



**Homer City Hall**  
491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## **City of Homer Agenda**

**City Council Regular Meeting**

**Monday, January 11, 2021 at 6:00 PM**

**City Hall Cowles Council Chambers via Zoom Webinar**

**Dial: +1 669 900 6833 or +1 253 215 8782 or Toll Free 877 853 5247 or 888 788 0099**

**Webinar ID: 205 093 973 Password: 610853**

### **CALL TO ORDER, PLEDGE OF ALLEGIANCE**

Councilmember Evensen requests excusal.

**AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

### **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 for December 14, 2020. City Clerk. Recommend adoption.
- b. Memorandum 20-001 from Mayor Castner re: Appointment to the Planning Commission and Multiple Appointments to the Public Works Campus Task Force. Recommend approval.
- c. Memorandum 21-002 from Deputy City Clerk Re: Transfer of Ownership Marijuana Cultivation Facility License for Alaska Loven It, LLC. Recommend approval.
- d. Memorandum 21-008 from Councilmember Aderhold Re: Clarifying Public Purpose Regarding Resolution 20-135 and a Reduced Lease Rate for the Salmon Sisters Holding, LLC. Recommend approval.
- e. Ordinance 21-01, An Ordinance of the City Council of Homer, Alaska Amending the 2021 Capital Budget and Authorizing Expenditure of \$19,573 from the Sewer CARMA Fund to Perform Preliminary Engineer for the Rehabilitation of the Beluga Lift Station. City

Manager/Public Works Director. Recommended dates Introduction January 11, 2021  
Public Hearing and Second Reading January 25, 2021

Memorandum 21-003 from Public Works Director as backup

- [f.](#) Ordinance 21-02, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 18.08 City Property Leases, Sections 18.08.010 Definitions and 18.08.140 Sublease. City Manager. Recommended dates Introduction January 11, 2021  
Public Hearing and Second Reading January 25, 2021

Memorandum 21-004 from City Manager as backup

- [g.](#) Ordinance 21-03, An Ordinance of the City Council of Homer, Alaska Amending the 2021 Capital Budget and Authorizing Expenditure of \$35,000 Equally Split between the Water CARMA Fund and the Sewer CARMA Fund for Utility Financial Management Services. City Manager/Public Works Director. Recommended dates Introduction January 11, 2021  
Public Hearing and Second Reading January 25, 2021

Memorandum 20-010 from Public Works Director as backup.

- [h.](#) Resolution 21-001, A Resolution of the City Council of Homer, Alaska Confirming the City Manager's Appointment of Melissa Jacobsen as Acting City Manager for Calendar Year 2021. City Manager. Recommend adoption.

Memorandum 21-005 from City Manager as backup

- [i.](#) Resolution 21-002, A Resolution of the City Council of Homer, Alaska Confirming the Appointment of Elizabeth Walton as Treasurer and Jenna DeLumeau as Deputy Treasurer for Calendar Year 2021. City Manager. Recommend adoption.
- [j.](#) Resolution 21-003 A Resolution of the City Council of Homer, Alaska Designating Signatories on City Accounts and Superseding any Previous Resolutions so Designating. City Manager. Recommend adoption.
- [k.](#) Resolution 21-004, A Resolution of the City Council of Homer, Alaska Approving a Mutual Aid Agreement and Operational Plan between the Western Emergency Service Area and the City of Homer Volunteer Fire Department and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend Adoption.

Memorandum 21-005 from Fire Chief as backup.

- [l.](#) Resolution 21-005, A Resolution of the City Council of Homer, Alaska Approving an Automatic Aid Agreement and Operational Plan between the Western Emergency Service Area and the City of Homer Volunteer Fire Department for Fire Response Services and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend Adoption.

Memorandum 21-005 from Fire Chief as backup.

[m.](#) Resolution 21-006, A Resolution of the City Council of Homer, Alaska Opposing the Closure of the Homer Department of Motor Vehicle Office on June 30, 2021 Included in the 2021 Budget per Governor Dunleavy. City Manager. Recommend adoption.

[n.](#) Resolution 21-007, A Resolution of the City Council of Homer, Alaska Adopting an Alternative Allocation Method for the FY 2021 Shared Fisheries Business Tax Program and Certifying that this Allocation Method Fairly Represents the Distribution of Significant Effects of Fisheries Business Activity in teh Cook Inlet Fisheries Management Area. City Manager. Recommend adoption.

Memorandum 21-007 from Harbormaster as backup

[o.](#) Resolution 21-009, A Resolution of the City Council of Homer, Alaska Approving the City of Homer 2021 Land Allocation Plan. City Manager. Recommend adoption.

Memorandum 21-009 from Deputy City Planner as backup

## **VISITORS**

- [a.](#) Lobbyist Update - Christine Hess and Reggie Joule (15 minutes)
- b. Unified Command Report (20 minutes)

## **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. Library Advisory Board
- f. Planning Commission
- g. Economic Development Advisory Commission
- h. Parks Art Recreation and Culture Advisory Commission
- i. Port and Harbor Advisory Commission
- j. Americans with Disabilities Act Compliance Committee
- [k.](#) Economic Relief Grant Report

## **PUBLIC HEARING(S)**

- a. Ordinance 20-92, An Ordinance of the City Council of Homer, Alaska Amending the 2020 Capital Budget and Authorizing Expenditure of \$18,696 from the Sewer Reserve Fund and \$16,546 from the Water Reserve Fund to Retrofit High Energy Light Fixtures at the Sewer Treatment Campus and at the Water Treatment Plant. City Manager/Public Works Director. Introduction December 14, 2020 Public Hearing and Second Reading January 11, 2021.

Memorandum 20-199 from Public Works Director as backup  
Memorandum 20-200 from Public Works Director as backup

- b. Ordinance 20-93, An Ordinance of the City Council of Homer, Alaska Amending the 2021 Operating Budget to Provide for Necessary Mid-Biennium and 2021 Truncated Budget Adjustments. City Manager. Introduction December 14, 2020 Public Hearing and Second Reading January 11, 2021

Memorandum 20-206 from Finance Director as backup

- c. Ordinance 20-94, An Ordinance of the City Council of Homer, Alaska Amending the FY2021 Operating Budget by Appropriating Funds in the Amount of \$78,579 in order to fund Emergency Temporary Hires at the Homer Volunteer Fire Department for an Additional 6-Months, Associated with COVID-19 Response. City Manager. Introduction December 14, 2020 Public Hearing and Second Reading January 11, 2021

Memorandum 20-201 from Fire Chief as backup

## **ORDINANCE(S)**

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

- a. City Manager's Report

### **PENDING BUSINESS**

- a. Resolution 20-133, A Resolution of the City Council of Homer, Alaska Expressing Intent to Participate in the Purchase of Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc. and Directing the City Manager to Negotiate the City's Financial Contribution and Assure the Binding Public Purpose Conditions are met. Mayor.

Resolution 20-133(S), A Resolution of the City Council of Homer, Alaska Expressing Intent to Participate in the Payment of the Water and Sewer Assessments for Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc. when the Property Ownership Transfers to Kachemak Bay Moose Habitat, Inc, and a Deed Restriction for Conservation and Public Use are Recorded. City Manager.

Memorandum 21-011 from City Manager as backup

## **NEW BUSINESS**

### **RESOLUTIONS**

- a. Resolution 21-008, A Resolution of the City Council of Homer, Alaska Providing Comments to the State of Alaska Department of Natural Resources Division of Parks and Outdoor Recreation on Kachemak Bay State Wilderness Park Management Plan Intent to Adopt, dated November 2020. Aderhold/Evensen.

### **COMMENTS OF THE AUDIENCE**

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

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

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

### **COMMENTS OF THE MAYOR**

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

### **ADJOURNMENT**

Next Regular Meeting is Monday, January 25, 2021 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 20-36 a Regular Meeting of the Homer City Council was called to order on December 14, 2020 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:** COUNCILMEMBER ADERHOLD, EVENSEN, HANSEN-CAVASOS, LORD, SMITH, VENUTI

**STAFF:** CITY MANAGER DUMOUCHEL  
CITY CLERK JACOBSEN  
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL  
PUBLIC WORKS DIRECTOR KEISER  
FINANCE DIRECTOR WALTON  
CITY ATTORNEY GATTI  
PORT DIRECTOR/HARBORMASTER HAWKINS

**AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

The following changes were made: **Consent Agenda Ordinance 20-93**, An Ordinance of the City Council of Homer, Alaska Amending the 2021 Operating Budget to Provide for Necessary Mid-Biennium and 2021 Truncated Budget Adjustments. City Manager. Memorandum 20-205 from Finance Director as backup **Resolution 20-132**, A Resolution of the City Council of Homer, Alaska Accepting the 2019 Basic Financial Statements and Acknowledging the Management Letter Submitted by the City's Independent Auditor, BDO USA, LLP and Authorizing the City Manager to Execute the Financial Report. City Manager/Finance Director. Memorandum 20-206 from Finance Director as backup, **Resolution 20-133**, A Resolution of the City Council of Homer, Alaska Expressing Intent to Participate in the Purchase of Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc. and Directing the City Manager to Negotiate the City's Financial Contribution and Assure the Binding Public Purpose Conditions are met. Mayor. **Resolution 20-133(S)**, A Resolution of the City Council of Homer, Alaska **Authorizing the City Manager to Waive Unpaid Utility Assessments as part of the Sale** Expressing Intent to Participate in the Purchase of Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc. **with the Understanding that in the Unlikely Case of the Property being Transferred out of Conservation Protection, the City Will Reinstate the Assessments to the Subsequent Owner** and Directing the City Manager to Negotiate the City's Financial Contribution and Assure the Binding Public Purpose Conditions are met. Mayor/**Aderhold City Manager's Report** Written public comment and CIRCAC Director's Report **Resolutions Resolution 20-134**, A Resolution of the City Council of Homer, Alaska Supporting Regional Aquaculture Associations and Strongly Opposing Proposed Changes to Management Plan of Kachemak Bay State Park and State Wilderness Park that would Disproportionately and Negatively Impact the Homer Community. Evensen/Hansen-Cavasos/Mayor. Written public comment **Resolution 20-135**, A Resolution of the City Council of Homer, Alaska Approving the Lease Assignment Originally held by Harbor Leasing LLC and Assumed by Alaska Growth Capital BIDCO, Inc. to Salmon Sisters Holding LLC and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents for a 20 Year

Lease with Options for two Consecutive Five Year Renewals for Lot 12C, Port Industrial Subdivision No. 4, Plat 99-43. City Manager. Memorandum 20-207 from City Manager as backup

LORD/VENUTI MOVED TO APPROVE THE AGENDA AS AMENDED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

## **MAYORAL PROCLAMATIONS AND RECOGNITIONS**

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

Penelope Haas, Kachemak Bay Conservation Society Board Member, commented they support what the State Park has done, and despite their support for commercial fishermen the society they do not believe the Tutka Bay Hatchery operation fits with the State Park. The park is designated as a scenic park, which preserves outstanding natural features, and doesn't allow for any major modifications of the land, forest, or waters, after the creation of a State Park.

Lynn Whitmore, of Kachemak Moose Habitat, Inc., commented in support of Resolution 20-133 regarding Lampert Lake. Kachemak Moose Habitat, Inc. has been trying to acquire this property to retain the wildlife and wetlands around the lake, and keep public use in the picture. There is an investment group willing to buy the property, and they're asking that the assessments to be deferred, and they're hoping to work with the City to address the utility assessment deferment, until such time as the property changes hands to a non-habitat organization, should that occur.

Malcolm Milne commented that he submitted written comments regarding Resolution 20-134 and the Tutka Bay Hatchery that included links to the hatchery program he hopes they'll review.

Nina Faust commented in support of Resolution 20-133(S), she's happy to see Kachemak Moose Habitat, Inc. working with the City to protect Lampert Lake and purchase the Hodnik property for conservation values. It's an important wetlands system and moose habitat area. She supports the substitute in that it doesn't promote any additional enhancement of the area.

Derotha Ferraro, South Peninsula Hospital Public Information Officer, commented in support of Resolution 20-129 extending the emergency disaster declaration. We don't know what our needs will be in the coming months or what the lack of a local declaration might mean, and this demonstrates the City's commitment to a community wide response, a sense of urgency to the situation, and sends a message to the Borough and State Government leaders.

Rika Mouw commented in support of Resolution 20-133(S). Kachemak Moose Habitat, Inc., isn't in a place to provide or facilitate recreation, parking, and a binding easement. They are open to public use and maintain the traditional use, and this is a way to maintain that status quo.

Kim McNett commented in support of Resolution 20-133(S). She echoes the previous comments about the substitute resolution. She agrees the wetlands system deserves conservation status and this group is ready to step forward and take that action, while maintaining historical use. She's been involved in the Homer Drawdown Project, which chose peatlands as their topic, which speaks to how people value them as part of our natural surroundings.

Len Fabich, a commercial and sport fisherman, commented in support of the efforts to keep the Tutka Bay Hatchery open. He believes it is compatible with the use of the State Park, there are a few people with an agenda that will impact many. He fished his season this year on the hatchery returns, and is a part of commercial fishermen's livelihood. Benefits go beyond the hatchery itself.

## **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 for November 23, 2020 and Special Meeting Minutes of November 25, 2020. City Clerk. Recommend adoption.
- b. Memorandum 20-198 from Deputy City Clerk Re: Liquor License Renewal Fat Olives and Land's End. Recommend approval.
- c. Memorandum 20-204 from Councilmember Venuti Re: Moving Forward on the Wayfinding Streetscape Capital Project in 2021. Recommend approval.
- d. Ordinance 20-92, An Ordinance of the City Council of Homer, Alaska Amending the 2020 Capital Budget and Authorizing Expenditure of \$18,696 from the Sewer Reserve Fund and \$16,546 from the Water Reserve Fund to Retrofit High Energy Light Fixtures at the Sewer Treatment Campus and at the Water Treatment Plant. City Manager/Public Works Director. Recommended dates Introduction December 14, 2020 Public Hearing and Second Reading January 11, 2021.

Memorandum 20-199 from Public Works Director  
Memorandum 20-200 from Public Works Director



- e. Ordinance 20-93, An Ordinance of the City Council of Homer, Alaska Amending the 2021 Operating Budget to Provide for Necessary Mid-Biennium and 2021 Truncated Budget Adjustments. City Manager. Recommended dates Introduction December 14, 2020 Public Hearing and Second Reading January 11, 2021
- f. Ordinance 20-94, An Ordinance of the City Council of Homer, Alaska Amending the FY2021 Operating Budget by Appropriating Funds in the Amount of \$78,579 in order to fund Emergency Temporary Hires at the Homer Volunteer Fire Department for an Additional 6-Months, Associated with COVID-19 Response. City Manager. Recommended Dates Introduction December 14, 2020 Public Hearing and Second Reading January 11, 2021

Memorandum 20-201 from Fire Chief as backup

- g. Resolution 20-128, A Resolution of the City Council of Homer, Alaska Establishing the 2021 Regular Meeting Schedule for City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation and Culture Advisory Commission, Planning Commission, Port and Harbor Advisory Commission, and Americans with Disabilities Act (ADA) Compliance Committee. City Clerk. Recommend adoption.

Memorandum 20-203 from City Clerk as backup

- h. Resolution 20-129, A Resolution of the City Council of Homer, Alaska Extending the City of Homer Disaster Emergency Declaration to March 9, 2021 due to Current and Expected Impacts of the COVID-19 Novel Coronavirus Pandemic. Mayor. Recommend adoption.
- i. Resolution 20-130, A Resolution of the City Council of Homer, Alaska Supporting and Encouraging all forms of Outdoor Recreation Especially during the 2020-2021 Winter with the Ongoing COVID-19 Pandemic. Lord. Recommend adoption.

Moved to resolutions item d. Evensen.

- j. Resolution 20-131, A Resolution of the City Council of Homer, Alaska Urging Businesses and Individuals to Employ Basic COVID-19 Safety Measures such as Masking and Social Distancing to Reduce the Spread of COVID-19 and Protect our Public Healthcare Systems and Healthcare Workers. Lord. Recommend adoption.

Moved to resolutions item e. Evensen.

- k. Resolution 20-132, A Resolution of the City Council of Homer, Alaska Accepting the 2019 Basic Financial Statements and Acknowledging the Management Letter Submitted by the City's Independent Auditor, BDO USA,LLP and Authorizing the City Manager to Execute the Financial Report. City Manager/Finance Director. Recommend adoption.

- l. Resolution 20-133, A Resolution of the City Council of Homer, Alaska Expressing Intent to Participate in the Purchase of Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc. and Directing the City Manager to Negotiate the City's Financial Contribution and Assure the Binding Public Purpose Conditions are met. Mayor. Recommend adoption.

Moved to resolutions item c. Venuti.

Items i. j. and l. moved to Resolutions c. d. and e. Venuti and Evensen.

City Clerk Jacobsen read the consent agenda and its recommendations.

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

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

## **VISITORS**

- a. BDO Audit Report (10 minutes)

Bikky Shrestha, Assurance Partner with BDO, reviewed the audit wrap up document and highlighted key points in the financial statement to give the results of the 2019. They issued a clean opinion on the financial statements, all records requested during the audit were available for inspection, and management cooperation was excellent throughout.

- b. Cook Inlet Aquaculture Report - Dan Miotke and Dean Day (10 minutes)

Dan Miotke and Dean Day reported on behalf of Cook Inlet Aquaculture Association (CIAA). They provided an overview of CIAA, which is a board managed organization out of Kenai with two areas of focus, special projects, primarily invasive species and monitoring habitat, and operations, including hatcheries. They are funded by salmon enhancement tax, cost recovery licensing, contract fish production, and grants. Mr. Day reviewed CIAA facilities and projects, habitat and special projects, adult enumeration to ensure spawning escapement, evaluation and monitoring, the hatcheries they monitor, and salmon stocking.

- c. Unified Command Report (20 minutes)

Lorne Carroll, State of Alaska Public Health Nurse, reported roughly 5% of the US population has reported to have had COVID, there have been over 300,00 deaths, over four times the

number of deaths by overdose. In Alaska about 5% of our our population have also reported to have had COVID. There is now an approved and authorized COVID vaccine available in the US. Alaska received their first shipment last night. The rollout of the vaccine is a complex process and the primary goal of the vaccine is to decrease deaths and hospitalizations due to COVID. The vaccine is a two dose series, the state received its 6200 doses, and will receive the second 6200 doses when appropriate. Regular shipments are anticipated to continue through 2021. The major groups to be offered the vaccine first are front line health care workers, elders and long term care facilities, EMS and Fire Response System, Community Health Aides, and individuals responsible and required to perform vaccinations.

Derotha Ferraro, South Peninsula Hospital Public Information Officer, reported the hospital plans to start administering vaccines on Thursday morning, the priority is long term care residents, members of staff who volunteered to be in the first group, and also CAN and nursing students who are in the hospital doing training. They received 215 doses in the first round, and will get the second dose in three weeks. They have to consider numbers and make sure everyone's available to work since there are expected flu like symptoms, and the hospital is a symptom free workspace. The State has a great website for vaccination information, just Google State of Alaska Vaccine for more information, and there's a link on the hospital website. She reported testing is still available 9-5 daily with limited hours on Christmas day. Turnaround time is about 4 days right now. They've done 500 tests in the last week 24 were positive putting them at a 5% positivity rate. Ms. Ferraro touched briefly on the hospital availability, statewide numbers slowing down, and visitation status at the hospital.

Jenny Carroll, City of Homer Public Information Officer, reminded that the vaccine won't be widely available through the community for quite some time, so our mitigation measures are still as important as ever. She thanked Council for participating in outreach to help make our community safer and healthier through public service announcements, the last ones for the year are airing. The messaging continues to stay with the masking and social distancing, recognizing we still need to be resilient and support each other through this time, especially with the holidays coming up. The City participated in a planning meeting with the Borough and other municipalities on vaccination planning. The City webpage has a COVID vaccination page to help keep the public updated. Lastly Ms. Carroll shared that December 20<sup>th</sup> at 5:00 p.m. the community is encouraged to participate in Light Up the Night. Every Alaskan is invited to go out to their yard or their favorite place and shine a light into the night to welcome the beginning of the return of the sun and the hope for the future of the pandemic to slow down, also to recognize those who have suffered from or loss from COVID-19.

Mark Kirko, HVFD Fire Chief, reported the Incident Management Team remains focused on public health and safety of Homer resident, businesses, and visitors. They continually assess the conditions of COVID and what means locally, looking at mitigation processes, and assuring we're staying current as much as possible. Going forward with vaccination planning and availability will be more prevalent in the community. The City departments have done great in

updating continuity of operations plans and ensuring sustainability throughout the rest of the pandemic.

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

a. Committee of the Whole Report

Councilmember Lord reported at Committee of the Whole Council had a presentation from BDO on the audit report. They also discussed Resolution 20-133 regarding the Lampert Lake property, and received public comments on that and other topics.

b. Worksession Report

City Manager Dumouchel reported Council discussed Resolution 20-077(S) and 20-078(S) with Public Works Director Keiser. Staff has requested time to engage with utility rate specialists regarding 20-077(S).

c. Mayor's Report

Mayor Castner reported about a year ago we rekindled our connection with Teshio, Japan through the Sister City Program. Megumi Beams traveled there with gifts and a letter, then COVID hit. The Japanese Council in Anchorage has established a series of session where there's opening communication with the 9 cities in Alaska participating through teleconference with the cities and interested people. The next teleconference should involve our partners in Japan. Rachel Tussey is the City representative to the Council and Megumi Beams is our Ambassador to Teshio.

d. Borough Report

Borough Assembly Member Lane Chesley reported the Assembly is having a Special Meeting to consider extending their emergency declaration, plans are developing for the Assembly meeting to return it in person on January 5<sup>th</sup> in the newly remodeled chambers, an In Person Remote Hybrid Public Meeting COVID Mitigation Plan has been developed explaining how and what to expect when attending in person or remotely, and they'll be holding a special meeting on an appeal of Echo Trading Company action of the Homer Planning Commission regarding Vacation of a Drainage Easement on Heidi Court. He commented regarding is meeting with Mayor Pierce and their robust discussion about things going on in Homer, and touched on some budget issues. Mr. Chesley said he'd like to be invited to attend one of Council's budget sessions to discussion requests the City may have of the Assembly.

e. Library Advisory Board

Marcia Kuzmaul, Library Advisory Board Chair, reported at their last meeting they discussed how best to jumpstart the Endowment Fund. She was happy report that an anonymous donor

has come forward with a matching challenge grant, and any contributions through December 31 will be matched, up to \$10,000. Donations can be made through the Homer Foundations or accepted at the library's curbside pickup. She reported on other programs going on at the library including the Makers to Mentors program, the Little Library has been moved to a location outside the library, and that library services continue while the library building is closed.

- f. Planning Commission
- g. Economic Development Advisory Commission

Nicole Arevalo, Economic Development Advisory Commissioner, reported staff has been working to familiarize the Commission with Green Infrastructure concepts as part of their overall short term goals to be better able to consider opportunities that may come their way. The KPEDD Comprehensive Economic Development Strategy 5 year update is getting underway with surveys and public outreach. The Commission appreciates Council putting Wayfinding and Streetscapes on the table for 2021 and will be putting thought into groups or individuals to bring into planning and evaluation for that. They've task themselves to check in with local businesses on COVID impacts, to keep their finger on the pulse for those issues.

- h. Parks Art Recreation and Culture Advisory Commission
- i. Port and Harbor Advisory Commission
- j. Americans with Disabilities Act Compliance Committee
- k. Economic Relief Grant Report

Sara Perman, ERG Program Coordinator, reported the Fisherman's Economic Relief Grant Program (FERG) on November 29<sup>th</sup>. There were 323 applications, 63 were denied, 257 were eligible, and there's funding for 205, and about 50 applicants waiting to find out if they were funded pending the appeal process which will be completed by December 18<sup>th</sup>. The \$1.3 million allocated will be fully spent.

Special Projects & Communications Coordinator Carroll reported she and City Manager Dumouchel have been addressing appeals for FERG, which are primarily from Homer area fishermen who do not moor or have a mooring bill from the Homer Harbor, but live and do boat work here. She shared her appreciation for Ms. Perman and Ms. Mastey for their work on the ERG programs, they'll be ending their work with the City when these programs close out.

Ms. Carroll added that the Mortgage and Rent Relief Grant applications have increased to 206, the application period closed December 10<sup>th</sup> and those applications are being processed. The total payout has increased to over \$126,000 and given historical conversion rates about 60 to

70 percent of applications are converted into payouts. She anticipates a 63% conversion rate to totally expend funds allotted.

Jody Mastey, SBERG Coordinator, SBERG2 closed today and checks issued in two weeks. There were 20 appeals and were able to award seven of those. Most appeals were due to issues with the award worksheet because they didn't collect 4<sup>th</sup> quarter revenue. She reviewed the program award options. In total the SBERG programs awarded \$3,980,374 to 403 businesses.

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

- a. Ordinance 20-89, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 3.05 Budget; Section 3.01.010 Fiscal Year, Section 3.05.050, Budget Assumptions and Section 3.05.010 Budget Submission-Content, Regarding a Fiscal Year Budget Schedule. Smith. Introduction November 23, 2020 Public Hearing and Second Reading

Memorandum 20-202 from City Manager as backup

Memorandum 20-192 from Finance Director as backup

Mayor Castner opened the public hearing.

There were no comments and the hearing was closed.

LORD/SMITH MOVED TO ADOPT ORDINANCE 20-89 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmember Lord appreciated in the City Manager's memo the request we have patience with Finance and staff. She's expressed concern about the capacity and stress on the departments to make this happen. She's comforted by the plan afoot in the truncated budget in terms of absorbing costs associated with this move. She also appreciates the level of work that's already been done and continues. She supports this, she highlighted in her packet to be mindful of demands on finance and will take it under advisement in her role on Council.

Councilmember Smith commented going forward he wants to impress on the City Manager and Finance Department that if we need additional help to make this transition happens smoothly, that we don't wait too long to do, so as not get behind in the process.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 20-90, An Ordinance of the City Council of Homer, Alaska Accepting and Appropriating a Donation from Friends of Woodard Creek in Karen Hornaday Park in the Amount of \$7,025 for Woodard Creek Nature Trail Maintenance and Improvements in Karen Hornaday Park. City Manager. Introduction November 23, 2020 Public Hearing and Second Reading December 14, 2020

Mayor Castner opened the public hearing.

Robert Archibald commented in support of Ordinance 20-90. He shared some history of the Friends of Woodard Creek which started years ago. People have come and gone and some of the energy has gone away, so some project they'd envisioned aren't possible in today's budget environment. This money has been sitting, and the thought it could go to some good use in the park.

There were no further comments and the hearing was closed.

LORD/VENUTI MOVED TO ADOPT ORDINANCE 20-90 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmember Aderhold appreciates the Friends of Woodard Creek for entrusting the City with these funds. The trails along Karen Hornaday Park that was built a few years ago are wonderful and are going to require maintenance. She thinks these will be funds well used.

Mayor Castner encouraged if you've never walked along Woodard Creek to do so, it's a surprising creek in the middle of Homer.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- c. Ordinance 20-91, An Ordinance of the City Council of Homer, Alaska Amending the 2020 Operating Budget and Authorizing the Expenditure of \$42,000 for the Purpose of Contracting with a Lobbyist for the City of Homer. Smith. Introduction November 23, 2020 Public Hearing and Second Reading December 14, 2020

Mayor Castner opened the public hearing.

There were no comments and the hearing was closed.

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 20-91 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Mayor Castner called for a break at 7:56 p.m. and called the meeting back to order at 8:06.

## **ORDINANCE(S)**

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

a. City Manager's Report

City Manager Dumouchel reiterated the Library Endowment matching donation, where the donor will match dollar for dollar up to \$10,000. He commented regarding winter recreation, he's put together a group of staff to talk about winter recreation, both indoor and outdoor opportunities for folks to work on mental and physical health, it ties in well with Councilmember Lord's resolution on tonight's agenda. He reported letters went out to businesses regarding the reinstatement of the plastic bag ban, it's also out in local media as part of local outreach. He included a note from Water/Wastewater Superintendent Todd Cook, and on Friday he received a very nice letter that's included in the supplemental packet, thanking staff for their work on Thanksgiving to deal with sewer problems on Kachemak Drive. The City remains in red status and there is a group of staff that evaluates it on a regular basis, we continue to mask and social distance. It helps us keep services running and keep staff healthy and safe. We continue to review our continuity of operations plans (COOP), looking at what's been working and what needs to change, and making updates accordingly as we move through this time.

There was brief discussion regarding the 3<sup>rd</sup> quarter sales tax report and online sales tax and remote sales tax reporting. Finance Director Walton responded to questions and suggested further detailed discussion at a future worksession on the differences between the two.

Councilmember Aderhold acknowledged the letter from the McCarthy's and shared her appreciation for Public Works staff. She also commented on the council dais update and is interested in a timeline when they'll be back in Council chambers.

## **PENDING BUSINESS**

- a. Resolution 20-077(S), A Resolution of the City Council of Homer, Alaska Adopting a Reserve Fund Policy for the Collection and Use of Water and Sewer Depreciation Reserve Funds **Capital Asset Repair And Maintenance Allowance Fund.** Lord/Aderhold. (Postponed from November 23rd)



Memorandum 20-205 from Public Works Director as backup  
Memorandum 20-165 from Finance Director as backup

Mayor Castner noted there's a motion on the floor to adopt Resolution 20-077(S) that was postponed from the November 23<sup>rd</sup> meeting and opened the floor for discussion.

LORD/ADERHOLD MOVED TO POSTPONE TO MARCH 8, 2021.

Councilmember Lord explained their Worksession the Public Works Director recommended postponing to allow for time to get some professional help regarding best practices on utility funds.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- b. Resolution 20-078(S), A Resolution of the City Council of Homer, Alaska Amending the Homer Accelerated Water and Sewer Program (HAWSP) Policy Manual to Modernize the Language and Clarify Qualifying Criteria for using HAWSP Funds. Lord/Aderhold. (Postponed from November 23<sup>rd</sup>)

Mayor Castner noted there's a motion on the floor to adopt Resolution 20-078(S) that was postponed from the November 23<sup>rd</sup> meeting and opened the floor for discussion.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- c. Resolution 20-119, A Resolution of the City Council of Homer, Alaska Acknowledging the 2021 Budget will be Truncated to January 1 to June 30, 2021 to Accommodate the Transition from a Calendar Year Budget to a Fiscal Year Budget. Smith. (Postponed from November 23<sup>rd</sup>)

Mayor Castner noted there's a motion on the floor to adopt Resolution 20-119 that was postponed from the November 23<sup>rd</sup> meeting and opened the floor for discussion.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

**NEW BUSINESS**

## RESOLUTIONS

- a. Resolution 20-134, A Resolution of the City Council of Homer, Alaska Supporting Regional Aquaculture Associations and Strongly Opposing Proposed Changes to Management Plan of Kachemak Bay State Park and State Wilderness Park that would Disproportionately and Negatively Impact the Homer Community. Evensen/Hansen-Cavasos/Mayor.

LORD/EVENSEN MOVED TO ADOPT RESOLUTION 20-134 BY READING OF TITLE ONLY

Councilmember Evensen explained DNR has released their plans for the State Park for next year for public feedback and public comment. It may not only include elimination of the Tutka Bay Hatchery and it includes allowance of jet ski's in the park. He feels it's important to give DNR the right feedback about this. He note Malcom Milne's letter that was provided that laid out an opinion that was well referenced and cited. He noted comments that were provided in support of eliminating the hatchery and the confusion of fish farming versus aquaculture, and they're two very different things. He shared a historical reference from a 1959 publication by a geologist named Barnes regarding a coal study in the Homer district that referenced commercial fishing as a type of supplemental income for homesteaders at that time. He continued about the importance of fishing on our economy both for commercial fishermen, sport fishermen, and tourists. He also rebutted the public comment regarding pre-hatchery numbers of fish returning and fish fry released, disparaging comments about pink salmon, and Cook Inlet Aquaculture Association taking profit from the hatchery.

Councilmember Aderhold commented she read through the State Parks Management Plan and listened in on one of the series of calls today that they'll be doing regarding this. The reasons the State Park has determined the hatchery is incompatible is largely related to lawsuits against hatcheries around the State in State Parks, that have come up in the last 5 to 10 years. She thinks this resolution doesn't respond to that. She feels if they're going to provide comment to State Parks it needs to be more all-encompassing and provides a number of comments that relate to the City of Homer. She noted the aspect of the economics provided to the city related to the hatchery, and added that the park plan recommends additional staff for the park, addition additional campgrounds on this side of the bay and other amenities for park visitors, which are things they may want to comment on, because they will benefit the City. There's also the issue of personal watercraft. She thinks they need to be careful on how they, as a City government, comment to a State agency on their management plan. She doesn't support the resolution as written, but is interested in preparing more comprehensive comments on the management plan.

Councilmember Lord concurred with Councilmember Aderhold and noted public comments are due later in January for the Park Plan and as a City commenting as a response, she'd like to see them work toward a comment that's holistic and addresses all those things. She'd like to see that at the next meeting and a copy of the draft plan included for everyone to look at.

Councilmember Smith commented jet ski's in Kachemak Bay has already come before them and they provided comment, along with Salomon Gulch Hatchery, net pins in the Tutka Bay area, upper Cook Inlet Salmon Fishery, and Pebble Mine EIS related to bears. We've gone back and forth on what they should or shouldn't comment on and there's been no real consistency. The Tutka Bay Hatchery was established then turned over. If it's been mismanaged, that's not on the City. He looks at this as singular deal regarding the economic benefit of the hatchery. He's willing to support a resolution that addresses economic benefit to Homer and identifies how, but not muddling in every other component, he doesn't know that it needs to be done in one document. Something else can come forward that addresses other needs.

There were comments addressing the need to consider when and whether the City should weigh in on these types of issues, and comments that issues can be addressed through more than one document.

EVENSEN/SMITH MOVED TO AMEND LINE 48 BY CHANGING PINK SALMON TO PINK AND SOCKEYE SALMON.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Discussion continued in support of bringing forward a new resolution, and also comments supporting the draft provided.

VOTE: YES: SMITH, EVENSEN, HANSEN-CAVASOS  
NO: VENUTI, ADERHOLD, LORD

Mayor Castner voted yes to break the tie.

Motion carried.

- b. Resolution 20-135, A Resolution of the City Council of Homer, Alaska Approving the Lease Assignment Originally held by Harbor Leasing LLC and Assumed by Alaska Growth Capital BIDCO, Inc. to Salmon Sisters Holding LLC and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents for a 20 Year Lease with Options for two Consecutive Five Year Renewals for Lot 12C, Port Industrial Subdivision No. 4, Plat 99-43. City Manager.

LORD/ADERHOLD MOVED TO ADOPT RESOLUTION 20-134 BY READING OF TITLE ONLY.

Councilmember Lord appreciates the work in moving forward on this. She noted the City Manager's memo in the supplemental packet that asks if there's a big enough public purpose defined for the lower base rent for the first year, which is a \$4,000 difference. This resolution has a reduction in the base rate to the 2018 level or \$2150 per month, versus the current value of \$2482 per month. There will be an appraisal at the end of 2021 and go back to Fair Market Value based on Homer City Code. She doesn't have much concern over the \$4000 but there has been some public comment with concerns about equity, and she has yet to hear the public purpose enunciated, it's not in the resolution so she doesn't have it on record in terms of their justification for that public purpose and use.

Councilmember Smith commented the applicants made their presentation to the Port and Harbor Advisory Commission. The Commission found it compelling enough, with enough public purpose, to vote unanimously to send Council a recommendation to negotiate a below market value for a short term period lease. He trusts the process and thinks it's unfortunate they didn't make the same presentation to Council, but it's not enough money for him to get hung up on. There's a substantial investment for them to get them going and maybe that's enough money to make up the difference. Either way, he supports it as presented based on the recommendation of the Commission.

Councilmembers Venuti concurred and appreciates the time put in by the Commission to provide a recommendation with unanimous support.

Councilmember Evensen also agreed. Regarding public purpose, he looks forward to seeing the aspects of the Harbor used as originally designed with fish process out there. It gets one portion of what the harbor does out of a period of stagnancy and active again.

Councilmember Aderhold shared she's had concerns about this since it came up. Council worked hard to get the lease policy into city code, and there isn't a lot of wiggle room on some things for good reason, because in the past leasing wasn't always fair. We need to be careful to ensure we're equitable with our leases. This property has been a thorn in our sides for a while now and she's interested in getting it back on the books and productive. She's going to support this with the 2018 rate for this coming year, but with trepidation because we need to be cautious when making these decisions.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- c. Resolution 20-133, A Resolution of the City Council of Homer, Alaska Expressing Intent to Participate in the Purchase of Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc. and Directing the City Manager to Negotiate the

City's Financial Contribution and Assure the Binding Public Purpose Conditions are met. Mayor.

Resolution 20-133(S), A Resolution of the City Council of Homer, Alaska **Authorizing the City Manager to Waive Unpaid Utility Assessments as part of the Sale** ~~Expressing Intent to Participate in the Purchase of Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc. with the Understanding that in the Unlikely Case of the Property being Transferred out of Conservation Protection, the City Will Reinstate the Assessments to the Subsequent Owner and Directing the City Manager to Negotiate the City's Financial Contribution and Assure the Binding Public Purpose Conditions are met. Mayor/Aderhold~~

LORD/ADERHOLD MOVED TO ADOPT RESOLUTION 20-133 BY READING OF TITLE ONLY

LORD/ADERHOLD MOVED TO SUBSTITUTE RESOLUTION 20-133(S) FOR 20-133

Councilmember Aderhold commented she supports this parcel becoming a conservation property. She brought forward the substitute because the original resolution asks for an access easement and would require them to build parking. As a conservation property it's 100% wetlands so requiring an easement and parking would degrade the wetland. It isn't our property so the City's only decision is related to the assessments that haven't been paid, and she doesn't think it's appropriate to hold them to these requirements before releasing the assessments, when it could potentially increase the liability to the organization. For other conservation parcels in the past, the City has waived assessments. If we pay the assessments through another pot of money and the property came out of conservation and was developed, the City wouldn't be able to recoup the money.

Councilmember Smith concurred with keeping that component if the property changed hands, they'd have to pay the assessment if they want water and sewer. His issue is where the money comes from for the \$70,000 assessment and who covers it. He noted the East End Road extension where HAWSP covered the \$270,000 and tax payers had to absorb it. He doesn't agree with it coming out of HAWSP. He agrees with the value of conservation, and thinks there may be a role for the City to play. He doesn't agree with writing off \$70,000.

Councilmember Lord had question regarding HAWSP and the debt payment. The debt service has to be met and the assessment is part of that. It's important how the City addresses that because it should be well documented, and whether it's waived or deferred or the City pays for it through other funds, there's a solid community aspect for the property that's conservation, but protecting the public access through that conservation purpose. She thinks there's more work to be done on this, but she supports it.

Mayor Castner applauds the private parties coming forward to help make the conservation easement possible. His purpose of his resolution was to not spend a lot of time micromanaging details that staff is better positioned to address. He's had a lot of conversation with Mr. Whitmore and others as to what the public purpose would be if any dollars were spent. He keeps being told the public can use Lampert Lake, but not without an easement. The parking is a concern to him in that if you create a nuisance like that and don't address a parking plan and park everyone along the side of the road, that's not responsible City government. Lastly, no one worked harder to rectify the HAWSP fund than he did. One of the reasons it was wrecked is because of things like this, there's no such thing as writing it off. The City is obligated to pay the loans back, and there being paid by HAWSP so every dollar we spend writing something off, means we aren't putting in new water or sewer lines. HAWSP wasn't authorized to buy conservation easements or anything else besides water and sewer. He hopes they don't adopt the substitute and let staff work some of these things out.

Councilmember Aderhold responded it is paying off a water and sewer assessment, which is a purpose of HAWSP. She also noted from their discussion at Committee of the Whole, there was mention of a memo and map, but it wasn't provided to them in the packet, along with information about the cost of the assessments, so there's additional information they need to have. She doesn't agree with requiring an easement, her understanding from Mr. Whitmore and Kachemak Moose Habitat Inc, is that their properties are open to the public, and regardless which version they consider, they both have potential for further amendments.

Councilmember Evensen shared his support for the original draft and the process outline by the Mayor. He'd like to see what staff comes back with.

Councilmember Lord's challenge is she sees the original resolution be more prescriptive to City staff to have to negotiate a legal easement and a parking lot. She also understands that Kachemak Moose Habitat doesn't do legal easements or build parking lots on their conservation properties. She feels the substitute gives staff the direction to go forth and Council will address the financial question. She suggested postponing and making amendments regarding the HAWSP piece.

VOTE (substitute): YES: ADERHOLD, LORD, SMITH  
NO: HANSEN-CAVASOS, EVENSEN, VENUTI

Mayor Castner did not vote to break the tie.

Motion failed.

There was further debate regarding opposition to the requirement of the easement and development of a parking area and in support of the resolution and having staff work through

this. Suggestion was made to postpone and have more information provided at their next meeting.

ADERHOLD/LORD MOVED TO POSTPONE TO JANUARY 11<sup>TH</sup>

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- d. Resolution 20-130, A Resolution of the City Council of Homer, Alaska Supporting and Encouraging all forms of Outdoor Recreation Especially during the 2020-2021 Winter with the Ongoing COVID-19 Pandemic. Lord.

LORD/VENUTI MOVED TO ADOPT RESOLUTION 20-130 BY READING OF TITLE ONLY

Councilmember Lord commented there are a lot of things the City is doing now to support recreation and things they shouldn't do. This is an effort to show support and appreciation that so many members of our community do promote, encourage, and support winter recreation.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- e. Resolution 20-131, A Resolution of the City Council of Homer, Alaska Urging Businesses and Individuals to Employ Basic COVID-19 Safety Measures such as Masking and Social Distancing to Reduce the Spread of COVID-19 and Protect our Public Healthcare Systems and Healthcare Workers. Lord.

LORD/VENUTI MOVED TO ADOPT RESOLUTION 20-131 BY READING OF TITLE ONLY.

Councilmember Lord shared this is in response to public comments regarding mandating masks. Since the City Council can't mandate masks, this is an effort to encourage citizens to follow the health guidelines given the uptick in positive cases, the need to get kids back in school, and get our local businesses open.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **COMMENTS OF THE AUDIENCE**

Robert Archibald, reminded Council and listeners that the public meeting for the State Park Management Plan is January 5th, noon to 2pm and again 5pm to 7pm. It's a chance to understand what's going on with the new Park Management Plan and make comments to the team. The Governor has funding in his budget for the Land and Water Conservation Grant Management Program and hopefully has provided for an administrator for that. We've lost out on the money for the last three years because the State couldn't match the money. He encouraged Council to encourage our Legislators and the Governor to pursue that. Deferred maintenance in our parks is up to \$60 million. Without Federal assistance we're in trouble.

Dan Miotke hopes the Cook Inlet Aquaculture Association presentation was beneficial. He thanked everyone for great discussion tonight and agrees another all-encompassing resolution regarding the Park Management Plan will be great. He shared some history on funding projects over the last few years.

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

City Attorney Gatti wished everyone happy holidays.

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

City Clerk Jacobsen had no comments.

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

City Manager Dumouchel said we'll get to work on some of the things that happened tonight and see you all back here January 11<sup>th</sup>.

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

Mayor Castner expressed some concern about accounting and a truncated fiscal year. Council realizes that our income and expenses are not equal across the calendar year and a huge amount of our income comes in the fall. The truncated budget has normal expenses and little income. Because of that we may come into a dilemma, but others have done this before and looking for help from AML or other municipalities that have done this have experienced it. He encouraged us to get to that next level quickly and not be surprised when where half-way through the truncated year and not balance. He thinks we can figure things out and work through it. He wished everyone a safe holiday season.

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

Councilmember Lord noted the truncated budget was introduced on the consent agenda tonight and she appreciates the memos outlining the accounting challenges associated with doing this. She thanked everyone who worked on getting CARES money out, it's been a huge lift and time-suck, but she's glad they got all the money out to the community. There's still audit and wrap-up but thanks to everyone in the City Manager's office, Finance Department,



and temporary staff. It was great to hear the public comment and receive comments outside the meeting. She appreciates hearing everyone's voices and reading the emails, it helps provide context and background to make good decisions for the community. She wished everyone Happy Solstice, Merry Christmas, and Happy New Year. May we all be kind and patient as we move through the holiday season in both its ups and downs.

Councilmember Smith shared a text he received from a citizen about an SBERG Grant they received and what an impact it made. He thanked Council and staff for making that happen. He appreciates the School Board and education system for their decisions to move classes back into the schools, and their contingency plan to help kids who are struggling with grades. He's encouraged by the 3<sup>rd</sup> quarter report, it's a huge relief, and looks forward to better news yet. He apologized for missing the November 25<sup>th</sup> special meeting, he's glad the resolution passed. He wished everyone a Happy New Year, Merry Christmas and Happy Holidays.

Councilmember Hansen-Cavasos thanked all the health care workers for all their hard work for the community. She encouraged being kind and wearing masks. She just read Duncan House will be shutting down for a few months, they've been amazing and she's sad they have to do that. If we can just put our opinions about our mask and health aside and just do it, it would be great. She wished everyone Happy Holidays.

Councilmember Evensen reminded folks who are interested in more information the most recent newsletters from Cook Inlet Aquaculture are in the packet as back up to that resolution. He shared his appreciation for Rachel Tussey and her help with the Sister City Program, she's worn all kinds of different hats this year. He also noted the employee anniversaries in the packet and thanked them for their service to the city. He wished everyone Happy Solstice.

Councilmember Venuti commented that Terrance Cole died, there's a great article in the Anchorage Daily News and encouraged folks to read more about him. She's amazed at what Council and community did this year, we wouldn't have done it without everyone working together. She thanked Councilmembers Aderhold and Lord for their work on the HAWSP manual and congratulated them for it passing tonight. She gave a shout out to staff for all their work and wished everyone Happy Solstice, Merry Christmas, and wear a mask.

Councilmember Aderhold commented it's been a wild ride of a year, she appreciates the work of City staff in getting through this time. She thanked Councilmembers for this year, we each have very different perspectives and when we disagree are some of the most interesting times, because she learns other's perspectives and she appreciates that. The more diverse our voices are the better off we are. It's an interesting holiday time. She wished all Happy Hanukkah, Merry Christmas, Happy New Year, Happy Solstice, and whatever else is celebrated.

## **ADJOURNMENT**

There being no further business to come before the Council Mayor Castner adjourned the meeting at 10:00 p.m. The next Regular Meeting is Monday, January 11, 2021 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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Melissa Jacobsen, MMC, City Clerk

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



# City of Homer

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

## Office of the Mayor

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-3130

(f) 907-235-3143

## Memorandum 21-001

TO: HOMER CITY COUNCIL  
FROM: MAYOR CASTNER  
DATE: JANUARY 6, 2021  
SUBJECT: APPOINTMENT OF BRAD CONLEY TO THE PLANNING COMMISSION AND  
MULTIPLE APPOINTMENTS TO THE PUBLIC WORKS CAMPUS TASK FORCE

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Brad Conley is appointed to the Planning Commission to fill the seat vacated by Jason Davis. The term expires July 1, 2022.

Charles Barnwell, Larry Slone, Jacob Argueta, Councilmember Aderhold, Councilmember Venuti, Deputy City Planner Engebretsen, and Public Works Director Jan Keiser are appointed to the Public Works Campus Task Force. Their terms expire upon completion of the Task Force work.

**Recommendation:** Confirm the appointment of Brad Conley to the Planning Commission, and Charles Barnwell, Larry Slone, Jacob Argueta, Councilmember Aderhold, Councilmember Venuti, Deputy City Planner Engebretsen, and Public Works Director Jan Keiser to the Public Works Campus Task Force

Published on *City of Homer Alaska Official Website* (<https://www.cityofhomer-ak.gov>)

[Home](#) > [Application for Appointment to an Advisory Body](#) > [Webform results](#) > Application for Appointment to an Advisory Body

#### Submission information

Form: [Application for Appointment to an Advisory Body](#) <sup>[1]</sup>

Submitted by Visitor (not verified)

Tue, 12/15/2020 - 9:36am

192.168.5.254

#### Applicant Information

##### **Name of Organization**

J. Brad Conley

##### **Physical Address**

701 Fireweed Avenue, Homer, AK, 99603

##### **Mailing Address**

701 Fireweed Avenue, Homer, AK, 99603

##### **Email**

coldwaterak@gmail.com

##### **Phone**

907-299-2323

Please select the bodies you are interested in serving on

##### **Advisory Bodies**

Advisory Planning Commission 1st & 3rd Wednesdays of the month at 6:30 p.m. Worksession prior to each meeting at 5:30 p.m. except No first meeting in July or Second meetings in November and December

##### **I have been a resident of the city for**

6 Years

##### **I have been a resident of the area for**

26 years (seasonal during college)

#### **Special Training & Education**

BA, University of Montana - Ability to discern and compose relevant information, self motivated.  
Offshore Vessel Manager w/Subsea 7 - Management strategies, interrelated components w/  
purpose driven goals

Project Manager w/Bay Welding - Technical and quality driven projects based on personal

expectations

Homer Chamber of Commerce - Community based goals driven by business and economy

Homer Marine Trades - Representation of broad economy base for common goals, community representation

### **Prior Service**

Homer Marine Trades and Homer Chamber of Commerce. Board managed decisions with community focus.

HCOC - Two Terms - 4 Years

HMTA - Four Years

### **Why are you interested?**

Personal involvement in my community and investment in the future development of Homer.

Homer has been my home since childhood and now is the home for me and my family (wife and three children). My family's livelihood and security relies on the economy and stability of the Homer area.

### **Other memberships**

Homer Chamber of Commerce

Homer Marine Trades.

### **Related to the Advisory Planning Commission**

No - only personal residence

### **Additional related information**

Please include any additional information that may assist the Mayor in his/her decision making:

### **Finish**

When you have completed this application please review all the information and hit the submit button. Thank you for applying!

**Source URL:** <https://www.cityofhomer-ak.gov/node/9051/submission/44827>

### **Links**

[1] <https://www.cityofhomer-ak.gov/cityclerk/application-appointment-advisory-body>



**CITY OF HOMER  
APPLICATION TO SERVE ON ADVISORY BODY  
COMMISSION, BOARD, COMMITTEE, TASK FORCE**

**CITY CLERK'S OFFICE  
CITY OF HOMER  
491 E. PIONEER AVE  
HOMER, AK 99603  
PH. 907-235-3130  
FAX 907-235-3143  
clerk@cityofhomer-ak.gov**

The information below provides some basic background for the Mayor and Council  
This information is public and will be included in the Council Information packet

Name: Charles Barnwell Date: 12/03/20

Physical Address: 410 Crestwood Circle, Homer, AK.99603

Mailing Address: \_\_\_\_\_

Phone #: 907-602-1213 Cell #: same Work #: \_\_\_\_\_

Email Address: barnwellce@gmail.com

The above information will be published in the City Directory and within the city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council

Please indicate the advisory body that you are interested in serving on by marking with an X.  
You may select more than one.

**ADVISORY PLANNING COMMISSION**

1ST & 3RD WEDNESDAY OF THE MONTH AT 6:30 PM  
WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM

**PARKS ART RECREATION & CULTURE ADVISORY COMMISSION**

3RD THURSDAY OF THE MONTH AT 5:30 PM  
NO MEETINGS IN JANUARY, JULY & DECEMBER

**PORT & HARBOR ADVISORY COMMISSION**

4th WEDNESDAY OF THE MONTH  
OCT-APRIL AT 5:00 PM  
MAY - SEPT AT 6:00 PM

**ECONOMIC DEVELOPMENT ADVISORY COMMISSION**

2ND TUESDAY OF THE MONTH AT 6:00 PM

**CITY COUNCIL**

2ND & 4TH MONDAY OF THE MONTH  
SPECIAL MEETINGS & WORKSESSIONS AT 4:00 PM  
COMMITTEE OF THE WHOLE AT 5:00 PM  
REGULAR MEETING AT 6:00 PM

**LIBRARY ADVISORY BOARD**

1ST TUESDAY OF THE MONTH AT 5:30 PM  
NO MEETINGS IN JANUARY, JUNE AND JULY

**OTHER - PLEASE INDICATE**

Public Works Campus Task Force

I have been a resident of the city for 4 years. I have been a resident of the area for 4 years.

I am presently employed at Kinney Engineering LLC (on an "as needed basis"). Essentially retired.

Please list any special training, education or background you may have which is related to your choice of advisory body.

GIS analysis, management for a number of engineering companies. Planning (M.S. degree) -- work

Geology B.S. degree: worked in geologic industry in Alaska for 15 years. Knowledgeable about geot

soils, etc.

Have you ever served on a similar advisory body? If so please list when, where and how long:

City of Homer Planning Commission. 6 months, currently still on the commission.

Why are you interested in serving on the selected advisory body?

Given the Public Works importance to a city, it is critical their base be sited smartly and

taking into account a number of parameters and criteria, e.g. logistics, proximity to other COH.

Please list any current memberships or organizations you belong to related to your selection(s):

American Planning Association; Alaska Arc User Group (GIS society), Alaska Geological Society.

Please answer the following only if you are applying for the Advisory Planning Commission:

Have you ever developed real property other than a personal residence, if so briefly explain:

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Please answer if your are applying for the Port & Harbor Advisory Commission:

Do you use the Homer Port and/or Harbor on a regular basis?

Yes

No

What is your primary use? Commercial

Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

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When you have completed the application please review and return to the City Clerk's Office. You may also email this to [clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov) or fax  07-235-3143. Thank you for applying!



**CITY OF HOMER  
APPLICATION TO SERVE ON ADVISORY BODY  
COMMISSION, BOARD, COMMITTEE, TASK FORCE**

**CITY CLERK'S OFFICE  
CITY OF HOMER  
491 E. PIONEER AVE  
HOMER, AK 99603  
PH. 907-235-3130  
FAX 907-235-3143  
clerk@cityofhomer-ak.gov**

The information below provides some basic background for the Mayor and Council  
This information is public and will be included in the Council Information packet

Name: Larry Slone Date: 12/08/20

Physical Address: 3933 Main St. Homer

Mailing Address: POB 2761 Homer

Phone #: \_\_\_\_\_ Cell #: 907 399-7170 Work #: \_\_\_\_\_

Email Address: larryslone543@gmail.com

The above information will be published in the City Directory and within the city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council

Please indicate the advisory body that you are interested in serving on by marking with an X.  
You may select more than one.

<input type="checkbox"/> <b>ADVISORY PLANNING COMMISSION</b> 1ST & 3RD WEDNESDAY OF THE MONTH AT 6:30 PM WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM	<input type="checkbox"/> <b>ECONOMIC DEVELOPMENT ADVISORY COMMISSION</b> 2ND TUESDAY OF THE MONTH AT 6:00 PM
<input type="checkbox"/> <b>PARKS ART RECREATION &amp; CULTURE ADVISORY COMMISSION</b> 3RD THURSDAY OF THE MONTH AT 5:30 PM NO MEETINGS IN JANUARY, JULY & DECEMBER	<input type="checkbox"/> <b>CITY COUNCIL</b> 2ND & 4TH MONDAY OF THE MONTH SPECIAL MEETINGS & WORKSESSIONS AT 4:00 PM COMMITTEE OF THE WHOLE AT 5:00 PM REGULAR MEETING AT 6:00 PM
<input type="checkbox"/> <b>PORT &amp; HARBOR ADVISORY COMMISSION</b> 4th WEDNESDAY OF THE MONTH OCT-APRIL AT 5:00 PM MAY - SEPT AT 6:00 PM	<input type="checkbox"/> <b>LIBRARY ADVISORY BOARD</b> 1ST TUESDAY OF THE MONTH AT 5:30 PM NO MEETINGS IN JANUARY, JUNE AND JULY
<input type="checkbox"/>	<input checked="" type="checkbox"/> <b>OTHER - PLEASE INDICATE</b> <u>Public Works Campus Task Force</u>
<input type="checkbox"/>	



I have been a resident of the city for 20 years. I have been a resident of the area for 20 years.

I am presently employed at Retired

Please list any special training, education or background you may have which is related to your choice of advisory body.

Long-time interest and occasional input on various city issues over the years.20  
\_\_\_\_\_  
\_\_\_\_\_

Have you ever served on a similar advisory body? If so please list when, where and how long:

HERC TF, HAPC  
\_\_\_\_\_

Why are you interested in serving on the selected advisory body?

Opportunity to exercise critical thinking skills.  
\_\_\_\_\_

Please list any current memberships or organizations you belong to related to your selection(s):

\_\_\_\_\_  
\_\_\_\_\_

Please answer the following only if you are applying for the Advisory Planning Commission:  
Have you ever developed real property other than a personal residence, if so briefly explain:

\_\_\_\_\_  
\_\_\_\_\_

Please answer if your are applying for the Port & Harbor Advisory Commission:  
Do you use the Homer Port and/or Harbor on a regular basis?

Yes  No  What is your primary use? Commercial  Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

When you have completed the application please review and return to the City Clerk's Office. You may also email this to [clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov) or fax to 907-235-3143. Thank you for applying!

Published on *City of Homer Alaska Official Website* (<https://www.cityofhomer-ak.gov>)

[Home](#) > [Application for Appointment to an Advisory Body](#) > [Webform results](#) > Application for Appointment to an Advisory Body

#### Submission information

Form: [Application for Appointment to an Advisory Body](#) [1]

Submitted by Visitor (not verified)

Wed, 12/16/2020 - 4:45pm

192.168.4.254

#### Applicant Information

##### **Name of Organization**

Kachemak Bay National Estuarine Research Reserve

##### **Physical Address**

580 Hidden Way

##### **Mailing Address**

PO Box 203

##### **Email**

[jmarguetajacobs@alaska.edu](mailto:jmarguetajacobs@alaska.edu)

##### **Phone**

5038300701

Please select the bodies you are interested in serving on

##### **Advisory Bodies**

Other: Please indicate

##### **Other - Please Describe**

Public Works Campus Task Force

**I have been a resident of the city for**

9 months

**I have been a resident of the area for**

3.5 years

#### **Special Training & Education**

BS in Environmental Science and Management. GIS minor/certificate.

#### **Prior Service**

N/A

**Why are you interested?**

To get this important, and frankly overdue, project moving forward. I am also interested in seeing the Public Works facility moved to a location that is not directly impacting an estuary.

**Other memberships**

I do not believe so.

**Additional related information**

Please include any additional information that may assist the Mayor in his/her decision making:

- capable in digesting scientific literature
- site selection experience using GIS

**Finish**

When you have completed this application please review all the information and hit the submit button. Thank you for applying!

**Source URL:** <https://www.cityofhomer-ak.gov/node/9051/submission/44840>

**Links**

[1] <https://www.cityofhomer-ak.gov/cityclerk/application-appointment-advisory-body>



**CITY OF HOMER  
APPLICATION TO SERVE ON ADVISORY BODY  
COMMISSION, BOARD, COMMITTEE, TASK FORCE**

**CITY CLERK'S OFFICE  
CITY OF HOMER  
491 E. PIONEER AVE  
HOMER, AK 99603  
PH. 907-235-3130  
FAX 907-235-3143  
clerk@cityofhomer-ak.gov**

The information below provides some basic background for the Mayor and Council  
This information is public and will be included in the Council Information packet

Name: Donna Aderhold Date: September 10, 2020

Physical Address: 353 Grubstake Ave., Homer, AK 99603

Mailing Address: 353 Grubstake Ave., Homer, AK 99603

Phone #: 907-235-6540 Cell #: 907-244-4388 Work #: \_\_\_\_\_

Email Address: donnagrace99@gmail.com, donnaaderhold@ci.homer.ak.us

The above information will be published in the City Directory and within the city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council

Please indicate the advisory body that you are interested in serving on by marking with an X.  
You may select more than one.

**ADVISORY PLANNING COMMISSION**  
1ST & 3RD WEDNESDAY OF THE MONTH AT 6:30 PM  
WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM

**PARKS ART RECREATION & CULTURE ADVISORY COMMISSION**  
3RD THURSDAY OF THE MONTH AT 5:30 PM

**PORT & HARBOR ADVISORY COMMISSION**  
3RD WEDNESDAY OF THE MONTH  
OCT-APRIL AT 5:00 PM  
MAY - SEPT AT 6:00 PM

**ECONOMIC DEVELOPMENT ADVISORY COMMISSION**  
2ND TUESDAY OF THE MONTH AT 6:00 PM

**CANNABIS ADVISORY COMMISSION**  
4TH THURSDAY OF THE MONTH AT 5:30 PM

**LIBRARY ADVISORY BOARD**  
1ST TUESDAY OF THE MONTH AT 5:30 PM

**OTHER - PLEASE INDICATE**

Public Works Task Force

**CITY COUNCIL**  
2ND & 4TH MONDAY OF THE MONTH  
SPECIAL MEETINGS & WORKSESSIONS AT 4:00 PM  
COMMITTEE OF THE WHOLE AT 5:00 PM  
REGULAR MEETING AT 6:00 PM

I have been a resident of the city for 12 years. I have been a resident of the area for 12 years.

I am presently employed at Prince William Sound Science Center

Please list any special training, education or background you may have which is related to your choice of advisory body.

Experience as a decision-maker on Homer City Council, experience as a National Environmental

Policy Act specialist evaluating alternatives and risks for proposed projects, experience working

with engineers on a variety of development projects, Project Management training

Have you ever served on a similar advisory body? If so please list when, where and how long:

Homer City Council, 5 years, 2015-current; Homer ADA Compliance Committee, 4 years, 2016-

current; Kenai Peninsula Borough Election Stakeholders Group, 6 months, 2019

Why are you interested in serving on the selected advisory body?

Developing a plan for moving Public Works staff and equipment out of the tsunami zone (to the

extent possible) is a priority for me and is included in the city's Capital Improvement Plan.

Please list any current memberships or organizations you belong to related to your selection(s):

Please answer the following only if you are applying for the Advisory Planning Commission:  
Have you ever developed real property other than a personal residence, if so briefly explain:

Please answer if your are applying for the Port & Harbor Advisory Commission:

Do you use the Homer Port and/or Harbor on a regular basis?

Yes

No

What is your primary use? Commercial

Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

When you have completed the application please review and return to the City Clerk's Office. You may also email this to [clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov) or fax to 907-235-3143. Thank you for applying!

Published on *City of Homer Alaska Official Website* (<https://www.cityofhomer-ak.gov>)

[Home](#) > [Application for Appointment to an Advisory Body](#) > [Webform results](#) > Application for Appointment to an Advisory Body

#### Submission information

Form: [Application for Appointment to an Advisory Body](#) [1]

Submitted by Visitor (not verified)

Wed, 12/16/2020 - 11:22am

192.168.4.254

#### Applicant Information

**Name of Organization**

Caroline Venuti

**Physical Address**

4066 Kachemak Drive

**Mailing Address**

4066 Kachemak Drive

**Email**

Fcvenuti@gmail.com

**Phone**

907-235-8728

Please select the bodies you are interested in serving on

**Advisory Bodies**

Other: Please indicate

**Other - Please Describe**

Public works campus task force

**I have been a resident of the city for**

30 + years

**I have been a resident of the area for**

30 + years

**Special Training & Education**

Please list any special training, education or background you may have which is related to your choice of advisory body.

I serve on the current City Council.

**Prior Service**

Have you ever served on a similar advisory body? If so please list when, where and how long:

Homer Library Advisory Board

**Why are you interested?**

Please briefly state why you are interested in serving on the advisory body selected

I would like to be involved with the decisions we will make in the future with the public works campus.

**Other memberships**

Do you currently belong to any organizations specifically related to the area of the advisory body you selected?

**Additional related information**

Please include any additional information that may assist the Mayor in his/her decision making:

**Finish**

When you have completed this application please review all the information and hit the submit button. Thank you for applying!

**Source URL:** <https://www.cityofhomer-ak.gov/node/9051/submission/44839>

**Links**

[1] <https://www.cityofhomer-ak.gov/cityclerk/application-appointment-advisory-body>

Published on *City of Homer Alaska Official Website* (<https://www.cityofhomer-ak.gov>)

[Home](#) > [Application for Appointment to an Advisory Body](#) > [Webform results](#) > Application for Appointment to an Advisory Body

#### Submission information

Form: [Application for Appointment to an Advisory Body](#) [1]

Submitted by Visitor (not verified)

Tue, 12/15/2020 - 3:04pm

192.168.4.254

#### Applicant Information

##### **Name of Organization**

Julie Engebretsen, City of Homer employee

##### **Physical Address**

491 E Pioneer Ave

##### **Mailing Address**

491 E Pioneer Ave

##### **Email**

jengebretsen@ci.homer.ak.us

##### **Phone**

907-435-3119

Please select the bodies you are interested in serving on

##### **Advisory Bodies**

Other: Please indicate

##### **Other - Please Describe**

Public Works Task Force

##### **I have been a resident of the city for**

N/A

##### **I have been a resident of the area for**

20+ years

#### **Special Training & Education**

Please list any special training, education or background you may have which is related to your choice of advisory body



As a Planning Department employee it has been my job to help developers understand and comply with city regulations when building new projects. I frequently answer questions from developers about various properties and how their project would or would not fit on specific lots. I can provide detailed knowledge of local plans and regulations as well as local real estate knowledge to the task force. My job has also provided me with the opportunity to complete training on facilitation, consensus building, and strategic planning.

### **Prior Service**

Have you ever served on a similar advisory body? If so please list when, where and how long:

I served on the Anchor Point Advisory Planning commission for about 10 years.

I have served on the Employee Committee, as a general member and as chair.

I have over 15 years experience working in a staff capacity with city bodies that are advisory to Council and the City Manager.

### **Why are you interested?**

Please briefly state why you are interested in serving on the advisory body selected

I'd like to participate in the task force to find a reasonable solution that will have broad support. And I think it would be interesting to work on this project at the very beginning!

### **Other memberships**

Do you currently belong to any organizations specifically related to the area of the advisory body you selected?

### **Additional related information**

Please include any additional information that may assist the Mayor in his/her decision making:

### **Finish**

When you have completed this application please review all the information and hit the submit button. Thank you for applying!

**Source URL:** <https://www.cityofhomer-ak.gov/node/9051/submission/44830>

### **Links**

[1] <https://www.cityofhomer-ak.gov/cityclerk/application-appointment-advisory-body>



# 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 21-002

TO: MAYOR CASTNER AND HOMER CITY COUNCIL

FROM: RENEE KRAUSE, MMC, DEPUTY CITY CLERK

DATE: JANUARY 11, 2021

SUBJECT: TRANSFER OF OWNERSHIP MARIJUANA CULTIVATION FACILITY LICENSE FOR ALASKA  
LOVEN IT, LLC

---

We have been notified by the Alcohol and Marijuana Control Office of an application for a transfer of ownership standard marijuana cultivation facility license in the City of Homer for the following:

Type: Standard Marijuana Cultivation Facility - Transfer of Ownership  
Lic #: 12833  
DBA Name: Alaska Loven It  
Service Location: 2908 Kachemak Drive, Homer, Alaska  
Licensee: Hibernation Holding Company, LLC  
Designated Licensee: Dan Coglianesi  
Mailing Address: PO Box 1571, Homer, AK 99603

RECOMMENDATION: Voice non objection and approval for the new retail marijuana license.

Fiscal Note: Revenues.



THE STATE of ALASKA

Department of Commerce, Community and Economic Development
Division of Corporations, Business and Professional Licensing

COR

FOR DIVISION USE ONLY

Corporations Section

State Office Building, 333 Willoughby Avenue, 9th Floor
PO Box 110806, Juneau, AK 99811-0806
Phone: (907) 465-2550 • Fax: (907) 465-2974
Email: corporations@alaska.gov
Website: Corporations.Alaska.Gov

Notice of Change of Officials

Domestic Limited Liability Company (AS 10.50)

- This Notice of Change of Officials form is only for Domestic Limited Liability Companies and is used to report changes between biennial reporting periods in: members, managers, and percentage of interest held.
This Notice of Change of Officials will not be filed if the entity's biennial report is not current. To verify the entity's biennial report due date, go online to www.Corporations.Alaska.Gov and select Search Corporations Database
Standard processing time for complete and correct filings submitted to this office is approximately 10-15 business days. All filings are reviewed in the date order they are received.
The information you submit is a public record and will be posted on the State's website.

1. Important: AS 10.50.765
Each Domestic Limited Liability Company is required to notify this office when there is a change of officials.
- AS 10.50.765
Failure to meet this requirement may result in involuntary dissolution of the entity's authority to transact business in the State of Alaska.
The Domestic Limited Liability Company is to keep and make available the records of the official(s) changes.
- AS 10.50.860-.870

2. Fee: [X] \$25 Nonrefundable Filing Fee (CORF) 3 AAC 16.065(b)
Mail this form and the non-refundable \$25 filing fee in U.S. dollars to the letterhead address. Make the check or money order payable to the State of Alaska, or use the attached credit card payment form.

3. Entity Information: AS 10.50.765
Entity Name: Alaska Loven It, LLC
Alaska Entity Number: 10056827

**4. REMOVE from Record:**

AS 10.50.765(b)

The following officials (members and, if applicable, managers) will be completely removed from the record as a result of this filing:

Name: Janiese Stevens

Name: Dan Coglianese

Name: \_\_\_\_\_

Name: \_\_\_\_\_

If an official is not being removed from record, then list them in Item #5 below (with their current information).

**5. ALL Current Officials:**

AS 10.50.765(b)

The following is a complete list of ALL remaining and new officials who will be on record as a result of this filing.

- An LLC must have at least one member who owns a % of the LLC. — AS 10.50.155(b)
- Must provide all members who own 5% or more of the LLC. — AS 10.50.765 (b)
- Members must own a % of the LLC. A member may be a manager if the LLC is manager managed.
- An LLC may be managed by a manager if provided in Articles of Organization. A manager may be a member if the manager also owns a % of the LLC. — AS 10.50.075(5) and AS 10.50.110(b)

- List ALL officials and their current information to be on record.
- Manager will only be accepted if the entity is manager-managed per the articles.
- **BOLD** fields are required.

FULL LEGAL NAME	COMPLETE MAILING ADDRESS	% OWNED	MEMBER	Manager
Hibernation Holding Company	2705 Millbay Road, Suite 205, Kodiak, AK 99615	100	x	x

→ If necessary, use the following supplement page and include all information required above in Item #5.

**6. Required Signature:**

AS 10.50.840

The Notice of Change of Officials must be signed by: a member (AS 10.50.840(a)(2)); or a manager if manager managed (AS 10.50.840(a)(1)); or an attorney-in-fact (AS 10.50.840(c)). Persons who sign documents filed with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title of Authorized Signer:  Member  Manager  Attorney-in-fact

*If signing on behalf of a member or manager which is an entity, then identify the signer's relationship and signing authority with the member entity. For example: John Smith, President of XYZ Inc. the sole member of ABC LLC.*

# Notice of Change of Officials SUPPLEMENT

If used, this supplement must be returned with Form 08-491

Entity Name: Alaska Loven It, LLC

Alaska Entity Number: 10056827

**4. REMOVE from Record** (continued from Page 2): AS 10.50.765(b)

The following officials (members and, if applicable, managers) will be completely removed from the record as a result of this filing:

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

If an official is not being removed from record, then list them in Item #5 below (with their current information).

**5. ALL Current Officials** (continued from Page 2): AS 10.50.765(b)

The following is a complete list of ALL remaining and new officials who will be on record as a result of this filing.

- An LLC must have at least one member who owns a % of the LLC. — AS 10.50.155(b)
- Must provide all members who own 5% or more of the LLC. — AS 10.50.765 (b)
- Members must own a % of the LLC. A member may be a manager if the LLC is manager managed.
- An LLC may be managed by a manager if provided in Articles of Organization. A manager may be a member if the manager also owns a % of the LLC. — AS 10.50.075(5) and AS 10.50.110(b)

<ul style="list-style-type: none"> <li>• List <u>ALL</u> officials and their current information to be on record.</li> <li>• Manager will only be accepted if the entity is manager-managed per the articles.</li> <li>• <b>BOLD</b> fields are required.</li> </ul>		% OWNED	MEMBER	Manager
FULL LEGAL NAME	COMPLETE MAILING ADDRESS			
				*

If necessary to complete Items #4 and #5, make copies of this SUPPLEMENT page.



THE STATE  
of **ALASKA**  
Department of Commerce, Community and Economic Development  
Division of Corporations, Business and Professional Licensing

**COR**

FOR DIVISION USE ONLY

**Corporations Section**

State Office Building, 333 Willoughby Avenue, 9<sup>th</sup> Floor  
PO Box 110806, Juneau, AK 99811-0806  
Phone: (907) 465-2550 • Fax: (907) 465-2974  
Email: [corporations@alaska.gov](mailto:corporations@alaska.gov)  
Website: [Corporations.Alaska.Gov](http://Corporations.Alaska.Gov)

**Contact Information**

- Return this form with your filing
- This information may be used by the Division to assist with processing your attached filings
- This form will not be filed for record, or appear online

<b>Entity Information</b>		Enter your entity information as it appears on this filing.	
Entity Name:	Alaska Loven It, LLC		
AK Entity #:	10056827		

<b>Contact Person</b>		Whom may we contact with any questions or problems with this filing?	
Company:	JDW, LLC		
Contact:	Jana Weltzin		
Mailing Address:	Address: 901 Photo Ave		
	City: Anchorage	State: AK	ZIP: 99503
Phone:	907-231-3750		
Email:	jana@jdwcounsel.com		

<b>Document Return Address</b>		Provide an address for the return of your filed documents.	
<input checked="" type="checkbox"/> Return my filings to the address provided <b>ABOVE</b> <input type="checkbox"/> Return my filings to this address provided <b>BELOW</b>			
Company:	JDW, LLC		
Contact:	Jana Weltzin		
Mailing Address:	Address: 901 Photo Ave		
	City: Anchorage	State: AK	ZIP: 99503



THE STATE  
of **ALASKA**  
Department of Commerce, Community, and Economic Development  
Division of Corporations, Business and Professional Licensing

FOR DIVISION USE ONLY

State of Alaska  
Department of Commerce, Community, and Economic Development  
Division of Corporations, Business and Professional Licensing  
PO Box 110806, Juneau, AK 99811  
Phone: (907) 465-2550

## Credit Card Payment Form

All major credit cards are accepted. For security purposes, do not email credit card information. Include this credit card payment form with your application.

Name of Applicant or Licensee: Alaska Loven It, LLC

Program Type: Domestic LLC License Number (if applicable): 10056827

I wish to make payment by credit card for the following (check all that apply):	<b>AMOUNT</b>
<input checked="" type="checkbox"/> Application Fee: <u>Change of Officials (CORF)</u>	<u>\$25.00</u>
<input type="checkbox"/> License or Renewal Fee: _____	_____
<input type="checkbox"/> Other (name change, wall certificate, fine, duplicate license, exam, etc.):	
1. _____	_____
2. _____	_____
<b>TOTAL:</b>	<u>\$25.00</u>

Name (as shown on credit card): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email (optional): \_\_\_\_\_

Signature of Credit Card Holder: \_\_\_\_\_

08-4438

Rev 12/26/18

Credit Card Payment Form (all major cards accepted)

**CREDIT CARD INFO: Your payment cannot be processed unless all fields are completed!**

<p>1. Account Number: _____</p> <p>2. Expiration Date: _____</p> <p>3. Billing ZIP Code: _____</p> <p>4. Security Code: _____</p>	<p>All four fields <b>MUST</b> be completed!</p> <p>This section will be destroyed after the payment is processed.</p>
---	--



**Corporations Section**

State Office Building, 333 Willoughby Avenue, 9<sup>th</sup> Floor  
PO Box 110806, Juneau, AK 99811-0806  
Phone: (907) 465-2550 • Fax: (907) 465-2974  
Email: [corporations@alaska.gov](mailto:corporations@alaska.gov)  
Website: [Corporations.Alaska.Gov](http://Corporations.Alaska.Gov)

**Notice of Change of Officials**

**Domestic Limited Liability Company (AS 10.50)**

- This Notice of Change of Officials form is only for Domestic Limited Liability Companies and is used to report changes between biennial reporting periods in: members, managers, and percentage of interest held.
- This Notice of Change of Officials will not be filed if the entity's biennial report is not current. To verify the entity's biennial report due date, go online to [www.Corporations.Alaska.Gov](http://www.Corporations.Alaska.Gov) and select *Search Corporations Database*
- Standard processing time for complete and correct filings submitted to this office is approximately 10-15 business days. All filings are reviewed in the date order they are received.
- The information you submit is a public record and will be posted on the State's website.

<b>1. Important:</b>	AS 10.50.765
<p>Each Domestic Limited Liability Company is required to notify this office when there is a change of officials. — AS 10.50.765</p> <p>Failure to meet this requirement may result in involuntary dissolution of the entity's authority to transact business in the State of Alaska.</p> <p>The Domestic Limited Liability Company is to keep and make available the records of the official(s) changes. — AS 10.50.860-.870</p>	

<b>2. Fee:</b>	<input checked="" type="checkbox"/> \$25 Nonrefundable Filing Fee (CORF)	3 AAC 16.065(b)
<p>Mail this form and the non-refundable \$25 filing fee in U.S. dollars to the letterhead address. Make the check or money order payable to the State of Alaska, or use the attached credit card payment form.</p>		

<b>3. Entity Information:</b>	AS 10.50.765
<p>Entity Name: <u>Hibernation Holding Company, LLC</u></p> <p>Alaska Entity Number: <u>10100965</u></p>	



**4. REMOVE from Record:**

AS 10.50.765(b)

The following officials (members and, if applicable, managers) will be completely removed from the record as a result of this filing:

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

If an official is not being removed from record, then list them in Item #5 below (with their current information).

**5. ALL Current Officials:**

AS 10.50.765(b)

The following is a complete list of ALL remaining and new officials who will be on record as a result of this filing.

- An LLC must have at least one member who owns a % of the LLC. — AS 10.50.155(b)
- Must provide all members who own 5% or more of the LLC. — AS 10.50.765 (b)
- Members must own a % of the LLC. A member may be a manager if the LLC is manager managed.
- An LLC may be managed by a manager if provided in Articles of Organization. A manager may be a member if the manager also owns a % of the LLC. — AS 10.50.075(5) and AS 10.50.110(b)

- List ALL officials and their current information to be on record.
- Manager will only be accepted if the entity is manager-managed per the articles.
- **BOLD** fields are required.

FULL LEGAL NAME	COMPLETE MAILING ADDRESS	% OWNED	MEMBER	Manager
Dan Coglianese	PO Box 8593, Kodiak, AK 99615	21.5	x	
Janiese Stevens	PO Box 8593, Kodiak, AK 99615	21.5	x	x
Kim Perkins	PO Box 3763, Homer, AK 99603	14.25	x	
Eric Fellows	PO Box 1065, Homer, AK 99603	14.25	x	
Louis Rocheleau	PO Box 8593, Kodiak, AK 99615	14.25	x	

→ If necessary, use the following supplement page and include all information required above in Item #5.

**6. Required Signature:**

AS 10.50.840

The Notice of Change of Officials must be signed by: a member (AS 10.50.840(a)(2)); or a manager if manager managed (AS 10.50.840(a)(1)); or an attorney-in-fact (AS 10.50.840(c)). Persons who sign documents filed with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: Janiese Steven

Title of Authorized Signer:  Member  Manager  Attorney-in-fact

*If signing on behalf of a member or manager which is an entity, then identify the signer's relationship and signing authority with the member entity. For example: John Smith, President of XYZ Inc. the sole member of ABC LLC.*

# Notice of Change of Officials SUPPLEMENT

If used, this supplement must be returned with Form 08-491

Entity Name: Hibernation Holding Company, LLC

Alaska Entity Number: 10100965

**4. REMOVE from Record** (continued from Page 2): AS 10.50.765(b)

The following officials (members and, if applicable, managers) will be completely removed from the record as a result of this filing:

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

If an official is not being removed from record, then list them in Item #5 below (with their current information).

**5. ALL Current Officials** (continued from Page 2): AS 10.50.765(b)

The following is a complete list of ALL remaining and new officials who will be on record as a result of this filing.

- An LLC must have at least one member who owns a % of the LLC. — AS 10.50.155(b)
- Must provide all members who own 5% or more of the LLC. — AS 10.50.765 (b)
- Members must own a % of the LLC. A member may be a manager if the LLC is manager managed.
- An LLC may be managed by a manager if provided in Articles of Organization. A manager may be a member if the manager also owns a % of the LLC. — AS 10.50.075(5) and AS 10.50.110(b)

<ul style="list-style-type: none"> <li>• List <u>ALL</u> officials and their current information to be on record.</li> <li>• Manager will only be accepted if the entity is manager-managed per the articles.</li> <li>• <b>BOLD</b> fields are required.</li> </ul>		% OWNED	MEMBER	Manager
FULL LEGAL NAME	COMPLETE MAILING ADDRESS			
George Kirk	PO Box 2796, Kodiak, AK 99615	14.25	x	

If necessary to complete Items #4 and #5, make copies of this SUPPLEMENT page.



FOR DIVISION USE ONLY

**Corporations Section**

State Office Building, 333 Willoughby Avenue, 9<sup>th</sup> Floor  
PO Box 110806, Juneau, AK 99811-0806  
Phone: (907) 465-2550 • Fax: (907) 465-2974  
Email: [corporations@alaska.gov](mailto:corporations@alaska.gov)  
Website: [Corporations.Alaska.Gov](http://Corporations.Alaska.Gov)

**Contact Information**

- Return this form with your filing
- This information may be used by the Division to assist with processing your attached filings
- This form will not be filed for record, or appear online

<b>Entity Information</b>		Enter your entity information as it appears on this filing.	
Entity Name:	Hibernation Holding Company, LLC		
AK Entity #:	10100965		

<b>Contact Person</b>		Whom may we contact with any questions or problems with this filing?	
Company:	JDW, LLC		
Contact:	Jana Weltzin		
Mailing Address:	Address: 901 Photo Avenue, Second Floor		
	City: Anchorage	State: AK	ZIP: 99503
Phone:	907-231-3750		
Email:	jana@jdw counsel.com		

<b>Document Return Address</b>		Provide an address for the return of your filed documents.	
<input checked="" type="checkbox"/> Return my filings to the address provided <b>ABOVE</b> <input type="checkbox"/> Return my filings to this address provided <b>BELOW</b>			
Company:			
Contact:			
Mailing Address:	Address: 901 Photo Avenue, Second Floor		
	City: Anchorage	State:	ZIP: 99503



THE STATE  
of **ALASKA**  
Department of Commerce, Community, and Economic Development  
Division of Corporations, Business and Professional Licensing

FOR DIVISION USE ONLY

State of Alaska  
Department of Commerce, Community, and Economic Development  
Division of Corporations, Business and Professional Licensing  
PO Box 110806, Juneau, AK 99811  
Phone: (907) 465-2550

## Credit Card Payment Form

All major credit cards are accepted. For security purposes, do not email credit card information. Include this credit card payment form with your application.

Name of Applicant or Licensee: Hibernation Holding Company, LLC

Program Type: Domestic LLC License Number (if applicable): 10100965

I wish to make payment by credit card for the following (check all that apply):	<b>AMOUNT</b>
<input checked="" type="checkbox"/> Application Fee: <u>Change of Officials (CORF)</u>	<u>\$25.00</u>
<input type="checkbox"/> License or Renewal Fee: _____	_____
<input type="checkbox"/> Other (name change, wall certificate, fine, duplicate license, exam, etc.):	
1. _____	_____
2. _____	_____
<b>TOTAL:</b>	<u>\$25.00</u>

Name (as shown on credit card): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email (optional): \_\_\_\_\_

Signature of Credit Card Holder: \_\_\_\_\_

08-4438

Rev 12/26/18

Credit Card Payment Form (all major cards accepted)

**CREDIT CARD INFO: Your payment cannot be processed unless all fields are completed!**

<p>1. Account Number: _____</p> <p>2. Expiration Date: _____</p> <p>3. Billing ZIP Code: _____</p> <p>4. Security Code: _____</p>	<p>All four fields <b>MUST</b> be completed!</p> <p>This section will be destroyed after the payment is processed.</p>
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# Notice of Change of Officials SUPPLEMENT

If used, this supplement must be returned with Form 08-491

Entity Name: Hibernation Holding Company, LLC

Alaska Entity Number: 10100965

**4. REMOVE from Record** (continued from Page 2): AS 10.50.765(b)

The following officials (members and, if applicable, managers) will be completely removed from the record as a result of this filing:

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

If an official is not being removed from record, then list them in Item #5 below (with their current information).

**5. ALL Current Officials** (continued from Page 2): AS 10.50.765(b)

The following is a complete list of ALL remaining and new officials who will be on record as a result of this filing.

- An LLC must have at least one member who owns a % of the LLC. — AS 10.50.155(b)
- Must provide all members who own 5% or more of the LLC. — AS 10.50.765 (b)
- Members must own a % of the LLC. A member may be a manager if the LLC is manager managed.
- An LLC may be managed by a manager if provided in Articles of Organization. A manager may be a member if the manager also owns a % of the LLC. — AS 10.50.075(5) and AS 10.50.110(b)

- List ALL officials and their current information to be on record.
- Manager will only be accepted if the entity is manager-managed per the articles.
- **BOLD** fields are required.

