at the public hearing.

#### **NOTICE OF RIGHT TO OBJECT:**

The owner of property to be assessed may file a written objection to the improvement plan no later than **the day before the date of the scheduled public hearing**. Non-responses during the objection period shall be deemed to be non-objections.

If owners of real property that would bear 50 percent or more of the assessed cost of the improvement file timely written objections, the Council may not proceed with the improvement unless it revises the improvement plan to reduce the assessed cost of the improvement that is borne by objecting record owners to less than 50 percent of the assessed cost of the improvement. If the resolution changes the district boundary in the improvement plan, the City Clerk shall notify all record owners of property included in the district under the improvement plan of the change.

At the noticed date and time, the Council shall hold a public hearing on the necessity of the improvement and proposed improvement plan. After the public hearing, the Council shall act upon a resolution determining to proceed with the proposed improvement. The resolution shall find that the improvement is necessary, of benefit to the properties to be assessed, and if the district is initiated by petition, that the petition is in proper form and bears sufficient signatures. The findings of the Council are conclusive. The resolution shall contain a description of the improvement, the

estimated cost of the improvement, the percentage of the cost to be assessed against the properties in the district, and a description of the properties to be assessed.

**OBJECTIONS MUST BE IN WRITTEN FORM AND FILED AT THE OFFICE OF THE CITY CLERK NO LATER THAN THE DAY BEFORE THE DATE OF THE SCHEDULED PUBLIC HEARING**

City of Homer  
Office of the City Clerk  
491 E. Pioneer Avenue  
Homer, Alaska 99603  
Phone: 907-235-3130; Fax: 907-235-3143  
Email: [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)

Dated this 16th day of July, 2020



Renee Krause, MMC, Deputy City Clerk

Enc: Notice of Public Hearing  
Preliminary Assessment Roll  
Statement of Objection

**CITY OF HOMER  
PUBLIC HEARING NOTICE  
CITY COUNCIL MEETING**

**Tasmania Court Water Improvements Special Assessment District**

A **public hearing** is scheduled for **Monday, September 14, 2020** during the Regular City Council Meeting. The meeting begins at 6:00 p.m. via a Zoom webinar at [zoom.us](https://zoom.us) or Telephone Dial 1-669-900-6833 or 1-253-215 8782; (Toll Free) 888-788-0099 or 877- 853-5247; use Webinar ID: 205 093 973 and Password: 610853

The City Clerk has determined that a petition to initiate a district bears sufficient signatures to create the Tasmania Court Water Improvement Special Assessment District.

**OBJECTIONS**

Objections to the formation of this district must be in written form and filed at the Office of the City Clerk no later than the day before the date of the scheduled public hearing. Non-responses during the objection period shall be deemed to be non-objections.

**\*\*Request forms to submit public comment telephonically are available on the City Clerk's webpage.**

Contact the Clerk's Office at City Hall if you have any questions. 235-3130, Email: [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)

Dated this 16<sup>th</sup> day of July, 2020



Renee Krause, MMC, Deputy City Clerk

**PRELIMINARY ASSESSMENT ROLL**

**PROJECT NAME: Tasmania Court Water Improvement Special Assessment District DATE: July 16, 2020**

**TOTAL ESTIMATED PROJECT WATER: \$277,090.00**

Districts shall be assessed 75% property owner share of the project. Benefitted property owners will be required to pay that portion of the cost through the formation of a Special Assessment District: **\$207,818.00**

**HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: \$69,273.00**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT	ASSESSMENT METHOD
1	SUMPTION TERRY L & TRACY L 842 W TASMANIA CT HOMER, AK 99603-8210	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 17 BLK 1 KPB#17702034	\$307,100.00	\$17,318	
2	FELL MICHAEL W FELL MARY K PO BOX 149 HOMER AK 99603-0149	T 06S R 13W SEC 17 Seward Meridian HM 2017024 BARNETT'S SOUTH SLOPE SUB FELL ADDN LOT 16-A KPB#17702095	\$421,300.00	\$17,318	
	FELL MICHAEL W FELL MARY K PO BOX 149 HOMER AK 99603-0149	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 15 BLK 1 KPB#17702036	\$68,000.00	\$17,318	
4	KASSOUNI DICRAN 8173 FLETCHER RD GREENVILLE, MI 48838-9704	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 14 BLK 1 KPB#17702037	\$238,400.00	\$17,318	
5	MARLEY WILLIAM JAY JR MARLEY ERICA SUSAN 795 W TASMANIA CT HOMER AK 99603-8210	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 13 BLK 1 KPB#17702038	\$72,000.00	\$17,318	
6	MARLEY WILLIAM JAY JR MARLEY ERICA S 795 W TASMANIA CT HOMER AK 99603-8210	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 12 BLK 1 KPB#17702039	\$845,600.00	\$17,318	

**PRELIMINARY ASSESSMENT ROLL**

**PROJECT NAME: Tasmania Court Water Improvement Special Assessment District DATE: July 16, 2020**

**TOTAL ESTIMATED PROJECT WATER: \$277,090.00**  
 Districts shall be assessed 75% property owner share of the project. Benefitted property owners will be required to pay that portion of the cost through the formation of a Special Assessment District: **\$207,818.00**  
**HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: \$69,273.00**

PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT ASSESSMENT METHOD
7 SJUSTEDT DAVID CHANDLER JEANNIE PO BOX 3606 HOMER AK 99603-3606	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 11 BLK 1 KPB#17702040	\$442,500.00	\$17,318
8 CRANDALL JOHN P & CASS M PO BOX 470 HOMER AK 99603-0470	T 6S R 13W SEC 17 Seward Meridian HM 2000008 BARNETT'S SOUTH SLOPE SUB CRANDA LL ADDN NO 2 LOT 6-A-1 KPB#17702082	\$87,200.00	\$17,318
9 WOODS JUDITH A PO BOX 741 HOMER AK 99603-0741	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 2 BLK 2 KPB#17702045	\$232,200.00	\$17,318
10 GRABER F ELIZABETH HAWFIELD MICHAEL PO BOX 2609 HOMER AK 99603-2609	T 6S R 13W SEC 17 Seward Meridian HM 0770061 BARNETT'S SOUTH SLOPE SUB LOT 1 BLK 2 KPB#17702046	\$49,400.00	\$17,318

CITY OF HOMER  
PROPERTY OWNER'S  
**STATEMENT OF OBJECTION**  
TO SPECIAL ASSESSMENT DISTRICT

SPECIAL ASSESSMENT DISTRICT: **Tasmania Court Water Improvement Special Assessment District**

I/we affirm that I/we are the owner(s) of the following lots in the Special Assessment District  
(give legal description):

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I/We object to the **Tasmania Court Water Improvement Special Assessment District**.

Reasons/Comments: \_\_\_\_\_

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PROPERTY OWNER'S PRINTED NAME, SIGNATURE, AND DATE:

_____ (Print Name)	_____ (Signature)	_____ (Date)
_____ (Print Name)	_____ (Signature)	_____ (Date)
_____ (Print Name)	_____ (Signature)	_____ (Date)




**NOTE: PLEASE MAKE SURE THAT ALL THE PROPERTY OWNERS OF RECORD PRINT, SIGN, AND DATE THIS DOCUMENT. IF YOU HAVE MORE THAN ONE LOT PLEASE NOTE THIS ON THIS FORM WHEN YOU RETURN IT. OBJECTIONS WILL APPLY ONLY TO THOSE LOTS NAMED ON THIS FORM.**

TO FILE AN OBJECTION COMPLETE THIS FORM AND RETURN IT TO THE OFFICE OF THE CITY CLERK NO LATER THAN THE DAY BEFORE THE DATE OF THE SCHEDULED PUBLIC HEARING.

City of Homer  
Office of the City Clerk  
491 E. Pioneer Avenue  
Homer, Alaska 99603


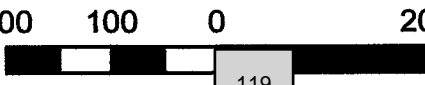


**Legend**


-  Waterlines
-  Proposed\_Line
-  Parcels Concerned

Coordinate System: NAD 1983 StatePlane Alaska 4 FIPS 5004 Feet  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 False Easting: 1,640,416.6667  
 False Northing: 0.0000  
 Central Meridian: -150.0000  
 Scale Factor: 0.9999  
 Latitude Of Origin: 54.0000  
 Units: Foot US

**TASMANIA COURT  
 WATERLINE EXTENSION  
 PROPOSAL**

  
 200    100    0    200 Feet  


119

  
 DEPT. OF PUBLIC WORKS  
 FEBRUARY 3, 2020

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



ginny evans &lt;evansg1111@gmail.com&gt;

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**Tasmania court Sewer Improvement Assessment District**3 messages

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**bryan evans** <111bryan.evans111@gmail.com>

Wed, Jan 20, 2021 at 1:34 PM

To: clerk@cityofhomer-ak.gov

Bcc: evansg1111@gmail.com

Renee,

Hello there I hope this email finds you well. I am sending this email with our contact info as per our conversation on Xoom last night. We are interested in Scenario 2 in which we just had a new septic system installed in the fall of 2020.

I also want to deviate from having sewer set up on our adjacent property that we own. We are in the process of combining them.

Thanks and have a great day!  
Bryan Evans

**Address:**

4526 South Slope Drive

Homer Alaska 99603

231-631-1787 Bryan Evans cell phone

231-631-3494 Ginny Evans cell phone

Barnett's S Slope subd lot 2 and lot 4

---

**bryan evans** <111bryan.evans111@gmail.com>

Wed, Sep 6, 2023 at 2:49 PM

To: Ginny Evans &lt;evansg1111@gmail.com&gt;

[Quoted text hidden]

---

**bryan evans** <111bryan.evans111@gmail.com>

Wed, Sep 6, 2023 at 2:58 PM

To: Ginny Evans &lt;evansg1111@gmail.com&gt;

[Quoted text hidden]





ginny evans &lt;evansg111@gmail.com&gt;

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**Fwd: FW: Tasmania Court Sewer/Water Improvements**

3 messages

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**bryan evans** <111bryan.evans111@gmail.com>  
To: Ginny Evans <evansg111@gmail.com>

Sat, Mar 27, 2021 at 9:49 AM

----- Forwarded message -----

From: **Renee Krause** <RKrause@ci.homer.ak.us>

Date: Fri, Mar 26, 2021, 10:27

Subject: FW: Tasmania Court Sewer/Water Improvements

To: Tracy Sumption &lt;tntsump@gmail.com&gt;, cassiar O'Neill &lt;sirensfoodtruck@gmail.com&gt;, marykfell@icloud.com &lt;marykfell@icloud.com&gt;, crandall@alaska.net &lt;crandall@alaska.net&gt;, 111bryan.evans111@gmail.com &lt;111bryan.evans111@gmail.com&gt;

Attached is information that Public Works Director Jan Keiser submitted for the combined costs of the water and sewer special assessment districts.

Please remember that the Sewer Assessment District still requires approval from a majority of the property owners or a signed waiver and City Council to form the district.

All costs represented are estimated and are not final until the projects are completed and approved by City Council.

Renee Krause

Renee Krause, MMC  
Deputy City Clerk  
ADA Coordinator

-----Original Message-----

From: Melissa Jacobsen &lt;MJacobsen@ci.homer.ak.us&gt;

Sent: Friday, March 19, 2021 4:48 PM

To: Renee Krause &lt;RKrause@ci.homer.ak.us&gt;

Subject: FW: Tasmania Court Sewer/Water Improvements ?????

-----Original Message-----

From: Tracy Sumption &lt;tntsump@gmail.com&gt;

Sent: Friday, March 19, 2021 4:33 PM

To: Department Clerk &lt;clerk@ci.homer.ak.us&gt;

Subject: Tasmania Court Sewer/Water Improvements ?????

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

Hi there at the last meeting property owners requested a total of both water and sewer cost. Is there a cost break down of both the sewer and water assessments and map available?

Thank you in advance.

Tracy Sumption

 **Copy of Tasmania Water Sewer cost estimate - 03-15-21.xlsx**  
16K

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**bryan evans** <111bryan.evans111@gmail.com>  
To: Ginny Evans <evansg1111@gmail.com>

Wed, Sep 6, 2023 at 2:49 PM

[Quoted text hidden]

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 **Copy of Tasmania Water Sewer cost estimate - 03-15-21.xlsx**  
16K

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**bryan evans** <111bryan.evans111@gmail.com>  
To: Ginny Evans <evansg1111@gmail.com>

Wed, Sep 6, 2023 at 2:49 PM

----- Forwarded message -----

From: **bryan evans** <111bryan.evans111@gmail.com>  
Date: Sat, Mar 27, 2021, 09:49

[Quoted text hidden]  
[Quoted text hidden]

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 **Copy of Tasmania Water Sewer cost estimate - 03-15-21.xlsx**  
16K

Concept Cost Estimate - Gravity Serves All				
TASMANIA COURT SEWER IMPROVEMENT				
3/15/2021				
	quantity	unit	unit price	
Mobilization	1	LS	\$9,500	
Clearing/Grubbing	1	LS	\$1,900	
8" Ductile Iron Main	980	LF	\$85	
6" Ductile Iron Main	335	LF	\$80	
Sanitary Sewer Manhole	2	EA	\$6,500	
Sanitary Sewer Clean out	3	EA	\$3,500	
4" sewer service	11	EA	\$1,900	
Connect to Existing	1	EA	\$750	
Type II Gravel	200	CY	\$30	
Pipe Bedding	75	CY	\$27	
Seeding	25	MSF	\$70	
Construction Survey	1	LS	\$4,500	
SWPP Plan	1	LS	\$1,800	
Geotextile Fabric	400	SY	\$8	
Exist. Utility Protection	1	LS	\$4,500	
Construction	\$190,425			
Design (8%)	\$15,234			
Inspection (3%)	\$5,713			
City Administration (5%)	\$9,379			
Contingency (5%)	\$9,521			
<b>Total Project Cost</b>	<b>\$230,272</b>			
Property Owner Share	\$172,704			
City (HAWSP) Share	\$57,568			
<b>TOTAL ASSESSMENTS FOR WATER AND SEWER</b>				
		Sewer SAD Cost	On-Site Cost for sewer service	On-Site Cost for water service
Barnett's S Slope Subd Lot 2, Blk 2	Woods	\$ 15,700.36	\$ 4,500.00	\$ 2,000.00
Barnett's S Slope Subd Lot 4, Blk 2	Woods	\$ 15,700.36	\$ 4,500.00	\$ 2,000.00
Crandall Addn No 2 Lot 5-A-1	Crandall	\$ 15,700.36	\$ 4,500.00	\$ 2,000.00
Crandall Addn No 2 Lot 6-A-1	Crandall	\$ 15,700.36	\$ 4,500.00	\$ 2,000.00
Barnett's S Slope Subd Lot 11, Blk 1	Sjostedt	\$ 15,700.36	\$ 4,500.00	\$ 2,000.00
Barnett's S Slope Subd Lot 12, Blk 1	Marley	\$ 15,700.36	\$ 4,500.00	\$ 2,000.00
Barnett's S Slope Subd Lot 13, Blk 1	Marley	\$ 15,700.36	\$ 4,500.00	\$ 2,000.00
Barnett's S Slope Subd Lot 14, Blk 1	Kassouni	123 \$ 15,700.36	\$ 4,500.00	\$ 2,000.00
Barnett's S Slope Subd Lot 15, Blk 1	Fell	\$ 15,700.36	\$ 4,500.00	\$ 2,000.00

cost		
\$9,500		
\$1,900		
\$83,300		
\$26,800		
\$13,000		
\$10,500		
\$20,900		
\$750		
\$6,000		
\$2,025		
\$1,750		
\$4,500		
\$1,800		
\$3,200		
\$4,500		
\$190,425		

Total Estimated Cost Sewer	Total Estimated Cost Water (from Cost Estimate - Water prepared by Carey Meyer)	Total Estimated Cost - Water & Sewer
\$ 20,200.36	\$ 18,893.00	\$ 41,093.36
\$ 20,200.36	\$ 18,893.00	\$ 41,093.36
\$ 20,200.36	\$ 18,893.00	\$ 41,093.36
\$ 20,200.36	\$ 18,893.00	\$ 41,093.36
\$ 20,200.36	\$ 18,893.00	\$ 41,093.36
\$ 20,200.36	\$ 18,893.00	\$ 41,093.36
\$ 20,200.36	\$ 18,893.00	\$ 41,093.36
\$ 20,200.36	\$ 18,893.00	\$ 41,093.36
\$ 20,200.36	\$ 18,893.00	\$ 41,093.36
\$ 20,200.36	\$ 18,893.00	\$ 41,093.36

Fell Addn Lot 16-A	Fell	\$ 15,700.36	\$ 4,500.00	\$ 2,000.00
Barnett's S Slope Subd Lot 17, Blk 1	Sumption	\$ 15,700.36	\$ 4,500.00	\$ 2,000.00
		\$ 172,704.00	\$ 49,500.00	\$ 22,000.00
estimated annual payments (equal share) with 20 year financing at 2%	\$2,513.27	per year, including on-site work for sewer	\$209.44	Per month

\$ 20,200.36	\$ 18,893.00	\$ 41,093.36
\$ 20,200.36	\$ 18,893.00	\$ 41,093.36
\$ 222,204.00	\$ 207,823.00	\$ 452,027.00



ginny evans &lt;evansg1111@gmail.com&gt;

---

**Fwd: 3rd Neighborhood Meeting for Tasmania Ct Sewer SAD**

3 messages

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**bryan evans** <111bryan.evans111@gmail.com>  
To: Ginny Evans <evansg1111@gmail.com>

Tue, May 25, 2021 at 11:16 PM

----- Forwarded message -----

**From: Renee Krause** <RKrause@ci.homer.ak.us>**Date:** Tue, May 25, 2021, 08:58**Subject:** 3rd Neighborhood Meeting for Tasmania Ct Sewer SAD**To:** Tracy Sumption <tntsump@gmail.com>, marykfell@icloud.com <marykfell@icloud.com>, cassiar O'Neill <sirensfoodtruck@gmail.com>, John Crandall <crandall@alaska.net>, 111bryan.evans111@gmail.com <111bryan.evans111@gmail.com>, jaymarley@alaska.net <jaymarley@alaska.net>

Please see the attached information related to a meeting scheduled for Thursday, June 3, 2021 at 5:30 p.m. to share information related to the Tasmania Court Sewer Improvement Special Assessment District. This information will also be sent via USPS today to the addresses we have on file for each property owner. It can additionally be found on the meeting page located on the city website. A link to that webpage has been provided for your convenience.

<https://www.cityofhomer-ak.gov/cityclerk/tasmania-court-sewer-sad-neighborhood-meeting-1>

Please see the zoom meeting information for the meeting:

**Topic:** Tasmania Court Sewer Special Assessment District

**Time:** Jun 3, 2021 05:30 PM Alaska

**Join Zoom Meeting**

<https://cityofhomer.zoom.us/j/96782300080?pwd=Y2lzY0lhRW9LeXJDQlhrU1BwSnZ4QT09>

**Meeting ID:** 967 8230 0080

**Passcode:** 898162

**Dial by your location**

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

877 853 5247 US Toll-free

127

888 788 0099 US Toll-free

Meeting ID: 967 8230 0080

Passcode: 898162

Renee Krause

Renee Krause, MMC

Deputy City Clerk

ADA Coordinator

City of Homer

491 E Pioneer Avenue

Homer, Alaska 99603

907-235-8121 ext 2224

907-235-3143 Fax

rkrause@ci.homer.ak.us

www.cityofhomer-ak.gov

Please note that any and all emails are subject to public records requests. Information on Alaska's Public records Laws can be found in AS 40.25 and in Homer City Code 2.84.

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**3 attachments**

**image001.gif**

1K

**image001.gif**

1K

 **2021 05 25 3rd Neighborhood Mtg Packet.pdf**  
371K

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**bryan evans** <111bryan.evans111@gmail.com>

Mon, Sep 4, 2023 at 8:02 PM

To: Ginny Evans <evansg1111@gmail.com>, bryan evans <111bryan.evans111@gmail.com>

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**2 attachments**

128



**image001.gif**  
1K

 **2021 05 25 3rd Neighborhood Mtg Packet.pdf**  
371K

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**bryan evans** <111bryan.evans111@gmail.com>  
To: Ginny Evans <evansg1111@gmail.com>

Wed, Sep 6, 2023 at 2:49 PM

[Quoted text hidden]

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**3 attachments**

**image001.gif**  
1K

**image001.gif**  
1K

 **2021 05 25 3rd Neighborhood Mtg Packet.pdf**  
371K



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

(p) 907-235-3130

(f) 907-235-3143

May 25, 2021

Dear Property Owner,

At their May 24, 2021 Regular Meeting, City Council held a Public Hearing regarding the Tasmania Court Sewer Improvement Special Assessment District (SAD) for city sewer service. More than 50% of the record owners of property filed written objections and at the request of staff, Council postponed action until the June 14, 2021 regular meeting. You are receiving this notice because you are a record owner of real property in the proposed district.

A neighborhood meeting has been scheduled for **Thursday, June 3, 2021 at 5:30 p.m.** to allow Public Works Director Keiser to share information regarding design accommodations and how a "*Principal Forgiveness*" opportunity from the Alaska Department of Environmental Conservation (ADEC) on water projects benefits property owners on the overall costs for the water and sewer projects for Tasmania Court.

To join the Zoom meeting on your computer go to [www.zoom.us](http://www.zoom.us) and select Join A Meeting. From there follow the prompts to enter the meeting ID and password below. If you prefer to participate by phone only, you may dial any of the numbers below and enter the same meeting ID and password.

Meeting ID: 967 8230 0080 Password: 898162

By Phone- 1-669-900-6833, 1-253-215-8782 or Toll Free 888-788-0099 or 877-853-5247

The meeting will open by 5:20 p.m. so attendees will have time to log in and test audio before the start time. Please email me at [rkrause@ci.homer.ak.us](mailto:rkrause@ci.homer.ak.us) if you'd like an email link to the meeting information.

Information from Public Works Director Keiser is included for your review prior to the meeting. After the neighborhood meeting, anyone wishing to withdraw their objections may do so in writing by Sunday, January 13, 2021. You may email, fax or drop off at the City Clerk's Office or put in the drop box outside the City Clerk's lobby entrance downstairs.

Please contact the City Clerk's Office at 235-3130 if you have questions.

Sincerely,

Renee Krause, MMC  
Deputy City Clerk/ADA Coordinator

Enc: Memorandum from Public Works Director and Combined Estimate of Costs for Water & Sewer SAD



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Public Works

3575 Heath Street

Homer, AK 99603

[publicworks@cityofhomer-ak.gov](mailto:publicworks@cityofhomer-ak.gov)

(p) 907- 235-3170

(f) 907-235-3145

### Memorandum

TO: The Tasmania Court Neighborhood  
FROM: Janette Keiser, Director of Public Works  
DATE: May 24, 2021  
SUBJECT: Updated Information about proposed water and sewer assessment districts

Since the last Neighborhood Meeting about the proposed Sewer Assessment District, much has happened.

1. The sewer main extension going north from Tasmania Court to the intersection of Shellfish has been eliminated. This reduces the cost of the sewer project and thus, reduces the assessments.
2. The costs assume each sewer service line will be installed from the main to the house. Typically, the assessment district installs the service line from the main to the curb box at the property line and the property owner is responsible for taking it from the curb box to the home. However, in your neighborhood, we will need to work around your existing septic tanks as well as properly decommission the existing tanks. It occurs to me this work would be best done by the City's contractor, to ensure it is done consistently. I have added this cost to the assessment.
3. The cost of the 12-inch water main, which will serve a future water storage tank, planned to be installed on Shellfish, has not been included in the assessment. This will be the City's cost.
4. The AK Dept. of Environmental Conservation notified us the Tasmania Court Water Project qualifies for grant funding in the amount of \$122,822. This special program is only available for drinking water projects, so similar funding is not available for the sewer project. However, it reduces your assessment for the water project by almost 50%.
5. We have recomputed the Estimated Assessment Roll based on these developments. The new calculations show the estimated assessment for each property for water and sewer, including the cost of the on-site connection for the sewer service, would be \$155 per month.
6. If you wish to proceed with the water and sewer project, you need to withdraw your objection. In order for the project to move forward, we need to have objections from no more than 51% of the property owners. At this point, City code does not allow the water project to proceed without the sewer project.

Concept Cost Estimate - Gravity Serves All  
**TASMANIA COURT SEWER IMPROVEMENT**  
 2/5/2020

	quantity	unit	unit price	cost
Mobilization	1	LS	\$9,500	\$9,500
Clearing/Grubbing	1	LS	\$1,900	\$1,900
8" Ductile Iron Main	980	LF	\$85	\$83,300
6" Ductile Iron Main	335	LF	\$80	\$26,800
Sanitary Sewer Manhole	2	EA	\$6,500	\$13,000
Sanitary Sewer Clean out	3	EA	\$3,500	\$10,500
4" sewer service	11	EA	\$1,900	\$20,900
Connect to Existing	1	EA	\$750	\$750
Type II Gravel	200	CY	\$30	\$6,000
Pipe Bedding	75	CY	\$27	\$2,025
Seeding	25	MSF	\$70	\$1,750
Construction Survey	1	LS	\$4,500	\$4,500
Site Plan	1	LS	\$1,800	\$1,800
Geotextile Fabric	400	SY	\$8	\$3,200
Existing Utility Protection	1	LS	\$4,500	\$4,500
				\$190,425

Construction	\$190,425
Design (8%)	\$15,234
Inspection (3%)	\$5,713
City Administration (5%)	\$9,379
Contingency (5%)	<u>\$9,521</u>

Total Project Cost	\$230,272
Property Owner Share	\$172,704
City (HAWSP) Share	\$57,568

Legal Description/Owner	SAD Cost	On-Site Cost	Estimated Cost Sewer	Estimated Cost Water with ADEC grant	Estimated Cost Sewer and Water, including sewer service
Barnett's S Slope Subd Lot 2, Blk 2	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Barnett's S Slope Subd Lot 4, Blk 2	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Crandall Addn No 2 Lot 5-A-1	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Crandall Addn No 2 Lot 6-A-1	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Barnett's S Slope Subd Lot 11, Blk 1	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Barnett's S Slope Subd Lot 12, Blk 1	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Barnett's S Slope Subd Lot 13, Blk 1	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Barnett's S Slope Subd Lot 14, Blk 1	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Barnett's S Slope Subd Lot 15, Blk 1	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Fell Addn Lot 16-A	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
Barnett's S Slope Subd Lot 17, Blk 1	\$ 15,700	\$ 4,500	\$ 20,200	\$ 10,267	\$ 30,467
	\$ 172,704	\$ 49,500	\$ 222,204	\$ 112,937	

with 20 years financing, interest rate 2%  
estimated annual payments (equal share) =

\$ 960 \$80/month \$ 1,863 \$155/month



**Memorandum CC-23-211**

TO: Rob Dumouchel, City Manager  
 FROM: Janette Keiser, PE, Director of Public Works  
 DATE: June 20, 2023  
 SUBJECT: Tasmania Sewer Main Extension Project – Total Project Cost and Timeline

**Issue:** The purpose of this Memorandum is to report on the Total Project Cost and Timeline for the Tasmania Court Sewer Main Extension Project.