FULL LEGAL NAME	COMPLETE MAILING ADDRESS	% OWNED	MEMBER	Manager
George Kirk	PO Box 2796, Kodiak, AK 99615	14.25	x	

If necessary to complete Items #4 and #5, make copies of this SUPPLEMENT page.

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business and Professional  
Licensing

State of Alaska > Commerce > Corporations, Business, & Professional Licensing > Search & Database Download > Corp. > Corporation Details

## NAME(S)

Type	Name
Legal Name	Alaska Loven It, LLC

## ENTITY DETAILS

**Entity Type:** Limited Liability Company  
**Entity #:** 10056827  
**Status:** Good Standing  
**AK Formed Date:** 4/20/2017  
**Duration/Expiration:** Perpetual  
**Home State:** ALASKA  
**Next Biennial Report Due:** 1/2/2019  
**Entity Mailing Address:** PO BOX 1571, HOMER, AK 99603  
**Entity Physical Address:** 2908 KACHEMAK DRIVE, HOMER, AK 99603

## REGISTERED AGENT

**Agent Name:** Dan Coglianese  
**Registered Mailing Address:** PO BOX 1571, HOMER, AK 99603  
**Registered Physical Address:** 2908 KACHEMAK DRIVE, HOMER, AK 99603

## OFFICIALS

Show Former

AK Entity #	Name	Titles	Owned
	Dan Coglianese	Member	50
	Janiese Stevens	Member	50

## FILED DOCUMENTS

Date Filed	Type	Filing	Certificate
4/20/2017	Creation Filing	<a href="#">Click to View</a>	<a href="#">Click to View</a>
7/31/2017	Initial Report	<a href="#">Click to View</a>	

### Juneau Mailing Address

P.O. Box 110806  
 Juneau, AK 99811-0806

### Physical Address

333 Willoughby Avenue  
 9th Floor  
 Juneau, AK 99801-1770

### Phone Numbers

Main Phone: (907) 465-2550  
 FAX: (907) 465-2974

### Anchorage Mailing/Physical Address

550 West Seventh Avenue  
 Suite 1500  
 Anchorage, AK 99501-3567

### Phone Numbers

Main Phone: (907) 269-8160  
 FAX: (907) 269-8156

State of Alaska © 2017



THE STATE

of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 - Email: [corporations@alaska.gov](mailto:corporations@alaska.gov)  
Website: [Corporations.Alaska.gov](http://Corporations.Alaska.gov)

AK Entity #: 10056827  
Date Filed: 07/31/2017  
State of Alaska, DCCED

FOR DIVISION USE ONLY

**Limited Liability Company**  
Initial Biennial Report

Web-7/31/2017 8:33:32 PM

**Entity Name:** Alaska Loven It, LLC  
**Entity Number:** 10056827  
**Home Country:** UNITED STATES

**Registered Agent**

**Name:** Dan Coglianese  
**Physical Address:** 2908 KACHEMAK DRIVE,  
HOMER, AK 99603  
**Mailing Address:** PO BOX 1571, HOMER, AK 99603

**Home State/Province:** ALASKA

**Entity Physical Address:** 2908 KACHEMAK DRIVE, HOMER, AK 99603

**Entity Mailing Address:** PO BOX 1571, HOMER, AK 99603

Please include all officials. Check all titles that apply. Must use titles provided. Please list the names and addresses of the members of the domestic limited liability company (LLC). There must be at least one member listed. If the LLC is managed by a manager(s), there must also be at least one manager listed. Please provide the name and address of each manager of the company. You must also list the name and address of each person owning at least 5% interest in the company and the percentage of interest held by that person.

Name	Address	% Owned	Titles
Janiese Stevens	PO Box 8593, Kodiak, AK 99615	50	Member
Dan Coglianese	PO Box 1571, Homer, AK 99603	50	Member

**NAICS Code:** 111998 - ALL OTHER MISCELLANEOUS CROP FARMING

**New NAICS Code (optional):**

I certify under penalty of perjury under the Uniform Electronic Transaction Act and the laws of the State of Alaska that the information provided in this application is true and correct, and further certify that by submitting this electronic filing I am contractually authorized by the Official(s) listed above to act on behalf of this entity.

**Name:** Lynda Gilliland

State of Alaska  
Department of Commerce, Community, and Economic Development  
Corporations, Business, and Professional Licensing

## Certificate of Organization

The undersigned, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, hereby certifies that a duly signed and verified filing pursuant to the provisions of Alaska Statutes has been received in this office and has been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community, and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

**Alaska Loven It, LLC**



IN TESTIMONY WHEREOF, I execute the certificate  
and affix the Great Seal of the State of Alaska  
effective April 20, 2017.

A handwritten signature in black ink, appearing to read "Chris Hladick".

Chris Hladick  
Commissioner



**Alaska Department of Commerce, Community, and Economic Development**

Division of Corporations, Business and Professional Licensing

P.O. Box 110806, Juneau, Alaska 99811-0806

This is to certify that

**ALASKA LOVEN IT, LLC**

PO BOX 1571 HOMER AK 99603

owned by

ALASKA LOVEN IT, LLC

is licensed by the department to conduct business for the period

April 20, 2017 through December 31, 2017

for the following line of business:

11 - Agriculture, Forestry, Fishing and Hunting



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location. It is not transferable or assignable.

Chris Hladick



THE STATE

of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 - Email: [corporations@alaska.gov](mailto:corporations@alaska.gov)  
Website: [Corporations.Alaska.gov](http://Corporations.Alaska.gov)

FOR DIVISION USE ONLY

## Articles of Organization

Domestic Limited Liability Company

Web-4/20/2017 5:48:45 PM

### 1 - Entity Name

Legal Name: Alaska Loven It, LLC

### 2 - Purpose

Cultivation

### 3 - NAICS Code

111998 - ALL OTHER MISCELLANEOUS CROP FARMING

### 4 - Registered Agent

Name: Dan Coglianese

Mailing Address: PO Box 1571, Homer, AK 99603

Physical Address: 2908 Kachemak Drive, Homer, AK 99603

### 5 - Entity Addresses

Mailing Address: PO Box 1571, Homer, AK 99603

Physical Address: 2908 Kachemak Drive, Homer, AK 99603

### 6 - Management

The limited liability company is managed by its members.

## 7 - Officials

Name	Address	% Owned	Titles
Dan Coglianese			Organizer

### Name of person completing this online application

I certify under penalty of perjury under the Uniform Electronic Transaction Act and the laws of the State of Alaska that the information provided in this application is true and correct, and further certify that by submitting this electronic filing I am contractually authorized by the Official(s) listed above to act on behalf of this entity.

**Name:** Dan Coglianese

**JOINDER AGREEMENT**  
**Alaska Loven It, LLC**

THIS JOINDER AGREEMENT TO AMENDED AND RESTATED LIMITED LIABILITY COMPANY AGREEMENT of **Alaska Loven It, LLC** (this "Agreement") is executed and delivered this 20 day of October 2020 by Hibernation Holding Company, LLC. The purpose of this Agreement is to make clear that pending MCB approval, Hibernation Holding Company, LLC will become as 100% member of **Alaska Loven It, LLC**, is bound and agrees to all terms in the Operating Agreement of **Alaska Loven It, LLC**, as amended from time to time, by and among the Members of the Company as defined therein (the "Operating Agreement").

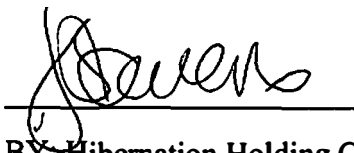
WHEREAS, in connection with the assumption of the Member's Interest, Hibernation Holding Company, LLC must, among other things, become a party to the Operating Agreement;

NOW, THEREFORE, in consideration of the premises, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Hibernation Holding Company, LLC hereby acknowledges and agrees to Join the Alaska Loven It Operating Agreement as of the date first written above and thus subject to all terms and conditions of the Operating Agreement applicable to each Member of the Company.

IN WITNESS WHEREOF, the undersigned has executed this Agreement on the day and year first set forth above.

ACCEPTED:



BY: Hibernation Holding Company, LLC

Janiese Stevens – Its Managing Member

**LIMITED LIABILITY COMPANY  
OPERATING AGREEMENT OF  
HIBERNATION HOLDING  
COMPANY, LLC  
an Alaska limited liability company**

THIS LIMITED LIABILITY COMPANY OPERATING AGREEMENT (this “Agreement”) is entered into to be effective as of April 1, 2019 (the “Effective Date”), by and among each of the Members listed on Exhibit A and executing this Agreement, or a counterpart thereof, and the Manager, of HIBERNATION HOLDING COMPANY, LLC, an Alaska limited liability company (the “Company”).

**Section I - Formation; Name and Office; Purpose**

1.1. *Formation.* Pursuant to the Alaska Revised Limited Liability Company Act, A.S. Sections 10.50.010 through 10.50.995, as amended (the “Act”), the parties have formed an Alaska limited liability company effective upon the filing of the Articles of Organization of this Company (the “Articles”) with the State of Alaska Department of Commerce, Community, and Economic Development. The parties have executed this Agreement to serve as the “Operating Agreement” of the Company, as that term is defined in A.S. section 10.50.095, and, subject to any applicable restrictions set forth in the Act, the business and affairs of the Company, and the relationships of the parties to one another, shall be operated in accordance with and governed by the terms and conditions set forth in this Agreement. By executing this Agreement, the Members certify that those executing this Agreement constitute all of the Members of the Company at the time of its formation. The parties agree to execute all amendments of the Articles, and do all filing, publication, and other acts as may be appropriate from time to time hereafter to comply with the requirements of the Act.

1.2. *Name and Known Place of Business.* The Company shall be conducted under the name of HIBERNATION HOLDING COMPANY, LLC and the known place of business of the Company shall be at 158 Alimaq Dr., Kodiak, Alaska 99615, or such other place as the Manager may from time to time determine.

1.3. *Purpose.* The purpose and business of this Company shall be: (a) to own (as the sole Member) Alaska Lovin It, LLC, an Alaska limited liability company, and operate a commercial marijuana cultivation facility (“ALI”); (b) to own (as the sole Member) Three Sisters, LLC, an Alaska limited liability company, and operate a commercial marijuana retail facility (“Wild Flower”); and (c) any other lawful purpose as may be determined by the Members. The Company shall have the power to do any and all acts and things necessary, appropriate, or incidental in furtherance of such purpose as authorized by the Marijuana Control Board of Alaska (the “MCBA”), as promulgated under AS 17.38 *et seq.*, and 3 AAC 306.015 *et seq.*, as they may be amended, expanded or modified from time to time (collectively, the “AK Marijuana Governance”), the terms and provisions of which are incorporated herein by this reference. If any provision of this Agreement is or later becomes in violation of AK Marijuana Governance or if the federal government takes any position inconsistent with those positions regarding the enforcement of federal law on marijuana in Alaska then it shall, without any further action of the Members, be automatically amended to the minimum extent necessary to comply with such AK Marijuana Governance and such new federal government position.

1.4. *Treatment as a Partnership.* It is the intent of the Members that the Company shall always be operated in a manner consistent with its treatment as a partnership for federal income tax purposes, but that the Company shall not be operated or treated as a partnership for purposes of the federal Bankruptcy Code. It is the intent for the membership that taxation may be done in a manner consistent with guidance from tax professional adviser, which may be different than treatment as a partnership.

## Section II - Definitions

Unless otherwise defined in this Agreement, the following terms set forth in this Agreement shall have the meanings set forth in this Section II:

“*Act*” means the Alaska Revised Limited Liability Company Act, A.S. Sections 10.50.010 through 10.50.995, as amended from time to time (or any corresponding provisions of succeeding law).

“*Affiliate*” means, with respect to any Member, any Person: (i) who is a member of the Member’s or Member’s Family; (ii) which owns more than ten percent (10%) of the voting or economic interests in the Member; (iii) in which the Member owns more than ten percent (10%) of the voting or economic interests; or (iv) in which more than ten percent (10%) of the voting or economic interests are owned by a Person who has a relationship with the Member described in clause (i), (ii), or (iii) above.

“*ALI Property*” means that certain real property leased by the Company **under the ALI Lease, as** defined below.

“*Capital Contribution*” means the total amount of cash and the fair market value of any other assets contributed (or deemed contributed under Regulation Section 1.704- 1(b)(2)(iv)(d)) to the Company by a Member, net of liabilities secured by the contributed Property that the Company is considered to assume or take subject to under Section 752 of the Code. Capital contributions are to be repaid prior to any issuances of dividends or profit draws from members.

“*Cash Flow*” means all cash funds derived from operations of the Company (including interest received on reserves), without reduction for any noncash charges, but less cash funds used to pay current operating expenses and to pay or establish reasonable reserves for future expenses, debt payments, capital improvements, and replacements as determined by the Members. Cash Flow shall be increased by the reduction of any reserve previously established.

“*Cause*” in context of a Member’s expulsion for Cause under this Agreement, means, without limiting at common law the generality of such word, that such Member: (i) has been convicted of a disqualifying crime identified in AS 17.38.200(i) and/or 3AAC306.010(d); (ii) has committed an act of fraud or dishonesty with respect to the Company or the business operations thereof; (iii) has engaged in misconduct that seriously injures the Company’s or its subsidiaries’ good will and is injurious to the Company; (iv) has willfully and persistently committed a material breach of this Agreement; (v) has engaged conduct constituting larceny, fraud, or theft; (vi) has been guilty of wrongful conduct that adversely and materially affects the business or affairs of the Company; or (vii) in the case of any Member, or any Person holding a “direct or indirect financial interest,” in such Member, such Person or Member becomes disqualified from participating in an Alaska recreational marijuana business in any capacity, or takes any action that is in violation of any Alaska statute or regulation that would result in the revocation or termination of the Company’s Licenses on an ongoing basis, including without limitation, revocation, rejection, suspension, denial, or cancellation, as finally determined by the MCBA, or other Alaska court or administrative agency with proper jurisdiction and authority on the issue. Such determination of Cause must be made in good faith by the Manager and be approved by the Members by Major Decision Special Majority, excluding the vote and Interest of the Member being expelled for Cause.

“*Event of Withdrawal*” means those events and circumstances listed in Section 10.50.220 and 10.50.225 of the Act provided, however, that following an Event of Withdrawal described in Section 10.50.220 and 10.50.225(4) of the Act the Member shall remain a Member until it ceases to exist as a legal

entity.

“*Family*” means a Person’s spouse, lineal ancestor, or descendant by birth or adoption, sibling, and trust for the benefit of such Person or any of the foregoing.

“*Fiscal Year*” or “*Annual Period*” means the fiscal year of the Company, as determined under Section V.

“*Interest*” means a Member’s share of the Profits and Losses (and specially allocated items of income, gain, and deduction) of, and the right to receive distributions from, the Company.

“*Involuntary Transfer*” shall include, without limitation, any Transfer of a Member’s Interest pursuant to any order of any court relating to any petition for divorce, legal separation, marital dissolution, or annulment, or any guardianship, conservatorship, or other protective proceeding.

“*Landlord*” means that certain individual or entity which is the “landlord” or “lessor” under: (i) that certain commercial real estate lease for the ALI marijuana cultivation facility located at the ALI Property (the “ALI Lease”); and (ii) that certain commercial real estate lease for the Three Sisters retail marijuana store located at the Three Sisters Property (the “Three Sisters Lease”).

“*Licenses*” means collectively the marijuana cultivation facility license of ALI, No. 12833 (the “ALI License”) and the retail marijuana store license of Three Sisters, No. 19445 (the “Three Sisters License”).

“*Manager*” shall have the meaning set forth under Section V.

“Major Decision”. For purposes of this Agreement, “Major Decision” means a decision by the Company to:

- (i) admit one or more additional or substitute Members;
- (ii) transfer all or substantially all of the assets of the Company;
- (iii) merge or convert the Company into any other entity;
- (iv) dissolve the Company;
- (v) cause the Company to seek protection from creditors under federal or state bankruptcy or insolvency laws;
- (vi) take any action, excluding regulatory compliance filings, operating plan change submission so MCBA known as MJ15 or Premises Diagram Changes known as MJ15, with respect to either the ALI License or the Three Sisters License;
- (vii) take any material action with respect to either the ALI Property or the Three Sisters Property, or take any action to alter or engage in either the ALI Lease or the Three Sisters Lease;
- (viii) purchase, receive, lease or otherwise acquire, own, hold, improve, use and otherwise deal in or with any real property, wherever situated;

(ix) sell, convey, mortgage, pledge, create a security interest in, lease, exchange, transfer and otherwise dispose of all or any part of any Company asset other than in the ordinary course;

(x) make guarantees, incur liabilities, borrow money, issue notes or secure any of the obligations of the Company by mortgage or pledge of any assets of the Company;

(xi) approve any transaction involving an actual or potential conflict of interest between a Member or a Manager and the Company, including the approval of any Member Loan;

(xii) make any capital expenditure in any single transaction in excess of Twenty-Five Thousand Dollars (\$25,000), except in cases of emergency (as determined by the Manager in good faith) where immediate action is needed to maintain or resume business operations in the ordinary course, or reoccurring payments in excess of Five Thousand Dollars (\$5,000), per month;

(xiii) make any capital call or require any additional Capital Contribution; or

(xiv) vote any shares or interests in other entities in which Company holds an interest;

(xv) approval of the Annual Operating Budget, as defined under Section VI, below.

(xvi) make any amendment to this Operating Agreement.

The Members agree that Major Decisions can only be made by a Major Decision Special Majority vote.

“*Major Decision Special Majority*” shall mean consent of seventy-five (75%) percent of the Members’ Percentage Interest. For the avoidance of doubt, if a Major Decision does not receive approval by a Major Decision Special Majority vote, the Major Decision shall not be approved, and no Manager or Member of the Company shall have the ability or authority to take action with respect to such Major Decision on behalf of the Company. If a Member is also a Landlord (as defined above), such Member shall have no right to vote on any matter coming before the Members concerning the ALI Lease, the ALI Property, the Three Sisters Lease, or the Three Sisters Property, and such Member’s vote and Percentage Interest shall be excluded from such vote.

“*Majority of the Members*” means a vote of the Members holding not less than 51% of the Percentage Interests held by all Members.

“*Member*” means each Person signing this Agreement as a member and any Person who subsequently is admitted as a member of the Company in accordance with Section VI of this Agreement and agrees in writing to be bound to the terms and conditions of this Agreement.

“*Member Loan*” means a loan made by a Member to the Company for the benefit of the Company.

“*Percentage Interest*” means, as to a Member, the percentage set forth after the Member’s name on Exhibit A, as amended from time to time.

“*Person*” means and includes an individual, corporation, partnership, association, limited liability company, trust, estate, or other entity.

“*Property*” means all real and personal property (including cash) acquired by the Company, and



any improvements thereto.

“*Three Sisters Property*” means that certain real property and leased by the Company under the Three Sisters Lease.

“*Transfer*” means, when used as a noun, any voluntary or involuntary sale, hypothecation, pledge, assignment, attachment, or other transfer, and, when used as a verb, means voluntarily or involuntarily to sell, hypothecate, pledge, assign, or otherwise transfer.

### Section III - Capital Contributions

#### 3.1. *Capital Contributions.*

3.1.1. *Initial Capital Contributions.* Upon the execution of this Agreement, the Members have or shall make contributions to the capital of the Company as set forth in **Exhibit A** attached hereto and by this reference made a part hereof.

3.1.2. *Additional Capital Contributions.* No Member shall be required to contribute any additional capital to the Company without a unanimous consent, and no Member shall have any personal liability for any obligation of the Company.

3.2. *Withdrawal or Return of Capital Contributions.* Except as specifically provided in this Agreement, no Member shall have the right to withdraw or reduce the Capital Contributions he or she makes to the Company. Upon dissolution of the Company or liquidation of his or her interest in the Company, each Member shall look solely to the assets of the Company for return of his or her Capital Contributions and, if the Company’s property remaining after the payment or discharge of the debts, obligations, and liabilities of the Company is insufficient to return the Capital contributions of each Member, no Member shall have any recourse against the Company or any Member except for gross negligence, malfeasance, bad faith, or fraud.

3.3. *Form of Return of Capital.* Under circumstances requiring a return of any Capital Contributions, no Member shall have the right to receive property other than cash except as may be specifically provided herein.

3.4. *In the Event of Member Loans.* All Member Loans made pursuant to this Agreement and approved by a Major Decision Special Majority shall bear interest at the prime rate of interest as reported by *the Wall Street Journal - Western Edition*, shall be unsecured, and shall be repaid in full out of available funds of the Company before any distribution may be made to any Member. If more than one Member has made a Member Loan, repayment shall be made to each Member in proportion to the amount of principal each has advanced.

### Section IV - Distributions

4.1. *Distributions.* Except as otherwise provided in this Agreement, distributions shall be made to the Members at such times and in such amounts as determined by the Manager. Distributions will be made to Members *pro rata*, in proportion to their Percentage Interests, after capital contributions have been repaid.

42. *General.*

4.2.1. *Form of Distribution.* In connection with any distribution, no Member shall have the right to receive Property other than cash except as may be specifically provided herein. If any assets of the Company are distributed in kind to the Members, those assets shall be valued on the basis of their fair market value, and any Member entitled to any interest in those assets shall receive that interest as a tenant-in-common with all other Members so entitled. Unless the Members otherwise agree by a vote of the Majority of the Members, the fair market value of the assets shall be determined by an independent appraiser who shall be selected by the Manager.

4.2.2. *Withholding.* All amounts required to be withheld pursuant to Code Section 1446 or any other provision of federal, state, or local tax law shall be treated as amounts actually distributed to the affected Members for all purposes under this Agreement.

4.2.3. *Varying Interests; Distributions in Respect to Transferred Interests.* If any Interest is Transferred in compliance with the provisions of this Agreement, all distributions on or before the date of such Transfer shall be made to the transferor, and all distributions thereafter shall be made to the transferee. Solely for purposes of making distributions, and allocating Profits, Losses, and other items of income, gain, loss, and deduction pursuant to **Exhibit B** hereof, the Company shall recognize the Transfer not later than the end of the calendar month during which it is given notice of such, provided that if the Company does not receive a notice stating the date such Interest was Transferred and such other information as it may reasonably require within thirty (30) days after the end of the Fiscal Year during which the Transfer occurs, then all of such items shall be allocated, and all distributions shall be made, to the Person who, according to the books and records of the Company, on the last day of the Fiscal Year during which the Transfer occurs, was the owner of the Interest. Neither the Company nor any Member shall incur any liability for making allocations and distributions in accordance with the provisions of this Section, whether or not any Member or the Company has knowledge of any Transfer of ownership of Interest.

## **Section V - Management**

5.1. *Management.* Subject to the rights under the Act or the provisions of this Agreement to approve certain actions, the business and affairs of the Company shall be managed exclusively by its Manager. The exact number of Managers of the Company shall be one (1) until amended in accordance with this Agreement. The Members shall vote and select a Manager that will direct, manage, and control the business of the Company to the best of their ability and, subject only to those restrictions set forth in the Act or this Agreement, shall have full and complete authority, power, and discretion to make any and all decisions and to do any and all things which the Manager deem appropriate to accomplish the business and objectives of the Company, other than those decisions requiring a Major Decision Special Majority or a vote of the Members as required by the Act. Manager(s) shall be elected and removed by a vote of the Majority of the Members, and an election or removal of Manager may be held at any time, by call of the majority percentage ownership, by providing proper written notice at least 14 days prior to election or removal. Any vacancy occurring in the position of Manager (whether caused by resignation, death, or otherwise) may be filled by the vote of the Majority of the Members. Each Member agrees not to incur any liability on behalf of the other Members or otherwise enter into any transaction or do anything which will subject the other Members to any liability, except in all instances as contemplated hereby.

5.2. *Certain Management Powers of the Manager.* Without limiting the generality of Section 5.1, and subject to all Major Decisions, the Manager shall have power and authority on behalf of the Company:

5.2.1. To manage the day-to-day business operations of the Company in accordance with this Agreement, the rules and regulations promulgated by the MCBA, and the AK Marijuana Guidance;

5.2.2. In the ordinary course of business, to acquire property from and sell property to any person as the Manager may determine;

5.2.3. Use credit facilities and borrow money for the Company from banks, other lending institutions, the Interest Holders, or Affiliates of the Interest Holders, on such terms as approved by the Manager, and in connection therewith, to hypothecate, encumber, and grant security interests in the assets of the Company to secure repayment of the borrowed sums. No debt or other obligation shall be contracted or liability incurred by or on behalf of the Company by the Member;

5.2.4. To purchase liability and other insurance to protect the Company's property and business;

5.2.5. Except for any Major Decision, to execute on behalf of the Company all instruments and documents, including, without limitation, checks, drafts, notes, and other negotiable instruments, mortgages, or deeds of trust, security agreements, financing statements, documents providing for the acquisition, mortgage, or disposition of the Company's property, assignments, bills of sale, leases, partnership agreements, and any other instruments or documents necessary, in the opinion of the Manager, to accomplish the purposes of the Company;

5.2.6. To employ accountants, legal counsel, managing agents, or other experts to perform services for the Company and compensate them from Company funds;

5.2.7. Except for any Major Decision, to enter into any and all other agreements on behalf of the Company, with any other Person for any purpose, in such forms as the Manager may approve;

5.2.8. To do and perform all other acts as may be necessary or appropriate to accomplish the purposes of the Company; and

5.2.9. To take such other actions as do not expressly require the consent of any Members under this Agreement.

A Manager may act by a duly authorized attorney-in-fact. Unless authorized to do so by this Agreement, no Member, agent, or employee of the Company shall have any power or authority to bind the Company in any way, to pledge its credit, or to render it liable for any purpose.

5.3. *Duties of the Manager.* The Manager shall have all duties as set forth in the Act, including, without limitation, those duties set forth under AS § 10.50.135, as amended. Subject to AS § 10.50.140, a Manager shall not be required to manage the Company as the Manager's sole and exclusive function and the Manager may engage in other business and investment activities in addition to those relating to the Company. Neither the Company nor any Member shall have any right, solely by virtue of this Agreement or its relationship to a Member or the Company, to share or participate in any such other investments or activities of the Members or to the income or proceeds derived therefrom. Manager shall not have any obligation to disclose any such other investments or activities to the Members unless it actually or potentially adversely affects the business or property of the Company.

5.4. *Compensation and Expenses.* The Company may enter into management or employment contracts with one or more Member or Members or Persons Affiliated with the Member as approved by a

Major Decision Special Majority.

5.5. *Books and Records.* At the expense of the Company, the Manager shall keep or cause to be kept complete and accurate books and records of the Company and supporting documentation of transactions with respect to the conduct of the Company's business. The books and records shall be maintained in accordance with the Act and sound accounting practices and kept at the Company's known place of business and such other location or locations as the Manager shall from time to time determine. At a minimum the Company shall keep at its known place of business the following records:

5.5.1. A current list of the full name and last known business, residence, or mailing address of each Member;

5.5.2. A copy of the initial Articles and all amendments thereto and restatements thereof;

5.5.3. Copies of the Company's federal, state, and local income tax returns and reports, if any, for the three most recent fiscal years;

5.5.4. Copies of this Agreement and all amendments hereto or restatements hereof, including any prior operating agreements no longer in effect;

5.5.5. Copies of any documents relating to a Member's obligation to contribute cash, property, or services to the Company;

5.5.6. Copies of any financial statements of the Company for the three (3) most recent fiscal years; and

5.5.7. Copies of minutes of all meetings of the Members and all written consents obtained from Members for actions taken by Members without a meeting.

5.6. *Financial Accounting/Member Access to Books and Records.* In addition to the Annual Operating Budget, the Manager shall prepare and make available a financial accounting of the Company no less than once every sixty (60) days. Within three (3) calendar days following written notice, which may be submitted in writing, via facsimile or electronic mail, each Member shall have the right, during normal business hours, to inspect and copy, at the Member's expense, the Company's books and records.

5.7. *Reports.* Within seventy-five (75) days after the end of each Fiscal Year of the Company, the Members shall cause to be sent to each Person who was a Member at any time during the Fiscal Year a complete accounting of the affairs of the Company for the Fiscal Year then ended. In addition, within seventy-five (75) days after the end of each Fiscal Year of the Company, the Members shall cause to be sent to each Person who was a Member at any time during the Fiscal Year, the tax information concerning the Company which is necessary for preparing the Member's income tax returns for that year. At the request of any Member, and at the Member's expense, the Members shall cause an audit of the Company's books and records to be prepared by independent accountants for the period requested by the Member.

5.8. *Title to Company Property.*

5.8.1. Except as provided in Section 5.8.2, all real and personal property acquired by the Company shall be acquired and held by the Company in its name.

5.8.2. Ten (10) days after giving notice, the Manager may direct that legal title to all or any portion of the Company's property be acquired or held in a name other than the Company's name.

Without limiting the foregoing, the Manager may cause title to be acquired and held any one Member's name or in the names of trustees, nominees, or straw parties for the Company. It is expressly understood and agreed that the manner of holding title to the Company's property (or any part thereof) is solely for the convenience of the Company and all of that property shall be treated as Company property. The notice to be given to the Members under this section shall identify the asset or assets to be titled outside of the Company name, the Person in whom legal title is intended to vest, and the reason for the proposed transaction. If any Member provides written notice of an objection to the transaction before the expiration of the ten (10) day period, the transaction shall not be consummated except upon approval of a Majority of the Members.

## Section VI - Members

6.1. *Members.* The names and addresses of the Members, their initial Capital Contributions, and Percentage Interest, are set forth on **Exhibit A**, as amended from time to time. No Person shall become a Member unless and until they: (a) execute this Agreement (or a counterpart signature page to the Agreement); (b) tender to the Company the consideration for their Percentage Interest; (c) are approved as a Member by a Major Decision Special Majority; and (d) are approved as a Member of the Company by the MCBA in accordance with all AK Marijuana Governance, as applicable.

6.2. *Meetings.* Unless otherwise prescribed by the Act, meetings of the Members may be called, for any purpose or purposes, by a Majority of the Members.

6.3. *Place of Meetings.* Whoever calls the meeting may designate any place, either within or outside the State of Alaska, as the place of meeting for any meeting of the Members.

6.4. *Notice of Meetings.* Except as provided in this Agreement, written notice stating the date, time, and place of the meeting, and the purpose or purposes for which the meeting is called, shall be delivered not less than ten (10) nor more than fifty (50) days before the date of the meeting, either personally or by mail, electronic mail, facsimile, or overnight or next-day delivery services by or at the direction of the person or persons calling the meeting, to each Member entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered two (2) days after being deposited in the United States mail, postage prepaid, addressed to the Member at his or her address as it appears on the books of the Company. If transmitted by way of electronic mail or facsimile, such notice shall be deemed to be delivered on the date of such electronic mail or facsimile transmission to the electronic mail address or fax number, if any, for the respective Member which has been supplied by such Member to the Company and identified as such Member's electronic mail address or facsimile number. If transmitted by overnight or next-day delivery, such notice shall be deemed to be delivered on the next business day after deposit with the delivery service addressed to the Member at his or her address as it appears on the books of the Company. When a meeting is adjourned to another time or place, notice need not be given of the adjourned meeting if the time and place thereof are announced at the meeting at which the adjournment is taken, unless the adjournment is for more than thirty (30) days. At the adjourned meeting the Company may transact any business which might have been transacted at the original meeting.

6.5. *Meeting of All Members.* If all of the Members shall meet at any time and place, including by conference telephone call, either within or outside of the State of Alaska, and consent to the holding of a meeting at such time and place, such meeting shall be valid without call or notice.

6.6. *Record Date.* For the purpose of determining Members entitled to notice of or to vote at any meeting of Members or any adjournment thereof, the date on which notice of the meeting is mailed shall be the record date for such determination of Members. When a determination of Members entitled to

vote at any meeting of Members has been made as provided in this Section, such determination shall apply to any adjournment thereof, unless notice of the adjourned meeting is required to be given pursuant to Section 6.3.

6.7. *Quorum.* A Majority of the Members, represented in person or by proxy, shall constitute a quorum at any meeting of Members. Business may be conducted once a quorum is present.

6.8. *Voting Rights of Members.* Members shall be entitled to vote on any matter submitted to a vote. If all of an Interest is transferred to an assignee who does not become a Member, the Member from whom the Interest is transferred shall no longer be entitled to vote. No withdrawn Member shall be entitled to vote nor shall such Member's Interest be considered outstanding for any purpose pertaining to meetings or voting.

6.9. *Manner of Acting.* Unless otherwise provided in the Act, the Articles, or this Agreement, the affirmative vote of a Majority of the Members at a meeting at which a quorum is present shall be the act of the Members.

6.10. *Proxies.* At all meetings of Members, a Member may vote in person or by proxy executed in writing by the Member or by a duly authorized attorney-in-fact. Such proxy shall be filed with the Company before or at the time of its exercise. No proxy shall be valid after eleven (11) months from the date of its execution, unless otherwise provided in the proxy.

6.11. *Action by Members without a Meeting.* Any action required or permitted to be taken at a meeting of Members may be taken without a meeting if the action is evidenced by one or more written consents describing the action taken, circulated to all the Members with an explanation of the background and reasons for the proposed action, signed by that percentage or number of the Members required to take or approve the action. Any such written consent shall be delivered to the Members of the Company for inclusion in the minutes or for filing with the Company records. Action taken by written consent under this Section shall be effective on the date the required percentage or number of the Members have signed and delivered the consent to all Members, unless the consent specifies a different effective date. The record date for determining Members entitled to take action without a meeting shall be the date the written consent is circulated to the Members.

6.12. *Telephonic Communication.* Members may participate in and hold a meeting by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other, and participation in such meeting shall constitute attendance and presence in person, except where the Member participates in the meeting for the express purpose of objecting to the transaction of any business on the ground the meeting is not lawfully called or convened.

6.13. *Waiver of Notice.* When any notice is required to be given to any Member, a waiver thereof in writing signed by the Person entitled to such notice, whether before, at, or after the time stated therein, shall be equivalent to the giving of such notice.

6.14. *Budget.* The Manager shall, within ninety (90) days of the complete execution of this Agreement, and on or before December 15 in each calendar year thereafter, deliver to the Members for approval by a Major Decision Special Majority, an estimated annual operating budget for the Company for the next calendar year (the "Annual Operating Budget") which shall set forth an estimate, on a monthly basis, of Company revenue and expenses, together with an explanation of anticipated changes to any charges, rates, expenses and positions, non-wage cost increases, the proposed methodology and formula employed by the Manager, and all other factors differing from the then-current calendar year. The Annual

Operating Budget shall be accompanied by a narrative description of operating objectives and assumptions. If the Members do not approve of an Annual Operating Budget in total, it shall do so, to the extent practicable, on a line item basis. The Manager and the Members shall cooperate to resolve disputed items, provided if a part of, or the total, Annual Operating Budget is not approved by the Members by a Major Decision Special Majority within thirty (30) days of the Manager's transmission of such Annual Operating Budget to the Members, the Manager shall operate under the expired Annual Operating Budget, on a line-item basis, until a new Annual Operating Budget is approved. The Manager shall obtain the prior written approval of a Major Decision Special Majority for any Company expenditure which will, or is reasonably expected to, result in a material variation to the Annual Operating Budget for the applicable calendar year or is materially outside the scope of any item set forth on the Annual Operating Budget.

## **Section VII - Transfers and Withdrawals**

7.1. *Transfers.* Except as otherwise provided in this Section VII no Member may, voluntarily or involuntarily, Transfer all, or any portion of, a Member's Interest without the prior written consent of a Major Decision Special Majority, which consent may be withheld in the Members' sole and absolute discretion. In addition, such Transfer must receive the express written approval of the MCBA, or other Alaska court or administrative agency with proper jurisdiction and authority on the issue, after filing any and all necessary forms for such transfer in compliance with AK Marijuana Governance. Each Member hereby acknowledges the reasonableness of this prohibition in view of the purposes of the Company and the relationship of the Members. The Transfer of any Interest in violation of the prohibitions contained in this Section VII shall be deemed invalid, null, and void, and of no force or effect. Any Person to whom any Interest is attempted to be transferred in violation of this Section shall not be entitled to vote on matters coming before the Members, participate in the management of the Company, act as an agent of the Company, receive allocations or distributions from the Company, or have any other membership rights in or with respect to the Interest.

7.2. *Deemed Transfer.* In addition to the foregoing, each of the following shall be deemed a "Transfer" and shall be subject to Section 7.1:

7.2.1. *Involuntary Transfer.* Any Involuntary Transfer;

7.2.2. *Bankruptcy and Related Events.* Filing of a voluntary petition in bankruptcy or involuntary petition in bankruptcy by an Member pursuant to Chapters 7, 11 or 13 of the U.S. Bankruptcy Code, unless such a petition is denied or dismissed within thirty (30) days after filing in the case of a voluntary petition or within ninety (90) days after filing in the case of an involuntary petition; the entry of an order of relief in bankruptcy of an Member; the assignment by an Member of all or a portion of their Interests for the benefit of creditors; the appointment of a receiver or trustee for an Member's property; or the attachment of an Interest which is not released within thirty (30) days;

7.2.3 *Attachment and Security Interest.* Any portion of an Interest of a Member becomes subject to any attachment, levy, execution or other judicial seizure, or any lien, encumbrance or security interest;

7.2.4. *Voluntary Withdrawal.* A Member voluntarily withdraws by giving all Members thirty (30) days' prior written notice, and a Majority of the remaining Members approves such voluntary withdrawal;

7.2.5. *Involuntary Withdrawal.* An Event of Withdrawal occurs, as defined in this Agreement;

7.2.6. *Death.* Upon the transfer of any portion of an Interest in the Company as a result of death, whether to any heir, devisee, beneficiary, third-party, person, trust or estate;

7.2.7. *Breach of Lease.* Any Member who is also a Landlord materially breaches the terms of the ALI Lease or the Three Sisters Lease, as determined by the remaining Members of the Company in good faith; or

7.2.8. *Expulsion.* Any Member is expelled from the Company for Cause.

7.3. *Transfer.* Upon the Transfer or deemed Transfer of any portion of an Interest under Section 7.2, the holder of such Interest shall become an “assignee”. in accordance with this Agreement and the Act, with no voting rights, notice rights, rights to information, or other rights as a Member of any kind.

7.4. *Option of Company.* Upon the Transfer or deemed Transfer of any portion of an Interest under Section 7.2:

7.4.1. *Perpetual Option.* The Company shall automatically have the perpetual option to purchase and redeem all or any portion of the Interest in the manner as provided for in Section 7.4. In the event the Company exercises its option to purchase the Interest pursuant to Section 7.4.2, the Company shall, within ninety (90) days, distribute to the Member whose Interest is being purchased (the “Transferring Holder”), or such holder’s estate, the net taxable income allocable to such Transferring Holder’s Interest for the portion of the taxable year prior to the transfer date, if any.

7.4.2. *Exercise of Option; Notice.* In the event the Company wishes to exercise its option pursuant to Section 7.4.1, the Company shall deliver to the Transferring Holder written notification (“Notice”), by email to the Transferring Holder’s email address, certified mail, or personal delivery, of its intention to so exercise its option to purchase and redeem the Transferring Holder’s Interest. The value of such Transferring Holder’s Interest shall be determined in accordance with Section 7.4.3 and Exhibit C, and shall be distributed in accordance with Section 7.4.4.

7.4.3. *Valuation of Interest.*

7.4.3.1. *Purchase of Transferring Holder’s Interest.* Unless otherwise agreed between the Company and the Transferring Holder, for purposes of determining the purchase price to be paid for a Transferring Holder’s Interest, it is hereby agreed that a Transferring Holder’s Interest shall be purchased and redeemed for an amount equal to the Purchase Price, as defined below, based on the Transferring Holder’s Percentage Interest in the Company, subject to standard discounts for lack of marketability and lack of control, if applicable. Upon delivery of the Subordinated Promissory Note (as defined below) to the Transferring Holder, the Transferring Holder’s Interest shall have been redeemed by the Company pursuant hereto, without any further action by the Transferring Holder, the Company or any other Member.

7.4.4. *Purchase Price.* The Purchase Price of a Transferring Holder’s Interest shall be as follows:

7.4.4.1. Where the redemption of a Transferring Holder’s Interest is due to a Transfer event described in Section 7.2.1 through 7.2.6, then the Purchase Price shall be either: (a) the fair market value of the Company as mutually agreed upon by the Company and the Transferring Holder (or such Transferring Holder’s representative) in good faith, multiplied by the Transferring Holder’s Percentage Interest, subject to



standard discounts for lack of marketability and lack of control, if applicable; or (b) if no agreement can be reached, the fair market value of the Company (as determined by an Appraiser, selected pursuant to **Exhibit C**), multiplied by the Transferring Holder's Percentage Interest, subject to standard discounts for lack of marketability and lack of control, if applicable; or

7.4.4.2. Where the redemption of a Transferring Holder's Interest is due to a Transferring Holder's Transfer event under Section 7.2.7 or 7.2.8, then the Purchase Price shall be the fair market value of the Transferring Holder's Percentage Interest as determined in accordance with the provisions of Section 7.4.4.1, above, less fifty percent (50%) of such fair market value; provided, however, that such amount shall then be less (and off set by) the aggregate amount of damages, liabilities, losses or other expenses incurred by the Company due to such Transferring Holder's actions constituting Cause or such Transferring Holder's breach, as applicable, and including fees and legal expenses incurred in the purchase of such Transferring Holder's Interest.

7.5. *Terms of Payment.* Unless otherwise mutually agreed in writing by the Company and the Transferring Holder, after the Purchase Price has been established in accordance with Section 7.4.3, as applicable, the Company shall pay the Purchase Price, together with the principal amount of any loan outstanding to the Transferring Holder, or such Transferring Holder's estate, whose interest is being purchased, as follows: the value of the Transferring Holder's Interest shall be paid with a minimum of twenty percent (20%) down within thirty (30) days of the date the Purchase Price is established in accordance with Section 7.4.3, and the balance of eighty percent (80%) shall be made payable pursuant to an unsecured Subordinated Promissory Note, made by the Company in favor of the Transferring Holder, payable over sixty (60) months, beginning the first day of the first month following the down payment. In no event shall there be any prepayment penalty in the event the Company wishes to pay the amount due hereunder prior to the expiration of the term of the Subordinated Promissory Note. In each instance, interest shall be computed and paid on the balance owing at the prime rate charged by the Company's banking institution. The promissory notes described herein shall be expressly subordinated to all senior debt, pre-existing or hereafter existing debt to financial institutions or lessors in connection with commercial loans, credit arrangements, equipment financings, leases or similar transactions. If the Company is sold (whether via change in control or otherwise) or liquidated following the purchase of a Transferring Holder's Interest, the installment obligation shall be immediately due and owing.

7.6. *Transferee Not a Member.* The attempted Transfer or assignment of a Member's Interest shall not result in any transferee or assignee becoming a Member of the Company, unless the transferee or assignee is admitted as a Member pursuant to this Agreement, and the transferee or assignee shall only be entitled to receive, to the extent transferred, the share of distributions, including distributions representing the return of contributions, and the allocation of Profits and Losses (and other items of income, gain, or deduction), to which the Member would have otherwise been entitled with respect to the Member's Interest. The transferee or assignee shall have no rights as a Member or any other right to participate in the management of the business and affairs of the Company or any right to become a Member unless admitted by a Major Decision Special Majority.

7.7. *Substitute Members.* Notwithstanding any provision of this Agreement to the contrary, an assignee of a Member may only be admitted as a substitute Member upon the written consent of a Major Decision Special Majority, which consent may be withheld in the Members' sole and absolute discretion.

7.8. *Additional Members.* The Company shall not issue additional Interests after the date of formation of the Company without the written consent or approval of a Major Decision Special Majority, which consent may be withheld in the Members' sole and absolute discretion.

7.9. *Expenses.* Expenses of the Company or of any Member occasioned by transfers of Interests shall be reimbursed to the Company or Member, as the case may be, by the transferee.

## **Section VIII - Dissolution and Termination**

### 8.1. *Dissolution.*

8.1.1. *Events of Dissolution.* The Company will be dissolved upon the occurrence of any of the following events:

8.1.1.1. Upon the written consent of a Major Decision Special Majority;

8.1.1.2. Upon the entry of a decree of dissolution under Section 10.50.405 of the Act or an administrative dissolution under Section 10.50.408 of the Act;

8.1.1.3. Upon the sale or other disposition of all or substantially all of the Company's assets and receipt by the Company of the proceeds therefrom; or

8.1.1.4. Upon the occurrence of an Event of Withdrawal of the last remaining Member unless within ninety (90) days all assignees of Interests in the Company consent in writing to admit at least one member to continue the business of the company.

8.2. *Continuation.* An Event of Withdrawal with respect to a Member shall not cause dissolution, and the Company shall automatically continue following such an Event of Withdrawal.

8.3. *Distributions and Other Matters.* The Company shall not terminate until its affairs have been wound up and its assets distributed as provided herein. Promptly upon the dissolution of the Company, the Members shall cause to be executed and filed a Notice of Winding Up with the Alaska Department of Commerce, Community, and Economic Development, and will liquidate the assets of the Company and apply and distribute the proceeds of such liquidation, or distribute the Company's assets in kind, as follows and in the following order:

8.3.1. *Ordinary Debts.* To payment of the debts and liabilities of the Company, including debts owed to Members, in the order of priority provided by law; provided that the Company shall first pay, to the extent permitted by law, liabilities with respect to which any Member is or may be personally liable;

8.3.2. *Reserves and Distributions.* To the setting up of such reserves as the Members may deem reasonably necessary for any contingent or unforeseen liabilities or obligations of the Company arising out of or in connection with the Company business;

8.3.3. *Remainder.* The balance of the proceeds shall be distributed to the Members in accordance with the positive balance in their Capital Accounts, determined as though all of the Company assets were sold for cash at their fair market value as of the date of distribution. Any such distributions shall be made in accordance with the timing requirements of Treasury Regulation Section 1.704-1(b)(2)(ii)(b)(2).

8.4. *Deficit Capital Accounts.* Notwithstanding anything to the contrary in this Agreement, if any Member's Capital Account has a deficit balance (taking into account all contributions, distributions, and allocations for the year in which a liquidation occurs), the Member shall not be obligated to make any contribution to the capital of the Company and the negative balance of such Member's Capital Account shall not be considered a debt owed by the Member to the Company or to any other person for any purpose

whatsoever.

8.5. *Rights of Members—Distributions of Property.* Except as otherwise provided in this Agreement, each Member shall look solely to the assets of the Company for the return of his or her Capital Contribution and shall have no right or power to demand or receive property other than cash from the Company. No Member shall have priority over any other Member for the return of his or her Capital Contributions, distributions, or allocations.

8.6. *Articles of Termination.* When all the assets of the Company have been distributed as provided herein, the Members shall cause to be executed and filed Articles of Termination as required by the Act.

### **Section IX - Other Interests of a Member**

Any Member may engage in or possess interests in other business ventures of every nature and description, independently or with others. Neither the Company nor any Member shall have any right to any independent ventures of any other Member or to the income or profits derived therefrom. The fact that an Member, a member of his or her Family, or an Affiliate is employed by, or owns, or is otherwise directly or indirectly interested in or connected with, any person, firm, or corporation employed or retained by the Company to render or perform services, including without limitation, management, contracting, mortgage placement, financing, brokerage, or other services, or from whom the Company may buy property or merchandise, borrow money, arrange financing, or place securities, or may lease real property to or from the Company, shall not prohibit the Company from entering into contracts with or employing that person, firm, or corporation or otherwise dealing with him or it, and neither the Company nor any of the Members as such shall have any rights in or to any income or Profits derived therefrom.

### **Section X - Indemnity**

10.1. *Indemnity Rights.* The Company shall indemnify, defend and hold harmless each Member who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative, by reason of his or her actions as an Member or by reason of his or her acts while serving at the request of the Company as a director, officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise, against expenses, including attorneys' fees, and against judgments, fines, and amounts paid in settlement actually and reasonably incurred by him or her in connection with such action, suit, or proceeding, provided that the acts of such Member were not committed with gross negligence or willful misconduct, and, with respect to any criminal action or proceeding, such Member had no reasonable cause to believe his or her conduct was unlawful. The termination of any action, suit, or proceeding by judgment, order, settlement, or conviction, or upon a plea of no contest or its equivalent, shall not, in and of itself, create a presumption that the Member acted with gross negligence or willful misconduct, or with respect to any criminal action or proceeding, had reasonable cause to believe that his or her conduct was unlawful.

10.2. *Notice and Defense.* Any Member who is or may be entitled to indemnification shall give timely written notice to the Company, the Members that a claim has been or is about to be made against him or her, shall permit the Company to defend him or her through legal counsel of its own choosing, and shall cooperate with the Company in defending against the claim. The Member shall have the sole power and authority to determine the terms and conditions of any settlement of the claim.

10.3. *Other Sources.* The indemnification provided for herein shall apply only in the event, and to the extent that, the person is not entitled to indemnification, or other payment, from any other source

(including insurance), and the Company's indemnity obligations hereunder shall be in excess of any indemnification or other payment provided by such other source.

10.4. *Survival.* The indemnification provided for herein shall continue as to a person who has ceased to be a Member and shall inure to the benefit of the heirs, executors, and administrators of such person.

## Section XI - Miscellaneous

11.1. *Notices.* Any notice, demand, offer, or other communication which any person is required or may desire to give to any other person shall be delivered in person or by United States mail, electronic mail, facsimile, or overnight or next-day delivery service. If mailed, such notice shall be deemed to be delivered two (2) days after being deposited in the United States mail, postage prepaid, addressed to the person at his or her address as it appears on the books of the Company. If transmitted by way of electronic mail or facsimile, such notice shall be deemed to be delivered on the date of such electronic mail or facsimile transmission to the electronic mail address or facsimile number, if any, for the person which has been supplied by such person and identified as such person's electronic mail address or facsimile number. If transmitted by overnight or next-day delivery, such notice shall be deemed to be delivered on the next business day after deposit with the delivery service addressed to the person at his or her address as it appears on the books of the Company.

11.2. *Bank Accounts.* All funds of the Company shall be deposited in a bank account or accounts opened in the Company's name. The Manager shall determine the institution or institutions at which the accounts will be opened and maintained, the types of accounts, and the Persons who will have authority with respect to the accounts and the funds therein.

11.3. *Severability.* The parties intend that this Agreement be enforced to the greatest extent permitted by applicable law. Therefore, if any provision of this Agreement, on its face or as applied to any person or circumstance, is or becomes unenforceable to any extent, the remainder of this Agreement and the application of that provision to other persons or circumstances, or to any other extent, will not be impaired.

11.4. *Governing Law; Parties in Interest; Attorneys' Fees.* This Agreement will be governed by and construed according to the laws of the State of Alaska without regard to conflicts of law principles and will bind and inure to the benefit of the heirs, successors, assigns, and personal representatives of the parties. Unless otherwise agreed, if any litigation or other dispute resolution proceeding is commenced between parties to this Agreement to enforce or determine the rights or responsibilities of such parties, the prevailing party or parties in any such proceeding will be entitled to receive, in addition to such other relief as may be granted, its reasonable attorneys' fees, expenses and costs incurred preparing for and participating in such proceeding.

11.5. *Execution in Counterparts.* This Agreement may be executed in counterparts, all of which taken together shall be deemed one original.

11.6. *Titles and Captions.* All article, section, or paragraph titles or captions contained in this Agreement are for convenience only and are not deemed part of the context thereof.

11.7. *Pronouns and Plurals.* All pronouns and any variations thereof are deemed to refer to the masculine, feminine, neuter, singular, or plural as the identity of the person or persons may require.

11.8. *Waiver; Waiver of Action for Partition.* No right or obligation under this Agreement will be deemed to have been waived unless evidenced by a writing signed by the party against whom the waiver is asserted, or its duly authorized representative. Any waiver will be effective only with respect to the specific instance involved, and will not impair or limit the right of the waiving party to insist upon strict performance in any other instance, in any other respect, or at any other time. Each of the Members irrevocably waives any right that he or she may have to maintain any action for partition with respect to any of the Company Property.

11.9. *Entire Agreement.* This Agreement and all Exhibits attached hereto collectively contains the entire understanding between the parties, and supersedes any prior understandings and agreements between or among them with respect to the subject matter hereof.

Estoppel Certificate. Each Member shall, within ten (10) days after written request by any Member or the Members, deliver to the requesting Person a certificate stating, to the Member's knowledge, that: (a) this Agreement is in full force and effect; (b) this Agreement has not been modified except by any instrument or instruments identified in the certificate; and (c) there is no default hereunder by the requesting Person, or if there is a default, the nature and extent thereof.

## **Section XII – Arbitration**

If the parties are unable to resolve any dispute arising out of this Agreement either during or after its term informally, including the question as to whether any particular matter is arbitrable, the parties agree to submit the matter to binding arbitration. In the event the parties have not agreed upon an arbitrator within twenty (20) days after either party has demanded arbitration, either party may file a demand for arbitration with an Alaska regional office of the American Arbitration Association (“AAA”) and a single arbitrator shall be appointed in accordance with the then existing Commercial Arbitration Rules of the AAA. At all times during arbitration, the arbitrator shall consider that the purpose of arbitration is to provide for the efficient and inexpensive resolution of disputes, and the arbitrator shall limit discovery whenever appropriate to insure that this purpose is pre-served. The dispute between the parties shall be submitted for determination within sixty (60) days after the arbitrator has been selected. The decision of the arbitrator shall be rendered within thirty (30) days after the conclusion of the arbitration hearing. The decision of the arbitrator shall be in writing and shall specify the factual and legal basis for the decision. Upon stipulation of the parties, or upon a showing of good cause by either party, the arbitrator may lengthen or shorten the time periods set forth herein for conducting the hearing or for rendering a decision. The decision of the arbitrator shall be final and binding upon the parties. Judgment to enforce the decision of the arbitrator, whether for legal or equitable relief, may be entered in any court having jurisdiction thereof, and the parties hereto expressly and irrevocably consent to the jurisdiction of the Alaska Courts for such purpose. The arbitrator shall conduct all proceedings pursuant to the then existing Commercial Arbitration Rules of the AAA, to the extent such rules are not inconsistent with the provisions of this Article III. The AAA Uniform Rules of Procedure shall not apply to any arbitration proceeding relating to the subject matter or terms of the documents. In the event a dispute is submitted to arbitration pursuant to this Section, the prevailing party shall be entitled to the payment of its reasonable attorneys' fees and costs, as determined by the arbitrator. Each of the parties shall keep all disputes and arbitration proceedings strictly confidential, except for disclosures of information required by applicable law or regulation.

## **Section XIII - Agreement of Spouses of Members**

By executing the Spousal Consent to this Agreement, attached hereto as **Exhibit D**, the spouse of each Member acknowledges and consents to the terms and conditions of this Agreement and agrees, for himself or herself and for the community of himself and herself and the Member, to be bound hereby. Each

spouse of an Member, for himself or herself and the community of which he or she is a member, hereby irrevocably appoints the Member as attorney-in-fact with an irrevocable proxy coupled with an Interest to vote on any matter to come before the Members or to agree to and execute any amendments of this Agreement without further consent or acknowledgment of the spouse and to execute proxies, instruments, or documents in the spouse's name as may be required to effect the same. This power of attorney is intended to be durable and shall not be affected by disability of the spouse.

#### **Section XIV – Representation -**

The parties all acknowledge that the JDW, LLC (“Firm” and/or “Counsel”), prepared this Agreement in conjunction with Members personal counsels, but that currently the Firm only represents Member Janiese Stevens. In the event the Company desires to engage the Firm to represent the Company and its subsidiaries in the near future, all members agree and have been advised of the following:

The Firm representation of the Company, its subsidiaries, and Janise Stevens (a Member / Manager) in their respective individual capacities creates conflicts of interests;

The Members hereby are advised by the Firm that conflicts may exist among the Company, the subsidiaries, and/or Members' and/or Managers individual interests;

The Members hereby are advised by Counsel to seek the advice of independent counsel;

The Members are afforded and encouraged to seek the advice of independent counsel;

The Members have received no representations from Counsel or Firm about this Agreement, including without limitation, the tax consequences of this Agreement;

The Members are hereby advised by Counsel that this Agreement may have tax consequences;

The Members hereby are advised by Counsel to seek the advice of independent tax counsel; and

The Members have had the opportunity to seek the advice of independent tax counsel.

The Members hereby agree and understand that if the Company and its subsidiaries engage the Firm as counsel, then the Members will need to consent to the Firm's joint representation of the Company, its subsidiaries, and Janise Stevens (a Member / Manager) and are greatly encouraged to seek independent legal counsel prior to waiving said conflicts, consistent with Alaska's RPC 1.13(g), RPC 1.6 and RPC 1.7.

*Signature page follows.*

IN WITNESS WHEREOF, the Members and the Manager have executed this Operating Agreement, effective as of the date first set forth above.

X

Janiese Stevens

X

Dan Coqlanese

X

George Kirk

*George Kirk*

2-9-2019

X

Eric Fellows

IN WITNESS WHEREOF, the Members and the **Manager** have executed this Operating Agreement, effective as of the date first set forth above.

X   
\_\_\_\_\_  
Janiese Stevens

X  
\_\_\_\_\_  
Dan Coqlianese

X  
\_\_\_\_\_  
George Kirk

X  
\_\_\_\_\_  
Robert Erik Fellows

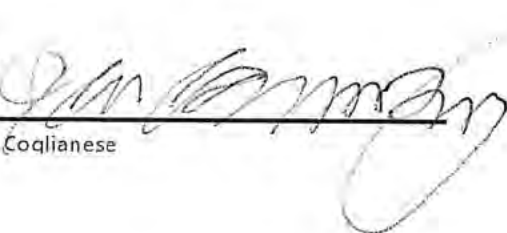


IN WITNESS WHEREOF, the Members and the Manager have executed this Operating Agreement, effective as of the date first set forth above.

X

\_\_\_\_\_  
Janiese Stevens

X

  
\_\_\_\_\_  
Dan Coqlianese

X

\_\_\_\_\_  
George Kirk

X

\_\_\_\_\_  
Eric Fellows

IN WITNESS WHEREOF, the Members and the Manager have executed this Operating Agreement, effective as of the date first set forth above.

X

\_\_\_\_\_  
Janiese Stevens


X

\_\_\_\_\_  
Dan Coqlianese

X

\_\_\_\_\_  
George Kirk

X

  
\_\_\_\_\_  
Robert Erik Fellows

**EXHIBIT A**

**Members, Capital Contributions, and Interest**

	<b><u>Full Required Contribution</u></b>	<b><u>Paid Contribution</u></b>	<b><u>Total Remaining</u></b>	<b><u>Percentage Ownership</u></b>
Janiese Stevens				30%
Dan Coglianesi				30%
George Kirk				20%
Eric Fellows	\$		\$	20%
<b>TOTALS:</b>				100%

**Retail Remaining Budget**

\*\*Sensitive financial information has been redacted from this Exhibit A by JDW for MCB submission.

## EXHIBIT B

### Tax Matters

1. *Definitions.* The capitalized words and phrases used in this Exhibit B shall have the following meanings:

1.1. “*Adjusted Book Value*” means with respect to Company Property, the Property’s Initial Book Value with the adjustments required under this Agreement.

1.2. “*Adjusted Capital Account Deficit*” means, with respect to any Member, the deficit balance, if any, in the Member’s Capital Account as of the end of the relevant Fiscal Year, after giving effect to the following adjustments:

1.2.1. the Capital Account shall be increased by the amounts which the Member is obligated to restore under this Agreement or is deemed obligated to restore pursuant to Regulation Sections 1.704-2(g)(1) and (i)(5) (i.e., the Member’s share of Minimum Gain and Member Minimum Gain); and

1.2.2. the Capital Account shall be decreased by the items described in Regulation Sections 1.704-1(b)(2)(ii)(d)(4), (5) and (6).

This definition of Adjusted Capital Account Deficit is intended to comply with Section 1.704-1(b)(2)(ii)(d) of the Treasury Regulations and shall be interpreted and applied in a manner consistent with that Regulation.

1.3. “*Capital Account*” means the account maintained by the Company for each Member in accordance with the following provisions:

1.3.1. A Member’s Capital Account shall be credited with the amount of money contributed by the Member to the Company; the fair market value of the Property contributed by the Member to the Company (net of liabilities secured by such contributed Property that the Company is considered to assume or take subject to under Section 752 of the Code); the Member’s allocable share of Profit and items of income and gain; and the amount of Company liabilities that are assumed by the Member under Regulation Section 1.704-1(b)(2)(iv)(c);

1.3.2. A Member’s Capital Account shall be debited with the amount of money distributed to the Member; the fair market value of any Company property distributed to the Member (net of liabilities secured by such distributed Property that the Member is considered to assume or take subject to under Section 752 of the Code); the Member’s allocable share of Loss and items of deduction; and the amount of the Member’s liabilities that are assumed by the Company under Regulation Section 1.704-1(b)(2)(iv)(c);

1.3.3. If Company Property is distributed to a Member, the Capital Accounts of all Members shall be adjusted as if the distributed Property had been sold in a taxable disposition for the gross fair market value of such Property on the date of distribution (taking into account Section 7701 of the Code) and the Profit or Loss from such disposition allocated to the Members as provided in this Exhibit B.

1.3.4. If money or other Property (other than a *de minimis* amount) is (a) contributed to the Company by a new or existing Member in exchange for an interest in the Company; or (b) distributed by the Company to a retiring or continuing Member as consideration for an interest in the Company; then,

if the Members deem such an adjustment to be necessary to reflect the economic interests of the Members, the Book Value of the Company's Property shall be adjusted to equal its gross fair market value on such date (taking into account Section 7701(g) of the Code) and the Capital Accounts of all Members shall be adjusted in the same manner as if all the Company Property had been sold in a taxable disposition for such amount on such date and the Profit or Loss allocated to the Members as provided in this **Exhibit B**.

1.3.5. To the extent an adjustment to the tax basis of any Company asset pursuant to Code Section 734(b) or Code Section 743(b) is required, pursuant to Regulation Section 1.704-1(b)(2)(iv)(m), to be taken into account in determining Capital Accounts, the Book Value of the Company's Property and the Capital Account of the Members shall be adjusted in a manner consistent with the manner in which the Capital Accounts are required to be adjusted pursuant to that Section of the Regulations.

1.3.6. If any Interest is transferred pursuant to the terms of this Agreement, the transferee shall succeed to the Capital Account of the transferor to the extent the Capital Account is attributable to the transferred Interest. It is intended that the Capital Accounts of all Members shall be maintained in compliance with the provisions of Regulation Section 1.704-1(b), and all provisions of this Agreement relating to the maintenance of Capital Accounts or the Adjusted Book Value of Company Property shall be interpreted and applied in a manner consistent with that Section of the Regulations.

1.4. "*Code*" means the Internal Revenue Code of 1986, as amended, or any corresponding provision of any succeeding law.

1.5. "*Company Minimum Gain*" has the meaning set forth in Regulation Section 1.704-2(b)(2) for "partnership minimum gain."

1.6. "*Initial Book Value*" means, with respect to Property contributed to the Company by a Member, the Property's fair market value at the time of contribution and, with respect to all other Property, the Property's adjusted basis for federal income tax purposes at the time of acquisition.

1.7. "*Member Nonrecourse Debt*" has the meaning set forth in Section 1.704- 2(b)(4) of the Treasury Regulations for "partner nonrecourse debt."

1.8. "*Member Nonrecourse Debt Minimum Gain*" has the meaning set forth in Regulation Section 1.704-2(i) for "partner nonrecourse debt minimum gain."

1.9. "*Member Nonrecourse Deductions*" has the meaning set forth in Regulation Section 1.704-2(i) for "partner nonrecourse deductions."

1.10. "*Nonrecourse Deductions*" has the meaning set forth in Regulation Section 1.704-2(b)(1). The amount of Nonrecourse Deductions shall be determined according to the provisions of Regulation Section 1.704-2(c).

1.11. "*Nonrecourse Liability*" has the meaning set forth in Regulation Section 1.704-2(b)(3).

1.12. "*Profit*" and "*Loss*" means, for each Fiscal Year of the Company (or other period for which Profit or Loss must be computed), the Company's taxable income or loss determined in accordance with Code Section 703(a), with the following adjustments:

1.12.1. All items of income, gain, loss, deduction, or credit required to be stated separately

pursuant to Code Section 703(a)(1) shall be included in computing taxable income or loss;

1.12.2. Any tax-exempt income of the Company, not otherwise taken into account in computing Profit or Loss, shall be included in computing Profit or Loss;

1.12.3. Any expenditures of the Company described in Code Section 705(a)(2)(B) (or treated as such pursuant to Regulation Section 1.704-1(b)(2)(iv)(i)) and not otherwise taken into account in computing Profit or Loss, shall be included in computing Profit or Loss;

1.12.4. If the Adjusted Book Value of Company Property differs from its adjusted basis for federal income tax purposes, then gain or loss resulting from any taxable disposition of Company property shall be computed by reference to the Adjusted Book Value of the Property disposed of rather than the adjusted basis of the property for federal income tax purposes;

1.12.5. If the Adjusted Book Value of Company Property differs from its adjusted basis for federal income tax purposes, then in lieu of the depreciation, amortization, or cost recovery deductions allowable in computing taxable income or loss, the depreciation, amortization (or other cost recovery deduction) shall be an amount that bears the same ratio to the Adjusted Book Value of such Property as depreciation, amortization (or other cost recovery deduction) computed for federal income tax purposes for such period bears to the adjusted tax basis of such Property. If the Property has a zero adjusted tax basis, the depreciation, amortization (or other cost recovery deduction) of such Property shall be determined under any reasonable method selected by the Company; and

1.12.6. Any items that are specially allocated pursuant to Sections 2.3 and 2.4 hereof shall not be taken into account in computing Profit or Loss.

1.13. “Treasury Regulations” or “Regulations” means the income tax regulations, including any temporary regulations, promulgated under the Code as such regulations may be amended from time to time (including corresponding provisions of succeeding regulations).

2. *Allocations.* After making any special allocations contained in Section 2.5, remaining Profits and Losses shall be allocated for any Fiscal Year in the following manner:

2.1. *Profits.*

2.1.1. First, Profits shall be allocated among the Members in proportion to the cumulative Losses previously allocated to the Member under Section 2.2.3 until the cumulative Profits allocated to each Member under this subparagraph equal the cumulative Losses previously allocated to each Member under Section 2.2.3;

2.1.2. Second, Profits shall be allocated proportionately among the Members until the cumulative Profits allocated to each Member under this subparagraph equal the cumulative Priority Return each Member has received through the end of the Fiscal Year plus Losses, if any, allocated to the Member under Section 2.2.2; and

2.1.3. Third, Profits shall be allocated to the Members in accordance with their Percentage Interests.

2.2. *Losses.*

2.2.1. First, Losses shall be allocated to the Members in proportion to the cumulative Profits previously allocated to the Members under Section 2.1.3 until the cumulative Losses allocated pursuant to this subparagraph to each Member are equal to the cumulative Profits previously allocated to each Member under Section 2.1.3.

2.2.2. Second, Losses shall be allocated to the Members in proportion to the cumulative Profits previously allocated to the Members under Section 2.1.2 until the cumulative Losses allocated pursuant to this subparagraph to each Member are equal to the cumulative Profits previously allocated to each Member under Section 2.1.2; and

2.2.3. Third, Losses shall be allocated to the Members in accordance with their Percentage Interests.

### 2.3. *Loss Limitations.*

2.3.1. *Adjusted Capital Account Deficit.* No Losses shall be allocated to any Member pursuant to Section 2.1 if the allocation causes the Member to have an Adjusted Capital Account Deficit or increases the Member's Capital Account Deficit. All Losses in excess of the limitations set forth in this Subsection shall be allocated to the other Members in accordance with the other Members' Percentage Interests until all Members are subject to the limitation of this Subsection, and thereafter, in accordance with the Members' interest in the Company as determined by the Members. If any Losses are allocated to an Member because of this Subsection, then notwithstanding any other provision of this Agreement, all subsequent Profits shall be allocated to the Members pro rata based on Losses allocated to them pursuant to this Subsection until each Member has been allocated an amount of Profits pursuant to this Subsection equal to the Losses previously allocated to that Member under this Subsection.

2.3.2. *Cash Method Limitation.* If the Company is on the cash method of accounting and more than 35% of the Company's Losses in any year would be allocable to Members who are limited entrepreneurs (within the meaning of § 464(e)(2) of the Code), then except as otherwise provided in Section 2.2.1, the Losses in excess of 35% otherwise allocable to those Members shall be specially allocated among the other Members in the ratio that each shares in Losses. If any Losses are allocated to a Member under this Subsection, then notwithstanding any other provision of this Agreement, all subsequent Profits shall be allocated to the Members pro rata based on Losses allocated to them pursuant to this Subsection until each Member has been allocated an amount of Profits pursuant to this Subsection in the current and previous Fiscal Years equal to the Losses allocated to that Member pursuant to this Subsection in previous Fiscal Years.

### 2.4. *Section 704(c) Allocations.*

2.4.1. *Contributed Property.* In accordance with Code Section 704(c) and the Regulations thereunder, as well as Regulation Section 1.704-1(b)(2)(iv)(d)(3), income, gain, loss, and deduction with respect to any property contributed (or deemed contributed) to the Company shall, solely for tax purposes, be allocated among the Members so as to take account of any variation between the adjusted basis of the property to the Company for federal income tax purposes and its fair market value at the date of contribution (or deemed contribution).

2.4.2. *Adjustments to Book Value.* If the Adjusted Book Value of any Company asset is adjusted as provided in clause (iv) of the definition of Capital Account, subsequent allocations of income, gain, loss, and deduction with respect to the asset shall, solely for tax purposes, take account of any variation between the adjusted basis of the asset for federal income tax purposes and its adjusted book value in the

manner as provided under Code Section 704(c) and the Regulations thereunder.

2.5. *Regulatory Allocations.* The following allocations shall be made in the following order:

2.5.1. *Company Minimum Gain Chargeback.* Except as set forth in Regulation Section 1.704-2(f)(2), (3), (4), and (5), if during any Fiscal Year there is a net decrease in Company Minimum Gain, each Member, prior to any other allocation pursuant to this Section IV, shall be specially allocated items of gross income and gain for such taxable year (and, if necessary, succeeding taxable years) in an amount equal to that Member's share of the net decrease of Company Minimum Gain, computed in accordance with Regulation Section 1.704-2(g)(2). Allocations of gross income and gain pursuant to this Subsection shall be made first from gain recognized from the disposition of Company assets subject to Nonrecourse Liabilities to the extent of the Minimum Gain attributable to those assets and, thereafter, from a pro rata portion of the Company's other items of income and gain for the taxable year. It is the intent of the parties hereto that any allocation pursuant to this Subsection shall constitute a "minimum gain chargeback" under Regulation Section 1.704-2(f).

2.5.2. *Member Nonrecourse Debt Minimum Gain Chargeback.* Except as set forth in Regulation Section 1.704-2(i)(4), if during any Fiscal Year there is a net decrease in Member Nonrecourse Debt Minimum Gain, each Member with a share of that Member Nonrecourse Debt Minimum Gain (determined under Regulation Section 1.704-2(i)(5)) as of the beginning of the Fiscal Year shall be specially allocated items of income and gain for such Fiscal Year (and, if necessary, succeeding Fiscal Years) in an amount equal to that Member's share of the net decrease in Member Nonrecourse Debt Minimum Gain, computed in accordance with Regulation Section 1.704-2(i)(4). Allocations of gross income and gain pursuant to this Subsection shall be made first from gain recognized from the disposition of Company assets subject to Member Nonrecourse Debt to the extent of the Member Minimum Gain attributable to those assets and, thereafter, from a pro rata portion of the Company's other items of income and gain for the Fiscal Year. It is the intent of the parties hereto that any allocation pursuant to this Subsection shall constitute a "minimum gain chargeback" under Regulation Section 1.704-2(i)(4).

2.5.3. *Qualified Income Offset.* If a Member unexpectedly receives an adjustment, allocation, or distribution described in Regulation Section 1.704- 1(b)(2)(ii)(d)(4), (5), or (6), then to the extent required under Regulations Section 1.704- 1(b)(2)(d), such Member shall be allocated items of income and gain of the Company (consisting of a pro rata portion of each item of Company income, including gross income and gain for that Fiscal Year) before any other allocation is made of Company items for that Fiscal Year, in the amount and in proportions required to eliminate the Member's Adjusted Capital Account Deficit as quickly as possible. This Subsection is intended to comply with, and shall be interpreted consistently with, the "qualified income offset" provisions of the Regulations promulgated under Code Section 704(b).

2.5.4. *Nonrecourse Deductions.* Nonrecourse Deductions for a Fiscal Year or other period shall be allocated among the Members in proportion to their Percentage Interests.

2.5.5. *Member Nonrecourse Deductions.* Any Member Nonrecourse Deduction for any Fiscal Year or other period attributable to a Member Nonrecourse Liability shall be allocated to the Member who bears the risk of loss for the Member Nonrecourse Debt in accordance with Regulation Section 1.704-2(i).

2.5.6. *Regulatory Allocations.* The allocations contained in Section 2.5 are contained herein to comply with the Regulations under Section 704(b) of the Code. In allocating other items of Profit or Loss, the allocations contained in Section 2.5 shall be taken into account so that to the maximum extent



possible the net amount of Profit or Loss allocated to each Member will be equal to the amount that would have been allocated to each Member if the allocations contained in Section 2.4 had not been made.

2.6. *Varying Interests; Allocations in Respect to Transferred Interests.* Profits, Losses, and other items shall be calculated on a monthly, daily, or other basis permitted under Code Section 706 and the Regulations. If any Interest is sold, assigned, or transferred in compliance with the provisions of this Agreement, profits, losses, each item thereof, and all other items attributable to such Interest for such period shall be divided and allocated between the transferor and the transferee by taking into account their varying interests during the period in accordance with Code Section 706(d), using any conventions permitted by law and selected by the Company.

2.7. *Tax Matters Partner.* The Manager shall be the Company's tax matters partner ("Tax Matters Partner") unless the Members designate a different Person to serve in this capacity. The Tax Matters Partner shall have all powers and responsibilities provided in Code Section 6221, et seq. The Tax Matters Partner shall keep all Members informed of all notices from government taxing authorities which may come to the attention of the Tax Matters Partner. The Company shall pay and be responsible for all reasonable third-party costs and expenses incurred by the Tax Matters Partner in performing those duties. The Company shall be responsible for any costs incurred by any Member with respect to a tax audit or tax-related administrative or judicial proceeding against the Member. The Tax Matters Partner shall not compromise any dispute with the Internal Revenue Service without the approval of the Members.

2.8. *Returns and Other Elections.* The Manager shall cause the preparation and timely filing of all tax returns required to be filed by the Company pursuant to the Code and all other tax returns deemed necessary and required in each jurisdiction in which the Company does business.

2.9. *Annual Accounting Period.* The annual accounting period of the Company shall be its Fiscal Year. The Company's Fiscal Year shall be selected by the Manager, subject to the requirements and limitations of the Code.

2.10. *Knowledge.* The Members acknowledge that they understand the economic and income tax consequences of the allocations and distributions under this Agreement and agree to be bound by the provisions of this **Exhibit B** in reporting their taxable income and loss from the Company.

2.11. *Amendment.* The Manager is hereby authorized, upon the advice of the Company's tax counsel, to amend this **Exhibit B** to comply with the Code and the Regulations promulgated under Code Section 704(b); provided, however, that no amendment shall materially affect the distributions to an Member without the Member's prior written consent.

## **EXHIBIT C**

### **Formula For Determining an Appraiser to Determine the Purchase Price Of A Transferring Holder's Interest Pursuant To Section VII**

When required pursuant to Section VII of this Agreement, the value of an Interest will be determined by a valuation professional accredited in business valuation by the AICPA or American Society of Appraisers ("Appraiser"). Such Appraiser shall be jointly selected by the Company and the Transferring Holder within fifteen (15) days after Manager's and the other Members' actual knowledge of the Transferring Holder's Transfer. The cost of the Appraiser shall be borne equally by the Company and the Transferring Holder. If a mutually satisfactory Appraiser cannot be selected, then the Company and the Transferring Holder each shall select and pay for its own Appraiser and the two Appraisers shall attempt to reconcile their valuations to arrive at a single valuation. If they are unable to do so, they shall jointly select a third Appraiser to value the Transferring Holder's Interest. The cost of the third Appraiser shall be borne equally by the Company and the Transferring Holder. The three Appraisers shall attempt to reconcile their valuations to arrive at a single valuation. If they are unable to do so, then the middle of the three appraisals shall be used as the valuation. The standard of value shall be fair market value.


If applicable, each party shall appoint its Appraiser within seven (7) days after the parties determine they cannot agree on a single Appraiser. The two Appraisers appointed shall select a third Appraiser within seven (7) days after they determine they cannot agree on a single valuation. The Appraisers shall be instructed to provide their valuations within thirty (30) days after their appointment.

**EXHIBIT D**

**SPOUSAL CONSENT**

I, James Stevens, being the spouse of Janiese Stevens hereby acknowledge that I have read and agree and consent to all of the terms and conditions of the foregoing Limited Liability Company Operating Agreement ("Agreement"). I understand that said Agreement may affect certain rights that I may have in the equity of Hibernation Holdings Company, LLC (the "Company"), held of record by my spouse, and that in the event of my spouse's death or the dissolution of our marriage or in certain other events, my spouse, the Company or the other members of the Company, as the case may be, may have the option under said Agreement to purchase from me any portion of the Interest in which I may have a marital property Interest, notwithstanding the provisions of any will, property settlement agreement, court order or decree of dissolution of marriage to the contrary.

Dated: 2/12/19

  
Signature  
James Stevens  
Print Name

**EXHIBIT D**

**SPOUSAL CONSENT**

I, Ratchanee Cogliamese, being the spouse of Daniel Cogliamese, hereby acknowledge that I have read and agree and consent to all of the terms and conditions of the foregoing Limited Liability Company Operating Agreement ("Agreement"). I understand that said Agreement may affect certain rights that I may have in the equity of Hibernation Holdings Company, LLC (the "Company"), held of record by my spouse, and that in the event of my spouse's death or the dissolution of our marriage or in certain other events, my spouse, the Company or the other members of the Company, as the case may be, may have the option under said Agreement to purchase from me any portion of the Interest in which I may have a marital property Interest, notwithstanding the provisions of any will, property settlement agreement, court order or decree of dissolution of marriage to the contrary.

Dated: 2-14-2019

Ratchanee Cogliamese  
Signature

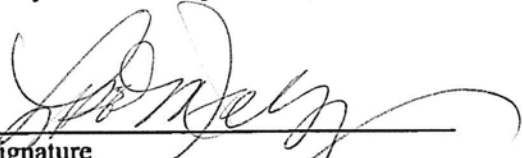
Ratchanee Cogliamese  
Print Name

**EXHIBIT D**

**SPOUSAL CONSENT**

I, Lisa M Fellows, being the spouse of Robert Eric Fellows, hereby acknowledge that I have read and agree and consent to all of the terms and conditions of the foregoing Limited Liability Company Operating Agreement ("Agreement"). I understand that said Agreement may affect certain rights that I may have in the equity of Hibernation Holdings Company, LLC (the "Company"), held of record by my spouse, and that in the event of my spouse's death or the dissolution of our marriage or in certain other events, my spouse, the Company or the other members of the Company, as the case may be, may have the option under said Agreement to purchase from me any portion of the Interest in which I may have a marital property Interest, notwithstanding the provisions of any will, property settlement agreement, court order or decree of dissolution of marriage to the contrary.

Dated: 2/11/19

  
Signature  
Lisa M. Fellows  
Print Name



Alaska Marijuana Control Board

# Form MJ-00: Application Certifications

## What is this form?

This application certifications form is required for all marijuana establishment license 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.

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

## Section 1 – Establishment Information

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

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

## Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Janiese Stevens
Title:	Manager/Member of Hibernation Holding Company, LLC

## Section 3 – Other Licenses

Ownership and financial interest in other licenses:

Yes No

Do you currently have or plan to have an ownership interest in, or a direct or indirect financial interest in another marijuana establishment license?

If "Yes", which license numbers (for existing licenses) and license types do you own or plan to own?

Wildflower License #21069



## Alaska Marijuana Control Board

# Form MJ-00: Application Certifications

### Section 4 – Certifications

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

Initials

I certify that I have not been convicted of a felony in any state or the United States, including a suspended imposition of sentence, for which less than five years have elapsed from the time of the conviction to the date of this application.

I certify that I am not currently on felony probation or felony parole.

I certify that I have not been found guilty of selling alcohol without a license in violation of AS 04.11.010.

I certify that I have not been found guilty of selling alcohol to an individual under 21 years of age in violation of 04.16.051 or AS 04.16.052.

I certify that I have not been convicted of a misdemeanor crime involving a controlled substance, violence against a person, use of a weapon, or dishonesty within the five years preceding this application.

I certify that I have not been convicted of a class A misdemeanor relating to selling, furnishing, or distributing marijuana or operating an establishment where marijuana is consumed within the two years preceding this application.

I certify that my proposed premises is not within 500 feet of a school ground, recreation or youth center, a building in which religious services are regularly conducted, or a correctional facility, as set forth in 3 AAC 306.010(a).

I certify that my proposed premises is not located in a liquor licensed premises.

I certify that I meet the residency requirement under AS 43.23 for a permanent fund dividend in the calendar year in which I am initiating this application.

I certify that all proposed licensees (as defined in 3 AAC 306.020(b)(2)) have been listed on my online marijuana establishment license application. Additionally, if applicable, all proposed licensees have been listed on my application with the Division of Corporations.

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



Alaska Marijuana Control Board

# Form MJ-00: Application Certifications

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

Initials

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

I certify and understand that I must operate in compliance with each applicable public health, fire, safety, and tax code and ordinance of this state and the local government in which my premises is located.

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

Initials

Only initial next to the following statement if this form is accompanying an application for a marijuana testing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility.

Only initial next to the following statement if this form is accompanying an application for a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a marijuana testing facility license.

**All marijuana establishment license applicants:**

As an applicant for a marijuana establishment license, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that the online application and this form, including all accompanying schedules and statements, is true, correct, and complete.

Signature of licensee

Janiese Stevens  
Printed name of licensee



Notary Public in and for the State of Alaska

My commission expires: 03.05.2023

Subscribed and sworn to before me this 24<sup>th</sup> day of January, 20 20.





Alaska Marijuana Control Board

# Form MJ-00: Application Certifications

### What is this form?

This application certifications form is required for all marijuana establishment license 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.

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

## Section 1 – Establishment Information

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

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

## Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Robert Erik Fellows
Title:	Member

## Section 3 – Other Licenses

Ownership and financial interest in other licenses:

Yes No

Do you currently have or plan to have an ownership interest in, or a direct or indirect financial interest in another marijuana establishment license?

If "Yes", which license numbers (for existing licenses) and license types do you own or plan to own?

Retail License # 21069



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Section 4 – Certifications

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

Initials

I certify that I have not been convicted of a felony in any state or the United States, including a suspended imposition of sentence, for which less than five years have elapsed from the time of the conviction to the date of this application.

[Handwritten initials]

I certify that I am not currently on felony probation or felony parole.

[Handwritten initials]

I certify that I have not been found guilty of selling alcohol without a license in violation of AS 04.11.010.

[Handwritten initials]

I certify that I have not been found guilty of selling alcohol to an individual under 21 years of age in violation of 04.16.051 or AS 04.16.052.

[Handwritten initials]

I certify that I have not been convicted of a misdemeanor crime involving a controlled substance, violence against a person, use of a weapon, or dishonesty within the five years preceding this application.

[Handwritten initials]

I certify that I have not been convicted of a class A misdemeanor relating to selling, furnishing, or distributing marijuana or operating an establishment where marijuana is consumed within the two years preceding this application.

[Handwritten initials]

I certify that my proposed premises is not within 500 feet of a school ground, recreation or youth center, a building in which religious services are regularly conducted, or a correctional facility, as set forth in 3 AAC 306.010(a).

[Handwritten initials]

I certify that my proposed premises is not located in a liquor licensed premises.

[Handwritten initials]

I certify that I meet the residency requirement under AS 43.23 for a permanent fund dividend in the calendar year in which I am initiating this application.

[Handwritten initials]

I certify that all proposed licensees (as defined in 3 AAC 306.020(b)(2)) have been listed on my online marijuana establishment license application. Additionally, if applicable, all proposed licensees have been listed on my application with the Division of Corporations.

[Handwritten initials]

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

[Handwritten initials]



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

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

Initials

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



I certify and understand that I must operate in compliance with each applicable public health, fire, safety, and tax code and ordinance of this state and the local government in which my premises is located.



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

Initials

Only initial next to the following statement if this form is accompanying an application for a marijuana testing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility.



Only initial next to the following statement if this form is accompanying an application for a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a marijuana testing facility license.



All marijuana establishment license applicants:

As an applicant for a marijuana establishment license, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that the online application and this form, including all accompanying schedules and statements, is true, correct, and complete.