**Background:**

Resolution 21-045(A) approved the Special Assessment District for the Tasmania Court Sewer Main Extension and established the budget in the amount of \$287,692, which was later increased to \$350,531 by Ordinance 21-71. Here’s how the final costs compare with the budgeted costs:

	<b>Budget<sup>1</sup></b>	<b>Final</b>
• Pre-construction – Survey, Design	\$ 15,234	\$ 14,252.47
• Construction Contract	\$190,425	\$283,023.00
• Inspection	\$ 5,713	\$ 8,183.50
• City Administration	\$ 9,379	N/A
• Contingency	<u>\$ 9,521</u>	<u>N/A</u>
<b>Total Project Cost</b>	<b>\$230,272</b>	<b>\$ 305,458.97</b>
City Share - 25% (+interest on retainage)	\$ 57,568	\$ 77,057.04 <sup>2</sup>
Property Owner Share – 75%	\$172,704	\$229,094.23
Equal Share Assessment for 11 lots	\$ 15,700 <sup>3</sup>	\$20,826.75
Equal Share Assessment for 10 lots <sup>4</sup>		\$22,909.42 <sup>5</sup>

<sup>1</sup> This was the estimated budget, dated 2-5-20, included in the original packet that was sent to the neighborhood. The estimated cost was later increased to \$287,692, when the Sewer SAD was acknowledged by the Council with Reso 21-045(A) on 6-14-21.

<sup>2</sup> This includes \$692.30, interest paid on retainage.

<sup>3</sup> The original estimated assessment did not include \$4,500 of estimated on-site costs for the sewer line connection and decommissioning the existing septic tank. The original estimated costs, including the on-site costs, were \$20,200.

<sup>4</sup> Two lots were replatted to vacate a joint property line, thereby creating one lot.

<sup>5</sup> Includes the on-site costs of the sewer line connection and decommissioning the existing septic tank and in two cases, the costs of furnishing and installing the E-One Lift Station Unit.

### **Timeline for Tasmania Sewer Special Assessment District**

9-28-20	Reso 20-091(A)	Council initiated Sewer SAD
10-26-20	Ord 20-74	Council amended HCC 14.08.040 to require people connecting to City water to have City sewer, except in limited circumstances
1-10-22	Ord 21-71	Allocated \$138,399 to Tasmania water & sewer SADS, to be distributed proportionately
6-14-21	Reso 21-045(A)	Acknowledged sufficiency of Sewer SAD – 11 lots. Estimated cost \$287,692 with estimated assessment of \$20,200 per lot; Authorized ADEC loan in the amount of \$287,692.
6-28-21	Ord 21-34	Amended 2021 Budget to authorize \$287,692 from HAWSP for Sewer Project
12-13-21	Reso 21-089	Construction contract awarded to East Road Services; construction drawings included 11 lots
1-10-22	Ord 21-71	Allocated \$138,399 to Tasmania water & sewer SADS, to be distributed proportionately
4-18-22		Construction started
6-30-22		Replat finalized, making Parcels 177-02-044 & 177-02-045 into one lot
7-11-22		Construction completed



## Memorandum CC-23-210

TO: Rob Dumouchel, City Manager  
 FROM: Janette Keiser, PE, Director of Public Works  
 DATE: June 20, 2023  
 SUBJECT: Tasmania Water Main Extension Project – Total Project Cost and Timeline

**Issue:** The purpose of this Memorandum is to report on the Total Project Cost and Timeline for the Tasmania Court Water Main Extension Project.

**Background:** Resolution 20-083 approved the Special Assessment District for the Tasmania Court Water Main Extension and established a budget in the amount of \$234,105, which was later increased to \$308,669, by Ordinance 21-71. The original district included 11 lots. Here’s how the final costs compare with the budgeted costs:

	<b>Budget</b>	<b>Final</b>
• Pre-construction – Survey, Design, Permitting	\$ 27,480	\$ 19,134.06
• Construction	\$229,000	\$345,199.19
• Inspection	\$ 9,160	\$ 6,153.18
• City Administration	<u>\$ 11,450</u>	<u>N/A</u>
Total Project Cost	\$277,090	\$370,486.43
Less: ADEC Principal Subsidy		<u>\$122,822.00</u>
Net Project Cost		\$247,664.43
City Share - 25%	\$ 69,475	\$62,751.86 <sup>1</sup>
Property Owner Share – 75%	\$207,818	\$185,748.32
Equal Share Assessment for 11 lots	\$15,962	\$16,886.21
Equal Share Assessment for 10 lots <sup>2</sup>		\$18,574.83

<sup>1</sup> Includes \$835.75 of interest paid on retainage.

<sup>2</sup> One lot was replatted to vacate a property line, turning two lots into one.



### **Timeline for Tasmania Water Special Assessment District**

9-28-20	Reso 20-083	Acknowledged sufficiency of Water SAD – 11 lots. Estimated cost \$234,105 with assessment of \$15,962 per lot
10-26-20	Ord 20-68	Amended 2020 Capital Budget to authorize \$234,105 from HAWSP for Water Project
10-26-20	Reso 20-105	Authorized ADEC Loan Application in amount of \$216,681 for water
3-8-21	Ord 21-11	Authorized additional \$88,569 from HAWSP for betterment
3-22-21	Reso 21-023	Allocated ADEC Principal Forgiveness Subsidy in amount of \$122,822 to Tasmania Water SAD and \$39,259 to Betterment
6-14-21	Reso 21-042	Authorized ADEC Loan Application in amount of \$277,090 for water
12-13-21	Reso 21-089	Construction contract awarded to East Road Services; construction drawings included 11 lots
1-10-22	Ord 21-71	Allocated \$138,399 to Tasmania water & sewer SADS, to be distributed proportionately
4-18-22		Construction started
6-30-22		Replat finalized, making Parcels 177-02-044 & 177-02-045 i one lot
7-11-22		Construction completed



# MEMORANDUM

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## Public Hearing re: Tasmania Court Water and Sewer Special Assessment District Final Assessment Rolls

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Castner and Homer City Council  
**Date:** 5 September 2023  
**From:** Melissa Jacobsen, City Clerk

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City Council approved the creation of the Tasmania Court Water Improvement Special Assessment District with the adoption of Resolution 20-083 on September 28, 2020, and the creation of the Tasmania Court Sewer Improvement Special Assessment District with the adoption of Resolution 21-045(A) on June 14, 2021.

On May 24, 2021 a public hearing was held to hear objections on the creation of the Tasmania Court Sewer Improvement Special Assessment District and five property owners of 9 lots objected to the creation of the district. It was requested by the Public Works Director in Memorandum 21-085 that the action on this district be postponed to allow time to hold a neighborhood meeting and allow property owners the opportunity to withdraw their objections. Following that meeting three property owners of 6 lots withdrew their objections, and the district was created by Resolution 21-045(A).

After the districts were created by resolution, property owner Evans with two lots finalized the vacation of a lot line combining two lots into one large lot. The preliminary plat proposing the vacation was submitted to the Planning Department on July 10, 2021 and the Planning Commission recommended approval of the plat on August 4, 2021. The plat vacating the lot line was approved by the Kenai Peninsula Borough and recorded on June 30, 2022. The Evans objection letter from the May 24, 2021 public hearing did not indicate the intent to vacate their lot line.

Homer City Code 17.02.080 provides Council with the ability to correct errors or inequalities in an assessment roll and provides that if an assessment is increased, a new hearing shall be set and noticed. If all of the property owners consent in writing to the increase, the hearing may be waived.

Alaska Statutes 29.46.010 (a) reads that a municipality may assess against private real property to be benefitted by an improvement all or a portion of the cost of acquiring, installing or constructing capital improvements.

### Attachments:

- Resolution 20-083
- Resolution 21-045(A)
- Memorandum 21-085
- Memorandum 21-100
- Evans objection received April 14, 2021
- Lot line vacation plat received July 10, 2021

**Recommendation:**  
Informational Only.

**CITY OF HOMER  
HOMER, ALASKA**

City Clerk

**RESOLUTION 20-083**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
ACKNOWLEDGING THE SUFFICIENCY OF THE TASMANIA COURT  
WATER IMPROVEMENT SPECIAL ASSESSMENT DISTRICT AND  
APPROVING THE IMPROVEMENT PLAN, ESTIMATED COST OF  
IMPROVEMENT AND ASSESSMENT METHODOLOGY.

WHEREAS, A petition was initiated by property owners within Tasmania Court to form a water improvement special assessment district; and

WHEREAS, The Tasmania Court Special Assessment District boundary includes property fronting Tasmania Court and a portion of South Slope Drive; and

WHEREAS, The estimated cost of the water improvements is \$234,105 with property owners paying 75% and the Homer Accelerated Water and Sewer Program (HAWSP) paying 25% of the costs; and

WHEREAS, A Public Hearing was held on September 14, 2020 and two property owners in the district commented in support of the project; and

WHEREAS, The deadline to receive written objections was September 13, 2020 and one written objection was received; and

WHEREAS, The objecting property owner of Barnett's South Slope Subdivision Lot 1 Block 2 has an existing water service connection from South Slope; and

WHEREAS, Five property owners provided written support of an amended boundary that excludes the objecting property owner and includes one additional property that requested to be added to the originally proposed district boundary; and

WHEREAS, Council finds the petition bears sufficient support and that the water improvement is necessary and to the benefit the following eleven properties that shall be included in the Tasmania Court Water Improvement Special Assessment District:

Barnett's South Slope Subd Lot 2, Blk 2	Evans (New Owner)	KPB#17702045
Barnett's South Slope Subd Lot 4 Blk 2	Evans (New Owner)	KPB#17702044
Crandall Addn No 2 Lot 6-A-1	Crandall	KPB# 17702082
Barnett's South Slope Subd Crandall Addn No 2 Lot 5-A-1	Crandall	KPB# 17702083

Barnett's S Slope Subd Lot 11, Blk 1	Sjostedt	KPB# 17702040
Barnett's South Slope Subd Lot 12, Blk 1	Marley	KPB# 17702039
Barnett's South Slope Subd Lot 13, Blk 1	Marley	KPB# 17702038
Barnett's South Slope Subd Lot 14, Blk 1	O'Neill	KPB# 17702037
Barnett's South Slope Subd Lot 15, Blk 1	Fell	KPB# 17702036
Barnett's South Slope Subd Fell Addn Lot 16-A	Fell	KPB# 17702095
Barnett's South Slope Subd Lot 17, Blk 1	Sumption	KPB# 17702034


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WHEREAS, The eleven properties will be assessed through an equal shares methodology estimated at \$15,962 per lot.

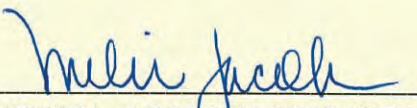
NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska acknowledges the sufficiency of the Tasmania Court Water Improvement Special Assessment and approves the improvement plan, estimated cost of improvement, and assessment methodology.

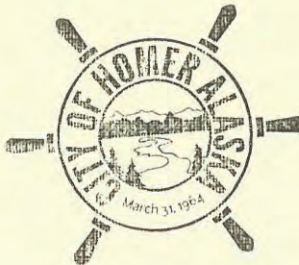
PASSED AND ADOPTED by the Homer City Council this 28<sup>th</sup> day of September, 2020.

CITY OF HOMER

  
KEN CASTNER, MAYOR

ATTEST:

  
MELISSA JACOBSEN, MMC, CITY CLERK



Fiscal Note: HAWSP \$58,526

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager/  
4 Public Works Director

5 **RESOLUTION 21-045(A)**  
6

7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
8 ACKNOWLEDGING THE SUFFICIENCY OF THE TASMANIA COURT  
9 SEWER IMPROVEMENT SPECIAL ASSESSMENT DISTRICT,  
10 APPROVING THE IMPROVEMENT PLAN, ESTIMATED COST OF  
11 IMPROVEMENT AND ASSESSMENT METHODOLOGY,  
12 AUTHORIZING THE CITY MANAGER TO APPLY FOR A LOAN FROM  
13 THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
14 CLEAN WATER FUND TO FINANCE THE PROJECT, AND  
15 AUTHORIZING THE CITY MANAGER TO ENTER INTO A SOLE-  
16 SOURCE CONTRACT WITH BISHOP ENGINEERING FOR THE  
17 DESIGN OF THE SEWER PROJECT.  
18

19 WHEREAS, A petition was initiated by Homer City Council within Tasmania Court to  
20 form a sewer improvement special assessment district (SAD) by Resolution 21-091(A); and  
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22 WHEREAS, Pursuant to HCC 17.02.050 (b) if owners of real property that would bear 50  
23 percent or more of the assessed cost of the improvement file timely written objections, the  
24 Council may not proceed with the improvement unless it revises the improvement plan to  
25 reduce the assessed cost to less than 50% of the assessed cost of the improvement; and  
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27 WHEREAS, The Tasmania Court Sewer SAD is made up of the same boundary as the  
28 Tasmania Court Water SAD that was approved by Resolution 20-083; and  
29

30 WHEREAS, The estimated cost of the sewer improvements is \$287,692 with property  
31 owners paying 75% (\$215,769) and the Homer Accelerated Water and Sewer Program (HAWSP)  
32 paying 25% (\$71,923) of the costs;  
33

34 WHEREAS, The deadline to receive written objections was May 23, 2021 and five written  
35 objection(s) were received, which equaled more than 50% of the property owners in the  
36 district; and  
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38 WHEREAS, The value of the proposed assessments related to these objecting property  
39 owners estimated was \$98,075 (5 times \$19,615), which is 34% of the estimated cost of the  
40 sewer project; and  
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42 WHEREAS, A Public Hearing was held on May 24, 2021; and

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WHEREAS, Council postponed action on May 24<sup>th</sup> at the request of Public Works in Memorandum 21-085 to allow time for a neighborhood meeting to inform property owners of an Alaska Department of Environmental Conservation Principal Forgiveness subsidy that creates a savings in the Tasmania Court Water SAD thereby reducing the overall cost to property owners for water and sewer improvements; and

WHEREAS, A neighborhood meeting was held on June 3<sup>rd</sup> and property owners were advised they have until June 13<sup>th</sup> to consider the new information and provide written withdrawal of their objections; and

WHEREAS, As of June 7, 2021, three property owners have withdrawn their objections, reducing the objections to properties representing 14% of the proposed costs; and

WHEREAS, Council finds the petition bears sufficient support and that the water sewer improvement is necessary and to the benefit the following eleven properties that shall be included in the Tasmania Court Sewer Improvement Special Assessment District:

Legal Description	Record Owner	Estimated Assessment
Barnett's South Slope Sub. Lot 2 Block 2	Evans	\$20,200
Barnett's South Slope Sub. Lot 2 Block 2	Evans	\$20,200
Crandall Addn. No. 2 Lot 5-A-1	Crandall	\$20,200
Crandall Addn. No. 2 Lot 6-A-1	Crandall	\$20,200
Barnett's South Slope Sub. Lot 11 Block 1	Sjostedt	\$20,200
Barnett's South Slope Sub. Lot 12 Block 1	Marley	\$20,200
Barnett's South Slope Sub. Lot 13 Block 1	Marley	\$20,200
Barnett's South Slope Sub. Lot 14 Block 1	O'Neill	\$20,200
Barnett's South Slope Sub. Lot 15 Block 1	Fell	\$20,200
Fell Addn Lot 16-A	Fell	\$20,200
Barnett's South Slope Sub. Lot 17 Block 1	Sumption	\$20,200

WHEREAS, The eleven properties will be assessed through an equal share methodology as identified in the table above.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska does hereby:

1. Acknowledge the sufficiency of the Tasmania Court Sewer SAD; and







# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Public Works

3575 Heath Street  
Homer, AK 99603

[publicworks@cityofhomer-ak.gov](mailto:publicworks@cityofhomer-ak.gov)

(p) 907-235-3170

(f) 907-235-3145

## Memorandum 21-085

TO: Mayor Castner and City Council  
Through: Robert Dumouchel, City Manager  
FROM: Janette Keiser, PE, Director of Public Works/Acting City Engineer  
DATE: May 18, 2021  
SUBJECT: Tasmania Court Water and Sewer Improvement Projects

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**Issue:** The time has come to hold a public hearing on the Tasmania Court Sewer Special Assessment District according to the process set forth in City Code. The City Clerk's office has received objections from over 51% of the property owners. The property owners who submitted objections asked the City to increase the City's share of the costs. The purpose of this memorandum is to offer a potential solution.

### Background:

#### A. Water Main Extension.

The Water Special Assessment District was created via Ordinance 20-083, the design is complete and the loan application for financing from the AK Dept. of Environmental Conservation (ADEC) has been submitted. The ADEC notified us that the Tasmania Court water project qualifies for "Principal Forgiveness", along with several other City water projects. The money can only be used for water projects. The City Council approved distribution of the Principal Forgiveness, with \$122,822 directed to the Tasmania Court Water Project, via Resolution 21-023. Application of these funds to the Tasmania Court Water Project means that the property owners would be paying for 41% of the cost of the water improvements, rather than 75%, which is the norm pursuant to the HAWSP Policy Manual. This is a significant discount, which is not likely to come around again any time soon.

We are waiting for final approval on the Principal Forgiveness paperwork and the outcome of the Sewer Assessment District process before we start preparing bid packages. We'd still have time to bid the project and get it constructed this year.

#### B. Sewer Main Extension

The City Council, via Ordinance 20-091(A), dated September 28, 2020, initiated the process of creating a Special Assessment District that would extend the sewer mains so the properties, which

would be receiving City water service, could also be served with City sewer service. We created several alternative sewer extension configurations, with a cost estimate and preliminary assessment roll for each alternative. We then held a neighborhood meeting, as provided in the Homer City Code, to discuss the various alternatives with the property owners. Many of the property owners told horror stories about the problems they've been having with their septic tank/leachfield systems. Most of them wanted nothing more to do with septic tanks! It was clear to me from this meeting, that bringing City sewer to this neighborhood would benefit the property owners.

The neighbors were understandably concerned about cost. They suggested some design accommodations to reduce the cost, which we agreed to. These modifications decreased the estimated annual assessment to about \$977 per property, assuming we acquired financing through a 20-year, low interest ADEC loan.

They also asked if the City could pay a larger share than the 25%, which is stipulated in the HAWSP Policy Manual. I told the property owners this decision was up to the City Council. I also told them they would have multiple opportunities to voice their opinions as the process moved forward. Now, we have received objections from over 50% of the property owners, which, under current City Code, means the Sewer Special Assessment District can't move forward, unless we can satisfactorily address the objections.

The irony is that the neighbors had already agreed to the water assessment district even before the ADEC's offered Principal Forgiveness. Had the Principal Forgiveness been applied to the sewer line, rather than the water line, the property owners would probably not be objecting now, as the cost of the sewer line would have been cut almost in half.

**Recommendation:** Postpone action on the Tasmania Court Sewer Special Assessment District to June 14, 2021, to allow for the City to hold a neighborhood meeting with property owners and then allow an opportunity for property owners to withdraw their objections. This strategy will give us an opportunity to explain the design accommodations we made to reduce the cost and the impact of the ADEC's Principal Forgiveness offer on the total costs of the water/sewer package, as a whole. If they still don't want the sewer project, we still have time to cancel the water district, reject the Principal Forgiveness offer, and move on to another neighborhood.



## Memorandum 21-100

TO: City Council

Through: Rob Dumouchel, City Manager

FROM: Janette Keiser, Director of Public Works

DATE: June 6, 2021

SUBJECT: Tasmania Court Sewer Assessment District

---

**Issue:** A petition was initiated by Homer City Council within Tasmania Court to form a sewer improvement special assessment district (SAD) by Resolution 21-091(A), following the same boundaries of the Tasmania Court Water SAD. The purpose of this Memorandum is to recommend that the Sewer Special Assessment District be formed.

**Background:** Pursuant to HCC 17.02.050 (b) if owners of real property that would bear 50 percent or more of the assessed cost of the improvement file timely written objections, the Council may not proceed with the improvement unless it revises the improvement plan to reduce the objections. The estimated cost of the sewer improvements is \$287,692 with property owners paying 75% (\$215,769) and the Homer Accelerated Water and Sewer Program (HAWSP) paying 25% (\$71,923) of the costs. When the deadline to receive written objections, May 23, 2021, passed, five of the seven property owners in the proposed sewer district, representing 72% of the assessed cost of the improvements, submitted written objections.

A Public Hearing was held on May 24, 2021, where multiple property owners testified, before the City Council, they objected to the project because the proposed assessments were too costly. We asked Council to postpone action on May 24<sup>th</sup> to allow time for another neighborhood meeting. We wanted an opportunity to inform property owners of an Alaska Department of Environmental Conservation Principal Forgiveness subsidy that would create a savings in the Tasmania Court Water SAD thereby reducing the costs for the package of water and sewer improvements.

A second neighborhood meeting was held on June 3<sup>rd</sup>. Property owners were advised they have until June 13<sup>th</sup> to consider the new information and to change their minds by withdrawing their objections. The new information included:

1. In the original improvement plan, a sewer main spur was extended north from Tasmania Court to the intersection of Shellfish. The purpose of this spur was to position the sewer main to serve a neighborhood to the north at some future time. This spur has been eliminated from the Tasmania Court design, which reduces the Tasmania Court assessments.

2. The new estimated costs assume each sewer service line will be installed from the main to the house. Typically, the assessment district installs the service line from the main to the curb box at the property line and the property owner is responsible for taking it from the curb box to the home. However, in the Tasmania Court neighborhood, we will need to work around, and properly decommission, existing septic tanks. This work would be probably be done best by the City's contractor, to ensure it is done consistently. Thus, the costs of this on-site work have been added to the proposed assessments.
3. The cost of the 12-inch water main, which will serve a future water storage tank, planned to be installed on Shellfish, has not been included in the water district assessments. This will be the City's cost and thus, is not part of the water/sewer assessment district package.
4. The AK Dept. of Environmental Conservation notified us the Tasmania Court Water Project qualifies for grant funding in the amount of \$122,822. This special program is only available for drinking water projects, so similar funding is not available for the sewer project. However, it reduces the projected assessments for the water project by almost 50%, thereby reducing the overall cost of the water/sewer assessment district package.
5. An Estimated Assessment Roll was developed based on these developments. The new calculations show the estimated assessment for each property for water and sewer, including the cost of the on-site connection for the sewer service, would be about \$155 per month.
6. Property owners who wished to proceed with the water and sewer project should withdraw their objections.
7. At this point, City code would not allow the water project to proceed without the sewer project.

The property owners made the following comments at the June 3 Neighborhood Meeting:

- a. Almost every property owner said that while they believed the sewer project was a good idea for the neighborhood, the water project should have been allowed to proceed without forcing the sewer project on them. I apologized for the timing of the subject legislation, which put this mandate in place.
- b. Two property owners owned two lots and didn't want to be responsible for paying assessments on both lots, when only one was developed. They wanted to know if the assessment on the undeveloped lot could be deferred. I told them the City had a process, which allowed deferrals in some circumstances. Further, it was up to the City Council to approve the Final Assessment Roll.

After the June 3 Neighborhood Meeting, three property owners, who had previously objected, withdrew their objections. This reduced the percentage of remaining objections to properties representing 27% of the assessed costs. Thus, the criteria for determining the sufficiency of the sewer Special Assessment District has been met.

We had earlier commissioned Bishop Engineering to design the water project. He is in the best position to expeditiously design the sewer project, which should make it possible to build the water and sewer projects at the same time.

**Recommendations:** We recommend the Homer City Council of Homer take the following actions:

1. Acknowledge the sufficiency of the Tasmania Court Sewer SAD; and
2. Approve the proposed Improvement Plan, estimated cost of the improvements of \$287,692, and the Equal Share methodology for computing assessment; and
3. Authorize the City Manager to apply for a loan, not to exceed \$287,692, from the Alaska Department of Environmental Conservation Clean Water fund to finance the project; and
4. Authorize the City Manager to execute a design contract with Bishop Engineering in an amount of \$11,700.

# STATEMENT OF OBJECTION

TO SPECIAL ASSESSMENT DISTRICT

SPECIAL ASSESSMENT DISTRICT: **Tasmania Court Sewer Improvement Special Assessment District**

I/we affirm that I/we are the owner(s) of the following lots in the Special Assessment District  
(give legal description):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I/We object to the Tasmania Court Sewer Improvement Special Assessment District.

Reasons/Comments: SEE Printed letter  
lots 2 + 4 of Blk 2

PROPERTY OWNER'S PRINTED NAME, SIGNATURE, AND DATE:

Bryan Evans [Signature] 13 APR 21  
(Print Name) (Signature) (Date)

Ginny Evans [Signature] 4/13/2021  
(Print Name) (Signature) (Date)

(Print Name) (Signature) (Date)

**NOTE: PLEASE MAKE SURE THAT ALL THE PROPERTY OWNERS OF RECORD PRINT, SIGN, AND DATE THIS DOCUMENT. IF YOU HAVE MORE THAN ONE LOT PLEASE NOTE THIS ON THIS FORM WHEN YOU RETURN IT. OBJECTIONS WILL APPLY ONLY TO THOSE LOTS NAMED ON THIS FORM.**

TO FILE AN OBJECTION COMPLETE THIS FORM AND RETURN IT TO THE OFFICE OF THE CITY CLERK NO LATER THAN THE DAY BEFORE THE DATE OF THE SCHEDULED PUBLIC HEARING.