Signature of licensee

Erik Fellows  
Printed name of licensee



Notary Public in and for the State of Alaska

My commission expires: 06-01-2024

Subscribed and sworn to before me this 27<sup>th</sup> day of May, 2020.



**Alaska Marijuana Control Board**

**Form MJ-00: Application Certifications**

**What is this form?**

This application certifications form is required for all marijuana establishment license 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.

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

**Section 1 – Establishment Information**

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

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

**Section 2 – Individual Information**

Enter information for the individual licensee.

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

**Section 3 – Other Licenses**

Ownership and financial interest in other licenses: Yes    No

Do you currently have or plan to have an ownership interest in, or a direct or indirect financial interest in another marijuana establishment license?    

If "Yes", which license numbers (for existing licenses) and license types do you own or plan to own?

Wildflower License #21069



Alaska Marijuana Control Board

**Form MJ-00: Application Certifications**

**Section 4 – Certifications**

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

Initials

I certify that I have not been convicted of a felony in any state or the United States, including a suspended imposition of sentence, for which less than five years have elapsed from the time of the conviction to the date of this application.

LR

I certify that I am not currently on felony probation or felony parole.

LR

I certify that I have not been found guilty of selling alcohol without a license in violation of AS 04.11.010.

LR

I certify that I have not been found guilty of selling alcohol to an individual under 21 years of age in violation of 04.16.051 or AS 04.16.052.

LR

I certify that I have not been convicted of a misdemeanor crime involving a controlled substance, violence against a person, use of a weapon, or dishonesty within the five years preceding this application.

LR

I certify that I have not been convicted of a class A misdemeanor relating to selling, furnishing, or distributing marijuana or operating an establishment where marijuana is consumed within the two years preceding this application.

LR

I certify that my proposed premises is not within 500 feet of a school ground, recreation or youth center, a building in which religious services are regularly conducted, or a correctional facility, as set forth in 3 AAC 306.010(a).

LR

I certify that my proposed premises is not located in a liquor licensed premises.

LR

I certify that I meet the residency requirement under AS 43.23 for a permanent fund dividend in the calendar year in which I am initiating this application.

LR

I certify that all proposed licensees (as defined in 3 AAC 306.020(b)(2)) have been listed on my online marijuana establishment license application. Additionally, if applicable, all proposed licensees have been listed on my application with the Division of Corporations.

LR

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

LR



Alaska Marijuana Control Board

**Form MJ-00: Application Certifications**

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

Initials

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

I certify and understand that I must operate in compliance with each applicable public health, fire, safety, and tax code and ordinance of this state and the local government in which my premises is located.

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

Initials

Only initial next to the following statement if this form is accompanying an application for a marijuana testing facility license:


I certify that I do not have an ownership in, or a direct or indirect financial interest in a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility.

Only initial next to the following statement if this form is accompanying an application for a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a marijuana testing facility license.

**All marijuana establishment license applicants:**

As an applicant for a marijuana establishment license, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that the online application and this form, including all accompanying schedules and statements, is true, correct, and complete.

  
\_\_\_\_\_  
Signature of licensee

Louis Rocheleau  
\_\_\_\_\_  
Printed name of licensee



  
\_\_\_\_\_  
Notary Public in and for the State of Alaska

My commission expires: 01/18/2022

Subscribed and sworn to before me this 14 day of January, 2020



Alaska Marijuana Control Board

# Form MJ-00: Application Certifications

**What is this form?**

This application certifications form is required for all marijuana establishment license 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.

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

## Section 1 – Establishment Information

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

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

## Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Kim Perkins
Title:	Member of Hibernation Holding Company, LLC

## Section 3 – Other Licenses

Ownership and financial interest in other licenses: Yes    No

Do you currently have or plan to have an ownership interest in, or a direct or indirect financial interest in another marijuana establishment license?    

If "Yes", which license numbers (for existing licenses) and license types do you own or plan to own?

Wildflower License #21069



Alaska Marijuana Control Board  
**Form MJ-00: Application Certifications**

**Section 4 – Certifications**

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

Initials

I certify that I have not been convicted of a felony in any state or the United States, including a suspended imposition of sentence, for which less than five years have elapsed from the time of the conviction to the date of this application.

JP

I certify that I am not currently on felony probation or felony parole.

JP

I certify that I have not been found guilty of selling alcohol without a license in violation of AS 04.11.010.

JP

I certify that I have not been found guilty of selling alcohol to an individual under 21 years of age in violation of 04.16.051 or AS 04.16.052.

JP

I certify that I have not been convicted of a misdemeanor crime involving a controlled substance, violence against a person, use of a weapon, or dishonesty within the five years preceding this application.

JP

I certify that I have not been convicted of a class A misdemeanor relating to selling, furnishing, or distributing marijuana or operating an establishment where marijuana is consumed within the two years preceding this application.

JP

I certify that my proposed premises is not within 500 feet of a school ground, recreation or youth center, a building in which religious services are regularly conducted, or a correctional facility, as set forth in 3 AAC 306.010(a).

JP

I certify that my proposed premises is not located in a liquor licensed premises.

JP

I certify that I meet the residency requirement under AS 43.23 for a permanent fund dividend in the calendar year in which I am initiating this application.

JP

I certify that all proposed licensees (as defined in 3 AAC 306.020(b)(2)) have been listed on my online marijuana establishment license application. Additionally, if applicable, all proposed licensees have been listed on my application with the Division of Corporations.

JP

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

JP





## Alaska Marijuana Control Board Form MJ-00: Application Certifications

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

Initials

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



I certify and understand that I must operate in compliance with each applicable public health, fire, safety, and tax code and ordinance of this state and the local government in which my premises is located.



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

Initials

Only initial next to the following statement if this form is accompanying an application for a marijuana testing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility.



Only initial next to the following statement if this form is accompanying an application for a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a marijuana testing facility license.



### All marijuana establishment license applicants:

As an applicant for a marijuana establishment license, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that the online application and this form, including all accompanying schedules and statements, is true, correct, and complete.

Signature of licensee

Kim Perkins

Printed name of licensee



Notary Public in and for the State of Alaska

My commission expires: 9/27/2023

Subscribed and sworn to before me this 14<sup>th</sup> day of January, 2020.



**Alaska Marijuana Control Board**

**Form MJ-00: Application Certifications**

**What is this form?**

This application certifications form is required for all marijuana establishment license 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.

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

**Section 1 – Establishment Information**

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

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

**Section 2 – Individual Information**

Enter information for the individual licensee.

Name:	George Kirk
Title:	Member

**Section 3 – Other Licenses**

Ownership and financial interest in other licenses:

Yes No

Do you currently have or plan to have an ownership interest in, or a direct or indirect financial interest in another marijuana establishment license?

If "Yes", which license numbers (for existing licenses) and license types do you own or plan to own?

Wildflower License #21069



Alaska Marijuana Control Board  
**Form MJ-00: Application Certifications**

**Section 4 – Certifications**

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

Initials

I certify that I have not been convicted of a felony in any state or the United States, including a suspended imposition of sentence, for which less than five years have elapsed from the time of the conviction to the date of this application.

GK

I certify that I am not currently on felony probation or felony parole.

GK

I certify that I have not been found guilty of selling alcohol without a license in violation of AS 04.11.010.

GK

I certify that I have not been found guilty of selling alcohol to an individual under 21 years of age in violation of 04.16.051 or AS 04.16.052.

GK

I certify that I have not been convicted of a misdemeanor crime involving a controlled substance, violence against a person, use of a weapon, or dishonesty within the five years preceding this application.

GK

I certify that I have not been convicted of a class A misdemeanor relating to selling, furnishing, or distributing marijuana or operating an establishment where marijuana is consumed within the two years preceding this application.

GK

I certify that my proposed premises is not within 500 feet of a school ground, recreation or youth center, a building in which religious services are regularly conducted, or a correctional facility, as set forth in 3 AAC 306.010(a).

GK

I certify that my proposed premises is not located in a liquor licensed premises.

GK

I certify that I meet the residency requirement under AS 43.23 for a permanent fund dividend in the calendar year in which I am initiating this application.

GK

I certify that all proposed licensees (as defined in 3 AAC 306.020(b)(2)) have been listed on my online marijuana establishment license application. Additionally, if applicable, all proposed licensees have been listed on my application with the Division of Corporations.

GK

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

GK



## Alaska Marijuana Control Board Form MJ-00: Application Certifications

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

Initials

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

GK

I certify and understand that I must operate in compliance with each applicable public health, fire, safety, and tax code and ordinance of this state and the local government in which my premises is located.

GK

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

Initials

Only initial next to the following statement if this form is accompanying an application for a marijuana testing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility.

Only initial next to the following statement if this form is accompanying an application for a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a marijuana testing facility license.

GK

### All marijuana establishment license applicants:

As an applicant for a marijuana establishment license, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that the online application and this form, including all accompanying schedules and statements, is true, correct, and complete.

George Kirk  
Signature of licensee



Alma N. Finnerty  
Notary Public in and for the State of Alaska

George Kirk  
Printed name of licensee

My commission expires: 03.05.2023

Subscribed and sworn to before me this 7<sup>th</sup> day of January, 20 20.



Alaska Marijuana Control Board

# Form MJ-00: Application Certifications

## What is this form?

This application certifications form is required for all marijuana establishment license 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.

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

## Section 1 – Establishment Information

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

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

## Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Dan Coglianese				
Title:	Member of Hibernation Holding Company, LLC				

## Section 3 – Other Licenses

Ownership and financial interest in other licenses: Yes    No

Do you currently have or plan to have an ownership interest in, or a direct or indirect financial interest in another marijuana establishment license?

If "Yes", which license numbers (for existing licenses) and license types do you own or plan to own?

Wildflower License #21069



Alaska Marijuana Control Board

# Form MJ-00: Application Certifications

## Section 4 – Certifications

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

Initials

I certify that I have not been convicted of a felony in any state or the United States, including a suspended imposition of sentence, for which less than five years have elapsed from the time of the conviction to the date of this application.

DC

I certify that I am not currently on felony probation or felony parole.

DC

I certify that I have not been found guilty of selling alcohol without a license in violation of AS 04.11.010.

DC

I certify that I have not been found guilty of selling alcohol to an individual under 21 years of age in violation of 04.16.051 or AS 04.16.052.

DC

I certify that I have not been convicted of a misdemeanor crime involving a controlled substance, violence against a person, use of a weapon, or dishonesty within the five years preceding this application.

DC

I certify that I have not been convicted of a class A misdemeanor relating to selling, furnishing, or distributing marijuana or operating an establishment where marijuana is consumed within the two years preceding this application.

DC

I certify that my proposed premises is not within 500 feet of a school ground, recreation or youth center, a building in which religious services are regularly conducted, or a correctional facility, as set forth in 3 AAC 306.010(a).

DC

I certify that my proposed premises is not located in a liquor licensed premises.

DC

I certify that I meet the residency requirement under AS 43.23 for a permanent fund dividend in the calendar year in which I am initiating this application.

DC

I certify that all proposed licensees (as defined in 3 AAC 306.020(b)(2)) have been listed on my online marijuana establishment license application. Additionally, if applicable, all proposed licensees have been listed on my application with the Division of Corporations.

DC

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

DC



Alaska Marijuana Control Board

# Form MJ-00: Application Certifications

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

Initials

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

pe

I certify and understand that I must operate in compliance with each applicable public health, fire, safety, and tax code and ordinance of this state and the local government in which my premises is located.

pc

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

Initials

Only initial next to the following statement if this form is accompanying an application for a marijuana testing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility.

Only initial next to the following statement if this form is accompanying an application for a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a marijuana testing facility license.

pc

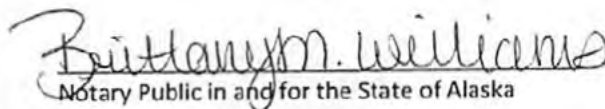
**All marijuana establishment license applicants:**

As an applicant for a marijuana establishment license, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that the online application and this form, including all accompanying schedules and statements, is true, correct, and complete.

  
Signature of licensee

Dan Coglianese  
Printed name of licensee



  
Notary Public in and for the State of Alaska

My commission expires: 08/04/2020

Subscribed and sworn to before me this 5 day of May, 2020.



Alaska Marijuana Control Board

**Form MJ-07: Public Notice Posting Affidavit**

**What is this form?**

A public notice posting affidavit is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(10). As soon as practical after initiating a marijuana establishment license application, an applicant must give notice of the application to the public by posting a true copy of the application for ten (10) days at the location of the proposed licensed premises and one other conspicuous location in the area of the proposed premises, per 3 AAC 306.025(b)(1).

This form must be completed and submitted to AMCO's main office before any new or transfer license application will be considered complete.

**Section 1 – Establishment Information**

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

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

**Section 2 – Certification**

I certify that I have met the public notice requirement set forth under 3 AAC 306.025(b)(1) by posting a copy of my application for the following 10-day period at the location of the proposed licensed premises and at the following conspicuous location in the area of the proposed premises:

Start Date: 11/02/2020

End Date: 11/12/2020

Other conspicuous location: Post Office Bulletin Board - 3658 Heath St, Homer, AK

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

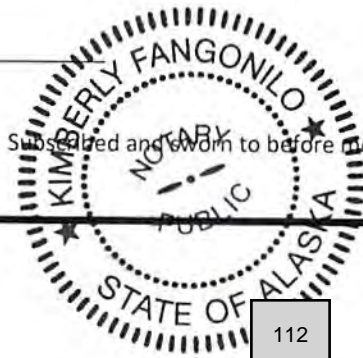
[Signature]  
 Signature of licensee

**Janiese Stevens**

Printed name of licensee

[Signature]  
 Notary Public in and for the State of Alaska

My commission expires: October 21, 2024



Subscribed and sworn to before me this 17<sup>th</sup> day of November, 2020.





Alaska Marijuana Control Board

# Form MJ-08: Local Government Notice Affidavit

### What is this form?

A local government notice affidavit is required for all marijuana establishment license applications with a proposed premises that is located within a local government, per 3 AAC 306.025(b)(3). As soon as practical after initiating a marijuana establishment license application, an applicant must give notice of the application to the public by submitting a copy of the application to each local government and any community council in the area of the proposed licensed premises. For an establishment located inside the boundaries of city that is within a borough, both the city and the borough must be notified.

This form must be completed and submitted to AMCO's main office before any new or transfer license application will be considered complete.

## Section 1 – Establishment Information

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

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

## Section 2 – Certification

I certify that I have met the local government notice requirement set forth under 3 AAC 306.025(b)(3) by submitting a copy of my application to the following local government (LG) official(s) and community council (if applicable):

Local Government(s): City of Homer Date Submitted: 11/16/2020

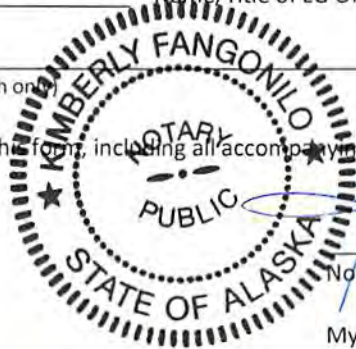
Name/Title of LG Official 1: Melissa Jacobson/City Clerk Name/Title of LG Official 2: \_\_\_\_\_

Community Council: N/A Date Submitted: \_\_\_\_\_  
(Municipality of Anchorage and Matanuska-Susitna Borough only)

I declare under penalty of unsworn falsification that the form, including all accompanying schedules and statements, is true, correct, and complete.

Janiese Stevens  
Signature of licensee

Janiese Stevens  
Printed name of licensee



Kimberly Fangonilo  
Notary Public in and for the State of Alaska

My commission expires: October 26, 2024

Subscribed and sworn to before me this 17th day of November, 2020.



Alaska Marijuana Control Board

# Form MJ-08: Local Government Notice Affidavit

### What is this form?

A local government notice affidavit is required for all marijuana establishment license applications with a proposed premises that is located within a local government, per 3 AAC 306.025(b)(3). As soon as practical after initiating a marijuana establishment license application, an applicant must give notice of the application to the public by submitting a copy of the application to each local government and any community council in the area of the proposed licensed premises. For an establishment located inside the boundaries of city that is within a borough, both the city and the borough must be notified.

This form must be completed and submitted to AMCO's main office before any new or transfer license application will be considered complete.

## Section 1 - Establishment Information

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

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

## Section 2 - Certification

I certify that I have met the local government notice requirement set forth under 3 AAC 306.025(b)(3) by submitting a copy of my application to the following local government (LG) official(s) and community council (if applicable):

Local Government(s): Kenai Peninsula Borough Date Submitted: 11/16/2020

Name/Title of LG Official 1: Johni Blankenship/KPB Clerk Name/Title of LG Official 2: \_\_\_\_\_

Community Council: N/A Date Submitted: \_\_\_\_\_  
(Municipality of Anchorage and Matanuska-Susitna Borough only)

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

Janiese Stevens  
Signature of licensee

Janiese Stevens  
Printed name of licensee



Kimberly Fangonilo  
Notary Public in and for the State of Alaska

My commission expires: October 21, 2024

Subscribed and sworn to before me this 17<sup>th</sup> day of November, 20 20.



Alaska Marijuana Control Board

# Form MJ-09: Statement of Financial Interest

### What is this form?

A statement of financial interest completed by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(4). A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's main office by each proposed licensee before any license application will be considered complete.

## Section 1 – Establishment Information

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

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

## Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Janiese Stevens				
Title:	Member				
SSN:	[REDACTED]		Date of Birth:	[REDACTED]	



Alaska Marijuana Control Board

# Form MJ-09: Statement of Financial Interest

## Section 3 – Certifications

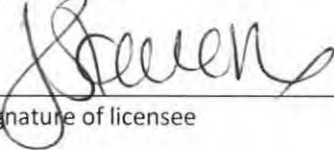
I certify that no person other than a proposed licensee listed on my marijuana establishment license application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which a marijuana establishment license is being applied for.

I further certify that any ownership change shall be reported to the board as required under 3 AAC 306.040.

I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record.

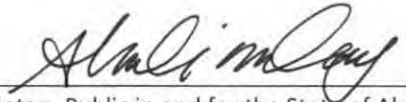
*The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

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

  
\_\_\_\_\_  
Signature of licensee

**Janiese Stevens**  
\_\_\_\_\_  
Printed name of licensee



  
\_\_\_\_\_  
Notary Public in and for the State of Alaska

My commission expires: 03-05-2023

Subscribed and sworn to before me this 24<sup>th</sup> day of January, 2020.



Alaska Marijuana Control Board

# Form MJ-09: Statement of Financial Interest

## What is this form?

A statement of financial interest completed by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(4). A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's main office by each proposed licensee before any license application will be considered complete.

## Section 1 – Establishment Information

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

Licensee:	Alaska Loven It, LLC	License Number:	12833		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	Alaska Loven It, LLC				
Premises Address:	2908 Kachemak Drive				
City:	Homer	State:	Alaska	ZIP:	996 03

## Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Robert Erik Fellows				
Title:	Member				
SSN:	[REDACTED]	Date of Birth:	[REDACTED]		



Alaska Marijuana Control Board

**Form MJ-09: Statement of Financial Interest**

**Section 3 – Certifications**

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

I further certify that any ownership change shall be reported to the board as required under 3 AAC 306.040.

I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. *The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

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

Signature of licensee

**Erik Fellows**

Printed name of licensee



Notary Public in and for the State of Alaska

My commission expires: 06-01-2021

Subscribed and sworn to before me this 27<sup>th</sup> day of May, 2020.



Alaska Marijuana Control Board

## Form MJ-09: Statement of Financial Interest

### What is this form?

A statement of financial interest completed by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(4). A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's main office by each proposed licensee before any license application will be considered complete.

### Section 1 – Establishment Information

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

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

### Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Louis Rocheleau				
Title:	Member				
SSN:	[REDACTED]		Date of Birth:	[REDACTED]	



Alaska Marijuana Control Board

## Form MJ-09: Statement of Financial Interest

### Section 3 – Certifications

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

I further certify that any ownership change shall be reported to the board as required under 3 AAC 306.040.

I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record.

*The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

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

Signature of licensee

**Louis Rocheleau**

Printed name of licensee



Notary Public in and for the State of Alaska

My commission expires: 01/18/2022

Subscribed and sworn to before me this 14 day of January, 2020





Alaska Marijuana Control Board

**Form MJ-09: Statement of Financial Interest**

**What is this form?**

A statement of financial interest completed by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(4). A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's main office by each proposed licensee before any license application will be considered complete.

**Section 1 – Establishment Information**

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

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

**Section 2 – Individual Information**

Enter information for the individual licensee.

Name:	Kim Perkins				
Title:	Member				
SSN:	[REDACTED]		Date of Birth:	[REDACTED]	



Alaska Marijuana Control Board

**Form MJ-09: Statement of Financial Interest**

**Section 3 – Certifications**

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

I further certify that any ownership change shall be reported to the board as required under 3 AAC 306.040.

I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record.

*The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

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

Signature of licensee

Notary Public in and for the State of Alaska

**Kim Perkins**

Printed name of licensee

My commission expires: 9/27/2023

Subscribed and sworn to before me this 14<sup>th</sup> day of January, 2020.





**Alaska Marijuana Control Board**

**Form MJ-09: Statement of Financial Interest**

**What is this form?**

A statement of financial interest completed by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(4). A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

**This form must be completed and submitted to AMCO's main office by each proposed licensee before any license application will be considered complete.**

**Section 1 – Establishment Information**

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

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

**Section 2 – Individual Information**

Enter information for the individual licensee.

Name:	George Kirk		
Title:	Member of Hibernation Holding Company, LLC		
SSN:	[REDACTED]	Date of Birth:	[REDACTED]



Alaska Marijuana Control Board

**Form MJ-09: Statement of Financial Interest**

**Section 3 – Certifications**

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

I further certify that any ownership change shall be reported to the board as required under 3 AAC 306.040.

I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record.  
*The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

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

George Kirk  
Signature of licensee

George Kirk  
Printed name of licensee



Alma N. Finnerty  
Notary Public in and for the State of Alaska

My commission expires: 03.05.2023

Subscribed and sworn to before me this 7<sup>th</sup> day of January, 20 20.



Alaska Marijuana Control Board

# Form MJ-09: Statement of Financial Interest

### What is this form?

A statement of financial interest completed by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(4). A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's main office by each proposed licensee before any license application will be considered complete.

## Section 1 - Establishment Information

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

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

## Section 2 - Individual Information

Enter information for the individual licensee.

Name:	Dan Coglianese				
Title:	Member				
SSN:	[REDACTED]	Date of Birth:	[REDACTED]		



Alaska Marijuana Control Board

**Form MJ-09: Statement of Financial Interest**

**Section 3 – Certifications**

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

I further certify that any ownership change shall be reported to the board as required under 3 AAC 306.040.

I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. *The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

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

*Dan Coglianese*  
Signature of licensee

*Brittany M. Williams*  
Notary Public in and for the State of Alaska

Dan Coglianese  
Printed name of licensee

My commission expires: 08/04/2020

Subscribed and sworn to before me this 6 day of 5, 2020.





Alaska Marijuana Control Board

# Form MJ-17d: Unaltered Operating Plan and/or Premises Diagram Affidavit

### What is this form?

An operating plan and/or diagram affidavit is required to be submitted by the transferee for any marijuana establishment transfer license application where the transferee is not making changes to the operating plan and/or premises diagram approved by the Marijuana Control Board, in the course of the transfer application, per 3 AAC 306.045(e). By completing this form you are certifying that no changes will be made to the operating plan and/or premises diagram that have been previously submitted and approved for this license. This form replaces the information required by regulations 3 AAC 306.020(b)(8), 3 AAC 306.020(c), 3 AAC 306.315(2), 3 AAC 306.420, 3 AAC 306.520(2) and (3), and 3 AAC 306.615 if no changes are being made to your operating plan or diagram during the transfer.

## Section 1 – Establishment Information

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

<b>New Licensee:</b>	Alaska Loven It, LLC	<b>License Number:</b>	12833		
<b>License Type:</b>	Standard Marijuana Cultivation Facility				
<b>Doing Business As:</b>	Alaska Loven It, LLC				
<b>Premises Address:</b>	2908 Kachemak Drive				
<b>City:</b>	Homer	<b>State:</b>	Alaska	<b>ZIP:</b>	99603

## Section 2 – Certification

You must be able to certify at least one of the statements below. Read the following and then sign your initials in the applicable box(es) to the right:

Initials

I certify that there will be no changes to the operating plan for this license.

If the above statement is certified you will not be required to submit forms MJ-01 and MJ-03, MJ-04, MJ-05 or MJ-06.

I certify that there will be no changes to the premises diagram for this license.

If the above statement is certified, you will not be required to submit form MJ-02.

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

Signature of transferee

James Stevens  
Printed name of transferee



Notary Public in and for the State of Alaska

My commission expires: 03-05-2023

Subscribed and sworn to before me this 8<sup>th</sup> day of May, 2020



**Alaska Marijuana Control Board  
 Marijuana Establishment  
 Form MJ-17c: License Transfer Application**

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

**What is this form?**

This form must be used to initiate a transfer of ownership of a marijuana establishment license under 3 AAC 306.045. This transfer application must be completed and submitted to AMCO's main office, along with all necessary supplemental documents and fees listed in **Form MJ-17b: License Transfer Application Checklist**, before a transfer of ownership, including a change that affects the controlling interest of an entity, will be considered by the Marijuana Control Board.

**Please note that licensees seeking to change controlling interest of an entity that owns multiple licenses must submit a separate completed copy of this form and the required supplemental documents and fees for each license.**

**Section 1 – Transferor Information**

Enter information for the **current** licensee and licensed establishment.

<b>Licensee:</b>	Alaska Loven it, LLC	<b>License Number:</b>	12833		
<b>License Type:</b>	Standard Marijuana Cultivation Facility				
<b>Doing Business As:</b>	Alaska Loven It, LLC				
<b>Premises Address:</b>	2908 Kachemak Drive				
<b>City:</b>	Homer	<b>State:</b>	Alaska	<b>ZIP:</b>	99603
<b>Email:</b>	jstevens@ak.net				
<b>Local Government:</b>	City of Homer				

- Regular ownership transfer       Transfer of controlling interest in the licensed entity

**Section 2 – Transferee Information**

Enter information for the **new** applicant seeking to be licensed. The business license # should be issued for the DBA listed below, and held by the transferee.

<b>Licensee:</b>	Alaska Loven It, LLC	<b>Alaska Entity #</b>	10056827		
<b>Mailing Address:</b>	Box 1571				
<b>City:</b>	Homer	<b>State:</b>	Alaska	<b>ZIP:</b>	99603
<b>Doing Business As:</b>	Alaska Loven It, LLC				
<b>Business License #:</b>	1052906	<b>Business Phone:</b>	907-942-5618		
<b>Designated Licensee:</b>	janiese Stevens				
<b>Contact Email:</b>	jstevens@ak.net	<b>Phone #</b>	907-942-5618		





# Form MJ-17c: License Transfer Application

## Section 3 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 4. If any entity official is another entity, you must include the AK Entity # of that entity in the Entity Official Name field, attach a separate completed copy of this page that breaks down the ownership information for that entity, and submit the supplemental documents and fingerprint fees listed on Form MJ-17b required for each individual entity official. Entity documents must be submitted for each entity listed on this form.

If more space is needed, please attach additional completed copies of this page.

- If the applicant is a corporation, list each *officer or director, and owner of any of the corporation's stock*.
- If the applicant is a limited liability company, list each *member holding any ownership interest and each manager*.
- If the applicant is a partnership or limited partnership, list each *partner holding any interest and each general partner*.

<b>Entity Official Name:</b>	Janiese Stevens 21.5% Member of Hibernation Holding Company LLC			
<b>Title(s):</b>	Manager of Hibernation Holding Company, LLC	<b>Phone:</b>	907-942-5618	<b>% Owned:</b>
<b>Email:</b>	jstevens@ak.net			
<b>Mailing Address:</b>	P.O Box 8593			
<b>City:</b>	Kodiak	<b>State:</b>	Alaska	<b>ZIP:</b> 99615
<b>Entity Official Name:</b>	Dan Coglianesse - 21.5% Member of Hibernation Holding Company LLC			
<b>Title(s):</b>	Member of Hibernation Holding Company, LLC	<b>Phone:</b>	907-942-5618	<b>% Owned:</b>
<b>Email:</b>	alaskacitysupply@gmail.com			
<b>Mailing Address:</b>	P.O Box 8593			
<b>City:</b>	Kodiak	<b>State:</b>	Alaska	<b>ZIP:</b> 99615
<b>Entity Official Name:</b>	Kim Perkins - 14.25% Member of Hibernation Holding Company LLC			
<b>Title(s):</b>	Member of Hibernation Holding Company, LLC	<b>Phone:</b>	907-942-5618	<b>% Owned:</b>
<b>Email:</b>	fvphantom@gmail.com			
<b>Mailing Address:</b>	1365 Sawmill Cir			
<b>City:</b>	Kodiak	<b>State:</b>	Alaska	<b>ZIP:</b> 99615
<b>Entity Official Name:</b>	Erik Fellows - 14.25% Member of Hibernation Holding Company LLC			
<b>Title(s):</b>	Member of Hibernation Holding Company, LLC	<b>Phone:</b>	907-942-5618	<b>% Owned:</b>
<b>Email:</b>	alaskavalkyrie@gmail.com			
<b>Mailing Address:</b>	P.O Box 1065			
<b>City:</b>	Homer	<b>State:</b>	Alaska	<b>ZIP:</b> 99603
<b>Entity Official Name:</b>	Louie Rocheleau - 14.25% Member of Hibernation Holding Company LLC			
<b>Title(s):</b>	Member of Hibernation Holding Company, LLC	<b>Phone:</b>	907-942-5618	<b>% Owned:</b>
<b>Email:</b>	rockkodiak@gmail.com			
<b>Mailing Address:</b>	P.O Box 8593			
<b>City:</b>	Kodiak	<b>State:</b>	Alaska	<b>ZIP:</b> 99615



# Form MJ-17c: License Transfer Application

## Section 3 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 4. If any entity official is another entity, you must include the AK Entity # of that entity in the Entity Official Name field, attach a separate completed copy of this page that breaks down the ownership information for that entity, and submit the supplemental documents and fingerprint fees listed on Form MJ-17b required for each individual entity official. Entity documents must be submitted for each entity listed on this form.

If more space is needed, please attach additional completed copies of this page.

- If the applicant is a corporation, list each *officer or director, and owner of any of the corporation's stock*.
- If the applicant is a limited liability company, list each *member holding any ownership interest and each manager*.
- If the applicant is a partnership or limited partnership, list each *partner holding any interest and each general partner*.

Entity Official Name:	George Kirk - 14.25% Member of Hibernation Holding Company, LLC				
Title(s):	Member of Hibernation Holding Company, LLC	Phone:	907-942-5618	% Owned:	
Email:	fvphantom2@gmail.com				
Mailing Address:	PO Box 2796				
City:	Kodiak	State:	Alaska	ZIP:	99615
Entity Official Name:	Hibernation Holding Company, LLC. AK Entity #10100965				
Title(s):	Manager/Member	Phone:	907-942-5618	% Owned:	100
Email:	jstevens@ak.net				
Mailing Address:	2705 Millbay Road, Suite 205				
City:	Kodiak	State:	Alaska	ZIP:	99615
Entity Official Name:					
Title(s):		Phone:		% Owned:	
Email:					
Mailing Address:					
City:		State:		ZIP:	
Entity Official Name:					
Title(s):		Phone:		% Owned:	
Email:					
Mailing Address:					
City:		State:		ZIP:	
Entity Official Name:					
Title(s):		Phone:		% Owned:	
Email:					
Mailing Address:					
City:		State:		ZIP:	



# Form MJ-17c: License Transfer Application

## Section 4 – Other Licenses

Ownership and financial interest in other marijuana establishments: Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other marijuana establishment that is licensed in Alaska?

If "Yes", disclose which individual(s) has the financial interest, which license number(s), and license type(s):  
Janiese Stevens, Dan Coglianesi, Kim Perkins, George Kirk, Robert Erik Fellows, and Louis Rocheleau all have a financial interest in Wildflower License#21069

## Section 5 – Authorization

Communication with AMCO staff: Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:  
JDW, LLC - Jana Weltzin and staff

## Section 6 – Transferee Certifications

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

I certify that all proposed licensees (as defined in 3 AAC 306.020) have been listed on this application.

Completed copies of all required documents and fees listed on Form MJ-17b are attached to this form.

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

I agree to provide all information required by the Marijuana Control Board in support of this application.

As an applicant for a marijuana establishment license, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that this form, including all accompanying schedules and statements, is true, correct, and complete.

Signature of transferee  
Kim PERKINS  
Printed name of transferee



Notary Public in and for the State of Alaska.  
My commission expires: March 28, 2022

Subscribed and sworn to before me this 21<sup>st</sup> day of October, 2020.



# Form MJ-17c: License Transfer Application

## Section 7 – Transferor Certifications

Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of unsworn falsification that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) approve of the transfer of this license, and that the information on this form is true, correct, and complete.

*Janiese Stevens*  
 Signature of transferor  
Janiese Stevens  
 Printed name of transferor



*Alma Finnerty*  
 Notary Public in and for the State of Alaska.  
 My commission expires: 03.05.2023  
 Subscribed and sworn to before me this 24<sup>th</sup> day of January, 2020

\_\_\_\_\_  
 Signature of transferor  
 \_\_\_\_\_  
 Printed name of transferor

\_\_\_\_\_  
 Notary Public in and for the State of Alaska.  
 My commission expires: \_\_\_\_\_  
 Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Signature of transferor  
 \_\_\_\_\_  
 Printed name of transferor

\_\_\_\_\_  
 Notary Public in and for the State of Alaska.  
 My commission expires: \_\_\_\_\_  
 Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.



Alaska Marijuana Control Board  
**Form MJ-17c: License Transfer Application**

**Section 7 – Transferor Certifications**

Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of unsworn falsification that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) approve of the transfer of this license, and that the information on this form is true, correct, and complete.

\_\_\_\_\_  
Signature of transferor  
Janiese Stevens (Manager of Hibernation Holding)  
\_\_\_\_\_  
Printed name of transferor

\_\_\_\_\_  
Notary Public in and for the State of Alaska.  
My commission expires: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

*Dan Coglianese*  
Signature of transferor  
Dan Coglianese (Member of Hibernation Holding)  
\_\_\_\_\_  
Printed name of transferor



*Brittany M. Williams*  
Notary Public in and for the State of Alaska.  
My commission expires: 08/04/2020

Subscribed and sworn to before me this 22 day of April, 2020.

\_\_\_\_\_  
Signature of transferor  
\_\_\_\_\_  
Printed name of transferor

\_\_\_\_\_  
Notary Public in and for the State of Alaska.  
My commission expires: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

- **COMMERCIAL LEASE AGREEMENT**

THIS LEASE AGREEMENT (the "Lease") is entered into this 23rd Day of October, 2017

Between Alaska Loven It LLC ("Tenant")  
and

Kachemak Properties LLC ("Landlord"),  
an Alaska Limited Liability Company Landlord and Tenant agree as follows:

**1. LEASE SUMMARY.**

**a. Leased Premises.** The leased commercial real estate (the "Premises") are outlined on the site plan attached as Exhibit A located on the land legally described on attached Exhibit B, and is commonly known as a portion of property located at 2908 Kachemak Dr. Homer AK 99603. The building(s) ("Buildings"), the land upon which it is situated, all other improvements located on such land, and all common areas appurtenant to the Buildings as set forth on the site plan are referred to as the "Property".

**b. Lease Commencement Date.** The Lease is binding upon execution of this Lease but is to have commenced retroactively on the date Tenant first took leasehold control of the Premises after the date title to the Property was conveyed to Landlord, about (the "Commencement Date").

**c. Lease Termination Date.** The Lease shall terminate at midnight on 11/23/2022 (the "Termination Date"), and thereafter continue on a month to month basis until cancelled.

**d. Monthly Rent.** The monthly rent shall be \$ 10,000.00. Rent shall be payable at Landlord's address shown in Section 1.g. below, or such other place designated in writing by Landlord.

**e. Security Deposit.** There is no security deposit.

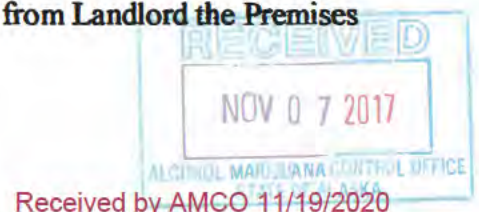
**f. Permitted Use.** The Premises shall be used only for the purposes of propagating, cultivating, harvesting, preparing, curing, packaging, storing, and labeling marijuana (as permitted in 3 AAC 306.405 of AMCO regulations) and for no other purpose without the prior written consent of Landlord.

**g. Notice and Payment Addresses:**

Landlord: 266 East Bayview Ave., Homer, AK 99603

Tenant: P.O. Box 1571, Homer, AK 99603

**2. PREMISES.** Landlord leases to Tenant, and Tenant leases from Landlord the Premises upon the terms specified in this Lease.





**3. TERM.**

- a. Commencement Date.** The Lease shall commence on the date specified in Section 1.b.
- b. Tenant Obligations.**

Landlord makes no representations or warranties to Tenant regarding the Premises, including the structural condition of the Premises and the condition of all mechanical, electrical, and other systems on the Premises. By signing this Lease, Tenant acknowledges that it has had adequate opportunity to investigate the Premises, acknowledges responsibility for making any corrections, alterations and repairs to the Premises, and acknowledges that the time needed to complete any such items shall not delay the Commencement Date.

**4. RENT.** Tenant shall pay Landlord without demand, deduction or offset, in lawful money of the United States, the monthly rental stated in Section 1.d. in advance on or before the first day of each month during the Lease Term beginning on the Commencement Date, and any other additional payments due to Landlord (hereafter the "Rent") when required under this Lease. Payments for any partial month at the beginning or end of the Lease term shall be prorated.

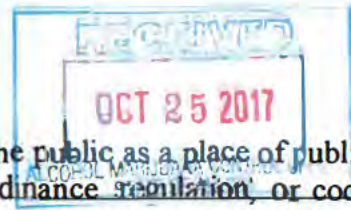
If any sums payable by Tenant to Landlord under this Lease are not received by the fifth (5th) day of each month, Tenant shall pay Landlord in addition to the amount due, for the cost of collecting and handling such late payment, an amount equal to the greater of \$50 or five percent (5%) of the delinquent amount. In addition, all delinquent sums payable by Tenant to Landlord and not paid within five days of the due date shall, at Landlord's option, bear interest at the rate of twelve percent (12%) per annum, or the highest rate of interest allowable by law, whichever is less. Interest on all delinquent amounts shall be calculated from the original due date to the date of payment.

Landlord's acceptance of less than the full amount of any payment due from Tenant shall not be deemed an accord and satisfaction or compromise of such payment unless Landlord specifically consents in writing to payment of such lesser sum as an accord and satisfaction or compromise of the amount which Landlord claims.

**5. SECURITY DEPOSIT.** There is no security deposit.

**6. USES.** The Premises shall be used only for the use(s) specified in Section 1.f. above (the "Permitted Use"), and for no other business or purpose without the prior written consent of Landlord. No act shall be done on or around the Premises that is unlawful or that will increase the existing rate of insurance on the Premises. Tenant shall not commit or allow to be committed any waste upon the Premises, or any public or private nuisance.

**7. COMPLIANCE WITH LAWS.** Tenant shall not cause or permit the Premises to be used in any way that violates any law, ordinance, or governmental regulation or order. Landlord represents to Tenant that, to the best of Landlord's knowledge, with the exception of any Tenant's Work, the Premises comply with all laws in existence as of the Commencement Date. Tenant shall be responsible for complying with all laws, now in existence or that may be hereafter implemented, applicable to the Premises, such as requirements by the Americans with Disabilities Act. Tenant shall be responsible for complying with all laws applicable to the Premises as a result of Tenant's particular use, such as modifications required by the Americans



With Disabilities Act as a result of Tenant opening the Premises to the public as a place of public accommodation. If the enactment or enforcement of any law, ordinance, regulation, or code during the Lease term requires any changes to the Premises during the Lease term, the Tenant shall perform all such changes at its expense if the changes are required due to the nature of Tenant's activities at the Premises, or to alterations that Tenant seeks to make to the Premises; otherwise, Landlord shall perform all such changes at its expense.

**8. OPERATING COSTS.** Tenant shall pay all of the Operating Costs of the Premises, other than real property taxes and casualty insurance, which shall be paid by the Landlord.

As used herein, "Operating Costs" paid by the Tenant shall mean all costs of operating, maintaining, and repairing the Premises and the Buildings determined in accordance with generally accepted accounting principles, and including without limitation the following: electricity and all other utility charges; janitorial and all other cleaning services; refuse and trash removal; refurbishing and repainting; carpet replacement; heating, ventilation and pest control; lighting systems, fire detection, landscape and driving surfaces maintenance; management (fees and/or personnel costs); amortization (in accordance with generally accepted accounting principles) of capital improvements as Landlord may in the future install to comply with governmental regulations and rules or undertaken in good faith with a reasonable expectation of reducing operating costs (the useful life of which shall be a reasonable period of time as determined by Landlord).

**9. UTILITIES AND SERVICES.** Tenant shall pay, at Tenant's sole expense, all utilities and other services that Tenant requires with respect to the Premises.

**10. PERSONAL PROPERTY TAXES.** Tenant shall pay all taxes, assessments, liens, and license fees ("Taxes") levied, assessed, or imposed by any authority having the direct or indirect power to tax or assess any such Taxes, by reason of Tenant's use of the Premises, and all Taxes on Tenant's personal property located on the Premises.

**11. ALTERATIONS.** Tenant may make alterations, additions, or improvements to the Premises, with the prior written consent of Landlord, which consent shall not be unreasonably withheld. The term "Alterations" shall not include the installation of shelves, movable partitions, Tenant's equipment, and trade fixtures, which may be performed without damaging existing improvements or the structural integrity of the Premises, and Landlord's consent shall not be required for Tenant's installation of those items. Tenant shall complete all Alterations at Tenant's expense in compliance with all applicable laws and in accordance with plans and specifications approved by Landlord, and using contractors approved by Landlord. Landlord shall be deemed the owner of all Alterations except for those which Landlord requires to be removed at the end of the Lease term. Tenant shall remove all Alterations at the end of the Lease term unless Landlord conditioned its consent upon Tenant leaving a specified Alteration at the Premises, in which case Tenant shall not remove such Alteration. Tenant shall immediately repair any damage to the Premises caused by removal of Alterations.

Proper permits must be obtained prior to the commencement of any Alterations. A



licensed, bonded contractor, who the Landlord has pre-approved, must perform any permitted Alterations. Any subcontractors working on Alterations must also be licensed and bonded, and pre-approved by the Landlord.

**12. REPAIRS AND MAINTENANCE.** Tenant shall, at its sole expense, maintain the Premises in good condition and promptly make all repairs and replacements, whether structural or non-structural, necessary to keep the Premises safe and in good condition, including all utilities, driving access surfaces, and other systems serving the Premises. Landlord shall maintain and repair the Buildings structure, foundation, exterior walls, and roof. If Tenant fails to maintain or repair the Premises, Landlord may enter the Premises and perform such repair or maintenance on behalf of Tenant. In such case, Tenant shall be obligated to pay to Landlord immediately upon receipt of demand for payment, as additional Rent, all costs incurred by Landlord. Notwithstanding anything in this Section to the contrary, Tenant shall not be responsible for any repairs to the Premises made necessary by the acts of Landlord or its agents, employees, contractors, or invitees therein. Tenant shall be responsible for maintaining the driving access surfaces and parking lot in good condition, the cost of which shall be at the Tenant's sole cost and expense.

Upon expiration of the Lease term, whether by lapse of time or otherwise, Tenant shall promptly and peacefully surrender the Premises, together with all keys, to Landlord in as good condition as when received by Tenant from Landlord or as thereafter improved, reasonable wear and tear and insured casualty excepted.

**13. ACCESS AND RIGHT OF ENTRY.** After at least 48 hours reasonable notice from Landlord (except in cases of emergency, where no notice is required), Tenant shall permit Landlord and its agents, employees, and contractors to enter the Premises at all reasonable times to make repairs, alterations, improvements, or inspections. This Section shall not impose any repair or other obligation upon Landlord not expressly stated elsewhere in this Lease. After reasonable notice to Tenant, Landlord shall have the right to enter the Premises for the purpose of showing the Premises to prospective purchasers or lenders at any time, and to prospective tenants within 180 days prior to the expiration or sooner termination of the Lease term.

**14. DESTRUCTION.**

**a. Damage and Repair.** If the Premises or the portion of the Property necessary for Tenant's occupancy are partially damaged but not rendered untenable, by fire or other insured casualty, then Landlord shall diligently restore the Premises and the portion of the Property necessary for Tenant's occupancy and this Lease shall not terminate; provided, however, Tenant may terminate the Lease if Landlord is unable to restore the Premises within six (6) months of the casualty event. The Premises or the portion of the Property necessary for Tenant's occupancy shall not be deemed untenable if less than twenty-five percent (25%) of each of those areas are damaged. Notwithstanding the foregoing, Landlord shall have no obligation to restore the Premises or the portion of the Property necessary for Tenant's occupancy if insurance proceeds are not available to pay the entire cost of such restoration. If insurance proceeds are available to Landlord but are not sufficient to pay the entire cost of restoration, then Landlord may elect to terminate this Lease and keep the insurance proceeds, by notifying Tenant within sixty (60) days of the date of such casualty.



If the Premises, the portion of the Property necessary for Tenant's occupancy, or 50% or more of the rentable area of the Property are entirely destroyed, or partially damaged and rendered untenantable, by fire or other casualty, Landlord may, at its option: (a) terminate this Lease as provided herein, or (b) restore the Premises and the portion of the Property necessary for Tenant's occupancy to their previous condition; provided, however, if such casualty event occurs during the last 6 months of the Lease term (after considering any option to extend the term timely exercised by Tenant) then either Tenant or Landlord may elect to terminate the Lease. If, within 60 days after receipt by Landlord from Tenant of written notice that Tenant deems the Premises or the portion of the Property necessary for Tenant's occupancy untenantable, Landlord fails to notify Tenant of its election to restore those areas, or if Landlord is unable to restore those areas within six (6) months of the date of the casualty event, then Tenant may elect to terminate the Lease.

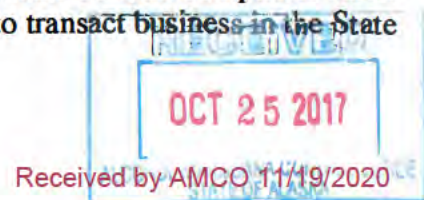
**b.** If Landlord restores the Premises or the Property under this Section 16(a), Landlord shall proceed with reasonable diligence to complete the work, and the base Rent shall be abated in the same proportion as the untenantable portion of the Premises bears to the whole Premises, provided that there shall be a rent abatement only if the damage or destruction of the Premises or the Property did not result from, or was not contributed to directly or indirectly by the act, fault or neglect of Tenant, or Tenant's officers, contractors, licensees, agents, servants, employees, guests, invitees or visitors. Provided, Landlord complies with its obligations under this Section, no damages, compensation or claim shall be payable by Landlord for inconvenience, loss of business or annoyance directly, incidentally or consequentially arising from any repair or restoration of any portion of the Premises or the Property. Landlord will not carry insurance of any kind for the protection of Tenant or on Tenant's furniture or on any fixtures, equipment, improvements or appurtenances of Tenant under this Lease, and Landlord shall not be obligated to repair any damage thereto or replace the same unless the damage is caused by Landlord's negligence.

## 15. INSURANCE.

**a. Liability Insurance.** During the Lease term, Tenant shall pay for and maintain commercial general liability insurance with broad form property damage and contractual liability endorsements. This policy shall name Landlord as an additional insured, and shall insure Tenant's activities and those of Tenant's employees, officers, contractors, licensees, agents, servants, employees, guests, invitees, or visitors with respect to the Premises against loss, damage, or liability for personal injury or death or loss or damage to property with a combined single limit of not less than \$1,000,000, and a deductible of not more than \$5,000. The insurance will be primary and non-contributory with any liability insurance carried by Landlord.

**b. Tenant Insurance.** During the Lease term, Tenant shall pay for and maintain replacement cost fire and extended coverage insurance, with vandalism and malicious mischief, sprinkler leakage and earthquake endorsements, in an amount sufficient to cover not less than 100% of the full replacement cost, as the same may exist from time to time, of all of Tenant's personal property, fixtures, equipment and tenant improvements.

**c. Miscellaneous.** Insurance required under this Section shall be with companies rated A-V or better in Best's Insurance Guide, and which are authorized to transact business in the State



of Alaska. No insurance policy shall be cancelled or reduced in coverage and each such policy shall provide that it is not subject to cancellation or a reduction in coverage, except after thirty (30) days' prior written notice to Landlord. Tenant shall deliver to Landlord upon commencement of the Lease and from time to time thereafter, copies or certificates of the insurance policies required by this Section. In no event shall the limit of such policies be considered as limiting the liability of Tenant under this Lease.

**d. Landlord Insurance.** Landlord shall carry special form extended coverage fire insurance of the building shell and core in the amount of their full replacement value, and such other insurance of such types and amounts as Landlord, in its discretion, shall deem reasonably appropriate.

**e. Waiver of Subrogation.** Landlord and Tenant hereby release each other and any other tenant, their agents or employees, from responsibility for, and waive their entire claim of recovery for any loss or damage arising from any cause covered by insurance required to be carried by each of them. Each party shall provide notice to the insurance carrier or carriers of this mutual waiver of subrogation, and shall cause its respective insurance carriers to waive all rights of subrogation against the other. This waiver shall not apply to the extent of the deductible amounts to any such policies or to the extent of liabilities exceeding the limits of such policies.

**16. INDEMNIFICATION.** Tenant shall defend, indemnify, and hold Landlord harmless against all liabilities, damages, costs, and expenses, including attorneys' fees, arising from any negligent or wrongful act or omission of Tenant or Tenant's officers, contractors, licensees, agents, servants, employees, guests, invitees, or visitors on or around the Premises as a result of any act, omission, or negligence of Tenant, or Tenant's officers, contractors, licensees, agents, servants, employees, guests, invitees, or visitors, or arising from any breach of this Lease by Tenant.

**17. ASSIGNMENT AND SUBLETTING.** Tenant shall not assign, sublet, mortgage, encumber, or otherwise transfer any interest in this Lease (collectively referred to as a "Transfer") or any part of the Premises, without first obtaining Landlord's written consent. No Transfer shall relieve Tenant of any liability under this Lease notwithstanding Landlord's consent to such Transfer. Consent to any Transfer shall not operate as a waiver of the necessity for Landlord's consent to any subsequent Transfer.

If Tenant is a partnership, limited liability company, corporation, or other entity, any transfer of this Lease by merger, consolidation, redemption or liquidation, or any change(s) in the ownership of, or power to vote, which singularly or collectively represents a majority of the beneficial interest in Tenant, shall constitute a Transfer under this Section.

As a condition to Landlord's approval, if given, any potential assignee or sublessee otherwise approved by Landlord shall assume all obligations of Tenant under this Lease and shall be jointly and severally liable with Tenant and any guarantor, if required, for the payment of Rent and performance of all terms of this Lease. In connection with any Transfer, Tenant shall provide Landlord with copies of all assignments, subleases, and assumption instruments. Landlord shall approve all agreements for Tenant's rent, assignment, or sublease of any part of





the Premises.

**18. LIENS.** Tenant shall keep the Premises free from any liens created by or through Tenant. Tenant shall indemnify and hold Landlord harmless from liability for any such liens including, without limitation, liens arising from any Alterations. If a lien is filed against the Premises by any person claiming by, through or under Tenant, Tenant shall, upon request of Landlord, at Tenant's expense, immediately furnish to Landlord a bond in form and amount and issued by a surety satisfactory to Landlord, indemnifying Landlord and the Premises against all liabilities, costs and expenses, including attorneys' fees, which Landlord could reasonably incur as a result of such lien(s).

**19. DEFAULT.** The following occurrences shall each be deemed an Event of Default by Tenant:

a. **Failure To Pay.** Tenant fails to pay any sum, including Rent, due under this Lease following five (5) days written notice from Landlord of the failure to pay.

b. **Vacation/Abandonment.** Tenant vacates the Premises (defined as an absence for at least 15 consecutive days without prior notice to Landlord), or Tenant abandons the Premises (defined as an absence of five (5) days or more while Tenant is in breach of some other term of this Lease). Tenant's vacation or abandonment of the Premises shall not be subject to any notice or right to cure.

c. **Insolvency.** Tenant becomes insolvent, voluntarily or involuntarily bankrupt, or a receiver, assignee, or other liquidating officer is appointed for Tenant's business, provided that in the event of any involuntary bankruptcy or other insolvency proceeding, the existence of such proceeding shall constitute an Event of Default only if such proceeding is not dismissed or vacated within 30 days after its institution or commencement.

d. **Levy or Execution.** Tenant's interest in this Lease or the Premises, or any part thereof, is taken by execution or other process of law directed against Tenant, or is taken upon or subjected to any attachment by any creditor of Tenant, if such attachment is not discharged within 15 days after being levied.

e. **Other Non-Monetary Defaults.** Tenant breaches any agreement, term, or covenant of this Lease other than one requiring the payment of money and not otherwise enumerated in this Section, and the breach continues for a period of 30 days after notice by Landlord to Tenant of the breach.

f. **Failure to Take Possession.** Tenant fails to take possession of the Premises on the Commencement Date.

**20. REMEDIES.** Landlord shall have the following remedies upon an Event of Default. Landlord's rights and remedies under this Lease shall be cumulative, and none shall exclude any other right or remedy allowed by law.

a. **Termination of Lease.** Landlord may terminate Tenant's interest under the Lease, but

no act by Landlord other than written notice of termination from Landlord to Tenant shall terminate this Lease. The Lease shall terminate on the date specified in the notice of termination. Upon termination of this Lease, Tenant will remain liable to Landlord for damages in an amount equal to the rent and other sums that would have been owing by Tenant under this Lease for the balance of the Lease term, less the net proceeds, if any, of any re-letting of the Premises by Landlord subsequent to the termination, after deducting all Landlord's Reletting Expenses (as defined below). Landlord shall be entitled to either collect damages from Tenant monthly on the days on which rent or other amounts would have been payable under the Lease, or alternatively, Landlord may accelerate Tenant's obligations under the Lease and recover from Tenant: (i) unpaid rent which had been earned at the time of termination; (ii) the amount by which the unpaid rent which would have been earned after termination until the time of award exceeds the amount of rent loss that Tenant proves could reasonably have been avoided; (iii) the amount by which the unpaid rent for the balance of the term of the Lease after the time of award exceeds the amount of rent loss that Tenant proves could reasonably be avoided (discounting such amount by the discount rate of the Federal Reserve Bank of San Francisco at the time of the award, plus 1%); and (iv) any other amount necessary to compensate Landlord for all the detriment proximately caused by Tenant's failure to perform its obligations under the Lease, or which in the ordinary course would be likely to result from the Event of Default, including without limitation Reletting Expenses described in Section 20.b.

**b. Re-Entry and Reletting.** Landlord may continue this Lease in full force and effect, and without demand or notice, re-enter and take possession of the Premises or any part thereof, expel the Tenant from the Premises and anyone claiming through or under the Tenant, and remove the personal property of either. Landlord may relet the Premises, or any part of them, in Landlord's or Tenant's name for the account of Tenant, for such period of time and at such other terms and conditions, as Landlord, in its discretion, may determine. Landlord may collect and receive the rents for the Premises. Re-entry or taking possession of the Premises by Landlord under this Section shall not be construed as an election on Landlord's part to terminate this Lease, unless a written notice of termination is given to Tenant. Landlord reserves the right following any re-entry or reletting, or both, under this Section to exercise its right to terminate the Lease. Tenant will pay Landlord the rent and other sums which would be payable under this Lease if repossession had not occurred, plus the net proceeds, if any, after reletting the Premises, after deducting Landlord's Reletting Expenses. "Reletting Expenses" is defined to include all expenses incurred by Landlord in connection with reletting the Premises, including without limitation, all repossession costs, brokerage commissions, attorneys' fees, remodeling and repair costs, costs for removing and storing Tenant's property and equipment, and tenant improvements and rent concessions granted by Landlord to any new Tenant, prorated over the life of the new lease.

**c. Waiver of Redemption Rights.** Tenant, for itself, and on behalf of any and all persons claiming through or under Tenant, including creditors of all kinds, hereby waives and surrenders all rights and privileges which they may have under any present or future law, to redeem the Premises or to have a continuance of this Lease for the Lease term, as it may have been extended.

**d. Nonpayment of Additional Rent.** All costs which Tenant agrees to pay to Landlord pursuant to this Lease shall in the event of nonpayment be treated as if they were payments of

RECEIVED  
OCT 25 2017  
Received by AMCO 11/19/2020  
ALCOA STATE OF ALA

Rent, and Landlord shall have all the rights herein provided for in case of nonpayment of Rent.

- e. **Failure to Remove Property.** If Tenant fails to remove any of its property from the Premises at Landlord's request following an uncured Event of Default, Landlord may, at its option, remove and store the property at Tenant's expense and risk. The Landlord may not take possession of or remove marijuana from the premises, and AMCO notified no later than 24 hours in this event. Marijuana can only be sold by regulated businesses and Landlord by law will not be permitted to sell marijuana to the public or remove from the property unless directed by AMCO. If Tenant does not pay the storage cost within five (5) days of Landlord's request, Landlord may, at its option, have any property (to exclude marijuana as it is regulated by law) sold at public or private sale (and Landlord may become a purchaser at such sale), in such manner as Landlord deems proper, without notice to Tenant. Landlord shall apply the proceeds of such sale: (i) to the expense of such sale, including reasonable attorneys' fees actually incurred; (ii) to the payment of the costs or charges for storing such property; (iii) to the payment of any other sums of money which may then be or thereafter become due Landlord from Tenant under any of the terms hereof; and (iv) the balance, if any, to Tenant. Nothing in this Section shall limit Landlord's right to sell Tenant's personal property as permitted by law or to foreclose Landlord's lien for unpaid rent.

**21. MORTGAGE SUBORDINATION AND ATTORNMENT.** This Lease shall automatically be subordinate to any mortgage or deed of trust created by Landlord, which is now existing or hereafter placed upon the Premises, including any advances, interest, modifications, renewals, replacements, or extensions ("Landlord's Mortgage"), provided the holder of any Landlord's Mortgage or any person(s) acquiring the Premises at any sale or other proceeding under any such Landlord's Mortgage shall elect to continue this Lease in full force and effect. Tenant shall attorn to the holder of any Landlord's Mortgage or any person(s) acquiring the Premises at any sale or other proceeding under any Landlord's Mortgage provided such person(s) assume the obligations of Landlord under this Lease. Tenant shall promptly and in no event later than fifteen (15) days after request execute, acknowledge and deliver documents which the holder of any Landlord's Mortgage may reasonably require as further evidence of this subordination and attornment. Notwithstanding the foregoing, Tenant's obligations under this Section are conditioned on the holder of each Landlord's Mortgage and each person acquiring the Premises at any sale or other proceeding under any such Landlord's Mortgage not disturbing Tenant's occupancy and other rights under this Lease, so long as no uncured Event of Default exists.

**22. NON-WAIVER.** Landlord's waiver of any breach of any term contained in this Lease shall not be deemed to be a waiver of the same term for subsequent acts of Tenant. The acceptance by Landlord of Rent or other amounts due by Tenant hereunder shall not be deemed to be a waiver of any breach by Tenant preceding such acceptance.

**23. HOLDOVER.** If Tenant shall, without the written consent of Landlord, hold over after the expiration or termination of the Term, such tenancy shall be deemed to be on a month-to-month



basis and may be terminated according to Alaska law.

**24. NOTICES.** All notices under this Lease shall be in writing and effective (i) when delivered in person, (ii) three (3) days after being sent by registered or certified mail to Landlord or Tenant, as the case may be, at the Notice Addresses set forth in Section 1(h); or (iii) upon confirmed transmission by facsimile to such persons at the facsimile numbers set forth in Section 1(h) or such other addresses/facsimile numbers as may from time to time be designated by such parties in writing.

**25. COSTS AND ATTORNEYS' FEES.** If Tenant or Landlord engage the services of an attorney to collect monies due or to bring any action for any relief against the other, declaratory or otherwise, arising out of this Lease, including any suit by Landlord for the recovery of Rent or other payments, or possession of the Premises, the losing party shall pay the prevailing party a reasonable sum for attorneys' fees in such suit, in mediation or arbitration, at trial and on appeal.

**26. ESTOPPEL CERTIFICATES.** Tenant shall, from time to time, upon written request of Landlord, execute, acknowledge and deliver to Landlord or its designee a written statement specifying the following, subject to any modifications necessary to make such statements true and complete: (i) the date the Lease term commenced and the date it expires; (ii) the amount of minimum monthly Rent and the date to which such Rent has been paid; (iii) that this Lease is in full force and effect and has not been assigned, modified, supplemented, or amended in any way; (iv) that this Lease represents the entire agreement between the parties; (v) that all conditions under this Lease to be performed by Landlord have been satisfied; (vi) that there are no existing claims, defenses, or offsets that the Tenant has against the enforcement of this Lease by Landlord; (vii) that no Rent has been paid more than one month in advance; and (viii) that no security has been deposited with Landlord (or, if so, the amount thereof). Any such statement delivered pursuant to this Section may be relied upon by a prospective purchaser of Landlord's interest or assignee of any mortgage or new mortgagee of Landlord's interest in the Premises. If Tenant shall fail to respond within ten (10) days of receipt by Tenant of a written request by Landlord as herein provided, Tenant shall be deemed to have given such certificate as above provided without modification and shall be deemed to have admitted the accuracy of any information supplied by Landlord to a prospective purchaser or mortgagee.

**27. TRANSFER OF LANDLORD'S INTEREST.** This Lease shall be assignable by Landlord without the consent of Tenant. In the event of any transfer or transfers of Landlord's interest in the Premises, other than a transfer for security purposes only, upon the assumption of this Lease by the transferee, Landlord shall be automatically relieved of obligations and liabilities accruing from and after the date of such transfer, except for any retained security deposit or prepaid rent, and Tenant shall attorn to the transferee.

**28. RIGHT TO PERFORM.** If Tenant shall fail to timely pay any sum or perform any other act on its part to be performed hereunder, Landlord may make any such payment or perform any such other act on Tenant's part to be made or performed as provided in this Lease. Tenant shall, on demand, reimburse Landlord for its expenses incurred in making such payment or performance. Landlord shall (in addition to any other right or remedy of Landlord provided by law) have the same rights and remedies in the event of the nonpayment of sums due under this

OCT 25 2017

ALCOHOL MARIJUANA  
Received by AMCO 11/19/2020

Section as in the case of default by Tenant in the payment of Rent.

**29. QUIET ENJOYMENT.** So long as Tenant pays the Rent and performs all of its obligations in this Lease, Tenant's possession of the Premises will not be disturbed by Landlord or anyone claiming by, through or under Landlord, or by the holders of any Landlord's Mortgage or any successor thereto.

**30. RIGHT OF ENTRY.** Landlord and its agents, employees and contractors shall have the right to enter the Premises at reasonable times with forty-eight (48) hours notice for inspection, to make repairs, alterations, and improvements, to show the Premises to prospective purchasers and, within six (6) months prior to the expiration of the Lease term, to show the Premises to prospective tenants.

**31. GENERAL.**

**a. Heirs and Assigns.** This Lease shall apply to and be binding upon Landlord and Tenant and their respective heirs, executors, administrators, successors and assigns.

**b. Brokers' Fees.** Tenant represents and warrants to Landlord that it has not engaged any broker, finder, or other person, who would be entitled to any commission or fees for the negotiation, execution, or delivery of this Lease other than as disclosed elsewhere in this Lease. Tenant shall indemnify and hold Landlord harmless against any loss, cost, liability, or expense incurred by Landlord as a result of any claim asserted by any such broker, finder, or other person on the basis of any arrangements or agreements made or alleged to have been made by or on behalf of Tenant. This subparagraph shall not apply to brokers with whom Landlord has an express written brokerage agreement.

**c. Entire Agreement.** This Lease contains all of the covenants and agreements between Landlord and Tenant relating to the Premises. No prior or contemporaneous agreements or understanding pertaining to the Lease shall be valid or of any force or effect and the covenants and agreements of this Lease shall not be altered, modified, or added to except in writing signed by Landlord and Tenant.

**d. Severability.** Any provision of this Lease which shall prove to be invalid, void or illegal shall in no way affect, impair or invalidate any other provision of this Lease.

**e. Force Majeure.** Time periods for either party's performance under any provisions of this Lease (excluding payment of Rent) shall be extended for periods of time during which the party's performance is prevented due to circumstances beyond such party's control, including without limitation, fires, floods, earthquakes, lockouts, strikes, embargoes, governmental regulations, acts of God, public enemy, war or other strife.

**f. Governing Law.** This Lease shall be governed by and construed in accordance with the laws of the State of Alaska.

**g. Submission of Lease Form Not an Offer.** One party's submission of this Lease to

OCT 25 2017



the other for review shall not constitute an offer to lease the Premises. This Lease shall not become effective and binding upon Landlord and Tenant until it has been fully signed by both Landlord and Tenant.

**h. No Light, Air or View Easement.** Tenant has not been granted an easement or other right for light, air or view to or from the Premises. Any diminution or shutting off of light, air or view by any structure which may be erected on or adjacent to the Building shall in no way affect this Lease or the obligations of Tenant hereunder or impose any liability on Landlord.

**i. Authority of Parties.** Any individual signing this Lease on behalf of an entity represents and warrants to the other that such individual has authority to do so and, upon such individual's execution, that this Lease shall be binding upon and enforceable against the party on behalf of whom such individual is signing.

**32. EXHIBITS AND RIDERS.** The following exhibits and riders are made a part of this Lease. Any riders shall be effective only upon being initialed by the parties and attached to the Lease. Capitalized terms used in the Riders have the meanings given to them in the Lease.

- Exhibit A. Site Plan
- Exhibit B. Legal Description

**33. AGENCY DISCLOSURE.** At the signing of this Lease the neither party was represented by an agent.

IN WITNESS WHEREOF this Lease has been executed the date and year first above written.

LANDLORD:

*Lorraine B. Fellows*

TENANT:

*[Handwritten Signature]*

By: \_\_\_\_\_



STATE OF ALASKA )  
 ) ss.  
COUNTY OF Kenai  
peninsula

I certify that I know or have satisfactory evidence that Daniel Coglianesse, Owner of Alaska Loven It LLC, is the person who appeared before me and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: October 23, 2017



Printed Name: Brittany M. Williams  
NOTARY PUBLIC in and for the  
State of Alaska, residing at  
88 Sterling Hwy Homer Alaska  
My Commission expires: 08/04/2020  
Brittany m. Williams

STATE OF ALASKA )  
 ) ss.  
COUNTY OF Kenai  
peninsula

I certify that I know or have satisfactory evidence that Latrina Fellows is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument as the member of Kachemak Properties LLC and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: October 23, 2017



Printed Name: Brittany M. Williams  
NOTARY PUBLIC in and for the State  
of Alaska, residing at 88 Sterling Hwy Homer  
Alaska  
My Commission expires: 08/04/2020  
Brittany m. Williams

**EXHIBIT A.**

**SITE PLAN**

The Premises consist of the 20' x 30' office building and 50' x 100' shop building, and ingress and egress thereto, located on the Site Plan attached hereto.



**EXHIBIT B. – LEGAL**

**DESCRIPTION**

T 6S R 13W SEC 22 Seward Meridian HM 0850130 LAMPERT LAKE SUB NO 2 LOT 2A

Kenai Peninsula Borough  
State of Alaska.

Tax Parcel Number 17936023



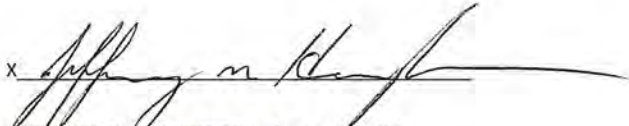
# PUBLISHER'S AFFIDAVIT

UNITED STATES OF AMERICA,  
STATE OF ALASKA

}  
SS:

Jeff Hayden being first duly sworn, on oath deposes and says:  
That I am and was at all times here in this affidavit mentions,  
Supervisor of Legals of the Sound Publishing / Homer News, a  
newspaper of general circulation and published at Homer, Alaska, that  
the advertisement, a printed copy of which is hereto annexed was  
published in said paper on the dates listed below:

Marijuana license transfer - Alaska Lovin' It  
10/15/20  
10/22/20  
10/29/20

x 

SUBSCRIBED AND SWORN before me on this

15<sup>th</sup> day of October, 2020.



NOTARY PUBLIC in favor for the State of Alaska.

My commission expires 3-6-24.

Elizabeth A. McDonald  
Notary Public, State of Alaska  
Commission #200306009  
My Commission Expires March 6, 2024

**Marijuana License Transfer**

Alaska Lovin' It, LLC doing business as Alaska Lovin' It, LLC, located at 2908 Kachemak Drive, Homer, Alaska 99603 is applying under 3 AAC 306.045 for transfer of controlling interest in a Standard Marijuana Cultivation Facility (3 AAC 306.400 (a)(1)), license #12833. The transfer involves a change in ownership percentage from Dan Coglianese 50% and Janiese Stevens 50% to Hibernation Holding Company, LLC 100%.

Interested persons may object to the application by submitting a written statement of reasons for the objection to their local government, the applicant, and the Alcohol & Marijuana Control Office (AMCO) not later than 30 days after the director has determined the application to be complete and has given written notice to the local government. Once an application is determined to be complete, the objection deadline and a copy of the application will be posted on AMCO's website at <https://www.commerce.alaska.gov/web/amco>. Objections should be sent to AMCO at [marijuana.licensing@alaska.gov](mailto:marijuana.licensing@alaska.gov) or to 550 W 7th Ave, Suite 1600, Anchorage, AK 99501.

Pub: October 15, 22 & 29, 2020 911147



# 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: MARK ROBL, POLICE CHIEF

CC: LISA LINEGAR, COMMUNICATIONS SUPERVISOR

FROM: RENEE KRAUSE, MMC, DEPUTY CITY CLERK

DATE: DECEMBER 31, 2020

SUBJECT: STANDARD MARIJUANA CULTIVATION LICENSE TRANSFER OF OWNERSHIP –  
ALASKA LOVEN IT, LLC TO HIBERNATION HOLDING COMPANY, LLC

---

We have been notified by the Alcohol and Marijuana Control Office of an application for a transfer of ownership standard marijuana cultivation license in the City of Homer for the following:

Type: Standard Marijuana Cultivation Facility – Transfer of Ownership  
License #: 12833  
DBA Name: Alaska Loven It, LLC  
Service Location: 2908 Kachemak Drive, Homer, AK 99603  
Licensee: Hibernation Holding Company, LLC  
Designated Contact: JDW, LLC – Jana Weltzin  
Mailing Address: 901 Photo Avenue, Anchorage, AK 99503

This matter is scheduled for the January 11, 2021 City Council meeting. Please respond with objections/non-objections to this new transfer of ownership by no later than Tuesday, January 5, 2021.

Thank you for your assistance.



# City of Homer

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

Police Department

4060 Heath Street  
Homer, Alaska 99603

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

(p) 907-235-3150

(f) 907-235-3151/ 907-226-3009

## Memorandum

TO: RENEK KRAUSE, MMC, DEPUTY CITY CLERK

FROM: MARK ROBL, POLICE CHIEF

CC: LISA LINEGAR, COMMUNICATIONS SUPERVISOR

DATE: JANUARY 4, 2021

SUBJECT: STANDARD MARIJUANA CULTIVATION LICENSE TRANSFER OF OWNERSHIP –  
ALASKA LOVEN IT, LLC TO HIBERNATION HOLDING COMPANY, LLC

---

Homer Police has No Objection to transfer of ownership for a standard marijuana cultivation license in the City of Homer for the following:

Type: Standard Marijuana Cultivation Facility – Transfer of Ownership

License #: 12833

DBA Name: Alaska Loven It, LLC

Service Location: 2908 Kachemak Drive, Homer, AK 99603

Licensee: Hibernation Holding Company, LLC

Designated Contact: JDW, LLC – Jana Weltzin

Mailing Address: 901 Photo Avenue, Anchorage, AK 99503



## City of Homer

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

## Homer City Council

491 East Pioneer Avenue  
Homer, Alaska 99603

(p) 907-235-3130

(f) 907-235-3143

### Memorandum 21-008

TO: Mayor Castner and Homer City Council

FROM: Councilmember Aderhold

DATE: December 30, 2020

SUBJECT: Clarifying Public Purpose Regarding Resolution 20-135 and a Reduced Lease Rate for the Salmon Sisters Holding LLC

---

Resolution 20-135 approving the lease assignment originally held by Harbor Leasing LLC and assumed by Alaska Growth Capital BIDCO, Inc. to Salmon Sisters Holding LLC was adopted and the City Manager was given authorization to negotiate and execute a 20 year lease with options for two consecutive five year renewals at lot 12C, Port Industrial Subdivision. A condition included in the resolution is allowance for an initial base rent of \$25,805, which is less than fair market value, for 2021. By the end of 2021 an appraisal will be conducted and the lease rate for 2022 until the term of the lease will be set at fair market value.

HCC 18.08.075(d) reads “Except as otherwise provided in this chapter, Council may approve a lease of City land for less than fair market rent only if the motion approving the lease contains a finding that the lease is for a valuable public purpose or use, and a statement identifying such public purpose or use.”

Resolution 20-135 reads “WHEREAS, The Homer City Council has determined that there is a sufficient valuable public purpose to approving a lease rate below fair market value for Salmon Sisters Holdings LLC”, however that public purpose isn’t identified in the resolution and wasn’t clearly stated on the record.

The public purpose was identified by the Port and Harbor Commission during their November 18, 2020 meeting with their recommendation to Council (included in Memorandum 20-197 from the Port and Harbor Commission to Council). The public purpose is to (1) bring the property out of default and make it profitable and (2) bring a new locally owned business enterprise to Homer.



**ORDINANCE REFERENCE SHEET**  
**2021 ORDINANCE**  
**ORDINANCE 21-01**

An Ordinance of the City Council of Homer, Alaska Amending the 2021 Capital Budget and Authorizing Expenditure of \$19,573 from the Sewer CARMA Fund to Perform Preliminary Engineer for the Rehabilitation of the Beluga Lift Station.

Sponsor: City Manager/Public Works Director

- a. Introduction January 11, 2021 Introduction

Memorandum 21-003 from Public Works Director as backup

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

3 City Manager/  
4 Public Works Director

5 **ORDINANCE 21-01**

6  
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
8 AMENDING THE 2021 CAPITAL BUDGET AND AUTHORIZING  
9 EXPENDITURE OF \$19,573 FROM THE SEWER CARMA FUND TO  
10 PERFORM PRELIMINARY ENGINEERING FOR THE REHABILITATION  
11 OF THE BELUGA LIFT STATION.  
12

13 WHEREAS, The Beluga Lift Station is a major piece of the City's sewer system  
14 transporting all sewage from the Spit as well as the Lakeshore Drive/Ocean Drive  
15 neighborhoods; and  
16

17 WHEREAS, For a variety of reasons, the sewage is rich in hydrogen sulfide, which is an  
18 acid that eats metal and concrete, causing the structure of the lift station as well as the  
19 mechanical/electrical components to corrode; and  
20

21 WHEREAS, Rehabilitation is necessary to extend the useful life of this lift station and  
22 protect the neighborhoods it serves; and  
23

24 WHEREAS, The City proposes to issue a contract for preliminary engineering to explore  
25 options, perform conceptual design and prepare a cost estimate for the repairs; and  
26

27 WHEREAS, The City maintains a Sewer CARMA Fund, for the purpose of paying for  
28 capital improvements and repairs that need to be made to the City's sewage collection and  
29 treatment infrastructure.  
30

31 NOW, THEREFORE the City Council of Homer ordains:  
32

33 Section 1. The City of Homer's 2021 Capital Budget is hereby amended by appropriating  
34 \$19,573 from the Sewer CARMA Fund for preliminary engineering of the Beluga Lift Station  
35 Rehabilitation.  
36

Account No.	Description:	Amount:
0256-0379	Sewer CARMA Fund	\$19,573

37  
38  
39  
40 Section 2: This is a budget amendment ordinance, is not permanent in nature, and shall  
41 not be codified.  
42

43 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_ day of \_\_\_\_\_, 2021.

44

45

CITY OF HOMER

46

47

48

\_\_\_\_\_  
KEN CASTNER, MAYOR

49 ATTEST:

50

51

52 \_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

53

54

55 YES:

56 NO:

57 ABSTAIN:

58 ABSENT:

59

60 First Reading:

61 Public Hearing:

62 Second Reading:

63 Effective Date:



# 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 21-003

TO: City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Janette Keiser, PE, Director of Public Works  
DATE: December 18, 2020  
SUBJECT: Beluga Sewage Lift Station Rehabilitation

---

**Issue:** The Beluga Sewage Lift Station is a major piece of the City's sewer system, transporting all sewage from the Spit as well as the Lakeshore Drive/Ocean Drive neighborhoods. For a variety of reasons, the sewage is extra rich in hydrogen sulfide, which is an acid that eats metal and concrete. As a result, the mechanical/electrical components as well as the concrete structure comprising this lift station, are corroding. Rehabilitation is necessary to extend the useful life of this lift station and protect the neighborhoods it serves. We propose to issue a contract for engineering services to explore options, perform preliminary design, and prepare a cost estimate for the rehabilitation.

### Background:

All the sewage from the Spit flows through this lift station. In the winter flows on the Spit are substantially reduced, which means sewage sits in the pipes longer than it does in the summer. This pooling gives the sewage time to generate substantial volumes of hydrogen sulfide, a powerfully corrosive and dangerous gas. When you walk by the lift station and smell rotten eggs, you are smelling low concentrations of hydrogen sulfide. Over time, the acid has caused the concrete structure of the lift station to crack, spall and otherwise deteriorate. This is putting the structure at increasing risk of failure. Likewise, the acid adversely affects the valves, pipes, controls and other mechanical/electrical systems, decreasing their useful life.

There are multiple ways to address this problem. We propose to bring in HDL Engineering, a firm that is well-experienced with waste water collection systems, to evaluate the conditions and help us identify a preferred option as well as perform preliminary engineering sufficient for initiating permitting and developing a reliable cost estimate for final design and construction. HDL is one of the firms, with which the City has a Term Contract. The cost for the proposed services is \$19,573.

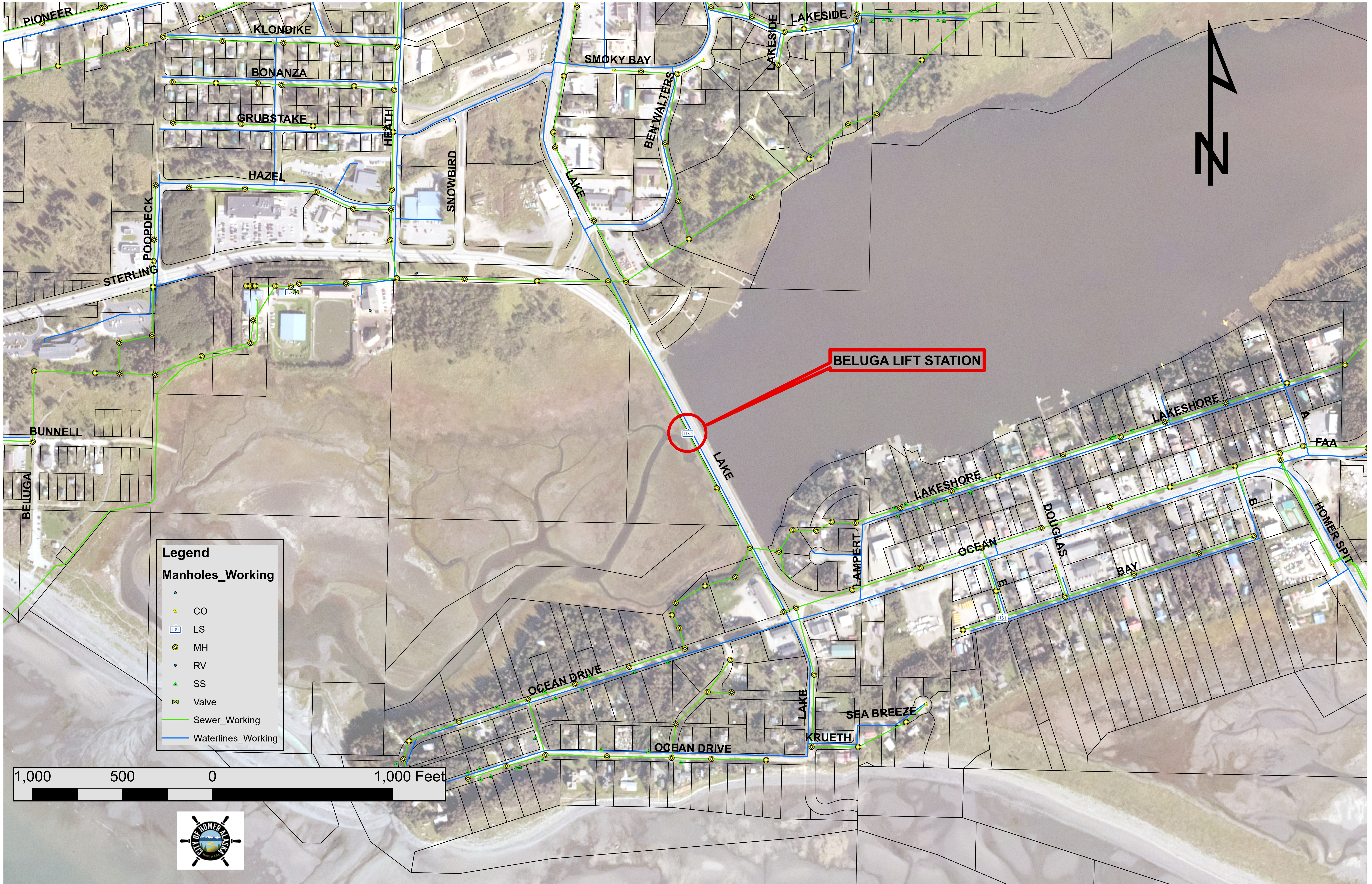
With this preliminary engineering effort, we will be able to ascertain our best option for moving forward and the extent to which we can perform some of the rehabilitation work with our own staff. We will not initiate any new sewer projects from this fund until such time as a new CARMA policy manual is adopted and we have refined our Asset Management Plan and Capital Improvement Plans for the sewer system.

The City maintains a Sewer CARMA, built from the user fees paid by the City’s customers. The value of the Sewer CARMA Account, as of March 31, 2020, was \$2,018,059. Since then, the City Council has appropriated or obligated the following expenses:

Balance in Sewer CARMA Account as of 3-31-20		\$2,018,059
Less:		
a. High Priority Sewer Projects, Ord 20-57	\$ 503,596	
b. Low Energy Light Fixtures for WWTP, Ord 20-92	<u>\$ 18,696</u>	
Total Funds obligated from Sewer CARMA Fund		<u>\$ 522,292</u>
Minimum balance remaining in Sewer CARMA Fund, before this request		\$1,495,767

**Recommendations:**

We recommend the City Council appropriate \$19,573 from the Sewer CARMA Account to fund preliminary engineering for the Beluga Lift Station Rehabilitation Project.



**Legend**

**Manholes\_Working**

- CO
- LS
- MH
- RV
- ▲ SS
- Valve
- Sewer\_Working
- Waterlines\_Working



**ORDINANCE REFERENCE SHEET**  
**2021 ORDINANCE**  
**ORDINANCE 21-02**

An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 18.08 City Property Leases, Sections 18.08.010 Definitions and 18.08.140 Sublease.

Sponsor: City Manager

1. Introduction January 11, 2021 Introduction

Memorandum 21-004 from City Manager as backup

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

3 City Manager

4 **ORDINANCE 21-02**

5  
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 AMENDING HOMER CITY CODE CHAPTER 18.08 CITY PROPERTY  
8 LEASES, SECTIONS 18.08.010 DEFINITIONS AND 18.08.140  
9 SUBLEASE.

10  
11 WHEREAS, An amendment to HCC code 18.08.140 Subleases and HCC 18.08.010 should  
12 promote the purposes the City's leasing program provided in HCC 18.08.005 ; and

13  
14 WHEREAS, It is the intention of the Council that the amendment to Title 18 will  
15 maximize the value of City lease property and promote fair and nondiscriminatory lease  
16 practices; and

17  
18 WHEREAS, HCC 1.04.055 & 1.04.065 state that amendment to City code shall be enacted  
19 through Ordinance or other official act of the City Council.

20  
21 NOW, THEREFORE, The City of Homer Ordains:

22  
23 Section 1. Homer City Code 18.08.140 Sublease, is amended by repealing subsection  
24 (d) lines to read as follows:

25  
26 18.08.140 Sublease.

27 a. City property may be subleased if expressly permitted in the lease agreement approved in  
28 writing by Council.

29 b. Except as provided otherwise in the lease agreement, all subleases must be in writing,  
30 executed by the parties, and approved by Council after a recommendation is provided by the  
31 City Manager **or their designee.**

32 c. Approval must be granted prior to occupancy of the leased premises by a sub-tenant.

33 ~~d. Lessee shall be assessed additional rent equal to at least 10 percent of the current rent for~~  
34 ~~the subleased area upon approval of a sublease.~~

35 **d.** Subleasing shall not be used to transfer substantially all of a leasehold interest.

36 **e.** All subleases must comply with all applicable Federal, State, and local laws.

37  
38 Section 2. Homer City Code 18.08.010 Definitions, is amended by adding the definition for  
39 "sublease" to read as follows:

40  
41 18.08.010 Definitions.



43 For the purpose of this chapter, the following words and phrases are defined as set forth in  
44 this section:

45 “Applicant” means a person applying to lease or acquire an interest in City-owned real  
46 property and includes bidders and proposers.

47  
48 “Appraisal” means a valuation or estimation of value of property by an Alaska certified  
49 general real estate appraiser or an otherwise qualified appraiser selected by the City  
50 Manager.

51  
52 “Assignment” means a transfer of a leasehold interest or rights to a leasehold interest, in its  
53 entirety, in City-owned real property.

54  
55 “City Manager” means the City of Homer Manager or ~~his or her~~ **their** designee.

56  
57 “Fair market rent” means the rental income that a public or private property would most  
58 likely command in the open market, indicated by the current rents paid for comparable  
59 space as of the date of the appraisal.

60  
61 “Irregularities” means deviations from the request for proposal that are not substantive in  
62 nature and/or typographical or scrivener errors that do not impact the integrity or  
63 responsiveness of the proposal.

64  
65 “Long-term lease” means a written agreement granting exclusive possession or use of City-  
66 owned real property for more than one year.

67  
68 “Short-term lease” means a written agreement granting exclusive possession or use of City-  
69 owned real property for one year or less.

70  
71 **“Sublease” means a leasing by a tenant or lessee of part or all of a leased premises to**  
72 **another entity or entities with the original lessee retaining the rights and interest under**  
73 **the original lease.**

74  
75 “Surveyor” means a registered professional land surveyor.

76  
77 Section 3. This ordinance is of a permanent and general character and shall be included  
78 in Homer City Code.

79  
80 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_\_ day of \_\_\_\_\_,  
81 2021.

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CITY OF HOMER

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KEN CASTNER, MAYOR

ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



## **Memorandum 21-004**

TO: ROB DUMOUCHEL, CITY MANAGER

FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER

DATE: DECEMBER 31, 2020

SUBJECT: ORDINANCE 21-02 SUBLEASES

---

Subleases, and the businesses that utilize them, generate and grow the tax base benefit for the City, Borough, and State. It's in the City's best interest if City Code supports and encourages the growth of business and equally supports all conditions allowed under the City code and land use requirements. Currently, Homer City Code (HCC) 18.08.140 requires property lessees to pay 10% of any additional rent earned from a sublease.

Currently, as the Harbor has gained experience with implementation of this aspect of the City Harbor leasing requirements, it has been found not to have been an effective tool to promote the leasing goals embedded in Title 18. Instead, the deletion of the sublease premium and the delegation of authority to the Administration to approve subleases should promote the purposes of HCC 18.05.005, "that the lease of City-owned property maximizes the value of City assets and that the City awards leases that provide the highest and best use of City owned property". It should also promote the additional code purpose that "the City to lease its property in a fair and nondiscriminatory way".

Current administrative experience- includes:

- 1) **MONITORING AND ENFORCEMENT ISSUES.** Currently, there are no agencies outside the City that track subleasing within City limits other than the KPB tax assessment office. Sublease tracking is a self-reporting program which assumes the lessee of a City lease property chooses to report their sublease activity. City staff are only aware of subleases that are self-reported or noticed through visual inspection of the property, making it difficult to ensure that enforcement of the subleasing conditions are evenly and fairly applied to all lessees.
- 2) **ADMINISTRATIVE EXPEDIENCY.** Given the seasonality and short term use that often takes place with subleasing, it is not practical to expect that subleases would have to be approved by Council as per the current code. Staff's limited ability to track and enforce the code as written for small subleases, and Council's busy calendar when addressing this shifting field, have made it difficult to keep pace with the code as it currently stands. Instead Administrative approval of sublease activity promotes the purposes of the code and assists lessees by promoting expeditious economic development activity. The City's ability to rapidly respond in a kinetic business environment is important especially as the economy rebounds from the COVID-19 pandemic.

**ADMINISTRATIVE RECOMMENDATIONS:**

- 1) Removal of the 10% subleasing premium -.
- 2) Addition of a self-reporting form/ application requesting approval of subleasing by the City manager or their designee. The reporting form would include:
  - a. The applicant information/lessee requesting the sublease;
  - b. The proposed sublease business information;
  - c. A current Alaska business license;
  - d. Proof of insurance;
  - e. The length of term of the proposed sublease; and
  - f. Confirmation that the proposed use in the proposed sublease is an allowed use with the current zoning.
- 3) Amend code language to delegate administrative approval and management of individual subleases to the City Manager or their designee. This would become an administrative task, streamlining the process, reducing staff time spent on subleases, and providing expedient processing of lessee sublease requests.

**RECOMMENDATION**

Introduce and adopt Ordinance 21-xx amending HCC Chapter 18.08 City Property Leases, Sections 18.08.010 definitions & 18.08.140 Sublease

**ORDINANCE REFERENCE SHEET**  
**2021 ORDINANCE**  
**ORDINANCE 21-03**

An Ordinance of the City Council of Homer, Alaska Amending the 2021 Capital Budget and Authorizing Expenditure of \$35,000 Equally Split between the Water CARMA Fund and the Sewer CARMA Fund for Utility Financial Management Services.

Sponsor: City Manager/Public Works Director

- a. Introduction January 11, 2021 Introduction

Memorandum 21-010 from Public Works Director as backup



43	Account No.	Description:	Amount:
44		Water CARMA Fund	\$17,500
45		Sewer CARMA Fund	\$17,500

46

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

49

50 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_ day of \_\_\_\_\_, 2021.

51

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CITY OF HOMER

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\_\_\_\_\_  
KEN CASTNER, MAYOR

55

56 ATTEST:

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59 \_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

60

61 YES:

62 NO:

63 ABSTAIN:

64 ABSENT:

65

66 First Reading:

67 Public Hearing:

68 Second Reading:

69 Effective Date:



# 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 21-010

TO: City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Janette Keiser, PE, Director of Public Works  
DATE: December 30, 2020  
SUBJECT: Engineering Finance Support to Help Develop Water/Sewer Reserve Policies

**Issue:** The City is in the process of reviewing and adjusting its policies for building and spending reserve funds for the water and sewer utilities. Public Works indicated it needs specialized engineering support to help it identify and develop policies and protocols that best fit Homer's needs. We've asked HDR, one of the firms, with which we have a term contract, to provide a proposal for such services. The purpose of this Memorandum is to request funding for the work, splitting the costs between the Water/Sewer CARMA Funds.

### Background:

Financial management of water and sewer utilities is a highly complex business, involving the administration of user rates, fees, operating budgets, capital expenses and savings. It is typical for municipalities and utilities to seek specialized help when "right sizing" these business matters. In Homer, a citizen task force worked for over 10 months to develop a water/sewer rate model that is still used to compute the rates for water and sewer services. That being said, there are some questions about how to administer some of the details of the rate model, such as how much we should be collecting for reserves and how we can be assured this amount is part of the commodity pricing structure.

We have a term contract with the engineering firm of HDR, which has a division that specializes in helping utilities address financial management issues. They proposed a package of services, the total cost for which is \$57,036. However, this includes a lot of work related to the water and sewer rate model, which we don't need. We do not intend to re-invent the water/sewer rate model, but to ask HDR specific questions regarding how certain elements of the rate model could be more effectively administered – such as the reserve element. We also need help setting up Job Cost Accounting for the W/S utilities so we can better track the expenses related to specific water/sewer projects, whether funded by HAWSP or the CARMA. We believe a budget of \$35,000 is an appropriate target for the scope of work we need at this point.

I'm requesting funding and authorization to issue HDR a Task Order in the amount of \$35,000. I will negotiate with them to fine tune the scope of work. I propose funding be split between the Water and Sewer CARMA Funds.



**A. Water CARMA Fund**

Balance as of March 31, 2020:	\$2,844,934
Allocated by Ordinance 20-56 for urgent projects	\$ 550,000
City's share of Seawall SAD allocated to Water Reserves	\$ 39,364
LED lighting for Water Treatment Plant	<u>\$ 16,546</u>
	\$2,239,023

**B. Sewer CARMA Fund**

Balance as of March 31, 2020:	\$2,018,059
Allocated by Ordinance 20-57 for urgent projects	\$ 484,900
City's share of Seawall SAD allocated to Sewer Reserves	\$ 39,364
LED Lighting for Sewer Treatment Plant	<u>\$ 18,696</u>
Balance	\$1,475,099

**Recommendation:**

Appropriate \$35,000, ½ from the Water CARMA Fund and ½ from the Sewer CARMA Fund, to fund a Task Order to HDR for specialized utility financial management services.

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

3 City Manager

4 **RESOLUTION 21-001**

5  
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
7 CONFIRMING THE CITY MANAGER'S APPOINTMENT OF MELISSA  
8 JACOBSEN AS THE ACTING CITY MANAGER FOR CALENDAR YEAR  
9 2021.

10  
11 WHEREAS, Homer City Code 1.20.010(b) states that the City Manager shall annually  
12 appoint an Acting City Manager, subject to the City Council confirmation which is revocable at  
13 any time, by the Council; and

14  
15 WHEREAS, Pursuant to Homer City Code Section 1.20.010(b) the Acting City Manager  
16 shall assume the duties and powers of the City Manager in their absence; and

17  
18 WHEREAS, reviews of City emergency plans related the COVID-19 pandemic have  
19 highlighted a need for an order of succession beyond the Acting City Manager appointment  
20 required by Homer City Code 1.20.010(b).

21  
22 NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that Melissa Jacobsen is  
23 hereby appointed by City Manager Rob Dumouchel and confirmed by the Homer City Council  
24 as Acting City Manager for the Calendar Year 2021; and.

25  
26 THEREFORE, BE IT FURTHER RESOLVED that if both the City Manager and the Acting  
27 City Manager are not available for duty, the role of Acting City Manager will be held by the next  
28 available department head from the list below (ranked by tenure with the City of Homer):

- 29  
30 1. Police Chief Mark Robl  
31 2. Harbormaster Brian Hawkins  
32 3. Finance Director Elizabeth Walton  
33 4. Fire Chief Mark Kirko  
34 5. Public Works Director Jan Keiser

35  
36 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 11<sup>th</sup> day of January  
37 2021.

38  
39 CITY OF HOMER

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41 \_\_\_\_\_  
42 KEN CASTNER, MAYOR

43

44 ATTEST:

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48 \_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

49

50 Fiscal Note: N/A



# 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 21-005

TO: Mayor Castner and Homer City Council  
FROM: Rob Dumouchel, City Manager  
DATE: December 16, 2020  
SUBJECT: Acting City Manager Appointment for 2021 (Resolution 21-001)

Each year the City Manager must appoint an Acting City Manager, subject to City Council confirmation, to serve whenever the City Manager is not available. This action is required by Homer City Code 2.04.010(b).

Planning Director Rick Abboud has served as Acting City Manager since May 2017. Mr. Abboud has served well in this capacity and had a particularly challenging assignment in 2020 filling in as both Acting and Interim City Manager for an extended period of time while the City did not have a permanent City Manager in place. I would like to commend him for his service to the City.

For 2021, I am appointing City Clerk Melissa Jacobsen to fill this position. I am very certain that Ms. Jacobsen will be able to provide a high level of service to Council and the public when called upon to serve in this capacity.

Additionally, I have included a list in Resolution 21-001 which clarifies who would fill the Acting City Manager position in an instance where both myself and the Acting City Manager are not available to serve. While it is unlikely to be necessary to advance down this list, the pandemic has highlighted the need to have a clear line of succession in case a large number of staff become ill at the same time. The order of succession that I have proposed includes each department head and is ranked in order of seniority.

1. Police Chief Mark Robl, 36 years
2. Harbormaster Bryan Hawkins, 21 years
3. Finance Director Elizabeth Walton, 3 years
4. Fire Chief Mark Kirko, 1.5 years
5. Public Works Director Jan Keiser, .75 years

**Staff Recommendation:** Approve Resolution 21-001 confirming my appointment of Melissa Jacobsen as Acting City Manager for 2021.

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

3 City Manager

4 **RESOLUTION 21-002**

5  
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
7 CONFIRMING THE APPOINTMENT OF ELIZABETH WALTON AS  
8 TREASURER AND JENNA DE LUMEAU AS DEPUTY TREASURER FOR  
9 CALENDAR YEAR 2021

10  
11 WHEREAS, Homer City Code §1.34.010 states that the Treasure and Deputy Treasurer  
12 shall be appointed by and serve at the pleasure of the City Manager, that the Treasurer and  
13 Deputy Treasurer shall be confirmed by the Council annually during the first meeting in  
14 January and whenever the appointment becomes vacation or whenever the City Manager  
15 deems it appropriate to change the appointment; and

16  
17 WHEREAS, Pursuant to HCC §1.34.010, City Manager Robert Dumouchel hereby  
18 provides notice of Elizabeth Walton as Treasurer and Jenna de Lumeau as Deputy Treasurer  
19 for the Calendar year 2021.

20  
21 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska confirms the  
22 appointment of Elizabeth Walton as Treasurer and Jenna de Lumeau as Deputy Treasurer for  
23 the Calendar Year 2021.

24  
25 PASSED AND ADOPTED by the Homer City Council this 11<sup>th</sup> day of January, 2021.

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28 CITY OF HOMER

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30 \_\_\_\_\_  
31 KEN CASTNER, MAYOR

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34 ATTEST:

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37 \_\_\_\_\_  
38 MELISSA JACOBSEN, MMC, CITY CLERK

39  
40 Fiscal note: NA

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

3 City Manager

4 **RESOLUTION 21-003**

5  
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 DESIGNATING SIGNATORIES OF CITY ACCOUNTS AND  
8 SUPERSEDING ANY PREVIOUS RESOLUTIONS SO DESIGNATING.  
9

10 WHEREAS, Melissa Jacobsen was appointed as Acting City Manager via Resolution 21-  
11 0xx; and  
12

13 NOW, THEREFORE, BE IT RESOLVED by the City Council of Homer, Alaska, that the  
14 designated signatories, January 11, 2021 are as follows with the number of signatories defined:  
15

16 On the regular Wells Fargo Bank Alaska checking account #016030109 that the following are  
17 the designated signatories for this account, with dual signatures required for checks over  
18 \$5,000; on the investment accounts with Alaska Municipal League, First National Bank,  
19 Raymond James Investments, Wells Fargo Bank Alaska, and other institutions, and for  
20 Department of Administration Grants and other grants, one of the following authorized  
21 signatories or the dual electronic authorization system is required for all transactions:  
22

23 KEN CASTNER, MAYOR  
24 ROBERT DUMOUCHEL, CITY MANAGER  
25 RACHEL LORD, MAYOR PRO-TEMPORE  
26 MELISSA JACOBSEN, ACTING CITY MANAGER/CITY CLERK  
27 ELIZABETH WALTON, FINANCE DIRECTOR/TREASURER  
28

29 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 11<sup>th</sup> day of January,  
30 2021.

31 CITY OF HOMER  
32

33 \_\_\_\_\_  
34 KEN CASTNER, MAYOR

35 ATTEST:  
36

37 \_\_\_\_\_  
38 MELISSA JACOBSEN, MMC, CITY CLERK  
39

40 Fiscal Note: N/A

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

3 City Manager/Fire Chief

4 **RESOLUTION 21-004**

5  
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
7 APPROVING A MUTUAL AID AGREEMENT AND OPERATIONAL PLAN  
8 BETWEEN THE WESTERN EMERGENCY SERVICE AREA AND THE  
9 CITY OF HOMER VOLUNTEER FIRE DEPARTMENT AND  
10 AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE  
11 THE APPROPRIATE DOCUMENTS  
12

13 WHEREAS, Mutual aid agreements and their operational plans provide for additional  
14 resources to resident of the peninsula in the form of fire and medical personnel when required;  
15 and  
16

17 WHEREAS, Mutual aid and operational plans are common in the fire and emergency  
18 service professions; and  
19

20 WHEREAS, Alaska Statute 18.70.150 provides that: “[a] city, other incorporated entity,  
21 and other fire protection groups may organize a mutual-aid program by adopting an ordinance  
22 or resolution authorizing and permitting their fire department, fire company, emergency relief  
23 squad, fire police squad, or fire patrol to go to the aid of another city, incorporated entity, or  
24 fire protection group, or territory outside of it...”; and  
25

26 WHEREAS, The Alaska Administrative Code authorizes state certified emergency  
27 medical service providers to enter into mutual aid agreements with other such providers in  
28 accordance with a municipal ordinance or resolution; and  
29

30 WHEREAS, Resolution 12-014 adopted February 13, 2012 provided for a mutual aid  
31 agreement and operating plan between Anchor Point Fire and Emergency Medical Service Area  
32 and the Homer Volunteer Fire Department (HVFD); and  
33

34 WHEREAS, This mutual aid agreement and operational plan, which will replace the  
35 mutual aid agreement and operational plan adopted in Resolution 12-014, reflects the newly  
36 created service area created by the voters at the October, 2020 election and clarifies the terms  
37 of mutual aid between Western Emergency Service Area (WESA) and HVFD; and  
38

39 WHEREAS, All associated costs are borne by each responding agency, and in this  
40 manner, costs for manpower, materials, supplies and equipment are exchanged between the  
41 agencies, ultimately resulting in service area funds being expended for the benefit of the  
42 service area; and

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WHEREAS, At its meeting of December 9, 2020, the Western Emergency Service Area Board unanimously recommended approval.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska approves a Mutual Aid Agreement and Operational Plan between Western Emergency Service Area and the City of Homer Volunteer Fire Department for Fire Response Services and authorizes the City Manager to negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 11<sup>th</sup> day of January, 2021.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal information: N/A





## City of Homer

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

## Volunteer Fire Department

604 East Pioneer Ave  
Homer, Alaska 99603

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

(p) 907-235-3155

(f) 907-235-3157

### Memorandum 21-0xx

TO: Homer City Council  
THROUGH: City Manager, Dumouchel  
FROM: Fire Chief, Kirko  
DATE: December 29, 2020  
SUBJECT: Mutual and Automatic Aid agreements with Western Emergency Services

These agreements are being presented due to the fire service area change between two KPB fire departments, Anchor Point fire department and Ninilchik fire service area. In January 2021 the two departments will be merging to for the Western Emergency Services.

These agreements will replace the current agreement we have with Anchor Point fire department to reflect the name change only. All operational procedures and response plans will remain the same.

# Kenai Peninsula Borough

## Anchor Point Fire & Emergency Services

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### MEMORANDUM

**TO:** Brent Hibbert, Assembly President  
Members, Kenai Peninsula Borough Assembly

**THRU:** Charlie Pierce, Mayor  
Roy Browning, Chief of Emergency Services

**FROM:** Jon Marsh, Fire Chief, Western Emergency Services  
Mark Kirko, Fire Chief Homer Volunteer Fire Department

**DATE:** January 6, 2021

**RE:** Resolution 2021-\_\_\_\_, Approving a Mutual Aid Agreement and Operational Plan Between Western Emergency Service Area and the City of Homer Volunteer Fire Department for Fire Response Services (Mayor)

---

This resolution would approve the attached mutual aid agreement and initial operational plan between the Western Emergency Medical Service Area (WESA) and the City of Homer Volunteer Fire Department (HVFD) for fire and emergency response services.

Mutual aid agreements allow for specific resource requests between the agencies to assist each other with emergency responses. Assistance is through the provision of resources as set out in the mutual aid agreement and operational plan.

The agreement is for mutual aid response of fire and EMS resources and personnel, and will continue in effect per the terms of the Agreement unless earlier terminated. The resolution would allow the operational plan, which details response procedures, to be modified in the future without assembly approval as long as changes made do not conflict with the basic parameters of the mutual aid agreement.

Your consideration is appreciated.

Introduced by: Mayor Pierce  
Date: 01/06/2021  
Action:  
Vote:

**KENAI PENINSULA BOROUGH  
RESOLUTION 2021-**

**A RESOLUTION APPROVING A MUTUAL AID AGREEMENT AND OPERATIONAL PLAN BETWEEN THE WESTERN EMERGENCY SERVICE AREA AND THE CITY OF HOMER VOLUNTEER FIRE DEPARTMENT FOR FIRE AND EMERGENCY RESPONSE SERVICES**

**WHEREAS,** mutual aid agreements and their operational plans provide for additional resources to residents of the Kenai Peninsula Borough in the form of fire and medical personnel when required; and

**WHEREAS,** mutual aid agreements and operational plans are common in the fire and emergency medical service professions; and

**WHEREAS,** Alaska Statute 18.70.150 provides that: “A city, other incorporated entity, and other fire protection groups may organize a mutual-aid program by adopting an ordinance or resolution authorizing and permitting their fire department, fire company, emergency relief squad, fire police squad, or fire patrol to go to the aid of another city, incorporated entity, or fire protection group, or territory outside of it;” and

**WHEREAS,** the Alaska Administrative Code authorizes state certified emergency medical service providers to enter into mutual aid agreements with other such providers in accordance with a municipal ordinance or resolution; and

**WHEREAS,** resolution 2012-12 adopted on February 28, 2012, provided for a mutual aid agreement and initial operational plan between the Anchor Point Fire and Emergency Medical Service Area (APFEMSA) and the Homer Volunteer Fire Department (HVFD); and

**WHEREAS,** this mutual aid agreement and operational plan, which will replace the mutual aid agreement and operational plan adopted in resolution 2012-12, reflects the new service area created by the voters at the October, 2020 election and clarifies the terms of mutual aid between WESASA and HVFD; and

**WHEREAS,** all associated costs are borne by each responding agency, and in this manner, costs for manpower, materials, supplies and equipment are exchanged between the agencies, ultimately resulting in service area funds being expended for the benefit of the service area; and

**WHEREAS,** in recent years the operational plans have been considered as matters within the expertise of the agencies providing the mutual aid and, therefore, future

amendments to the operational plans have been left to the discretion of the agencies;  
and

**WHEREAS**, at its meeting on December 9, 2020, the Western Emergency Service Area Board  
unanimously recommended approval; and

**WHEREAS**, at its meeting of \_\_\_\_\_, the City of Homer adopted Resolution  
\_\_\_\_\_ approving this mutual aid agreement and initial operating plan;

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI  
PENINSULA BOROUGH:**

**SECTION 1.** A mutual aid agreement between WESA and HVFD is in the best interest of the  
service areas and is hereby approved. The Mayor is authorized to execute a mutual  
aid agreement substantially in the form of the attached agreement.

**SECTION 2.** An operational plan substantially in the form of the attached plan is hereby  
approved and the service area boards and Chiefs of WESA and HVFD are hereby  
authorized to approve amendments to the operational plan with the Mayor's  
approval without further review by the Assembly so long as any such amendments  
do not conflict with the mutual aid agreement.

**SECTION 3.** That this resolution takes effect immediately upon its adoption.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \_\_\_\_\_  
DAY OF JANUARY, 2021.**

\_\_\_\_\_  
Brent Hibbert, Assembly President

ATTEST:

\_\_\_\_\_  
Johni Blankenship, Borough Clerk

## **MUTUAL AID AGREEMENT**

### **BETWEEN THE WESTERN EMERGENCY SERVICE AREA AND THE HOMER VOLUNTEER FIRE DEPARTMENT**

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by and between KENAI PENINSULA BOROUGH on behalf of the WESTERN EMERGENCY SERVICE AREA (WESA) and the CITY OF HOMER on behalf of the HOMER VOLUNTEER FIRE DEPARTMENT (HVFD) for the provision of fire and emergency services as follows:

#### **1. Mutual Aid Requests.**

- a. Mutual aid in the form of personnel, equipment, facilities or materials, may be requested by either department for the purpose of assisting in fighting fires or responding to other emergency incidents.
- b. Requests for mutual aid may include direct response to the incident(s), cover assignments, or any other form of assistance needed.
- c. Requests for mutual aid shall include as much detail as circumstance and time allow.

#### **2. Response to Mutual Aid Request.**

- a. The senior officer on duty at the requested department shall determine whether to respond in whole, in part, or to deny the request based on a determination of what level of response can be provided without unreasonably limiting the requested department's ability to meet its responsibility within its own jurisdictional area.
- b. The senior officer at the requested department shall promptly notify the requesting department of the level of response, if any, the requested department will provide.
- c. When a request cannot be met, the denying departments should follow-up the verbal communication by documenting, in writing, why the request could not be met.

#### **3. Emergencies - Information Provided.**

- a. Upon dispatch, the requesting department shall, at a minimum:
  - i. Give concise directions as to the location of the emergency and/or to the location at which the requested department's equipment/personnel will be staged;
  - ii. Describe the type of emergency, and provide a description of the planned utilization of the requested department's resources; and
  - iii. Provide communications channels for command functions as well as any tactical channels.

#### **4. Command Authority.**

- a. Upon arrival of the requested department's resources at the incident scene, staging area or cover assignment location, all personnel, equipment, and

- materials shall remain under the command of the requested department's senior responding personnel.
- b. The requested department's senior responding personnel shall report to and operate under the direction of the requesting department's Incident Command ("IC").
  - c. In no case shall any equipment be loaned for use to personnel who have not been trained in its use.
5. Responsibility for Costs & Liability.
- a. Each party desires to provide to the other a reasonable, professional and reciprocal exchange of fire response services on a day to day basis at no additional cost.
  - b. Each party shall bear its own costs for responding to a mutual aid request.
  - c. Each responding department shall be responsible for its own liabilities incurred traveling to the scene, at the scene and returning to the station of origin.
  - d. In rendering emergency services, each department will bear the responsibility for its own acts and any liability incurred by such acts.
6. Mutual Aid Withdrawal or Assignment Turn Down - Circumstances.
- a. After arrival at the incident, staging area or location of cover assignment, if it becomes necessary to withdraw a portion or all of such requested personnel, equipment or materials in order to meet an emergency situation in the jurisdictional area served by the requested department, such withdrawal may be initiated at the sole discretion of the requested department's senior personnel at the scene.
  - b. Turn down of an assignment may be made at the scene of an incident at the sole discretion of the requested department's senior personnel, if she/he determines that the requested personnel, equipment, or materials are being exposed to unnecessary or unreasonable danger, or if the requested department's personnel do not have the training or resources to accomplish the requested assignment.
  - c. The requested department's senior personnel shall coordinate a withdrawal or assignment turn down with the requesting department's IC in a manner that best mitigates consequences of a withdrawal or turn down of assignment to avoid endangering personnel and property of either department.
7. Withdrawal from Agreement.
- This Agreement shall continue until either department gives thirty (30) days' notice of its withdrawal, in writing, to the other department.
8. Training.
- Joint training exercises shall be carried out at least annually under the direction of the Chief or Training Officers in each department.

9. Annual Operating Plan.

- a. Annual operating plans shall be cooperatively developed by the departments and become part of this Agreement upon execution by the Chiefs and Borough Mayor.
- b. The Annual Operating Plan in effect at the time of execution of this Agreement is attached hereto and incorporated herein by reference as "Exhibit A".

WESTERN EMERGENCY SERVICE  
AREA (WESA)

By: \_\_\_\_\_  
Jon Marsh, Fire Chief  
Date Signed: \_\_\_\_\_

HOMER VOLUNTEER FIRE  
DEPARTMENT (HVFD)

By: \_\_\_\_\_  
Mark Kirko, Fire Chief  
Date Signed: \_\_\_\_\_

WESTERN EMERGENCY SERVICE  
AREA BOARD

By: \_\_\_\_\_  
, Chair  
Date Signed: \_\_\_\_\_

CITY OF HOMER

By: \_\_\_\_\_  
Rob Dumouchel, City Manager  
Date Signed: \_\_\_\_\_

KENAI PENINSULA BOROUGH

By: \_\_\_\_\_  
Charlie Pierce, Mayor  
Date Signed: \_\_\_\_\_

ATTEST (for City of Homer)

By: \_\_\_\_\_  
Melissa Jacobsen, City Clerk  
Date Signed: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Johni Blankenship, Borough Clerk

APPROVED as to form and legal  
sufficiency

By: \_\_\_\_\_  
Patty Burley, Deputy Borough Attorney

**OPERATIONAL PLAN (Exhibit A)**  
**MUTUAL AID AGREEMENT**  
**BETWEEN THE WESTERN EMERGENCY SERVICE AREA AND THE**  
**HOMER VOLUNTEER FIRE DEPARTMENT**

This Operational Plan (Plan) between Kenai Peninsula Borough on behalf of the Western Emergency Service Area (WESA) and the City of Homer on behalf of the Homer Volunteer Fire Department (HVFD) is for mutual aid response (the “Plan”) and the temporary exchange of emergency services equipment and personnel.

The purpose of this Plan is to outline the procedures for carrying out a mutual aid response between WESA and HVFD. This Plan is a guide for day-to-day operations, and may be revised, amended or altered by written consent of the parties, with concurrence by the KPB Mayor. Major revisions require concurrence by the KPB Assembly. In addition, this Plan may be terminated by either party upon termination of the Mutual Aid Agreement.

**I. AMOUNT AND TYPE OF ASSISTANCE**

- a. For fire responses, WESA will provide a tanker/engine company with a minimum crew of four (4) for response to an incident scene, or as requested by the HVFD On-Scene Incident Commander (OIC). The HVFD OIC retains the option to direct the responding department to any other location as needed within the HVFD jurisdiction.
- b. A WESA medic unit may be requested within the HVFD jurisdiction. The response will be at least a BLS unit with a minimum of two (2) personnel. Upon dispatch, the HVFD OIC may alter the manning level of apparatus to best suit the needs of call.
- c. For fire responses, HVFD will provide a tanker/engine company with a minimum crew of four (4) for response to an incident scene, or as requested by the WESA OIC. The WESA OIC retains the option to direct the responding department to any other location as needed within the WESA jurisdiction.
- d. A HVFD medic unit may be requested within the WESA jurisdiction. The response will be at least a BLS unit with a minimum of two (2) personnel. Upon dispatch, the WESA OIC may alter the manning level of apparatus to best suit the needs of call.
- e. Upon dispatch, the responding department will respond to the location provided by requesting department’s OIC unless directed to respond to a different location.



- f. Cancellation may occur per the requesting department's OIC as with small, uncomplicated incidents that may be false alarms, out on arrival, out immediately after arrival, no injuries, etc.

**II. TRAINING**

Joint training exercises shall be carried out at least annually under the direction of the Fire Chiefs or their Operations or Training Officers. Classroom instruction should be available upon request by each department, and should include ICS and unified command exercises.

**III. COMMUNICATIONS**

- a. RADIO – Dispatch will tone out the Mutual Aid request as instructed by the requesting department's OIC. Mutual Aid will occur as directed by either department for any incident it may be needed. The responding department, after notifying dispatch that they are en route, will switch to the requesting department's dispatch channel and advise the OIC they are en route.
- b. The responding department will communicate with the OIC unless advised otherwise.
- c. Radio traffic will be kept to a minimum.
- d. Clear text will be used at all times.

**IV. INCIDENT REPORTING**

Each department shall be responsible for reporting the incident in accordance with their department policy and procedures, including Borough policy and procedures.

**V. REVISIONS**

The Annual Operations Plan shall be cooperatively developed, reviewed regularly and shall become part of the Mutual Aid Agreement.

WESTERN EMERGENCY SERVICE  
AREA (WESA)

HOMER VOLUNTEER FIRE  
DEPARTMENT (HVFD)

By: \_\_\_\_\_  
Jon Marsh, Chief

By: \_\_\_\_\_  
Mark Kirko, Chief

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**WESTERN EMERGENCY SERVICE  
AREA BOARD**

By: \_\_\_\_\_  
          , Chair

Date: \_\_\_\_\_

**CITY OF HOMER**

By: \_\_\_\_\_  
          Rob Dumouchel, City Manager

Date: \_\_\_\_\_

**KENAI PENINSULA BOROUGH**

By: \_\_\_\_\_  
          Charlie Pierce, Mayor

Date: \_\_\_\_\_

**ATTEST (for City of Homer)**

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

Date: \_\_\_\_\_

**ATTEST (for Kenai Peninsula Borough)**

By: \_\_\_\_\_  
          Johni Blankenship, Borough Clerk

**APPROVED as to form and legal  
sufficiency**

By: \_\_\_\_\_  
          Patty Burley, Deputy Borough Attorney

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/Fire Chief

**RESOLUTION 21-005**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
APPROVING AN AUTOMATIC AID AGREEMENT AND OPERATIONAL  
PLAN BETWEEN THE WESTERN EMERGENCY SERVICE AREA AND  
THE CITY OF HOMER VOLUNTEER FIRE DEPARTMENT FOR FIRE  
RESPONSE SERVICES AND AUTHORIZING THE CITY MANAGER TO  
NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS

WHEREAS, Automatic aid agreements are a form of mutual aid agreements and their operational plans provide for automatic requests for additional resources to residents of the peninsula in the form of fire response personnel and apparatus when required; and

WHEREAS, Automatic aid agreements and operational plans are common in the fire and emergency service professions; and

WHEREAS, Alaska Statute 18.70.150 provides that: “[a] city, other incorporated entity, and other fire protection groups may organize a mutual-aid program by adopting an ordinance or resolution authorizing and permitting their fire department, fire company, emergency relief squad, fire police squad, or fire patrol to go to the aid of another city, incorporated entity, or fire protection group, or territory outside of it...”; and

WHEREAS, Resolution 20-009 adopted January 13, 2020 provided for an automatic aid agreement and operating plan between Anchor Point Fire and Emergency Medical Service Area and the Homer Volunteer Fire Department (HVFD) to set forth response areas and terms of automatic aid; and

WHEREAS, This automatic aid agreement and operational plan, which will replace the automatic aid agreement and operating plan adopted in Resolution 20-009, reflects the newly created Western Emergency Service Area created by the voters at the October, 2020 election; and

WHEREAS, All associated costs are borne by each responding agency, and in this manner, costs for manpower, materials, supplies and equipment are exchanged between the agencies, ultimately resulting in service area funds being expended for the benefit of the service area; and

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WHEREAS, For years, the operational plans have been considered as matters within the expertise of the agencies providing automatic aid and, therefore, future amendments to the operational plans have been left to the discretion of the agencies; and

WHEREAS, Significant cost savings for fire insurance can be afforded local taxpayers through rating determinations by the Insurance Services Office (ISO) when automatic aid agreements are in effect; and

WHEREAS, This automatic aid agreement is for the provision of fire response services; and

WHEREAS, At its meeting of December 9, 2020, the Western Emergency Service Area Board unanimously recommended approval.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska approves an Automatic Aid Agreement and Operational Plan between Western Emergency Service Area and the City of Homer Volunteer Fire Department for Fire Response Services and authorizes the City Manager to negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 11<sup>th</sup> day of January, 2021.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal information: N/A



## City of Homer

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

## Volunteer Fire Department

604 East Pioneer Ave  
Homer, Alaska 99603

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

(p) 907-235-3155

(f) 907-235-3157

### Memorandum 21-005

TO: Homer City Council  
THROUGH: City Manager, Dumouchel  
FROM: Fire Chief, Kirko  
DATE: December 29, 2020  
SUBJECT: Mutual and Automatic Aid agreements with Western Emergency Services

These agreements are being presented due to the fire service area change between two KPB fire departments, Anchor Point fire department and Ninilchik fire service area. In January 2021 the two departments will be merging to for the Western Emergency Services.

These agreements will replace the current agreement we have with Anchor Point fire department to reflect the name change only. All operational procedures and response plans will remain the same.

# Kenai Peninsula Borough

## Western Emergency Services

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### MEMORANDUM

**TO:** Brent Hibbert, Assembly President  
Members, Kenai Peninsula Borough Assembly

**THRU:** Charlie Pierce, Mayor  
Roy Browning, Chief of Emergency Services

**FROM:** Jon Marsh, Fire Chief Western Emergency Service Area  
Mark Kirko, Fire Chief, Homer Volunteer Fire Department

**DATE:** December 10, 2020

**RE:** Resolution 2021-\_\_\_\_, Approving an Automatic Aid Agreement and Operational Plan Between Western Emergency Service Area and the City of Homer Volunteer Fire Department for Fire Response Services (Mayor)

---

This resolution would approve the attached automatic aid agreement and initial operational plan between Western Emergency Service Area and the City of Homer Volunteer Fire Department for fire response services.

Automatic aid agreements are a form of mutual aid agreement that allow for automatic requests between the agencies to assist each other with emergency responses. Assistance is through the provision of equipment and personnel as set out in the automatic aid agreement and operational plan.

The agreement is for automatic aid response of fire apparatus and personnel and will continue in effect until modified or a party withdraws. The resolution would allow the operational plan, which details specific response procedures, to be modified in the future without assembly approval as long as changes do not conflict with the automatic aid agreement.

Your consideration is appreciated.

Introduced            Mayor Pierce  
Date:                    January 6, 2021  
Action:  
Vote:

**KENAI PENINSULA BOROUGH  
RESOLUTION 2021-**

**A RESOLUTION APPROVING AN AUTOMATIC AID AGREEMENT AND  
OPERATIONAL PLAN BETWEEN WESTERN EMERGENCY SERVICE AREA AND  
THE HOMER VOLUNTER FIRE DEPARTMENT**

**WHEREAS**, automatic aid agreements are a form of mutual aid agreements and their operational plans provide for automatic requests for additional resources to residents of the peninsula in the form of fire response personnel and apparatus when required; and

**WHEREAS**, automatic aid agreements and operational plans are common in the fire and emergency service professions; and

**WHEREAS**, Alaska Statute 18.70.150 provides that: “[a] city, other incorporated entity, and other fire protection groups may organize a mutual-aid program by adopting an ordinance or resolution authorizing and permitting their fire department, fire company, emergency relief squad, fire police squad, or fire patrol to go to the aid of another city, incorporated entity, or fire protection group, or territory outside of it....”; and

**WHEREAS**, this automatic aid agreement and operational plan between Western Emergency Service Area (WESA) and the Homer Volunteer Fire Department (HVFD) sets forth response areas and terms of automatic aid; and

**WHEREAS**, all associated costs are borne by each responding agency, and in this manner, costs for manpower, materials, supplies and equipment are exchanged between the agencies, ultimately resulting in service area funds being expended for the benefit of the service area; and

**WHEREAS**, for years, the operational plans have been considered as matters within the expertise of the agencies providing automatic aid and, therefore, future amendments to the operational plans have been left to the discretion of the agencies; and

**WHEREAS**, significant cost savings for fire insurance can be afforded local taxpayers through rating determinations by Insurance Services Office (ISO) when automatic aid agreements are in effect; and

**WHEREAS**, this automatic aid agreement is for the provision of fire response services; and

**WHEREAS**, at its meeting of December 9<sup>th</sup>, 2020 the Western Emergency Service Area Board unanimously recommended approval; and

**WHEREAS**, at its meeting of \_\_\_\_\_, the City Council for the City of Homer recommended \_\_\_\_\_;

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That an automatic aid agreement between WESA and HVFD serves the best interests of Kenai peninsula residents and visitors and is hereby approved. The mayor is authorized to execute an automatic aid agreement substantially in the form of the attached agreement.

**SECTION 2.** That the operational plan substantially in the form attached hereto is hereby approved and the WESA boards and chief are hereby authorized to approve amendments to the operational plan with the mayor’s approval without further review by the Assembly so long as any such amendments do not conflict with the automatic aid agreement.

**SECTION 3.** That this resolution takes effect immediately upon its adoption.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \_\_\_\_\_ OF JANUARY, 2021.**

\_\_\_\_\_  
Brent Hibbert, Assembly President

ATTEST:

\_\_\_\_\_  
Johni Blankenship, Borough Clerk



**AGREEMENT FOR EXCHANGE OF AUTOMATIC AID  
BETWEEN WESTERN EMERGENCY SERVICE AREA AND  
HOMER VOLUNTEER FIRE DEPARTMENT**

This Automatic Aid Agreement (the "Agreement"), dated this \_\_\_ day of \_\_\_\_\_, 2021, is made by and between the Kenai Peninsula Borough on behalf of the Western Emergency Service Area (WESA) and the City of Homer on behalf of the Homer Volunteer Fire Department (HVFD) (sometimes referred to herein as the "Parties").

**1. Response to Automatic Aid Requests.**

- a. Both parties to this agreement provide structure fire, wildland fires and explosion protection services within their jurisdictions.
- b. In return for the services to be provided by WESA, HVFD agrees to provide a designated fire response, as determined by the Fire Chief of HVFD.
- c. In return for the services to be provided by HVFD, WESA agrees to provide a designated fire response, as determined by the Fire Chief of WESA.

**2. Emergencies – Information Provided.**

Upon receipt of a structure fire, wildland fire or explosion alarm through a 9-1-1 Call Center within the automatic aid response area of either service area, WESA or HVFD will automatically dispatch its nearest available and appropriate designated fire response to that incident alarm location. The automatic aid response areas are determined by the Fire Chiefs of WESA and HVFD and set forth in the Annual Operational Plan.

**3. Jurisdiction.**

"Jurisdiction" is defined to be that political and geographical boundary designating the respective service areas that are party to this Agreement.

**4. Authority to Establish the Automatic Aid Agreement.**

- a. Alaska State Statute, AS 18.70.150 authorizes the borough to organize or enter into mutual aid agreements to go to or extend aid to another city or borough.
- b. Automatic Aid is automatic mutual aid.

**5. Command Authority.**

- a. When the aiding department arrives before the jurisdictional department, the aiding department will take the necessary action dictated by the situation.
- b. Upon arrival of the jurisdictional department, the operational responsibility for the situation will be immediately assumed by the jurisdictional department.
- c. The aiding department personnel will be under the direction of the officer in charge of the jurisdictional department.

- d. The aiding department will be released from the scene as soon as practical by the officer in charge of the jurisdictional department.

**6. Withdrawal of Resources or Assignment Turndown.**

- a. If, after arrival at the emergency scene or staging area with the resources as identified in the annual operational plan, it becomes necessary to withdraw a portion or all of such resources in order to address an emergency situation in the jurisdiction served by the aiding department, such withdrawal may be initiated at the sole discretion of the officer in charge of the aiding department.
- b. Such withdrawal may also be made at the sole discretion of the officer in charge of the aiding department if it is determined that the aiding department's resources are being subjected to unnecessary or unreasonable danger.
- c. In either case, the officer in charge shall coordinate the withdrawal with the aiding department's officer in charge in a manner that avoids endangering the personnel of either department.
- d. It is mutually understood and agreed that this agreement does not relieve either party from the necessity and obligation of using its own resources to provide fire protection within any part of its own jurisdiction.

**7. Responsibility for Costs & Liability.**

- a. Each party desires to provide to the other a reasonable, professional and reciprocal exchange of fire response services on a day to day basis at no additional cost.
- b. Each party shall bear its own costs for responding to an automatic aid request.
- c. Each responding agency shall be responsible for its own liabilities incurred traveling to the scene, at the scene and returning to the station of origin.
- d. In rendering emergency services, each agency will bear the responsibility for its own acts and any liability incurred by such acts.

**8. Annual Operational Plan.**

- a. It is in the best interests of the citizens of WES and HVFD to be provided the most expeditious and professional response to suppress fires. The details as to amounts and type of assistance to be dispatched, response areas, methods of dispatching, communications, training programs and procedures, methods of requesting aid, and the names or ranks of persons authorized to send and receive such requests, lists of personnel and resources which will be utilized, shall be developed by the Fire Chiefs of WESA and HVFD.
- b. Such details shall be recorded in an Operational Plan.
- c. The Operational Plan shall be approved and signed by the agencies and the Borough Mayor, dated and attached hereto within thirty (30) calendar days of the approval of this Agreement. The failure to attach an Operational Plan to this Agreement shall render this Agreement automatically null and void.

**9. Mutual Aid Agreement Not Affected.**

It is mutually understood that this agreement will in no way affect or have any bearing on existing area mutual aid agreements.

**10. Liability.**

- a. There shall be no liability imposed on any Party or its personnel for failure to respond to an incident due to resource limitations or as a result of any act or omission in good faith.
- b. For purposes of this Agreement, each Party's employees shall be deemed to be the employees and agents of that Party only, and under no circumstances shall any employee be deemed to be an employee or agent of any other entity or the other Party.
- c. All damages or repairs to any equipment or apparatus shall be the responsibility of the Party that owns such equipment or apparatus, provided however, that compensation for damages to equipment or apparatus that occurs during a natural disaster, a state of emergency, as declared by a local, state or federal governing authority, or any other incident for which state or federal aid is provided to the Party requesting aid, shall be distributed to the Party providing aid in proportion to the level of actual damage incurred while providing automatic aid.
- d. Nothing contained in this Agreement shall be construed to be a waiver of either Party's qualified immunity, official immunity, or any other immunity or exemption from liability provided for by law.

**11. Release of Claims.**

Except as provided in 10(c) above, and to the extent permitted by law, each of the Parties agrees to hold harmless and release the other Party from any and all liabilities, suits, claims, judgments, cost or demands for damage to its own property whether directly existing or indirectly arising out of the use of any vehicle, equipment or apparatus being used by either Party during the provision of service pursuant to this Agreement.

**12. Injuries to Personnel.**

Any damage or other compensation which is required to be paid to any fire department employee or volunteer by reason of his/her injury occurring while his/her services are being utilized pursuant to this Agreement shall be the sole liability and responsibility of the Party regularly employing that person.

**13. No Benefit to Third Parties.**

This Agreement shall not be construed as, or deemed to be, an agreement for the benefit of any third party or parties, and no third party or parties shall have any right of action hereunder for any cause whatsoever.

**14. Term of Agreement.**

- a. This Agreement shall commence upon the date of the Kenai Peninsula Borough mayor's signature and shall continue until December 31, 2026.

This Agreement may be renewed by the Parties via written request, approved by both parties, no later than November 1<sup>st</sup> of each year. This Agreement cannot extend beyond fifteen (15) years. Renewals shall be for five (5) years each.

- b. Notwithstanding the above, either Party to this Agreement may terminate the Agreement by giving no less than thirty (30) days written notice to the other Party and upon the running of thirty (30) days from such written notice, this Agreement shall be terminated.

**15. Counterparts.**

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

WESTERN EMERGENCY SERVICE  
AREA (WESA)

HOMER VOLUNTEER FIRE  
DEPARTMENT (HVFD)

By: \_\_\_\_\_  
Jon Marsh, Chief  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Mark Kirko, Chief  
Date: \_\_\_\_\_

WESTERN EMERGENCY SERVICE  
AREA BOARD

CITY OF HOMER

By: \_\_\_\_\_  
, Chair  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Rob Dumouchel, City Manager  
Date: \_\_\_\_\_

KENAI PENINSULA BOROUGH

ATTEST

By: \_\_\_\_\_  
Charlie Pierce, Mayor  
Date: \_\_\_\_\_

\_\_\_\_\_  
Melissa Jacobsen, City Clerk  
Date: \_\_\_\_\_

ATTEST:

APPROVED as to form and legal  
sufficiency

By: \_\_\_\_\_  
Johni Blankenship, Borough Clerk

By: \_\_\_\_\_  
Patty Burley, Deputy Borough Attorney

## **OPERATIONAL PLAN**

### **ATTACHMENT TO AUTOMATIC AID AGREEMENT**

#### **BETWEEN THE WESTERN EMERGENCY SERVICE AREA AND THE HOMER VOLUNTEER FIRE DEPARTMENT**

This Operational Plan (Plan) between the Kenai Peninsula Borough, on behalf of the Western Emergency Service Area (WESA) and the City of Homer, on behalf of the Homer Volunteer Fire Department (HVFD) is for automatic aid response of fire apparatus and personnel.

The purpose of this Plan is to outline the procedures for carrying out an automatic aid response between WESA and HVFD. This Plan is a guide for day-to-day operations, and may be revised, amended or altered annually by the written consent of WESA, HVFD, the KPB Mayor, KPB Assembly and the Homer City Manager. In addition, this Plan may be terminated by either party after a 30-day written notice has been given to the other party involved in the Automatic Aid Agreement.

#### **I. AUTOMATIC AID RESPONSE AREAS AND AMOUNT AND TYPE OF ASSISTANCE**

- a. When available, WESA will automatically respond to the city limits of Homer, and will provide a tanker/pumper and four personnel on a first alarm response. Unless redirected by the On-Scene Incident Commander (OIC), the response will be to the fire scene. If the tanker/pumper responding can only safely carry two personnel, the additional responders will accompany the tanker/pumper in a utility vehicle or other vehicle suitable for emergency response.
- b. When available, HVFD will automatically respond to the Western Emergency Service Area south of Happy Valley Creek, and will provide a tanker/pumper and four personnel on a first alarm response. Unless redirected by the On-Scene Incident Commander (OIC), the response will be to the fire scene. If the tanker/pumper responding can only safely carry two personnel, the additional responders will accompany the tanker/pumper in a utility vehicle or other vehicle suitable for emergency response.
- c. Cancellation may occur in small, uncomplicated incidents, out on arrival, out immediately after arrival, emergency in home territory, etc.

#### **II. TRAINING**

Joint training exercises shall be carried out at least annually under the direction of the Fire Chief or the Chief's Operations or Training Officers in each department. Classroom instruction should be available upon request by each department, and should include ICS and unified command exercises.

**III. COMMUNICATIONS**

- a. RADIO – Dispatch shall announce by radio that Automatic Aid is needed. This will occur without direction by either department for fire incidents. The responding agency, after notifying dispatch that they are en route, will switch to the requesting agency’s dispatch channel and advise the OIC they are en route.
- b. The responding agency will communicate with the OIC unless advised otherwise.
- c. Radio traffic will be kept to a minimum.
- d. Clear text will be used at all times.

**IV. FIRE INCIDENT REPORTING**

Each agency shall be responsible for reporting the incident in accordance with their department and Borough policy and procedures.

**V. REVISIONS**

The Operational Plan shall be cooperatively developed, reviewed annually and become part of the Automatic Aid Agreement upon the consent of both agencies and execution by the Borough Mayor and Homer City Manager.

WESTERN EMERGENCY SERVICE  
AREA (WESA)

HOMER VOLUNTEER FIRE  
DEPARTMENT (HVFD)

By: \_\_\_\_\_  
Jon Marsh, Fire Chief

By: \_\_\_\_\_  
Mark Kirko, Fire Chief

Date: \_\_\_\_\_

Date: \_\_\_\_\_

WESTERN EMERGENCY  
SERVICE AREA BOARD

CITY OF HOMER

By: \_\_\_\_\_  
, Chair

By: \_\_\_\_\_  
Rob Dumouchel, City Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**KENAI PENINSULA BOROUGH**

**ATTEST (for City of Homer)**

By: \_\_\_\_\_  
Charlie Pierce, Mayor

By: \_\_\_\_\_  
Melissa Jacobsen, City Clerk

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**ATTEST (for Kenai Peninsula Borough)**

**APPROVED as to form and legal  
sufficiency**

By: \_\_\_\_\_  
Johni Blankenship, Borough Clerk

By: \_\_\_\_\_  
Patty Burley, Deputy Borough Attorney

**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 21-006**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
OPPOSING THE CLOSURE OF THE HOMER DEPARTMENT OF  
MOTOR VEHICLE OFFICE ON JUNE 30 2021, AS CURRENTLY  
INCLUDED IN THE PROPOSED 2021 BUDGET PER GOVERNOR  
DUNLEAVY.

WHEREAS, Governor Dunleavy recently released his proposed budget for the upcoming  
fiscal year; and

WHEREAS, The budget proposes closing the Homer Department of Motor Vehicles  
(DMV) office as of June 30, 2021; and

WHEREAS, The Homer DMV office serves not only the local Homer community but also  
the entire southern Kenai Peninsula region consisting of eleven rural communities for a total  
population of 13,077 permanent, year round residents; and

WHEREAS, Closure of the Homer DMV office will require all these residents to travel  
either 75 miles to Soldotna or 221 miles to Anchorage for DMV services; and

WHEREAS, Licensing and permitting is a basic government function and reasonable  
access should not be dependent on whether one resides in an urban or rural area; and

WHEREAS, DMV provides the legal means for residents to buy, sell, own and operate  
vehicles, machinery and marine vessels, and to move them over public roads and waterways;  
and

WHEREAS, DMV also provides workers with the necessary means to confirm their very  
identity, and thereby obtain and maintain employment; and

WHEREAS, Homer's economy and that of the southern Kenai Peninsula are intricately  
linked to the tourism, maritime and fishing industries, and as such it depends on ready access  
to DMV for issuance of truck, boat, and trailer titles and registrations ; and

WHEREAS, New vessel registration and titling requirements enacted by State legislation  
in the last two years has increased the number of boat owners requiring DMV services, and has  
already put additional workload on DMV offices throughout the state, including Homer's; and



43 WHEREAS, a local DMV office ensures that our industries can meet the required  
44 licensing and registration requirements necessary for them to efficiently operate and  
45 maximize their work time; and

46  
47 WHEREAS, The upcoming Federal requirement to possess a REAL ID for air travel and  
48 the requirement for in-person issuance of those ID's adds additional workload pressure on  
49 DMV offices across the state and time burdens to customers having to travel many miles to a  
50 DMV office; and

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52 WHEREAS, When one considers how often transactions at the DMV reveal the need for  
53 a return trip to DMV with some newly obtained document or bit of information to solve a  
54 problem, the burden of distant travel on the customer is compounded; and

55  
56 WHEREAS, closing a regional DMV office during the COVID-19 pandemic and requiring  
57 people to drive to distant communities to resolve issues with needed identification,  
58 registrations, and permits risks cross-community transmission and compromises community  
59 health and safety; and

60  
61 WHEREAS, The Homer DMV provides essential services to Homer and the surrounding  
62 communities and is part of the backbone of our economy; and

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64 WHEREAS, Limiting access to DMV would unnecessarily limit our economy and yield  
65 nothing more than negligible cost savings.

66  
67 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby opposes the  
68 closure of the Homer Department of Motor Vehicle Office on July 30, 2021.

69  
70 PASSED AND ADOPTED by the Homer City Council on this 11<sup>th</sup> day of January, 2021.

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73 CITY OF HOMER

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76 \_\_\_\_\_

77 KEN CASTNER, MAYOR

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79 ATTEST:

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81 \_\_\_\_\_

82 MELISSA JACOBSEN, MMC, CITY CLERK

83



# City of Homer

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

## Administration

491 East Pioneer Avenue  
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum 21-006

TO: Mayor Castner and City Council  
FROM: Rob Dumouchel, City Manager  
DATE: December 30, 2020  
SUBJECT: Letter to Kenai Peninsula Delegation Opposing Proposal to Close Homer's DMV Office

---

### Background:

Administrative staff had an introductory meeting with J&H Consulting on December 23, 2020. During the meeting we discussed items in Governor Dunleavy's proposed budget which could impact the City of Homer. One proposal, the closing of Homer's DMV office is of particular concern. The City's consultants and staff drafted the attached letter for you to consider and share with Kenai Peninsula's legislators.

### Recommendation:

Adopt the Resolution and approve the letter to Kenai Peninsula Delegation regarding Mayor and Council's position opposing the closure of Homer's DMV office in the upcoming fiscal year. Authorize the Mayor to sign the enclosed letter on behalf of the City Council opposing the Governor's budget proposal to close Homer's DMV office.

### Enclosure:

December 30, 2020 Letter to the Kenai Peninsula Delegation



## City of Homer

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

## Homer City Council

491 East Pioneer Avenue  
Homer, Alaska 99603

(p) 907-235-3130

(f) 907-235-3143

December 30, 2020

Kenai Peninsula Delegation  
Senator Gary Stevens  
Senator Peter Micciche  
Representative Sarah Vance  
Representative Ben Carpenter  
Representative Louise Stutes

Greetings all,

We have taken the opportunity to review Governor Dunleavy's recently released budget proposal for the upcoming fiscal year. The proposed budget recognizes the unusual circumstances the state currently faces. It avoids significant cuts and reductions during the pandemic, and amid significant statewide job and revenue losses.

However, the budget left several important items unfunded, one of which is the proposed closing of the Homer Department of Motor Vehicles (DMV).

The Homer DMV office provides essential services not only Homer, but the entire southern Kenai Peninsula region. The region consists of eleven rural communities for a total population of 13,077 permanent, year round residents. Closing the Homer DMV will require all of these residents to travel either 75 miles to Soldotna or 221 miles to Anchorage for DMV services. Issuing IDs, licensing and permitting are basic government functions, and reasonable access should not depend on whether one resides in an urban or rural area.

Additionally, during the COVID-19 pandemic, closing a regional office and requiring people to drive to distant communities to resolve DMV-related issues risks cross-community transmission and compromises community health and safety.

DMV services are also fundamentally important for the efficient functioning of the southern Kenai Peninsula economy. The prime drivers in our economy are the tourism, maritime and fishing industries. They rely on DMV for issuance of commercial truck, boat and trailer titles and registrations. Over 10,000 vessels work out of the Homer area. The new vessel registration and titling requirements enacted by State legislation has increased the number of boat owners requiring DMV services, and has already put additional workload on DMV offices throughout the state, including Homer's. Ready access to DMV ensures that these industries, which have short seasonal windows to operate, can operate efficiently and maximize their work time.

The upcoming Federal requirement to possess a REAL ID for air travel (and the requirement for in-person issuance of those ID's) adds additional workload pressure on DMV offices across the state and adds time burdens to customers having to travel many miles to a DMV office. When one considers how often a trip to the DMV reveals the need for a return trip with some newly obtained document or bit of information to solve a problem, the burden is compounded. It is unknown whether the urban DMV offices have the capacity for the additional customers and to meet the upcoming federal REAL ID requirements.

We realize that this is just the beginning of the budget process and that changes will be made to the proposed budget during the legislative process. As those conversations occur, we urge you to keep in mind the importance of an accessible DMV office to our local economy. Limiting access to DMV would unnecessarily limit our economy and yield nothing more than negligible cost savings.

In closing, we also would ask you to consider the following budget areas that are of great importance to communities:

- Include funding for public television and radio. Public media is an essential service in more remote areas of the state, providing life-saving information about natural disasters, emergencies, COVID19 and essential weather updates for our maritime and fishing communities;
- Recapitalize the Community Assistance Fund to its full amount of \$90 million in order to provide funding stability of \$30 million annually to local governments; and
- Include full funding for the Harbor Facility Matching Grants program, to fulfill the state's obligation to the program as agreed upon when the state transferred these assets to local communities.

Last, we support an infrastructure package through a general obligation bond, as long as communities across the State have an opportunity to identify infrastructure needs in their communities and projects are funded across the entire state.

We applaud your diligence in working toward a balanced state budget for a sustainable future for our state. We look forward to speaking with you over the next several months as you deliberate on the Governor's proposed budget and fully weigh the ramifications the aforementioned proposed cuts have on our municipality and the southern Kenai Peninsula region.

Respectfully, and on behalf of the Homer City Council,

Ken Caster, Mayor  
City of Homer

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

3 City Manager

4 **RESOLUTION 21-007**

5  
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
7 ADOPTING AN ALTERNATIVE ALLOCATION METHOD FOR THE FY 2021  
8 SHARED FISHERIES BUSINESS TAX PROGRAM AND CERTIFYING THAT  
9 THIS ALLOCATION METHOD FAIRLY REPRESENTS THE  
10 DISTRIBUTION OF SIGNIFICANT EFFECTS OF FISHERIES BUSINESS  
11 ACTIVITY IN THE COOK INLET FISHERIES MANAGEMENT AREA.  
12

13 WHEREAS, AS 29.60.450 requires that for a municipality to participate in the FY 2021  
14 Shared Fisheries Business Tax Program, the municipality must demonstrate to the Department  
15 of Commerce, Community and Economic Development that the municipality suffered  
16 significant effects during calendar year 2019 from fisheries business activities; and  
17

18 WHEREAS, 3AAC 134.060 provides for the allocation of available program funding to  
19 eligible municipalities located within fisheries management areas specified by the Department  
20 of Commerce, Community and Economic Development; and  
21

22 WHEREAS, 3AAC 134.070 provides for the use, at the discretion of the Department of  
23 Commerce, Community and Economic Development, of alternative allocation methods which  
24 may be used within fisheries management areas if all eligible municipalities within the area  
25 agree to use the method, and the method incorporates some measure of the relative  
26 significant effect of fisheries business activity on the respective municipalities in the area; and  
27

28 WHEREAS, The Homer City Council proposes to use an alternative allocation method  
29 for allocation of FY 2021 funding available within the Cook Inlet Fisheries Management Area in  
30 agreement with all other municipalities in this area participating in the FY 2021 Shared  
31 Fisheries Business Tax Program.  
32

33 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, by this  
34 Resolution, certifies that the following alternative allocation method fairly represents the  
35 distribution of significant effects during 2019 of fisheries business activity in the Cook Inlet  
36 Fisheries Management Area:  
37

38 50% divided equally and 50% divided on a per capita basis.  
39

40 PASSED and ADOPTED by the City Council of Homer, Alaska this 11<sup>th</sup> day of January,  
41 2021.  
42

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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: Previous year's Acct. No. 400-603-4206 and budgeted for previous years.



## Memorandum 21-007

TO: HOMER CITY COUNCIL  
THRU: ROB DUMOUCHEL, CITY MANAGER  
FROM: BRYAN HAWKINS, HARBORMASTER  
DATE: JANUARY 6 2021  
SUBJECT: SHARED FISHERIES BUSINESS TAX, RESOLUTION 21-007

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

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

A Resolution from the Homer City Council is required annually to receive these funds. If any of the communities listed above do not apply by the deadline in March of 2021, then the funds will be reallocated to communities that did apply.

### **Recommendation:**

Approval and adoption of Resolution 21-007

**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 21-009**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
APPROVING THE CITY OF HOMER 2021 LAND ALLOCATION PLAN.

WHEREAS, Chapter 18.08.020(c) requires the City to adopt a land allocation plan; and

WHEREAS, The Port and Harbor and Economic Development Advisory Commissions reviewed the draft Land Allocation Plan and had no comments or recommendations as outlined in a Memorandum dated December 22, 2020 by the Deputy City Planner; and

WHEREAS, The City Council discussed the Land Allocation Plan during a work session on January 11, 2021; and

WHEREAS, No amendments for the Plan are desired for this year.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that the City of Homer 2021 Land Allocation Plan is hereby approved.

PASSED AND ADOPTED by the Homer City Council this 11th day of January, 2021.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A





## 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 21-009

TO: Mayor Castner and Homer City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: 12/22/2021  
SUBJECT: Land Allocation Plan

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### Introduction

The Land Allocation Plan (LAP) serves two purposes; one is a code requirement regarding leases, and the other is as land management tool.

HCC 18.08.020 states in part that the city administration will have a list of properties available for lease, and that the Council can adopt preferences or restrictions on that land. In section A of the plan, Lands Available for Lease, you can find the terms that Council has set. After a work session and approval of the plan by resolution, the Administration must provide public notice of plan adoption and properties available for lease within 60 days.

The City also uses the LAP as an index of all municipal lands. Generally each parcel has its own page with acquisition history, any adopted plans, and the most recent council designation. Changes to the plan are adopted by resolution of the City Council. Staff uses the LAP and the annual Council work session to identify policy issues with municipal lands and seek direction.

As part of the annual approval process, comments are solicited from the Economic Development and Port and Harbor Advisory Commission. Both Commissions reviewed the plan in December and did not have any recommended changes. The Chair of each Commission has been invited to participate in the annual work session with council.

**Staff Recommendation:** Adopt the 2021 Land Allocation Plan by Resolution.

### Attachments:

1. Draft 2021 Land Allocation Plan
2. Memorandum and Minutes from the Economic Development and Port and Harbor Advisory Commissions

# 2021 Land Allocation Plan City of Homer

Adopted by Resolution 21-XX



*Cutting the ribbon on Homer's long awaited Police Station*

# Table of Contents

## Sections

- A. Lands Available For Lease**
- B. Leased Lands**
- C. Port Facilities**
- D. City Facilities and other city lands**
- E. Parks, Green space, cemeteries**
- F. Bridge Creek Lands**
- G. Conservation Easement Lands**

**Index—City lands listed by parcel number**  
**Appendix - Homer Harbor Map**

### **Statement of Purpose:**

Homer City Code Title 18 regulates municipal property management. Per HCC 18.08.020, the Council annually adopts a land allocation plan that identifies which properties are available for lease, the rate and referred lease terms, and any particular requirements or preferences. Once the plan is adopted by resolution, the City provides public notice of available real estate.

Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

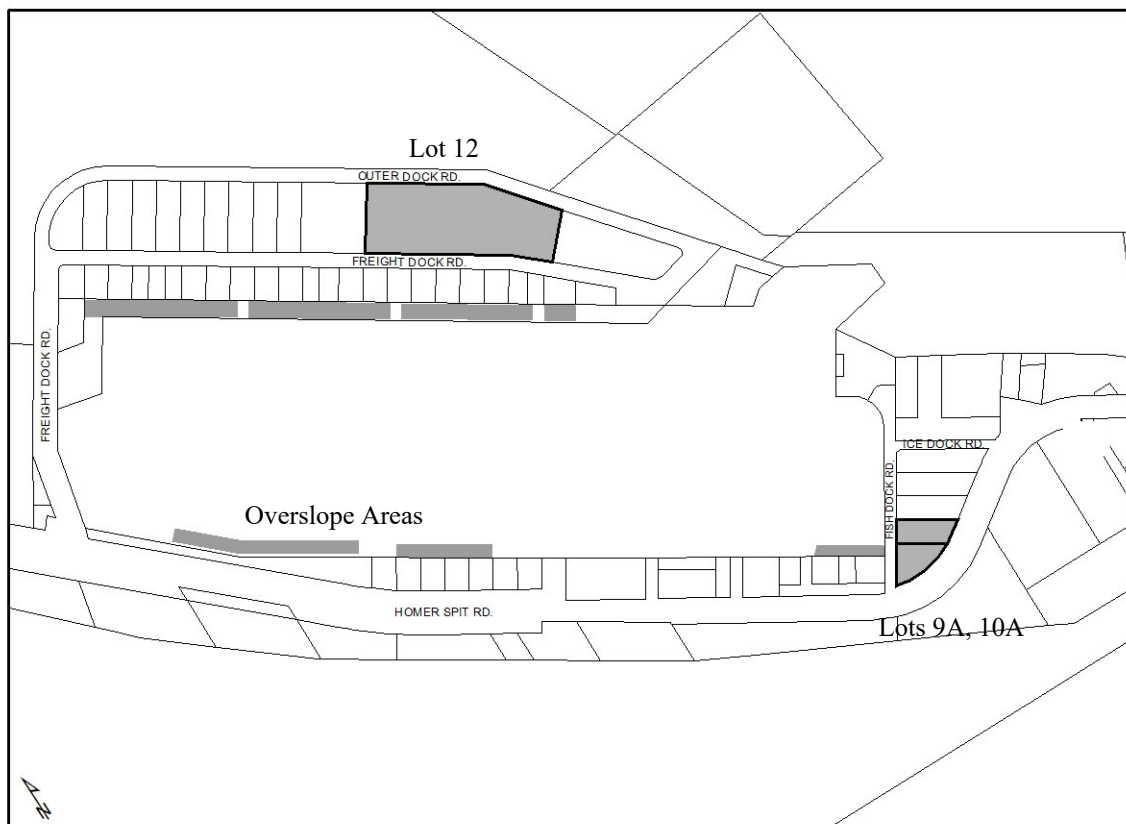
# Section A

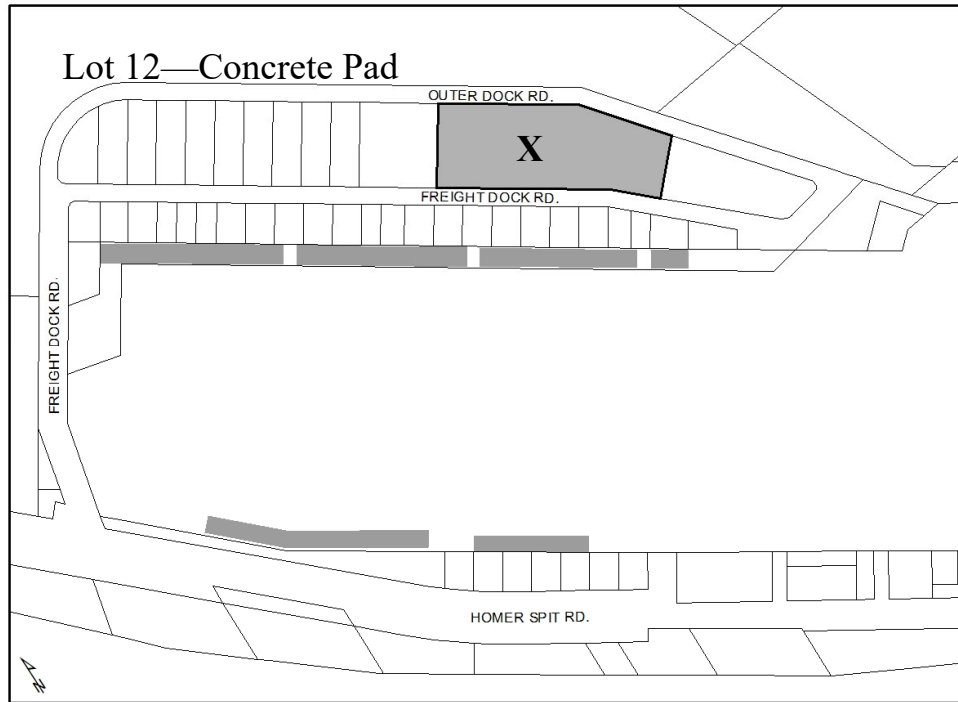
## Lands available for lease

The following lots, and select areas within the Homer Airport are available for lease in 2020. Lease procedures follow the City of Homer City Code, Title 18.

The Port and Harbor Office provides information on long term leasing on the Homer Spit. The Harbor also manages short term leases and license agreements, such as vending machines, bike rentals and itinerant merchants. For more information, contact 907-235-3160.

The City Manager's Office handles airport terminal leasing. For more information, contact 907-235-8121 ext 2222.





**Designated Use:** Lease  
**Acquisition History:**

**Area:** 5 acres

**Parcel Number:** 18103220

**2019 Assessed Value:** \$841,600 (Land: \$495,600, Structure/Improvements: \$346,000)

**Legal Description:** Homer Spit Subdivision no 5 Lot 12

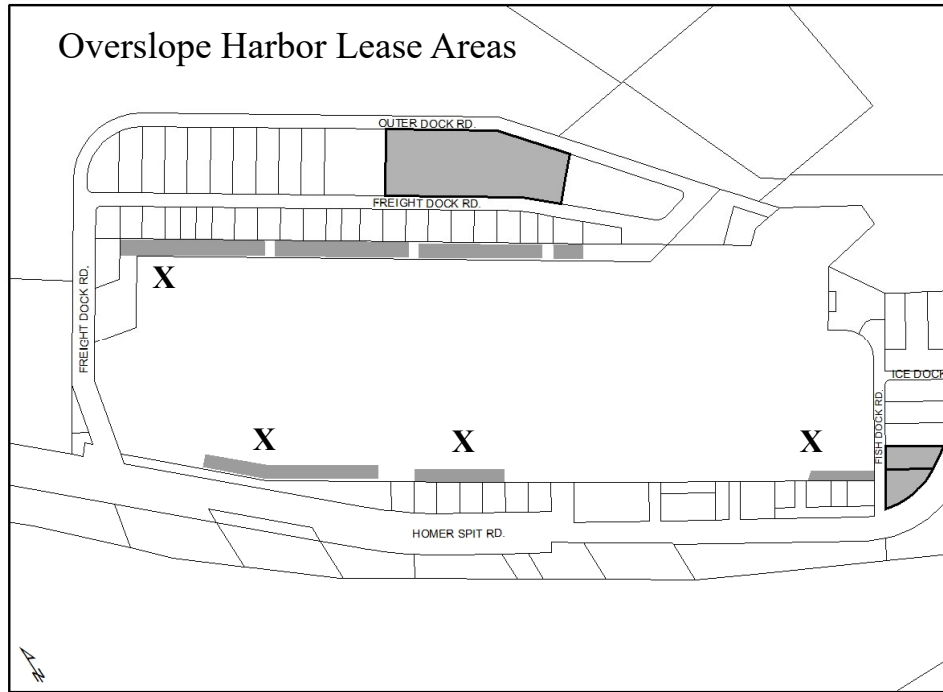
**Zoning:** Marine Industrial

**Infrastructure:** Water, sewer, paved road access, fenced, security lighting

**Address:** 4380 Homer Spit Road

Notes: 1 acre portion under lease per Resolution 18-084 to Alaska Scrap and Recycling, 5 year lease

Prior to a long-term lease the site is appraised. The appraised lease rates for up-lands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.



**Designated Use:** Lease  
Resolution 17-33

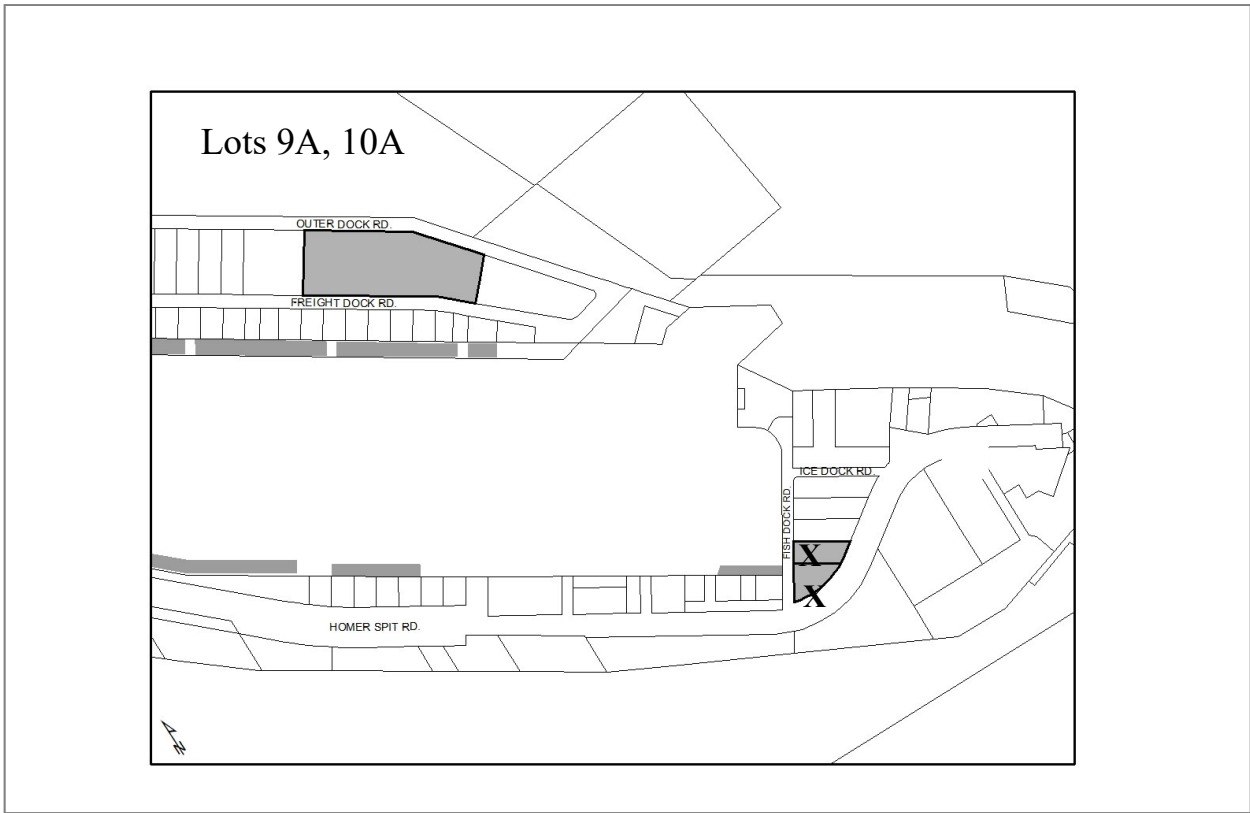
<b>Area:</b>	<b>Parcel Number:</b>
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**Legal Description:**

<b>Zoning:</b> Marine Commercial and Small Boat Harbor Overlay	
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<b>Infrastructure:</b>	<b>Address:</b>
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Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.



<b>Designated Use:</b> Lease Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 1.05 acres (0.52 and 0.53 acres)	<b>Parcel Number:</b> 18103477, 78
<b>2019 Assessed Value:</b> Land value \$325,700	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, gas, Spit Trail, paved road access	<b>Address:</b>
<p>Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.</p>	
<b>Finance Dept. Code:</b>	

## Homer Airport Terminal



**Designated Use:** Airport  
**Acquisition History:**

Available for lease

- Concession area across from baggage claim, 110 square feet, \$2/psf plus concession fees plus taxes.
- Ticket Counter, office and baggage enplanement area, 700 sq ft for \$2,600 per month plus taxes.
- One cargo area at the west end of the airport, 768 sq ft \$2,850 per month plus taxes.

Contact the City Manager's office at 907-235-8121 ext. 2222 for more information

**Finance Dept. Code:**

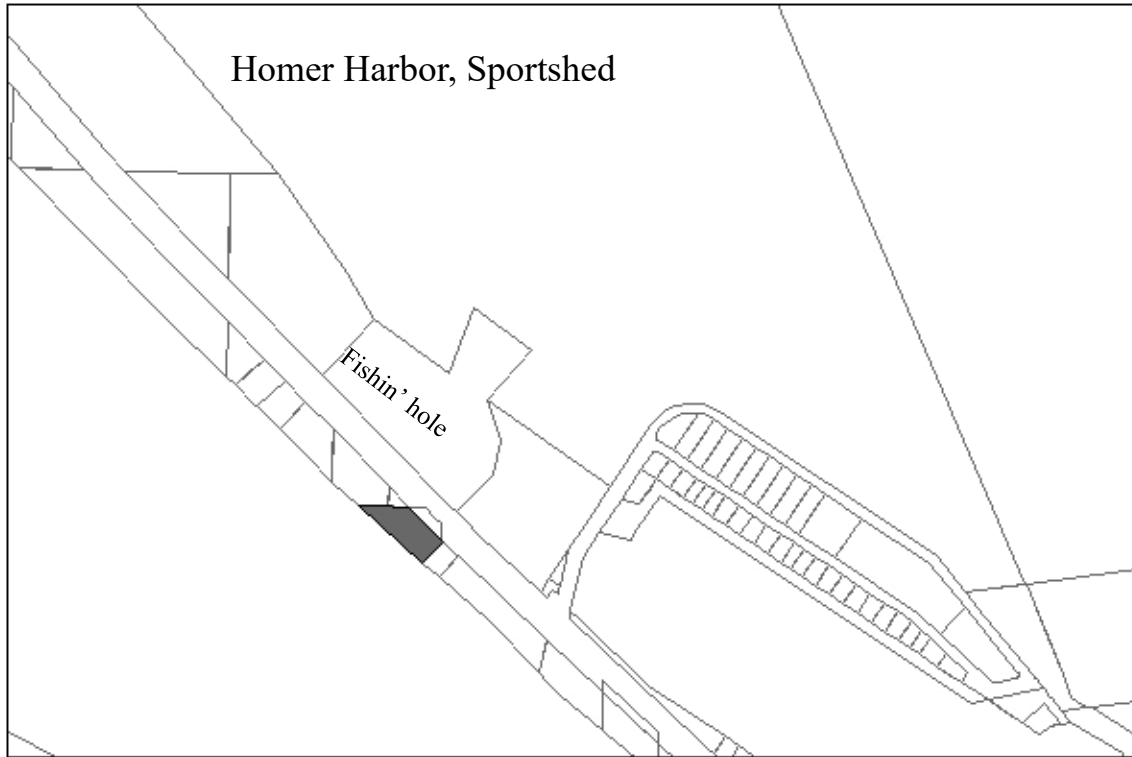




## **Section B Leased Lands**

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. Individual lease files contain information on rents and formal agreements.





**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 1.6 acres

**Parcel Number:** 18103105, LH01

**Legal Description:** HM0890034 T06S R13W S35 HOMER SPIT SUB AMENDED LOT 5

**Zoning:** Marine Commercial

**Wetlands:** None

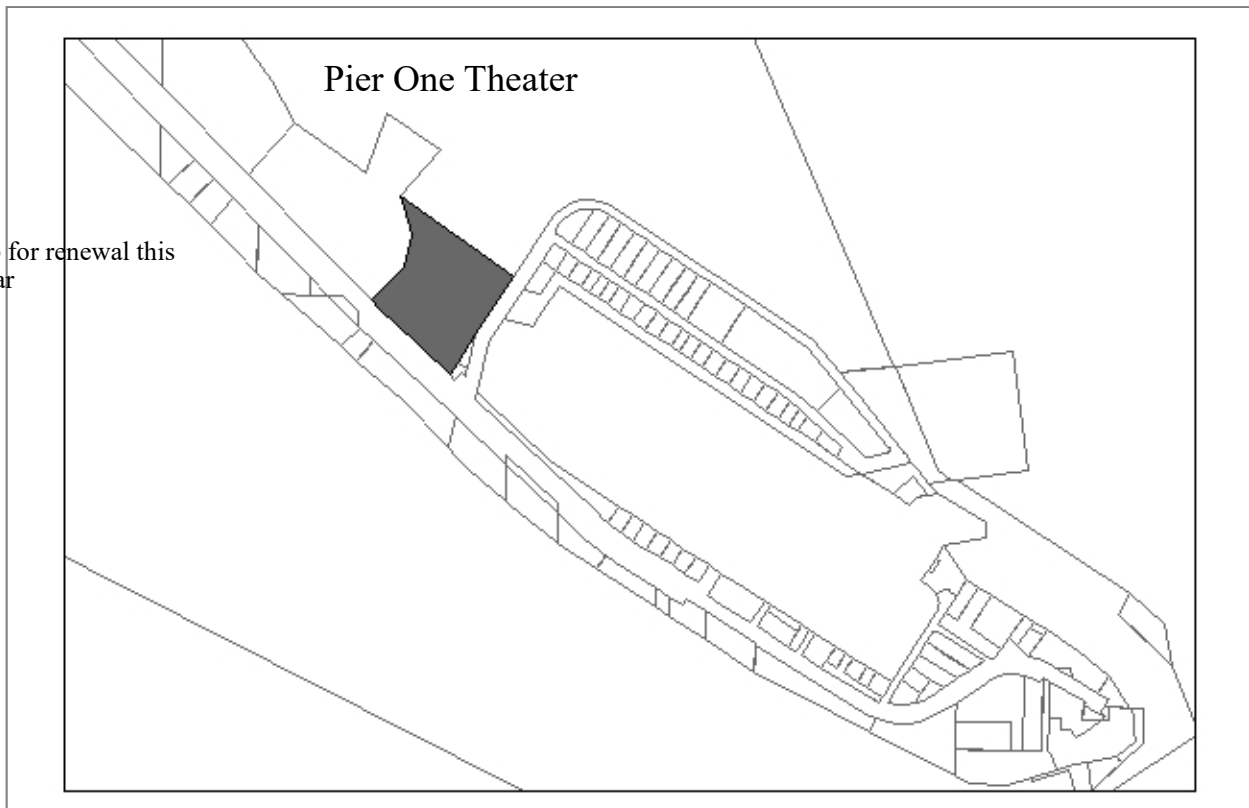
**Infrastructure:** Paved road, water and sewer.

**Address:** 3815 Homer Spit Road

**Lease:** Resolution 20-081, leased to Homer Enterprises LLC for the remaining term of 18 years 4 months with two 5 year options.

Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.  
 2019-2020, continued erosion and parking lot damage

**Finance Dept. Code:**



**Designated Use:** Fishing Lagoon  
**Acquisition History:** Ordinance 83-26. Purchase from World Seafood.

<b>Area:</b> 11.27 acres	<b>Parcel Number:</b> 18103117
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**Legal Description:** HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
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<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 3854 Homer Spit Road
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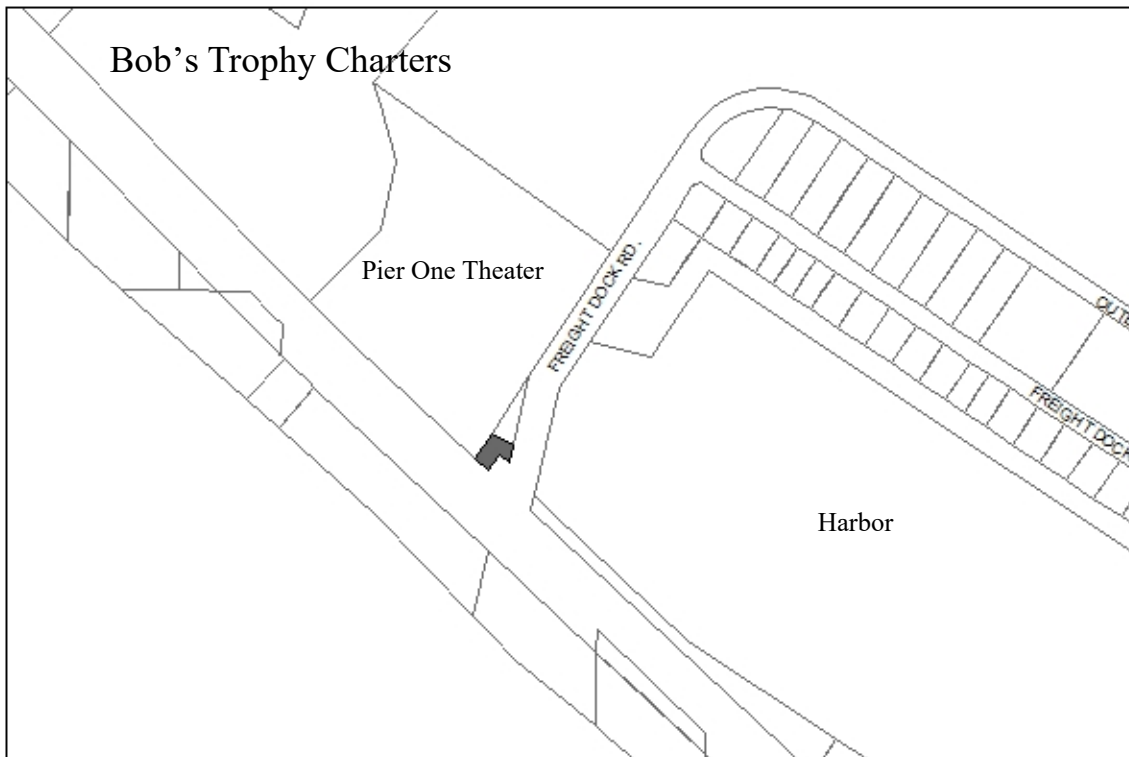
This is a large parcel that is used several ways.

- Dredge spoils dewatering and storage, winter barge haul out activity
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.

**Resolution 13-020:** Designated the north east corner of the lot for use as a trailhead for the Kachemak Bay Water Trail.

**Leased to:** Pier One Theater  
 Resolution 2016- 118, 5 Year lease.

**Finance Dept. Code:**



**Designated Use:** Lease  
**Acquisition History:** Ord 1983-26. Purchased from World Seafood

<b>Area:</b> 0.15 acres or 6,692 sq ft	<b>Parcel Number:</b> 18103118
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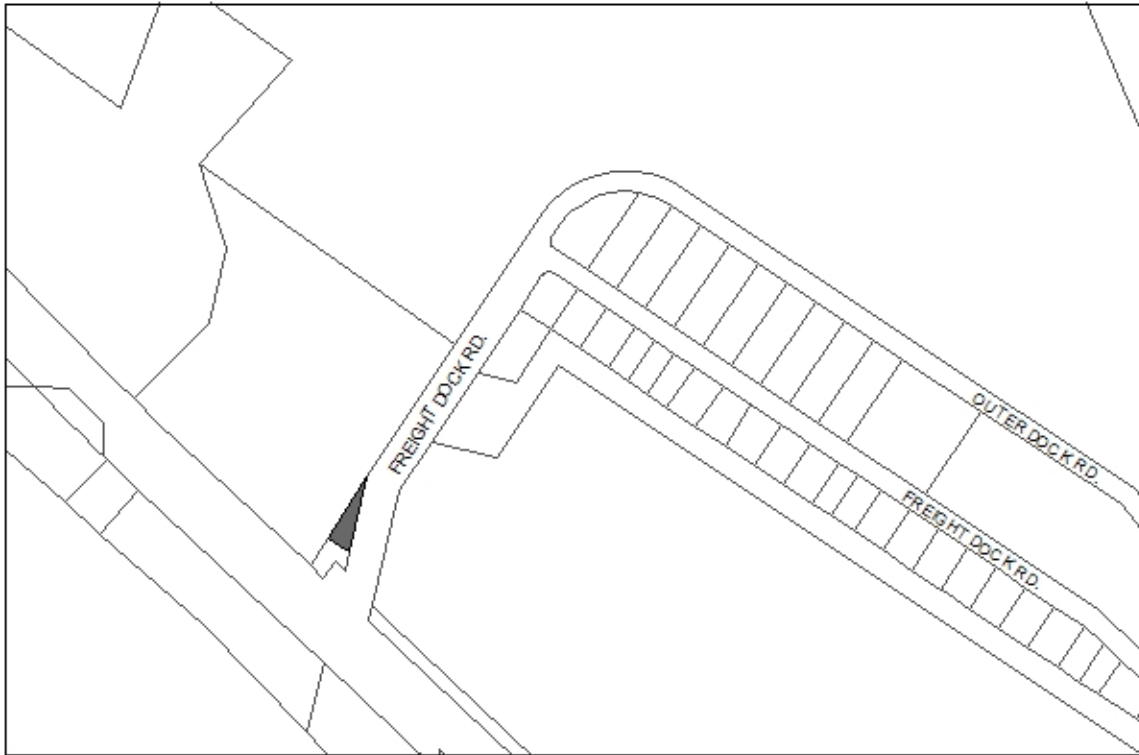
**Legal Description:** HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
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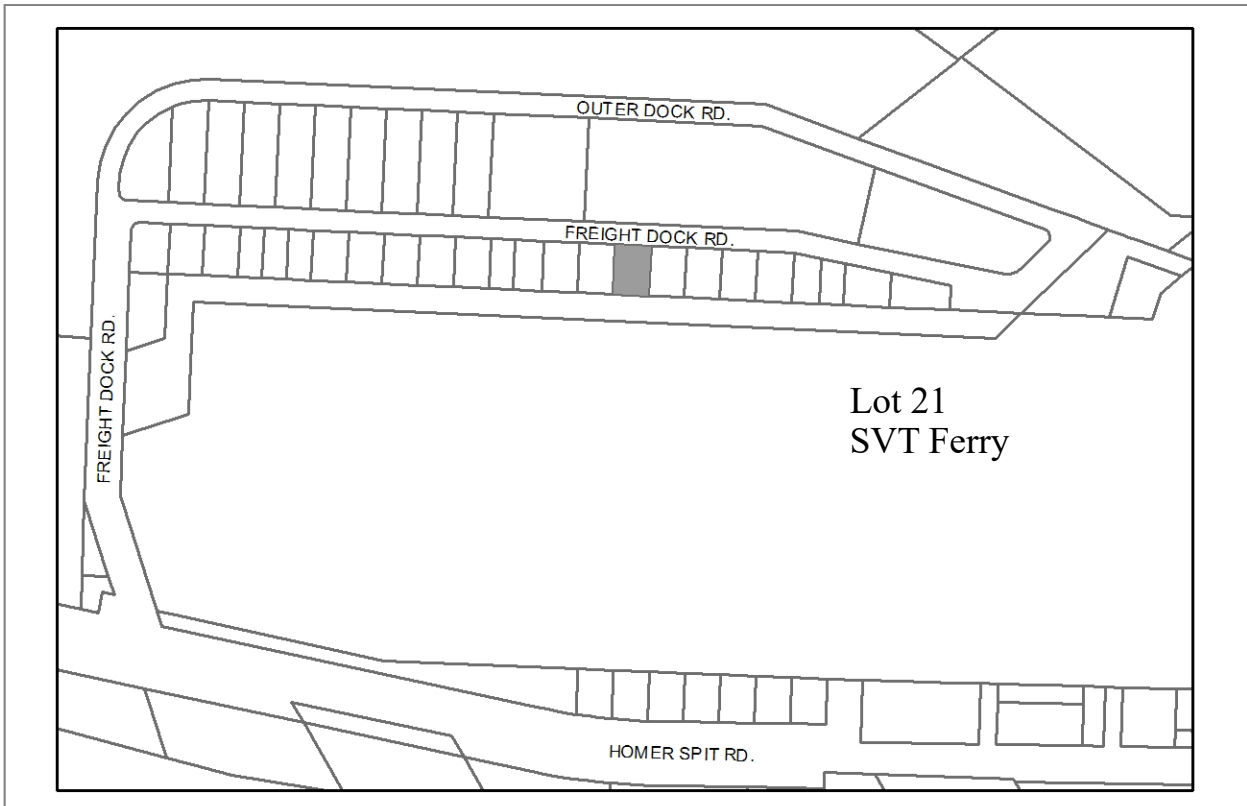
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 3978 Homer Spit Road
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Leased: Resolution 16-116 authorized a new lease with the new owner for 20 years with two 5 year options.. Lease expires 2036.

**Finance Dept. Code:** 400.600.4650

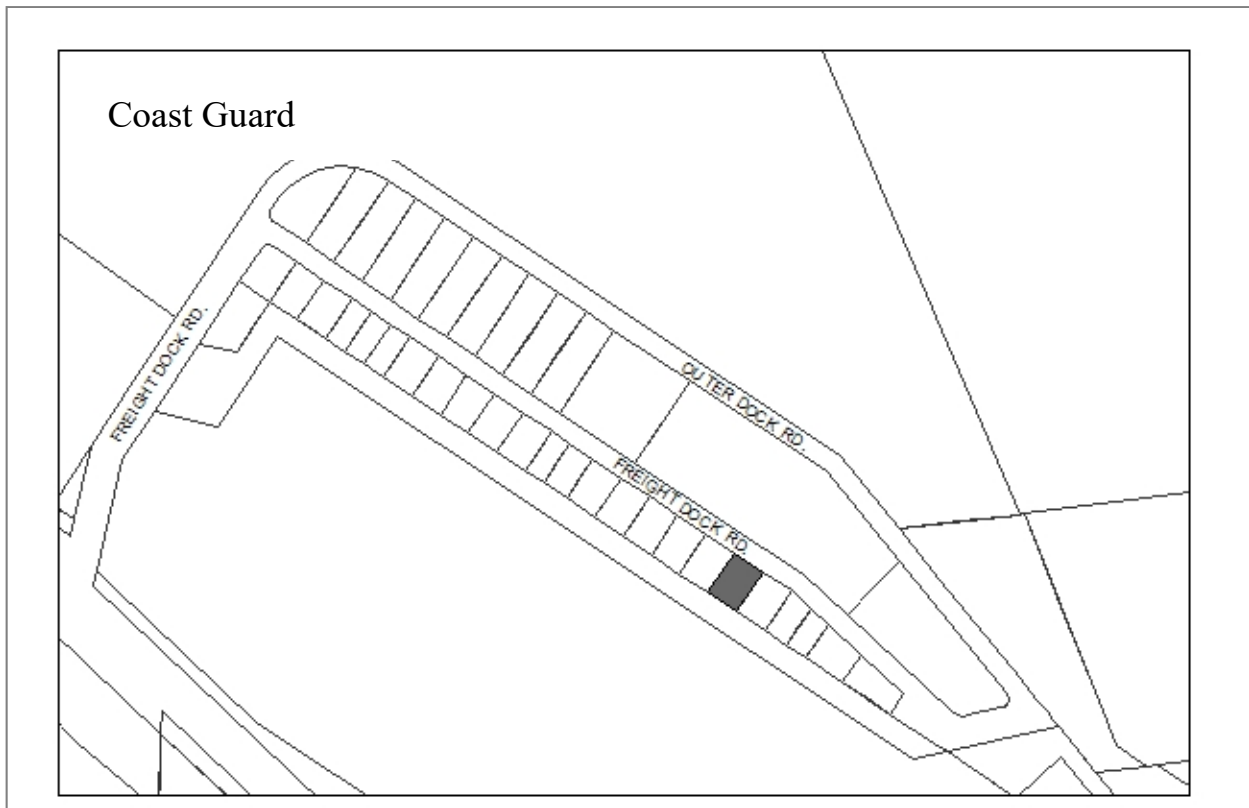


<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b> Ord 83-26 purchase from World Seafood	
<b>Area:</b> 0.18 acres	<b>Parcel Number:</b> 18103119
<b>Legal Description:</b> HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 1114 Freight Dock Road
<b>Leased to:</b> L.H. and Marcia Pierce. Sportsman Supply/RV Expiration: April 1, 2038.	
<b>Finance Dept. Code:</b> 400.600.4650	



<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 0.32 acres	<b>Parcel Number:</b> 18103240
<b>Legal Description:</b> Homer Spit No 5 Lot 21	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4323 Freight Dock Road
<b>Leased to:</b> Seldovia Village Tribe, for Kachemak Bay Ferry Resolution 10-41. Expiration May 31, 2030, two 5 year options	
<b>Finance Dept. Code:</b> 400.600.4650	





**Designated Use:** Leased to USCG  
**Acquisition History:**

<b>Area:</b> 0.34 acres	<b>Parcel Number:</b> 18103218
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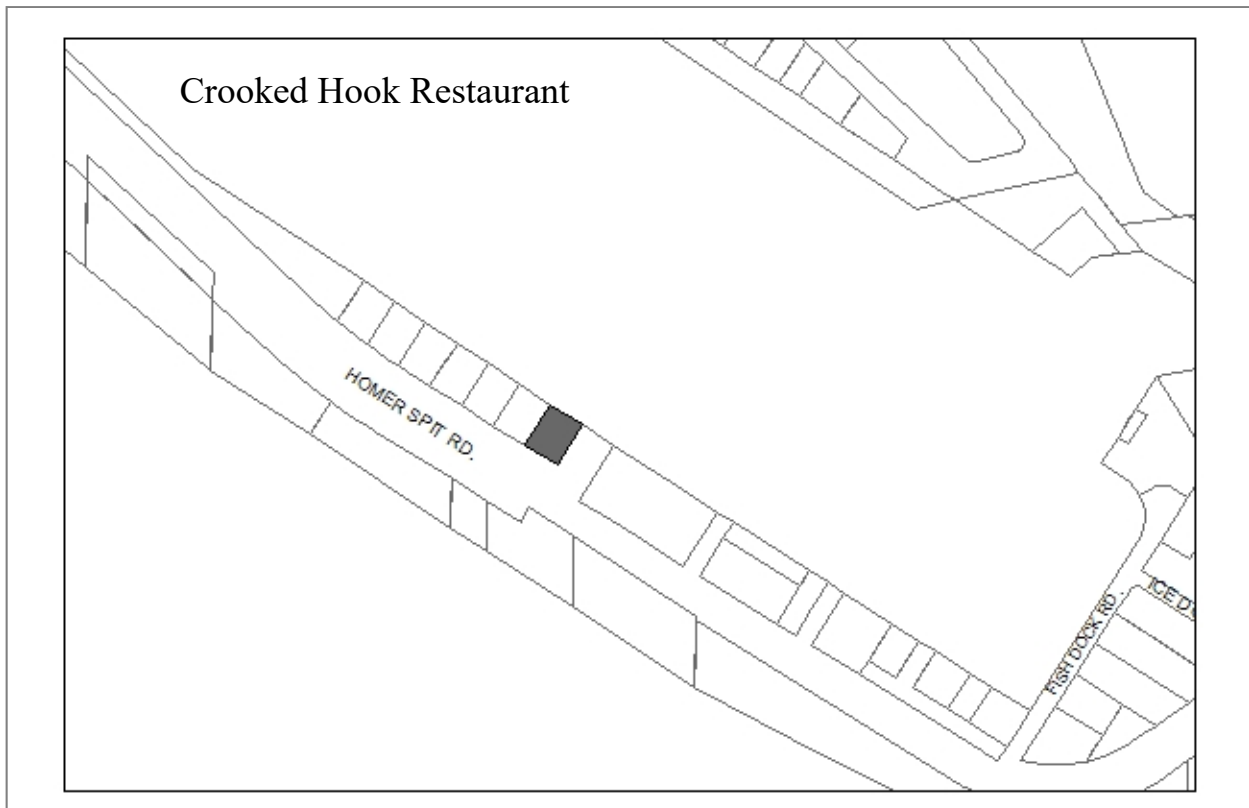
**Legal Description:** Homer Spit Four subdivision Lot 2

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
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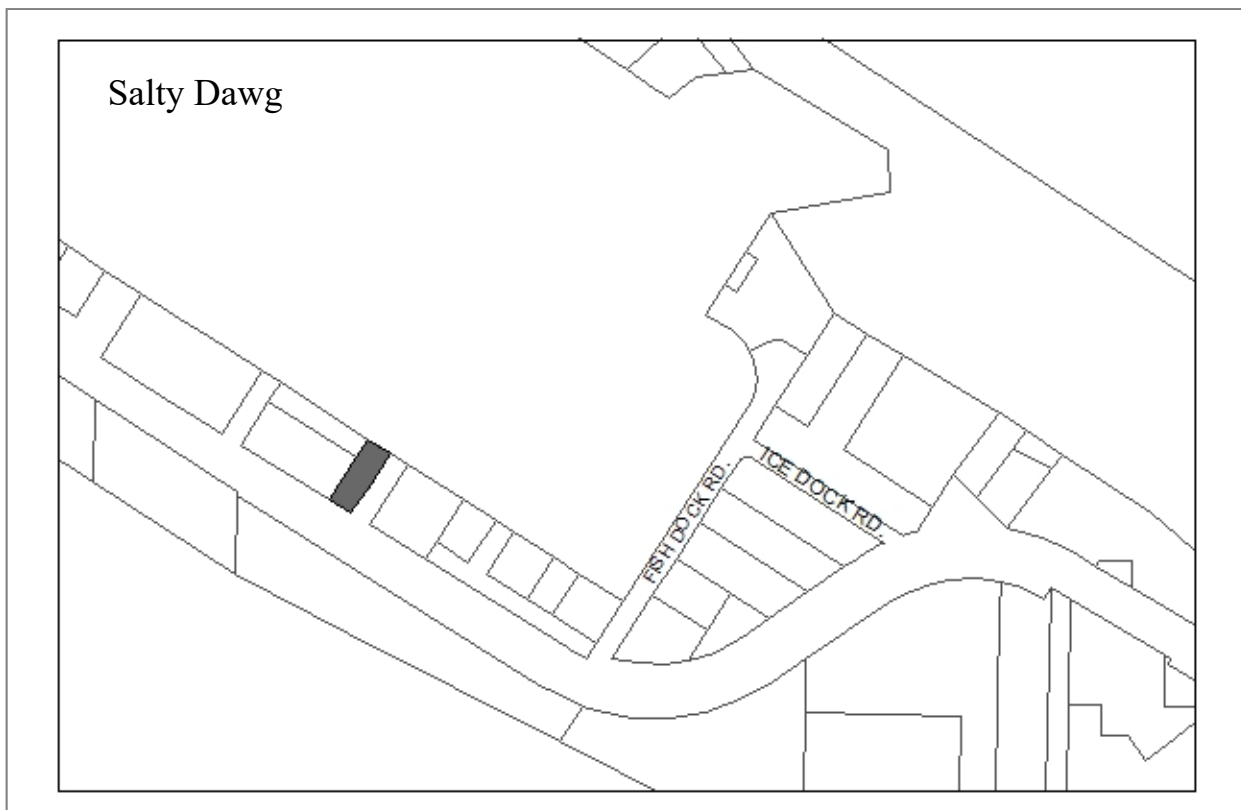
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4373 Freight Dock Rd
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**Leased to:** USCG  
 Lease Renewal Options: None  
 Expiration: September 30, 2026

**Finance Dept. Code:**



<b>Designated Use:</b> Leased Land	
<b>Acquisition History:</b>	
<b>Area:</b> 12,700 sq ft	<b>Parcel Number:</b> 18103316
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer	<b>Address:</b> 4262 Homer Spit Road
<p><b>Leased to:</b> Harbor Bar &amp; Grill                  Expiration: Lease expires 2/1/2046, no options.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Leased Lands  
**Acquisition History:**

<b>Area:</b> 0.23 acres	<b>Parcel Number:</b> 18103309
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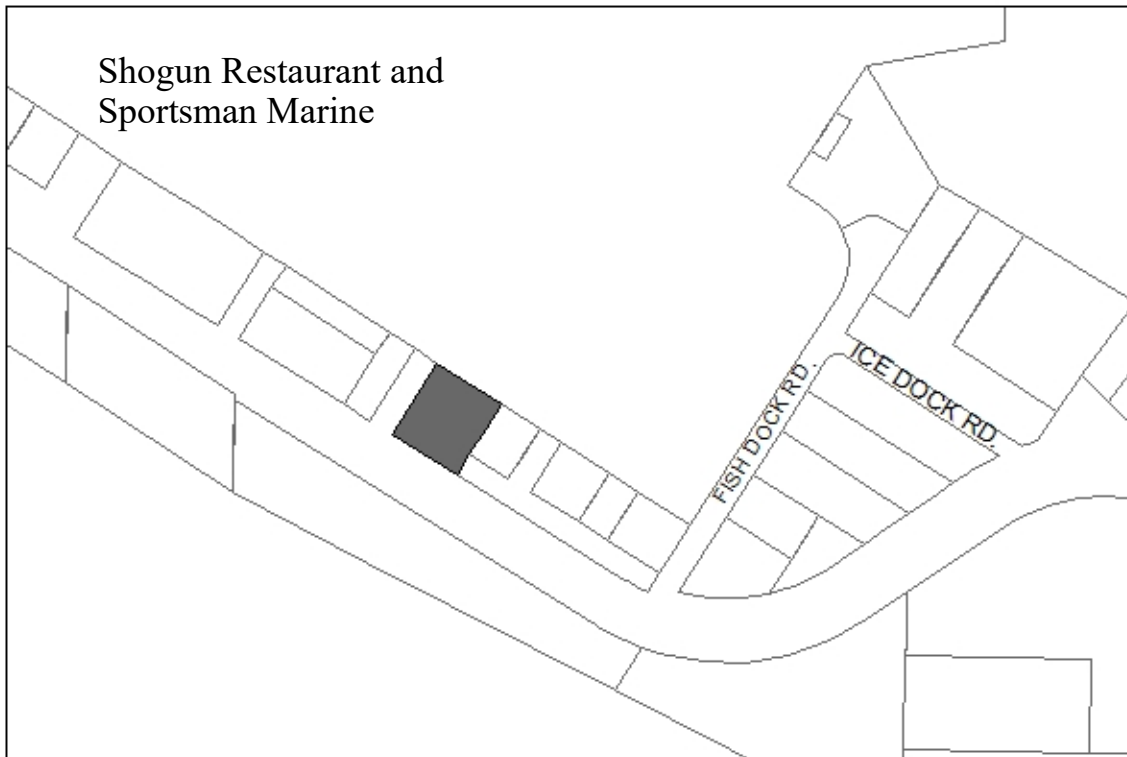
**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
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<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4390 Homer Spit Road
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**Leased to:** John Warren, Salty Dawg  
 Expiration: 1/31/2026. No options.

**Finance Dept. Code:**



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 24,639 sq ft (0.57 acres)

**Parcel Number:** 18103432

**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT AMENDED LOT 32

**Zoning:** Marine Commercial

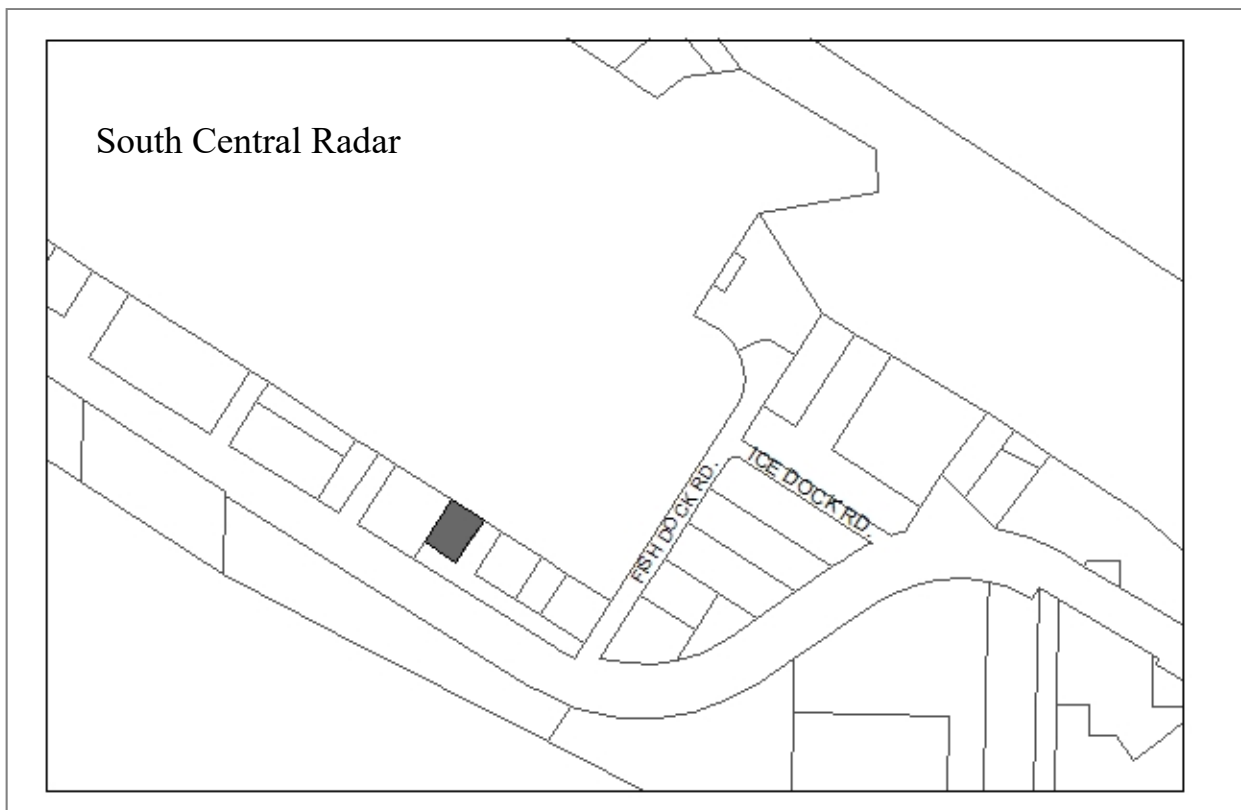
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 4400 Homer Spit Road

**Leased to:** Shogun Restaurant and Sportsman Marine. Resolution 2019-02  
 Expiration: 2039 with two 5 year options.

**Finance Dept. Code:**



**Designated Use:** Leased Land  
**Acquisition History:**

<b>Area:</b> 0.2 acres	<b>Parcel Number:</b> 18103431
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**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
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<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4406 Homer Spit Road
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**Leased to:** Mark & Laura Zeiset dba South Central Radar. Resolution 2012-086(S)  
 Expiration: 11/1/2032, two additional 5 year renewal options

**Finance Dept. Code:**



**Designated Use:** Leased Lands  
**Acquisition History:**

<b>Area:</b> 0.29 acres	<b>Parcel Number:</b> 18103442
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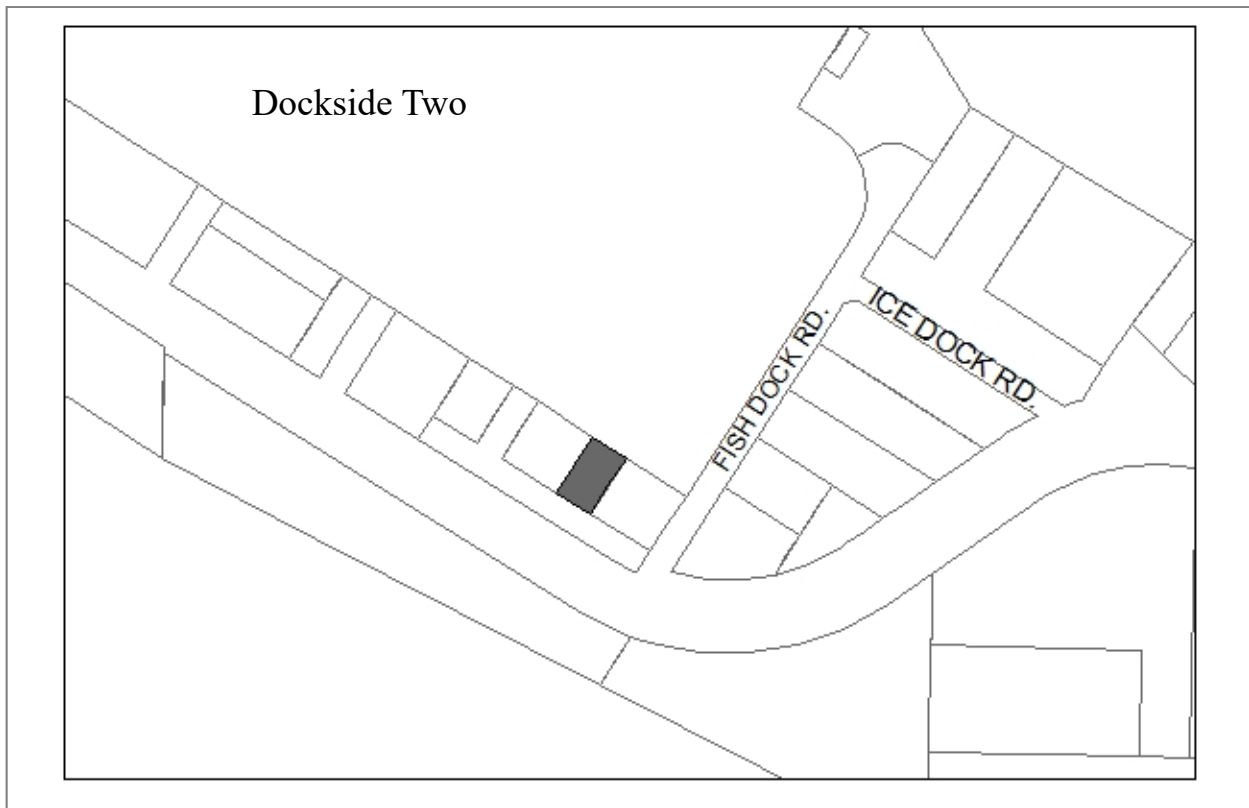
**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
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<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4460 Homer Spit Road
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**Leased to:** Mike Yourkowski  
 Lease Renewal Options: one 10 year renewal option.  
 Expiration: 11/30/15, plus renewal option. Leaseholder is exercising options.

**Finance Dept. Code:**



**Designated Use:** Leased Land  
**Acquisition History:**

<b>Area:</b> 7,749 sq ft. (0.18 acres)	<b>Parcel Number:</b> 18103443
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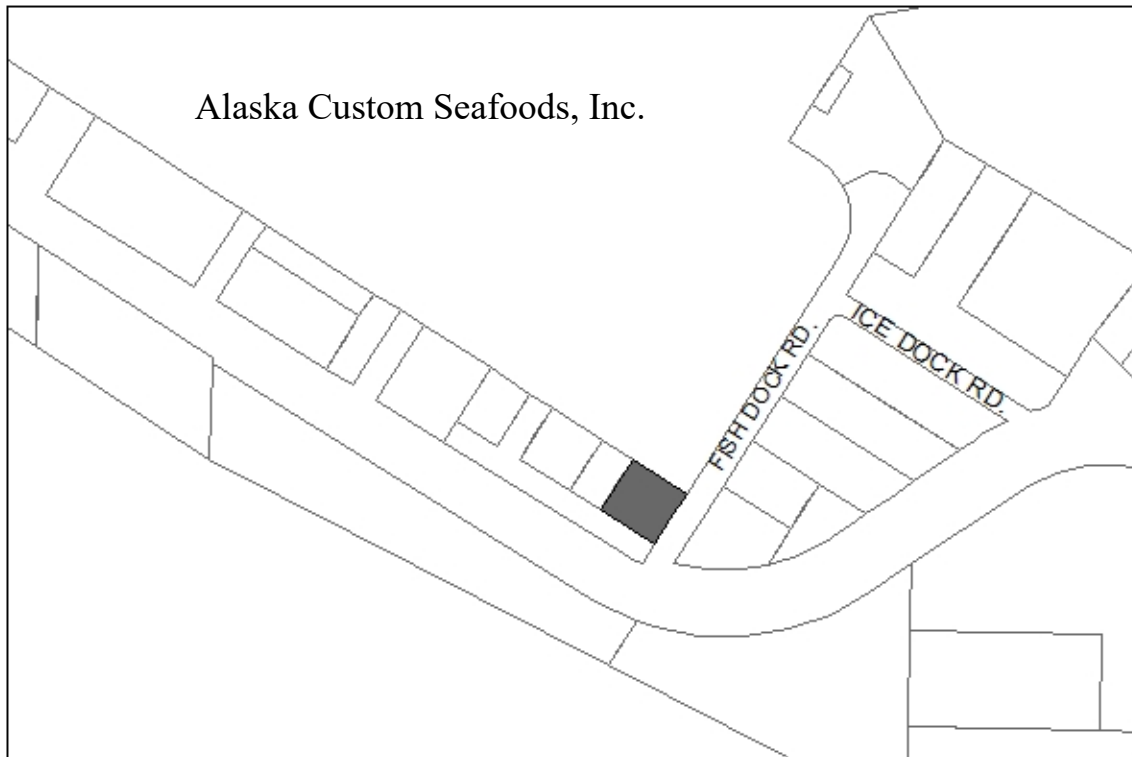
**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
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<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4470 Homer Spit Road
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**Leased to:** William Sullivan dba Docks Two dba Kachemak Bay Seafoods  
 Expiration: 2027, no options.

**Finance Dept. Code:**



**Designated Use:** Leased land  
**Acquisition History:**

**Area:** 0.31 acres, or 13,383 sq ft

**Parcel Number:** 18103444

**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-4

**Zoning:** Marine Commercial

**Wetlands:** None

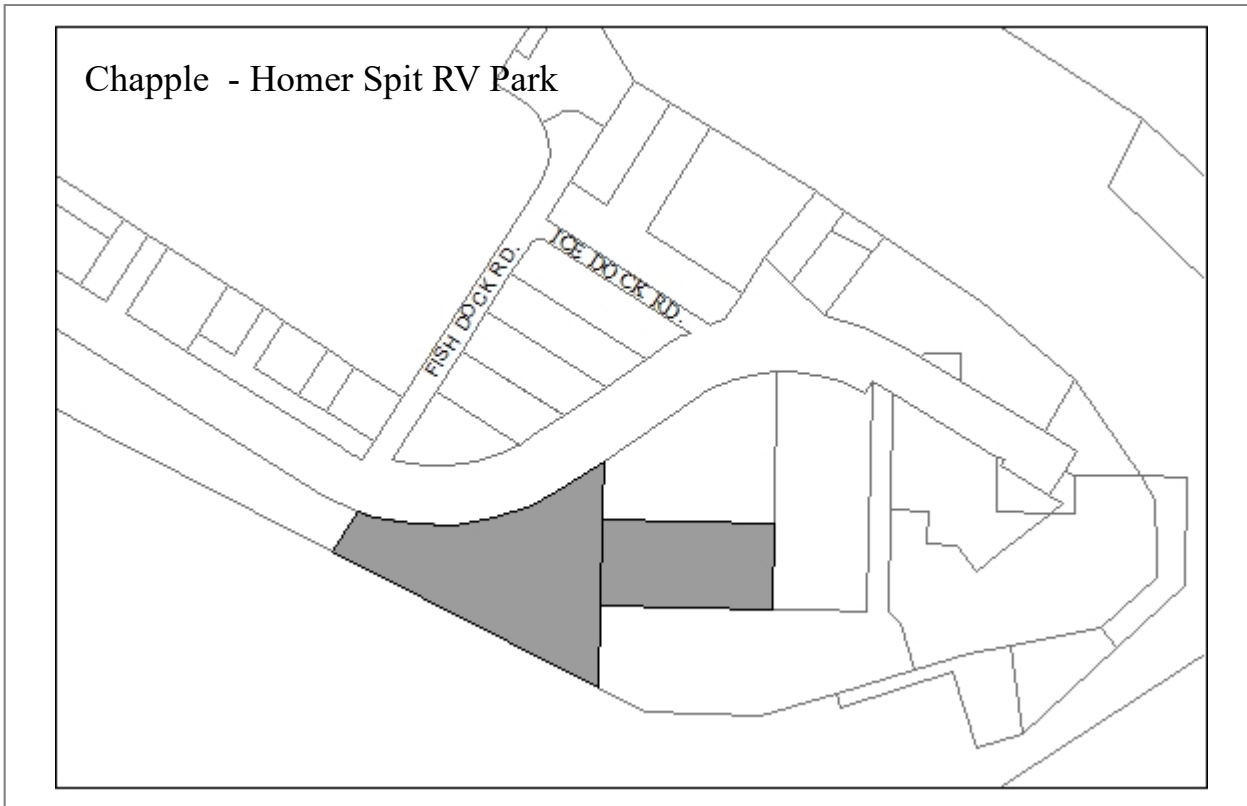
**Infrastructure:** Paved road, water and sewer.

**Address:** 4474 Homer Spit Road

**Leased to:** Brad Faulkner DBA Alaska Custom Seafoods, Inc. Expires 2043.

**Finance Dept. Code:**





**Designated Use:** Leased Land  
**Acquisition History:**

<b>Area:</b> 192,970 sq ft	<b>Parcel Number:</b> 18103402, 03
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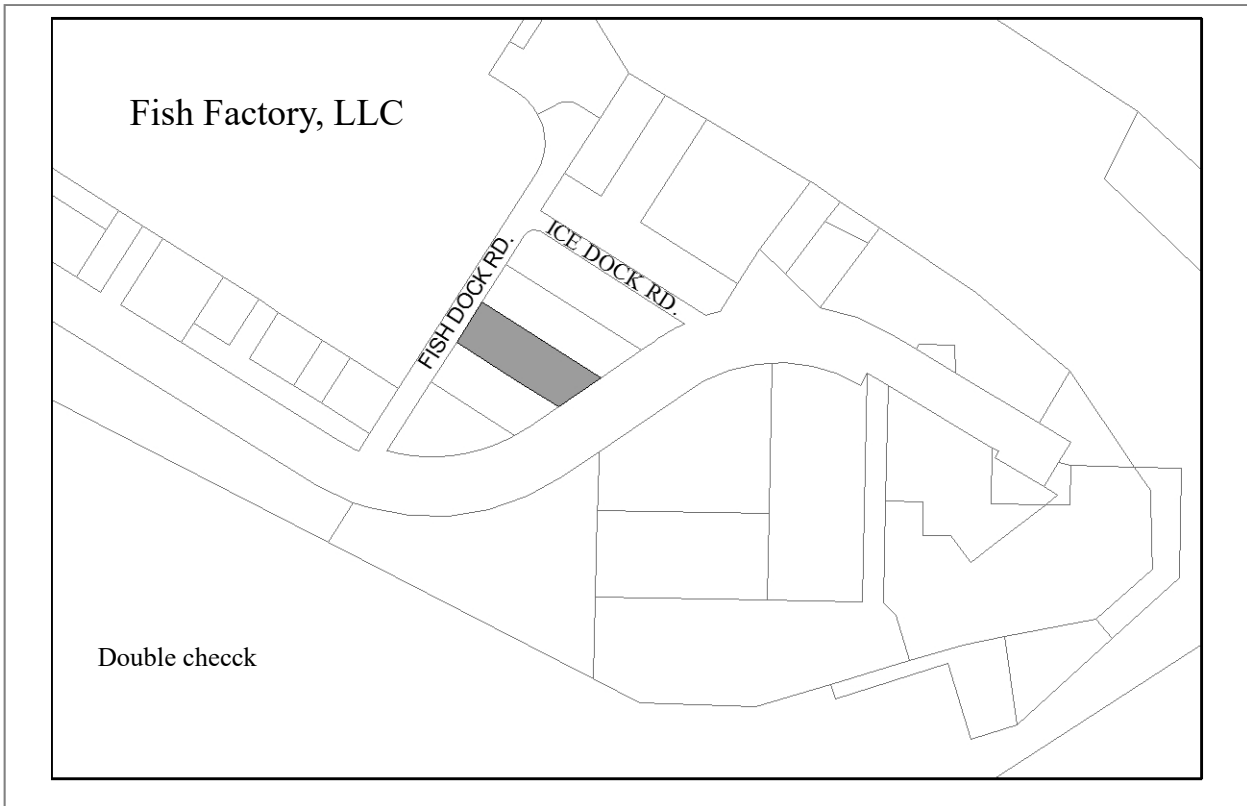
**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50. HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 205/928.

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
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<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4535 Homer Spit Road
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**Leased to:** Truxton Management Inc. Homer Spit Campground. Resolution 19-069  
 Expiration: 12/31/2026, two addition 3 year options.

**Finance Dept. Code:** 400.600.4650



**Designated Use:** Leased Land  
**Acquisition History:**

<b>Area:</b> 27,470 sq ft (0.63 acres)	<b>Parcel Number:</b> 18103421
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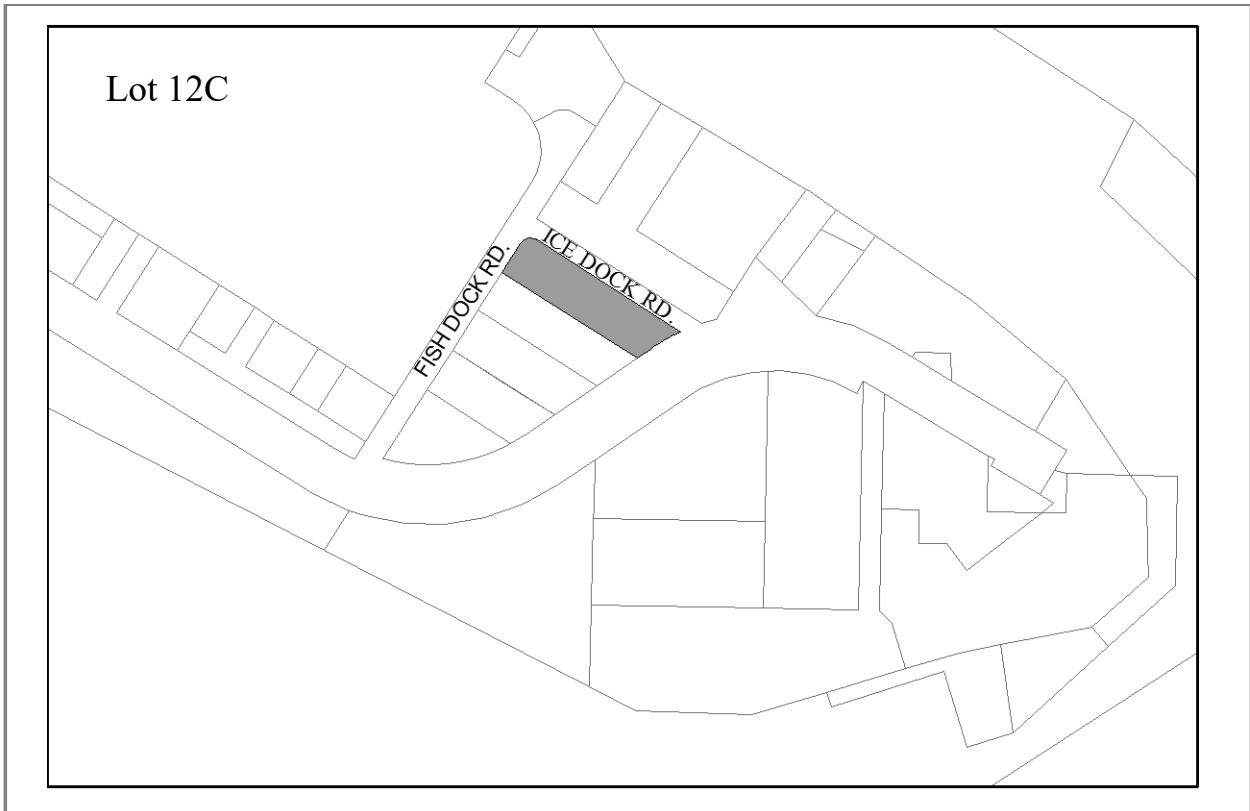
**Legal Description:** HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
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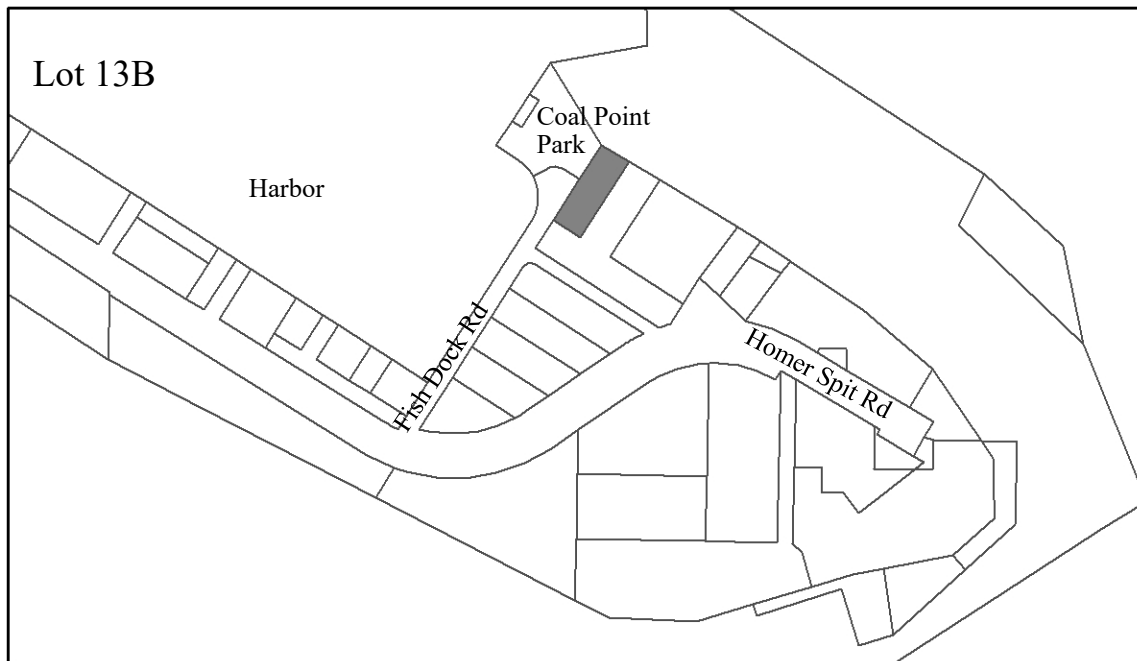
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 800 Fish Dock Road
---	------------------------------------

**Leased to:** Fish Factory, LLC  
 Expiration: 12/31/2036 with two 5 year options

**Finance Dept. Code:**



<b>Designated Use:</b> Lease land	
<b>Acquisition History:</b>	
<b>Area:</b> 0.79 Acres	<b>Parcel Number:</b> 18103452
<b>Legal Description:</b> City of Homer Port Industrial No 2 Lot 12C	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4501 Ice Dock Road
Leased by Resolution 2008-37 to Harbor Leasing (Auction Block) Expiration: 3/31/2028 Options: two additional 5 year options FORECLOSED	
<b>Finance Dept. Code:</b>	



**Designated Use:** Lease  
**Acquisition History:**

**Area:** 0.52 acres

**Parcel Number:** 18103425

**Legal Description:** City of Homer Port Industrial Subdivision No 2 Lot 13B

**Zoning:** Marine Industrial

**Wetlands:** N/A

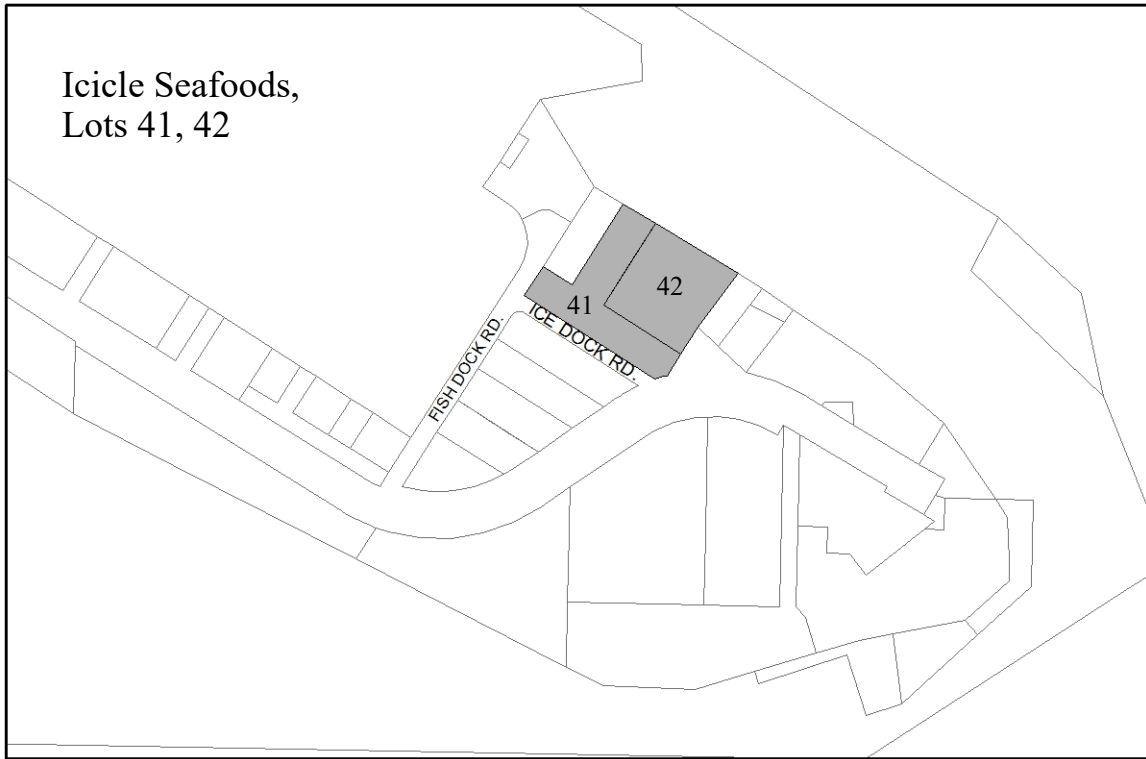
**Infrastructure:** Water, sewer, paved/gravel road access

**Address:** Fish Dock Road

Former Porpoise Room lot. Fisheries use encouraged but not required.

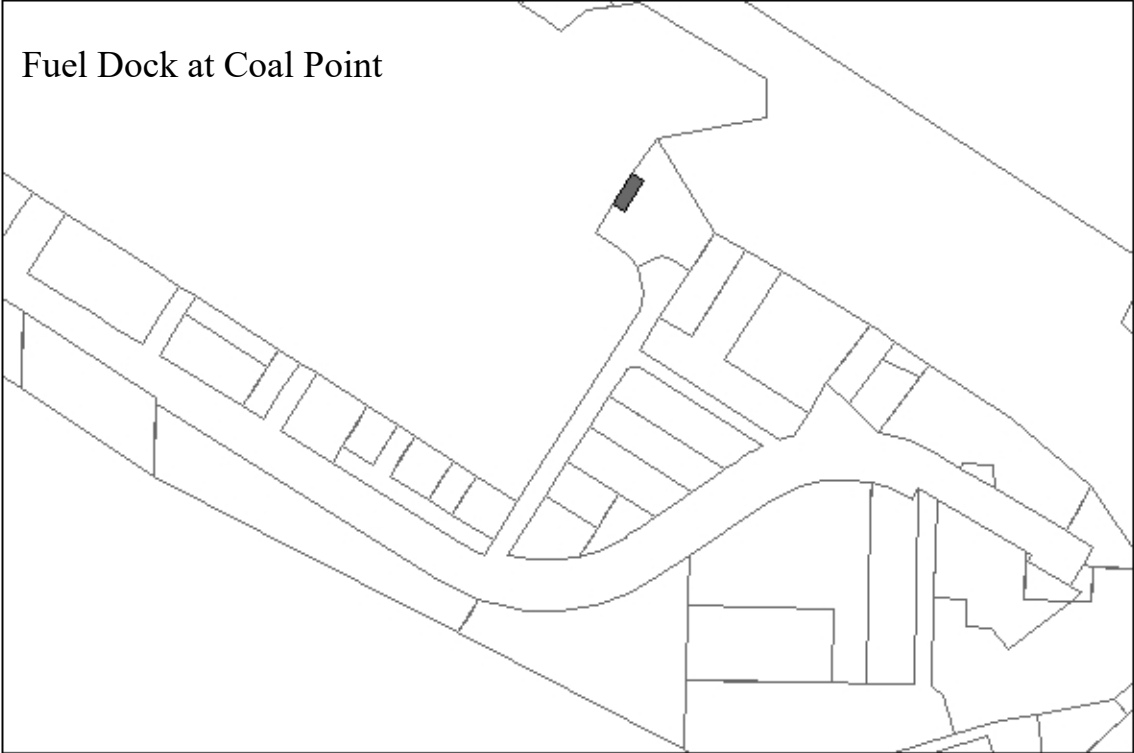
Copper River Seafoods

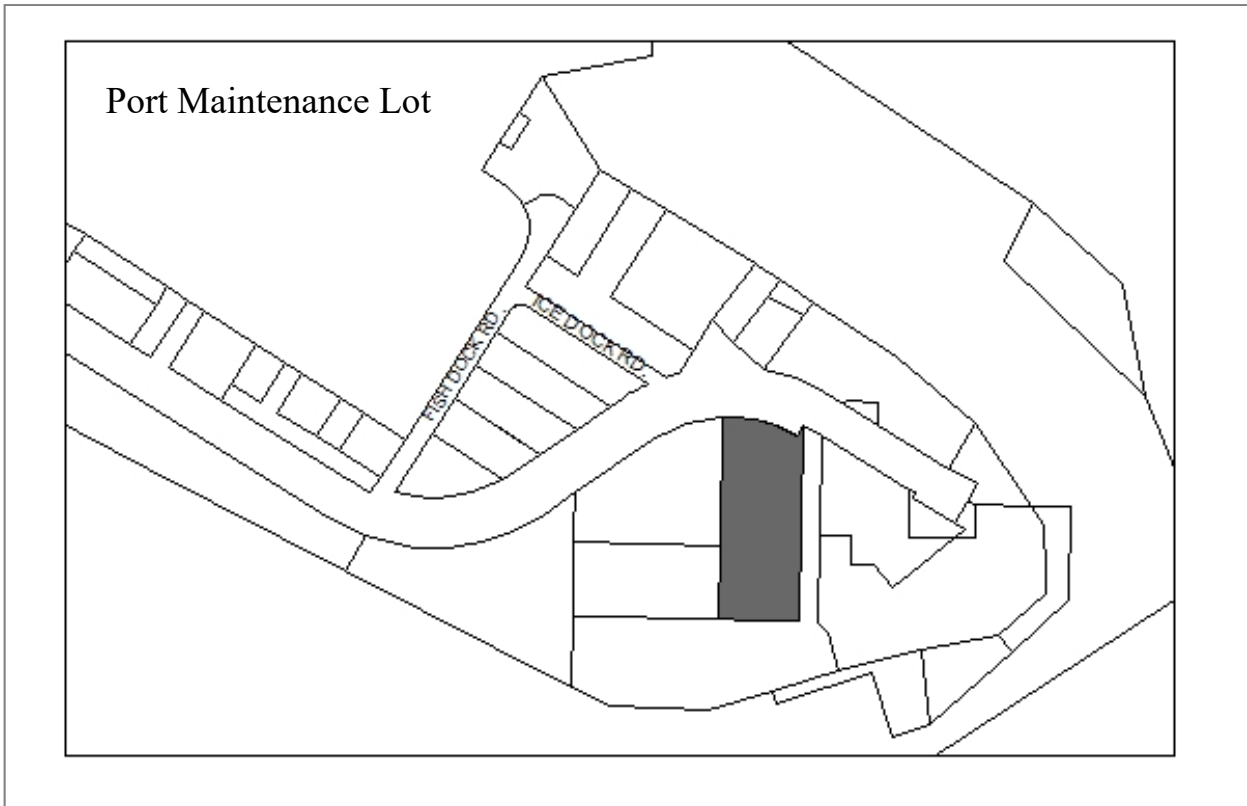
**Finance Dept. Code:**



Icicle Seafoods,  
Lots 41, 42

<b>Designated Use:</b> Leased Land	
<b>Acquisition History:</b> Lot 42, ordinance 17-41	
<b>Area:</b> 2.96 acres	<b>Parcel Number:</b> 18103419, 18103418
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009) , and Lot 42	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 842 Fish Dock Road
<b>Leased to:</b> Ocean Beauty Icicle, Inc Expiration: 2039 with options. Resolution 17-008, Resolution 20-043	
<b>Finance Dept. Code:</b>	

 <p style="font-size: 1.2em; margin-bottom: 0;">Fuel Dock at Coal Point</p>	
<p><b>Designated Use:</b> Leased Land  <b>Acquisition History:</b></p>	
<p><b>Area:</b> 0.07 acres</p>	<p><b>Parcel Number:</b> 18103427</p>
<p><b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921</p>	
<p><b>Zoning:</b> Marine Industrial</p>	<p><b>Wetlands:</b> None</p>
<p><b>Infrastructure:</b> Paved road, water and sewer.</p>	<p><b>Address:</b> 843 Fish Dock Road</p>
<p><b>Leased to:</b> Petro 49, expires 11/30/2038</p>	
<p><b>Finance Dept. Code:</b></p>	



**Designated Use:** Leased Land. Also includes the Port Maintenance Shop, large water tank, and two story office structure.

**Acquisition History:**

**Area:** 2.23 acres  
(Lease is for a small portion of the lot)

**Parcel Number:** 18103404

**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 48 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

**Address:** 4667 Homer Spit Road

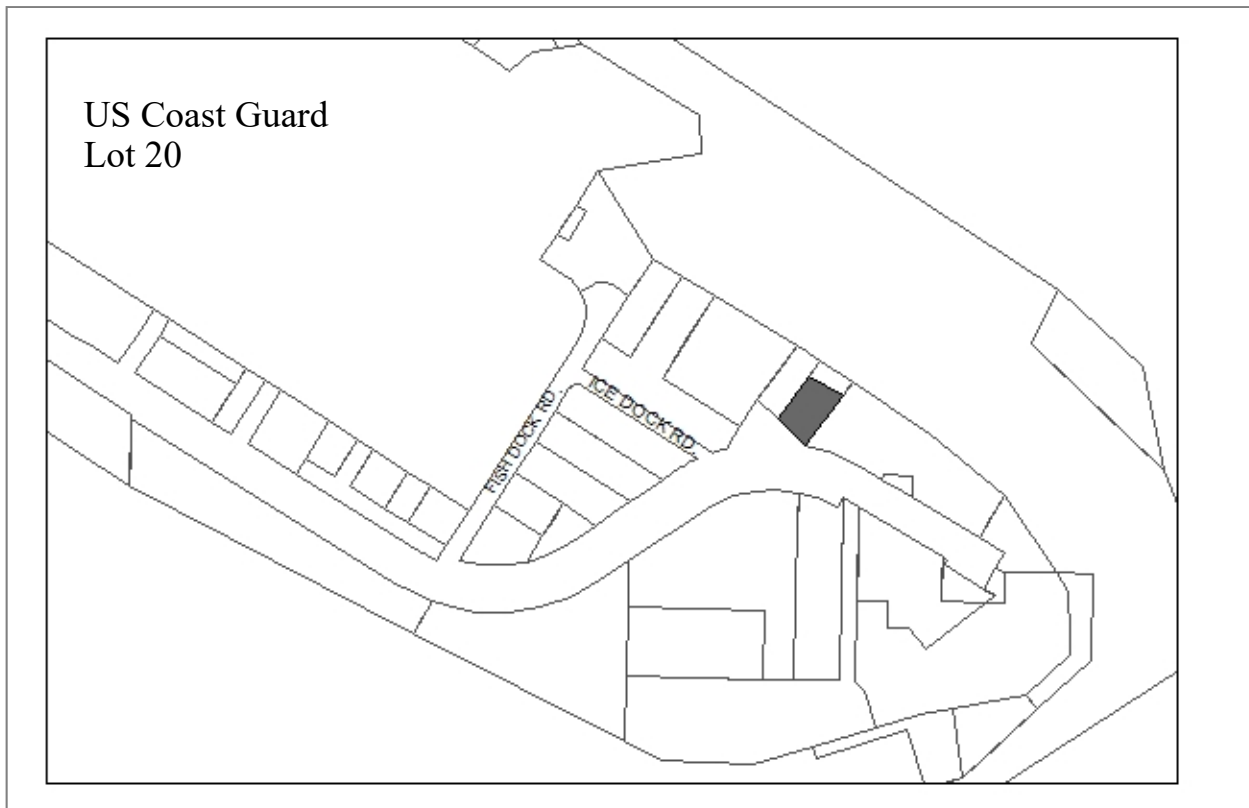
**Leased to:**

**ACS MACTel lease:** Expires 11/21/2033 with two additional one year options. (875 sq ft lease)

**Alaska Marine Highway lease:** Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)

The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.

**Finance Dept. Code:**



**Designated Use:** Lease  
**Acquisition History:**

<b>Area:</b> 0.35 acres	<b>Parcel Number:</b> 18103445
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**Legal Description:** Portion of Government Lot 20

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
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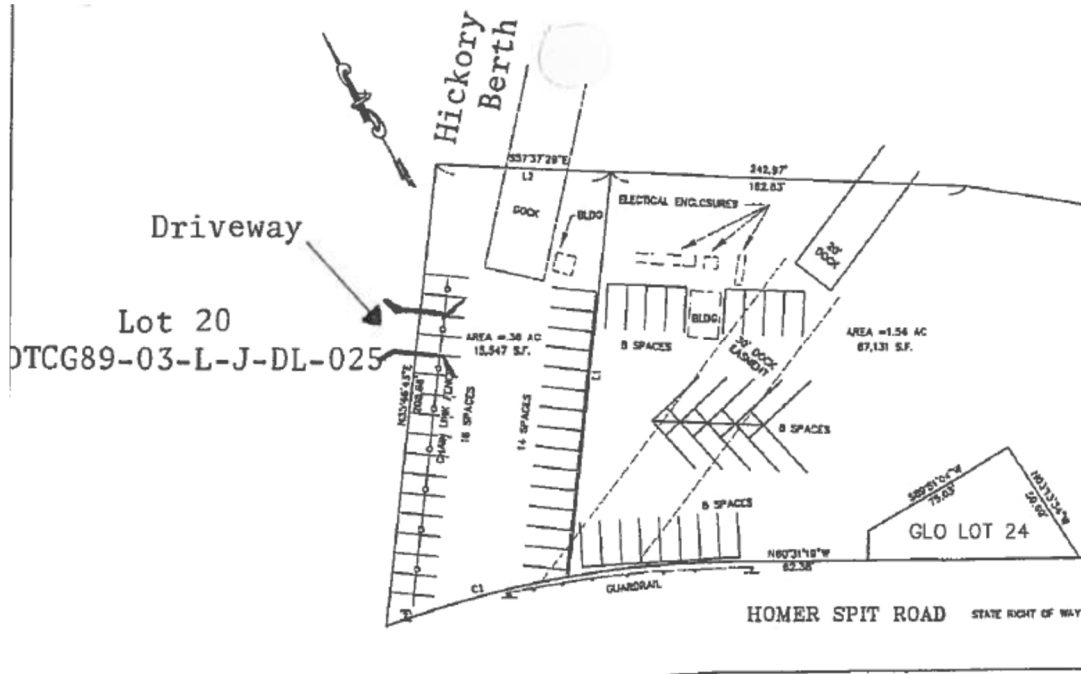
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4688 Homer Spit Road
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**Leased to:** US Coast Guard.  
 Resolution 15-009 approved an additional 20 year lease.

**Finance Dept. Code:**



Hickory Lease

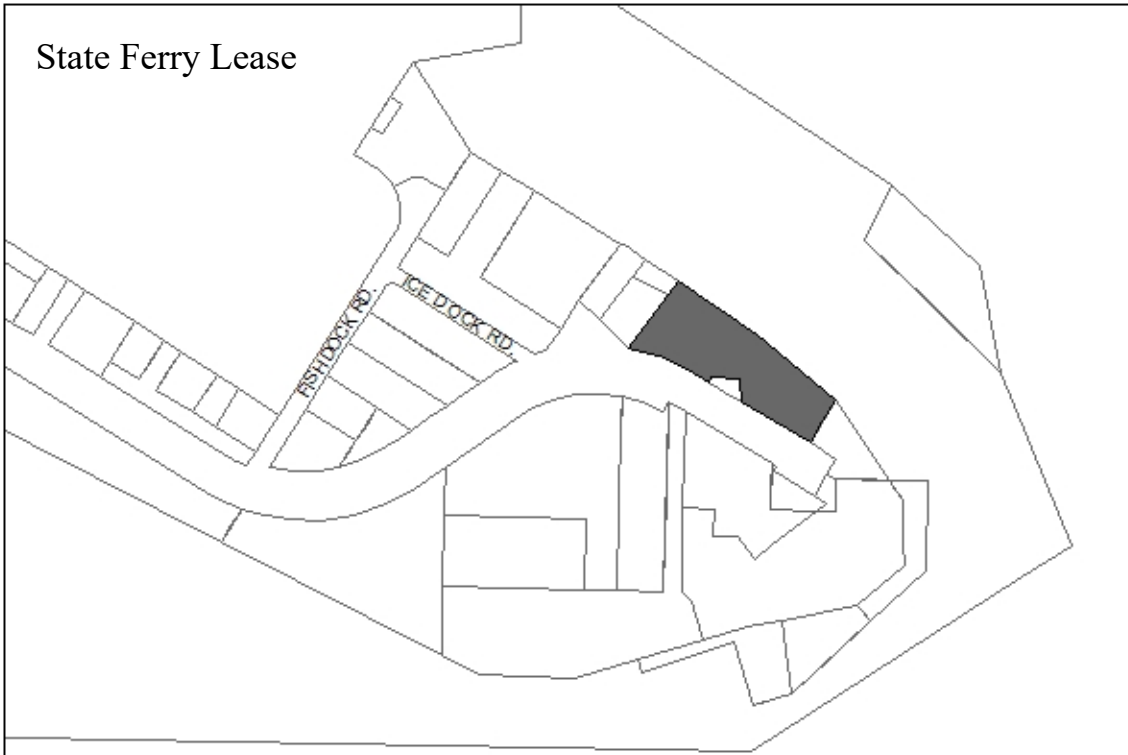


See page B-25. This lease is a portion of the Pioneer Dock.

**West trestle of the Pioneer Dock, for mooring and parking on west trestle and Lot 45A.**

**Leased to:** Coast Guard. Expiration September 30, 2022. DTCG89-03-L-J-DL-034.

**Finance Dept. Code:**



**Designated Use:** Ferry Terminal and Staging

**Acquisition History:** Quitclaim Deed to KPPUDIST #1 2/18/64: Orig Cert filed between KPPUD and BLM for Harbor use for 25 years on 7/29/55.

**Area:** 1.83 acres or 79,799 sq ft

**Parcel Number:** 18103447

**Legal Description:** HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A

**Zoning:** Marine Industrial

**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

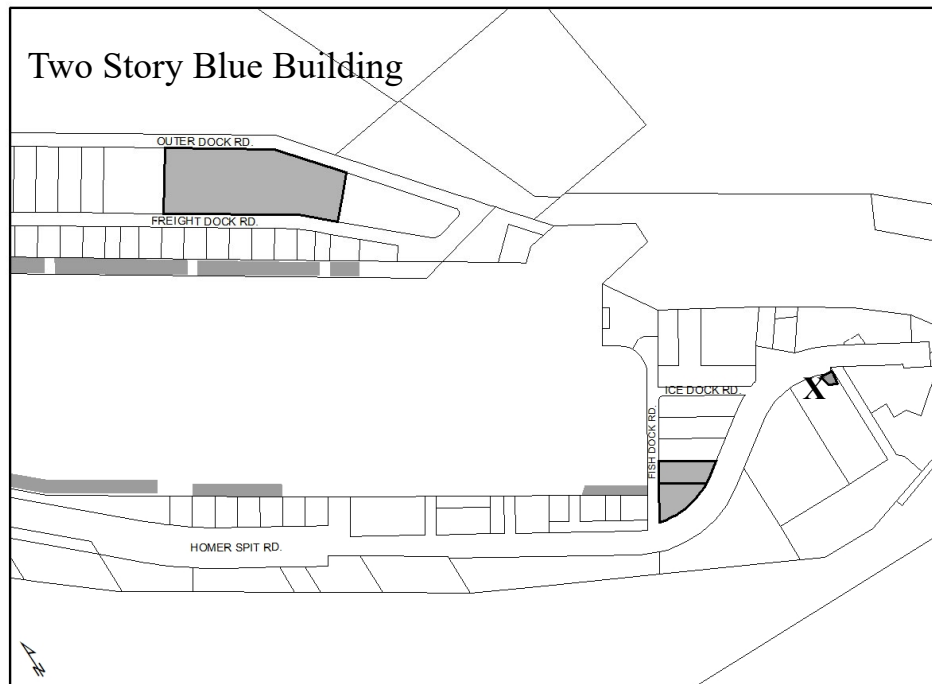
**Address:** 4690 Homer Spit Road

**Leased to:** Alaska Marine Highway

Expiration: April 30, 2060

MOA on file regarding ferry terminal and city maintenance shop.

**Finance Dept. Code:**



**Designated Use:** Leased Lands

**Acquisition History:**

**Area:** 1.05 acres (0.52 and 0.53 acres)

**Parcel Number:** 18103477, 78

**2019 Assessed Value:** Land value \$325,700

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A

**Zoning:** Marine Industrial

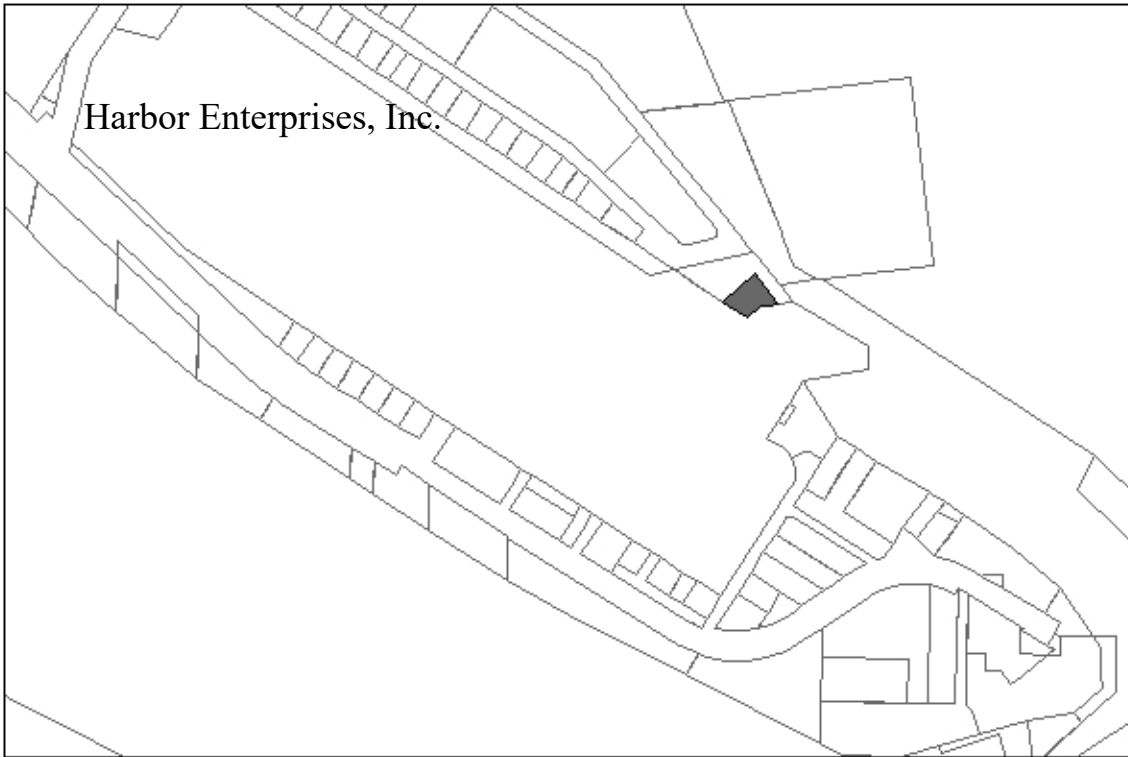
**Infrastructure:** Water, sewer, natural gas, paved road access

**Address:** 4667 Homer Spit Road

Leased to Homer Sea Tow, Resolution 20-036, expiration 3/31/2025

Lower level of the building contains a large water pump and is part of the city water infrastructure. That portion of the building is not available for lease.

**Finance Dept. Code:**



**Designated Use:** Leased Land (Fuel tanks for fuel dock)  
**Acquisition History:**

**Area:** 20,000 sq ft (0.459 acres)

**Parcel Number:** 18103260

**Legal Description:** HM0970072 T07S R13W S01 HOMER SPIT NO 6 8-E-1

**Zoning:** Marine Industrial

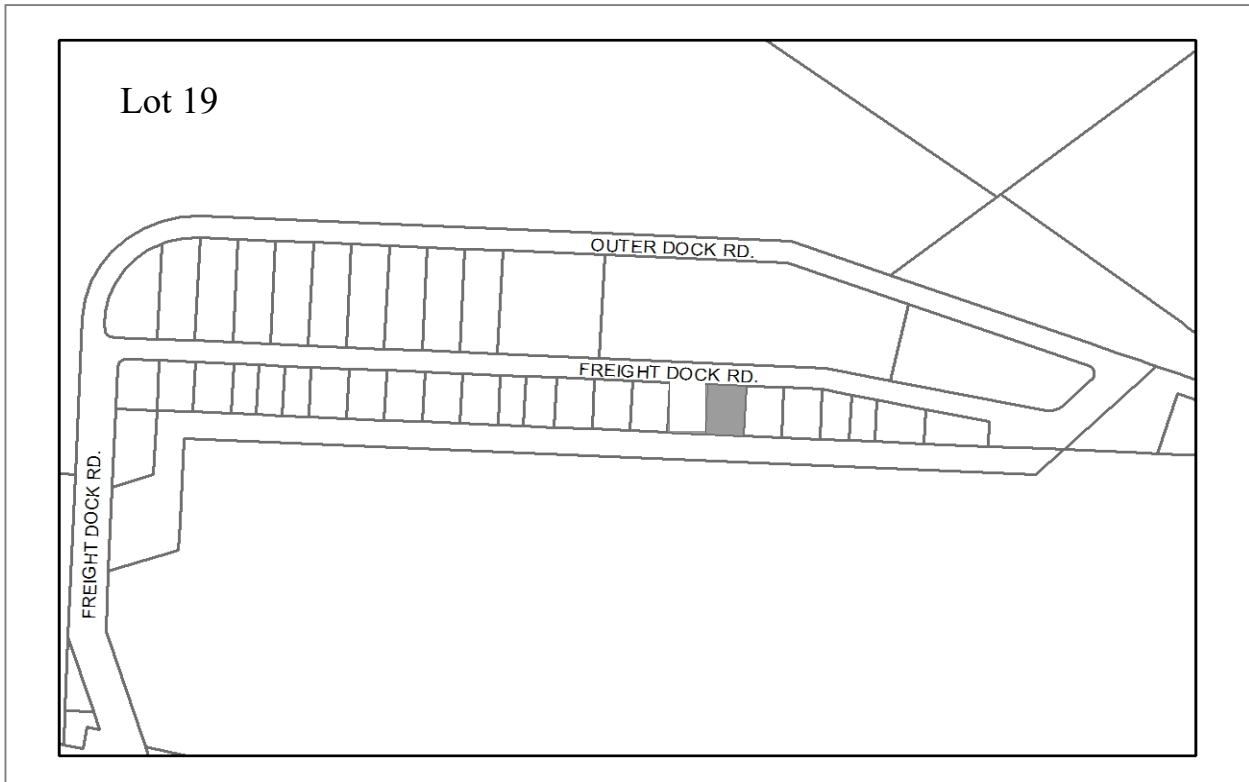
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 4607 Freight Dock Road

**Leased to:** Harbor Enterprises/Terminal Oil Sales  
 Resolution 16-031(S) 20 yr lease

**Finance Dept. Code:**



**Designated Use:** Lease (Resolution 09-33)  
**Acquisition History:**

**Area:** 0.96 acres, 0.32 acres

**Parcel Number:** 181032 38

**Legal Description:** Homer Spit No 5 Lots 19

**Zoning:** Marine Industrial

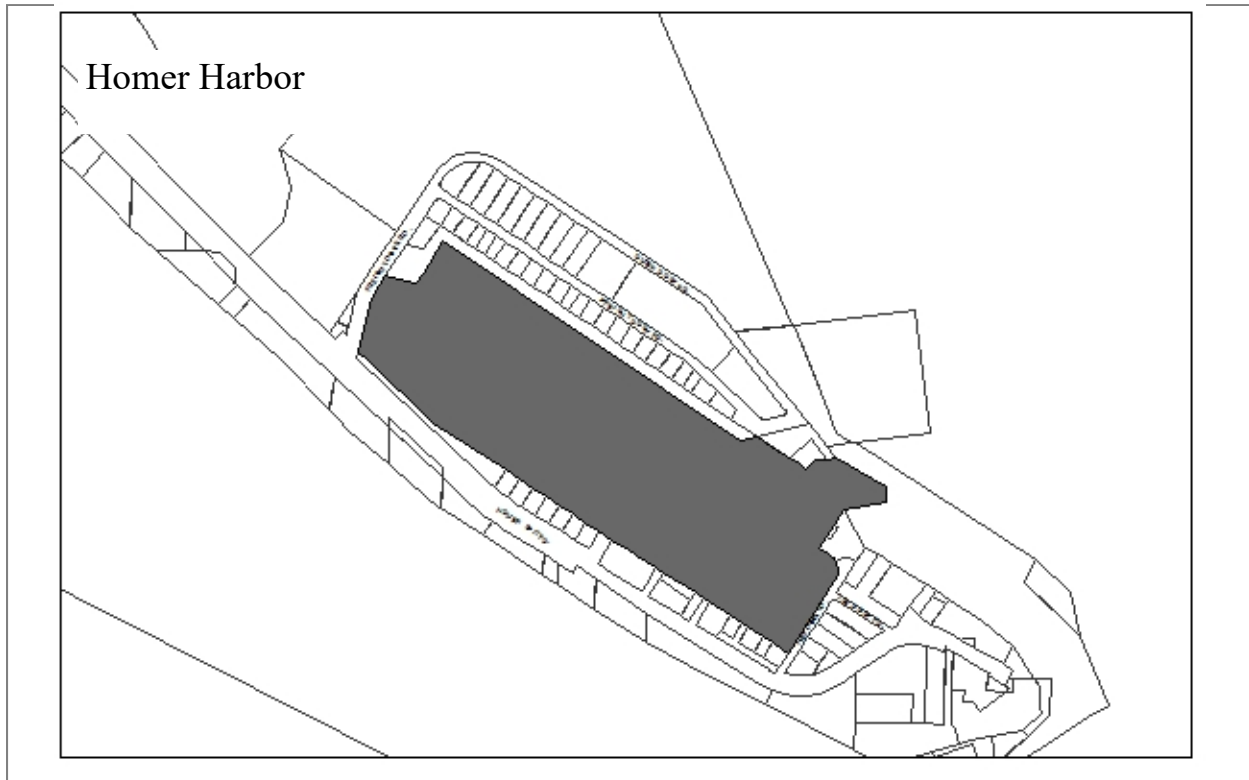
**Wetlands:** N/A

**Infrastructure:** paved road, water and sewer

**Notes:** Leased to Fortune Sea LLC, 10 year lease expires 4/30/2023

**Finance Dept. Code:**

**Section C**  
**Port Facilities**



**Designated Use:** Homer Small Boat Harbor  
**Acquisition History:** Reso 99-51 Reconveyed from ACOE

<b>Area:</b> 72.94	<b>Parcel Number:</b> 18103214
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**2019 Assessed Value:** \$5,782,800

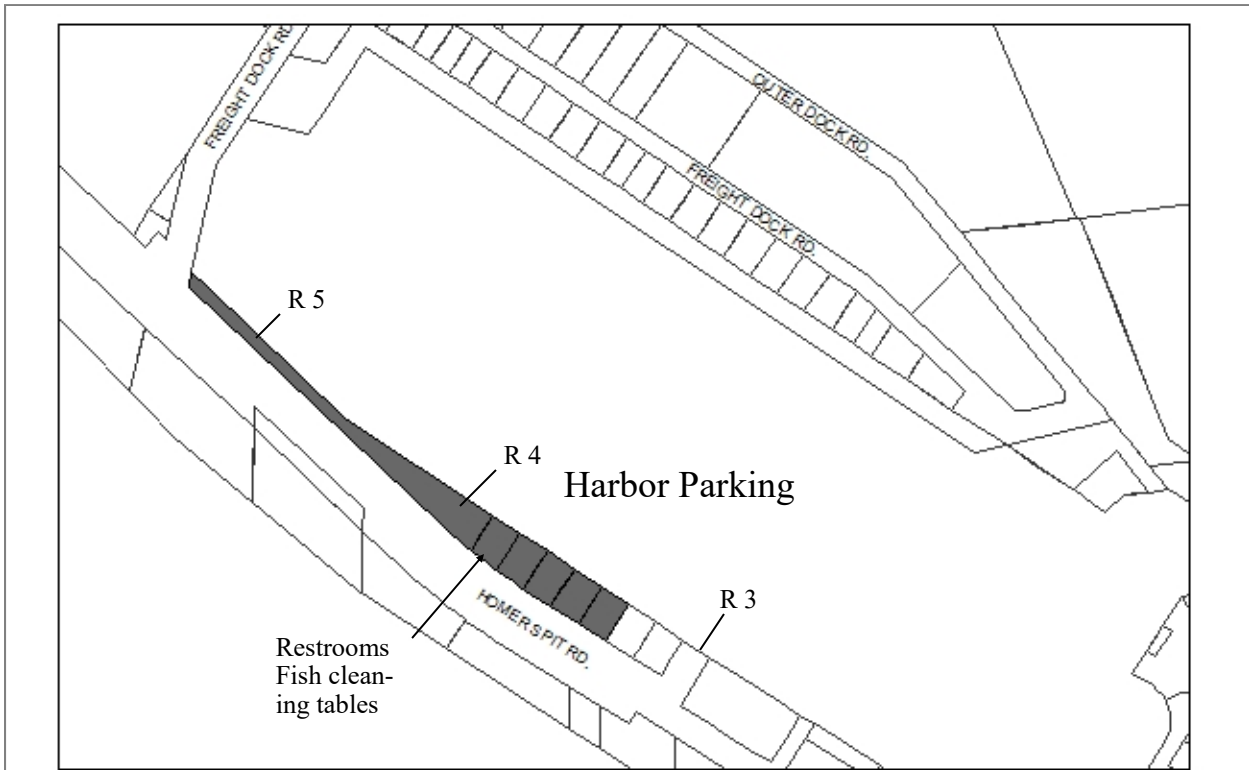
**Legal Description:** T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
----------------------------------	----------------------

**Infrastructure:** floats, road access, water and sewer

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Parking  
**Acquisition History:**

**Area:** 3.12 acres

**Parcel Number:** 181033 18-22, 24

**2019 Assessed Value:** \$1,464,800 (Land: \$1,182,200, Structures: \$282,400)

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A

**Zoning:** Marine Commercial

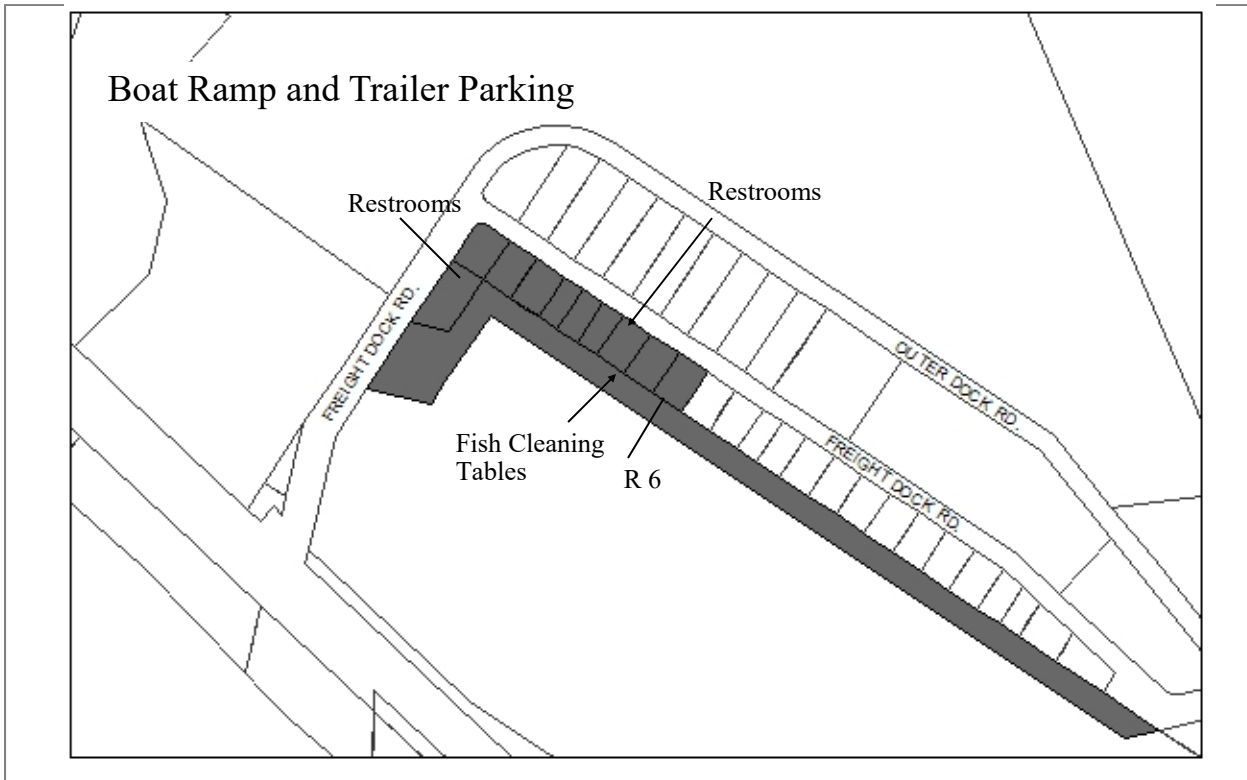
**Wetlands:** N/A

**Infrastructure:** Paved road, gas, Spit Trail, water and sewer, public restrooms

**Notes:** New restrooms at Ramp 5 constructed 2015/2016

**Finance Dept. Code:**





**Designated Use:** Boat ramp and trailer parking  
**Acquisition History:**

<b>Area:</b> 8.32 acres	<b>Parcel Number:</b> 181032 47-58, 18103216
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**2019 Assessed Value:** \$2,472,900

**Legal Description:** Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8

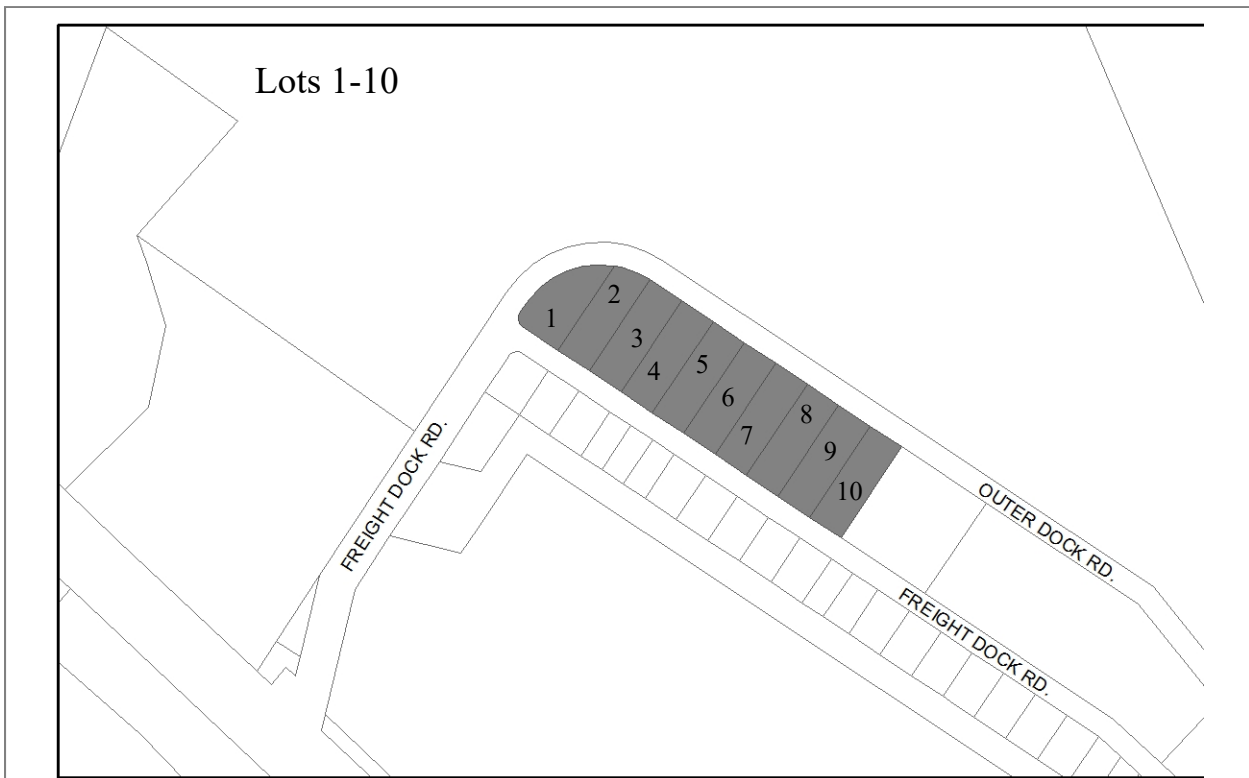
<b>Zoning:</b> Marine Industrial, over slope area is Marine Commercial	<b>Wetlands:</b> N/A
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**Infrastructure:** paved road, gas, water and sewer, public restrooms

**Notes:** Includes boat launch (reconstructed in 2016), Spit Trail, boat trailer parking, two public restrooms and over slope area along the harbor.

Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.

**Finance Dept. Code:**



**Designated Use: Port Use**  
**Acquisition History:**

**Area:** 6.67 acres

**Parcel Number:** 181032-21,22-29, 31

**2019 Assessed Value:** \$1,686,800

**Legal Description:** T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOTS 1-10

**Zoning:** Marine Industrial

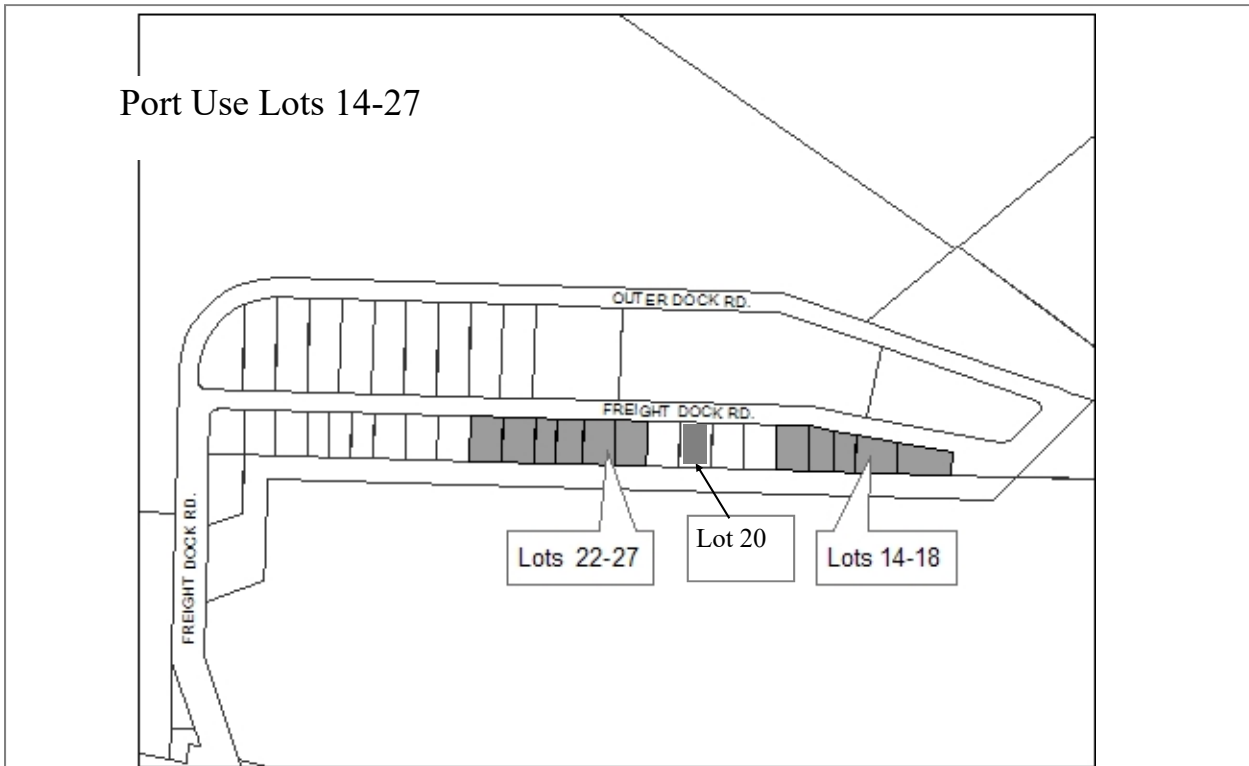
**Wetlands:** N/A

**Infrastructure:** paved road, gas, water and sewer, Barge ramp

**Notes:**

Lots 1,2,3: Summer boat trailer parking  
 Resolution 14-041, Lots 9 and 10 are available for short term lease only

**Finance Dept. Code:**



**Designated Use:** Port Use  
**Acquisition History:**

<b>Area:</b> 3.16 acres	<b>Parcel Number:</b> 18103233-37, 41-46
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**2019 Assessed Value:** \$3,560,200

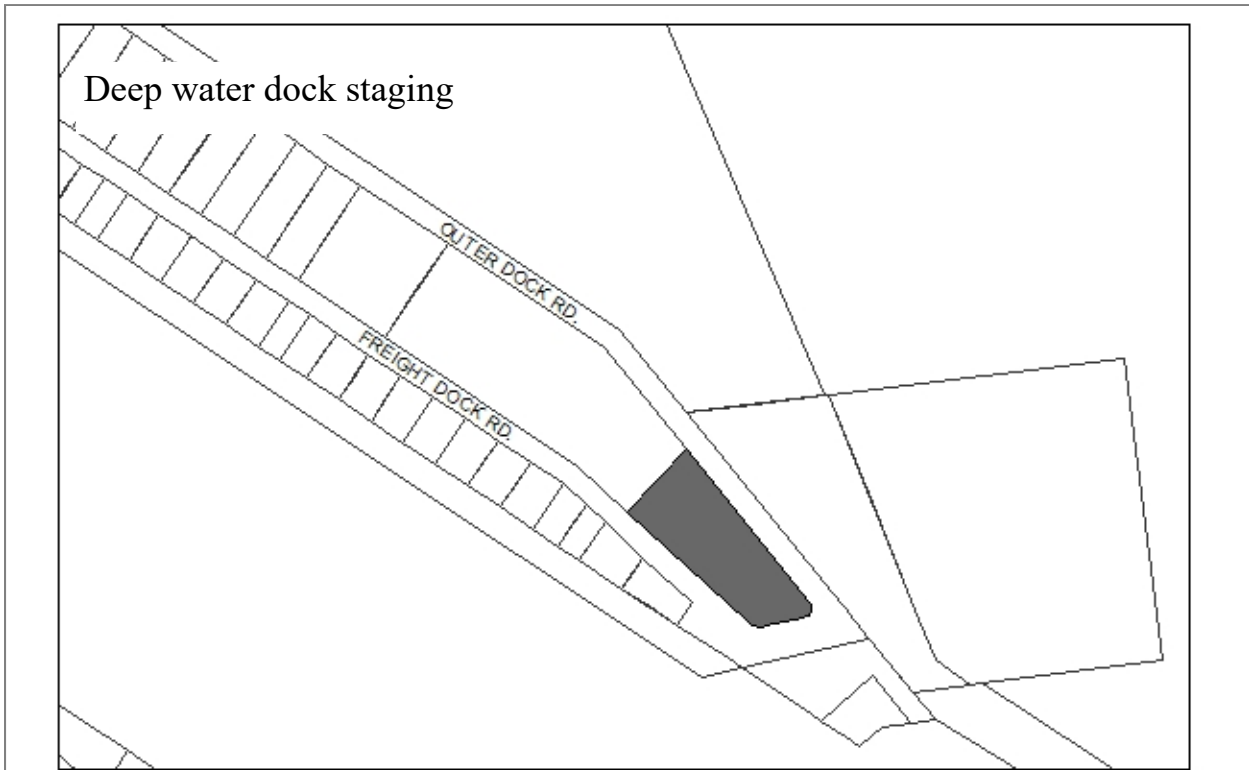
**Legal Description:** Homer Spit No 5 Lots 14-18, 22-27

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
----------------------------------	----------------------

**Infrastructure:** paved road, gas, Spit Trail, water and sewer

**Notes:**  
 Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.  
 The harbor office completed in 2015 is on lots 22 and 23.  
 Lot 20 reserved for future travel lift Resolution 13-032

**Finance Dept. Code:**



**Designated Use:** Deep water dock staging  
**Acquisition History:**

**Area:** 2.08 acres

**Parcel Number:** 18103232

**2019 Assessed Value:** \$206,200

**Legal Description:** T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13

**Zoning:** Marine Industrial

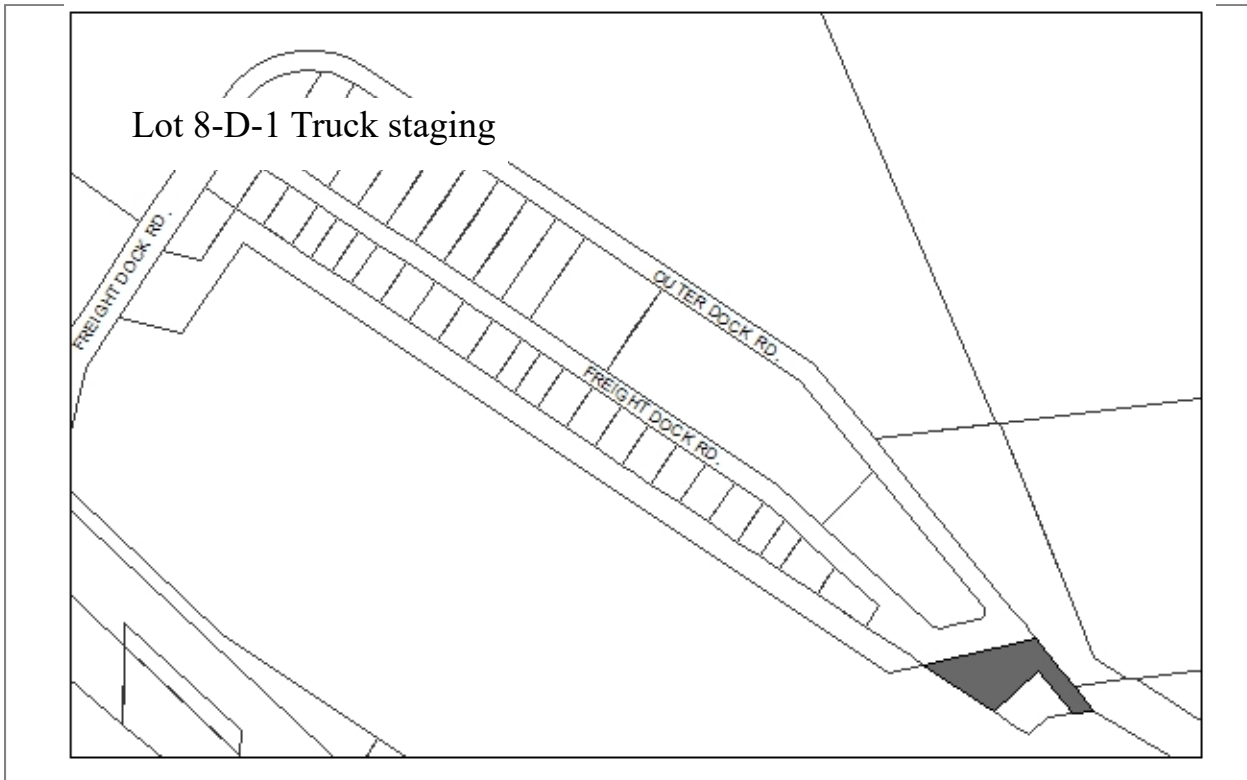
**Wetlands:** N/A

**Infrastructure:** paved road, gas, water and sewer

**Notes:**

Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.

**Finance Dept. Code:**



**Designated Use:** Commercial Truck Staging  
**Acquisition History:**

<b>Area:</b> 1.12 acres	<b>Parcel Number:</b> 18103259
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**2019 Assessed Value:** \$467,900

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
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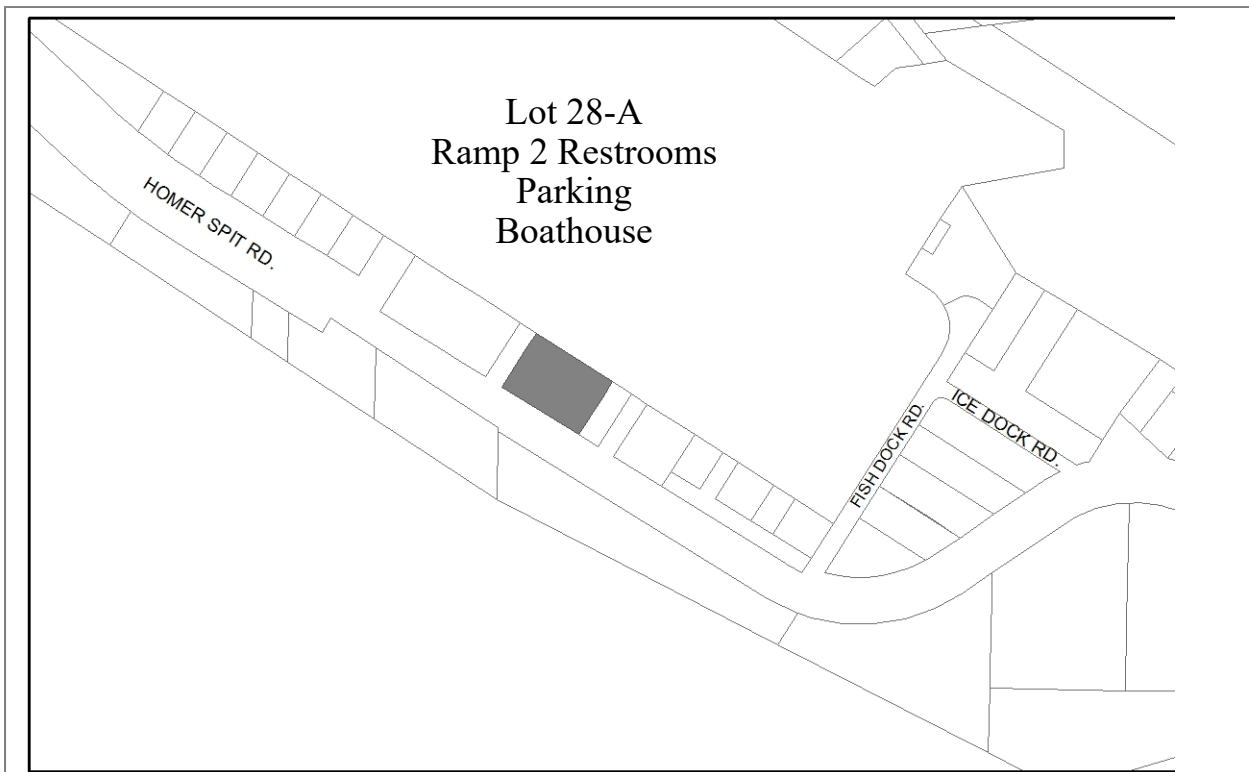
**Infrastructure:** Gravel road access, water and sewer

**Notes:**

Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.

2014 construction of guard shack for Deep Water Dock, restrooms and picnic facility, completion of Spit Trail, and paved the lot for dock staging.

**Finance Dept. Code:**



**Designated Use:** Parking, restrooms and boathouse (Reso 16-043)  
**Acquisition History:**

<b>Area:</b> 0.93 acres	<b>Parcel Number:</b> 18103397
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**2019 Assessed Value:** \$827,500 (Land: \$177,00 Structures: \$650,500)

**Legal Description:** Homer Spit Subdivision Amended Homer Boathouse Replat Lot 28-A

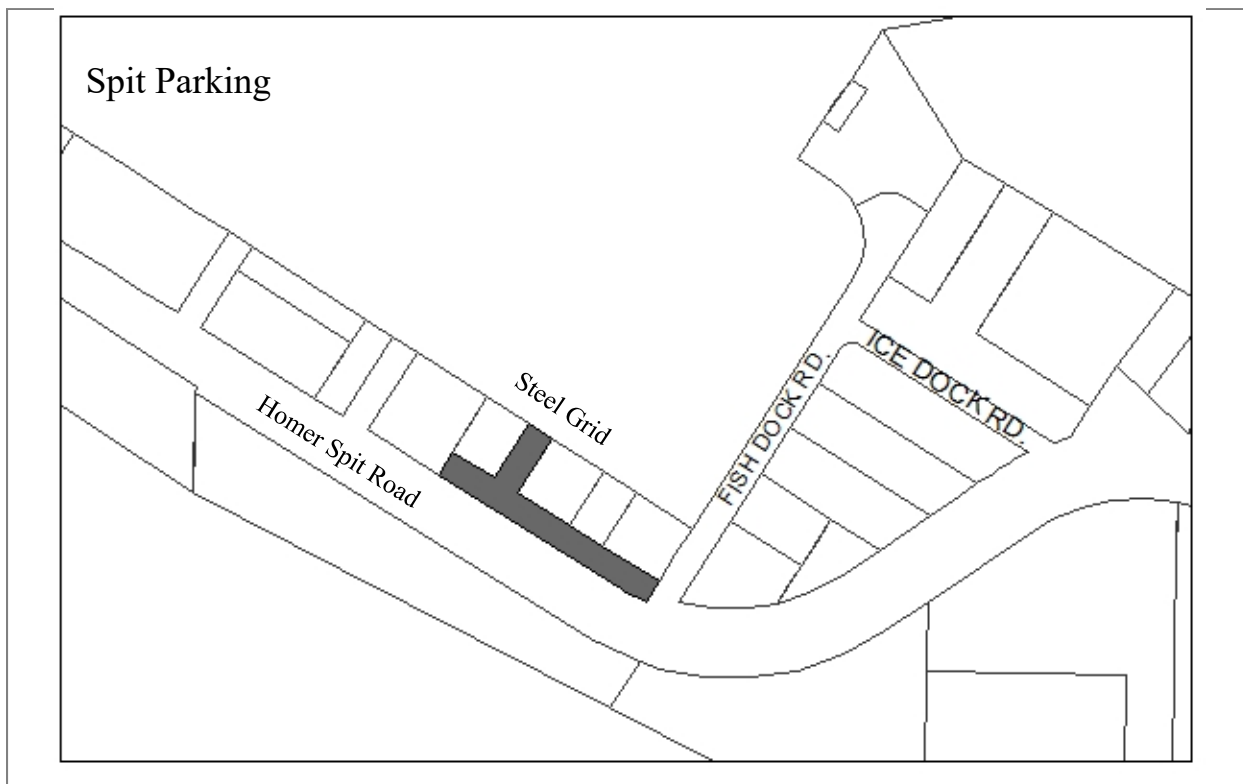
<b>Zoning:</b> Marine Commercial	
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**Infrastructure:** Paved road, gas, water and sewer

Former site of Harbormaster Office.  
 Boat house constructed 2017/18 on a portion of the property.

Original Restrooms built in 1974. Property was part of a Land and Water Conservation Fund Grant in 1972, Project #02-00072. Land may be required to remain parkland in perpetuity. New restrooms constructed 2018-2019, LWCF agreement amended.

**Finance Dept. Code:**



**Designated Use:** Parking and Access  
**Acquisition History:**

<b>Area:</b> 0.6 acres	<b>Parcel Number:</b> 18103441
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**2019 Assessed Value:** \$165,300

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
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**Infrastructure:** Paved road

**Notes:**  
 Provides parking for adjacent businesses, and harbor access.

**Finance Dept. Code:**



**Designated Use:** Main Dock Staging  
**Acquisition History:**

<b>Area:</b> 2 acres	<b>Parcel Number:</b> 18103403
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**2019 Assessed Value:** \$346,900

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49

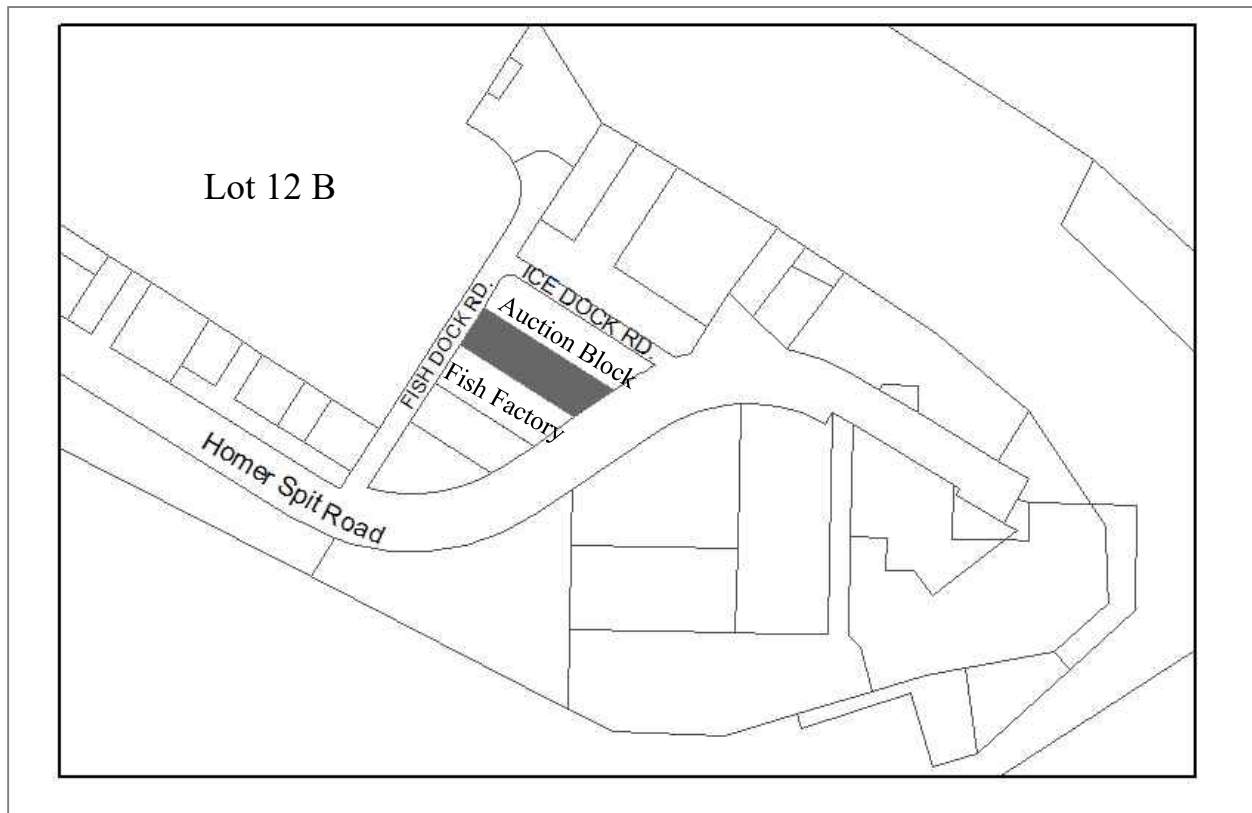
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
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**Infrastructure:** Paved road, gas, water and sewer

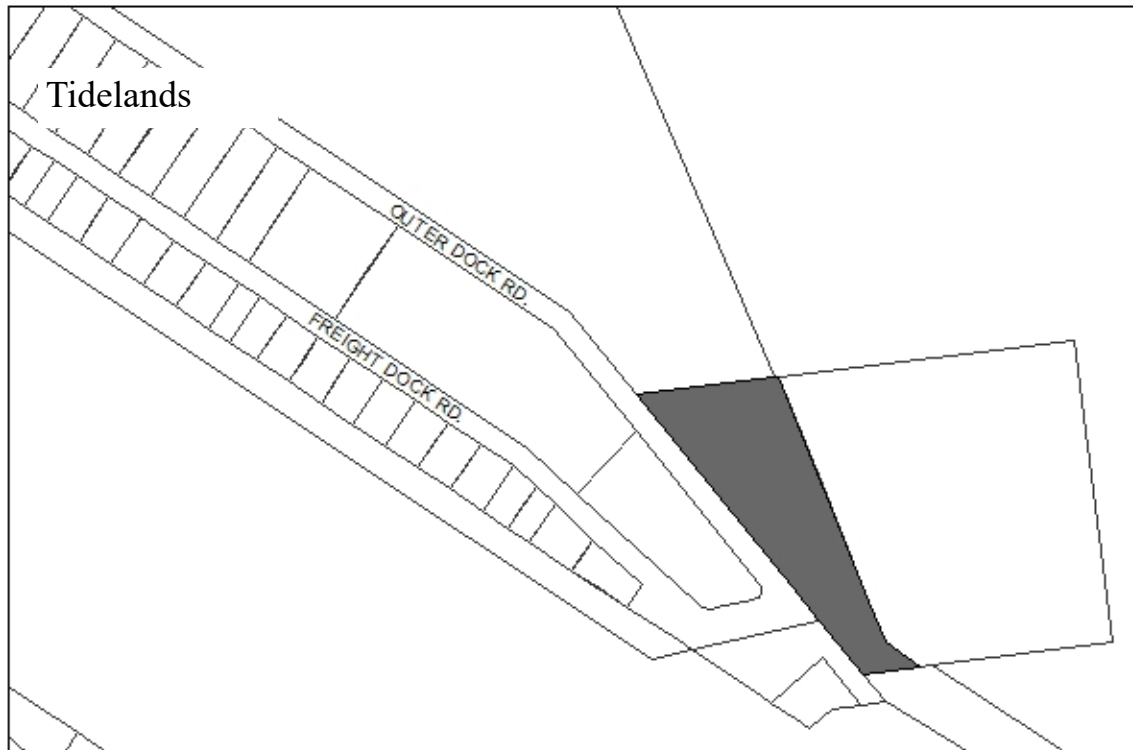
**Notes:**  
 Resolution 2007-51: Continue to use for dredge material dewatering.

**Finance Dept. Code:**





<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 0.68 acres	<b>Parcel Number:</b> 18103451
<b>2019 Assessed Value:</b> \$196,200	
<b>Legal Description:</b> City of Homer Port Industrial Subdivision No 4 Lot 12-B	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<p>Parcel has the fish grinder on it, and possibly a short term lease for storage from neighboring business. The whole parcel is not readily available for a long term lease.</p> <p>Resolution 09-33: Remove Lot 12-B City of Homer Port Industrial Subdivision No 4 from lots that may be leased until the drainage issues are resolved.</p> <p>Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Tidelands  
**Acquisition History:**

**Area:** 4.19 acres

**Parcel Number:** 18103213

**2019 Assessed Value:** \$5,000

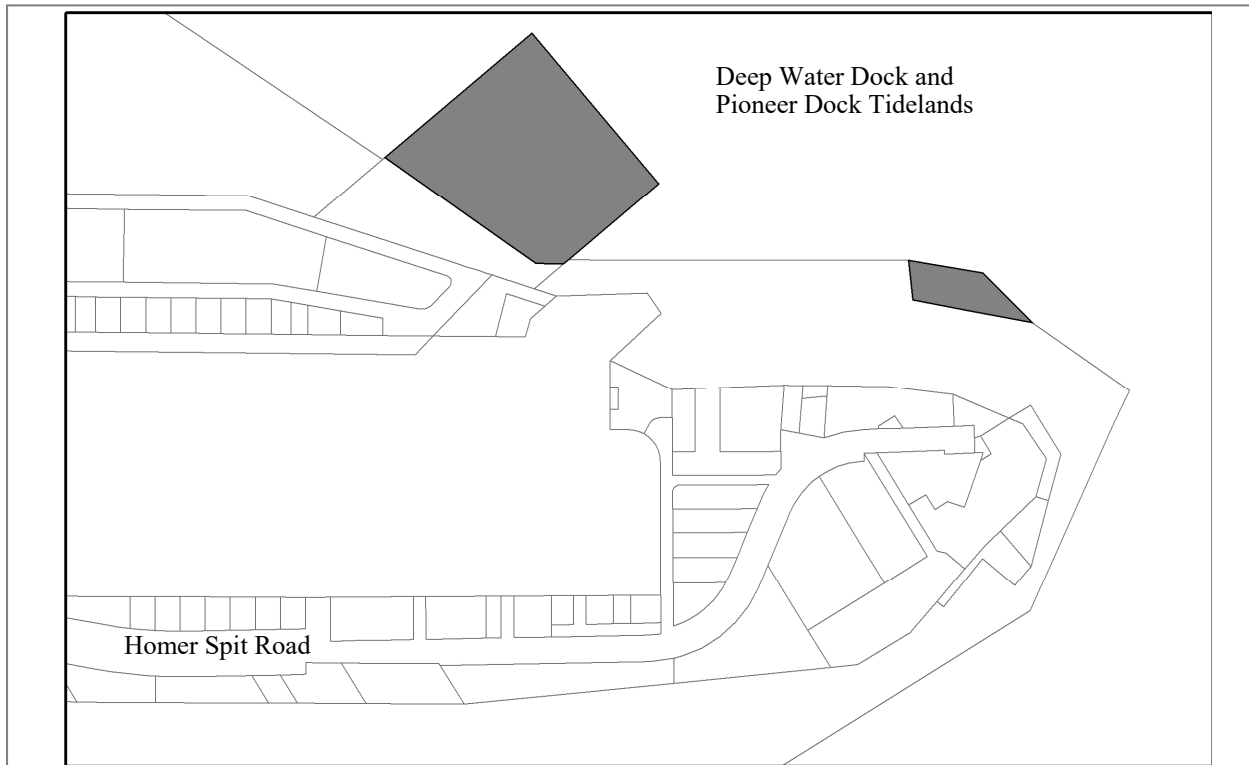
**Legal Description:** T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A

**Zoning:** Not zoned

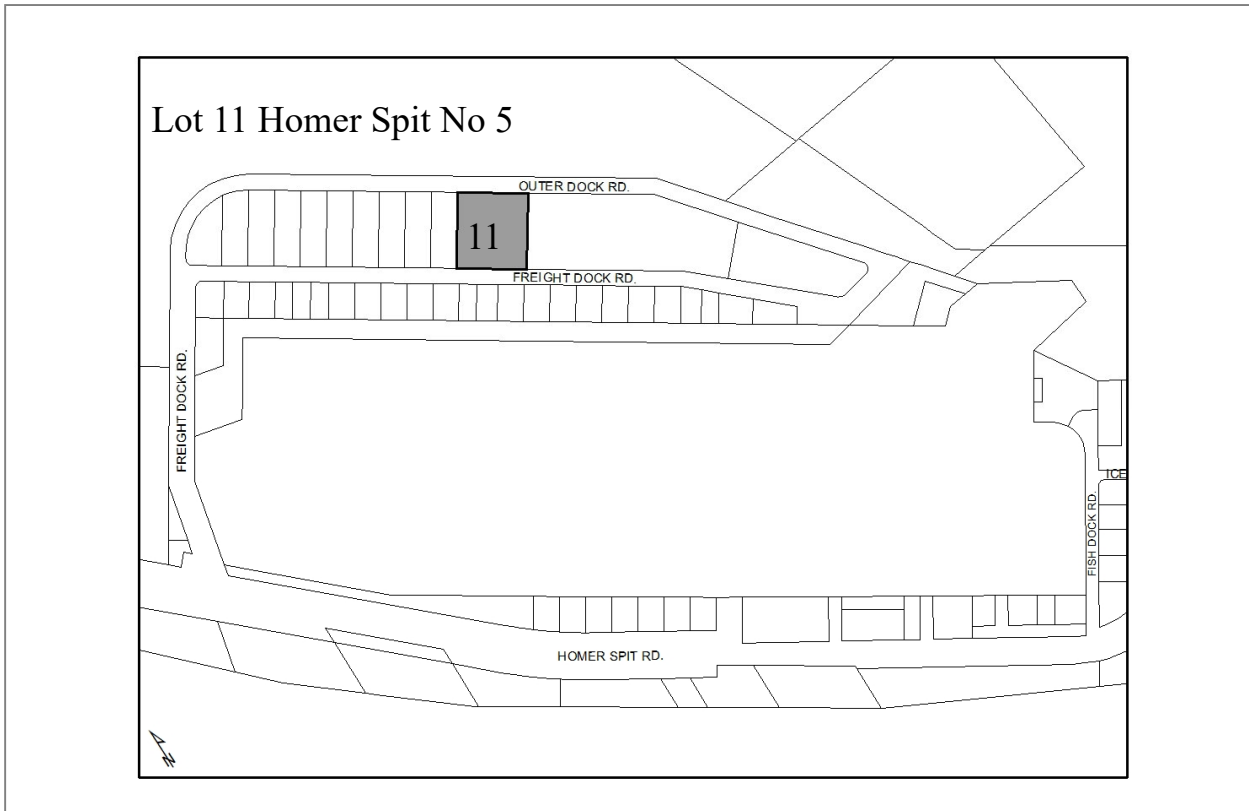
**Wetlands:** Tidelands

**Infrastructure:**

**Finance Dept. Code:**



<b>Designated Use:</b> Port and Harbor Use	
<b>Acquisition History:</b> Resolution 17-81	
<b>Area:</b> 11.91 acres, 1.37 acres	<b>Parcel Number:</b> 18103203, 18107005
<b>2019 Assessed Value:</b> \$5,754,500	
<b>Legal Description:</b> ATS 1373 and ATS 1603	
<b>Zoning:</b> Outside city limits	<b>Wetlands:</b> N/A
<b>Infrastructure:</b>	
<b>Notes:</b> Acquired from the State of Alaska	
<b>Finance Dept. Code:</b>	



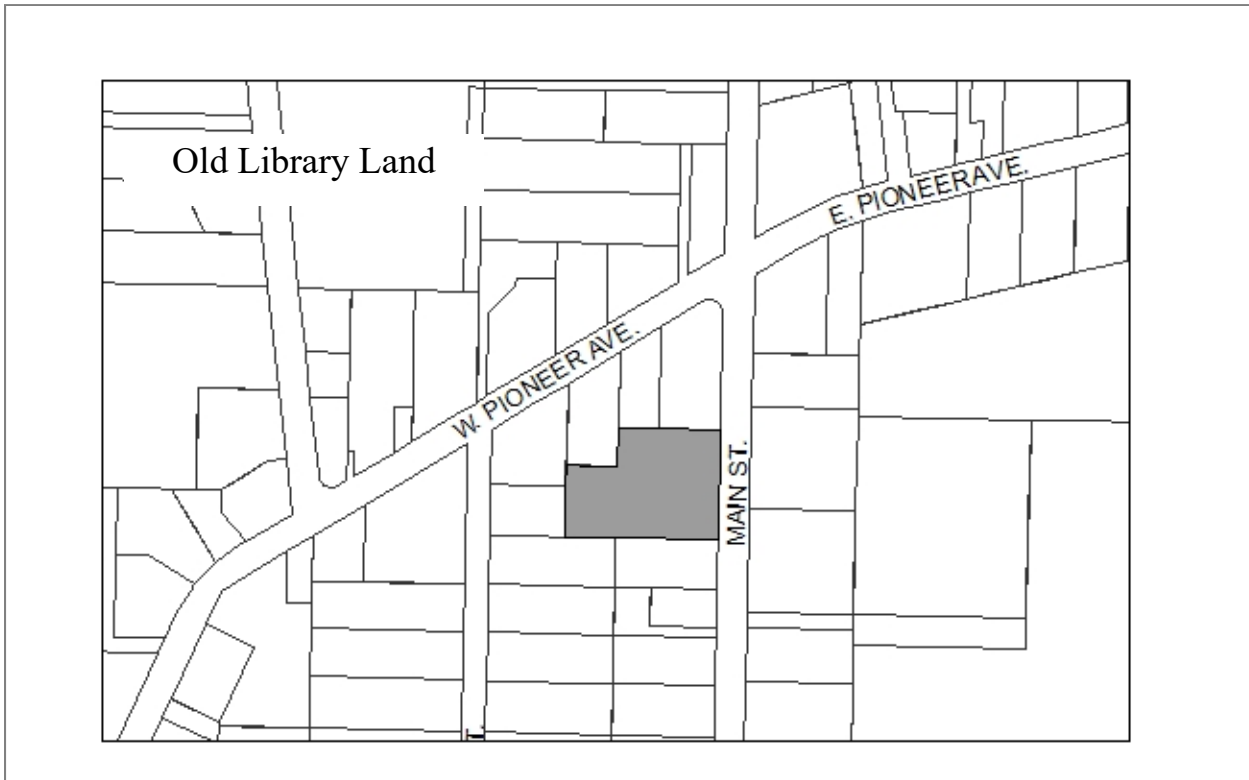
<b>Designated Use:</b> Port Facility	
<b>Acquisition History:</b>	
<b>Area:</b> 1.78 acres. A small portion is leased for a telecommunications tower	<b>Parcel Number:</b> 18103230
<b>2019 Assessed Value:</b> \$194,900	
<b>Legal Description:</b> Homer Spit Subdivision No. 5 Lot 11	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4300 Freight Dock Road
<p>A portion of Lot 11 is under lease for a telecommunications tower. (18103230LH01 )</p> <p>This lot is withheld from long term lease pending the General Investigation Study with ACOE for the Large Vessel Moorage Facility. (Resolution 20-19)</p>	
<b>Finance Dept. Code:</b>	



**Section D**  
**City Facilities and Other Lands**

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<b>Designated Use:</b>	
<b>Area:</b>	<b>Parcel Number:</b>
<b>2015 Assessed Value:</b>	
<b>Legal Description:</b>	
<b>Zoning:</b>	<b>Wetlands:</b>
<b>Infrastructure:</b>	
<b>Notes:</b>	
<b>Finance Dept.</b>	



**Designated Use:** City Facility and Other Lands (Resolution 20-019)  
**Acquisition History:** Deed: Jewel July 1982 (back lot portion) Deed: Watson 1978 (library/Pioneer area)

<b>Area:</b> 1.31 acres	<b>Parcel Number:</b> 17514416
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**2019 Assessed Value:** \$69,400

**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Drainage and wetlands may be present
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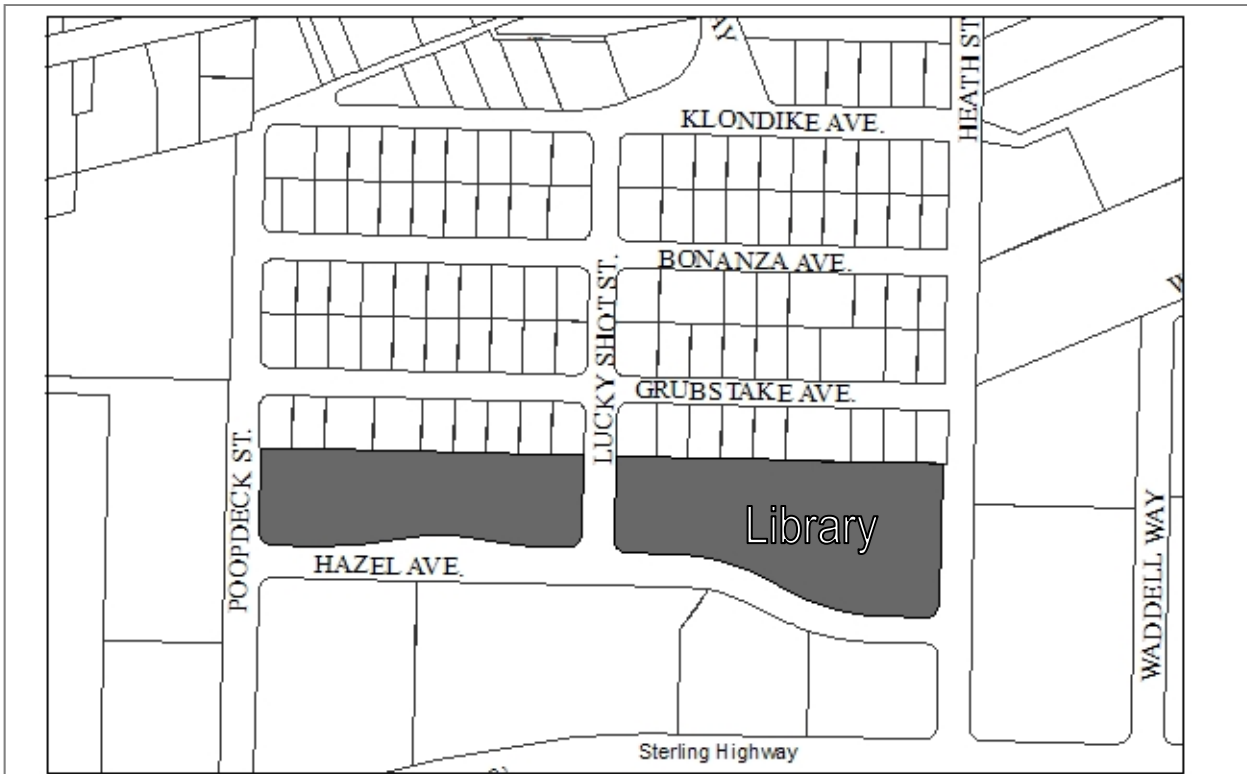
**Infrastructure:** Paved road, water, sewer, natural gas

**Notes:** This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold.

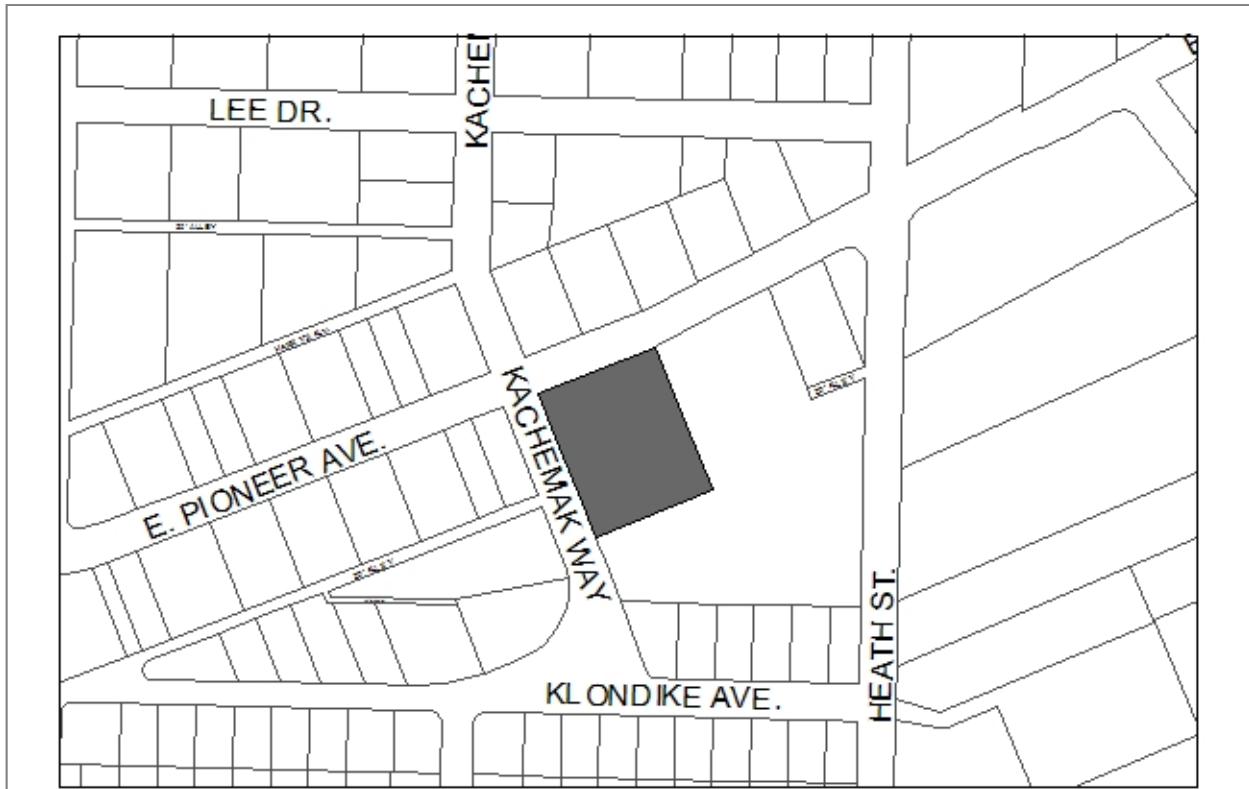
The land has a nice bay view, but would require stumping. Driveway access off of Main Street is very steep. It is likely significant dirt work would be needed to make this lot viable for commercial or multifamily development.

**Finance Dept. Code:**





<b>Designated Use:</b> Library. Resolution 2003-72	
<b>Acquisition History:</b> KPB Ord 93-09	
<b>Area:</b> 5.25 acres	<b>Parcel Number:</b> 17710739, 17710740
<b>2019 Assessed Value:</b> \$8,248,000 (Land 272,600, Structure 7,975,400)	
<b>Legal Description:</b> HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands present
<b>Infrastructure:</b> Paved road access, trail access, gas, water and sewer available.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



**Designated Use:** City Hall  
**Acquisition History:** Purchased, Schoulz 12/31/86

<b>Area:</b> 1.12 acres	<b>Parcel Number:</b> 17720408
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**2019 Assessed Value:** \$2,377,700 (Land 188,800 Structure 2,218,900)

**Legal Description:** HM2004048 T06S R13W S20 Glacier View Subdivision Campus Addition Lot 6-A-2

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> None
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**Infrastructure:** Paved road access, gas, water and sewer.

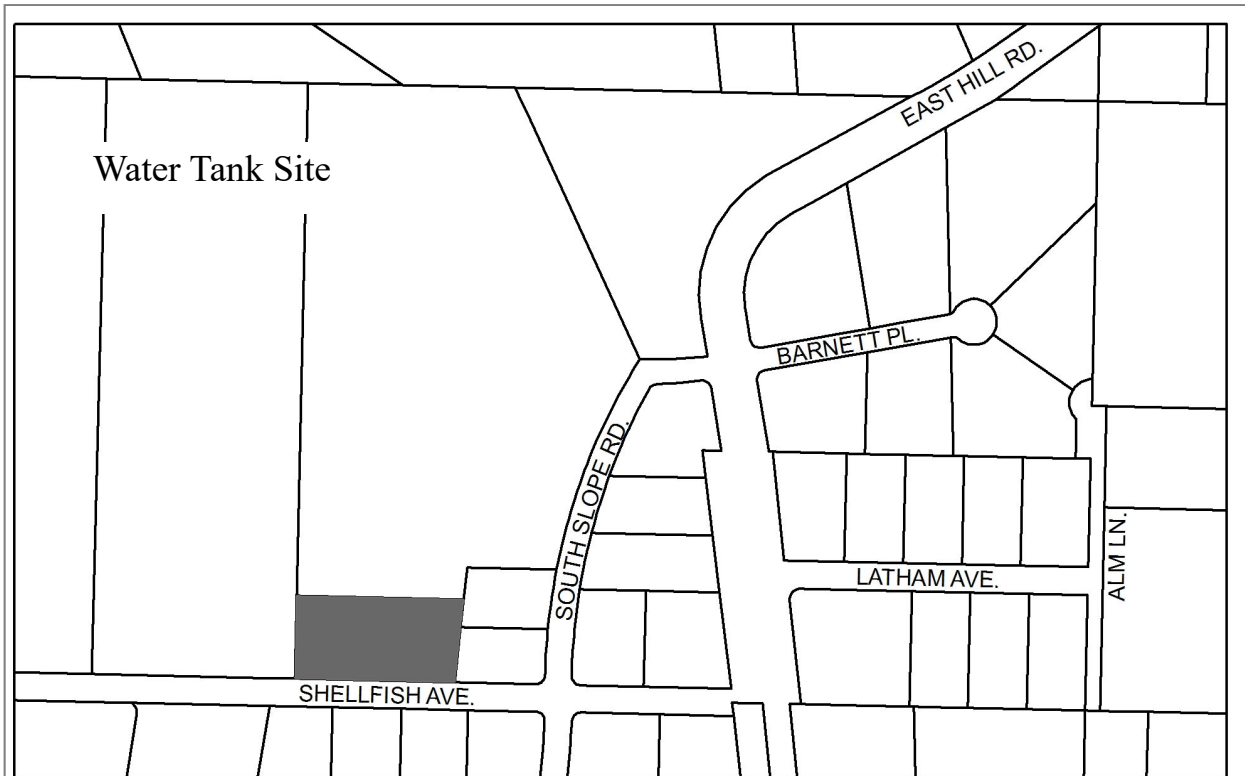
**Notes:** New addition and remodel 2011/12. Lower parking area paved.

**Finance Dept. Code:**



<b>Designated Use:</b> Police and fire stations	
<b>Acquisition History:</b> Straub Warr Deed 4/74, partial purchase Straub 4/5/74	
<b>Area:</b> 1.57 acres	<b>Parcel Number:</b> 17702057
<b>2019 Assessed Value:</b> \$1,567,900 ( Land: \$224,900 Structures: \$1,303,300)	
<b>Legal Description:</b> HM 0870011 NEW HOMER HIGH SCHOOL NO 2 Tract 1-B	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, Sewer, Paved access	
<b>Notes:</b> Fire hall remodel 2017/2018	
<b>Finance Dept. Code:</b>	

<p><b>Designated Use:</b> Water Tank (A Frame Tank)  <b>Acquisition History:</b> Dehel Deed 6/1/65</p>	
<p><b>Area:</b> 0.5 acres</p>	<p><b>Parcel Number:</b> 17504011</p>
<p><b>2019 Assessed Value:</b> \$480,900 (Land: \$134,100, Structure: \$346,800 (water tank))</p>	
<p><b>Legal Description:</b> HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4</p>	
<p><b>Zoning:</b> Rural Residential</p>	<p><b>Wetlands:</b> Possible drainage through site</p>
<p><b>Infrastructure:</b> N/A</p>	
<p><b>Notes:</b></p>	
<p><b>Finance Dept. Code:</b></p>	



**Designated Use:** Future Water Tank  
**Acquisition History:** Ordinance 14-39

**Area:** 1.5 acres

**Parcel Number:** 17701009

**2019 Assessed Value:** \$82,000

**Legal Description:** T6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2

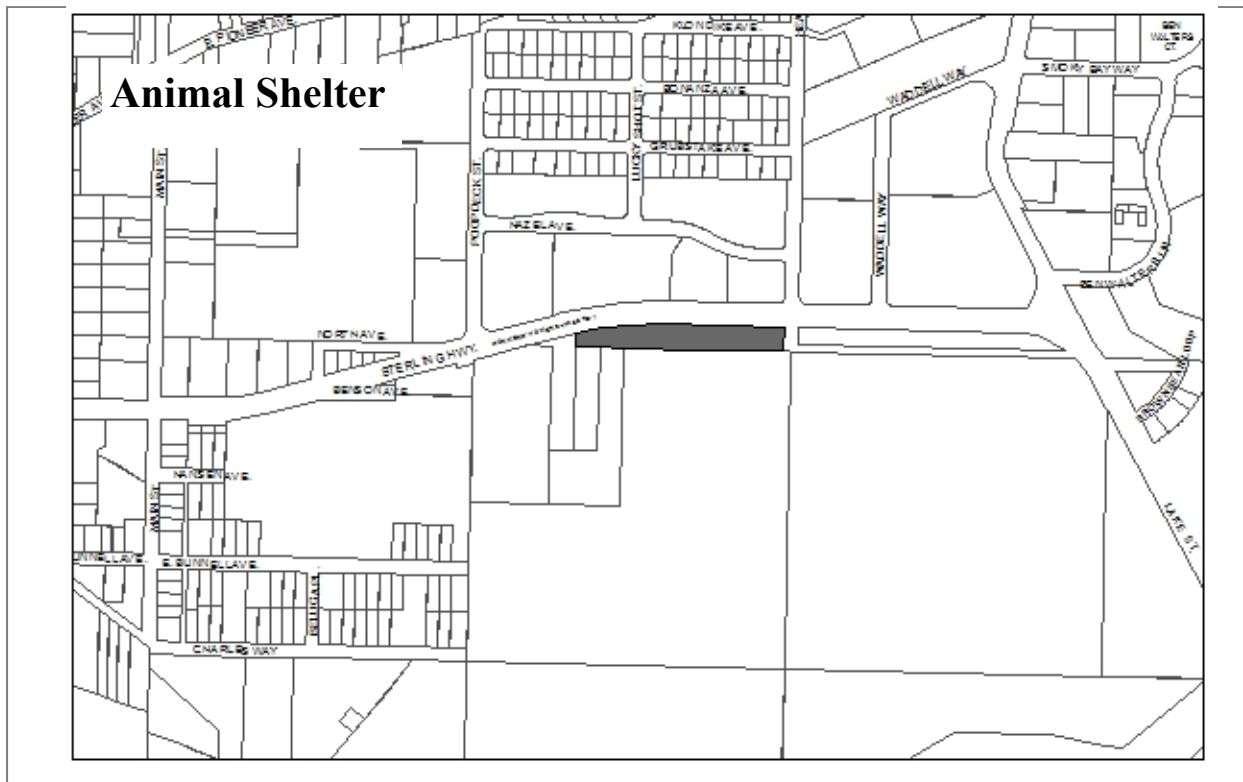
**Zoning:** Rural Residential

**Wetlands:**

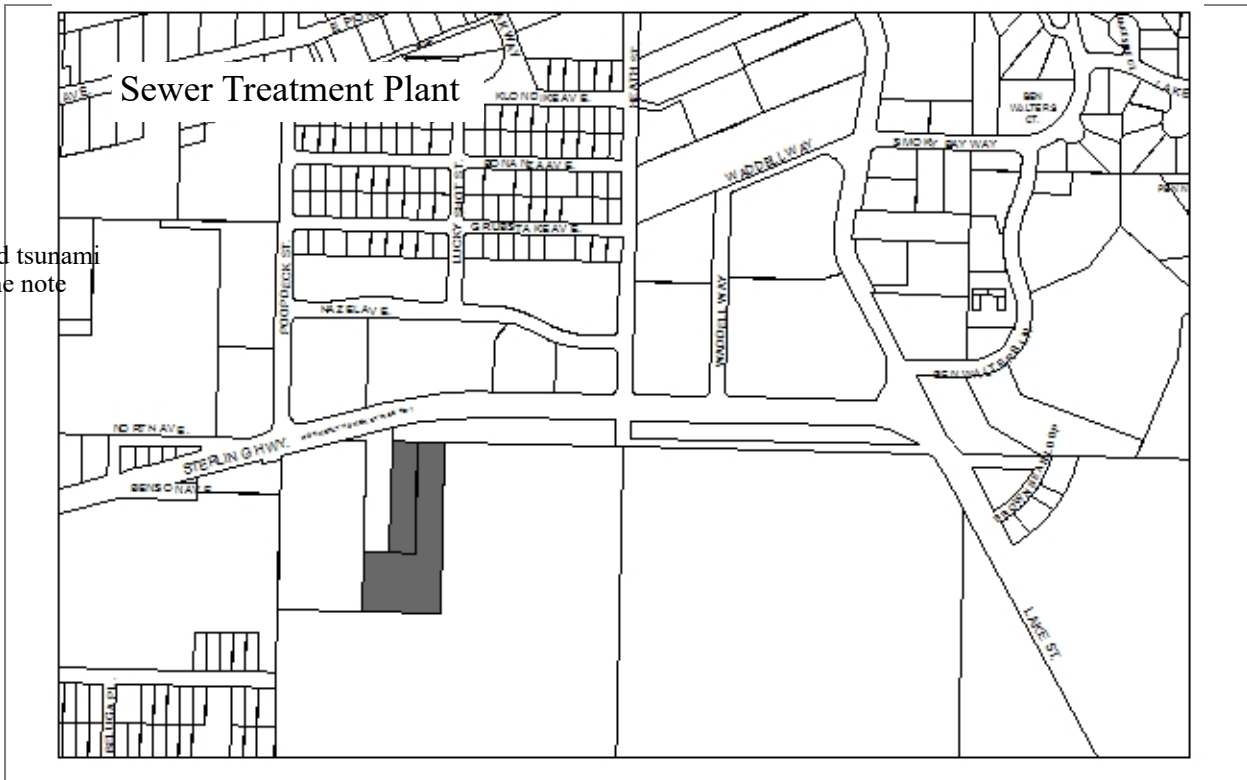
**Infrastructure:** N/A

**Notes:** Future location of a new water tank. Project is shovel ready if federal funding becomes available.

**Finance Dept. Code:**

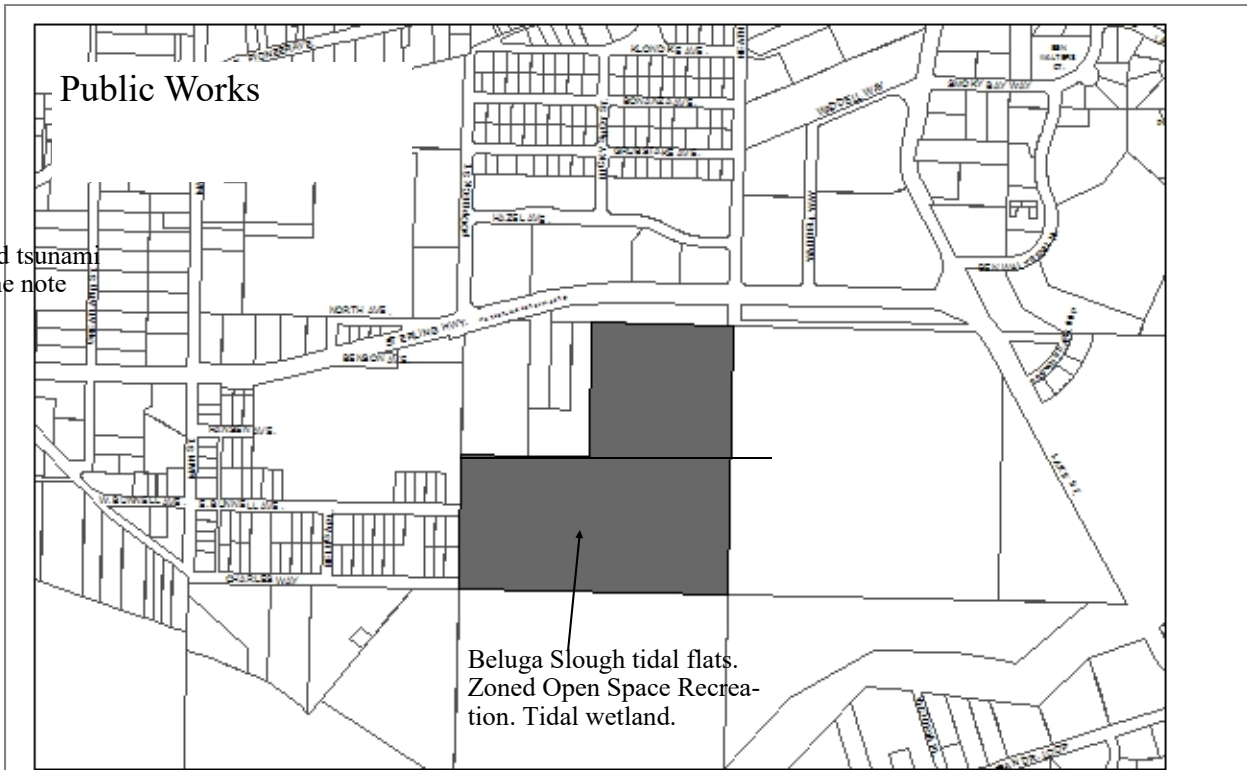


<b>Designated Use:</b> Animal Shelter	
<b>Acquisition History:</b> Heath Deed 3/10/71	
<b>Area:</b> 1.85 acres	<b>Parcel Number:</b> 17714020
<b>2019 Assessed Value:</b> \$1,474,100 (Land \$311,700, Structure \$1,162,400)	
<b>Legal Description:</b> Glacier View Subdivision No 18 Lot 1	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, Sewer, gas, gravel access via Public Works	
<p><b>Notes:</b> Also includes landscaped area along the Sterling Highway maintained by Parks and Recreation, and named Superintendent's Park.</p> <p>Constructed in 2004. 3,828 sq feet.</p>	
<b>Finance Dept. Code:</b>	



Add tsunami zone note

<b>Designated Use:</b> Sewage Treatment	
<b>Acquisition History:</b> see below	
<b>Area:</b> 4.08 acres	<b>Parcel Number:</b> 177140 14, 15
<b>2019 Assessed Value:</b> \$3,248,400 (Land: \$196,100 Structures/Improvements: \$3,052,300)	
<b>Legal Description:</b> T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164, T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Yes
<b>Infrastructure:</b> Water and Sewer. Access via PW complex	
<p><b>Notes:</b>                  Acquisition:                  17414014: Mitchell Warr Deed 1/9/84                  17714015: Heath/Whitmore Deed 3-71</p> <p>2008 Resolution 08-48 recommends a replat to vacate common lot lines. Resolution 10-35(A) Replat the Sewer Treatment Plant lots to vacate the common lot line. Staff note: additional funding is required to pay for replatting.</p> <p>Lower section within a FEMA mapped flood hazard area.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Public Works  
**Acquisition History:** Heath Dead 3/10/71

<b>Area:</b> 30 acres	<b>Parcel Number:</b> 17714016
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**2019 Assessed Value:** \$4,567,700 (Land: \$2,973,600, Structures: \$1,594,100)

**Legal Description:** T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4

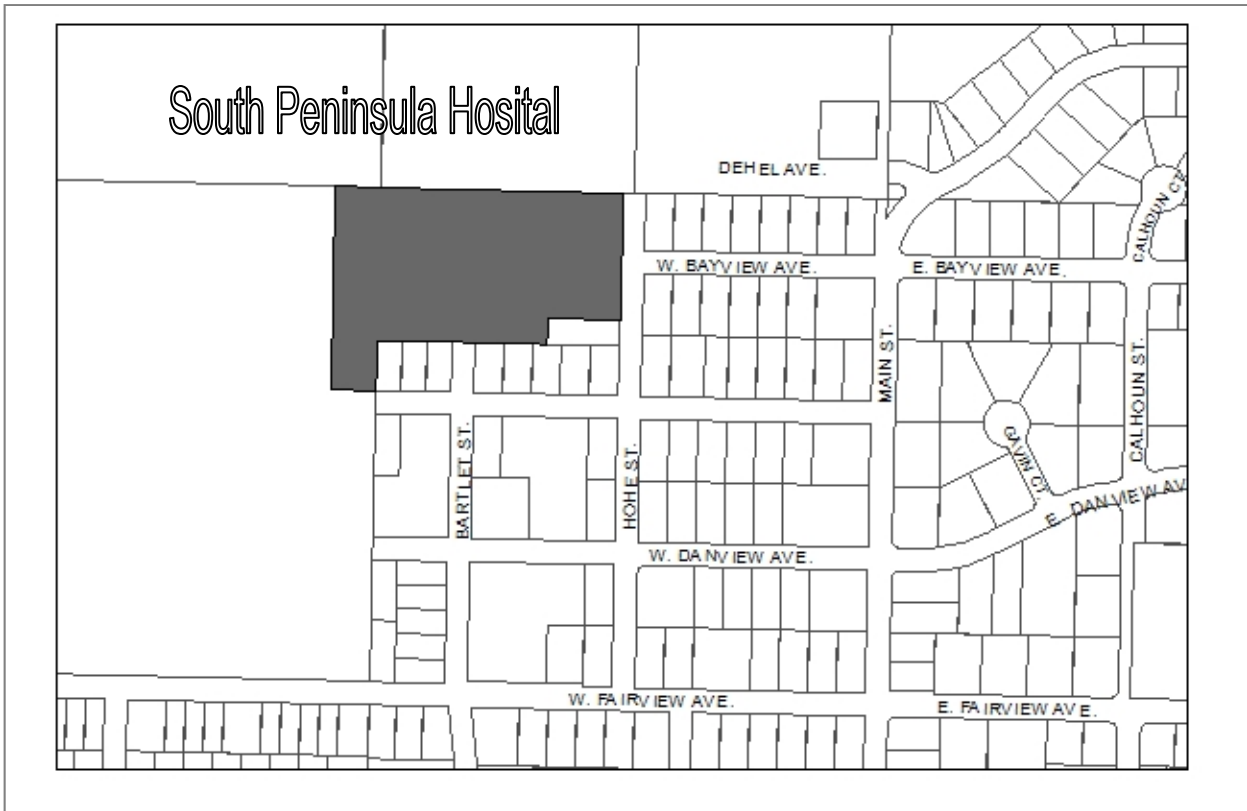
<b>Zoning:</b> Central Business/Open Space	<b>Wetlands:</b> Yes
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**Infrastructure:** Paved Road, water and sewer

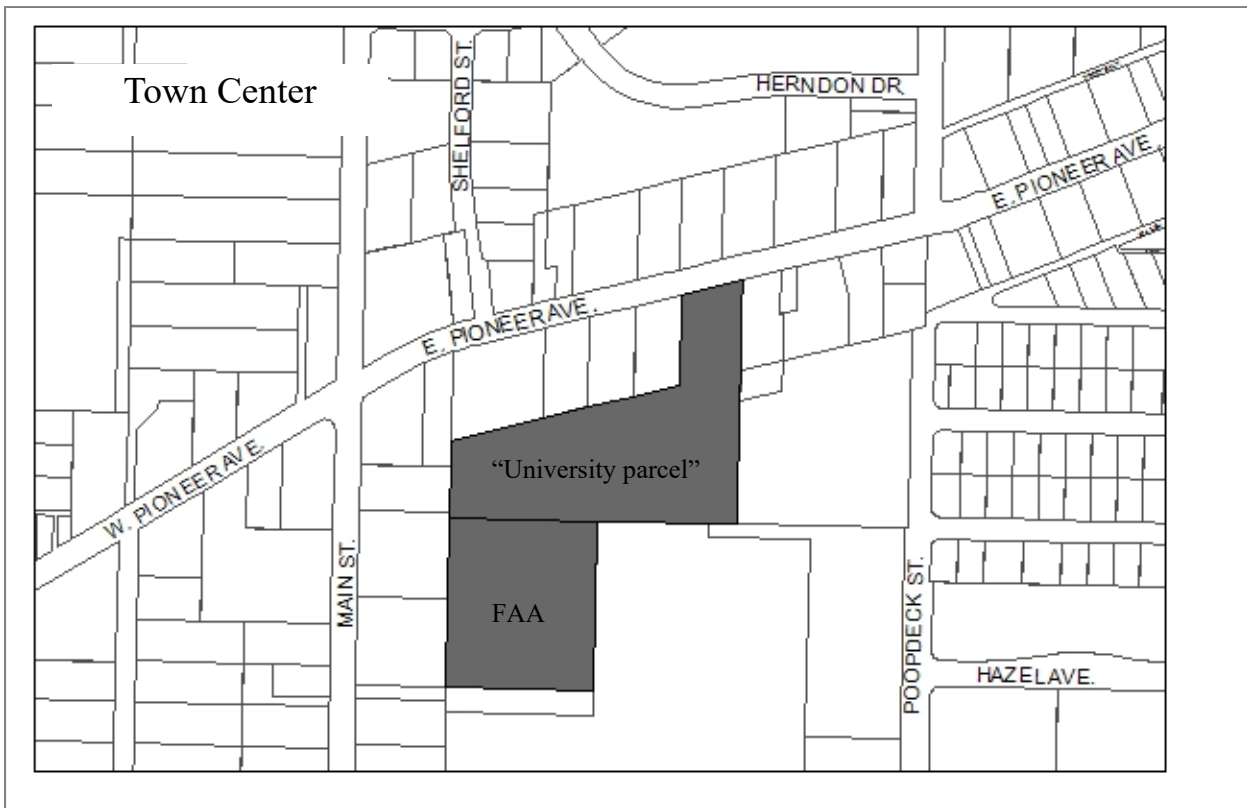
**Notes:**  
 Within a FEMA mapped flood hazard area.  
 Lower portion of lot also nominated for inclusion in the Western Hemisphere Shorebird Reserve network, Resolution 15-064.  
 2015/16: Equipment shed constructed, Conditional Use Permit 15-02.

**Finance Dept. Code:**





<b>Designated Use:</b> South Peninsula Hospital	
<b>Acquisition History:</b>	
<b>Area:</b> 7.12 acres	<b>Parcel Number:</b> 17504024
<b>2019 Assessed Value:</b> \$87,292,800 (Land \$705,800, Structures \$86,587,000)	
<b>Legal Description:</b> HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	
<b>Notes:</b> Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KP.B.	
<b>Finance Dept. Code:</b>	



**Designated Use:** UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek. Resolution 14-084 Identifying Homer FAA Site Sub Tract 38A in the Town Center as a Viable Location for a Community Center.

**Acquisition History:** UA: Ord 03-61 purchase.

**Area:** 7.69 acres

**Parcel Number:** 17719234, 17708015

**2019 Assessed Value:** \$382,800

**Legal Description:** Homer FAA Site Sub Tract 38A, UA lot: Nils O Svedlund Sub 2013 Replat lot 7-A tract B, long legal.

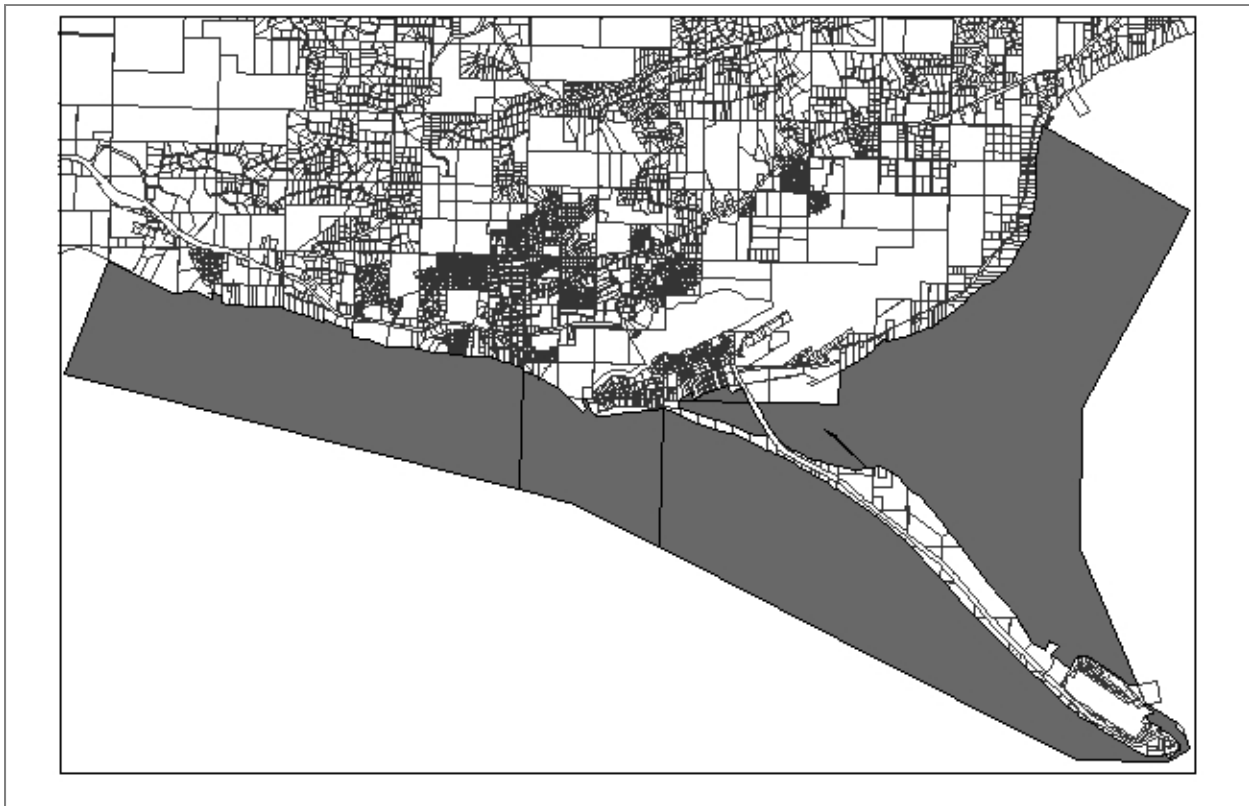
**Zoning:** Town Center District

**Wetlands:** City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.

**Infrastructure:** Must be built as land is developed.

Trail constructed on Lot 7-A, connecting north to Pioneer Ave (2019)

**Finance Dept. Code:**



**Designated Use:** Tidelands. Very small portion leased to Northern Enterprises for boat hoist, 2019  
**Acquisition History:**

**Area:** 6,784 acres

**Parcel Number:** 18107001, 17728001, 17528001  
 18101025, 18101026

**2019 Assessed Value:** \$12,753,300

**Legal Description:** Portions of ATS 612

**Zoning:** Not zoned

**Wetlands:**

17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$96,500 assessed value. Patent title 1977, 84-25 Annexed by City.

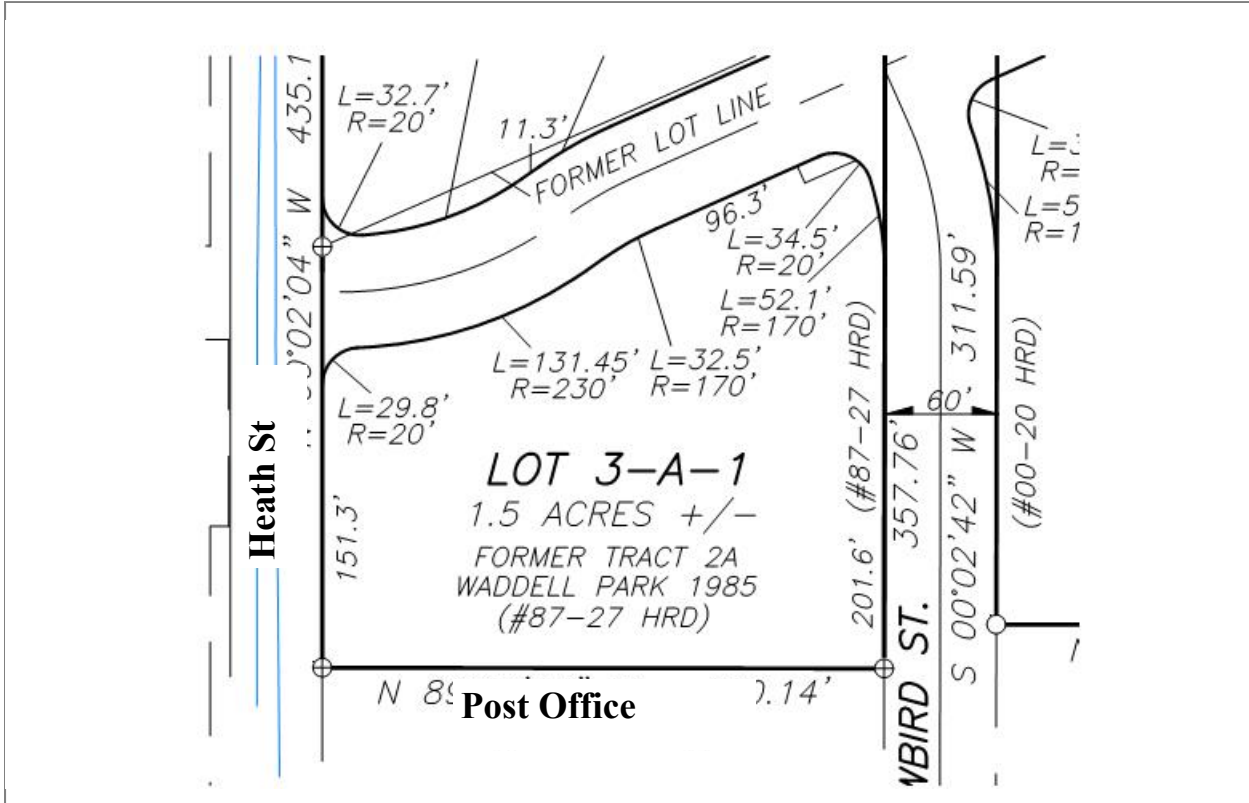
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$316,700. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

18107001—HM0770064 T07S R13W S14 ALASKA TIDELANDS SURVEY 612 THAT PORTION LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T06SR13W & WITHIN SEC 1 & 2 OF T07SR13W EXCLUDING THAT PORTION OF TIDELANDS VESTED TO STATE OF ALASKA & EXCE. 4753 acres. \$12,154,100, includes Pioneer Dock improvements

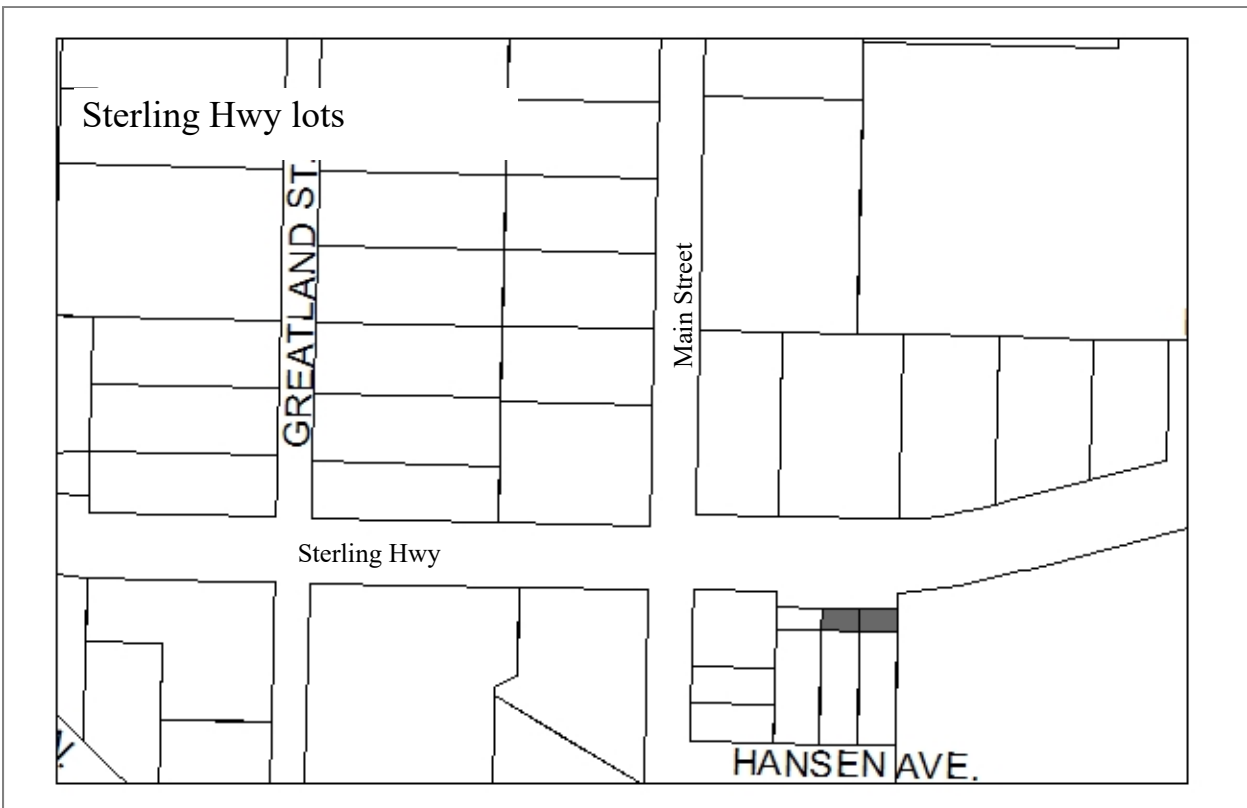
Patent 1974 002459-0 Book 80 Page 171

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern" ). They are recognized as sites of international importance. <http://www.whsrn.org/>

**Finance Dept. Code:**



<b>Designated Use:</b> New Police Station Resolution 18-013(A)	
<b>Acquisition History:</b> Purchased	
<b>Area:</b> 1.5 acres	<b>Parcel Number:</b> 17712034
<b>2020 Assessed Value:</b> \$1,922,500	
<b>Legal Description:</b> T 06S R 13W SEC 20 Seward Meridian HM 2016021 WADDELL PARK 2016 REPLAT LOT 3- A-1	
<b>Zoning:</b> CBD	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> full utilities, Grubstake extension will include paved road and sidewalk.	
<b>Notes:</b> Road construction in 2016. Project funding from State appropriation and matching City HART funds. New police station construction 2019-2020, opened fall 2020.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Undesignated  
**Acquisition History:** Detling Deed 6/10/82

**Area:** 0.03 acres each. Total of 2,613 sq ft      **Parcel Number:** 177154 02, 03

**2019 Assessed Value:** \$2,600

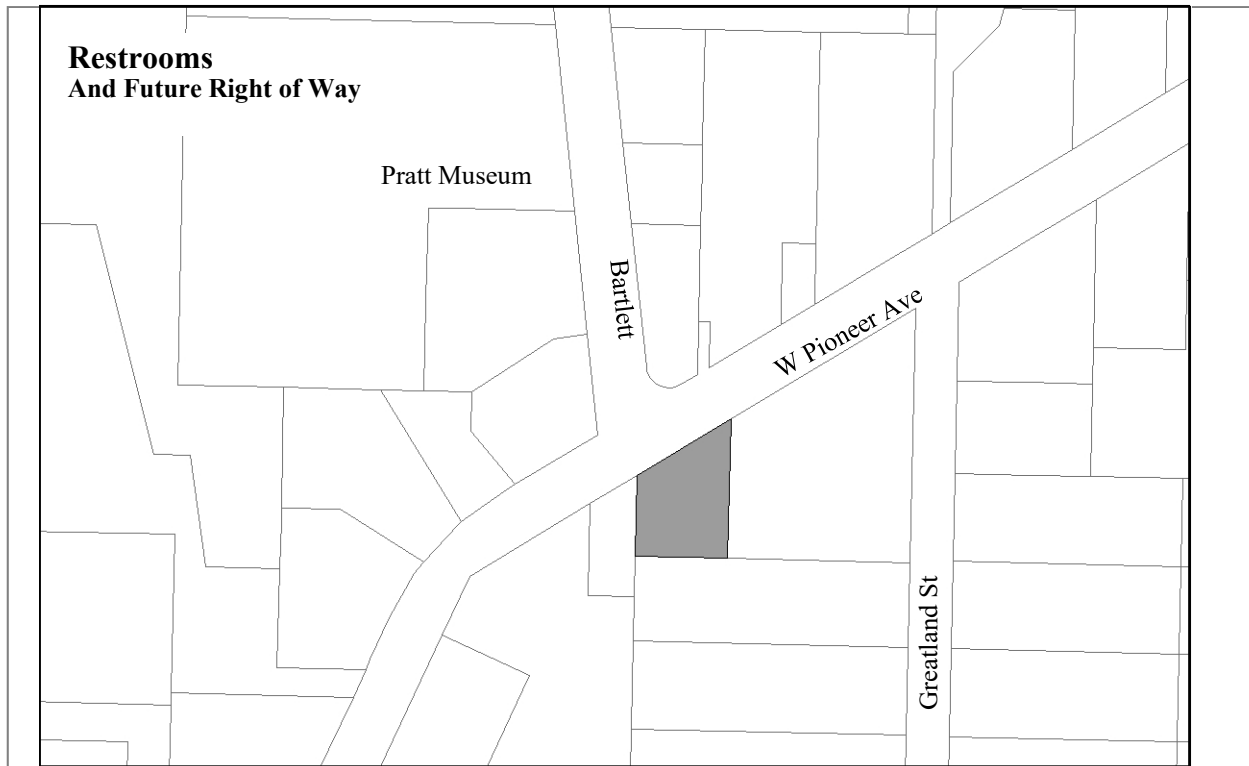
**Legal Description:** T6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD, T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD\*

**Zoning:** Central Business District      **Wetlands:** Possibly. Lots are steep.

**Infrastructure:** Paved Road and sidewalk

**Notes:** Lots are steep; they run from the Sterling Highway grade down the slope to the adjoining property. Lot dimensions are approximately 50'x30'.