City of Homer  
Office of the City Clerk  
491 E. Pioneer Avenue  
Homer, Alaska 99603

**Bryan and Ginny Evans**

4526 S. Slope Drive  
Homer, AK 99603  
(231) 631-1787

April 13, 2021

**City Council Members**

Re: Tasmania Court Sewer  
Improvement Special Assessment  
District  
City of Homer  
491 East Pioneer Ave.  
Homer, AK 99603

Dear City Council Members,

We are writing in objection to the Tasmania Court Sewer Improvement Special Assessment District. We recently purchased our home Sept 2020. We were made aware that city water in our area would happen more likely than not. The sewer improvement project was later added by the city. With the addition of the city pursuing sewer improvements along with the cost share of both water and the sewer that falls on the property owners, the end price is not justified. Having property owners pay 75% (city pay 25%) puts a large financial burden on many. With more funds coming into the city with Covid relief stimulus funding, we would like to respectfully request the city pick up a larger portion of 75% of the costs and property owners 25%, as it has been done in the past. With significant hardships right now during the COVID pandemic, the financial strain could be detrimental and a negative impact on property owner budgets.

In addition, when we purchased our home in Sept 2020, it included a brand new septic installed right before closing, hence we would not have the need for sewer to be installed. While we understand that it would be beneficial for the city to do both water and sewer improvements at the same, we simply can not justify the cost that falls on property owners, especially those with additional lots who have no plans to develop in the immediate future. Consideration of a deferment program for lots that have no immediate need for water and sewer would be greatly appreciated as well.

In conclusion, we object to this project and the burden of the cost share that falls onto the property owners. We appreciate your time that you have given us.

Sincerely,



Bryan and Ginny Evans

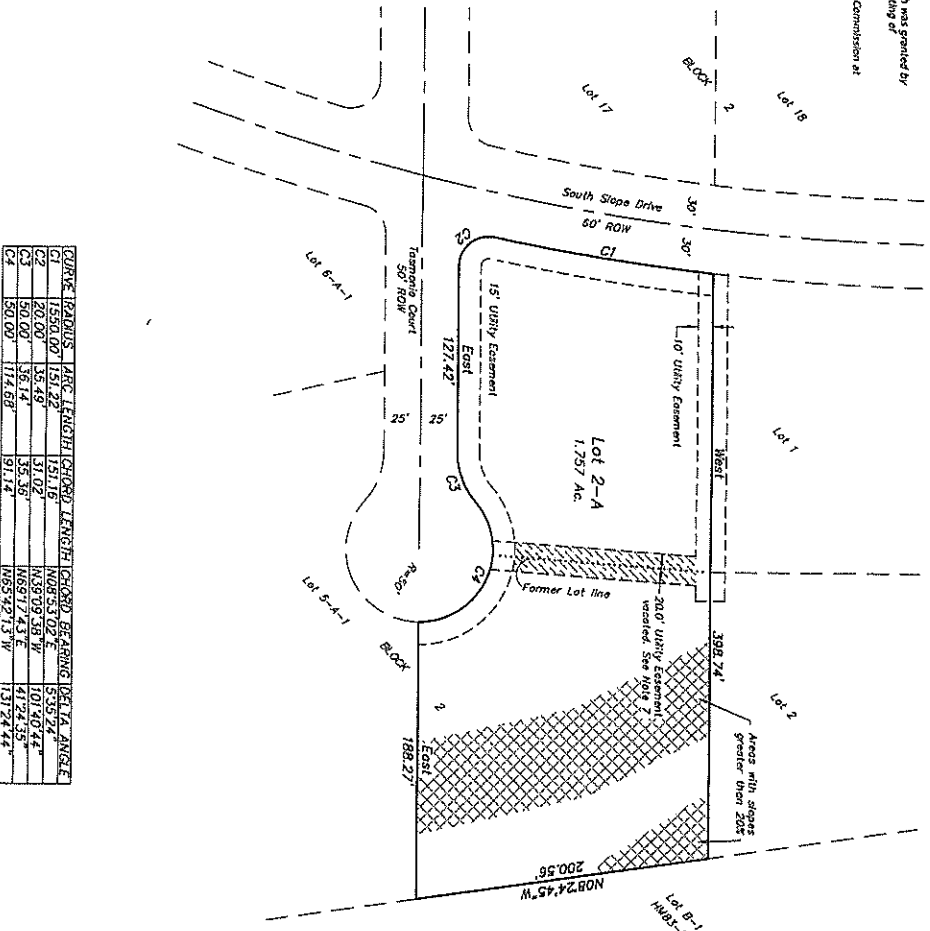
South Slope SUB LOT 2 BLK 2 ↓  
South Slope SUB LOT 4 BLK 2

1. No easement survey was performed. Boundaries and areas are of record per plat H177-61.
2. No permanent structures shall be constructed or placed on the subject property in a manner that interferes with the ability of the utility to use the easement.
3. There is a 15' Utility Easement fronting all street ROWs.
4. This subdivision is subject to City of Homer Zoning Code.
5. An exception to K99 20.30.240, Building Setback note was granted by the Kenai Peninsula Plat Committee at the meeting of 6/15/2021.
6. An exception to K99 20.30.130, ROW width was granted by the Kenai Peninsula Plat Committee at the meeting of 6/15/2021.
7. Utility Easement vacated by K99 Planning Commission at 6/15 meeting of 6/15/2021.

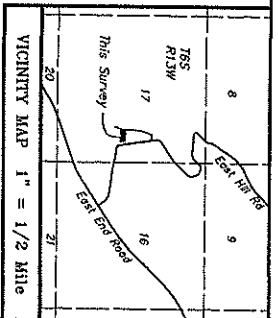
**PLATTER'S REQUIREMENTS:**  
 All meet regulatory requirements are on file at the Department of Environmental Conservation.



**PLAT APPROVAL**  
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of July 13, 2020.  
 By: \_\_\_\_\_ Date \_\_\_\_\_  
 Authorized Official  
 Kenai Peninsula Borough



CURVE RADIIUS	ARC LENGTH	CHORD	TANGENT	CHORD BEARING	DELTA ANGLE
C1	1550.00'	151.22'	151.16'	N08°53.02' E	53°57.4'
C2	20.00'	35.49'	31.02'	N33°09.58' W	101°40.44'
C3	50.00'	35.14'	35.36'	N65°07.43' E	41°24.35'
C4	50.00'	114.68'	91.14'	N65°07.43' W	131°24.44'



**Ownership Certificate:**  
 We hereby certify that we are the owners of the real property shown and described herein and we hereby adopt this plan of subdivision and by our free consent dedicate all of the land shown hereon to public use and grant all easements to the use shown.

By: \_\_\_\_\_  
 4526 South Slope Drive  
 Homer, AK 99603

**Notary's Acknowledgment:**  
 For \_\_\_\_\_  
 Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public for Alaska  
 My commission expires: \_\_\_\_\_

**Notary's Acknowledgment:**  
 For \_\_\_\_\_  
 Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public for Alaska  
 My commission expires: \_\_\_\_\_

**Notary's Acknowledgment:**  
 For \_\_\_\_\_  
 Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

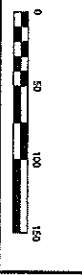
Notary Public for Alaska  
 My commission expires: \_\_\_\_\_

**Notary's Acknowledgment:**  
 For \_\_\_\_\_  
 Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public for Alaska  
 My commission expires: \_\_\_\_\_

**Notary's Acknowledgment:**  
 For \_\_\_\_\_  
 Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public for Alaska  
 My commission expires: \_\_\_\_\_



**BARNETT'S SOUTH SLOPE SUBD.**  
**EVANS ADDITION**

A replat combining  
 Lot 2 and Lot 4, Block 2,  
 Barnett's South Slope Subd. H177-61  
 within NE1/4 Sec. 17, T6S, R13W, S4.  
 City of Homer, Kenai Peninsula Borough,  
 Homer Recording District Third Judicial District, Alaska  
 Containing 1.75 Acres more or less.

Prepared for:  
 Bryan and Ghay Evans  
 4526 S. Slope Drive  
 Homer, AK 99603

Prepared by:  
 Orion Survey  
 30 East 130th  
 Fairbanks, AK 99701  
 (907) 399-7028  
 bnm@orionsurvey.com

Scale: 1"=50'  
 PBA No. 2027-882  
 Date: 6/23/2021  
 PBA No. 2021-

**RECEIVED**  
 JUL 19 2021  
 CITY OF HOMER  
 PLANNING/ZONING





# MEMORANDUM

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Ordinance 23-50, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Operating Budget by Appropriating \$10,000 from the General Fund Unassigned Fund Balance to Fund Part of the Homer Small Business Advisor Position for the Alaska Small Business Development Center. Venuti/Erickson.

**Item Type:** Action Memorandum  
**Prepared For:** Homer City Council  
**Date:** September 2, 2023  
**From:** Julie Engebretsen, Economic Development Manager  
**Through:** Council members Venuti and Erickson

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## Background

As part of the budget process for FY 24/25, Council voted down a \$15,000 annual request to fund the Homer Small Business Advisor position of the Alaska Small Business Development Center (AKSBDC). However, the Kenai Peninsula Borough was able to increase funding to the AKSBDC, which helped close the budget gap for this position. The AKSBDC is now requesting \$10,000 to fund the remainder of this part time position through FY24.

## RECOMMENDATION:

Adopt Ordinance 23-50

**CITY OF HOMER  
HOMER, ALASKA**

Venuti/Erickson

**ORDINANCE 23-50**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE FY24 OPERATING BUDGET BY APPROPRIATING \$10,000 FROM THE GENERAL FUND UNASSIGNED FUND BALANCE TO FUND PART OF THE HOMER SMALL BUSINESS ADVISOR POSITION FOR THE ALASKA SMALL BUSINESS DEVELOPMENT CENTER, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The 2018 Comprehensive Plan Chapter 7 Goal 2 States: Encourage the retention and creation of more year round, higher wage jobs; and

WHEREAS, The Alaska Small Business Development Center (AKSBDC) provides no-cost, confidential, individual business coaching to grow small businesses in Homer; and

WHEREAS, The AKSBDC is requesting the city provide funding as a local match in the amount of \$10,000 to fund the local half time Homer Business Advisor position through FY24, and

WHEREAS, The Kenai Peninsula Borough has been increasing funding to the AKSBDC which has reduced the amount needed for a local community match to continue this economic development service; and

WHEREAS, The Homer position is conveniently located within the Homer Chamber of Commerce, which provides the office space and supports free of charge; and

WHEREAS, The current Small Business Advisor is on track to log the most hours yet provided to the Homer community in a year, showing the need and support for this service to support small businesses and entrepreneurs.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY24 Operating Budget by appropriating \$10,000 for the purpose of funding a portion of the Homer Business Advisor of the Alaska Small Business Development Center as follows;

Revenue:			
<u>Fund</u>	<u>Description</u>	<u>Amount</u>	
100-0099-4990	General Fund Unassigned Fund Balance	\$10,000	

44  
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Expenditure:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
100-0350-5210	Non-Departmental Professional Services	\$10,000

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_\_ day of September, 2023.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

Introduction:

Public Hearing:

Second Reading:

Effective Date:

Dear Members of the Homer City Council,

Due to a recent procedure, I am unable to attend in person, but want to extend my gratitude and appreciation for the Alaska Small Business Development Center, more specifically the Homer Business Advisor who is currently Robert Green and the accomplishment that has been made possible with this local resource and support.

I am excited to report that within just two months of establishing my business, Elevate Business Management, I have been able to secure two substantial contracts. This achievement serves as a testament to the potential and growth that small businesses can bring to our town.

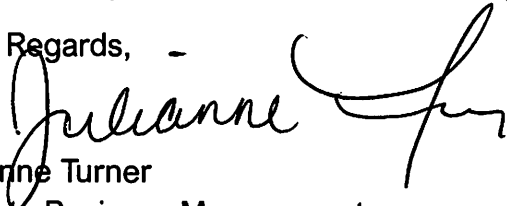
I would like to acknowledge the instrumental role played by the Alaska Small Business Development Center and the Homer Business Advisor in this success. Their guidance and expertise have been invaluable in shaping my business strategy, and ultimately contributing to the realization of these contracts.

I am grateful for the resources and assistance provided by the Alaska Small Business Development Center. They are an invaluable asset and made the process simple from inception to reality. The collaborative spirit that I received from start to finish has played a key role in my rapid progress.

I am committed to upholding the standards of excellence that have led to this initial achievement. It is my hope that my success story can serve as inspiration to fellow entrepreneurs and reinforce the idea that, with the right support, business can flourish and contribute positively to our community. Without the Alaska Small Business Development Center, I do not believe I would have been able to make it as far as I have. I encourage any entrepreneur to reach out to the Alaska Small Business Development Center; they are a wealth of knowledge and will help steer you in the right direction even after being established.

I appreciate your time and attention to my letter.

Best Regards, -



Julianne Turner  
Elevate Business Management  
Owner  
(951) 591-6141

**From:** [Julie Engebretsen](#)  
**To:** [Melissa Jacobsen](#)  
**Subject:** FW: information on the SBDC position in Homer  
**Date:** Wednesday, September 6, 2023 12:10:02 PM

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**From:** Karin Marks <weskar70@gmail.com>  
**Sent:** Wednesday, August 16, 2023 4:27 PM  
**To:** Caroline Venuti <CarolineVenuti@ci.homer.ak.us>; Shelly Erickson <ShellyErickson@ci.homer.ak.us>; Julie Engebretsen <JEngebretsen@ci.homer.ak.us>; Robert Dumouchel <RDumouchel@ci.homer.ak.us>  
**Cc:** Cliff Cochran <cliff.cochran@aksbdc.org>; Robert Green <robert.green@aksbdc.org>; Brad Anderson <exdir@homer.alaska.org>  
**Subject:** information on the SBDC position in Homer

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

### **Information on the SBDC position in Homer for use to write and submit an ordinance to City Council**

#### **Background:**

**The Small Business Administration, a Federal Agency, administers the Small Business Development Center (SBDC) program, which is a cooperative effort with the private sector, educational community and federal, state, and local governments to provide technical assistance to current and prospective small business owners. The SBDC is the most comprehensive small business assistance network in the US and its territories, featuring offices in 997 locations across the US and its territories.**

**Due to the education and research nature of the organization, SBDCs are hosted primarily by leading universities and colleges, with the Alaska SBDC hosted by the University of Alaska. Since the university provides HR and finance functions, the university requires a 10% fixed and administrative fee for all contractual programs. UAA's Office of Sponsored Programs handles this. This Office has dozens of these contracts as an economical way to assist groups. This means that a separate administration/layer which could be costly is not necessary. Funding for the Alaska SBDC is primarily provided by the Small Business Administration, which provided \$927,581 in FY23, and the State of Alaska, which provided \$719,714 for FY23. Due to the nature of the SBDC's charter, the organization is not permitted to collect payments from clients for technical assistance so it is entirely supported by federal, state, and local funding. This funding is spread across nine locations with 26 staff in Alaska.**

**The program places a heavy emphasis on metrics and those are best achieved in larger communities, like Anchorage, Fairbanks, and the Mat-Su Valley. Smaller communities in Alaska with under 80,000 residents are required to provide a local match in order to fund those positions. These communities include Juneau, Soldotna, Seward, and Homer. Local funding for the SBDC positions in Juneau, Soldotna, and Seward was**

most recently unanimously approved by their local governments.

The Kenai Peninsula Borough has recognized that although our largest population is in the Soldotna/Kenai cities, the Borough has two smaller urban areas (Homer and Seward) that have strong economic potential, especially for small businesses. Small businesses are looked on favorably as a way to add to the economic benefits of the individuals and city government programs. Due to the fact that Homer does not have a bed tax, the Borough provided a funding increase for the Alaska SBDC to pick up two-thirds of the Homer Business Advisor local match. This leaves a balance of \$10,000 due from the Homer community to retain the SBDC position for FY24.

Here is an overview of FY24 funding for the Homer SBDC position:

Alaska SBDC - \$40,927 (54.9%)

Kenai Peninsula Borough - \$20,000 (26.8%)

Homer Chamber of Commerce (non-cash) - \$3,600 (4.8%)

City of Homer (proposed) - \$10,000 (13.4%)

There is some hope that the Borough will not only continue with their support for the next FY but may increase it for the next FY.

Homer has and is a community of small businesses partly because one has to create one's job/livelihood to be able to afford to live here. Encouraging a multi-level community is a positive for quality of life. Having small businesses has created a spirit that marries with "what makes Homer, Homer". In today's world, with many requirements/regulations that require real understanding, there are often not timely ways to obtain information needed to start, buy and or grow a small business. This is especially so since most, if not all, small business people need to wear every hat in the business. This lack is not the skill to produce a product or service but how to make it into a successful small business.

For these reasons it is great to have a real person in the area who knows the local situations to assist with this so that we can continue to grow our economy which means a growth of our tax base which means affording things that support our quality of life.

Karin Marks



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

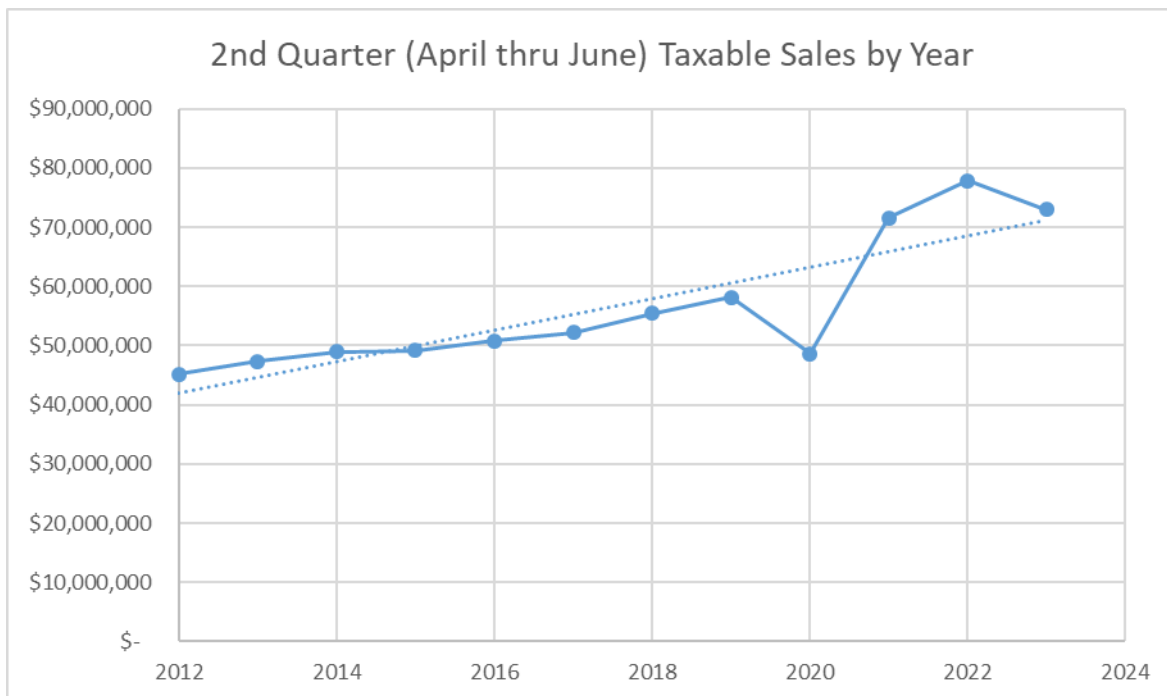
## Memorandum

TO: Mayor Castner and Homer City Council  
FROM: Rob Dumouchel, City Manager  
DATE: September 6, 2023  
SUBJECT: City Manager's Report for September 11, 2023 Council Meeting

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### Early Season Sales Tax Update

The second quarter of 2023 (fourth quarter of fiscal year 2023) experienced a decrease in taxable sales over the same period the year prior. This dip in revenue was experienced throughout the Kenai Peninsula Borough. While posting a year over year decrease in a quarter isn't ideal, it's important to contextualize this with the reminder that this is still the second best revenue performance for the April to June period within the history of the City of Homer. It will probably be some time before State economists explain what they believe drove the Borough-wide decline, but I see two likely contributors: 1. The poor weather this year may have been a significant impediment to in-state travelers who constitute a significant portion of our shoulder and peak season visitors. 2. The sales tax cap does more damage to revenues as inflation drives up prices and the values of individual transactions around the City.



It is worth noting that while in-person sales tax was down, remote seller's sales tax is performing well above our budget forecasts. We are also seeing increases in property tax that exceed our forecasts. If the first quarter of FY24 underperforms similarly to the last quarter of FY23, we have the benefit of the new fiscal year to

consider our course of action for the rest of the year. It's possible that performance of other revenue sources will cover the difference. If it appears like they won't, we are well positioned to make adjustments this winter.

### **Harbor Staff Tours the Coast Guard Cutter Aspen**

Port staff including Bryan Hawkins, Amy Woodruff, Aaron Glidden, Del Masterhan, and Matt Clarke met with the Coast Guard executive staff of the Cutter Aspen on board the ship. The Port Director asked for the meeting so that we could both welcome the new ship to the port and share contact information with operations level staff at both the Port and the Cutter. We spoke about day to day operations, maintenance responsibilities for the Cutter's berth, Dock and parking area, and snowplowing/sanding. We took the opportunity to update the ship's staff on the Port Expansion project and the Small boat station project. Numbers were exchanged and faces put to names.

### **Short Term Rental Code**

After our last meeting, I set to work creating a draft short term rental code inspired by conversations at Council meetings and in the community; existing programs in Soldotna, Seward, Juneau; and the code I worked with previously in Eureka, CA. That code has been shared with relevant staff for comments and adjustments. Once the draft has cleared that review, we will reconnect with the Council sponsors of previous short term rental actions.

### **Park Plans – Public Engagement Opportunities**

Corvus Design will be in Homer on September 12<sup>th</sup> to host public meetings to gather input for the Bayview Park Plan and the Karen Hornaday Park Plan. Council and the Public are invited to join us for a Bayview Park public forum at noon in the park, a Karen Hornaday Park public forum at 3pm in the park, and a final public forum at City Hall at 5:30pm. A flyer for the event is enclosed with this report.

### **East End Road Mud Flow**

We recently had a lot of rain that led to a lot of mud washing across East End Road from Kachemak City into Homer. Below is an account of that event and its impacts from Public Works Director Keiser.

*Last week, a mudslide surged down a steep canyon just west of the new Meadows Subdivision, in Kachemak City, and swept mud and debris-laden water over East End Road, depositing a heavy layer of silt over the road and downstream into the Bagel Shop commercial area. The AK DOT dispatched equipment to clear the road and in their haste, sheared off the top of a City of Homer manhole. They left an over 24" opening, through which mud, sticks and whatnot poured for many hours, spiking flows to Homer's Waste Water Treatment Plant with over 500,000 gallons of cold, muddy water. Todd Cook and the bacteria were not happy! Public Works used the Vactor Truck to pump out the manhole, cleared the debris, and repaired the damaged section. Meanwhile, the DOT proceeded to clear the road and restore the ditch, depositing their ditch spoils onto the Public Works' ditch spoil yard on East End Road. We agreed to allow this in an effort to restore road access as quickly as possible, with the understanding the State would remove the material, so as not to overload the limited capacity at the yard. Further, sadly, the Bagel Shop was flooded and forced to close temporarily.*

*So, what happened? Simply put, the heavy rain exceeded the carrying capacity of the drainage and became a "flash flood", carrying branches and even small logs down the canyon. If you look down into the canyon, which, in long stretches, is about 75' deep and over 100' across, you can see where flooding water has scoured the steep slopes as it rushed downstream.*

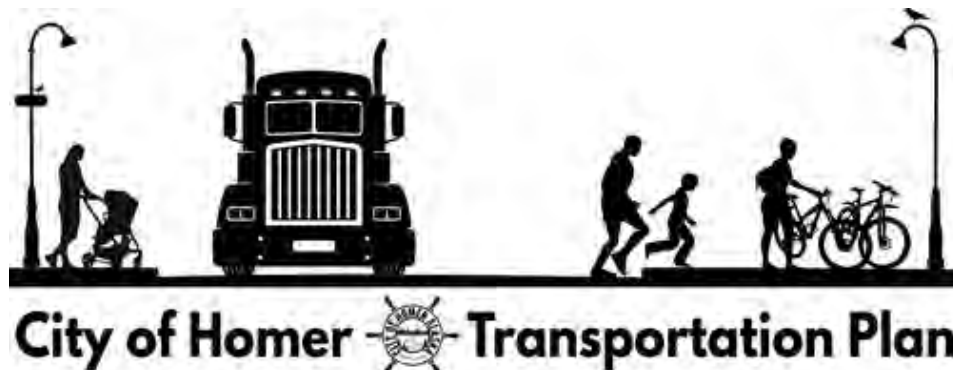




## Transportation Plan Update

The public review draft of the Transportation Plan is out! Copies of the plan and comment forms are available at City Hall and the library, or via the City website. There will be a public presentation and open house on Tuesday, September 26<sup>th</sup> at the college, 6-8 pm. Comments on this draft will be accepted until October 10<sup>th</sup>. Thereafter, a draft with revisions based on public comment will be presented to the Planning Commission in late 2023, followed by the City Council in 2024. Council will be provided with a full project update in September.

<https://www.cityofhomer-ak.gov/publicworks/inviting-public-comment-transportation-plan-draft>



## Seldovia Regional Partnership

Last year Council passed a joint resolution with Seldovia Village Tribe and the City of Seldovia (Resolution 22-082). The main goal of the resolution was to “increase collaboration and mutual benefit of each community’s residents.” On Friday, September 7<sup>th</sup> I will be traveling to Seldovia for an annual meeting with the administrators of our partner organizations to discuss regional issues and ways we can support each other. We had a similar meeting last year in September which was very productive.