**Finance Dept. Code:**



**Designated Use:** Restroom and Future right of way  
**Acquisition History:** Ordinance 2012-42

<b>Area:</b> 0.27 acres	<b>Parcel Number:</b> 17514301
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**2019 Assessed Value:** \$77,300

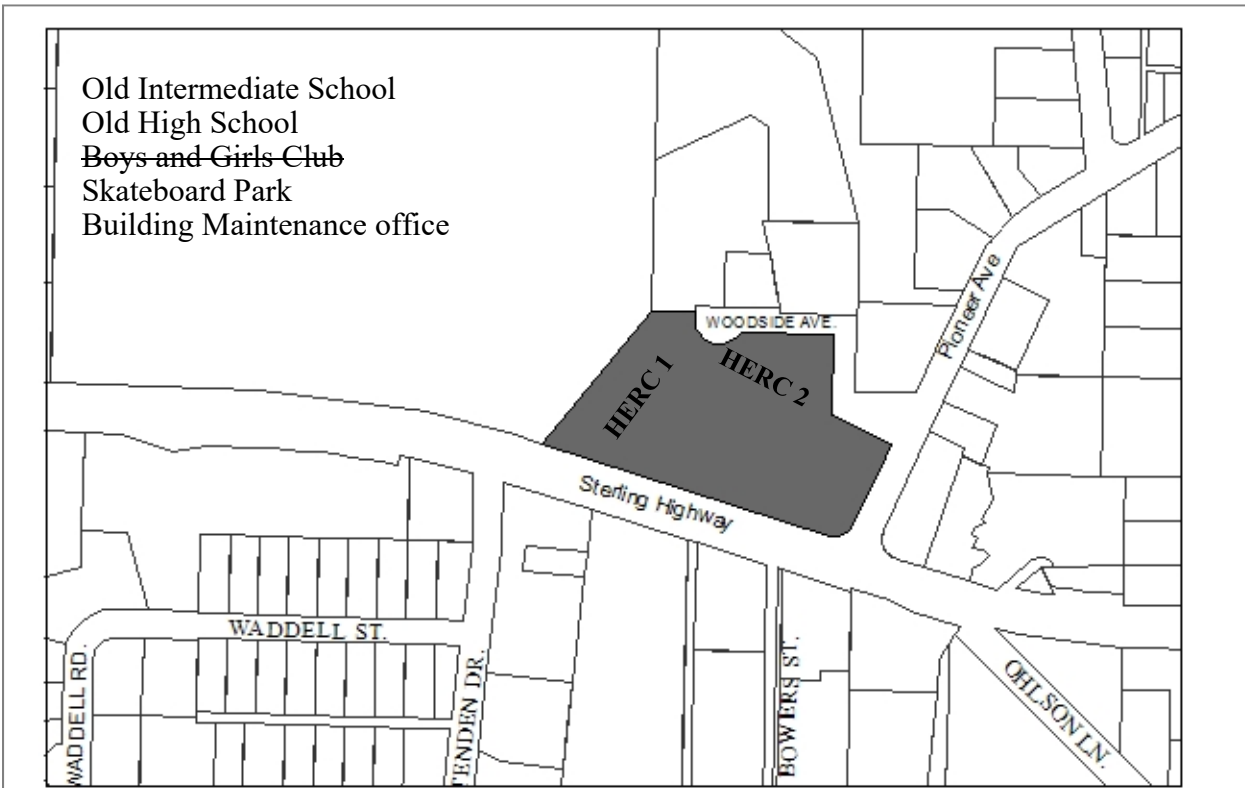
**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 000049 BUNNELLS SUB LOT 75

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Yes
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**Infrastructure:** Paved Road, water and sewer

**Notes:**  
 Public restroom constructed 2013-2014  
 Future road extension for Bartlett.

**Finance Dept. Code:**



**Designated Use:** City Facility and other city lands (Resolution 20-019)

**Acquisition History:** Given to the City by KPB. Old Middle School and HS. Reso 98-63

<b>Area:</b> 4.3 acres	<b>Parcel Number:</b> 17510070
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**2019 Assessed Value:** \$4,724,700 (Land \$724,700 Structure, built in 1956 25,000 sq ft \$4,000,000)

**Legal Description:** HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Creek on western edge
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**Infrastructure:** Paved access and parking. Water and Sewer.

**Notes:**

- Skateboard Park on premises.
- Deed restrictions removed by Kenai Peninsula Borough, fall 2014
- HERC 1 is the larger building
- HERC 2 is the smaller building that contains PW Maintenance

**Finance Dept. Code:** 170.0032 175.100.05



**Designated Use:** Storm Water Retention Area (Resolution 20-059)

**Area:** 0.32 acres

**Parcel Number:** 17510230  
935 Soundview Ave

**2020 Assessed Value:** \$0

**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 2 BLOCK 2

**Zoning:** Rural Residential

**Wetlands:** Yes; part of an ACOE permit

**Infrastructure:**

**Notes:** Parcel is part of the storm water infrastructure for the subdivision and is bound by an ACOE permit. Property is mostly used as a storm water retention area.

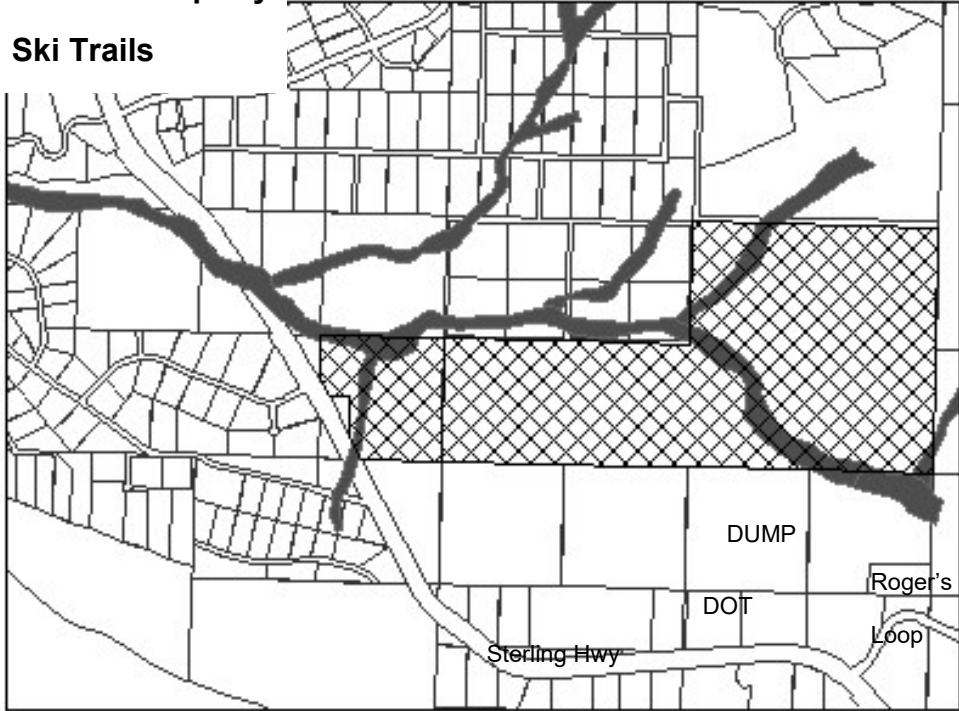
**Finance Dept.**

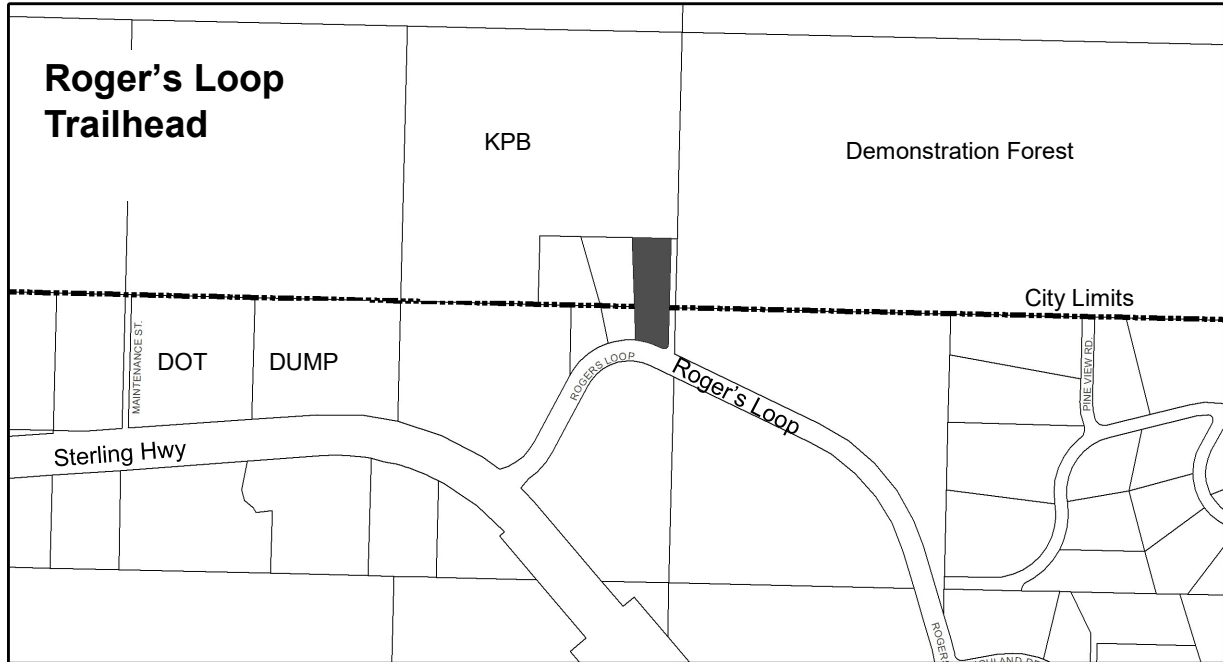




# **Section E**

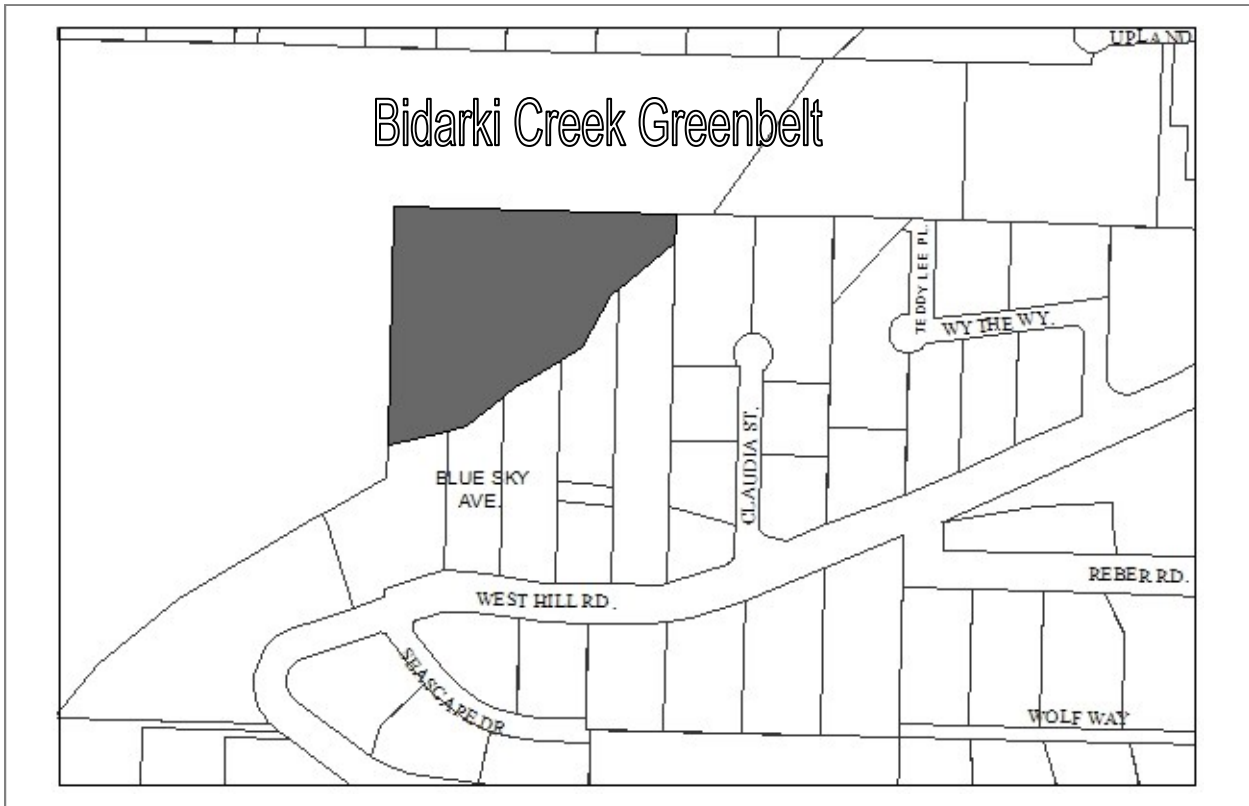
Parks + Beaches  
Cemeteries + Green Space

<p><b>Diamond Creek Property</b></p> <p><b>Ski Trails</b></p> 	
<p><b>Designated Use:</b> Public Purpose for park land  <b>Acquisition History:</b> Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership</p>	
<p><b>Area:</b> 273 acres (240 acres and 33 acres)</p>	<p><b>Parcel Number:</b> 17302201, 17303229</p>
<p><b>2019 Assessed Value:</b> \$241,900</p>	
<p><b>Legal Description:</b> HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and HM T06S R14W S10 SE1/4 &amp; S1/2 SW1/4.</p>	
<p><b>Zoning:</b> Not in city limits</p>	<p><b>Wetlands:</b> Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.</p>
<p><b>Infrastructure:</b> Limited legal and physical access. Western lot has Sterling Highway frontage.</p>	
<p><b>Notes:</b> Ski trails, managed by Kachemak Nordic Ski Club</p> <p>Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.</p> <p>Conservation Easement Resolution 2010-48, Recording# 2010-003220-0                  Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan                  The Plan was accepted by the State of Alaska Forest Legacy Program on 11/19/2014. Management and development of the property must follow the adopted and approved plan.</p>	
<p><b>Finance Dept. Code:</b></p>	



<b>Designated Use:</b> Roger's Loop Trailhead	
<b>Acquisition History:</b> Ordinance 14-51(A)	
<b>Area:</b> 2 acres	<b>Parcel Number:</b> 17316066, 1736067
<b>2019 Assessed Value:</b> \$45,600	
<b>Legal Description:</b> T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1	
<b>Zoning:</b> Rural Residential. Lot is split by city limits	<b>Wetlands:</b> none
<b>Infrastructure:</b> Paved road access	
<b>Notes:</b> Purchased in 2016 with HART Trail funds (\$63,465.85). Future trailhead to city owned Diamond Creek lands	
<b>Finance Dept. Code:</b>	

<p><b>Designated Use:</b> Hickerson Memorial Cemetery  <b>Acquisition History:</b> Deed American Legion Gen Buckner Post 16 4/23/70. Ordinance 10-30</p>	
<p><b>Area:</b> 6.91 acres</p>	<p><b>Parcel Number:</b> 17321011, 13, 14, 15</p>
<p><b>2019 Assessed Value:</b> \$217,800</p>	
<p><b>Legal Description:</b> HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B &amp; 11-C</p>	
<p><b>Zoning:</b> Not within city limits</p>	<p><b>Wetlands:</b> N/A</p>
<p><b>Infrastructure:</b> paved access</p>	
<p><b>Notes:</b> Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30. 2017: Phase 1 cemetery expansion completed.</p>	
<p><b>Finance Dept. Code:</b></p>	



**Designated Use:** Public Purpose. Retain as undeveloped Greenbelt and to protect drainage.  
**Acquisition History:** KPB Ordinance 83-01

**Area:** 6.57 acres

**Parcel Number:** 17503025

**2019 Assessed Value:** \$6,700

**Legal Description:** HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB

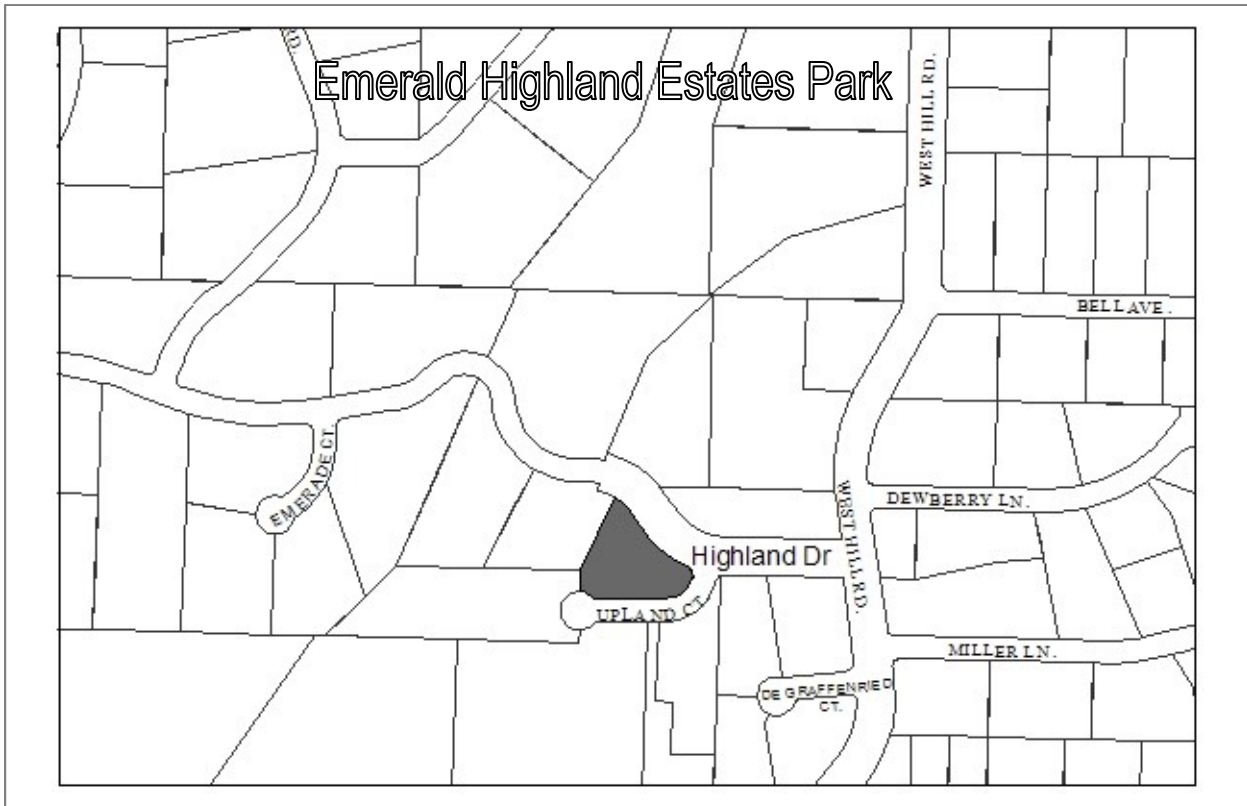
**Zoning:** Rural Residential

**Wetlands:** Bidarki Creek runs through the lot

**Infrastructure:** No access, no utilities

**Notes:** Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.

**Finance Dept. Code:**



**Designated Use:** Public Use/Emerald Highland Estates Park  
**Acquisition History:** Gangle Deed, 12/1989

**Area:** 1.04 acres

**Parcel Number:** 17502056

**2019 Assessed Value:** \$36,100

**Legal Description:** HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3

**Zoning:** Rural Residential

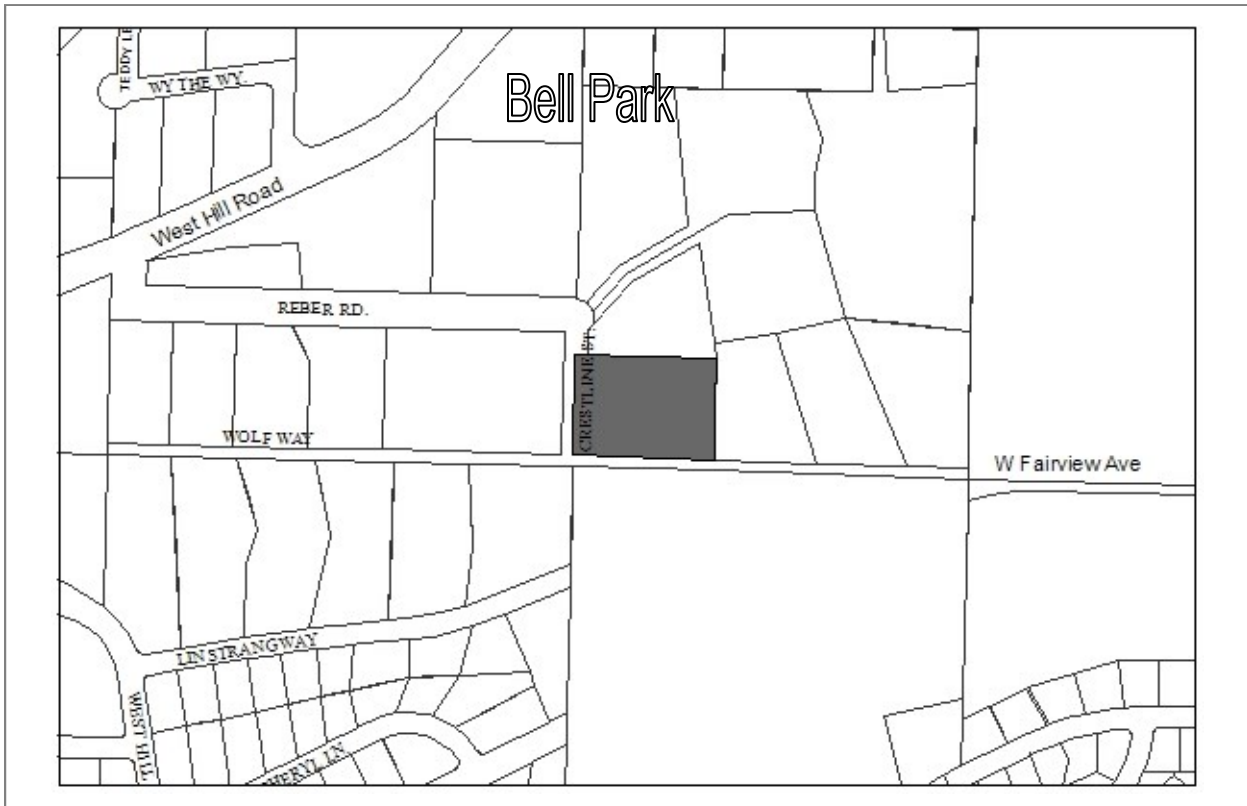
**Wetlands:** The whole lot is potential wetlands. Creek present long western property line.

**Infrastructure:** Gravel road access

**Notes:** This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.

**History:**  
 Resolution 2004-24A, Land Allocation Plan  
 Resolution 2007-03 Emerald Park Master Plan

**Finance Dept. Code:**



**Designated Use:** W.R.Bell Public Park.  
**Acquisition History:** Gifted by Daughter, Dene and Husband Edward Reber 8/20/1970

<b>Area:</b> 2.75 acres	<b>Parcel Number:</b> 17524006
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**2019 Assessed Value:** \$90,200

**Legal Description:** HM0700402 T06S R13W S18 TRACT E W R BELL SUB

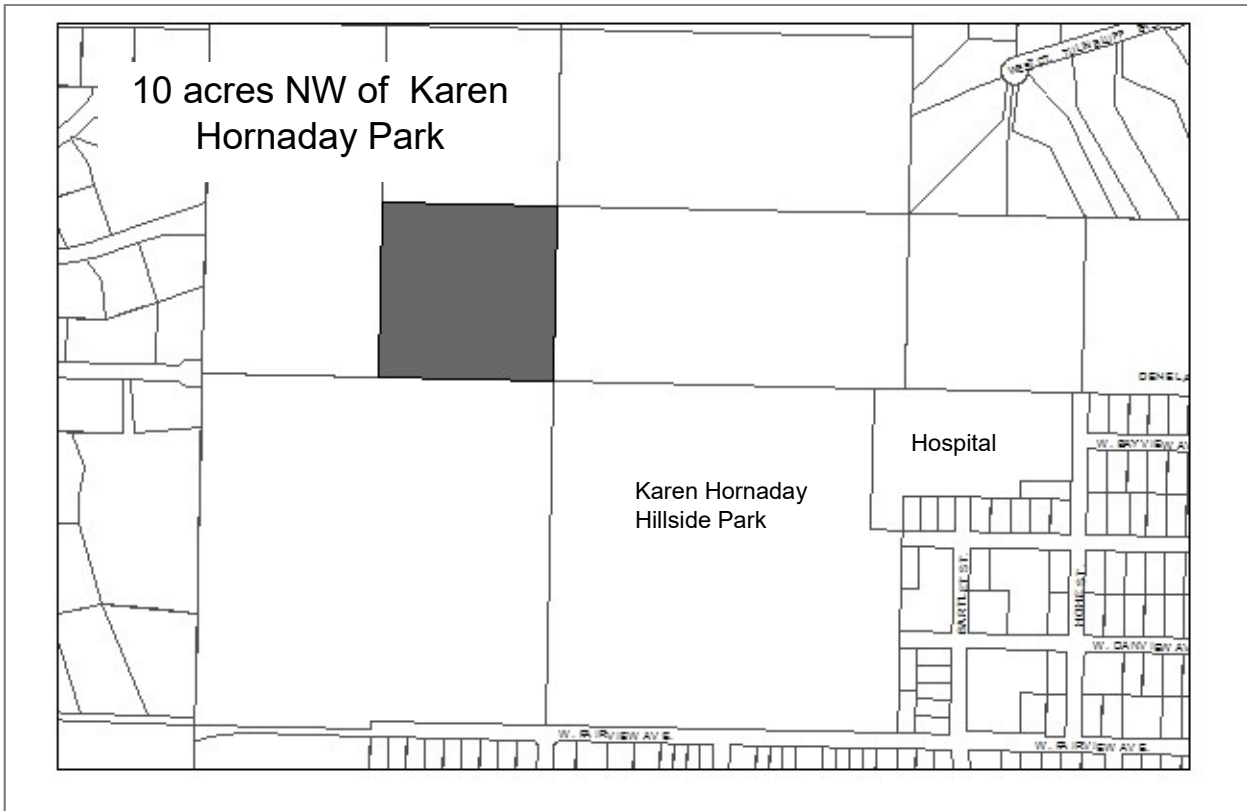
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Drainages on lot.
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**Infrastructure:** Gravel road access. Rough trails across property.

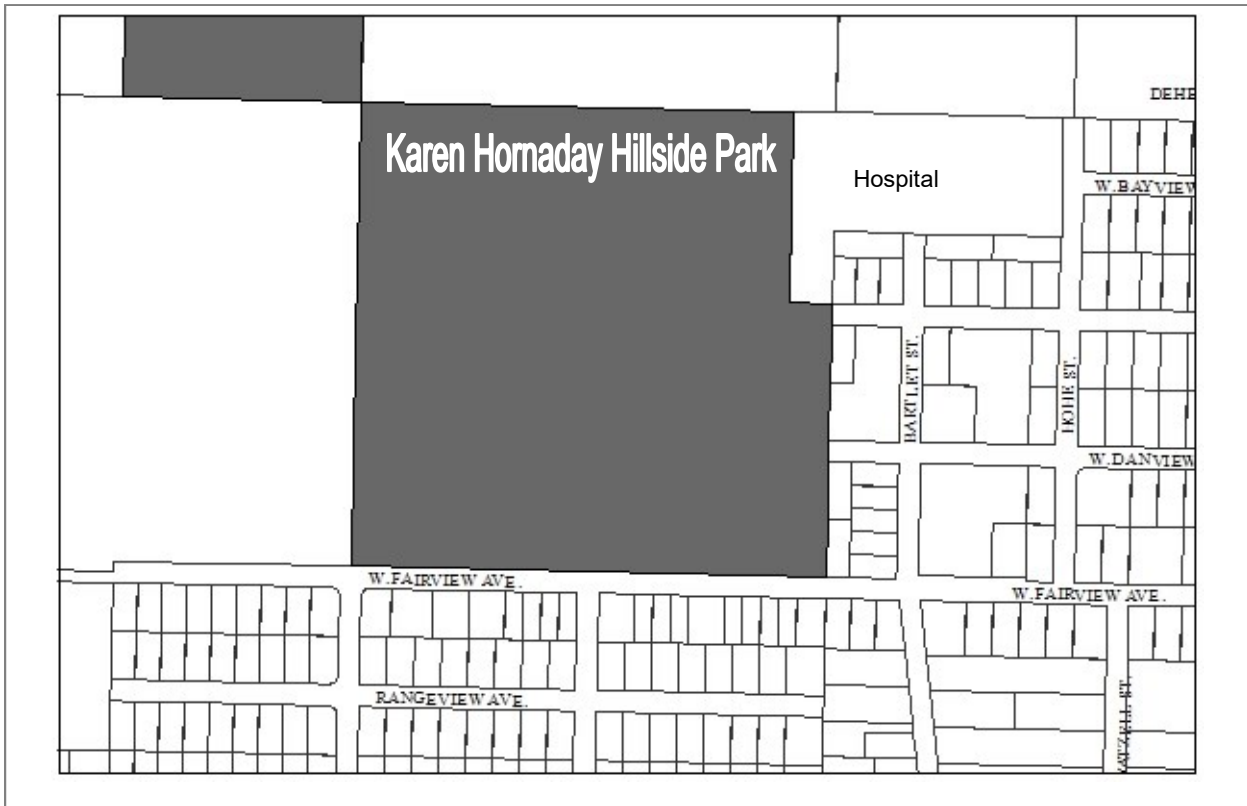
**Notes:**  
 Book 57 Page 177 Serial #70-564 Homer City Council meeting of August 24, 1970.  
 Park contains the gravesite of W.R. Bell.  
 It can be expected that the land to the south will be come a housing development. Some homes will be accessed from W Fairview Ave.  
 2009: Completion of Reber Trail, with HART funds and a state trails grant.

**Finance Dept. Code:**

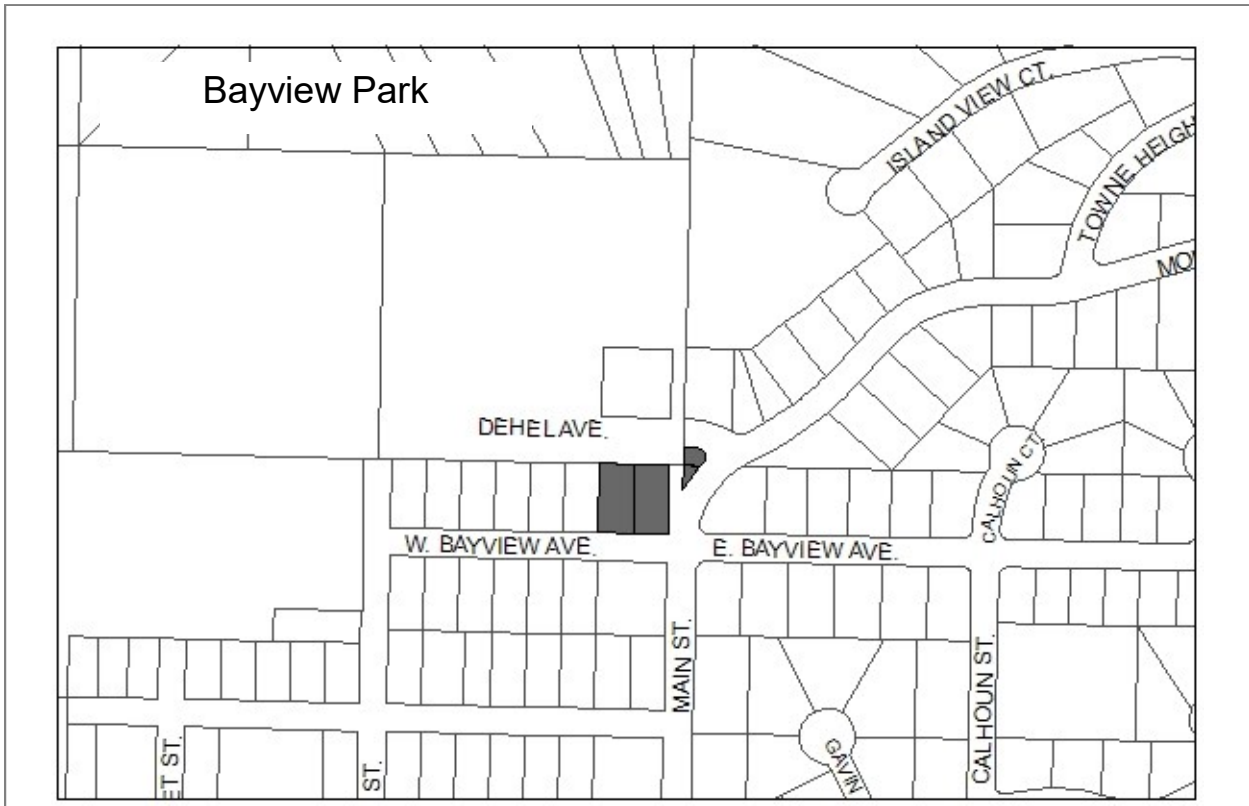




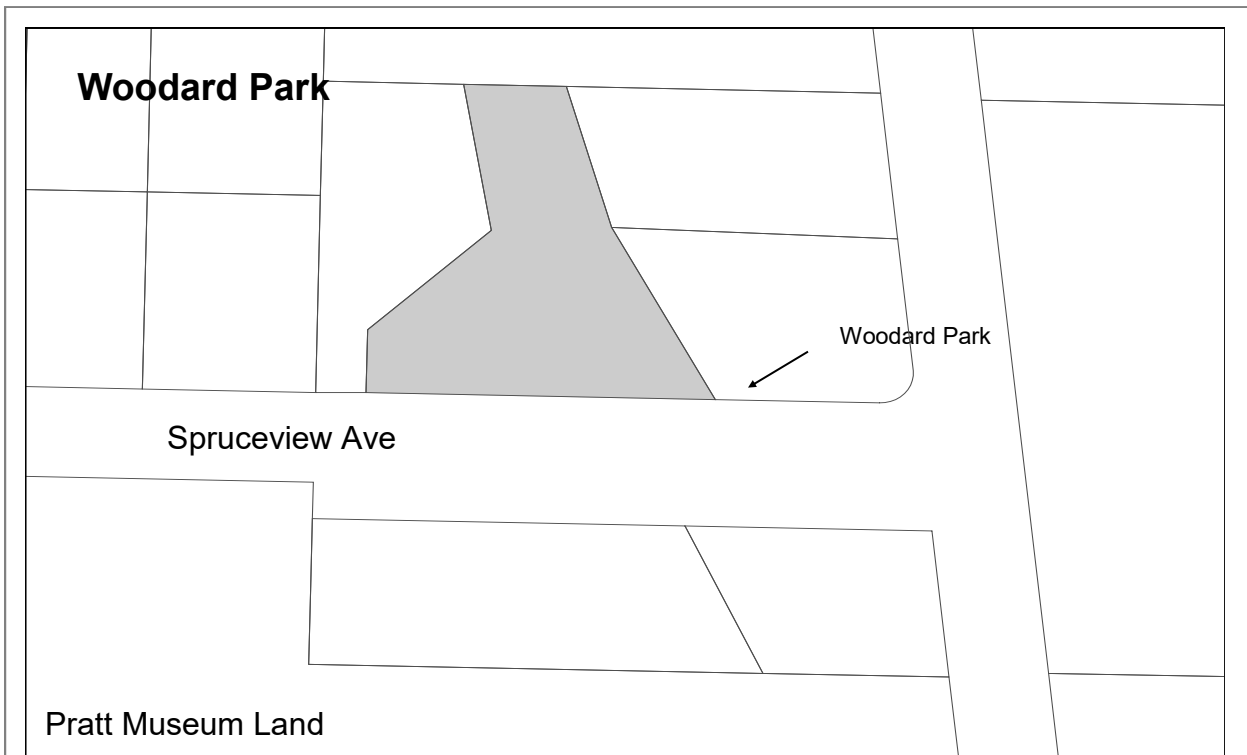
<b>Designated Use:</b> Retain for a future park Resolution 2011-37(A)	
<b>Acquisition History:</b>	
<b>Area:</b> 10 acres	<b>Parcel Number:</b> 17504003
<b>2019 Assessed Value:</b> \$80,700*	
<b>Legal Description:</b> T6S R13W Sec 18 SE1/4 NE1/4 SW1/4	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Drainages and wetlands may be present
<b>Infrastructure:</b> None. No access.	
<b>Notes:</b> *2007—Land could not be appraised by private appraisal due to lack of legal access.	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Public Recreational Purpose/Karen Hornaday Hillside Park	
<b>Acquisition History:</b> Homer Fair Association, Deed 8/1966 with covenants	
<b>Area:</b> 38.5 acres	<b>Parcel Number:</b> 17504023
<b>2019 Assessed Value:</b> \$3,802,400 (Land \$3,651,800 Structure \$150,600)	
<b>Legal Description:</b> HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Adn	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> Some drainages
<b>Infrastructure:</b> Water, sewer and road access	
<p><b>Notes:</b> The park has been part of two Land and Water Conservation Fund grants: 1980, #02-00270, and 2011/12, #02-00408. Land to remain parkland in perpetuity.</p> <p>Campground, ball fields, day use picnic and playground area.</p> <p>Resolution 09-59(A) adopted the park master plan.</p>	
<b>Finance Dept. Code:</b> 175.0003 (driveway, parking), 175.0007 (campground)	



<b>Designated Use:</b> Public Purpose/Bayview Park/Water tank access	
<b>Acquisition History:</b> Large lots: Klemetsen Warranty Deed 5/8/67. Water tank access and part of Bayview Park.	
<b>Area:</b> 0.58 acres total	<b>Parcel Number:</b> 175051 07, 08 17726038, 17727049
<b>2019 Assessed Value:</b> \$105,400 total	
<b>Legal Description:</b> 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2 17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1 17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE 17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK	
<b>Zoning:</b> Urban Residential	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved road access, water, sewer	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



**Designated Use:** ROW and Woodard Park  
**Acquisition History:** ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53

<b>Area:</b> ROW 0.85 acres Woodard Park: .025 acres	<b>Parcel Number:</b> 17513329 17513328
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**2020 Assessed Value:** not yet assessed

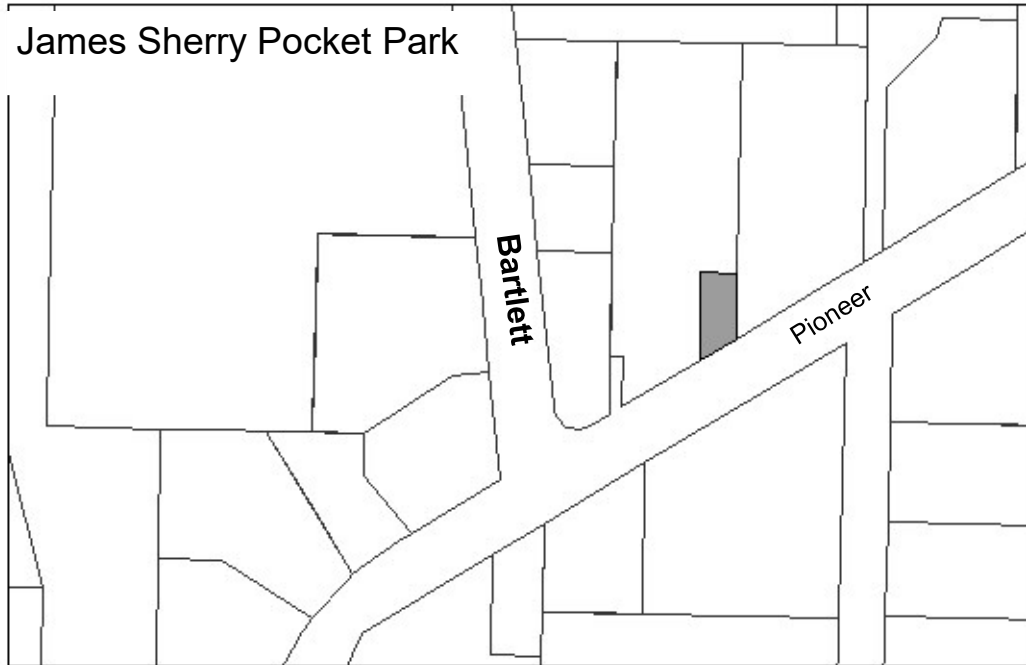
**Legal Description:** LEGAL T 06S R 13W SEC 19 SEWARD MERIDIAN HM 2020010 BUNNELL'S SUBD NO 17 2018 REPLAT TRACT A

<b>Zoning:</b> Residential Office	<b>Wetlands:</b> Woodard Creek and wetlands present
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**Infrastructure:** Paved access on Bartlett. Woodard Creek flows through much of the property.

**Notes:**

**Finance Dept. Code:** ROW: 500.0051 Park:



**Designated Use:** Retain for use as public park or parking  
**Acquisition History:** Ord 83-01 (KPB)

**Area:** 0.06 acres or 2,766 sq ft

**Parcel Number:** 17514235

**2019 Assessed Value:** \$26,000

**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1

**Zoning:** Central Business District

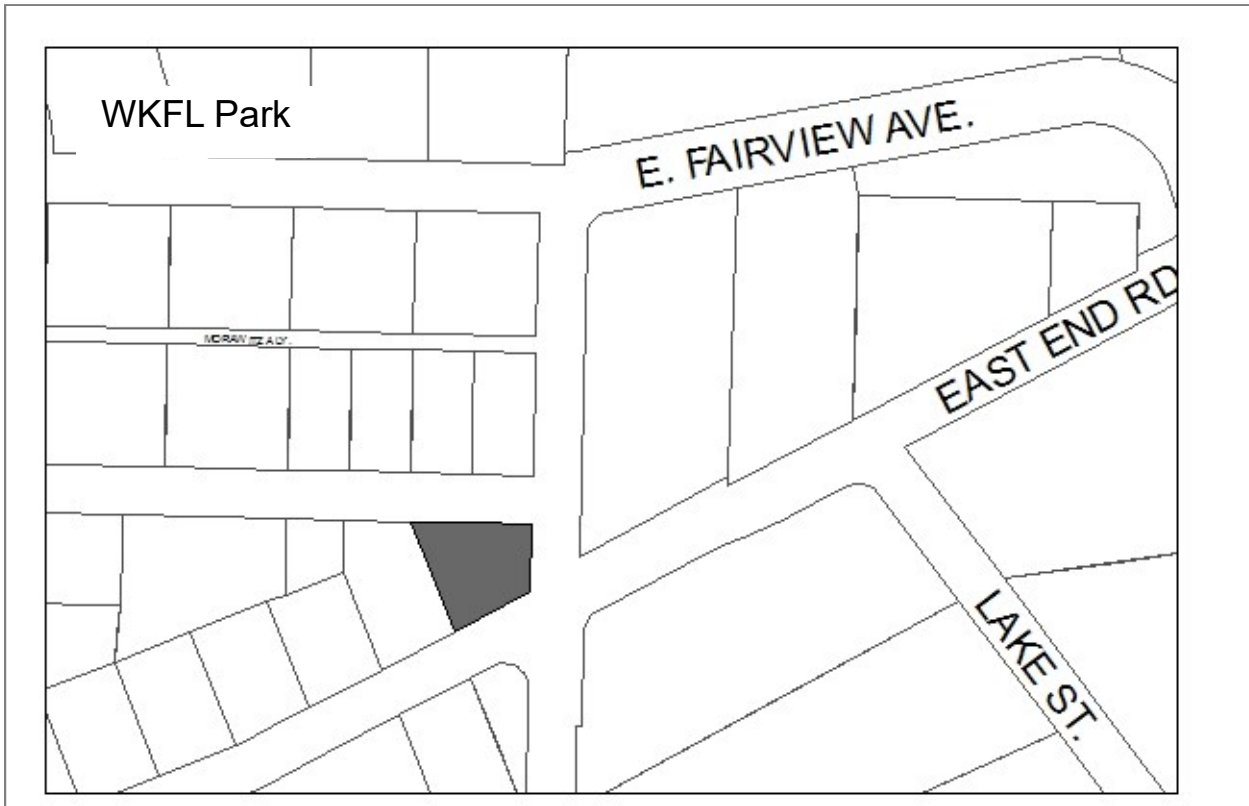
**Wetlands:** Ditch across property

**Infrastructure:** Water and Sewer, paved sidewalk

**Notes:**

HEA/phone company utility infrastructure on lot—big green boxes.

**Finance Dept. Code:**



**Designated Use:** WKFL Park  
**Acquisition History:** Asaiah Bates Deed 3/88

<b>Area:</b> 0.31 acres	<b>Parcel Number:</b> 17720204
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**2019 Assessed Value:** \$169,300

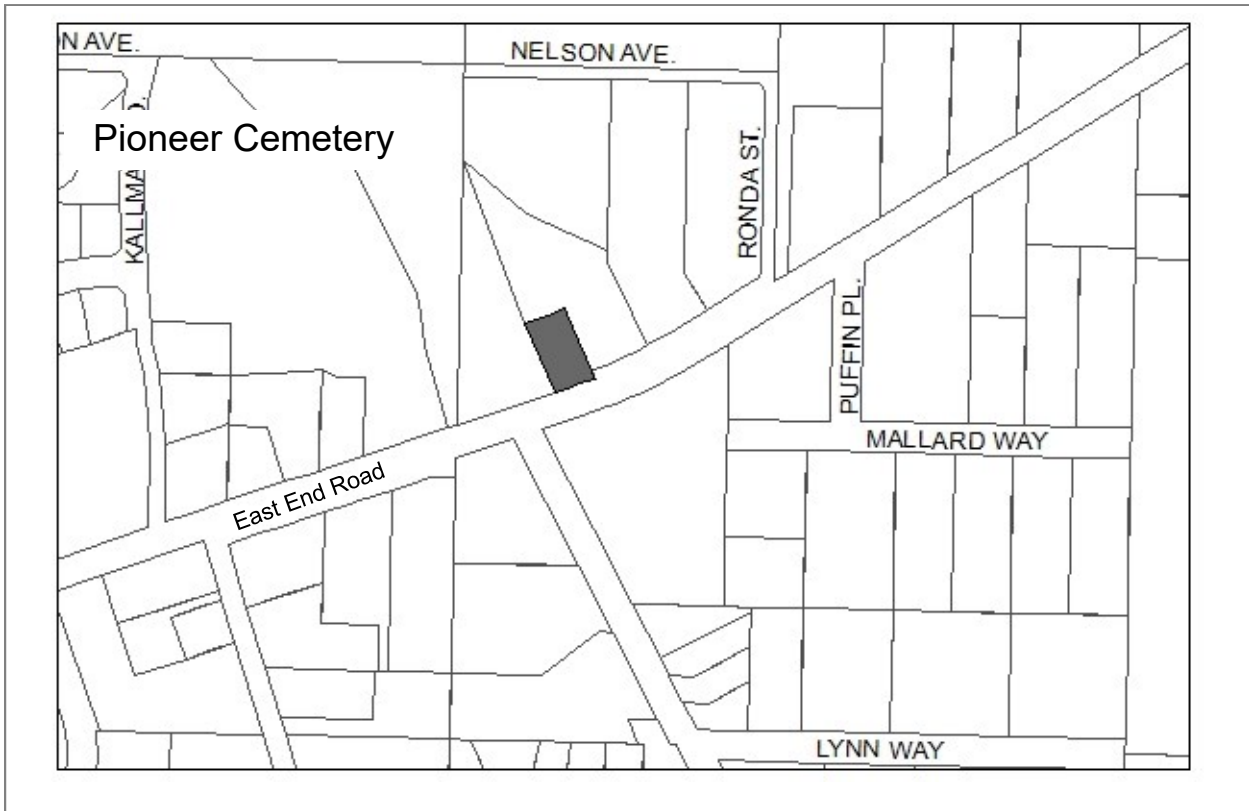
**Legal Description:** Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
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**Infrastructure:** Water, paved road, electricity

Public restroom constructed in 2013.

**Finance Dept. Code:**



**Designated Use:** Pioneer Cemetery  
**Acquisition History:** Quitclaim Deed Nelson 4/27/66

<b>Area:</b> 0.28 acres	<b>Parcel Number:</b> 17903007
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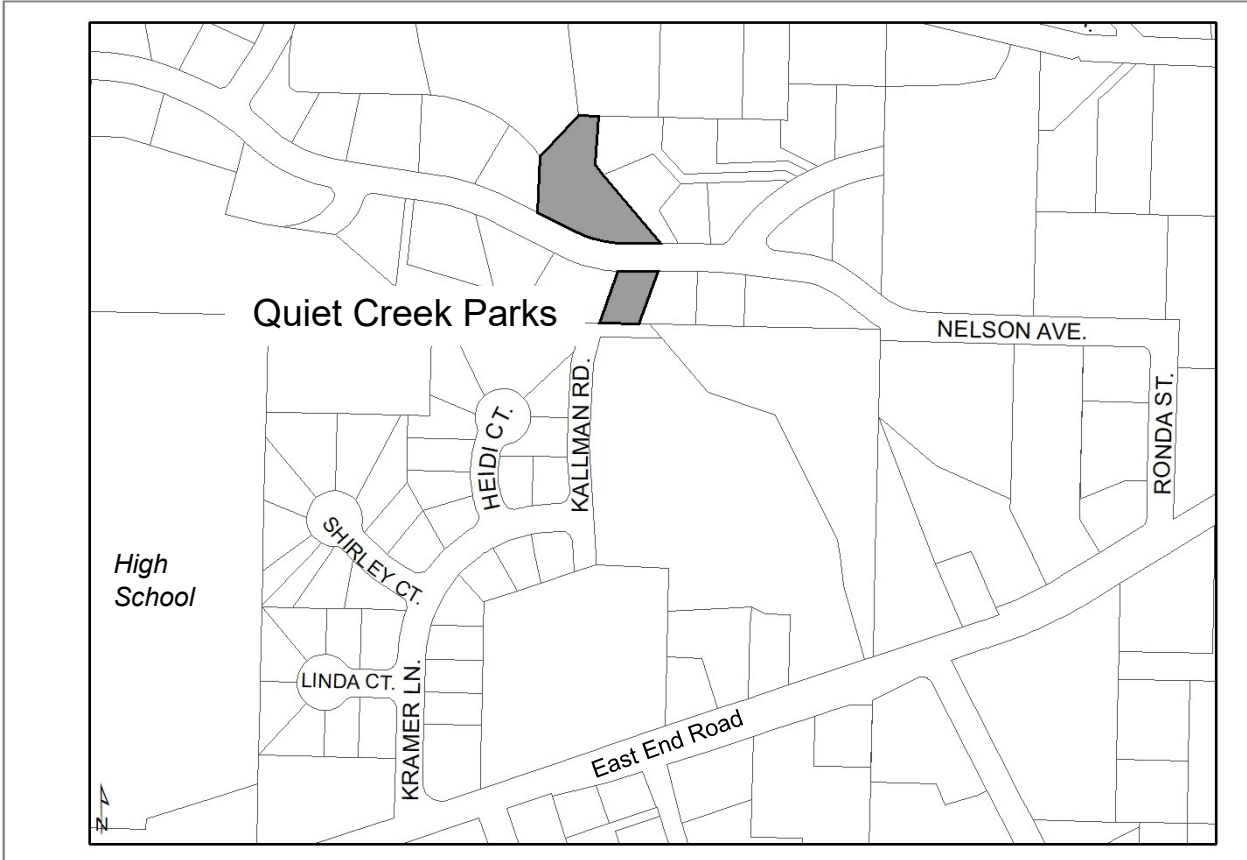
**2019 Assessed Value:** \$21,200

**Legal Description:** James Waddell Survey of Tract 4 Lot 4A

<b>Zoning:</b> Residential Office	<b>Wetlands:</b> N/A
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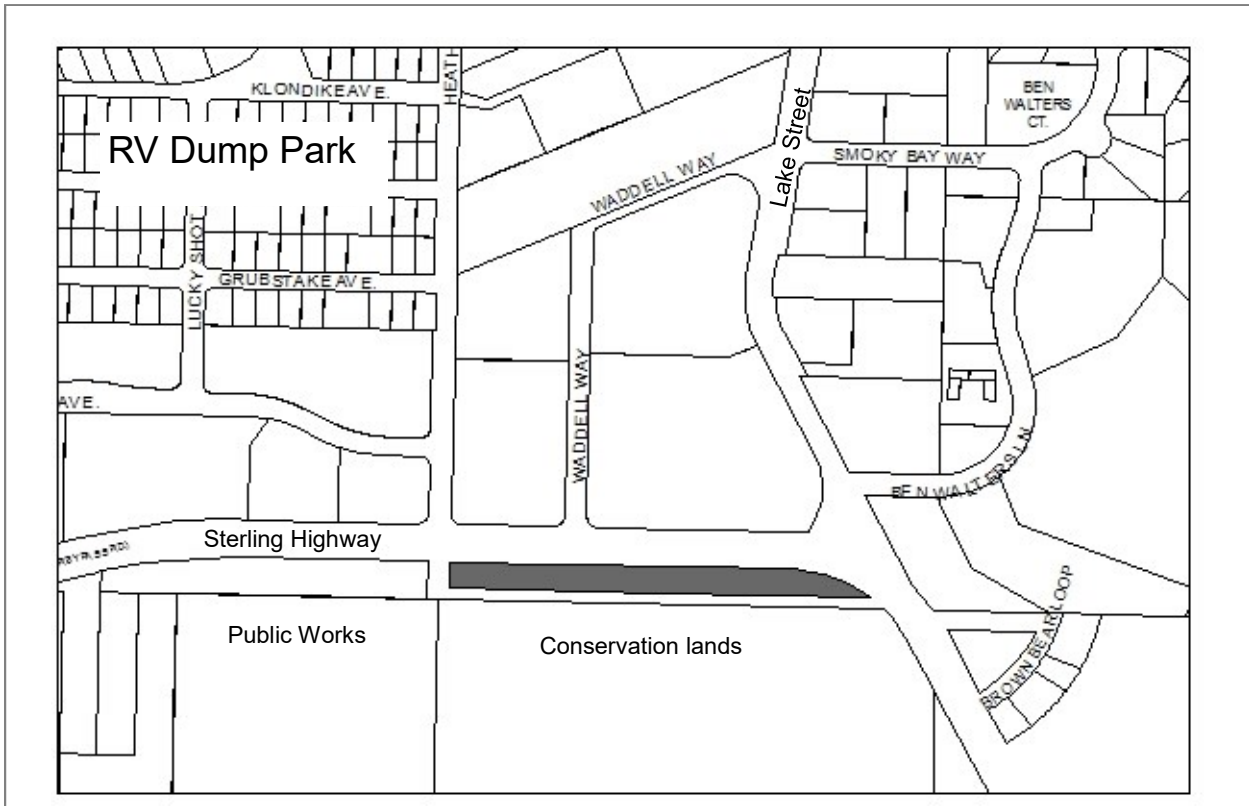
**Infrastructure:** Paved Road

**Finance Dept. Code:**

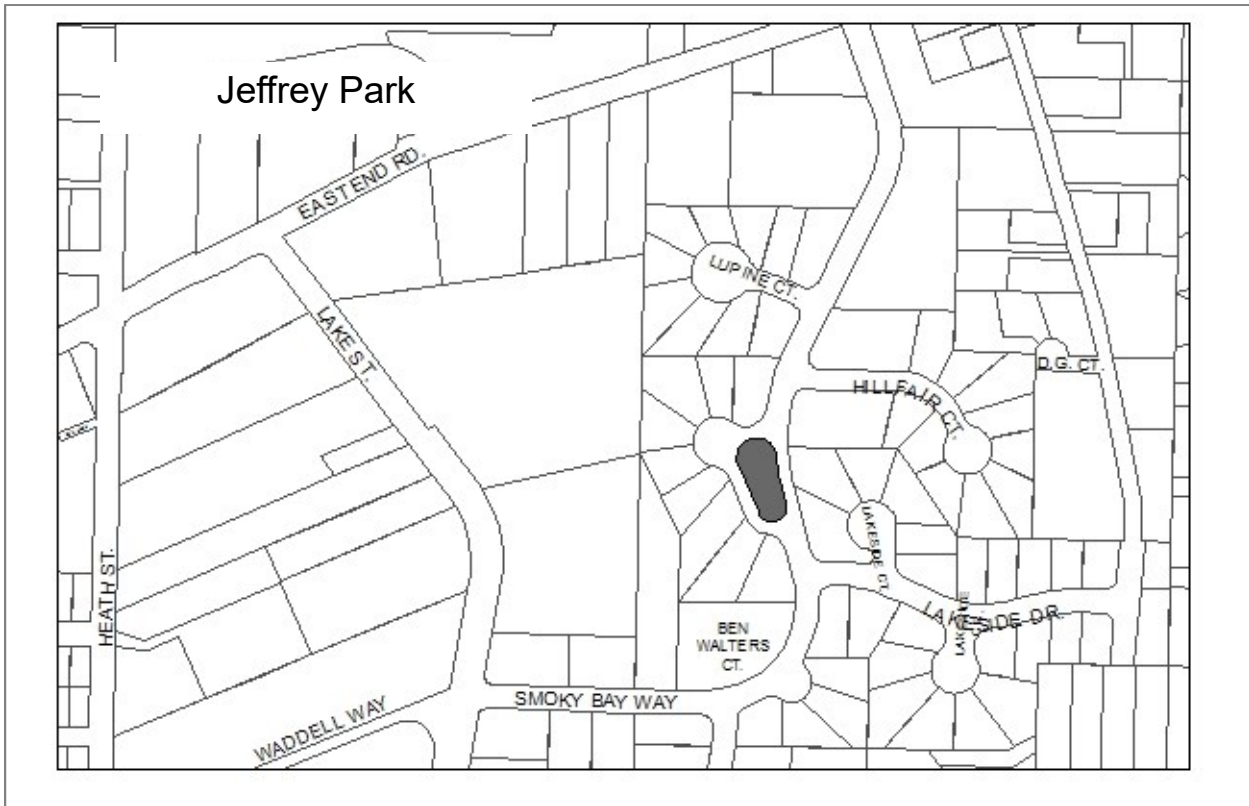


<b>Designated Use:</b> Parks (Resolution 20-019)	
<b>Acquisition History:</b> Barnett's South Slope Subdivision Quiet Creek Park Unit 1	
<b>Area:</b> 0.86 acres and 0.21 acres	<b>Parcel Number:</b> 17702112, 17702125
<b>2019 Assessed Value:</b> \$45,600 and \$31,600	
<b>Legal Description:</b> T 06S R 13W SEC 17 SEWARD MERIDIAN HM 2018040 BARNETT'S SOUTH SLOPE SUB QUIET CREEK PARK UNIT 2 TRACT C and TRACT D	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> A creek runs through both lots
<b>Infrastructure:</b> Paved Road, water, sewer, natural gas	
<p>Tract C is a large wooded ravine with a creek, and tract D is a smaller steep lot with a creek. The Parks Art Recreation and staff will present a park plan to Council in 2021, as two other properties will also be donated as parks to the City via the platting process in the near future.</p>	
<b>Finance Dept. Code:</b>	

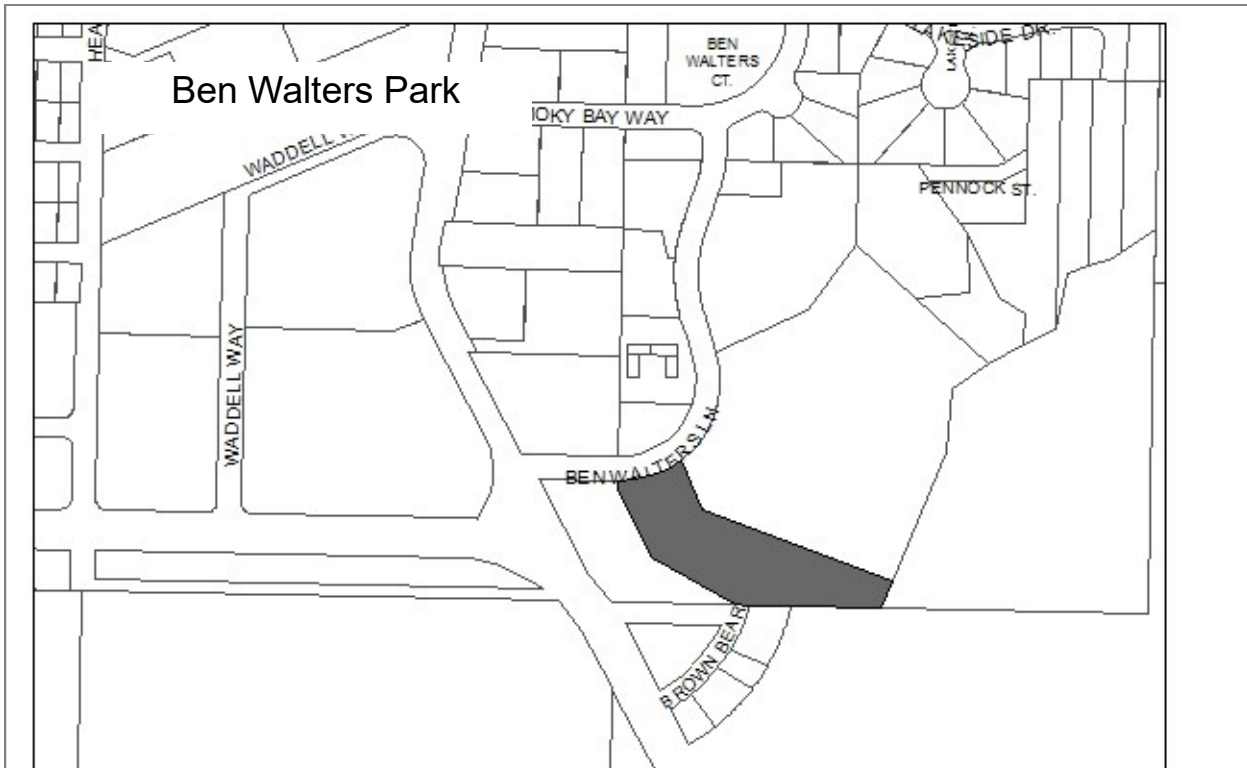




<b>Designated Use:</b> RV Water/Dump station	
<b>Acquisition History:</b> Deed states "Waddell Park Tract"	
<b>Area:</b> 1.73 acres	<b>Parcel Number:</b> 17712014
<b>2019 Assessed Value:</b> \$208,200	
<b>Legal Description:</b> Waddell Subdivision, portion S of Homer Bypass Road	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b>
<b>Infrastructure:</b> Water, Sewer, gravel/paved access	
<b>Notes:</b> Part of Land and Water Conservation Project #02-00263.4, signed January 1983. Land to remain in park status in perpetuity.	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Public Purpose/Greenbelt/Jeffrey Park	
<b>Acquisition History:</b> Ordinance 83-27 (KPB)	
<b>Area:</b> 0.38 acres	<b>Parcel Number:</b> 17730251
<b>2019 Assessed Value:</b> \$43,700	
<b>Legal Description:</b> Lakeside Village Amended Jeffrey Park	
<b>Zoning:</b> Urban Residential	<b>Wetlands:</b>
<b>Infrastructure:</b> Paved Road, water, sewer	
<b>Notes:</b> Neighborhood park. Grass and new swing sets installed in 2005. Fill brought in to the park to raise the ground level and deal with drainage issues in 2007.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Ben Walters Park. Public park or greenbelt per deed.  
**Acquisition History:** Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.

<b>Area:</b> 2.48 acres	<b>Parcel Number:</b> 17712022
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**2019 Assessed Value:** \$333,700 (Land \$286,900, Structure \$46,800)

**Legal Description:** Lakeside Village Park Addition Replat Lot 1A-2

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> 3664 Ben Walters Lane
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**Infrastructure:** Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.

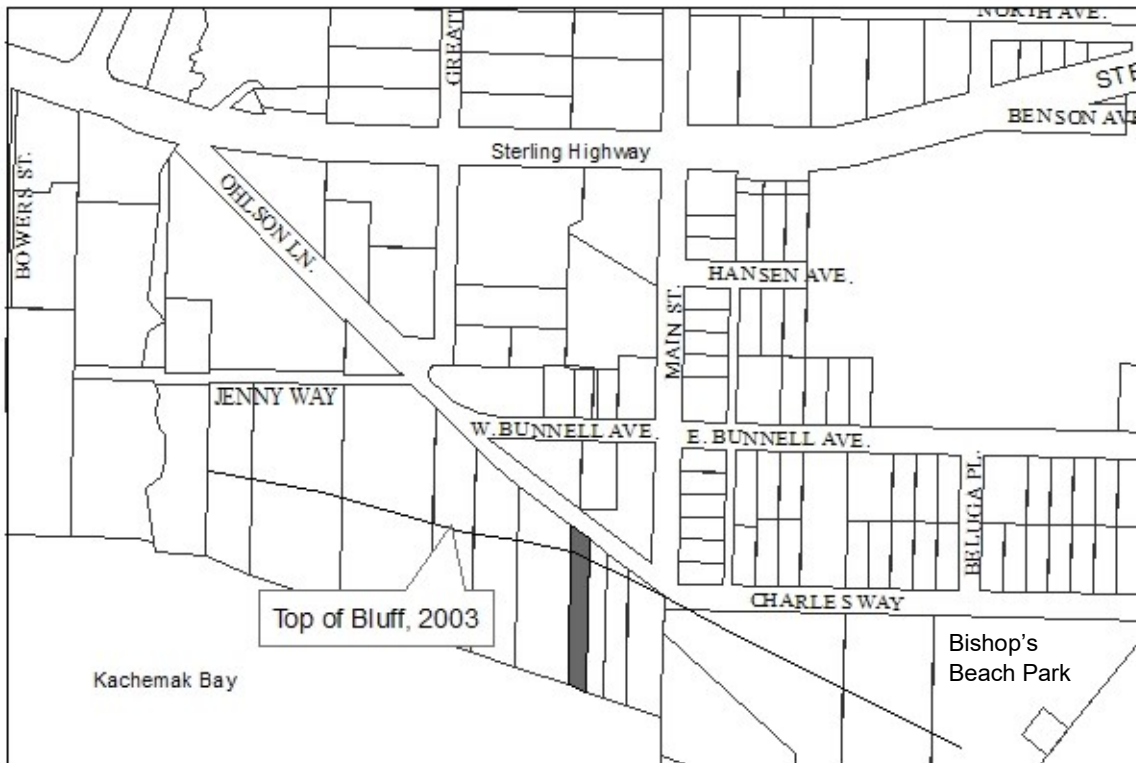
Notes: In May 1982, a project agreement was executed for a Land and Water Conservation Fund project to develop the park. Project #02-00305. Land to remain park in perpetuity.

New swing set installed, 2008. New dock installed in 2009. Brushing and drainage work 2018. New playground equipment scheduled installed 2019.

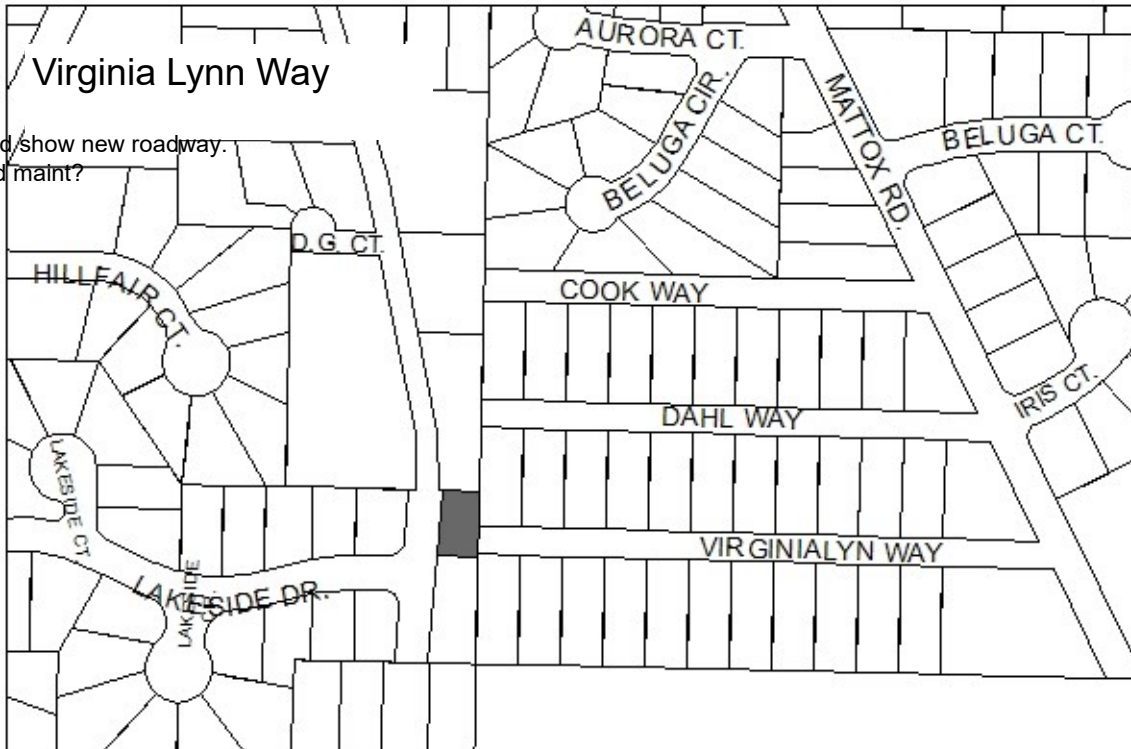
**Finance Dept. Code:**



<b>Designated Use:</b> Bishop's Beach Park	
<b>Acquisition History:</b> McKinley Warrant Deed 1/9/1984	
<b>Area:</b> 3.46 acres	<b>Parcel Number:</b> 17714010
<b>2019 Assessed Value:</b> \$527,300 (Land \$382,100, Structures/Boardwalk \$145,200)	
<b>Legal Description:</b> HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands (along boardwalk). Flood hazard area.
<b>Infrastructure:</b> Paved road access. No water or sewer. City maintained outhouses.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> City Park	
<b>Acquisition History:</b> Donated by Herrick, Resolution 90-7	
<b>Area:</b> 0.32 acres	<b>Parcel Number:</b> 17520009
<b>2019 Assessed Value:</b> \$1,700	
<b>Legal Description:</b> HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> None. Bluff property.
<b>Infrastructure:</b> Gravel Road access, no water or sewer	
<b>Notes:</b> Resolution 15-030(A), Designate as park	
<b>Finance Dept. Code:</b> 392.0008	



Revise notes and show new roadway.  
 Adopted for road maint?

**Designated Use:** Public use easement for Virginia Lynn Way, public park  
**Acquisition History:** Quit Claim Deed from NBA 1/4/83

**Area:** 0.21 acres

**Parcel Number:** 17730239

**2019 Assessed Value:** \$34,000

**Legal Description:** T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4

**Zoning:** Urban Residential

**Wetlands:** possibly on a small portion

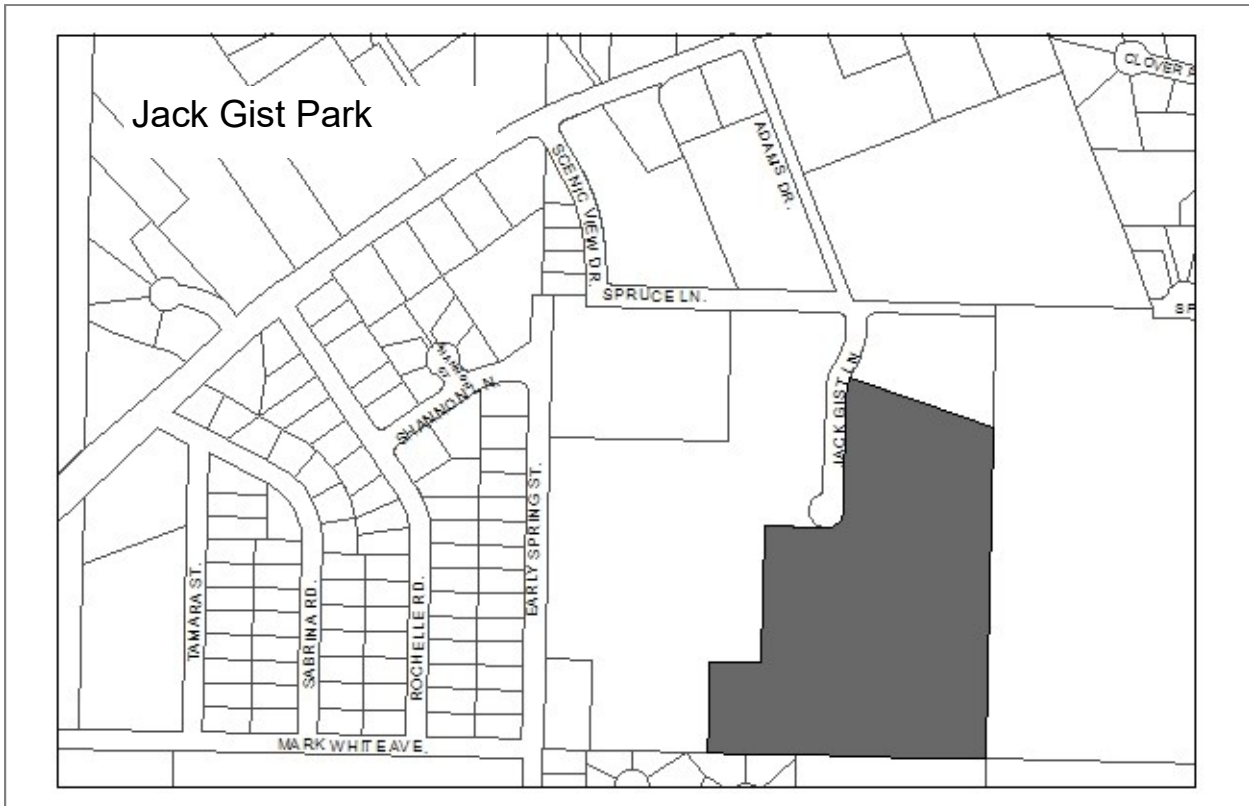
**Infrastructure:** Road access

**Notes:** This lot has a public use easement granted by the plat. This lot will likely be needed in the future to connect Virginia Lynn Way, because the adjacent lots are not wetlands and are developable. Access to Mattox Road is not know at this time; the ground drops and becomes very swampy.

Resolution 09-33: Dedicate road access for Virginia Lynn Way, across Lot 2 Block 4 Lakeside Village Subdivision Amended. Hold the remainder of the lot for use as a public neighborhood park. In 2009 the City retained a surveyor to work on this issue. 2010: professional opinion was given that no right of way dedication is required, however, a legal opinion may be sought to determine city liability outside a dedicated right of way, Spruceview Ave is a similar situation: a roadway is constructed across a parcel, not within a right of way.

2020: Road construction across the parcel is complete. New homes are under construction to the east.

**Finance Dept. Code:**



**Designated Use:** Jack Gist Ball Park  
**Acquisition History:** Warranty Deed Moss 8/27/98

**Area:** 14.6 acres      **Parcel Number:** 17901023

**2019 Assessed Value:** \$148,500

**Legal Description:** HM0990063 T06S R13W S15 JACK GIST SUB LOT 2

**Zoning:** Rural Residential      **Wetlands:** May be present. Site is mostly fill and old dump.

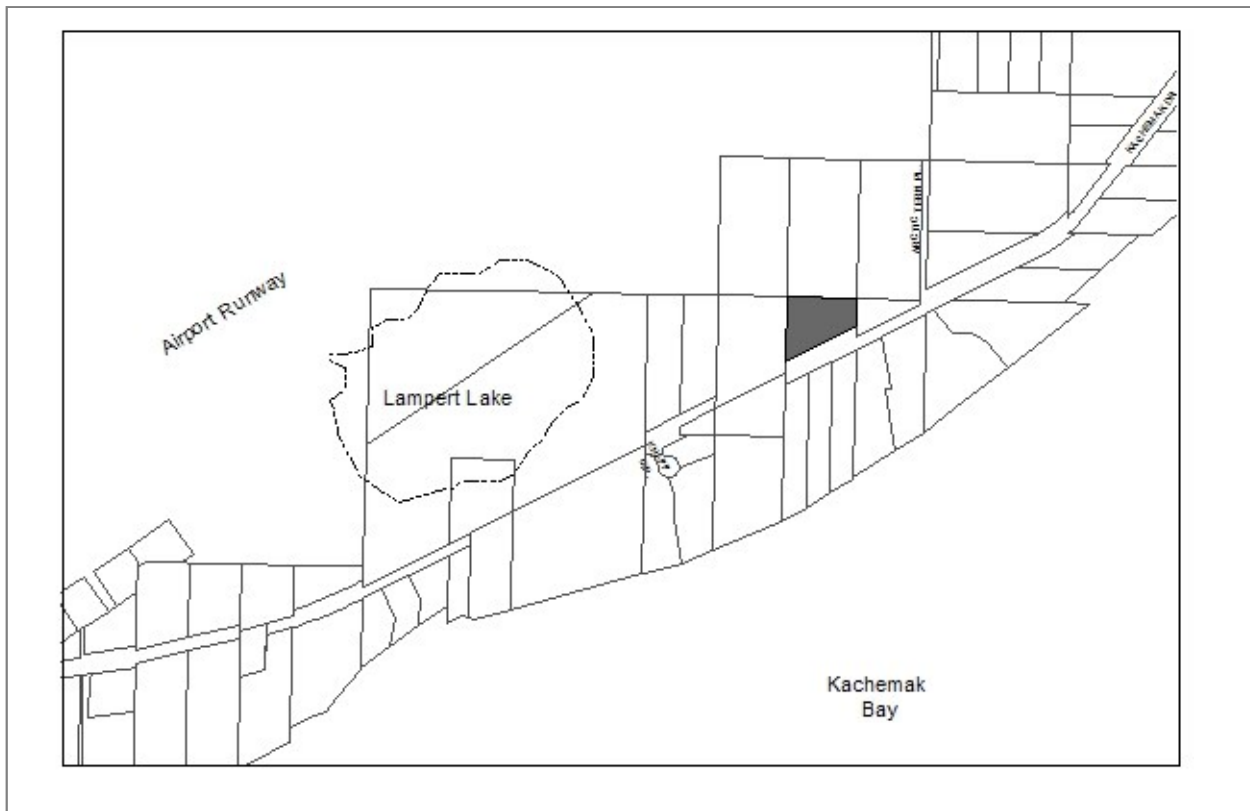
**Infrastructure:** Gravel road access.

**Notes:** Old dump site. Land and Water Conservation Fund Grant Project #02-00369 for construction of 3 ball fields and parking area. Land to remain parkland in perpetuity.

No water or sewer to service the new ball fields. Parking lot constructed in 2006. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.

2020: Adjacent property to the west may be developed into a subdivision, providing water, sewer, power and additional road access to the park in the next 2-4 years.

**Finance Dept. Code:**



**Designated Use:** Future Kachemak Drive Trail and rest area Resolution 2011-37(A)  
**Acquisition History:** Ord 96-16(A) (KPB)

<b>Area:</b> 1.65 acres	<b>Parcel Number:</b> 17936020
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**2019 Assessed Value:** \$55,100

**Legal Description:** Scenic Bay Lot 4

<b>Zoning:</b> General Commercial 2	<b>Wetlands:</b> 100% Wetlands
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**Infrastructure:** Paved Road, city water and sewer

**Notes:** Part of Kachemak Drive Phase 3 water and sewer SAD

**Finance Dept. Code:**





**Designated Use:** Resolution 15-030(A): Sell  
**Acquisition History:** Lot 1: Ordinance 97-06(S) KPB

<b>Area:</b> Harry Feyer Subdivision Lot 1: 0.39 acres	<b>Parcel Number:</b> 17911005
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**2019 Assessed Value:** \$16,000 (lot 1)

**Legal Description:** Harry Feyer Subdivision Lot 1

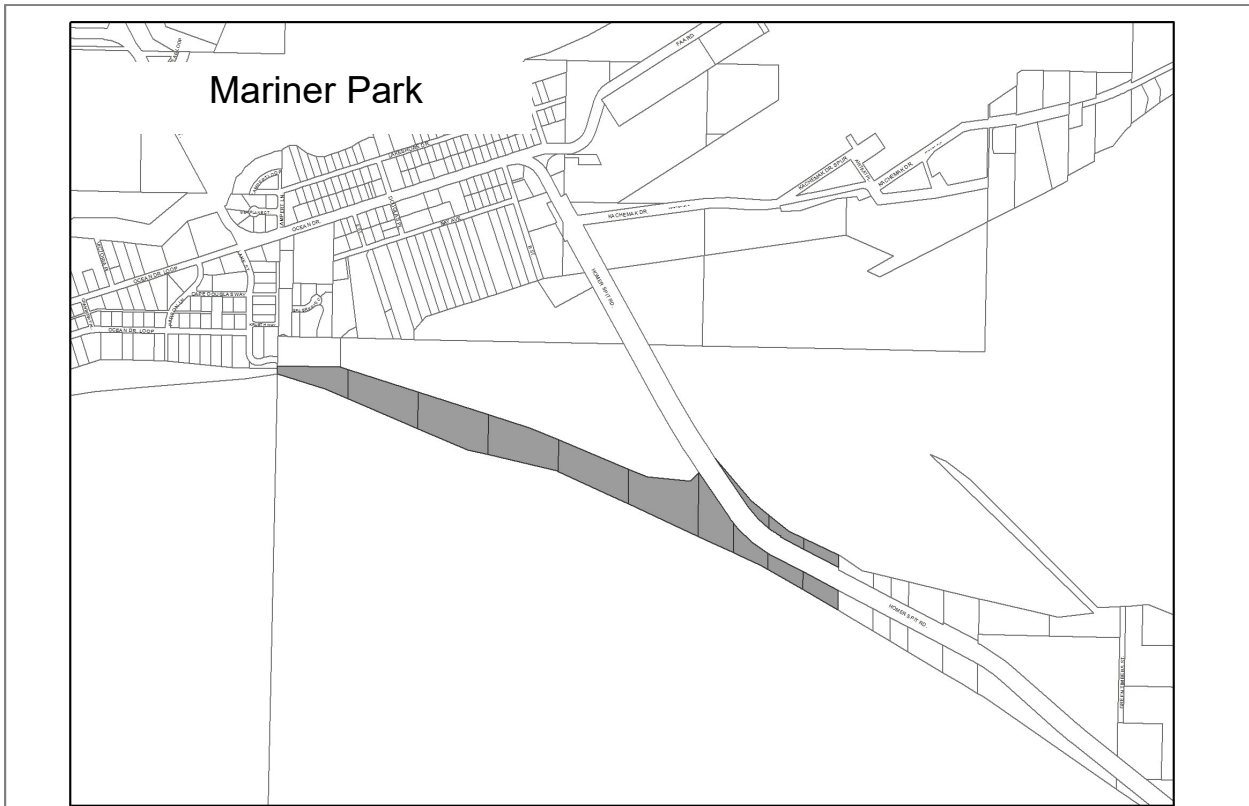
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> none known
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**Infrastructure:** Paved Road access, power.