## Consistency of Bid Awards

At our last meeting there was a request to have a more consistent approach to how we communicate background information related to resolutions awarding bids using funds from existing appropriations. Staff has been working on developing something that will be consistent and repeatable while also answering the common questions that accompany those types of items. You should see the first steps of that in this meeting’s packet, however, be advised that it is not the final form. We’re still working on a solution that can be used as the template going forward.

## Library Siding Follow Up

At our last meeting, Mayor Castner had some questions regarding the wall construction of the Library. We researched the issue and there is a watertight layer immediately underneath the siding, made of a product called WallShield. The product provides water protection, but it is not designed to withstand permanent exposure to the elements. The manufacturer notes that it “sustains six months UV and climate exposure prior to cladding installation.”

## Deaccessioning of Poopdeck Trail Sign Posts

Sign posts associated with the Poopdeck Trail on Hazel are set to be removed from the trail as well as the municipal art collection due to deterioration beyond a reasonable means of conservation. This action was

supported by a motion of the Parks, Art, Recreation & Culture Commission. A memo with more information is included with this report.

Attachments:

- September Employee Anniversaries
- Parks Open Forum Flyer
- PARC Memo 23-025 Deaccessioning Poopdeck Sign
- Council Work Session Schedule



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the City Manager

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[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL  
FROM: Andrea Browning  
DATE: September 11, 2023  
SUBJECT: September 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.

<b>Aaron Glidden</b>	<b>Port</b>	<b>19</b>	<b>Years</b>
<b>Ryan Browning</b>	<b>Police</b>	<b>13</b>	<b>Years</b>
<b>Tracie Whitaker</b>	<b>Police</b>	<b>9</b>	<b>Years</b>
<b>Lisa Linegar</b>	<b>Police</b>	<b>8</b>	<b>Years</b>
<b>Jakob Richter</b>	<b>Fire</b>	<b>4</b>	<b>Years</b>
<b>Charles Benson</b>	<b>Police</b>	<b>2</b>	<b>Years</b>
<b>Samantha Cunningham</b>	<b>Fire</b>	<b>2</b>	<b>Years</b>
<b>Jessica McGuire</b>	<b>Finance</b>	<b>1</b>	<b>Year</b>

# Bayview Park & Karen Hornaday Park

# Public Forums



The City of Homer invites the public to come and discuss ongoing plans for the **Bayview and Karen Hornaday Parks**.

**Public comments and questions regarding either park project are welcome at any of the three public forums scheduled.** On-site planning exercises will focus on the respective park.

## TUESDAY • SEPTEMBER 12 • 2023



### BAYVIEW PARK PUBLIC FORUM

Location: 195 W Bayview Ave, Homer, AK 99603

Time: 12:00 PM — 1:00 PM

SCAN ME!



### KAREN HORNADAY PARK PUBLIC FORUM

Location: 475 W Fairview Ave, Homer, AK 99603

Time: 3:00 PM — 5:00 PM

SCAN ME!



### CITY HALL PUBLIC FORUM

Location: Upstairs Conference Room at Homer City Hall, 491 E Pioneer Ave, Homer, AK 99603

Time: 5:30 PM — 6:30 PM

SCAN ME!

For more park project information scan the QR codes or go to:

Bayview Park Project  
<https://www.cityofhomer-ak.gov/publicworks/bayview>

Karen Hornaday Park Master Plan Update  
<https://www.cityofhomer-ak.gov/publicworks/karen-hornaday-park-master-plan-update>

### Questions?

Matt Steffy, Parks & Trails Planner  
907-435-3178  
[msteffy@ci.alaska.ak.us](mailto:msteffy@ci.alaska.ak.us)



# AGENDA ITEM REPORT

---

## Deaccessioning the Poopdeck Trail Sign Posts

**Item Type:** Informational  
**Prepared For:** Mayor Ken Castner and Homer City Council  
**Through:** Robert Dumouchel, City Manager  
**Date:** August 29, 2023  
**Staff Contact:** Renee Krause, Deputy City Clerk II

---

At the June 15, 2023 regular meeting the Parks, Art, Recreation & Culture Commission made a final decision that the remaining post for the Poopdeck Trail sign were crumbling and in a state of decomposition, posed a safety hazard and should be removed.

In accordance with the adopted Policies and Procedures for deaccessioning works of art that were included in the Municipal Art Collection, City Council is to be notified by Memorandum of the decision by the Commission. Following is the excerpt of the minutes from the June 15, 2023 regular meeting:

### **PENDING BUSINESS**

#### 9. A. *Deaccessioning the Poopdeck Trail Sign Posts*

*Chair Lewis introduced the item and noted that Public Works Director Keiser was not present. He noted the motion that was on the table and confirmed with the Clerk that they need to vote on that motion.*

*LOWNEY/ROEDL MOVED THE PARKS, ART, RECREATION & CULTURE ADVISORY COMMISSION RECOMMENDS DEACCESSIONING THE SIGN POSTS AT THE BASE OF THE POOPDECK TRAIL ON HAZEL AVENUE DUE TO DETERIORATION BEYOND REASONABLE MEANS OF CONSERVATION AND DIRECT PUBLIC WORKS STAFF TO REMOVE AND DISPOSE OF AS SCHEDULE PERMITS AND FURTHER REQUEST THE MUNICIPAL ART COLLECTION BE UPDATED AS REQUIRED.*

*Commissioner Archibald stated that in his conversations with Public Works Director Keiser the posts are crumbling, Parks Maintenance Coordinator Felice related that it was difficult to maintain the area.*

*Deputy City Clerk Krause reported that Library Director Berry would prefer to see it removed since it was a hazard.*

*Commissioner Fair requested clarification on the act of decommission versus deaccession.*

*Deputy City Clerk Krause provided clarification that deaccessioning would remove the item from the city art collection and since the posts were in a state of deterioration they would be removed and properly disposed of by Public Works.*

*VOTE. NON-OBJECTION. UNANIMOUS CONSENT.*

*Motion carried.*

# WORK SESSION

## AGENDA CALENDAR 2023

<b>Council Meeting Dates</b>	<b>4:00 p.m. Worksession Topic</b>
<i>Monday, May 8</i>	
<i>Tuesday, May 22</i>	<i>Coast Guard ws 2 5 COW @ 4</i>
<i>Monday, June 12</i>	<i>2023 City of Homer Salary and Benefits Survey</i>
<i>Monday, June 26</i>	<i>FY24/25 Capital Budget</i>
<i>Monday, July 24</i>	<i>HDR-Homer Harbor Expansion Alternatives Screening and Next Steps</i>
<i>Monday, August 14</i>	<i>HERC &amp; Hazardous Materials Update – Economic Development Manager &amp; Recreation Manager</i>
<i>Monday, August 28</i>	<i>2024-2029 Capital Improvement Plan &amp; FY25 Legislative Priorities - Special Projects &amp; Communications Coordinator</i>
<i>Monday, September 11</i>	<i>HHE study funding and timeline status by the USACE Project Development Team</i>
<i>Monday, September 25</i>	<i>Ord 23-49 Amend Title 2 &amp; Re-Organization</i>
<i>Monday, October 9</i>	<i>HERC – Economic Development Manager &amp; Recreation Manager</i>
<i>Monday, October 23</i>	
<i>Monday, November 27</i>	<i>Recreation</i>
<i>Monday, December 11</i>	
<i>Monday, December 18 If needed</i>	



# MEMORANDUM

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## Resolution 23-093, A Resolution of the City Council of Homer, Alaska Adopting the 2024-2029 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2025. Mayor/City Council.

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Castner and Homer City Council  
**Date:** September 6, 2023  
**From:** Jenny Carroll, Special Projects and Communications Coordinator  
**Through:** Rob Dumouchel, City Manager

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Thank you for taking the time to review the CIP projects during your August 28, 2023 worksession. At present, the CIP is still in a draft form. To bring the CIP to its final form, the following changes require Council consideration and formal action:

- At the worksession, Councilmembers did not discuss any objection to remove the Fairview Avenue Extension-Main Street to West Hill Road from the CIP's Long Range section (Draft CIP page 55). This project will only be removed by formal Council action.

**By Motion:** Make a motion to remove the Fairview Avenue Extension-Main Street to West Hill Road from the Long Range Projects section.

- Several new projects were proposed for inclusion in the CIP. Adoption into the CIP requires Council approval through a formal motion.

**By Motion:** Propose inclusion of the following City of Homer projects in the Mid-Range section:

- Homer Waste Water Treatment Plant Improvements
- Engineering Study for Homer Public Library Remodel
- Homer Public Library Siding Replacement
- Homer Public Library Sliding Security Gate
- ADA Accessible Platform Lift System at Ramp 7 in Homer Small Boat Harbor  
(Port Director provided a backup memo at the August 28, 2023 worksession recommending holding off on adding this project to the CIP until a system better designed for this service is identified and a fuller scope developed according to technical specifications.)
- Regrade and Repave Homer Public Library Parking Lot  
(Public Works staff recommend holding off on adding this project to the CIP until next year. This will give time to assess effectiveness of mitigation measures already taken.)



**By Motion:** Propose inclusion of the following projects in the Other Organization and State Project sections:

- Roger's Loop Trailhead Storage Shed (proposed by Homer Trails Alliance)
- Diamond Creek Recreation Area Trails (proposed by Homer Trails Alliance)
- Traffic Control at the Corner of Sterling Highway & Soundview Avenue (proposed by Councilmember Lord at the August 28 Worksession)

➤ Three new City of Homer projects were proposed at or since the September 28<sup>th</sup> worksession and have been recently included in the Proposed New Projects section. Please review.

**By Motion:** Propose inclusion of the following City of Homer projects in the Mid-Range section:

- HERC Hazardous Material Cleanup and Revitalization Plan (proposed by Councilmembers at the August 28 Worksession)
- Roger's Loop Trailhead Parking Lot (nominated by the Homer Trails Alliance for inclusion as a City of Homer project in the Mid-Range section).
- Drainage Management Plan (this project description is a draft. Staff recommends Council approval, which will be provisional until the project description can be fully developed and presented to Council for discussion and full approval).

➤ All Councilmembers and the Mayor communicated their eight Legislative and Federal Priority project selections. I compiled your recommendations to determine a proposed priority ranking and provide them in the attached Resolution for your consideration. Please note, last year's CIP featured nine Legislative Priority projects because two projects tied for 8<sup>th</sup> ranking. There were no ties in the top eight projects this year. The Fire Hall Expansion, Phase 1 project will move to the Mid-Range section.

**By Motion:** establish and approve City Council's prioritized list of the eight Legislative Priority projects.

**RECOMMENDATION:**

By motion determine projects to be removed and added to the 2024-2029 CIP, the Legislative Priority Projects and then adopt Resolution 23-093.



## Comprehensive Drainage Management Plan

**\*NEW\* DRAFT Project nominated by City Councilmembers**

**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 manmade 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. It will:

- Consider and recommend storm water management systems and best management practices including specifications for collection, storage, conveyance and treatment structures;
- 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 participation and involvement 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:** . TBD

**Total Project Cost:** TBD

Staff has not been able to fully develop this project in the time available since the CIP worksession; the description here is a draft. Staff recommends provisional approval of this project for inclusion in the 2024-2029 CIP, with a final project being added after it is more fully developed and approved by Council

FY25 PROPOSED NEW PROJECTS - DRAFT

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**CITY OF HOMER  
HOMER, ALASKA**

Mayor/City Council

**RESOLUTION 23-093**

A RESOLUTION OF THE HOMER CITY COUNCIL ADOPTING THE 2024-2029 CAPITAL IMPROVEMENT PLAN AND ESTABLISHING CAPITAL PROJECT LEGISLATIVE PRIORITIES FOR FISCAL YEAR 2025.

WHEREAS, A duly published hearing was held on September 11, 2023 to introduce the final draft of the 2024-2029 Capital Improvement Plan (CIP) and to obtain public comments on capital improvement projects and legislative priorities; and

WHEREAS, The Council received comments from all of the City of Homer Advisory Boards, Commissions and the public at a duly published work session meeting on August 28, 2023; and

WHEREAS, It is the intent of the City Council to provide the Governor, the State Legislature, State agencies, the Alaska Congressional Delegation, and other potential funding sources with adequate information and priorities regarding the City’s capital project funding needs.

NOW, THEREFORE BE IT RESOLVED by the City Council of Homer, Alaska, that the “City of Homer Capital Improvement Plan 2024-2029” is hereby adopted as the official six-year capital improvement plan for the City of Homer.

BE IT FURTHER RESOLVED that the following capital improvement projects are identified as priorities for FY2025 State and Federal Legislative Requests:

1. Homer Harbor Expansion
2. Multi-Use Community Center
3. Slope Stability & Erosion Mitigation Program
4. Homer Harbor Critical Float System Replacement: Float Systems 4 & 1
5. Karen Hornaday Park Public Restroom
6. A-Frame Water Transmission Line Replacement
7. Homer Spit Erosion Mitigation
8. New Public Works Facility

BE IT FINALLY RESOLVED that the City Manager is hereby instructed to advise appropriate State and Federal representatives and personnel of the City’s FY 2025 capital project priorities and take appropriate steps to provide necessary background information.

PASSED AND ADOPTED by the Homer City Council this 11<sup>th</sup> day of September, 2023.

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CITY OF HOMER

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KEN CASTNER, MAYOR

ATTEST:

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MELISSA JACOBSEN, CITY CLERK

Fiscal Note: N/A



# **City of Homer**

## **Draft 2024-2029 Capital Improvement Plan**

**491 E. Pioneer Avenue, Homer, Alaska 99603 907-235-8121**



September 23, 2024

To The Honorable Mayor and Homer City Council:

I am pleased to present the City of Homer 2024 through 2029 Capital Improvement Plan. 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 Priority Level 1 (highest), 2 or 3. 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 City of Homer's 2023-2028 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,

Rob Dumouchel  
City Manager



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## Funded Projects from the 2023-2028 Capital Improvement Plan

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The City of Homer is pleased to report that the following projects have been completed:

**Ben Walters Lane Sidewalk Facility**  
\$1.7M allcoted in the City of Homer FY24/25 Capital Budget for construction.

**Other Orngaizations: SPARC: Flooring Replacement**

The following projects have been partially funded:

**Homer Harbor Expansion**  
\$3M in local, State and Federal funding was secured to complete funding for the USACE General Investigation.

**Fire Department Fleet Management**  
Partial completion with purchase of a Ladder Truck utilizing funds approved from FY23 Capital Budget.



## **Introduction: The Capital Improvement Program**

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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.

Determining project priorities: City of Homer CIP projects are assigned a priority level of 1, 2, or 3, with 1 being the highest priority. To determine priority, City Council considers 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?
- Has the project been in the CIP for a long time?

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.



## **Integration of the CIP With Comprehensive Plan Goals**

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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: Guide the amount and location of Homer's growth to increase the supply and diversity of housing, protect important environmental resources and community character, reduce sprawl by encouraging infill, make efficient use of infrastructure, support a healthy local economy, and help reduce global impacts including limiting greenhouse gas emissions.

Transportation: Address future transportation needs while considering land use, economics and aesthetics, and increasing community connectivity for vehicles, pedestrians and cyclists.

Public Service & Facilities: Provide public services and facilities that meet current needs while planning for the future. Develop strategies to work with community partners that provide beneficial community services outside of the scope of City government.

Parks, Recreation & Culture: Encourage a wide range of health-promoting recreation services and facilities, provide ready access to open space, parks, and recreation, and take pride in supporting the arts.

Economic Vitality: Promote strength and continued growth of Homer's economic industries including marine trades, commercial fishing, tourism, education, arts, and culture. Support development of a variety of well-defined commercial/business districts for a range of commercial purposes. Preserve quality of life while supporting the creation of more year-round living wage jobs.

Energy: Promote energy conservation, wise use of environmental resources, and development of renewable energy through the actions of local government as well as the private sector.

Homer Spit: Manage the land and other resources of the Spit to accommodate its natural processes, while allowing fishing, tourism, other marine-related development, and open space/recreational uses.

Town Center: Create a community focal point to provide for business development, instill a greater sense of pride in the downtown area, enhance mobility for all forms of transportation, and contribute to a higher quality of life.



## Legislative Request FY2025

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**City of Homer FY2025 State & Federal Legislative Priorities  
approved by  
Homer City Council Resolution 23-XXX**

This list of Legislative Priority projects reflects City Council selections.

1. Homer Harbor Expansion
2. Multi-Use Community Center
3. Slope Stability & Erosion Mitigation Program
4. Homer Harbor Critical Float System Replacement:  
Float Systems 4 & 1
5. Karen Hornaday Park Public Restroom Facility
6. A-Frame Water Transmission Line Replacement
7. Homer Spit Erosion Mitigation
8. New Public Works Facility

**FY 2025 - DRAFT Document**



# 1. Homer Harbor Expansion

**Project Description & Benefit:** This project proposes to expand Homer Harbor by constructing a new harbor basin for large vessels to the north of Homer’s existing Port and Harbor. The expanded harbor will correct navigational safety hazards posed by overcrowding in Homer’s current small boat harbor, meet moorage demands of the marine transportation sector on which forty-seven non-road connected Alaskan communities, and regional industries, the Port of Alaska and internationally significant commercial fisheries depend. It’s design could have the potential to advance national security interests and be a backup port for marine transportation and cargo handling which is critical for Alaska’s resilience and recovery in the event a major disaster disables the Port of Alaska.

Currently, large vessels are moored at System 4 and System 5 transient floats in Homer’s Small Boat Harbor. Due to shortage of moorage space, large vessels are rafted two or three or more abreast constricting passage lanes, creating navigational hazards and overstressing the harbor float system.

FY 2025 - DRAFT Document

- The new facility fills unmet moorage, maintenance and repair needs which currently send Alaska’s marine industrial, cargo and commercial fishing fleet to ports in the Lower 48 due to their overall size, draft, and simply lack of moorage space. Data show that 63% of Alaska homeported vessels spent the months of August through December 2022 in non-Alaska ports in the lower 48. This comes with significant operating costs for Alaska’s marine industrial fleet. Port expansion will capture economic activity that Alaska loses annually; it will also sustain and create good, living wage Alaskan jobs through the marine trades.
- The project could also meet the US Coast Guard’s long-term mooring needs for Search & Rescue and Arctic Security missions, if the design alternative includes space for the USCG Aspen and/or fast cutters and other assets deployed to the Arctic.

Centrally located in the Gulf of Alaska, Homer’s Port & Harbor is the region’s only ice-free gateway to Cook Inlet, the port of refuge for large vessels transiting the Gulf of Alaska, Cook Inlet, and Kennedy Entrance, and is the marine industrial and transportation system hub for central and Western Alaska.

**Plans & Progress:** An earlier feasibility study (funded by the City, State of Alaska DOT, and Army Corps of Engineers (USACE) was put on hold in 2009 because preliminary results indicated the project’s Benefit to Cost ratio would be non-competitive for Federal funding. High demand and favorable changes in cost drivers since prompted the City and USACE to reexamine feasibility utilizing a Section 22 Planning Assistance to States Program grant in 2019. Positive results led the USACE to initiate work on a new 3-year General Investigation (GI) commencing March 2023.

**Estimated Project Cost:** \$278,000,000  
 General Investigation: \$ 3,000,000 (Secured)  
 Construction Estimate: \$275,000,000  
 FY2025 State Request: \$ 46,000,000  
 FY2025 Federal Request: \$183,000,000  
 City of Homer Match: \$ 46,000,000



Port expansion adds a new basin with its own entrance adjacent to the existing Small Boat Harbor. It will relieve large vessel congestion in the small boat harbor as shown below..



Funding Secured	Prior to July '23	FY24	FY25
GI USACE	\$300,000	\$600,000	\$600,000
GI COH match	\$150,000	\$300,000	\$300,000
GI SOA match	\$150,000	\$150,000	\$150,000



### 3. Multi-Use Community Recreation Center

FY 2025 - DRAFT Document

**Project Description & Benefit:** This project secures land, 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 HERC facility. A 2015 City of Homer Parks, Art, Recreation and Culture (PARC) 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.

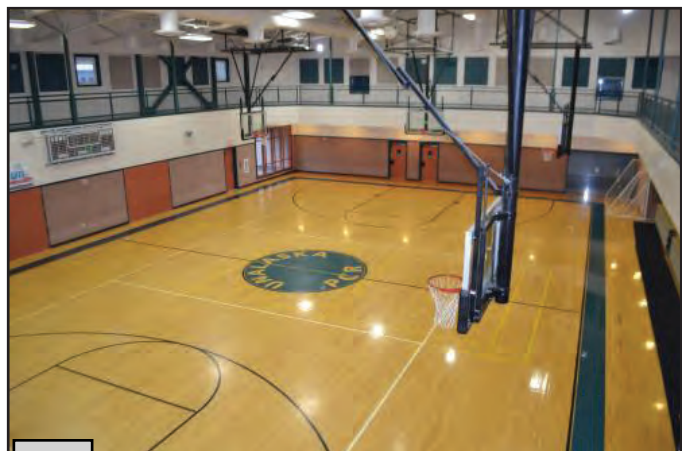
**Plans & Progress:** A recent 2023 hazmat report of the city owned HERC facilities/campus, which had been the preferred site, determined this location will not be possible in the near term due high cost of mitigation. While federal grants will be applied for to assist with assessment and mitigation, this process will likely take many years. The city is in the process of reviewing possible locations for a community center preferably centrally located.

In 2018, a City Council appointed Task Force completed several months of study and recommended building a new community facility, rather than trying to rehabilitate the HERC facility. The retrofits needed to bring the building into modern code compliance exceeds the cost of new construction. In September 2021, the City expended \$49,964 to update the recreation needs analysis, engage the public and produce concept designs and construction cost estimates for different options for a new multi-use center. This was a big step towards refining the scope of the project and moving it forward. Additional steps will include finalizing design, cost estimates and completing a feasibility study for ongoing operations and maintenance.

<b>Total Project Cost:</b>	\$16,050,000
FY24	
Land Purchase	\$ 700,000
Phase 1: Final Design & Feasibility Study	\$ 350,000
FY25	
Phase 2: Construction	\$15,000,000
FY25 State Request:	
Phase 1	\$ 350,000
FY25 Federal Request:	
Phase 2	\$15,000,000
City of Homer Match:	\$ 700,000



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





### 3. Slope Stability & Erosion Mitigation Program

**Project Description & Benefit:** Instability of steep slopes and coastal bluffs present hazards to Homer’s natural and built environment. Their instability is due in large part to the movement of both surface water and ground water. When these waters combine, they saturate the soil, which makes the soil particles “slippery” and creates potential for slumping. The annual freeze-thaw cycle further exacerbates erosional loss. An increase of impervious surfaces due to commercial and residential development booms also contributes to coastal erosion. When stormwater quickly exits developed areas, discharge events down gradient result in extreme coastal erosion and loss of beach sediments critical for maintaining coastal stability.

Erosional impacts include homes that have slid down steep slopes, forcing abandonment. Roads have failed, and with them water/sewer, electrical and natural gas distribution line infrastructure, requiring emergency repairs to restore access. This is a problem affecting both the City and the State of Alaska, as multiple state highways have been, and are continuing to be, adversely affected by slope instability – including the Sterling Highway, Homer’s only road connection to the rest of mainland Alaska and Kachemak Drive, a tsunami evacuation route and connector road for commuter, recreational and commercial traffic to Homer’s regionally active Port and Harbor facility on the Homer Spit.

After studying how these waters collectively affect steep slopes and coastline erosion, the City developed innovative mitigation plans for four projects. Together they form the City’s Green Infrastructure Slope Stability & Erosion Mitigation Program. They include (1) Kachemak Sponge Wetland Treatment System, a nature-based infrastructure project that protects private and public properties as well as state-owned Kachemak Drive by acquiring using natural wetlands to collect and treat storm water. The project mitigates flooding and coastal erosion as well as recharges valuable peatlands. (2) Baycrest Storm Drain Conveyance and Treatment System protects the state-owned Sterling Highway and downhill properties by mitigating flooding and coastal erosion. This project features a micro-hydro energy generating unit. (3) Beluga Lake and (4) Beluga Slough Wetland Treatment Systems also use natural wetlands to manage storm water, protecting two state-owned roads, Main Street and Sterling Highway. They also protect the water quality of Beluga Slough and Beluga Lake, important habitat for shorebirds. Together, these projects will protect and recharge valuable peatlands, protect water quality, conserve critical moose and waterfowl habitat and mitigate coastal erosion for the long term.



The Slope Stability Program utilizes nature based and low impact development techniques to mitigate erosional damage and protect water quality.

**Plans & Progress:** The Kachemak Sponge and Beluga Slough systems are Phase 1 and are underway. The City completed preliminary water quality, flow rate and peatland data collection. Design work and initial appraisals of peatlands to be acquired for the Kachemak Sponge project is complete. Federal IIJA funds from a FY23 NOAA grant will assist with peatlands acquisition. The City also secured a FY23-25 Alaska Clean Water Act grant for the Beluga Slough Storm Water Treatment System.

**Project Cost (Phase 1):** \$5,028,791

Kachemak Drive Wetland Treatment System	\$4,388,791
Beluga Slough & Bishops Beach Stormwater Treatment Systems	<u>\$ 690,000</u>
<b>Total Phase 1 Cost:</b>	<b>\$5,028,791</b>
City of Homer grant & match funds secured	\$1,845,310
FY2025 State Request Beluga Slough:	\$ 429,484
FY2025 Federal Request Kachemak Sponge:	\$2,799,381

Funding Secured	Prior to July '23	FY24/25
COH Data Collect	\$ 180,000	-
Kachemak Sponge		
NOAA IIJA grant	\$1,171,410	-
COH HART Road	-	\$418,000
Beluga Slough		
FY23-25 ACWA grant	\$ 11,866	\$ 141,441
COH HART Road	\$ 81,313	-
COH In-kind	\$ 25,896	-

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

**Project Description & Benefit:** System 4 is made up mostly of floats that were constructed in 1964 for the original Homer Harbor. In the 2002 Transfer of Responsibility Agreement (TORA) project, those original floats were moved to create System 4. Within two years, the System’s 207 slips for vessels ranging in size from 24 feet to 60 feet in length and over 1,000 linear feet of transient moorage was filled to maximum capacity. System 4 provides dockage for the Seldovia Fast Ferry *Kachemak Explorer* for passenger and freight loading. System 4 has two accessible gangways on ramps 6 and 7 and is supported by a public restroom and public fish cleaning station located at the top of ramp 6.

The 1964 timber floats are 30 years beyond their engineered life expectancy and should be replaced before they are condemned and need to be decommissioned. Major maintenance (adding flotation to the end of main floats and replacing timber piles, decking, and stall floats) has allowed continued use of these floats. Despite these efforts, many conditions have combined to produce a critical loss of structural capacity. Bullrails, used for securing mooring lines, are cracked or deteriorated; older timber piles have areas of rot; flotation foam has disintegrated throughout these floats, reducing freeboard, which ultimately reduces load capacity and increases rates of corrosion. The lack of flotation and deteriorated structural members makes the entire main float lists to one side; snow has to be removed in the winter to prevent sinking. Lack of flotation also causes the stall floats to be unstable or bouncy when walking on them, resulting in a potential safety hazard. Parts of System 1 dates back to 1986 The lack of freeboard flotation, concrete and timber deterioration and broken structural elements at end floats and failures in some headwalk floats likewise puts these components of System 1 in critical to serious categories.

**Plans & Progress:** R&M Engineers provided a harbor-wide condition report and cost estimate for float replacement in 2023. It recommended replacing floats categorized as serious and critical and upgrading shore power, fire suppression and potable water. AAA float can be expanded towards the load and launch ramp to open up narrow fairways between the floats, giving vessels more room to safely navigate between the float systems. The City submitted a Federal grant application for FY23 Port Infrastructure Development Program funds to assist with design, engineering and construction. State matching funds help leverage federal dollars in support of Homer’s regionally critical port infrastructure.

<b>Total Project Cost:</b>	\$59,289,547
FY25 State Request:	\$ 6,077,178
FY23 Federal PIDP Request:	\$47,135,190
City of Homer Match	\$ 6,077,179



System 4 floats to be replaced.



The Headwalk Float AAA is warped, suggesting a failure in the structural members below the deck and lack of flotation..



Low freeboard resulting in submerged pile collar.

Decking has rot and hardware connections protrude through it.

Contact Mayor Ken Castner or or Rob Dun

, City Manager at 235-8121





## 5. Karen Hornaday Park Public Restroom Facility

**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 reserved the park annually, such as reunions, the Scottish Highland Games festival and concerts.

The Karen Hornaday Park Master Plan, first approved in 2009, is outdated. Development of a new plan by the Park, Arts, Recreation and Culture Advisory Commission and adoption by City Council is underway. The plan will develop a site plan and designs for two high priority park needs to improve safety and provide accessibility: an entry road, parking area and accessible pathway to park amenities and public restrooms facilities. Significant volunteer efforts and HART Program funding in 2017 constructed two new footpaths providing pedestrian access to the park along Fairview Avenue on the southern border of the park and from Danview Avenue. Neither of these trails are ADA accessible and they do not address safety issues of children running across the road from the parking lot to access the park.

The highest need is an ADA accessible public restroom facility. The former 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 portable toilets currently provided are inadequate to support the needs of the

**Plans & Progress:** Over the years, grant support and significant volunteer efforts have assisted the City in developing Homer’s premier public park. The first step of the current project is to create a new Park Master Plan, extend water/wastewater utility to the site selected for the public restroom and construct the restroom facility. The second phase will be road, parking lot and accessible trail construction.

Project Cost (Phase 1):           \$1,080,000  
 Master Plan Update:             \$ 50,000 (COH funds)  
 Water Sewer Utility Extension: \$ 530,000 (COH funds)  
 Restroom Construction:         \$ 500,000  
 FY25 State Request: \$500,000  
   (City of Homer Match: \$580,000)



Public restroom facilities and safe, accessible pedestrian access for the many park users is lacking in the park.

Funding Secured	FY24	FY25
Park Master Plan		
COH General CARMA	\$ 50,000	-
Public Restrooms		
COH HAWSP	\$ 10,000	\$150,000
COH GF Balance	\$ 20,000	\$350,000



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## 6. A-Frame Water Transmission Line Replacement

FY 2025 - DRAFT Document

**Project Description and Benefit:** This project replaces an 800-foot section of cast iron water supply line in Homer’s water utility system. The pipe, at 57-years-old, is brittle, corroded and on a 52-degree slope, making it extremely susceptible to catastrophic damage during seismic events.

This supply line is the only line transmitting water to the west side of Homer. It serves hundreds of customers, South Peninsula Hospital and two schools. Loss of this line, our sole drinking water utility, would have a devastating impact to public health and safety, and fire protection capability. Even short-term water supply disruption (due to serious, 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 pipes with HPDE pipes 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 utility 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 and smaller ruptures that could compromise water quality, the obsolete cast iron pipe will be replaced with earthquake resilient High Density Polyethylene pipe.

The water main is critical infrastructure that assures the life, health and safety of Homer’s 5,522 residents and additional residents in surrounding unincorporated areas who rely on the system for delivery of residential and commercial potable water and fire protection services. Demand for water distribution doubles during the summer (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:** The City’s FY24-25 Capital Budget allocates \$90,000 to complete the design for the distribution line. The A-Frame Transmission Line Replacement is included on Alaska Drinking Water Fund’s FY24 Intended Use Plan. This project, combined with the design and installation of a 250,000-gallon water storage tank on the west side for drinking water resiliency (also on the FY24 Intended Use Plan) is under consideration for a FY24 Federal appropriation.

**Total Project Cost:** \$804,092

Design: \$90,000

Construction: \$714,092

FY25 State/Federal Request: \$634,274

City of Homer Match: \$ 160,818

Funding Secured	FY24
Design	
COH Water CARMA	\$ 90,000



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.



## 7. Homer Spit Coastal Erosion Mitigation

FY 2025 - DRAFT Document

**Project Description and Benefit:** The City of Homer requests that the Alaska Department of Transportation and Public Facilities (AK DOT&PF) work cooperatively with the Army Corps of Engineers (USACE) and the City of Homer to design, permit and implement a long term erosion mitigation and maintenance plan to mitigate and stabilize erosion conditions on the Homer Spit. This project is needed to protect critical infrastructure on the Homer Spit.

The Homer Spit is a 4.5 mile long glacial spit composed of sands and gravel that offers recreational, commercial, industrial, and residential use. It is a valuable asset to the City of Homer and the State of Alaska due to its economic and recreational opportunities. It is also a unique, coastal feature and a valuable environmental resource with its extensive bird and marine habitat. While typically in equilibrium, the Spit is undergoing a long period of erosion. Changes in storm patterns the past few years with milder summers and fewer strong southeasterly events may be affecting the sediment movement along the spit, allowing greater erosion and less seasonal accretion. The USACE addressed erosion concerns in 1992 with 1,000 feet of rock revetment in 1992, which they extended an additional 3,700 feet in 1998. This caused beach lowering adjacent to and further south of the rock revetment along the Spit. In that area, AK DOT&PF armored the highway in two emergency revetment projects. These areas are subject to periodic overtopping, damaging the asphalt on the roadway shoulder

Erosional damage on the Spit is undermining the State-owned Sterling Highway that connects the Kenai Peninsula mainland to organizations like the United States Coast Guard and Alaska Marine Highway. The road is also an essential tsunami evacuation route. If left unchecked, erosion will ultimately diminish the role the Homer Spit plays as a regional commerce center and transportation hub for Southcentral Alaska, including the commercial fishing industry and the marine trades. Erosion is actively undermining public recreational facilities and private commercial enterprises to the point that properties have been abandoned or condemned. A coordinated, long-term maintenance plan is needed.

**Plans & Progress:** The USACE conducted two extensive studies with detailed erosion management information: a 2017 Dredged Material Management Guidance Manual and a 1989 investigation report, Storm Damage Reduction Final Interim Feasibility Report with Engineering Design and Environmental Assessment. More recently, in 2019, HDR analyzed environmental conditions and sediment transport and produced a Coastal Erosion Assessment of the Sterling Highway Termini on the Homer Spit which also considered concept alternatives (perched bench, groin field, offshore breakwater, sediment management and rock revetment) for improving resilience of existing roadway embankment. A rough order of magnitude for revetment is \$1.5 M per 100-foot station.

Due to the importance of road access on Homer Spit, a traditional revetment was recommended; however it strongly encouraged coupling any rock project with a beach renourishment program and sediment management plan for long term viability of the Spit. Dredging operations in Homer Small Boat harbor and during construction of Homer’s new large vessel harbor will provide sufficient material to renourish the beach.

The project could progress through a USACE General Investigation, or through a State of Alaska/City of Homer application for Federal PROTECT planning grant funds. The GI would progress from phase 1 (USACE authorization to implement the Dredged Material Management Plan to immediately mitigate erosional damage, while concurrently, initiating Phase 2: design and engineering of erosion mitigation measures through a USACE General Investigation.

**Phase 1 & 2 Project Cost:** \$3,960,000

**Phase 1:** Beach Renourishment Authorization, dredging and placing materials: \$960,000

**Phase 2:** USACE General Investigation: \$3,000,000

FY25 State Request \$1,980,000  
(City of Homer match: \$ 480,000)

FY25 Federal Request \$1,500,000

Contact Mayor Ken Castner or or Rob Dur



Example of recent active erosion on the Homer Spit.



## 8. New Public Works Facility

FY 2025 - DRAFT Document

**Project Description & Benefit:** The Public Works Department, located at the bottom of Heath Street, has outgrown its facilities. The current mechanic shops are too small to accommodate the city’s large equipment and are out of space to house any new machinery. Due to lack of space the building maintenance shop was relocated to a derelict building off site will soon need a new location. Additionally, Homer’s new Tsunami Inundation Map shows the potential risk of a 30’ high wave to move through the Public Works complex. Public Works and associated heavy equipment are critical infrastructure for response and recovery activities before, during and after a disaster.

To help evaluate the risks to Public Works of personal injury and property damage from a tsunami and recommend possible mitigation options, Homer City Council appointed a Public Works Campus Task Force in 2020. The Task Force confirmed risks to the public works campus and additionally identified that the facility is suffering from obsolescence due to growth and technological changes over time. After evaluating different mitigation strategies (including creating tsunami resistant seawalls or perimeter mounds and constructing tsunami resistant buildings in same location), the Task Force advised relocating the mission critical portions of the Public Works campus (administration, building maintenance, City fueling station, rolling stock, piping, culverts, mechanics shop, motor pool shop and other essential equipment and materials) to a new location to mitigate loss and damage during a tsunami event and to provide for long-term sustainability.

Based on a needs assessment, the new facility would require a 4.6 acre site. Ideally, the site would be located within or close to the Central Business District, and be compatible with adjacent land uses. The facility will be sized to provide for current and future administrative and customer support services; road, drainage, building, water, sewer, motor pool maintenance activities; and equipment/materials storage

The existing Public Works site could be converted into public summer use open space (adjacent to the animal shelter, Beluga Slough, and conservation land) and provide space for environmentally sensitive snow storage in the winter.

**Plans & Progress:** This project will most likely be completed in three phases consisting of concept design and property acquisition followed by full design and construction. The proposed time frame is to purchase property in 2023; design the facility in 2024-25 and begin construction in 2026. Availability of funding would adjust these time periods.



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

**Total Project Cost:** \$11,377,750

**Schedule:** 2024

2023: Property Acquisition \$ 600,000  
 2024-2025: Facility Design \$ 828,500  
 2026-27: Construction \$9,949,250

FY25 State/Federal Request: \$9,949,250

City of Homer Match: \$1,428,500

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



# Mid-Range Projects

## Part 2: Mid-Range Projects

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- **Parks and Recreation ..... 16**
- **Port and Harbor ..... 21**
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## ADA Transition Projects

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- **City Hall Access Barrier Removal .....13**
- **Nick Dudiak Fishing Lagoon Accessible Ramp & Fishing Platform .....14**
- **Removing Parking & Pavement Accessibility Barriers at City Facilities .....15**

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## City Hall Access Barrier Removal

**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 Advisory Board and City Staff evaluated City Facilities to identify accessibility barriers. The results were compiled into the City’s Facilities Transition Plan, in accordance with Title II of the ADA regulations. City Hall is one of the most used city buildings throughout the year and this project corrects access barriers (ADA Priority Level 1 issues) to get into the building.

City Hall access barriers include:

- Cross slopes that exceed 1:48 ratio for all designated accessible parking spaces;
- absence of van accessible parking;
- incorrect dimensions of accessible parking spaces;
- improperly located signage;
- absence of a level landing at the top of the curb ramp below the front entrance ramp;
- handrails on ramp protrude into the path of travel and reduces the width to less than 36” width requirement;
- push bar on main entrance door protrudes into the doorway and reduces the width of the opening to less than 32” width requirement; and
- front door entrance threshold height.

**Plans & Progress:** Public Works Staff assisted the ADA Advisory Board during the self-evaluation process, and together developed solutions and remedies that are included in the Transition Plan. City Council approved the Transition Plan in Resolution 19-024. In 2022, the City allocated funds to design a new City Hall Ramp to bring it into ADA compliance.

**Total Project Cost:** \$400,000

**Schedule:** 2024-2025

**Priority Level:** 1

Funding Secured	Prior to July '23	FY24/25
Design ADA City Hall Ramp		
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 1:48 under ADA standards.

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# 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:** \$ 770,000

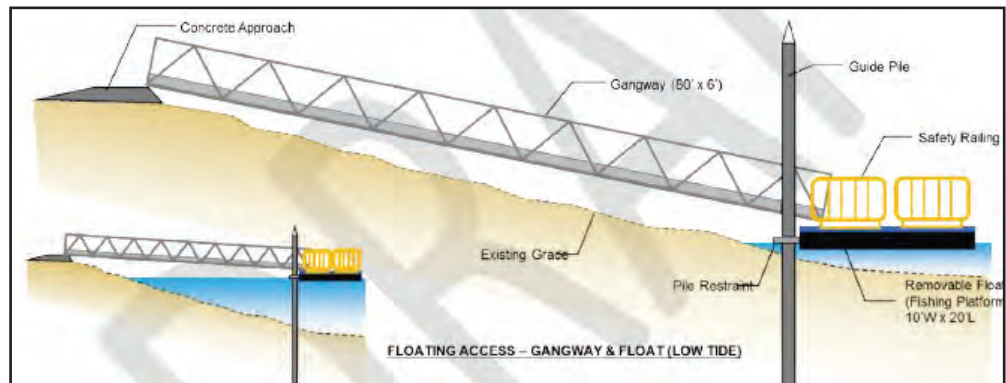
Concept Design \$ 18,813    Completed 2022;

Final Design \$70,000

Construction \$ 700,000

**Schedule:** Final Design 2024  
Construction 2025

**Priority Level:** 1



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 in the vicinity of the Homer Harbor, at Public Works, Homer Public Library, the Animal Shelter, Baycrest pullout bathroom facility and the Fire Hall:

- Absence of accessible parking;
- absence of van accessible parking;
- incorrect dimensions of accessible parking spaces;
- improperly located signage;
- accessible parking spaces where water pools and snow melt creates icy conditions that become hazardous in the winter;
- parking space identified in gravel lots that fail to provide a path of travel to a sidewalk or facilities; and
- cross slopes that exceed 1:48 ratio on paved 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 and compliant signage and pavement markings were completed.

**Total Project Cost:** \$385,600

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

**Schedule:**

2026: Facility Parking Lot Cross Slopes & Signage \$336,500

**Priority Level:** 1



While inaccessibility issues in these spaces has been remedied since this photo was taken, it provides an example of spaces needing to be paved and a path of travel to the sidewalk provided .



## Parks, Art, Recreation & Culture

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- **Bayview Park Restoration .....17**
- **Homer Spit Campground Renovations .....18**
- **Homer Spit Trailhead Restroom .....19**
- **Jack Gist Park Improvements.....20**

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## Bayview Park Restoration

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**Project Description & Benefit:** Bayview Park is a neighborhood park at the top of Main Street in the heart of Homer intended to serve preschool age children and their families. The park, the only park in Homer dedicated to serve preschool age children, has been undeveloped since its formation.

This project seeks to transform Bayview Park into an inviting, safe and accessible destination for young families to provide improved recreational opportunities for all in our community. Project scope includes:

- finalizing the park’s site plan and specifications after gathering community input;
- pave Bayview Park parking area and delineate ADA parking and construct accessible park pathways;
- procure and install inclusive playground equipment and natural playground features; and
- install accessible rubber tile safety surfacing under the playground equipment and replace rickety white picket fence with a more durable, low-maintenance fence that provides a level of safety for young children playing near busy roads.

**Plans & Progress:** In 2022, the City installed an ADA accessible sidewalk to the park from Main Street as part of the new Main Street Sidewalk project. The sidewalk design replaced the existing open ditch on the east side of Bayview Park with a closed storm drain system to create a space where a parking lot and access into the park can be built. A donation by the Kachemak Bay Rotary Club will help procure new playground equipment. In 2023, the City worked with a landscape architect to develop a conceptual park plan and dedicated 2023 Healthy and Equitable Communities grant funds from the Alaska Department of Health and Social Services to assist with park improvements.



Bayview Park, dedicated to serve pre-school age children and their families is undeveloped. A more practical chain length fence will also be needed to keep young children out of roads and ditches.

**Total Project Cost:** \$190,000

Phase 1: Finalize park design and specifications, construct parking lot and paths, procure and install playground equipment with safety surfacing. \$139,330 (Funding complete 2023)

Phase 2: Install accessible rubber tile safety surfacing under playground equipment and replace perimeter fence. \$50,670

**Schedule:** 2023-2026

**Priority Level:** 1

Funding Secured	Prior to July '23	FY24
Design & install features		
KBay Rotary	\$ 12,000	-
HEC Round 2 Grant	\$ 74,916	-
Drainage/Parking		
COH HART Roads	-	\$ 32,000
Accessible Pathways		
COH HART Trails	-	\$ 20,314



## Homer Spit Campground Renovations

**Project Description and Benefit:** The Mariner Park and Fishing Hole campgrounds are situated on the Homer Spit. Their waterfront locations and close proximity to recreational activities and visitor support services make the campgrounds very popular with both Alaskans and out-of-state visitors. City campgrounds are heavily used in the summer and shoulder seasons, hosting over roughly 20,000 campers annually and generating up to \$200,000 in revenue through camping fees.

The campgrounds are primitive. Campers use porta potties and have no means of hand washing. Campsites are potted, poorly marked and without tent pads. Many lack picnic tables and fire rings.

This renovation project greatly improves the camping experience and makes it easier to maintain the campgrounds to a higher standard of cleanliness and safety. 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. Mariner Park Campground would also benefit from landscaping.

Completing these renovations bring the campgrounds to a minimum standard to keep them healthy, attractive and competitive. 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 80% shovel ready.

**Total Project Cost:** \$95,000

Mariner Park Campground	\$50,000
Fishing Hole Campground	\$45,000

**Schedule:** 2025-2026

**Priority Level:** 2



Mariner Campground at the base of the Homer Spit.



## Homer Spit Trailhead Restroom

**Project Description & Benefit:** The parking lot at the intersection of the Ocean Drive bike path and Homer Spit Trail gets heavy use year round. The Spit trail is a popular staging area for biking, running, walking, and roller blading. Parents bring their young children to ride bikes because the trail is relatively flat and has few dangerous intersections. An ADA accessible restroom would be used by recreationalists and commuters using both trails.

**Total Project Cost:** \$400,000

**Schedule:** 2027

**Priority Level:** 3



The parking lot at the Spit trail head full of cars on a sunny day.

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## Jack Gist Park Improvements

**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 soft ball fields. It also features a disc golf course. Changes in usage patterns, deferred maintenance, and adjacent residential development have highlighted the need for various improvements within the Park. The need for these improvements and the impacts of deferred maintenance will only continue to grow as the residential density increases in the neighborhood around the park.

The park hosts numerous softball tournaments annually, and disc golfers. Improvements for the health and safety of park users includes a public restroom facility, irrigation for field turf maintenance and remediation of drainage issues that have led to poor quality athletic turf. Drainage improvements are also needed address persistent standing water in ditches and in low spots in the parking lots, bleacher areas and the ball field access. Development of drainage routes will encourage 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 two parking lots are small, uneven, poorly drained and poorly delineated. The plan is to grade and expand them in conjunction with the needed drainage work. The existing area between fields and property line allows for increasing available parking spaces, as well as provide ADA parking.

**Plans & Progress:** Capital funds approved for FY23 and in the FY24-25 budget will extend water, sewer and electrical utilities to the park from the adjacent development. These will initially be stubbed off in a location central to the lower fields to provide irrigation for the fields during dry spells and assist in turf maintenance practices. Plans also include providing the necessary infrastructure for the eventual construction of public restrooms.



One of the softball fields at Jack Gist Park.

**Project Cost:** \$470,000

Utilities	\$ 42,500
Drainage:	\$ 25,000
Parking:	\$ 30,000
Site prep:	\$ 22,500

Phase 2: Restroom cost estimate: \$350,000

**Schedule:** 2023-2025

**Priority Level:** 1

Funding Secured	Prior to July '23	FY24
Utiity Extension		
COH HAWSP	\$ 42,500	-
Drainage/Parking		
COH General Fund	-	\$ 55,000
Site Prep	-	
COH General Fund		\$ 22,500

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## Port and Harbor

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- **Barge Mooring & Large Vessel Haul Out  
Repair Facility .....21**
- **Fish Grinding Building Replacement .....22**
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- **Homer Harbor Dredging .....24**
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## Barge Mooring & 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, these vessels currently have to travel elsewhere to perform annually required maintenance and repairs, which could otherwise be completed here in Homer. 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.



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

**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:** 2027

**Priority Level:** 3





# Fish Grinding Building Replacement

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**Project Description and Benefit:** This project replaces the Fish Grinding Building located on the uplands within the Homer Small Boat Harbor, and completes site drainage improvements to meet DEC permitting requirements.

The building requiring replacement secures and protects a DEC-permitted industrial fish waste grinding system. The system processes a large volume of fish carcasses (on average 304,600 pounds annually) generated by non-commercial sport fishing activity and collected from the City’s public fish cleaning tables for environmentally sound disposal. This sport-caught fish waste is transported to the Fish Grinding Building in totes where it is mixed with salt water and ground, and then pumped to an underwater outfall located in Kachemak Bay adjacent to Homer’s Pioneer Dock.

The current building is a twenty-one year old, 600 square foot metal clad building. Over time, the humid, salty sea air and the saltwater slurry used in the fish grinding process have taken a corrosive toll on the building. The building is rusting out in several areas, compromising its structural integrity and degrading electrical fixtures. The new proposed building will be constructed on the same concrete footprint, utilize existing utility hook ups and designed with corrosion-resistant materials to protect the fish grinder and associated equipment from the elements, saving on costly equipment maintenance and repairs.

The project also completes site work to correct a site drainage/water quality issue cited in the recent EPA permit review to prevent fish slurry that leaks onto the ground from entering a storm drain. Site work will create a drainage system in the tote storage area to insure leakage is channeled into the outfall line. These two improvements insure that this important facility can continue to meet sport angler need, while remaining compliant with EPA regulations.

**Plans & Progress:** Preliminary project design and cost estimates are complete. The building replacement project will be awarded a Federal Aid in Sport Fish Restoration Act (Dingle-Johnson Act) grant, which will fund up to 75% of project costs. The project is also listed on the AK DEC Intended Use Plan for the Alaska Clean Water Fund.

**Total Project Cost:** \$374,978  
 Phase 1: Engineering and Design: \$25,000  
 Phase 2: Construction: \$289,978  
 Site Drainage: \$ 60,000

**Schedule:** 2024

**Priority Level:** 1



Corrosion is compromising the Fish Grinding building’s structural integrity and degrading interior fixtures.

Funding Secured	Prior to July '23	FY24/25
Engineering/Design	\$ 25,000	-
ADF&G Dingell-Johnson	(pending)	



## 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:** \$400,000

**Schedule:** 2027

**Priority Level:** 3

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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.



## 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 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 Corps of Engineers Dredged Material Management Plan approved for the Homer Spit.

**Plans & Progress:** Dredging requires a survey of the entire basin by a certified Marine surveyor capable of conducting a multi-beam survey that provides quantities of dredged material that would need to be removed to get the basin back to the original depths. The City’s FY24-25 allocates funds to complete the survey work.

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

**Total Project Cost:** \$980,000

Phase 1: Harbor bottom survey: \$25,000

Phase 2: Dredging: \$955,000

**Schedule: 2023-24**

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.

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## Homer Harbor Security Cameras: Ramp 1-5 Access Points

**Project Description and Benefit:** This project will expand and enhance coverage capabilities of Homer Harbor's current security camera system. The Port and Harbor Advisory Commission and staff have a long term goal of installing cameras on the west side of the basin at the access points to Ramp 1 through Ramp 5. Expanding the current camera system allows harbor officers to keep a monitored eye on these heavily trafficked areas.

Over the years, security cameras have come to play an ever increasing role in assisting staff to monitor harbor and vessel security because of the advantages they provide. Cameras allow harbor officers to monitor situations while completing other tasks in the field or while on the radio helping other customers. Quick review of a recorded incident will also help an officer verify vessel status while not having to actually dedicate time to watching and waiting on scene. Cameras also provided an element of safety by allowing responding officers to view a situation before arrival; they can also be used to assist in monitoring evacuations from the Spit in the case of a tsunami or other natural disaster without putting officers in harms way.

**Plans & Progress:** City Council approved a capital budget request of \$20,000 for the design of the Ramp 1 through 5 camera system in the 2022/2023 budget and a cost estimate obtained.

**Total Project Cost:** \$364,000  
System Design: \$5,728 (funding completed)  
Equipment Purchase and Installation: \$358,272

**Schedule:** 2025

**Priority Level:** 1



Security cameras, pictured here, center, allow harbor officers to gain situational awareness before responding to an event, to verify details of recorded events and monitor progress of evacuations or check on inundation during tsunami events.

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## 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 maintained very well since being built in 1983, efficiencies may be gained by upgrading certain key components of the plant with current technologies, which may include replacing the refrigeration compressors, integrating natural gas into the process, and/or upgrading the 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)

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

2024: Phase 2

**Priority: 1**



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

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## Large Vessel Sling Lift, Phase 1

**Project Description & Benefit:** During the investigation conducted in 2014 by the Large Vessel Haulout Task Force, the Task Force quickly recognized a need to provide haulout 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: 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 is being expanded to accommodate vessels up to 150 tons, which will accommodate most limit seiners and many of our larger boats. Homer will still lack haulout services for deep draft vessels larger than 150 tons.

A sling lift has been proposed as a possible haulout 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:** Project development will have 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.

**Total Project Cost:** \$65,000 (Phase 1)

**Schedule:** 2027

**Priority Level:** 3



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



## Steel Grid Repair

**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 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 Steel Grid was originally built 42 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 have kept this grid patched up and going for a good long while, but we’re now at the point where a larger replacement project is required. More may be revealed after an engineering inspection during Phase 1, but to date, staff believe that the piers and wooden fenders are still serviceable. It is anticipated that only the grid itself would 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 or repair.

**Total Project Cost:**

Phase 1: Engineering and Design: \$25,000

Phase 2: Construction: (TBD after engineering and design phase.)

**Schedule: 2025**

**Priority Level: 2**



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

FY 2025 - DRAFT Document



## 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 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 pile 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: \$25,000

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

**Schedule:** Phase I: 2026

**Priority Level:** 2



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.

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## Public Safety

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## Fire Hall Expansion, Phase 1

**Project Description & 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 firefighting 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:** \$20,000,000

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

Construction: \$18,500,000

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



## Fire Department Fleet Management

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**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 codes recommend maintaining apparatus with the latest safety features and operating capabilities to maximize firefighting 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, two pieces of equipment critical to safe and effective fire response . two priority pieces of equipment are 15 years to over 30 years old and at the end of their functional life. The Department has developed a strategic, cost saving approach to meeting Homer’s fire protection needs with the following top-prioritized replacements:

Quick Attack Brush Truck. In 2022, after 33 years of service, HVFD’s single front-line wildland firefighting apparatus (a 1990 Ford F-350 Crew Cab Pickup with a forestry firefighting slip-in unit) was decommissioned. The entire City of Homer is in the Wildland-Urban Interface (with the exception of most of the Spit) and at significant risk from wildfire. The City is also often called to provide mutual aid in wildland fires in neighboring Anchor Point and KESA districts. A quick attack pumper truck will allow the department access to areas that will not support the weight or dimensions of larger fire trucks and can be used as a backup brush unit. \$575,000

Engine-4, at over 40-years old has well exceeded its functional lifespan and lacks modern safety and capability features that cause concern for operational ability and the safety of our first responders and the public. Functional capabilities and safety features of fire apparatus has greatly improved in the last fifteen years, including fully enclosed cabs, modern seat belt configurations, improved roll-over stability and braking systems. Apparatus over 25 years old also become unreliable. Systems fail, sidelining vehicles for lengthy repairs and putting both firefighters and the public at great risk. Extending the life to 30 years may be marginally acceptable with the volume of HVFD runs, but anything beyond that poses an unacceptable level of risk. \$850,000

**Plans and Progress:** HVFD developed a fleet replacement plan that places apparatus on standard replacement cycles consistent with NFPA requirements and community needs. Funds were allocated for a used ladder truck in the FY23 Capital budget. Replacing Brush-1 and Engine-4 are the highest priority.

**Total Project Cost:** \$1,655,000

Quint/Ladder Truck: \$230,000 (complete)

Quick Attack/Brush Truck: \$575,000

Engine 4 Replacement: \$850,000

Funding Secured	Prior to July '23	FY24/25
Ladder Truck		
COH Fleet CARMA	\$ 230,000	-

**Schedule:** 2025-2026

**Priority Level:** 1



HVFD’s Brush-1 is a converted 1990 Ford truck which is NFPA non-compliant, has aged out of its functional life by 17 years and has been decommissioned.



## Public Works Projects

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## Beluga Sewage Lift Station

**Project Description and Benefit:** This project replaces aging sewer collection components. A dependable sewage collection and treatment system ensures public safety and environmental stewardship, and contributes to Homer’s growth and economic vitality.

The Beluga Sewer Lift Station consists of a concrete control vault and an 8’ diameter concrete wet well. All the waste water from the Homer Spit, as well as many residential and commercial neighborhoods, flows into the wet well on its way to the Waste Water Treatment Plant. The septic waste water contains hydrogen sulfide gas, which oxidizes in the presence of moisture, producing sulfuric acid. The acid eats concrete and metal, damaging the piping, mechanical controls and concrete structure itself. A breach of the concrete structure would cause raw, septic sewage to flow into Beluga Slough, part of Kachemak Bay’s Critical Habitat and home to, among other wildlife, nesting sand hill cranes. Failure of the mechanical equipment could cause the pumps to fail and the wet well to overflow, creating an ecological disaster.

The need to renovate this critical infrastructure was first identified during the formation of the 2006-2025 Homer Water & Sewer Master Plan. The City invested in the development of a conceptual engineering design, which has been completed. The Conceptual Engineering Report evaluated various options for renovating the lift station and developed a cost effective solution, which includes:

- Installing a fiberglass wet well into the existing concrete structure
- Replacing the valves and piping with stainless steel or plastic components;
- Installing more energy efficient and durable pumps; and
- Upgrading the instrumentation and control systems.

**Plans & Progress:** Conceptual project design was completed in 2020, funded by the City’s Capital Asset Repair and Maintenance Account. The Project is listed on the Alaska Department of Environmental Conservation’s FY24 Intended Use Plan for State Revolving Loan funds, and is under consideration for a Federal appropriation. ADEC has offered a Principal Forgiveness Subsidy in the amount of \$500,000. The City will proceed with Final Design in FY24 and hopes to implement construction in FY25..

**Total Project Cost:** \$2,937,353

Engineering Concept Design: \$ 18,023 (complete)  
 Final Design: \$ 100,000 (funded)

**Schedule:** 2024-2025

**Priority Level:** 1

Funding Secured	Prior to July '23	FY24/25
Conceptual Design	\$ 18,023	-
Final Design		
COH HAWSP	-	\$ 100,000



The Beluga Lift Station is located on a causeway that crosses Beluga Slough, pictured above, a tidal estuary wetland about 0.6 miles long.

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## Heath Street Rehabilitation

**Project Description & 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 is showing signs of failing. The vehicle wheel tracks are depressed, almost like ruts in the asphalt. Public Works believe this is being caused by a failing storm drain system and inadequate drainage that is allowing water to infiltrate the road bed causing soft spots. The condition is getting worse with each freeze-thaw cycle.

Rehabilitation work should include improvements to the curb, gutter and sidewalk, including proper curb cuts to make the sidewalk and street crossings accessible.

**Plans & Progress:** The City has invested in a storm drain condition survey and extensive value engineering in the final design to make the project affordable .-

**Estimated Project Cost:** \$953,339

**Schedule:** 2025

**Priority Level:** 2

Funding Secured	Prior to July '23	FY24/25
Storm Drain	\$ 30,136.55	-
Condition Survey		



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

FY 2025 - DRAFT Document



## Homer Airport Terminal Improvements

FY 2025 - DRAFT Document

**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 interior also needs renovation and refreshing to improve the desirability and function. The exterior is showing its age – peeling paint is allowing the weather to penetrate the building’s protective siding. Broken and uneven sidewalks compromise ADA accessibility to the building, as does poorly delineated ADA accessible parking.

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 additionally 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. This project implements wayfinding designed for the Airport Terminal to help people get where they want to go and improve 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 allocates funds for the two highest priority projects for customer safety and accessibility: constructing an ADA family restroom in the terminal and repairing uneven sidewalk segments.

- Total Project Cost:** \$1,402,570
- Interior Renovations \$378,000
  - ADA restroom and other ADA compliance issues
  - Furniture upgrade for ADA compliance
- Fire/Life Safety Systems \$159,156
  - Replace HVAC and fire alarm systems
  - Replace automatic entry doors for security/energy efficiency
- Exterior Renovations \$659,812
  - Provide ADA-compliant parking and access
  - EV Charging Station
  - Paint exterior siding
  - Install wayfinding signage/kiosk
- Resilience Measures: \$205,602
  - Install backup generator for emergency power
  - Solar installation -



Funding Secured	Prior to July '23	FY24/25
ADA Restroom		-
COH Design Gen CARMA	\$ 14,400	
COH Construct Gen CARMA	-	\$ 50,000
COH Sidewalk Repair Gen CARMA	-	\$ 76,175

**Schedule:** 2024

**Priority Level:** 1



## Homer All Ages & Abilities Pedestrian Path

FY 2025 - DRAFT Document

**Project Description and Benefit:** This project combines two high priority sidewalk projects to significantly improve pedestrian access to everyday destinations, key facilities and recreational opportunities. HAPP fills major gaps in Homer’s non-motorized pathways to provide equitable, safe and low-stress pedestrian facilities connecting neighborhoods, Coast Guard housing and the Senior Center to service providers, businesses and schools. Local residents will have a safe, year-round, accessible route for daily activities; wayfinding signs and online tools will complement the project by identifying and easily sharing the route with visitors. The Independent Living Center is currently developing “Accessible Homer” and a “Blue Path” online map that identifies ADA accessible routes, businesses, service providers, and recreational opportunities within Homer. Together these efforts will increase tourism access to and economic benefits to the Central Business District. Major destinations along the HAPP include: the Public Library, markets, pharmacy, Post Office, banks, recreation areas. Improvements installed to the north and east of the Senior Center will provide a safe and accessible route to the hospital and medical district.

HAPP is two interconnected loops. The north loop connects the Senior Center on Svedlund Street south to Pioneer Avenue, and west to Main Street along Herndon and Lee Streets. The south loop intersects the north loop at Svedlund and Pioneer Avenue where an enhanced crosswalk is needed. South of Pioneer Avenue, the south loop continues on City-maintained Poopdeck Trail, connects to sidewalk on Hazel Avenue and then south to the Sterling Highway, where a highly visible pedestrian crosswalk is needed. The route then joins an existing trail from the Islands and Oceans Visitor Center, south to Old Town. From Old Town the route turns north on Main Street continuing uphill to Lee Street.

Much of the route is already constructed. The scope of this project completes and connects the two HAPP loops by constructing sidewalk on Svedlund Street from Pioneer Avenue to the Senior Center and from Herndon Street to Lee Drive to Main Street and on the State-owned portion of Main Street south from the Sterling Highway to Ohlson Lane. Right of way is secured and an environmental checklist review shows no concerns. Where the HAPP crosses Pioneer Avenue and the Sterling Highway, both arterial roads, crosswalk improvements (such as Rectangular Rapid Flashing Beacons, high-visibility pavement markings and/or curb extensions) are essential for pedestrian safety.

**Plans & Progress:** The City’s recent investment of \$1.4M to construct a sidewalk on Main Street from Pioneer Avenue north completed one major missing portion of the HAPP. Private sector support included sidewalk construction by the Aspen Hotel in 2019, connecting to the Sterling Highway and to the Island and Ocean Visitor Center sidewalk and public trails. The City has funding to provide wayfinding improvements at several locations along the HAPP and allocated funds to design the Svedlund/Herndon sidewalk segments. The project is under consideration for Alaska Department of Transportation FY22-25 Transportation Alternatives grant funding.



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

**Total Project Cost:** \$3,900,000  
 Svedlund/Herndon & Lee Street: \$1,600,000  
 Main Street South to Ohlson Lane: \$2,000,000  
 Crosswalk improvements: \$ 300,000

**Schedule:** 2024

**Priority Level:** 1

Funding Secured	Prior to July '23	FY24/25
Svedlund/Herndon Design		
COH HART Roads	-	\$75,000





## Svedlund/Herndon Street Sidewalks

FY 2025 - DRAFT Document

**Project Description and Benefit:** This project constructs an ADA-compliant sidewalk connecting the Senior Center to Pioneer Avenue via Svedlund Street and to Main Street via Herndon Street, which are currently lacking sidewalk facilities. The Senior Center, an Assisted Living center and two independent senior housing developments are located on Svedlund and Herndon Streets, just one block from Pioneer Avenue, the Independent Living Center and everyday services provided by Homer’s central business district and a few blocks to Main Street and several medical providers. The construction of a safe, accessible route for residents to travel to Homer’s Central Business District and Medical District is a relatively small project with great impact.

Seniors and disabled citizens face challenges with regard to mobility and independence in an automobile oriented society. For those who do not drive, maintaining a high quality of life depends upon the proximity and accessibility of the non-motorized transportation system. Being able to move about the community without having to rely on others is vital for maintaining physical and emotional wellbeing, reduces the risk of isolation and quality of life improves.

**Plans & Progress:** The project (as part of the Homer All Ages and Abilities Pedestrian Path) is under consideration for Alaska Department of Transportation FY22-25 Transportation Alternatives grant funding. If unsuccessful, the City can begin design work for sidewalk facilities (including curb and gutter) for the west side of Svedlund to Pioneer Avenue and on Herndon Street to Lee Street with funds allocated in the City’s FY24/25 Capital budget.



**Total Project Cost:** \$1,600,000

Phase 1: Design \$ 75,000 (secured)  
Phase 2: Construction \$1,525,000

**Schedule:** 2024

**Priority Level:** 1

Funding Secured	Prior to July '23	FY24/25
Svedlund/Herndon Design		
COH HART Roads	-	\$75,000



The sidewalk that might connect Homer Senior Center and independent senior housing to Pioneer Avenue ends after only a few steps north on Svedlund Street. Herndon Street, pictured above also has no sidewalk.



## Water Storage/Distribution Improvements, Phase 3

**Project Description & Benefit:** This project replaces aging water storage/distribution system components and makes other system improvements to increase water storage capabilities and drinking water quality, improve water system distribution and water transmission effectiveness and safeguard public health. A dependable water system ensures public safety and contributes to Homer's growth and economic vitality.

The project also builds drinking water resilience. The storage tank on the water supply system's west trunk will alleviate a drinking water storage deficiency. Current storage capacity gives Homer only a two-day supply of stored drinking water, creating vulnerability to critical water shortages. A 500-foot trunk line from the new tank will provide domestic water and firefighting capabilities to an unserved area in the city, and the pressure-reducing vault on this line will add system resiliency. The pressure-reducing vault will interconnect the two lines, allowing either trunk to distribute water to the other in the event one is damaged or out-of-service.

First identified during the formation of the 2006-2025 Homer Water & Sewer Master Plan, these critical infrastructure improvements have been designed and partially completed:

- Phase 1: was completed in 2016. 2,600 linear feet of 10" and 12" water distribution main was installed across Shellfish Avenue and a new pressure reducing vault (PRV) was constructed to provide water supply to a new tank site; 4,500 linear feet of 12" water main was extended on Kachemak Drive, both connecting isolated sections of town and eliminating dead end mains. The City removed an old redwood tank and purchased property on which the new tank will be constructed.
- Phase 2: consists of installing water transmission main in support of a future new water storage tank, rehabilitation of the existing A-Frame existing storage tank, and demolition of the A-Frame pressure reducing vault (PRV).
- Phase 3: consists of the construction of a new 0.75 million gallon water storage tank on the east side and a 0.25 million gallon tank on the west side to provide increased capacity for domestic use, fire flow and future micro hydro power generation, modifying/replacing three PRV stations and the installation of micro-hydro turbines that can efficiently produce power back onto the grid, reducing the City's electricity costs and creating green power.

**Plans & Progress:** Project design was completed in 2014 utilizing \$485,000 in Special Appropriation project grant funds from the Environmental Protection Agency and \$399,214 (45%) in matching funds from the City. Phase 1 construction was completed in 2016 utilizing \$1,980,254 in FY16 State of Alaska Municipal Matching Grant program funds, \$848,680 City of Homer funds and benefitted property owner's assessments. Phase 2 construction work should be completed in 2024 using ADEC grant monies and water reserve funds using State of Alaska Municipal Matching Grant program funds and City of Homer water reserve account funds.

Phase 3 construction can be completed after phase 2 is finished and funding has been identified.

**Total Project Cost:** \$10,438,214

2014 (Design, Completed): \$884,214

2016 Phase 1 Construction(Funded, Completed):\$1,980,000

2024-2025 Phase 2 Construction: \$1,600,000

2026 Phase 3 Construction: \$5,974,000

**Priority Level:** 1

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## 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 (DOT) to revise many Sterling Highway signs, and install themed signage for drivers and pedestrians so they can easily find destinations. The work also included recommendations on benches, trash cans and landscaping which contribute to the small town character of downtown Homer.

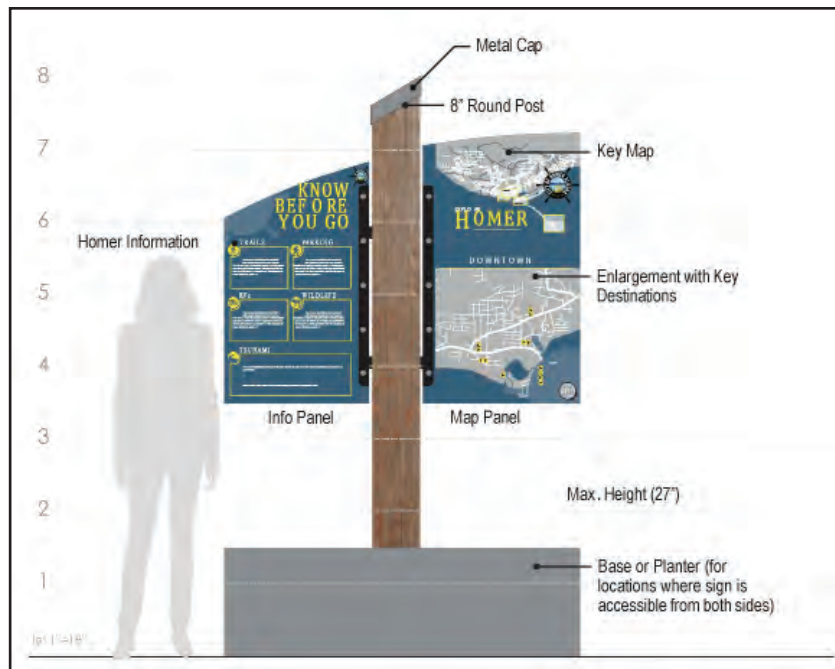
**Plans & Progress:** The project will proceed in two phases. The goal of the first phase is to install 26 Pioneer Avenue banners, ten wayfinding signs and ten benches. New Pioneer Avenue banners were installed in 2023. Capital funds for wayfinding signs were approved in the City’s FY24 capital budget, 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 Alaska Department of Transportation (AK DOT) to update road signage during the Sterling Highway the repaving project (likely in FY25/26) and during other future AK DOT road projects in Homer. Goals of phase two is 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
Phase 1 Wayfinding Streetscape		
Pioneer Avenue banners	\$ 6,500	-
Wayfinding trail marker signs		
COH HART Fund	-	\$ 50,000

**Schedule:** Phase 1 2023-2025



Schematic design of wayfinding sign.

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## State Projects

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

### Transportation projects within City limits:

- **Baycrest Overlook Gateway Improvements, Phase 3 .. 43**
- **East Hill Road Bike Lane ..... 44**
- **Kachemak Drive Rehabilitation/Pathway ..... 45**
- **Main Street Rehabilitation ..... 46**
- **Main Street Sidewalk: Pioneer Avenue South  
To Ohlson Lane ..... 47**
- **Sterling Highway Milepost 172:  
Drainage Improvements ..... 48**
- **West Hill Road Bike Lane..... 49**



## Baycrest Overlook Gateway Improvements Phase 3

**Project Description & Benefit:** When you drive to Homer on the Sterling Highway, it is hard to resist pulling over at the Baycrest Hill Overlook, even if you have been there before. The overlook (constructed in the 1990's by visionaries at Alaska Department of Transportation and Public Facilities during a Sterling Highway reconstruction project) has become the primary entrance to Homer. and creates a powerful first impression. The first experience of that Baycrest view is cited by many residents as the primary reason for deciding to settle in Homer.

Baycrest Overlook is one of three gateways into Homer and is part of Homer's Gateway Project, which entails enhancing visitor and resident experiences at the entrances to Homer. This project requests that the State Department of Transportation complete Phase 3 of the Baycrest Overlook Interpretive Plan -- paving the parking lot near the Welcome to Homer sign and upgrading the restroom facility -- as part of the Sterling Highway Reconstruction project Anchor Point to Baycrest Hill.

The City of Homer's ADA Transition Plan identified immediate needs to bring the site into ADA compliance, making the site accommodating for all visitors. The Van Accessible parking space needs clear demarcation with new painted lines and a "Van Accessible" sign. Public restroom improvements include relocating the grab bars to meet all location requirements, specifically addressing objects below the grab bar, and marking the restroom for the visually impaired.

**Plans & Progress:** The Gateway Project began in 2009 when a collaborative effort (involving the City of Homer, Alaska State Parks, National Park Service, Kachemak Research Reserve and U.S. Fish and Wildlife Service) created a beautiful diorama in Homer's airport terminal highlighting the wealth of public and private lands available to everyone who comes to Kachemak Bay.

In 2013, the City and State of Alaska DOT continued the focus on Homer's gateway sites by collaboratively producing the Baycrest Overlook Interpretive Plan which outlines three phases for improving the overlook. Many of the goals of the first two phases have been achieved, including making the site more welcoming, orienting visitors to the natural landscape and community, helping encourage commerce and allowing travelers a comfortable place to linger, rest and enjoy the spectacular setting.

To address the immediate accessibility issues, the City of Homer Public Works Department will evaluate the options of scheduling repairs in house as time and budget allow, and preparing cost estimates and requesting funds for a contractor to correct accessibility barriers cited in the ADA Transition plan.



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## 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.

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

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 bicyclist must take their lives into their hands by riding on the road. The AK Department of Transportation is planning to repave East Hill Road. It should be feasible to add an adjacent bike path to this project.

**Plans & Progress:** The subject project is conceived as one lane for non-motorized traffic on one side of East Hill Road as far off the traveled way as the existing right-of-way allows. Some drainage work within the right-of-way would be required to properly direct storm water runoff to catchment basins and adjacent roadside ditches.

An engineer's conceptual cost estimate of \$2,000,000 for the project has been developed by the City of Homer.



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## Kachemak Drive Non-Motorized Pathway

FY 2025 - DRAFT Document

**Project Description & 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 residents 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. The project, if coupled with the Green Infrastructure Erosion Mitigation project will aid in road longevity by mitigating significant frost heaving caused by ground water.

**Plans & Progress:** The City has long identified this route as a high priority safety issue. In 2012, the City invested \$20,000 to develop a conceptual design for the first half-mile of a Kachemak Drive Path, from the intersection of Kachemak Drive and Ocean Drive to a parking area at the crest of a hill on Kachemak Drive. This work resulted in a recommended trail cross-section for an 8-foot wide path to be built on the south side of Kachemak Drive.

When Alaska DOT&PF 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 AK DOT&PF 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 City proposes to partner with the State to accomplish this goal.

**Estimated Project Cost:** \$2,000,000



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



## Main Street Rehabilitation

**Project Description & Benefit:** This project will rehabilitate storm drains and pavement on the state-owned portion of Main Street from Pioneer Avenue south to Ohlson Lane. Ideally this project will include a curb gutter and sidewalks to provide a safe means for pedestrians to travel from Ohlson Lane in Old Town north to Pioneer Avenue, making it a complete street.

Main Street is a primary north-south corridor running from Bayview Avenue (near the hospital) to Ohlson Lane (near Bishop's Beach). As such, it is a busy mixed-use collector street, collecting traffic from adjacent neighborhoods and connecting it to Homer's main thoroughfare – the Sterling Highway, which is part of the state's highway system. It is a main commercial corridor and supports residential traffic as the street is also home to many single family residences, some multi-family residences, and leads to trails systems and one of the City's most popular parks.

The road condition has deteriorated over the past several years. The pavement is raveling and the drainage system is inadequate, allowing water to infiltrate the road bed. This adversely impacts the structural integrity of the road, particularly during freeze/thaw cycles. The lower portion suffers from potholes, triggering continual complaints from the traveling public. The storm drain systems needs to be rehabilitated.

Any road rehabilitation should be coupled with addition of a sidewalk facility to fill a gap on this busy mixed-use collector street.

**Plans & Progress:** The City has held off doing any technical work because it is a State road. A funding request for AK Department of Transportation FY22-25 Community Transportation Program grant funding is under consideration and is a mechanism to make these much needed improvements to Main Street.

**Estimated Project Cost:** \$4,300,000



State-owned portion of Main Street in Homer, Alaska.

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## Main Street Sidewalk: Pioneer Avenue South to Ohlson Lane

**Project Description & Benefit:** This project will provide curb and gutter, sidewalks and storm drainage for the state-owned portion of Main Street from Pioneer Avenue south to Ohlson Lane.

Homer's Main Street is a primary north-south corridor running from Bayview Avenue (near the hospital) to Ohlson Lane (near Bishop's Beach). As such, it is a busy mixed-use collector street, collecting traffic from adjacent neighborhoods and connecting it to Homer's main thoroughfare – the Sterling Highway, which is part of the state's highway system. It also supports residential traffic as the street is home to many single family residences, some multi-family residences, and leads to trails systems and one of the City's most popular parks.

Despite its proximity to businesses and residential neighborhoods, Main Street has no sidewalks, making pedestrian travel unpleasant and hazardous. Sidewalks on this busy street will enhance the quality of life for residents and visitors alike and provide economic benefits to local businesses and the community as a whole.

**Plans & Progress:** Main Street is city-owned from Pioneer Avenue northward, and a State street from Pioneer Avenue south. The Homer Non-Motorized Transportation and Trail Plan, adopted by the City Council in 2004, calls for construction of sidewalks on both sides of Main Street to provide a safe means for pedestrians to travel between Old Town and Pioneer Avenue, and stresses that this should be regarded as a "near term improvement" to be accomplished in the next two years. Further, City Council passed Resolution 06-70 in June 2006 requesting DOT & PF upgrade Main Street with a sidewalk facility.

In 2022, the City of Homer completed a \$1.4M project to install sidewalks on the city-owned portion of Main Street, from Pioneer Avenue North. Over the last several years, State of Alaska DOT & PF obtained \$2.8 million to make safety improvements to Main Street Intersections. In 2016, they installed a four-way stop and flashing overhead beacon at the Pioneer and Main Street intersection. They then installed a traffic signal at the Sterling Highway and Main Street intersection. However, this work did not address pedestrian safety improvements on Main Street itself.

The City strongly supports development of a continuous pedestrian facility along the whole of Main Street, leveraging it's funding to help secure State funding for the construction of an ADA accessible sidewalk located within the vehicular right-of-way on the west side of Main Street from Pioneer Avenue to its southern terminus. Some drainage work within the right-of-way would be required to properly direct storm water runoff to catchment basins and adjacent roadside ditches.

The City needs State partnership in this important nonmotorized transportation improvement.

**Estimated Total Project Cost:**  
\$2,000,000

Cost includes a WAG of \$100,000 for storm drain improvements.



A mother pushes a stroller along Main Street between the Sterling Highway and Bunnell Street, while another pedestrian walks on the other side of the road.



## Sterling Highway Milepost 172 Drainage Improvements

**Project Description & Benefit:** The Baycrest Subdivision neighborhood (downslope from a beehive collector installed at milepost 172 on the Sterling Highway by the Alaska Department of Transportation (ADOT)) is built on sloping terrain of unconsolidated soils containing blue clay with a high water table and incidental springs. Properties in this subdivision experience unusually high levels of flooding, runoff and erosion.

Some Judy Rebecca Court properties in this neighborhood in particular have suffered damage due to water saturation including cracked windows and shifting foundations. The property damage is related to the amount of water in the soil and every effort needs to be extended to control the amount of water introduced into the soil, including water runoff from the Sterling Highway. These homes are located 750 linear feet distant and 125 feet vertical downslope from the beehive collector outfall. While certainly not all the problematic water is coming from the outfall, attention to drainage in the area is important to reduce the potential for slope failure and possible loss of property and life.

Water flow volume measurements from the beehive collector over time indicate that the outfall is directing a concentrated discharge of water onto the Baycrest neighborhood slope, adding to an already precarious water saturated soil condition. The City of Homer requests that ADOT divert the beehive collector outfall off the slope and into a natural drainage similar to the one that exists below the next Sterling Highway concrete encased cross-drain some 80 paces east of the Mt. Augustine Drive intersection with the Sterling Highway.

Keeping water off this slope where possible helps mitigate the potential for catastrophic slope failure; discharging the beehive collector outfall into a naturally occurring drainage mitigates the potential for impacting other area properties with the additional runoff.

**Plans & Progress:** 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, Homer City Council passed Resolution 17-082 in September 2017 directing the Homer Advisory Planning Commission to consider a Natural Hazards Overlay District or other appropriate zoning regulation on and around Baycrest Subdivision. In line with an Alaska Administrative Order 175 under Order item 1 which 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 effecting the Baycrest Subdivision.

In February 2018, a group from Homer met with ADOT Deputy Commissioner Amanda Holland and telephonically with Central Region Director Dave Kemp about Homer's request. A February 2019 letter from ADOT refutes that the highway and culvert are altering the drainage pattern as the highway and culvert predates development of the Baycrest Subdivision by twenty years. The letter also states that no engineering analysis would suggest that moving the culvert to a new location would improve conditions in the 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.



Aerial photo of the area downslope of the outfall from a



## West Hill Road Bike Lane

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**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 bicyclist 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 as far off the traveled way as the existing right of way allows. Some drainage work within the right-of-way would be required to properly direct storm water 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. An engineer's conceptual cost estimate of \$2,300,000 for the project has been developed by the City of Homer.





## 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:

- **Homer Hockey Association:**  
Kevin Bell Ice Arena Condenser Project .....51
- **Homer Senior Citizens Inc.:**  
Alzheimer’s Unit .....52
- **Kachemak Shellfish Growers Association:**  
FLUPSY & Otter Predation Assistance .....53
- **Kachemak Ski Club:**  
Homer Rope Tow Access & Equipment Upgrades .....54

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## Homer Hockey Association Kevin Bell Ice Arena Condenser Project

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**Project Description & Benefit:** The Kevin Bell Arena 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 the condenser unit. The current cool-air condensers have been in use since 2005 when the facility opened, and they need to be replaced and updated. The condenser unit is an essential part of the refrigeration system that cools the refrigerant down, in order to get the temperature reduced to maintain the quality of the ice. The proposed replacement condenser is an evaporative condenser and will be more efficient to operate and maintain.

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, hockey at all age and skill levels, broomball, curling, and frequent community and school skating events. KBA is also home ice for the Mariner-High School Co-Op Team with includes players from all the secondary schools on the southern Kenai Peninsula.

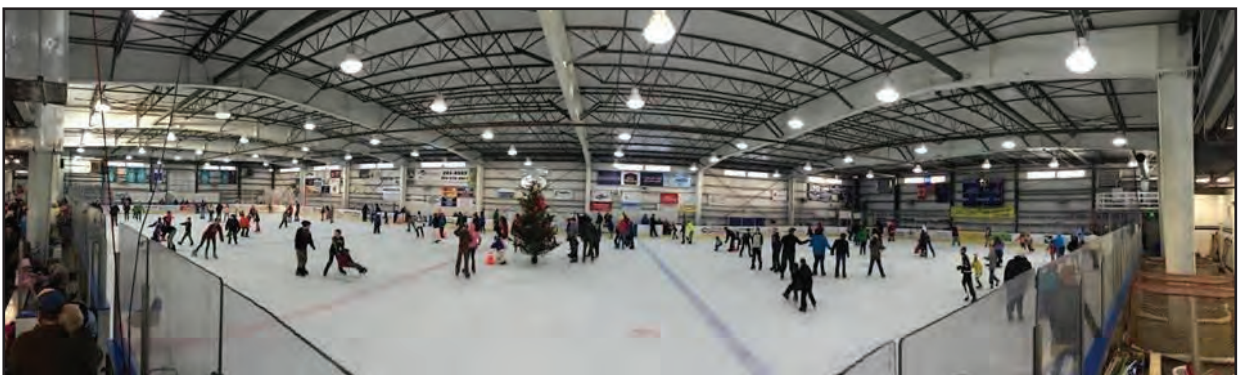
The Kevin Bell Arena hosts numerous games, tournaments and events that bring commerce to the City of Homer. This is especially important during the winter when tourism and occupancy rates are low. HHA hosts several separate youth and adult hockey tournaments totaling approximately 150 games each year. 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:** The purchase and replacement of the condenser would enable HHA to remain open. It is imperative that our rink continue to operate for the health and welfare of the diverse community we serve. Covid-19 has taken away so much over the past two years with restricted social interactions and limited activities and exercise that has led to mental and physical health instability in communities everywhere. HHA has done our best to keep the Kevin Bell Arena open as a safe place for kids, families, and community members to come together and exercise their minds and bodies.

We had amazing results from the no cost recreational options we offered to the public and school groups last season. In the winter of 2022-2023, there were approximately 1,135 people who attended the free public skating provided every Sunday afternoon. The Kevin Bell Arena also hosted 17 separate school group events with approximately 435 total students enjoying a one hour no cost skating session. These events helped aid our community's recovery from the lingering social and health impacts of Covid-19.

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, a project as large as replacing the condensers is outside the scope of our annual operating budget.

**Total Project Cost:** \$140,000



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



## Homer Senior Citizens Inc. Alzheimer's Unit

**Project Description & Benefit:** Seniors are the fastest growing population for the State of Alaska. Homer is projected as the city in the State which will see the second most significant growth in this demographic. Homer Senior Citizens operates a 40-bed assisted living facility. We have had to relocate four seniors from our community due to Alzheimer's disease in the past four years. Losing one senior a year is unacceptable as it tears away the fabric of our community. Most of our seniors have families remaining in the Homer community.

To maintain the health of a senior, a full continuum of care is required. Maintaining physical, mental, and social capacity supports the dignity of our most vulnerable adults. HSC Alzheimer's Wing has been a strategic priority for the Board of Directors to keep our seniors' home in the community. We will not need a certificate of need for this project.

The Alzheimer's Wing will include fifteen beds and 24/7 care. Additionally, we will include a memory care program to maintain the existing cognitive capacity. Specific features for therapy pool and activities room which will be open to all seniors 55 and older. The activities room will be stage 2 of the project and will incorporate low-impact exercise equipment to maintain senior's physical capacity. This also opens the possibility to contract with South Peninsula Hospital for use of the therapy pool for other age groups benefiting the entire population of Homer.

We will be holding many fundraising events to secure the match for foundation grants. We have identified three foundations which funds for this type of project are acceptable. One of the priorities for scoring of the grants is Capital Improvement Plan designation.

Operating funds will be secured from "fees for service;" room and board; billing for Physical Therapy in both the therapy pool and the exercise program in the activities room (once stage 2 has been completed); and fees for contracted space for equipment and pool.

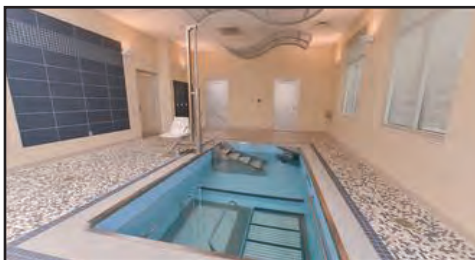
**Plans & Progress:** HSC has met with Hydro Worx to incorporate the Therapy Pool with the Alzheimer's Unit. Projected 5-year profit will be approximately \$1,508,600. This does not include contractual arrangements with third party vendors.

We have been actively fundraising for the Wing for many years. Fundraising activities include our Annual Alzheimer's Fundraiser at the Second Star Mansion with a live concert by a Chicago Jazz Band led by Tim Fitzgerald. To date we have accumulated a total of \$99,550 in fundraising for this valuable project.

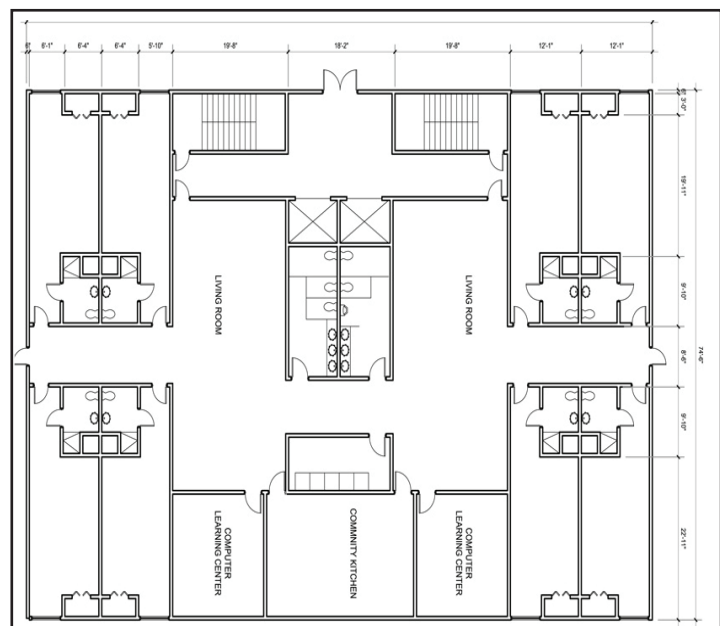
We will be working with the architectural firm to develop a new plan for the wing to be located in The Terrace existing space.

**Total Project Cost:** \$750,000

FY 2025 - DRAFT Document



Example of a HydroWorx Therapy Pool Room .





## Kachemak Shellfish Mariculture Association FLUPSY & Otter Predation Assistance

FY 2025 - DRAFT Document

**Project Description and Benefit:** Since 1994 Kachemak 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 a year to grow to size 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 Access & Equipment Upgrades

**Project Description & Benefit:** The Kachemak Ski Club was founded more than sixty 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 the weekends and 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.

This project improves the safety of skier access to the area, as well as the skier experience on the slopes, making it more welcoming for youngsters and newcomers. It relocates and refurbishes the hill’s aging electric bullwheel at the top of the hill. It grades the upper towpath to lower the rope’s haul angle, to diminish the physical strain on skiers riding to the top of the hill. It also purchases a portable rope tow device that can be positioned on the lower, more gently sloping part of the hill. This will increase the number of skiers who can be accommodated on busy days and improve access and skill development for new riders. It will also be used for snowsport instructional classes and special events, leaving the main rope tow open for other riders.

To augment natural features and offer entertaining challenges for more advanced skiers and snow boarders the project seeks to acquire terrain park features. These would include brushing and mulching a gully next to the entrance trail to the lodge, thus creating a natural ‘half-pipe’ type feature. Also planned: creation of two mid-mountain earthen ‘table tops’ for jumps and aerial maneuvers for advanced skiers and snow boarders.

**Plans and Progress:** The Homer Rope Tow recreation area is separated from Ohlson Mountain Road by private land, but has legal access via a Section Line easement. A circuitous quarter mile long trail connects the road to the hill, avoiding several structures that encroach into the easement. To make access safer, Kachemak Ski Club is developing a shared parking area with Homer’s Snowmads snow machine club, directly across Ohlson Mountain Road from the Section Line entrance point, on Kenai Peninsula Borough lands. This new, expanded parking area minimizes the safety risks of double parking on Ohlson Mountain Road and dispersed pedestrian traffic in the roadway that has occurred during crowded weekends. KSC has already cost-shared an expansion of the pre-existing Snomads parking lot at the Watermelon Trailhead in 2022. And also paid to have a sizable new area brushed and mulched, serving as a primitive frozen earth parking lot during the 2022-2023 season.

While alternative grant funds and KSC cash reserves will likely be used to complete additional grading and gravel work on the parking area’s construction to harden it for year-round use, additional funds will be needed for new signage and security features such as fencing and gates.

**Total Project Cost: \$90,000**

Parking/access improvements: \$15,000

Relocation of Bull Wheel & Slope Grading: \$40,000

Equipment (auxiliary rope tow & terrain park features): \$35,000



Youth enjoying Homer’s own downhill ski area.

FY 2025 - DRAFT Document





## Capital Improvement Long-Range Projects

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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.

This improvement is recommended by the 2005 Homer Area Transportation Plan. Necessary right of way has already been dedicated by the Kenai Peninsula Borough across the High School property.

**Cost:** \$1.75 million

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**Fairview Avenue – Main Street to West Hill Road:** This project provides for the design and construction of Fairview Avenue from Main Street to West Hill Road. The road is approximately 4,200 linear feet and the project will include paving, water and sewer mains, stub-outs, storm drains, and a sidewalk or trail. In conjunction 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. The need for the road extension has increased markedly with the development of three major residential subdivisions in the area.

This improvement is recommended in the 2005 Homer Area Transportation Plan.

**Recommend removal since road connections have been established to West Hill Road.**

**Cost:** \$3 million

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### Parks And Recreation

**East Trunk/Beluga Lake Trail System:** This project will create two connecting trails:

- The Beluga Lake Trail will partially encircle Beluga Lake with a raised platform trail that includes a wildlife observation site. The trail will connect neighborhoods and business districts on the north and south sides of the lake.
- The East Trunk 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 with the Beluga Lake 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 Beluga Lake. In addition, it will provide an important non-motorized transportation route.

The Beluga Lake Trail, a trail connection to Paul Banks Elementary School and East End Road are included in the 2004 City of Homer Non-Motorized Transportation and Trail Plan.

**Cost:** Beluga Lake Trail—\$1.5 M      East Trunk Trail—\$2 M

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## Capital Improvement Long-Range Projects

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### Port & Harbor

**Deep Water/Cruise Ship 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. The dock expansion will also enhance cruise ship-based tourism in Homer by providing moorage at the dock for two ships (a cruise ship and a smaller ship) at the same time, reducing scheduling conflicts. 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.

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**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. In the next three years, the City will be conducting a US Corps of Engineers General Investigation into building 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 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.

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**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

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## Capital Improvement Long-Range Projects

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### 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

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**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

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**Alternative Water Source:** Currently Bridge Creek Reservoir is Homer's sole water source. Population growth within the City, increased demands for city water from residents outside City limits, increasing numbers of tourists and summer residents, and climate change has reduced surface water availability. These factors demonstrate the need for a new water source to augment the existing reservoir. An alternative water source also builds redundancy into this essential life/safety municipal infrastructure, making it possible to serve town with treated drinking water and adequate fire protection in the event of contamination or earthquake damage to Bridge Creek Reservoir.

**Cost:** \$16,750,000

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**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

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### 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. In addition, following complete streets design, this project creates a center turn lane, well-marked crosswalks, and a separated bike 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 Plan Appendices

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# Capital Improvement Plan Appendices

**CITY OF HOMER  
2024-2029 CAPITAL IMPROVEMENT PLANNING PROCESS  
&  
FY 2025 LEGISLATIVE REQUEST DEVELOPMENT SCHEDULE**

ACTION	TIME FRAME
City Council Approval of CIP Planning Schedule	May 8, 2023
Solicit new/revised project information from City Departments, local agencies and non-profits	May 9, 2023
Input for New Draft Requested By	June 2, 2023
Prepare and Distribute Draft CIP to City Advisory Groups for Review and Input:	Meeting Dates:
ADA Compliance Committee	July 13
Planning Commission	July 19 or August 2
Park, Art, Recreation and Culture Advisory Commission	June 15
Economic Development Advisory Commission	August 8
Port and Harbor Advisory Commission	June 28 and August 23
Administrative Review and Compilation	August 29 - September 6
City Council Worksession to Review Proposed Projects	August 28
Resolution on CIP - Legislative Request Public Hearing for CIP - Legislative Request	September 11
Administration Forwards Requests for Governor’s Budget	September 25
Distribution of CIP and State Legislative Request	September 25
Compilation/Distribution of Federal Legislative Request	October 2023 & January 2024



## Capital Improvement Plan Appendices

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Awaiting City Council Resolution adopting FY25 CIP.



## **Capital Improvement Plan Appendices**

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Awaiting City Council Resolution adopting FY25 CIP.



## Capital Improvement Plan Appendices

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### 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 ¾ percent 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.





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Red font denotes projects added to the Proposed New Projects section since the August 28, 2023 City Council Worksession.

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FY25 PROPOSED NEW PROJECTS - DRAFT



## Homer Waste Water Treatment Plant Improvements

Project nominated by the Public Works Director.

**Project Description and Benefit:** The two clarifier tanks at the 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 operate in an extremely corrosive environment.

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.

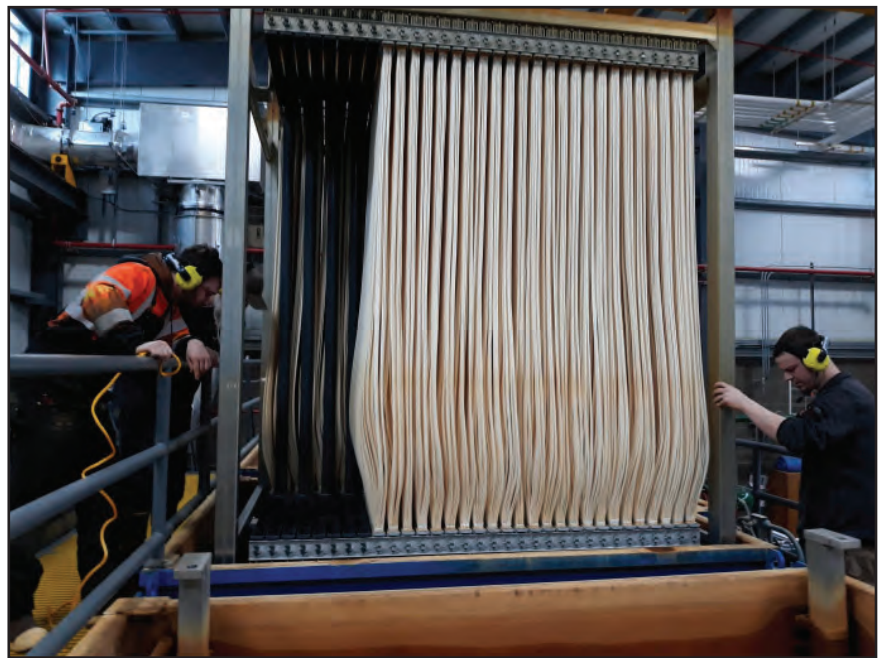
This project seeks to slow corrosion and mitigate similar malfunction in the future by removing the existing coating in the clarifiers and digesters in the Waste Water Treatment plant and applying a new coating consistent with industry standards as corrosion protection for the concrete tanks and vats. It also improves reliability by replacing other electrical controls at the Waste Water Treatment plant exposed to corrosion showing excessive wear. It replaces the WWTP's generator transfer switch and 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 FY24 Intended Use Plan for State Revolving Loan funds.

<b>Total Project Cost:</b>	\$707,245
Clarifier Coating Replacement	\$369,439
Digester Coating Replacement	\$231,806
Electrical Component Replacements	\$103,000

**Schedule: 2024**

**Priority Level: 1**



City of Homer Waste Water Treatment Plant staff checking a membrane tray for leaks

FY25 PROPOSED NEW PROJECTS - DRAFT



## Engineering Study for Homer Public Library Remodel

Project nominated by the Library Advisory Board.

**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 2023, the building has not yet exceeded capacity, but the area population is growing rapidly and utilization of public spaces like the library are rebounding from the Covid-19 pandemic shut downs.

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.
- An increased number of study rooms was also 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.

Additionally, accessibility improvements to the public restrooms and signage are needed.

**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:** \$75,000

**Schedule:** 2026

**Priority Level:** 2



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

FY25 PROPOSED NEW PROJECTS - DRAFT



## Homer Public Library Siding Replacement

Project nominated by the Library Advisory Board.

**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 17 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 a potential path for moisture to enter the building.

The siding covers all four sides of the building, but the damage is worst on the south side, where the wall curves outward and the siding is under tension.

**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 area of the building's façade. Professionals could fully replace the siding in a week or two, weather permitting. If funding and a contract is secured, the project could be done in summer 2024 to protect the facility from water infiltration and damage.

**Total Project Cost:** \$500,000

**Schedule:** 2024

**Priority Level:** 1

FY25 PROPOSED NEW PROJECTS - DRAFT



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



## Homer Public Library Sliding Security Gate

Project nominated by the Library Advisory Board.

**Project Description and Benefit:** The Homer Public Library building was originally intended to have a sliding gate between the meeting room and the main floor. When community meetings occurred after closing hours, library staff could close off the rest of the building while still allowing public access to the meeting room and restrooms. Staff would also lock the front entrance, and the meeting organizer would be responsible for admitting people to the meeting and ensuring that the front door latched upon departure. The Port and Harbor Office has a very similar setup, with an externally-accessible meeting space and a gate separating it from the rest of the office.

For cost reasons, the library gate was never installed. This means that staff must work overtime to supervise any community events held outside of regular hours, which in turn means that community groups must pay \$50/hour to rent the room. This fee discourages the public from using a resource that was designed for them. The room is in constant demand during open hours, and extending its use into the evening would enhance the value of the resource for the community. It would also expand the range of community groups that could use it, since adults in particular prefer to meet after working hours. The gate was listed as a long-term priority in the library's 2019 Strategic Plan.

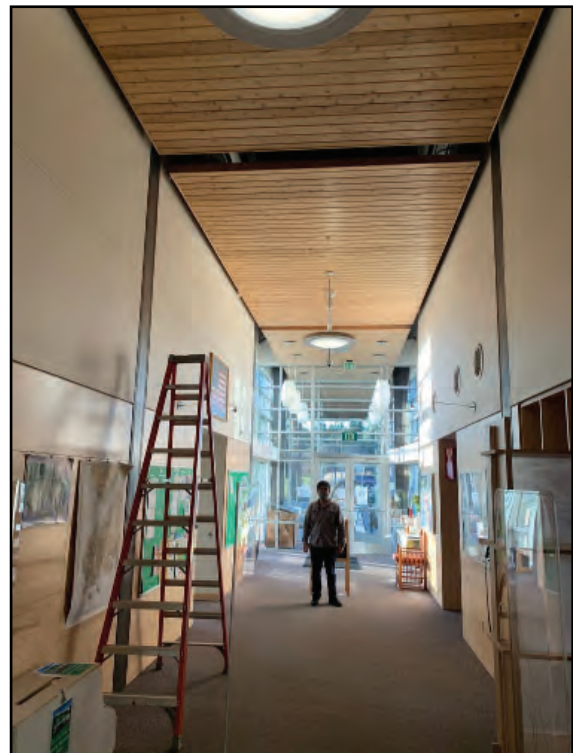
Installing a gate should be relatively easy, since the building was designed for it and a structural frame is already in place. The corridor is 127 inches wide and 189 inches tall (to the drop ceiling) with a utility space 22" tall above the ceiling, which puts it in the same class as security screens for commercial retail outlets. Given that it is the main egress from the building, it would need to be powered and include an emergency opening switch on the inside.

**Plans & Progress:** In November 2021, the library director assembled a list of manufacturers and spoke with several of them on the phone about the feasibility of the project. The rough cost estimates varied a great deal, but the consensus was that phase one is an engineering analysis of the space followed by procurement and installation.

**Total Project Cost:** \$75,000

**Schedule:** 2025

**Priority Level:** 2



Structural frame for a security gate that was built in to the Library's entry hall.

FY25 PROPOSED NEW PROJECTS - DRAFT



## ADA Accessible Platform Lift System for Ramp 7 in Homer Small Boat Harbor

Project nominated by the ADA Advisory Board.

**Project Description and Benefit:** This project would provide a lift system to enhance ADA access between the parking lot and floating dock at Ramp 7 during all tidal stage levels. Installation of the platform lift/elevator ramp system would provide safe, ADA access to one of Homer’s premier assets, Kachemak Bay. It would benefit all who use the Harbor, workers, residents and visitors by providing ADA access no matter what the tide levels were for the day.

While the Homer Harbor is accessible and fully compliant with Federal ADA regulations, the addition of a lift system would provide the highest level of amenities and a be great source of pride for the community.

**Plans & Progress:** Planning and design funds will support feasibility and design. Feasibility work includes identifying a suitable product for this purpose and its specifications. Further, while companies manufacture lift systems that are in operation in other harbors, a system would have to be designed to work safely with large tidal fluctuations experienced in the harbor. Additionally, project cost will vary depending on whether a new ramp or significant ramp modifications are needed to meet product specifications and to accommodate the lift system and other ramp traffic. Cost estimate below assumes ramp modifications.

**Total Project Cost:** \$370,000

Design/Engineering:	\$ 70,000
Construction	\$300,000

Port Director provided a backup memo at the August 28, 2023 worksession recommending holding off on adding this project to the CIP until a system better designed for this service is identified and a fuller scope developed according to technical specifications.

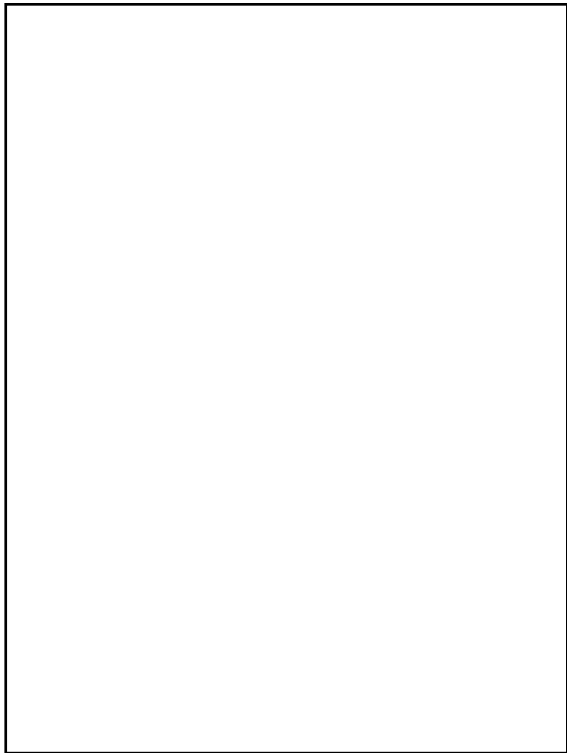


Photo not provided. Photo forthcoming if project approved for the CIP.

FY25 PROPOSED NEW PROJECTS - DRAFT



# Regrade and Repave Homer Public Library Parking Lot

Project nominated by the ADA Advisory Board.

**Project Description and Benefit:** The Homer Public Parking lot is built with a 1% grade, which is compliant with ADA regulations for wheelchair access. However, the parking lot experiences drainage issues each winter during freeze/thaw cycles, specifically at the locations dedicated for Accessible Parking. This issue has been in place since shortly after opening in 2006. The parking spaces gather water from snow melt which then typically refreezes when temperatures drop creating large ice pads representing a very slippery and dangerous footing for those persons using the spaces.

Relocation of the accessible spaces can be accomplished but that still leaves spaces that present a slip and fall hazard for any persons accessing the area while visiting the Library, whether they are just traversing the parking lot or parking in the affected location..

**Plans & Progress:** Public Works personnel addressed the issue in July 2023 by creating a drainage channel through the parking lot curb and clearing ditches so that drainage will flow from the Homer Public Library parking lot. Also, snow removal operations will be modified so that plowed berms do not prohibit water drainage in this affected area. Conditions this winter/spring will indicate effectiveness of the fix. If inadequate, a complete redesign and repaving may be necessary to accomplish drainage while maintaining the 1% grade.

**Total Project Cost:** Unknown

Design/Engineering:	\$XXX
Construction	\$XXX

**Schedule:** 2026

**Priority Level:** 2

Special Projects Coordinator consulted with Public Works staff, who recommend holding off on adding this project to the CIP until next year. This will give time to assess effectiveness of mitigation measures already implemented



Drainage issues, especially during freeze thaw cycles in the winter and spring months create hazardous access conditions at Homer Public Library.

FY25 PROPOSED NEW PROJECTS - DRAFT



## Roger's Loop Trailhead Parking Lot

**\*NEW\*** Project nominated by the Homer Trails Alliance for inclusion in the City of Homer Public Works section.

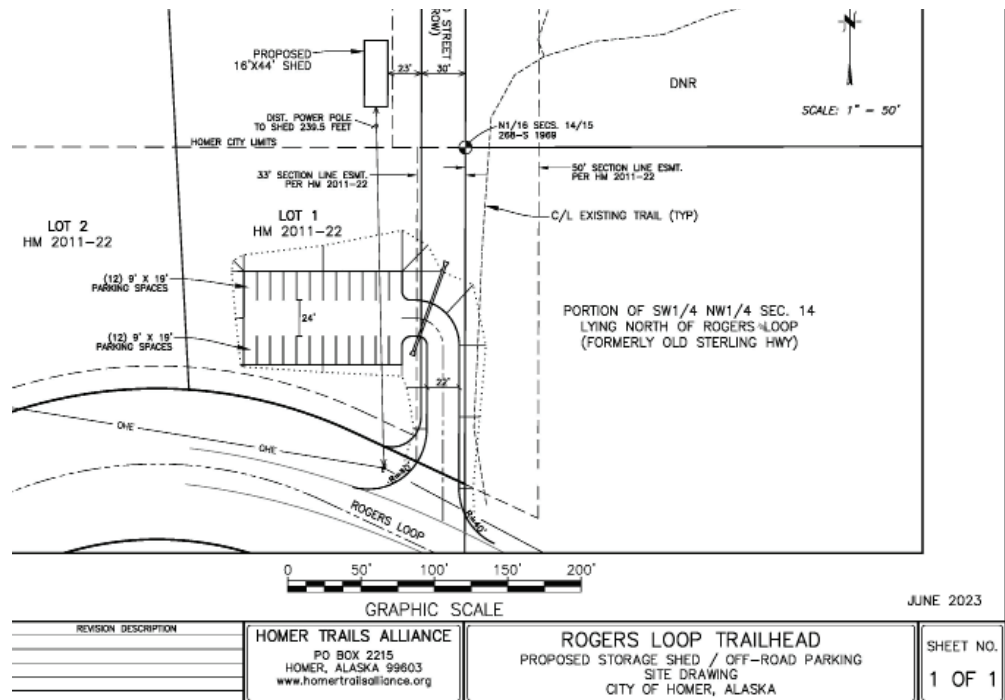
FY25 PROPOSED NEW PROJECTS - DRAFT

**Project Description and Benefit:** This project builds an off road parking lot at the Roger's Loop trailhead. The parking lot will serve the trailhead for 15 miles of ski trails, the Homestead and other all-season trails, and the Homer Demonstration Forest. Currently this area averages 700 users per week during the summer and 800-1000 users per week during the winter. The current parking is inadequate for this amount of users; cars park on a short section of widened road shoulder near the trailhead. Long lines of cars line the roadway, which is narrow and does not have a pedestrian path, causing road congestion and danger for pedestrians as they are forced to walk in the traffic corridor to get to the trailhead. Icy road conditions in the winter increase the risk for pedestrians walking in the roadway.

This project will benefit the Homer community by providing safe access to a very popular year-round recreation area. Efforts to build a parking lot at this trailhead have been ongoing since 1998. A trailhead is included in the Diamond Creek Recreation Area Management Plan approved by the City of Homer in 2013. Resolution 23-014 was passed and adopted by the Homer City Council on February 13, 2023. The Resolution supports adding the Rogers Loop parking lot to the Capital Improvement Plan.

**Plans & Progress:** The proposed project includes 24 off-road parking spaces and will require pit run gravel, processed surface material, and culverts. The City and project sponsors (Homer Trails Alliance and Kachemak Nordic Ski Club) will need to approve and execute a Memorandum Of Agreement defining the roles and responsibilities for construction and maintenance of the facility.

**Total Project Cost:** \$200,000



Proposed location of the Roger's Loop Trailhead parking area.





## HERC Hazardous Material Cleanup and Revitalization Plan

**\*NEW\*** Project nominated by City Councilmembers.

**Project Description and Benefit:** This project initiates 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 and helps 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 HERC property houses two former school buildings. Over the years, the City has performed a variety of structural and feasibility analyses to assist revitalization efforts. 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; it is only a matter of a few years before they can no longer be utilized for recreation or for City maintenance and the community recreation staff currently housed in the buildings.

**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). 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 would progress in phases; the first would be procuring professional services to make a cleanup plan and carry out property cleanup activities, followed by revitalization planning.

**Phase 1 Project Cost:** pending more information - ?

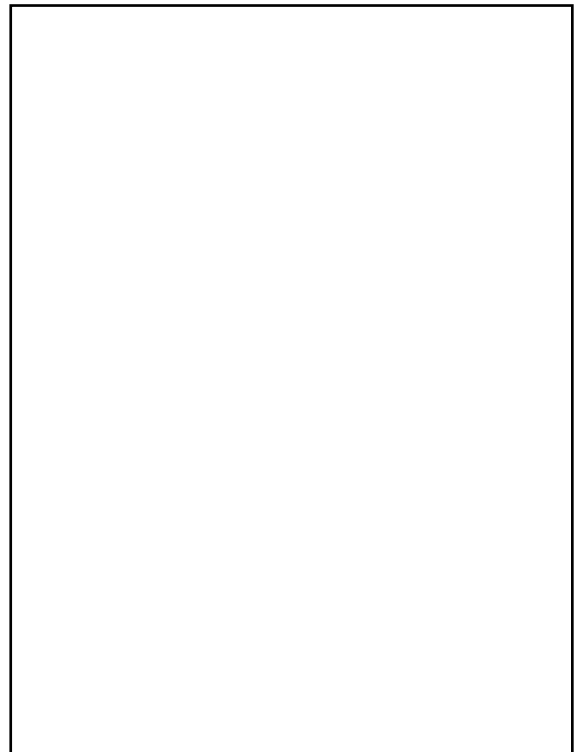


Photo forthcoming if project approved for the CIP.

FY25 PROPOSED NEW PROJECTS - DRAFT



## Comprehensive Drainage Management Plan

**\*NEW\* DRAFT Project nominated by City Councilmembers**

**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 manmade 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. It will:

- Consider and recommend storm water management systems and best management practices including specifications for collection, storage, conveyance and treatment structures;
- 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 participation and involvement 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:** . TBD

**Total Project Cost:** TBD

Staff has not been able to fully develop this project in the time available since the CIP worksession; the description here is a draft. Staff recommends provisional approval of this project for inclusion in the 2024-2029 CIP, with a final project being added after it is more fully developed and approved by Council

**FY25 PROPOSED NEW PROJECTS - DRAFT**



# Roger's Loop Trailhead Storage Shed

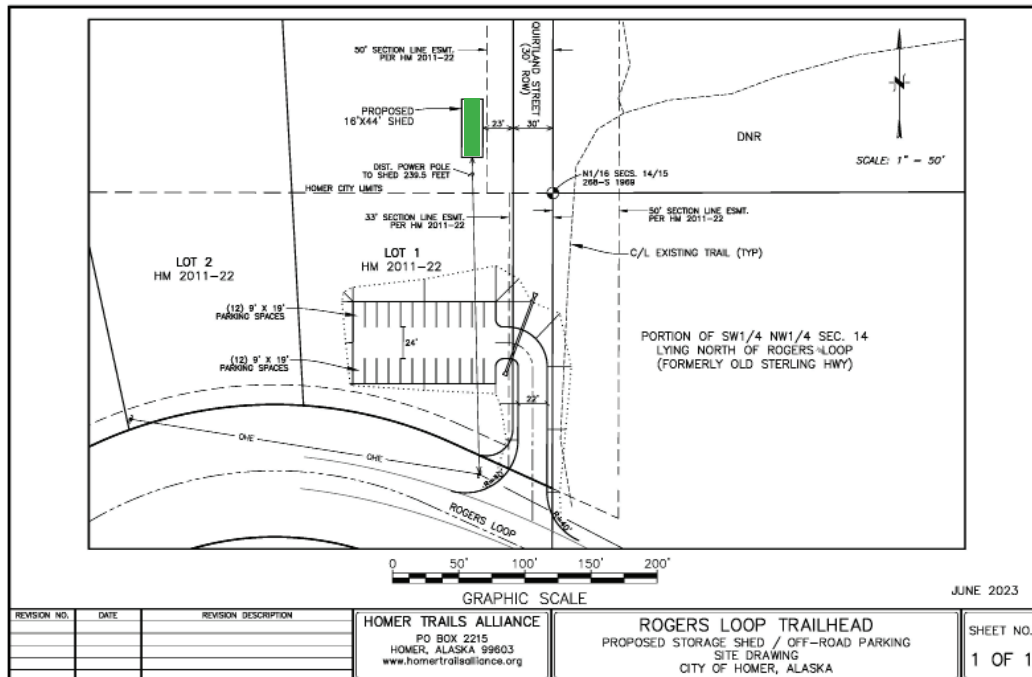
Project nominated by the Homer Trails Alliance for the Other Organizations section.

**Project Description and Benefit:** This project builds 16 foot by 44 foot shed on a City of Homer owned parcel at the Rogers Loop Trailhead to accommodate Kachemak Nordic Ski Club grooming equipment for lower Baycrest ski trails. Currently the equipment is kept outdoors. 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 in-between uses. Sometimes, trails cannot be groomed because of maintenance needs or frozen equipment issues. The proposed 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 will benefit 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.

**Plans & Progress:** A site plan, shed design, HEA requirements for power hookup and securing the services of a contractor are all complete. Zoning code & other legalities are currently being reviewed.

**Total Project Cost:** \$72,000



Proposed location of the storage shed shown in green.

FY25 PROPOSED NEW PROJECTS - DRAFT



## Homer Trails Alliance: Diamond Creek Recreation Area Trails

**\*NEW\*** Project nominated by the Homer Trails Alliance for the Other Organizations section.

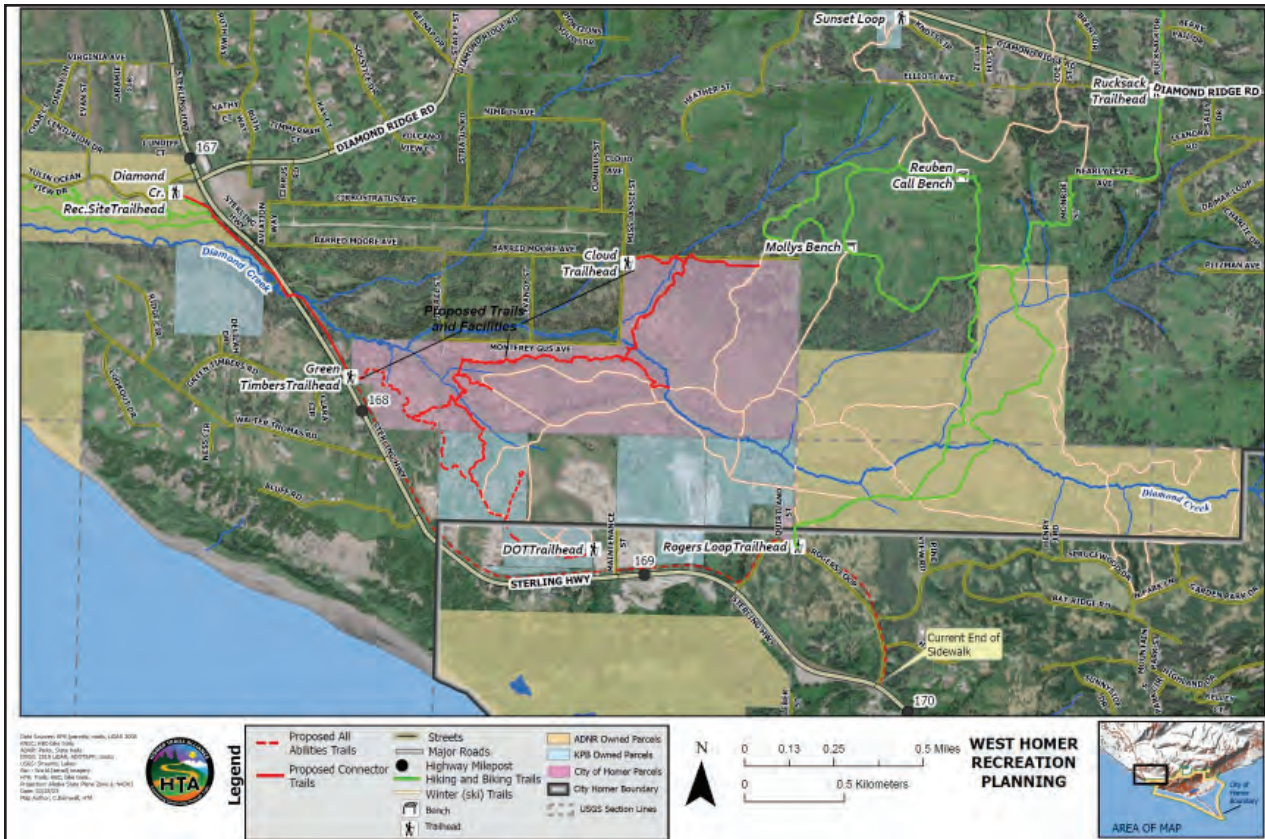
**Project Description and Benefit:** This project develops summer trails linking the “forested islands” throughout the Diamond Creek Recreation Area (DCRA). These trails are part of the Diamond Creek Recreation Area Resource Management Plan which was prepared by Homer Soil and Water Conservation District 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 to the Alaska Department of Transportation Trailhead at Milepost 168.9 of the Sterling Highway. As proposed in the 2013 management plan, trailheads have been designed at two locations along the west border of the DCRA.

**Total Project Cost:** \$200,000



FY25 PROPOSED NEW PROJECTS - DRAFT



## Traffic Control at the Corner of Sterling Highway and Soundview Avenue

**\*NEW\*** Project nominated by Councilmember Lord for the State section.

**Project Description and Benefit:** This project 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 at the intersection. 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 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 plan for Sterling Highway Milepost 169-175 Pavement Preservation Project and Pedestrian Safety Upgrades.

FY25 PROPOSED NEW PROJECTS - DRAFT



# MEMORANDUM

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**Resolution 23-094, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Apply for an Alaska Department of Environmental Conservation (ADEC) FY24 State Revolving Loan Fund Loan for the Water Master Plan Update. City Manager/Public Works Director.**

**Item Type:** Backup Memorandum  
**Prepared For:** City Council  
**Date:** September 5, 2023  
**From:** Janette Keiser, PE, Public Works Director/City Engineer  
**Through:** Rob Dumouchel, City Manager

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**I. Issue:** The purpose of this Memorandum is to request authorization to apply for an Alaska Department of Environmental Conservation (ADEC) Loan in the amount of \$80,000 to update the Water Master Plan.

**II. Background:**

We've received an update from the Alaska Department of Environmental Conservation (ADEC) about the FY24 Intended Use Plan for the State Revolving Loan Fund (SRF) and related Principal Forgiveness Subsidies. There is good news. The City's been offered Principal Forgiveness Subsidies for several important projects. One of them is a Water Master Plan Update.

Homer's existing Water Master Plan was developed in 2006, with a planning horizon of 20 years. In some ways, this 2006 report is still timely. The population was projected to be 9,699 people in 2020. It is 2023 and we have not reached that population within Homer's city limits. The average demand for water was projected to reach 1,330,000 gallons per day in 2021. In 2022, our Average Daily Flow was 533,000 gallons per day, with a Daily Maximum Flow of 1,138,000 gallons. However, change has occurred and is likely to continue.

Homer is contemplating the expansion of its Port facilities, which could increase water demand. The areas outside Homer's city limits are expanding and substantial amount of that expansion relies on water trucked from Homer. The Water Master Plan states,

*"If the water source were to shut down, the community would have sufficient storage for approximately 3.3 days during the summer, assuming the Water Treatment Plant has a power*

*supply...Sometime after 2016, a supplemental reservoir may be required to provide additional water to the system in the event of a low flow event (drought)."*

Droughts do happen. It was a drought that caused Seldovia to run out of water in 2018 and require water to be transported from Homer to Seldovia.

We have already begun looking further into the future. For the past three years, Homer has been working with the Kachemak Bay National Estuarine Research Reserve (KBNERR) to develop a groundwater map and budget for the groundwater affecting the Bridge Creek Reservoir, Homer's only water source and its weakest link. KBNERR's report will be submitted soon and we need help putting their research into context with our long term water plans as well as calibrate our water plans with the effects of climate change. An update to the Water Master Plan would help us accomplish these efforts, thereby substantially improving the resilience and security of the City's water distribution system.

We've been offered a Principal Forgiveness Subsidy in the amount of \$37,500 for a Water Master Plan Update. The estimated cost is \$80,000. It is necessary to submit a loan application to the ADEC in order to "lock in" the Principal Forgiveness Subsidy. Once we the loan is offered to us, we will present Council with an ordinance appropriating the funds.

**III. RECOMMENDATIONS:** That the City Council authorize the City Manager to apply for a \$80,000 loan from the ADEC for the Water Master Plan Update.

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Public Works Director

**RESOLUTION 23-094**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
AUTHORIZING THE CITY MANAGER TO APPLY FOR AN ALASKA  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION STATE  
REVOLVING LOAN FUND LOAN FOR THE WATER MASTER PLAN  
UPDATE.

WHEREAS, The City has been offered an Alaska Department of Environmental  
Conservation (ADEC) Principal Forgiveness Subsidy for the Water Master Plan Update in the  
amount of \$37,500; and

WHEREAS, It is necessary to submit a loan application to ADEC to lock in the Principal  
Forgiveness Subsidy; and

WHEREAS, The estimated cost of the Water Master Plan Update is \$80,000; and

WHEREAS, Homer’s existing Water Master Plan was developed in 2006 and an update is  
necessary to plan for increased water demand; and

WHEREAS, Upon notification of award, an ordinance will come before Council  
accepting the loan and appropriating it and any additional funds necessary to complete the  
project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby  
authorizes the City Manager to apply for An Alaska Department of Environmental Conservation  
State Revolving Loan Fund Loan for the Water Master Plan.

PASSED AND ADOPTED by the Homer City Council this 11<sup>th</sup> day of September, 2023.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A





# MEMORANDUM

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**Resolution 23-095, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Apply for an Alaska Department of Environmental Conservation (ADEC) FY24 State Revolving Loan Fund Loan for the Waste Water Master Plan Update.  
City Manager/Public Works Director.**

**Item Type:** Backup Memorandum  
**Prepared For:** City Council  
**Date:** September 5, 2023  
**From:** Janette Keiser, PE, Public Works Director/City Engineer  
**Through:** Rob Dumouchel, City Manager

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**I. Issue:** The purpose of this Memorandum is to request authorization to apply for a loan from the Alaska Department of Environmental Conservation (ADEC) in the amount of \$80,000 to update the Waste Water Master Plan.

**II. Background:**

We've received an update from the Alaska Department of Environmental Conservation (ADEC) about the FY24 Intended Use Plan for the State Revolving Loan Fund (SRF) and related Principal Forgiveness Subsidies. There is good news. The City's been offered Principal Forgiveness Subsidies for several important projects. One of them is a Waste Water Master Plan Update.

Homer's existing Waste Water Master Plan was developed in 2006, with a planning horizon of 20 years. In some ways, this 2006 report is still timely. The population was projected to be 9,699 people in 2020. It is 2023 and we have not reached that population within Homer's city limits. The Waste Water Treatment Plant (WWTP) has a design capacity of 880,000 gallons per day, peak flow. In 2006, the average daily flow was 390,000 gallons per day. Today, we are running at over 50% capacity,. However, change has occurred and is likely to continue.

Homer is contemplating the expansion of its Port facilities, which could increase demand on the WWTP. The areas outside Homer's city limits are expanding and some of that expansion trucks septic tank septage to Homer. We've been making substantial investments to renovate the WWTP systems – clarifiers, blowers and more. We need to know what the overall affect is on the continued longevity of our system. Further, Homer is still experiencing high rates of Inflow & Infiltration (I & I), which directs drainage from roof drains, footing drains and leaking manholes to enter the sewer pipe

lines, causing the WWTP to treat clean water. There are days when we run at capacity due to I & I. Further, regulations have changed over the past few years, making our discharge permit's operating parameters more stringent. We see this trend continuing as time goes by.

We've been offered a Principal Forgiveness Subsidy in the amount of \$75,000 for a Sewer Master Plan Update. The estimated cost is \$80,000. It is necessary to submit a loan application to the ADEC in order to "lock in" the Principal Forgiveness Subsidy. Once the loan is offered to us, we will present Council with an ordinance appropriating the funds.

**III. RECOMMENDATIONS:** That the City Council authorize the City Manager to apply for an ADEC loan in the amount of \$80,000 for the Sewer Master Plan Update.

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Public Works Director

**RESOLUTION 23-0xx**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
AUTHORIZING THE CITY MANAGER TO APPLY FOR AN ALASKA  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION STATE  
REVOLVING LOAN FUND LOAN FOR THE WASTE WATER MASTER  
PLAN UPDATE.

WHEREAS, The City has been offered a Alaska Department of Environmental  
Conservation (ADEC) Principal Forgiveness Subsidy for the Waste Water Master Plan Update in  
the amount of \$75,000; and

WHEREAS, It is necessary to submit a loan application to ADEC to lock in the Principal  
Forgiveness Subsidy; and

WHEREAS, The estimated cost of the Waste Water Master Plan Update is \$80,000; and

WHEREAS, Homer’s existing Waste Water Master Plan was developed in 2006 and an  
update is necessary to plan for increased demand on the Waste Water Treatment Plant; and

WHEREAS, Upon notification of award, an ordinance will come before Council  
accepting the loan and appropriating it and any additional funds necessary to complete the  
project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby  
authorizes the City Manager to apply for An Alaska Department of Environmental Conservation  
State Revolving Loan Fund Loan for the Waste Water Master Plan.

PASSED AND ADOPTED by the Homer City Council this 11<sup>th</sup> day of September, 2023.

CITY OF HOMER

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KEN CASTNER, MAYOR

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MELISSA JACOBSEN, MMC, CITY CLERK

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51 Fiscal Note: N/A