**Notes:**

Has water and sewer assessments.  
 Resolution 15-030(A): For sale. Lot 1 has not yet sold.

**Finance Dept. Code:**



**Designated Use:** Park  
**Acquisition History:** Lot 10: Simmons purchase, 1983. Other are EVOS purchases.

<b>Area:</b> 32.32 acres	<b>Parcel Number:</b> 18101002-14
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**2019 Assessed Value:** \$382,700

**Legal Description:** T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 5-8, 10-15

<b>Zoning:</b> Open Space Recreation/Conservation	<b>Wetlands:</b> Tidal
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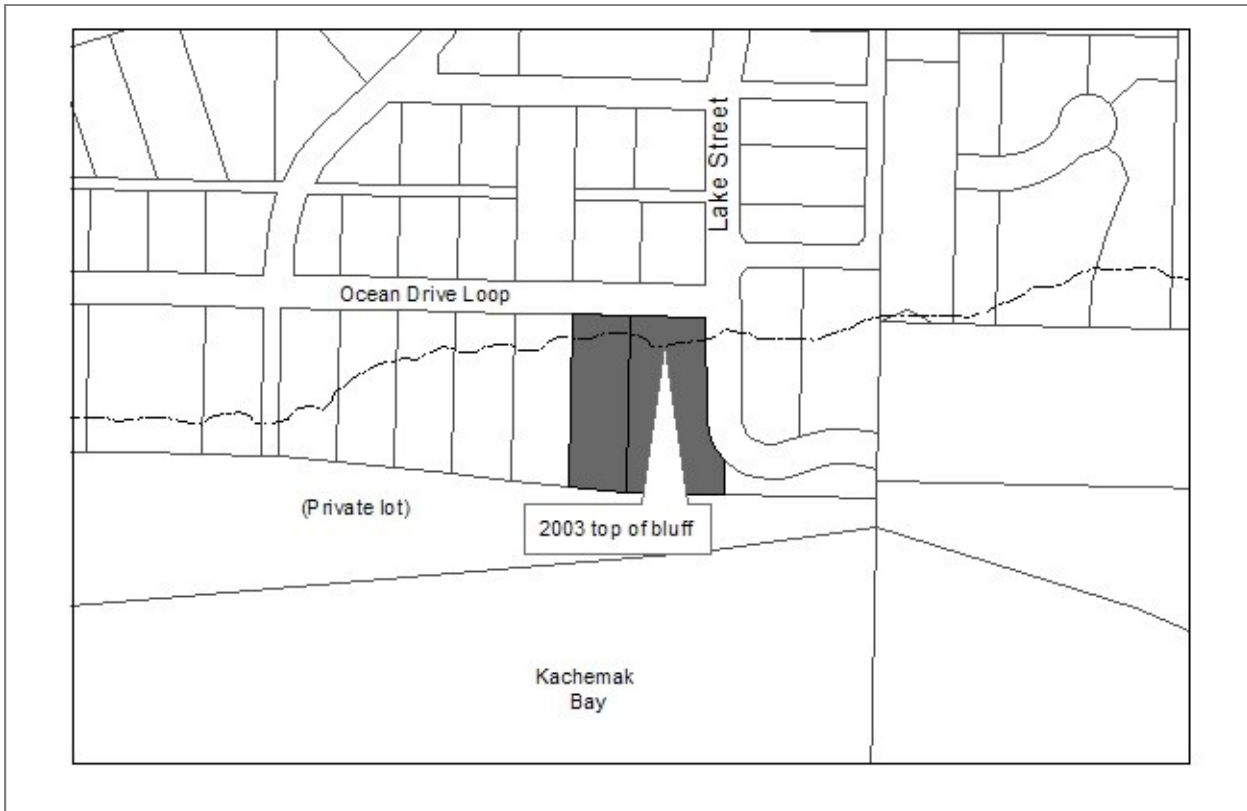
**Infrastructure:** No infrastructure

**Notes:** Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern" ). They are recognized as sites of international importance. <http://www.whsrn.org/>

2012 Mariner Park driveway was relocated to the north.

Resolution 15-030(A): designate as park.  
 2016: new campground office located at Mariner Park.  
 12/2018: Relocated mouth of Slough away from Campground area

**Finance Dept. Code:**



**Designated Use:** Open Space (Resolution 2018-035)

**Acquisition History:** Tax foreclosure (seawall) KPB Ord 02-41

**Area:** 1.66 acres

**Parcel Number:** 177177-06, 07

**2019 Assessed Value:** \$4,700 (combined value)

**Legal Description:** Lot 43 and 44, Oscar Munson Subdivision

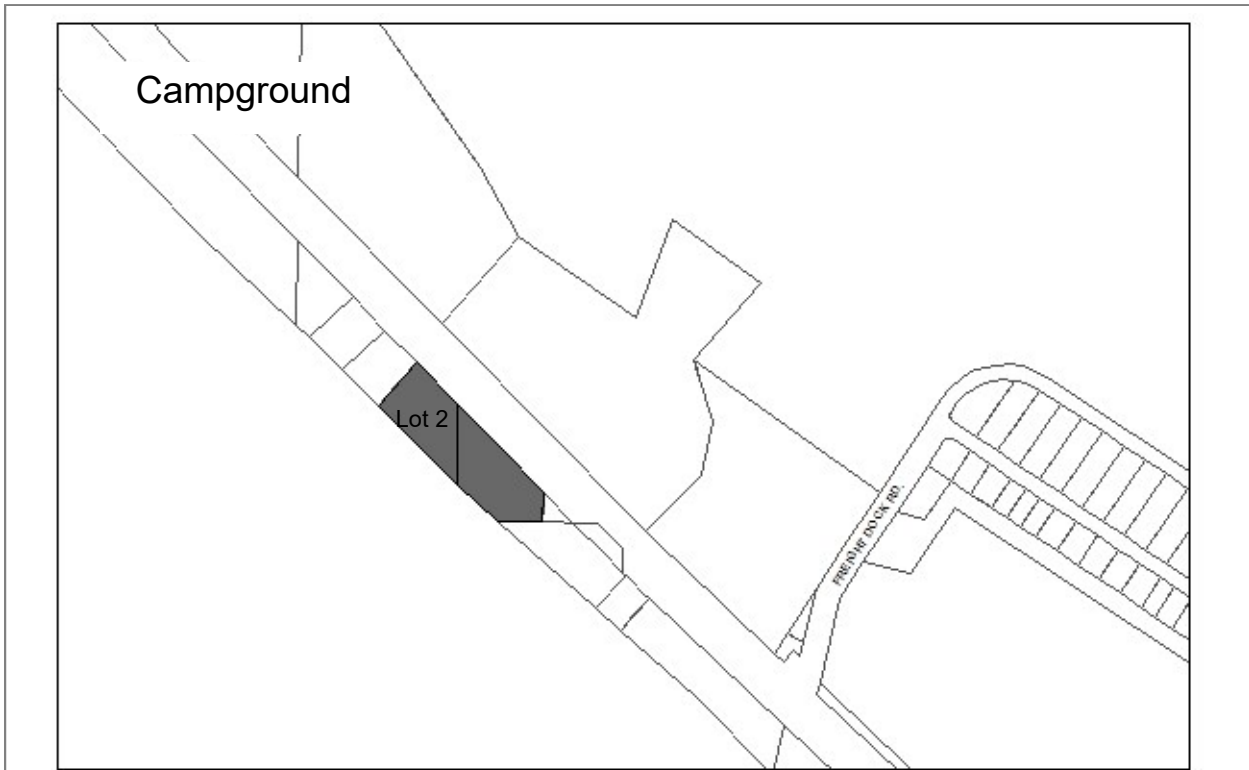
**Zoning:** Rural Residential

**Wetlands:** Most of these lots are tidal and critical habitat.

**Infrastructure:** Gravel road, water and sewer, natural gas, seawall.

**Notes:** These lots contain seawall frontage. There is little to any developable area. There continues to be bluff erosion above the seawall on these lots. There are seawall and SAD assessments on these properties. A new seawall assessment of approximately \$83,000 may be levied as part of a new SAD.

**Finance Dept. Code:**



**Designated Use:** Camping  
**Acquisition History:**

<b>Area:</b> 3.92 acres (2.1 and 1.82 acres)	<b>Parcel Number:</b> 18103101, 02
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**2019 Assessed Value:** \$512,300

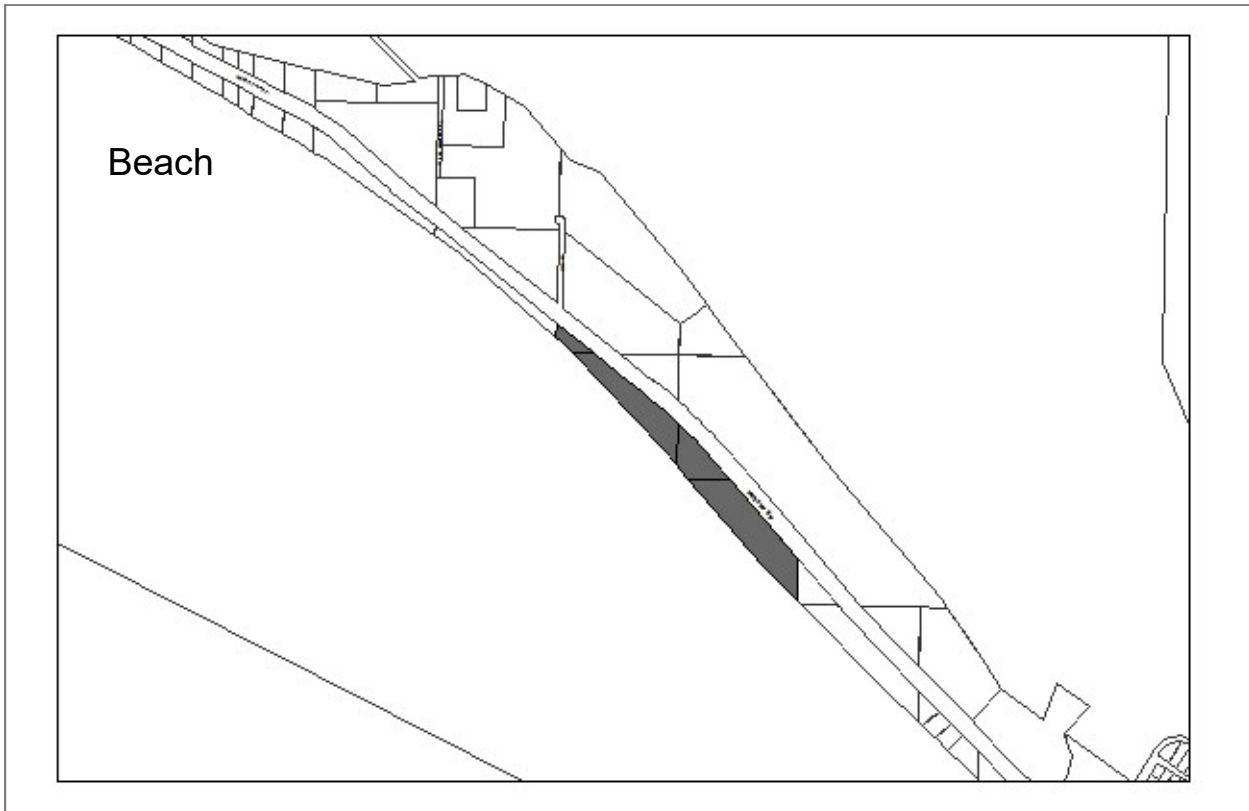
**Legal Description:** Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

**Zoning:** Open Space Recreation.

**Infrastructure:** Paved road, water and sewer

**Notes:** At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.  
 2016: Campground office sold and removed due to repeated erosion and storm damage.  
 2018: Campground closure due to erosion  
 2019: Significant erosion, placement of dredge spoils to protect the road. No camping permitted.

**Finance Dept. Code:**



**Designated Use:** Public Use/ Open Space Recreation  
**Acquisition History:** Ord 90-26 (KPB). Lot 6: EVOS purchase

<b>Area:</b> 23 acres	<b>Parcel Number:</b> 181030 02, 04, 06 18102011
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**2019 Assessed Value:** \$22,500

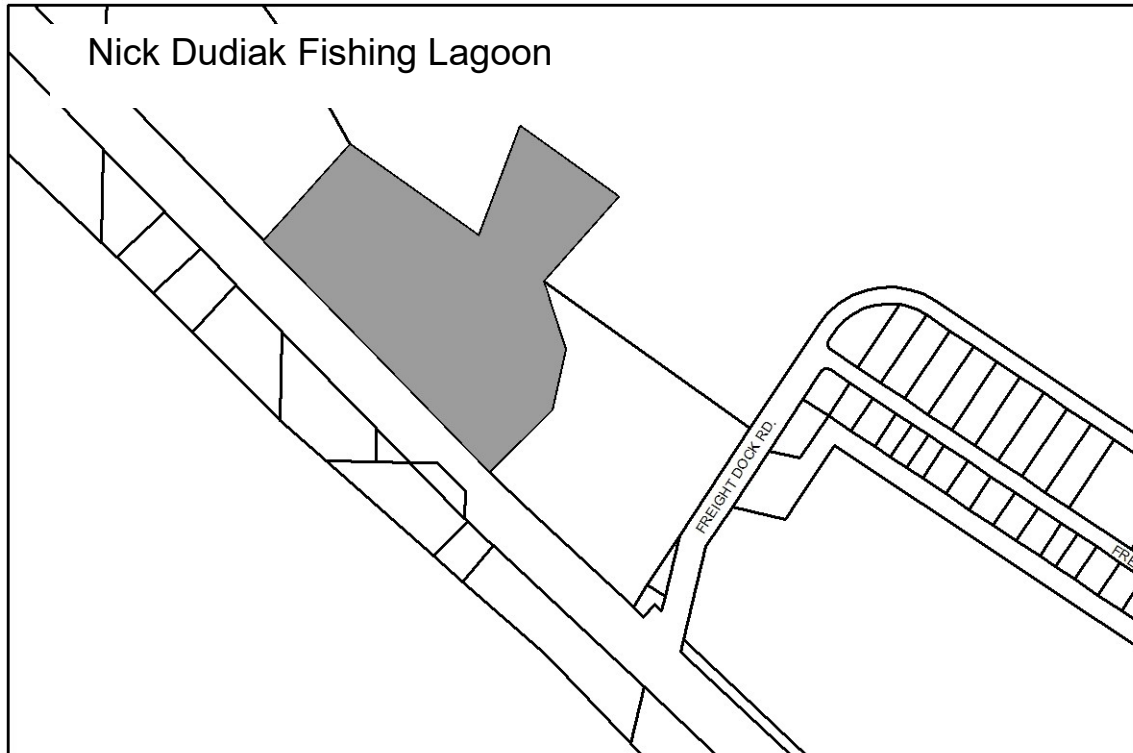
**Legal Description:** T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27

<b>Zoning:</b> Open Space Rec	<b>Wetlands:</b> Tidal
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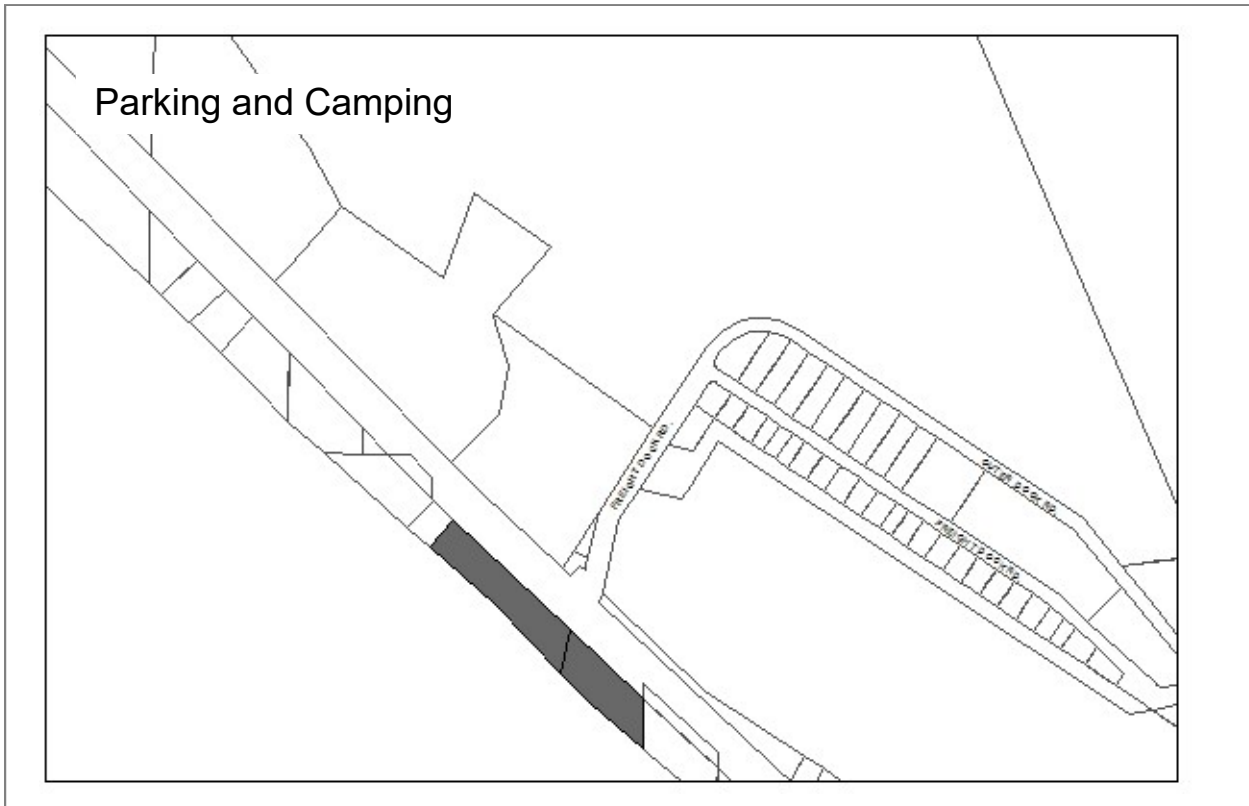
**Infrastructure:** Paved Road access

**Notes:**  
 Acquisition history of lot 6 should be researched as budget allows

**Finance Dept. Code:**



<b>Designated Use:</b> Fishing Lagoon	
<b>Acquisition History:</b> Ord 83-26 Purchase from World Seafood	
<b>Area:</b> 17.71 acres	<b>Parcel Number:</b> 18103116
<b>2019 Assessed Value:</b> \$2,482,600	
<b>Legal Description:</b> T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> N/A. Portions in floodplain.
<b>Infrastructure:</b> City Water and Sewer, paved road access. Restroom.	
<p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Dredged in 2012</li> <li>• 2016 construction of Kachemak Bay Water Trail shelter</li> <li>• 2016 new fish cleaning tables built (ADFG funded)</li> <li>• 2018: paved trail extended to fish cleaning tables and water trail pavilion. ADA campsites constructed.</li> </ul>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Western lot: Camping. East lot, parking  
**Acquisition History:**

**Area:** 5.7 acres

**Parcel Number:** 18103301, 18103108

**2019 Assessed Value:** \$665,900

**Legal Description:** Homer Spit Amended Lots 7 and 9

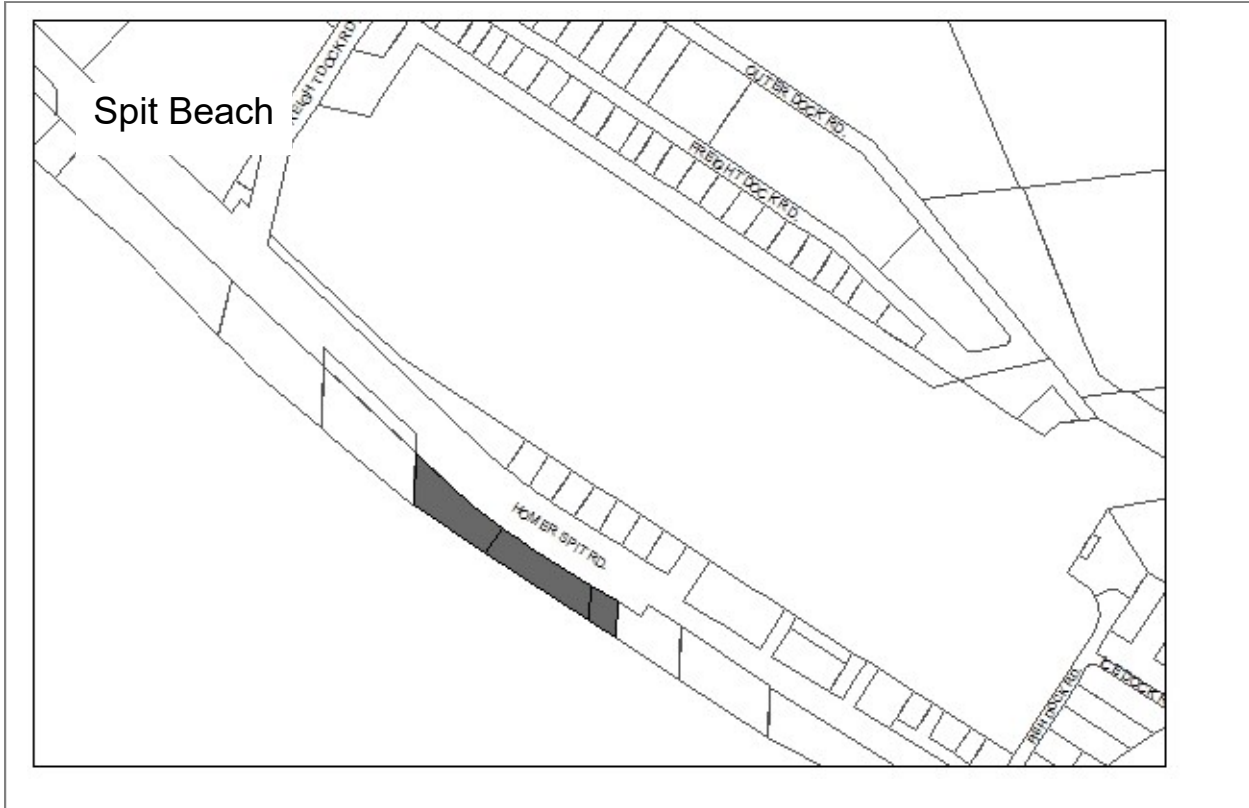
**Zoning:** Open Space Recreation

**Wetlands:** N/A

**Infrastructure:** Paved Road

Continued erosion of campground area

**Finance Dept. Code:**



**Designated Use:** Open Space Recreation  
**Acquisition History:** Lot 11B: Reso 93-14, 3/24/93 Deed. Acquired through an exchange for lot 18.

<b>Area:</b> 2.36 acres	<b>Parcel Number:</b> 181033 4, 5, 6
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**2019 Assessed Value:** \$450,800

**Legal Description:** Homer Spit Subdivision Amended Lots 11 and 20. Lot 11B of HM 0640816.

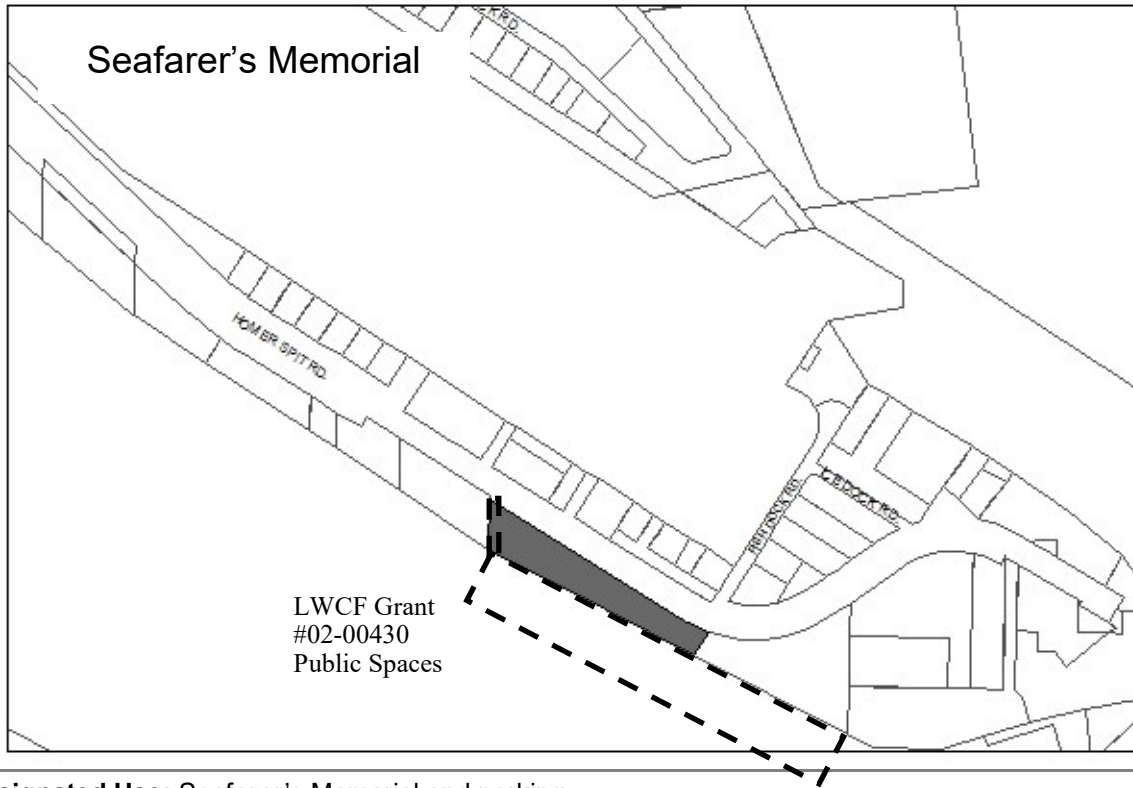
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> N/A
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**Infrastructure:** Paved Road

**Notes:**

**Finance Dept. Code:**





**Designated Use:** Seafarer's Memorial and parking  
**Acquisition History:**

**Area:** 2.52 acres

**Parcel Number:** 18103401

**2019 Assessed Value:** \$144,400

**Legal Description:** Homer Spit Amended Lot 31

**Zoning:** Open Space Recreation

**Wetlands:** N/A

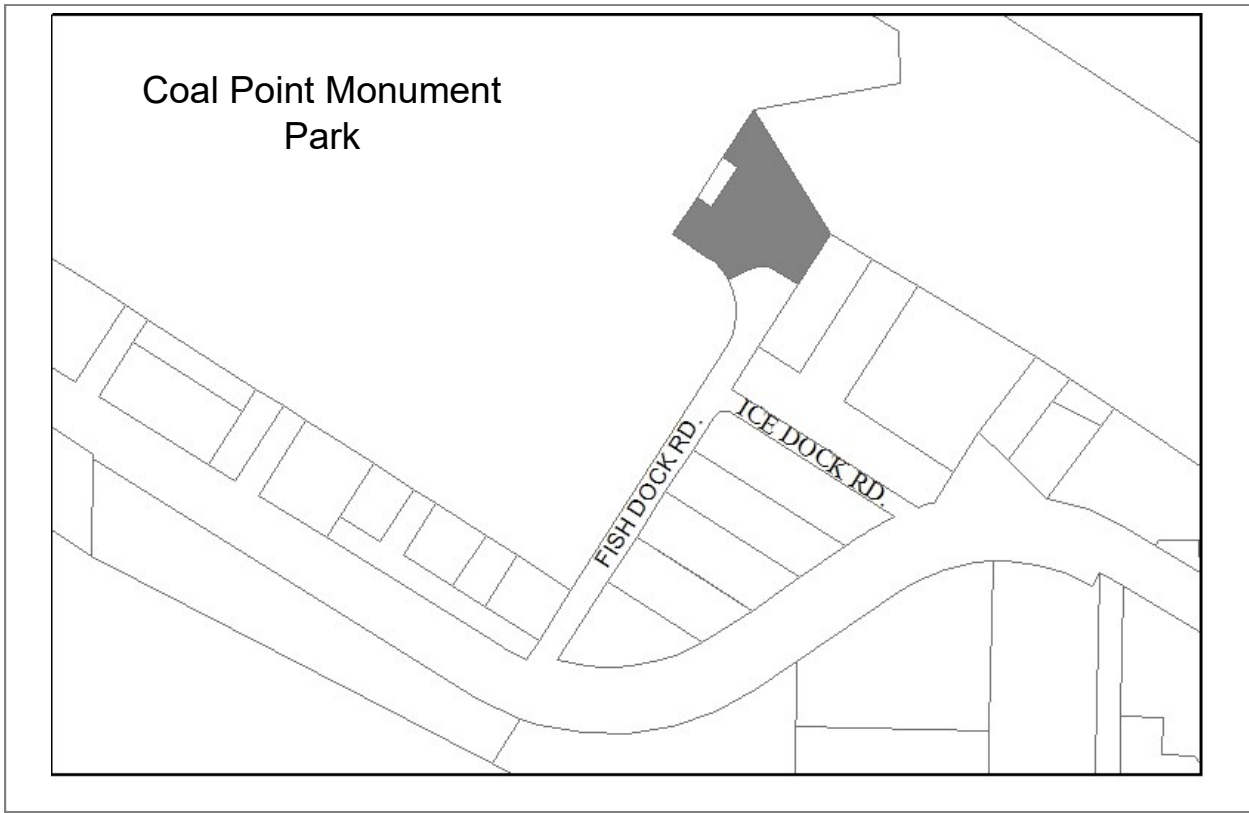
**Infrastructure:** Paved Road

LWCF Grant #02-00430 (Ramp 2 restrooms) encumbered a 20 foot strip along the northwest property boundary to provide permanent public beach access from Homer Spit Road to the tideland parcel. Seaward of the park parcel, a 250 foot wide strip of the tideland lot was also encumbered.

Memorial is a 100x100 foot area.

Resolution 20-008(S-3)(A) adopted a land management policy for this parcel.

**Finance Dept. Code:**



**Designated Use:** Park  
**Acquisition History:**

**Area:** 1.09 acres      **Parcel Number:** 18103426

**2019 Assessed Value:** \$255,800

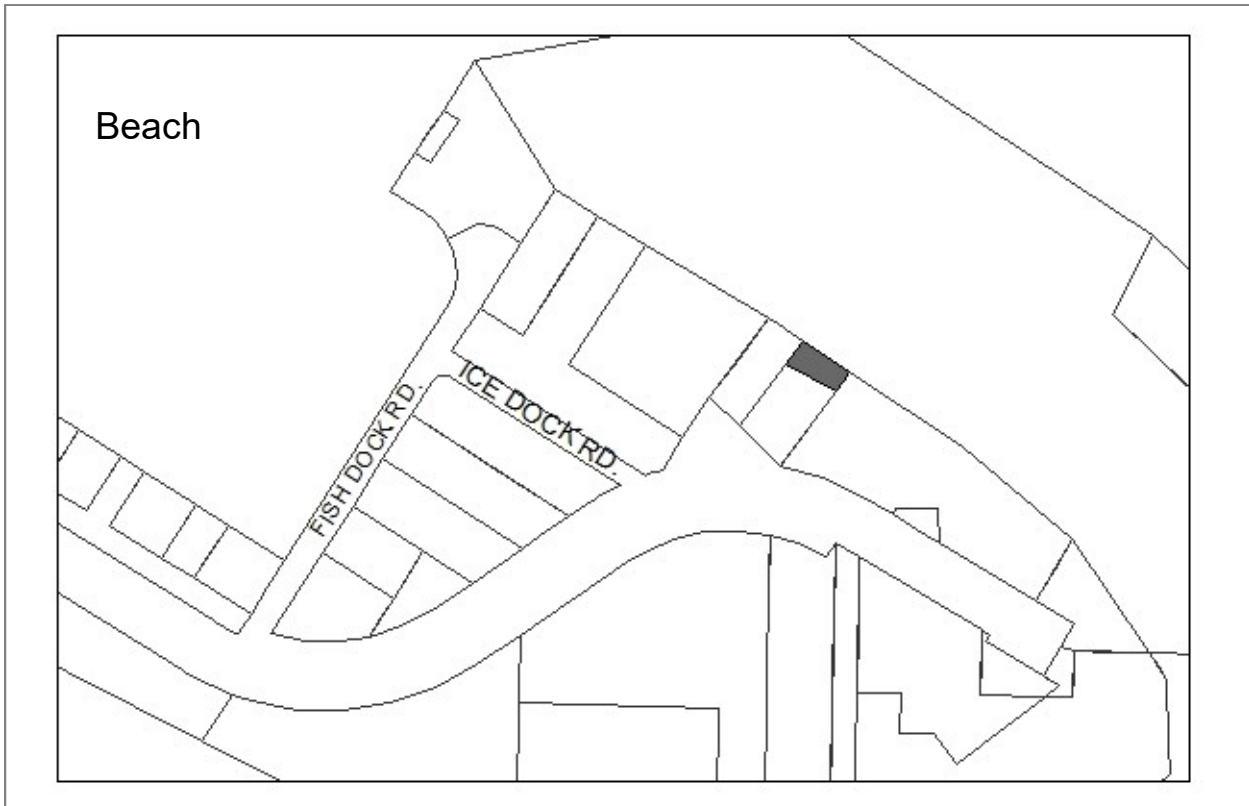
**Legal Description:** LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921

**Zoning:** Marine Industrial      **Wetlands:**

**Infrastructure:** gravel parking area

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Beachfront between Icicle and Main Dock  
**Acquisition History:**

<b>Area:</b> 0.11 acres	<b>Parcel Number:</b> 18103446
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**2019 Assessed Value:** \$169,900

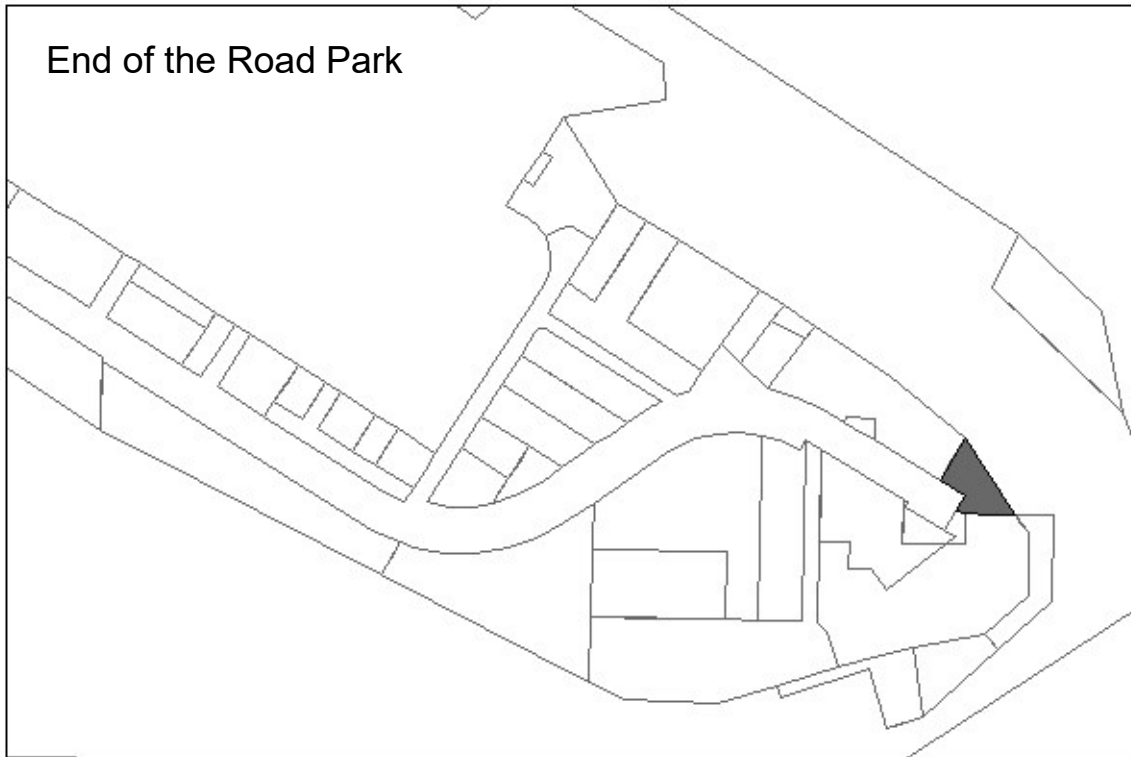
**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A tidal, flood plain
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**Infrastructure:**

**Notes:**

**Finance Dept. Code:**



**Designated Use:** End of the Road Park Resolution 13-032  
**Acquisition History:**

**Area:** 0.43 acres

**Parcel Number:** 18103448

**2019 Assessed Value:** \$319,300

**Legal Description:** HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

**Address:**

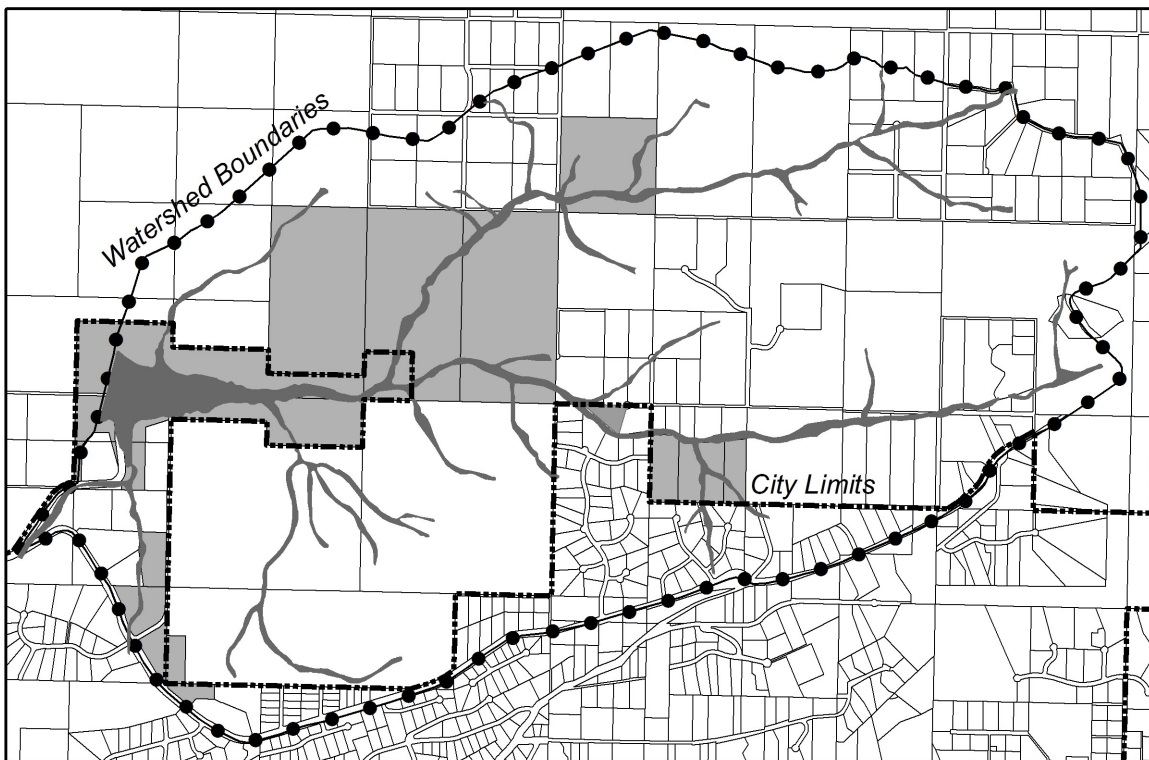
- Restroom construction 2013/14, parking lot paved, and spit trail completed
- Access easement granted to Land's End for fire egress, due to erosion of beach.
- Coastal Erosion occurring, 2018—

**Finance Dept. Code:**

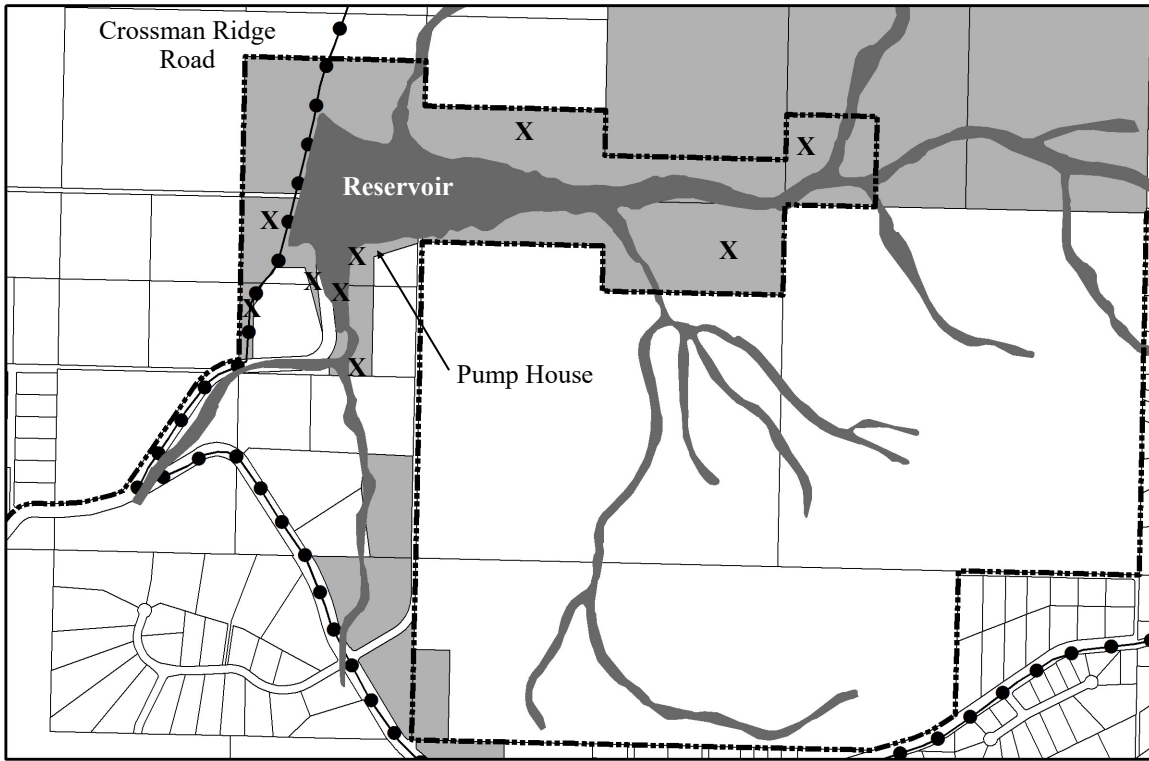


### City Lands within the Bridge Creek Watershed Protection District

These properties lie within the Bridge Creek Watershed Protection District. Not all the lands within the district are in Homer City limits. The city owns 22 lots totaling 438.46. Lands include conservation purchases from the University of Alaska, Bureau of Indian Affairs, Kenai Peninsula Borough tax foreclosure, private parties, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.



Section updated November 30, 2020



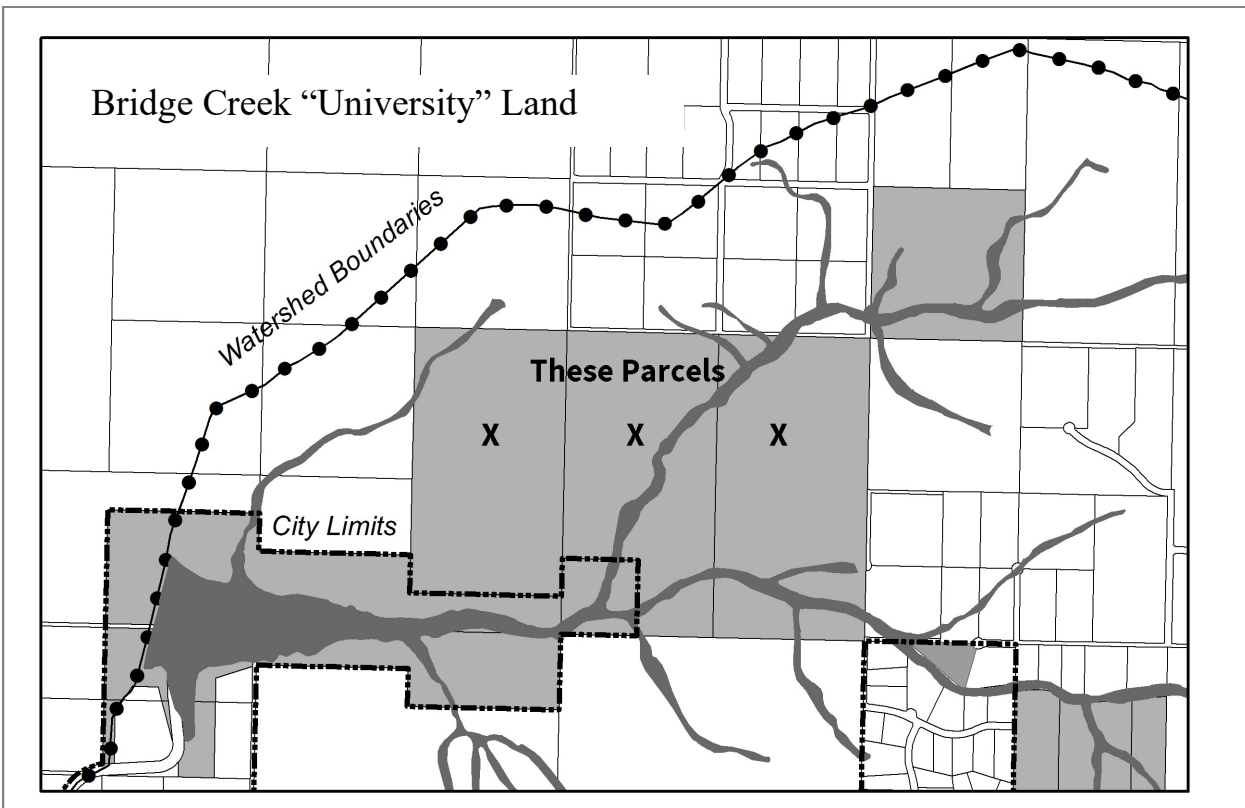
**Designated Use:** Bridge Creek Watershed, Reservoir and pump house  
**Acquisition History:**

**Area:** 120.9 acres      **Zoning:** Conservation      **2020 Assessed Value:** \$873,900

**PARCEL ACREAGE LEGAL**

17307053	0.410	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD
17307057	1.470	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307059	0.130	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307062	7.350	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF
17307064	6.940	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF
17305301	30.000	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4
17305111	60.000	T 6S R 13W SEC 5 T 6S R 13W SEC 6 HM SEWARD MERIDIAN S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6
17305236	10.000	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4
17307060	4.600	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF

**Finance Dept. Code:**



**Designated Use:** Bridge Creek Watershed Property  
**Acquisition History:** Ordinance 2003-7(A). Purchased from UAA.

<b>Area:</b> 220 acres	<b>Parcel Number:</b> 173 052 34, 35, 17305120
------------------------	--

**2020 Assessed Value:** \$132,600

**Legal Description:** The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) and the North one-half of the South one-half of the Southeast one-quarter of the Southwest one-quarter (N1/2 S 1/2 SE1/4 SW1/4) and the East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section 5, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, State of Alaska.

<b>Zoning:</b> Bridge Creek Watershed Protection District. Not within City Limits.	<b>Wetlands:</b> Some wetlands. Bridge Creek flows through the property.
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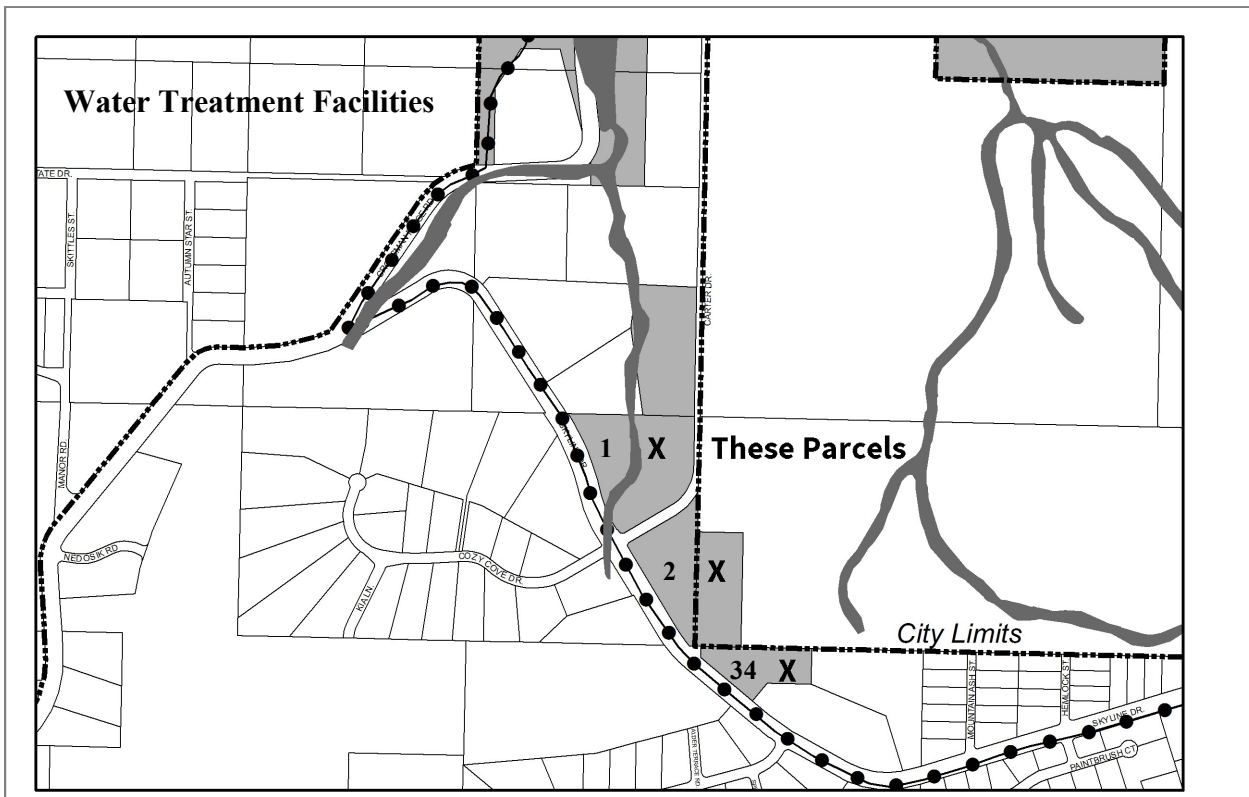
**Infrastructure:** None. Limited legal and physical access.

**Notes:**  
 Paid \$265,000 for land in 2003.  
 Fire hazard mitigation conducted in 2011.

**Finance Dept. Code:**







**Designated Use:** Protecting the watershed and providing alternate access to property north of the City's water treatment plant, Water Tank and building, City Well Reserve Water Tank and building/Public Purpose.

**Acquisition History:** Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin

<p><b>Area:</b> Lot 1: 7.83 acres                  Lot 2: 8.34 acres                  Lot 34: 3 acres</p>	<p><b>Parcel Number:</b> 17307094, 95, 96, 17308034</p>
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**2020 Assessed Value:** Lot 1: land \$87,100 Lot 2: Land \$112,600, improvements \$3,694,100  
 Lot 34: land \$84,900, Improvements \$754,700,

**Legal Description:** Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34

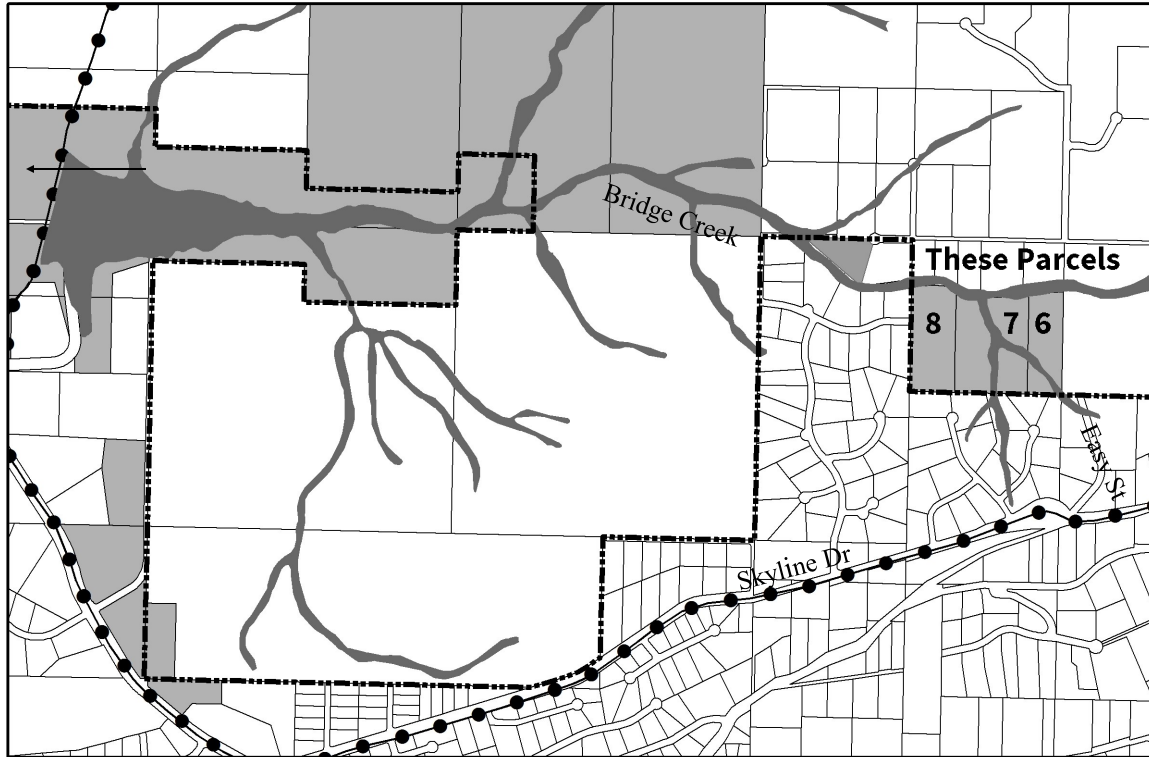
<p><b>Zoning:</b> Rural Residential, Bridge Creek WPD</p>	<p><b>Wetlands:</b> Some discharge slope wetland, possibly a creek to the Reservoir.</p>
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**Infrastructure:** Paved road, electricity

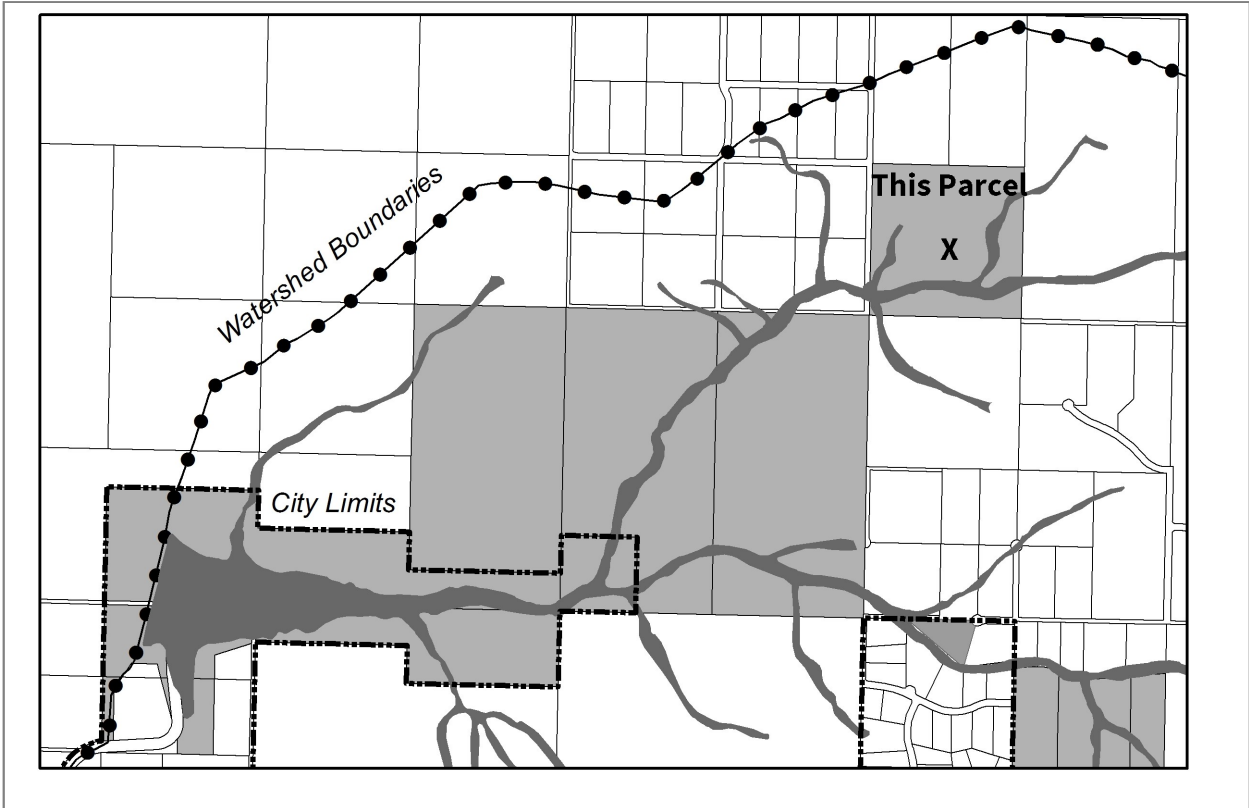
**Notes:**

Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr  
 Former water treatment plant site. A fire station/equipment storage was constructed in 2014.  
 Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant.  
 Lot 34 is the site of a 1 million gallon water tank.

**Finance Dept. Code:**



<b>Designated Use:</b> Watershed Protection Purposes	
<b>Acquisition History:</b> Ordinance 2009-08(A)	
<b>Area:</b> Lot 6: 6.91 acres, Lot 7: 13.38 acres Lot 8: 8.89 acres Total: 28.81 acres	<b>Parcel Numbers:</b> 1736600 6, 7, 8
<b>2020 Assessed Value:</b> \$121,500	
<b>Legal Description:</b> Lots 6,7 and 8, Roehl Parcels Record of Survey Amended	
<b>Zoning:</b> Not in city limits.	<b>Wetlands:</b> about half the land is wetland. Bridge Creek is the northern boundary of these lots.
<b>Infrastructure:</b> Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.	
<p><b>Notes:</b></p> <p>Lots purchased 2/25/09 from BIA                  Lot 6, \$58,735, recorded document 2009-000612-0                  Lot 7, \$113,730, recorded document 2009-000613-0                  Lot 8, \$75,565, recorded document 2009-000611-0                  Total Cost: \$248,030</p> <p>The northern lot line of these lots is bridge creek, and meanders as the creek meanders.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Public Purpose, Watershed Protection Purposes (Reso 16-043 Ord 16-19)  
**Acquisition History:** Tax foreclosure from KPB, Ordinance 15-15,

**Area:** 40 acres

**Parcel Numbers:** 17305219

**2020 Assessed Value:** \$19,800

**Legal Description:** T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4

**Zoning:** Not in city limits, part of the Bridge Creek WPD.

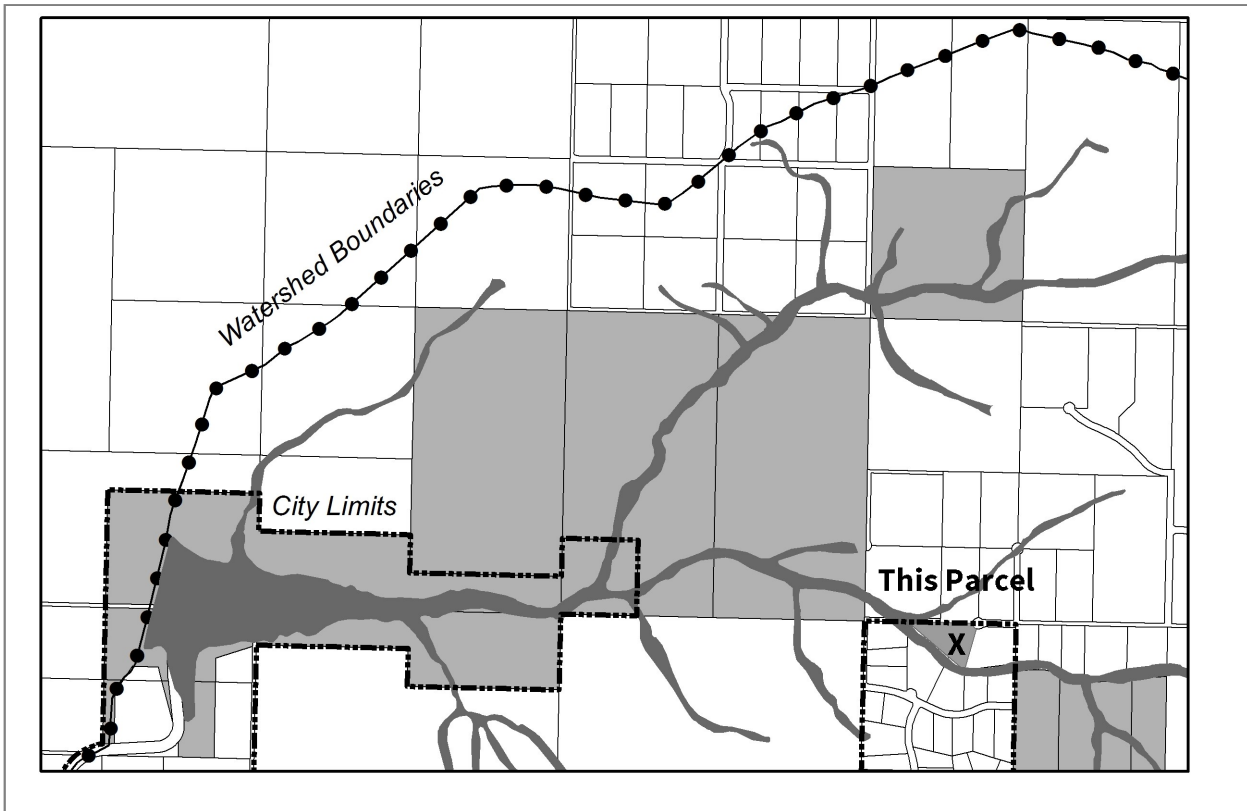
**Wetlands:** about half the land is wetland. Bridge Creek is the northern boundary of these lots.

**Infrastructure:** Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

**Notes:**

Purchase cost: \$2,805.21 in 2015.  
 Legal and physical access to this property is difficult. Bridge Creek flows through a ravine along the bottom third of the lot, and the property is generally steep.

**Finance Dept. Code:**



**Designated Use:** Watershed Protection Purposes (Ord 17-27)  
**Acquisition History:** City purchased from private land owner

**Area:** 2.86 acres

**Parcel Number:** 17305408

**2020 Assessed Value:** \$12,100

**Legal Description:** T 6S R 13W SEC 9 SM Kelly Ranch Estates Sub Lot 8 Block 1

**Zoning:** RR, and part of the Bridge Creek WPD.

**Wetlands:** Lot is all wetlands. Bridge Creek runs through the valley on the south side of the lot.

**Infrastructure:** Access by foot or ATV via a section line and undeveloped right of way.

**Notes:**

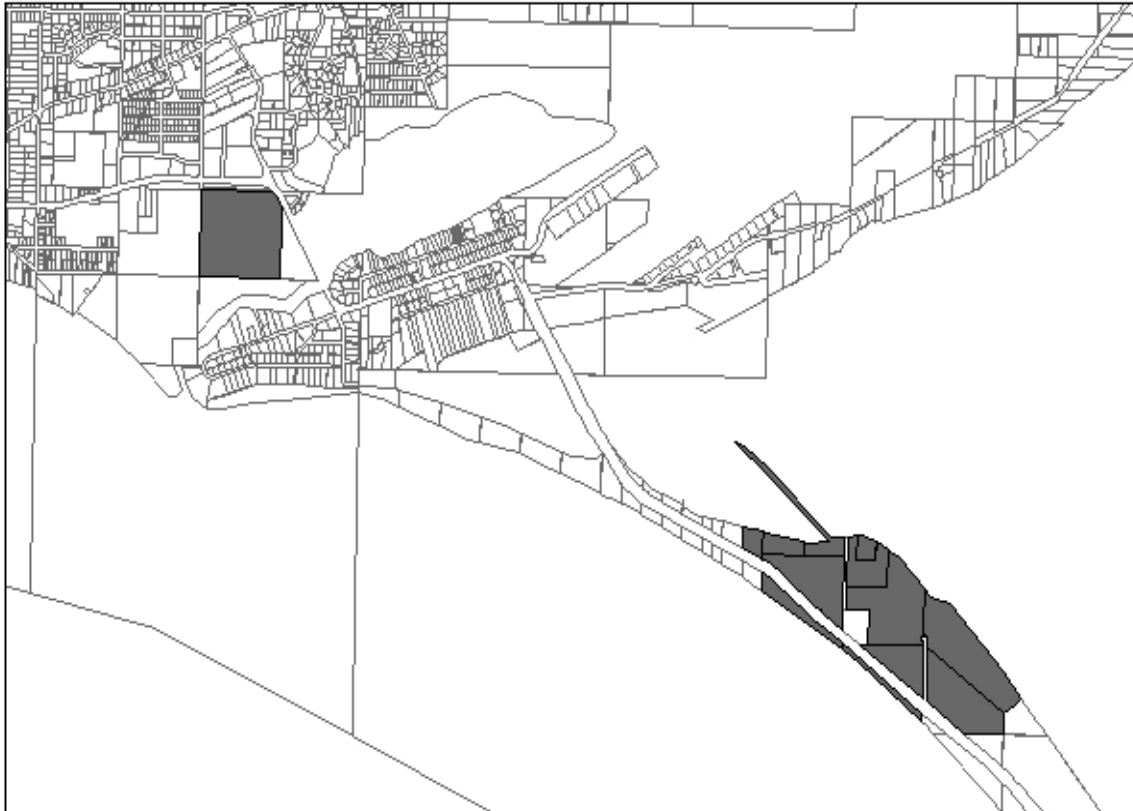
Purchase cost: \$21,000 in 2017. KPB assessed values have fluctuated quite a bit over time.

**Finance Dept. Code:**

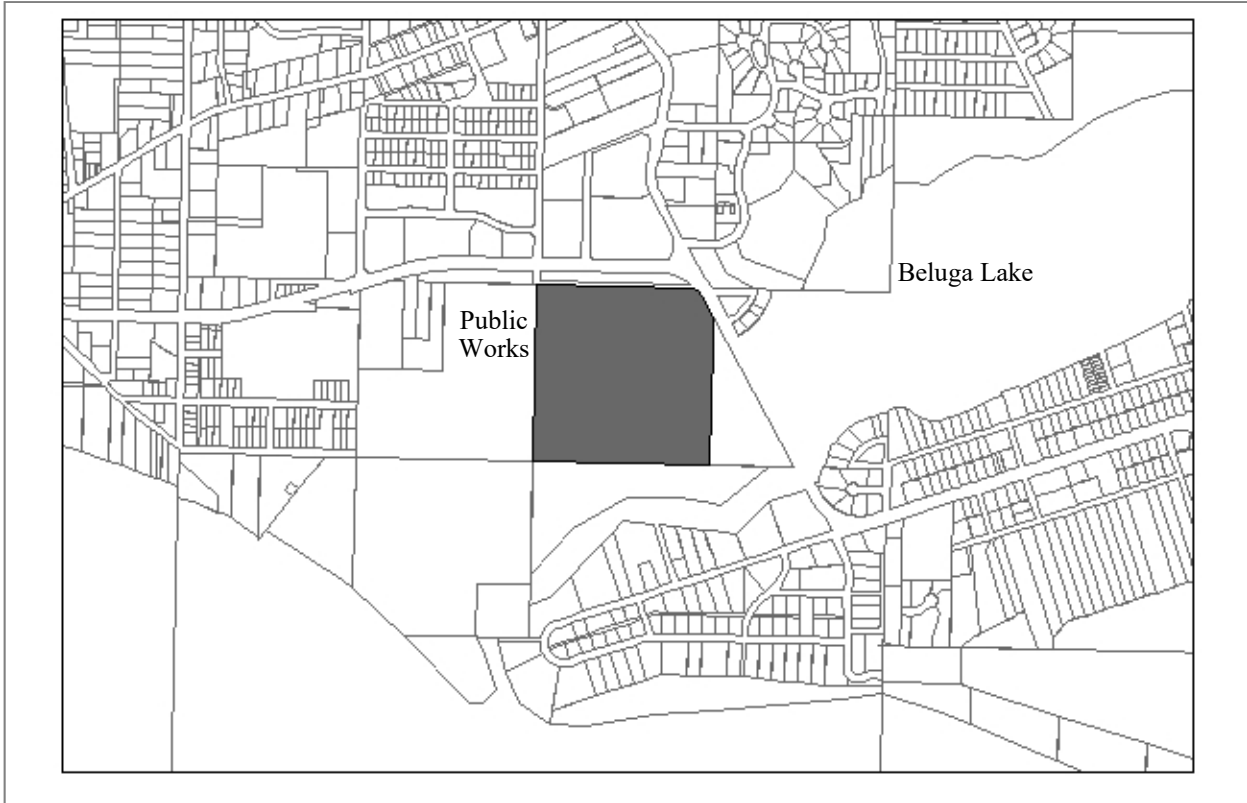
## Homer Conservation Easement Lands

Most conservation lands in Homer were acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by the Kachemak Heritage Land Trust. In 2020, The Nature Conservancy donated a 2.62 acre parcel along the Homer Spit to the city.

Total acreage: 172.34 acres.



This section updated 11/30/2020



**Designated Use:**  
**Acquisition History:** EVOS purchase and conservation easement.

<b>Area:</b> 39.24 acres	<b>Parcel Number:</b> 17714006
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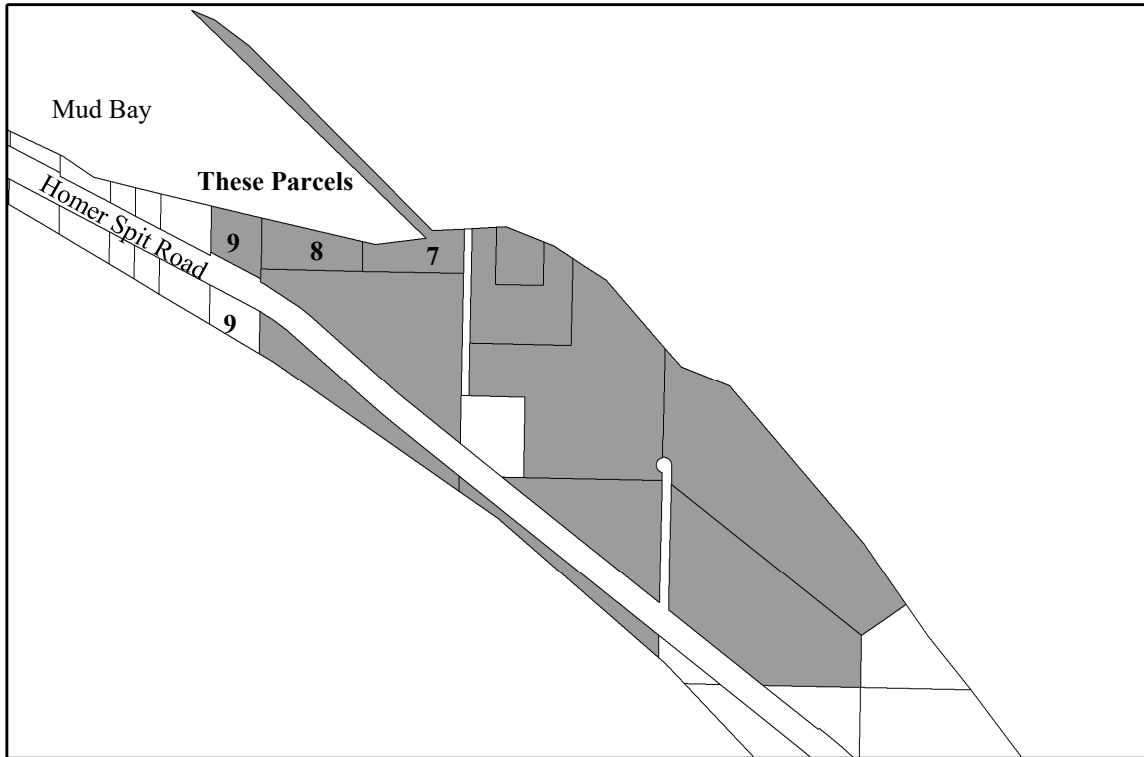
**2019 Assessed Value:** \$13,900

**Legal Description:** HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD

<b>Zoning:</b> Conservation	<b>Wetlands:</b> Beluga Slough Estuary
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- Notes:**
- Conservation Easement document recorded in Book 0275, Page 243, Homer Recording District, 4/21/98.
  - Parcel is within a FEMA-mapped floodplain.
  - Resolution 15-064 supported the inclusion of this land in the Western Hemisphere Shorebird Reserve Network

**Finance Dept. Code:** 392.0013

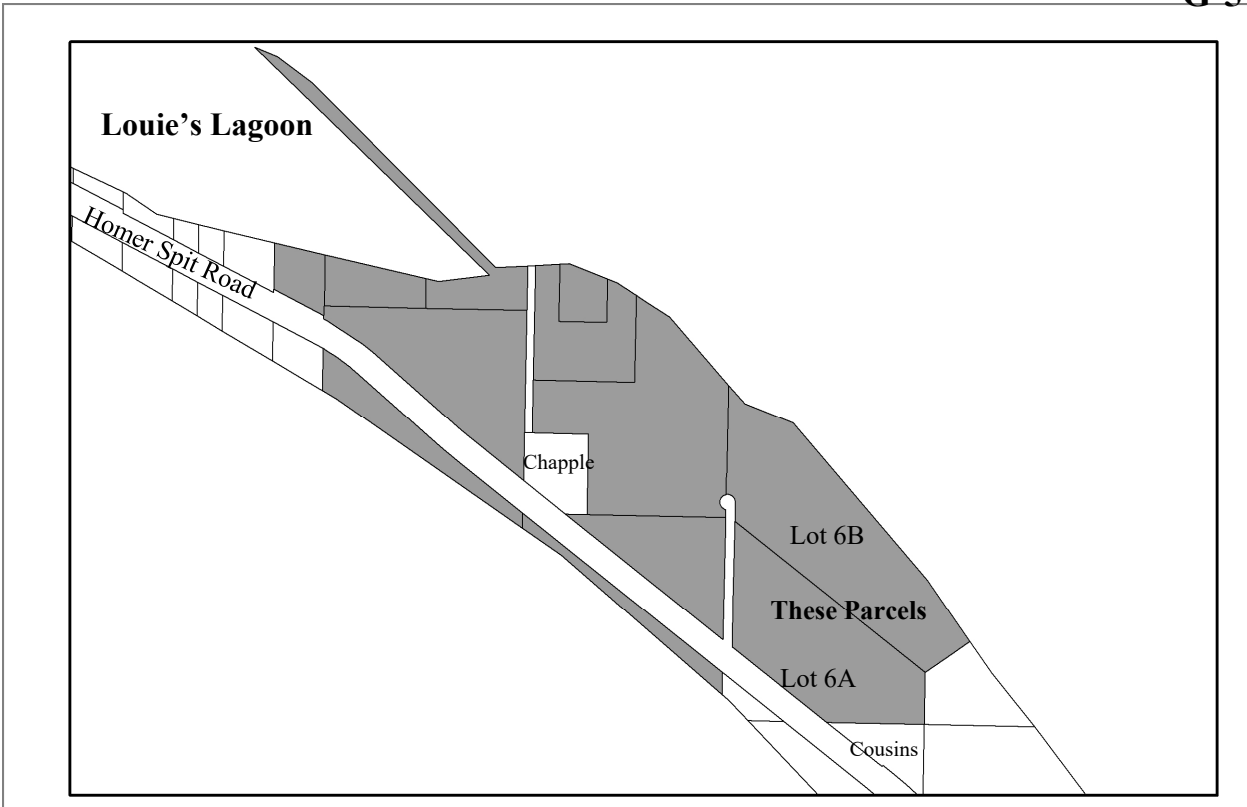


<b>Designated Use:</b>	
<b>Acquisition History:</b> EVOS purchase and conservation easement. Resolution 97-72 and 104.	
<b>Area:</b> Lot 7: 7.1 acres Lot 8: 3.94 acres Lot 9: 3.00 acres Lot 9 S of Road: 2.16 acres (no EVOS Conservation Easement)	<b>Parcel Number:</b> 181020 02, 01, 18101023, 24
<b>2019 Assessed Value:</b> Lot 7: \$5,200 Lot 8: \$94,600 Lot 9: \$160,500 Lot 9S: \$3,800	
<b>Legal Description:</b> HM T06S R13W S27 GOVT LOT 7 (east) and 8 (west) HM T06S R13W S28 THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	
<b>Zoning:</b> Conservation—lots 7 and 8 Open Space Recreation—Lot 9	<b>Environment:</b> State Critical Habitat Area below 17.4 ft . mean high tide line.
<b>Notes:</b>	
<ul style="list-style-type: none"> <li>• Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98.</li> <li>• Parcels are within a FEMA-mapped flood hazard area.</li> </ul>	
<b>Finance Dept. Code:</b>	

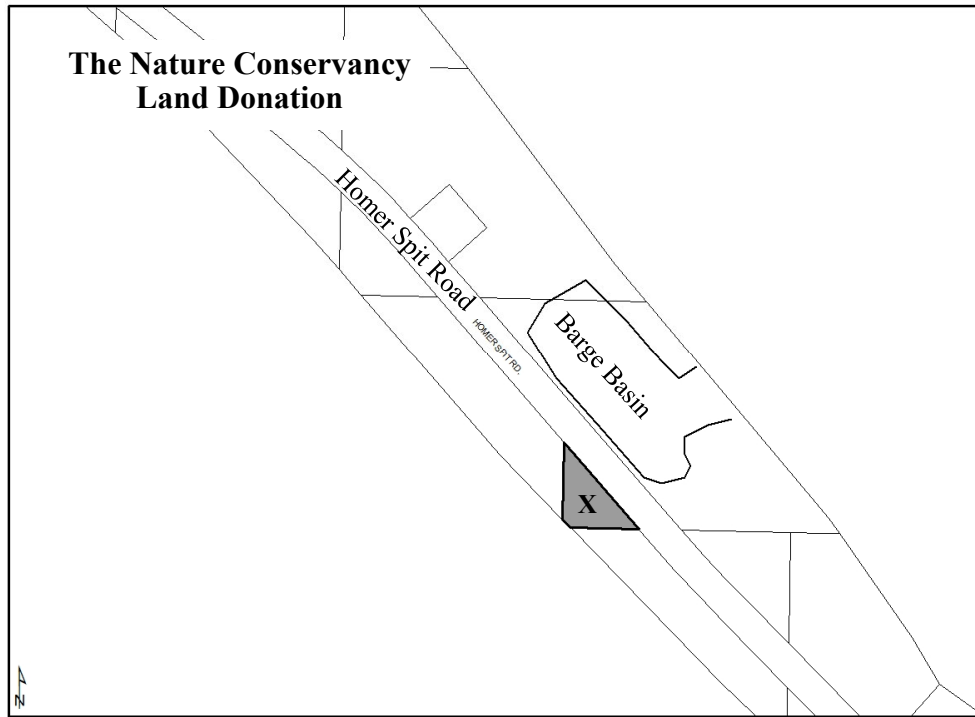




<b>Designated Use:</b>	
<b>Acquisition History:</b> EVOS purchase and conservation easement.	
<b>Area:</b> Total: 70.97 acres	<b>Parcel Number:</b> 18102 03, 04, 05, 06, 09, 10,14
<b>2017 Assessed Value:</b> Total: \$281,800	
<b>Legal Description:</b> T 6S R 13W SEC 27 SEWARD MERIDIAN HM:	
<ul style="list-style-type: none"> <li>• 0630660 WALTER DUFOUR SUB LOT 1, 0630060 WALTER DUFOUR SUB TRACT A</li> <li>• THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD</li> <li>• THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD</li> <li>• THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD</li> <li>• PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY</li> <li>• 0770055 WALTER DUFOUR SUB TRACT B TRACT B</li> </ul>	
<b>Zoning:</b> Conservation South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.	<b>Environment:</b> State Critical Habitat Area below 17.4 ft. mean high tide line.
<b>Notes:</b>	
<ul style="list-style-type: none"> <li>• Conservation easement recorded in Book 0275, Page 222, Homer Recording District ,4/21/98.</li> <li>• Deeded to the City on same date, Book 0275, Page 236, HRD.</li> <li>• Parcels are within a FEMA-mapped flood hazard area.</li> </ul>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b>	
<b>Acquisition History:</b> EVOS purchase and conservation easement.	
<b>Area:</b> Total: 45.47 acres	<b>Parcel Number:</b> 181-020 - 18, 19
<b>2019 Assessed Value:</b> Total: \$202,400	
<b>Legal Description:</b> HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-A HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-B	
<b>Zoning:</b> Conservation	<b>Environment:</b> State Critical Habitat Area below 17.4 ft. mean high tide line.
<b>Notes:</b>	
<ul style="list-style-type: none"> <li>• Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. This easement covers former Lot 6. See plat 2001-008.</li> <li>• Conservation easement with Kachemak Heritage Land Trust on Lot 6B. Executed 10/4/02, document 2004-004843-0 HRD.</li> <li>• Parcels are within a FEMA-mapped flood hazard area.</li> </ul>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Conservation	
<b>Acquisition History:</b> Land donation from The Nature Conservancy, Resolution 20-006	
<b>Area:</b> Total: 2.62 acres	<b>Parcel Number:</b> 18103007
<b>2020 Assessed Value:</b> \$4,000	
<b>Legal Description:</b> T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHWEST OF THE HOMER SPIT RD	
<b>Zoning:</b> Open Space Recreation	<b>Environment:</b> State Critical Habitat Area below 17.4 ft. mean high tide line.
<p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Property is bound by the original grant agreement terms between the US Fish and Wildlife Service and the Nature Conservancy under Agreement Number 98210-0-G70. The North American Conservation Fund funds used by The Nature Conservancy to purchase the property require the parcel to be held in perpetuity as conservation land.</li> <li>• Parcel is within a FEMA-mapped flood hazard area.</li> <li>• Recording information: 2020-003888-0 11/10/2020, 2020-00300889-0</li> </ul>	
<b>Finance Dept. Code:</b>	

# 2021 Land Allocation Plan Spit Map

## Legend

- Parking
- City Land
- Parcels
- Overslope

## Parcels

## 2021 Allocation - Section

- |  |   |
|--|---|
|  | A |
|  | B |
|  | C |
|  | D |
|  | E |
- For Lease  
Leased  
Port Use  
City Facility  
Park/open space



City property outlined in red.  
Property lines are not exact - use with care  
P.S. 2/19/20 J.E.



# 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

TO: Economic Development and Port and Harbor Advisory Commissions  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: December 1, 2020  
SUBJECT: 2021 Draft Land Allocation Plan

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### **Requested Action:**

1. Review lands currently available for long term lease (Section A). Are there any recommended changes?

### **Background**

Homer City Code Title 18.08 regulates city property leases. Each year, the City Council reviews and passes a resolution on which lands should be available for lease. Council will have a work session with the Port and Harbor and Economic Development Advisory Commissions, tentatively in January, to discuss any changes.

Most City leasing occurs on the Spit and at the airport terminal. The Port and Harbor Commission usually provides the most detailed comments about the Spit, as they typically are most familiar with area operations and long-term leases. The Port and Harbor and Economic Development Commissions provide comments by memorandum to the Council. The kinds of comments that code solicits include: which parcels should be available for lease, the lease rate, preferred length of the lease term, and any requirements, preferences or restrictions regarding use and or development.

### **Requested Actions:**

1. Recommend any changes to lands available for long term lease.

### **Attachments:**

1. HCC 18.08.020
2. 2020 Draft Land Allocation Plan
3. Map, City lands on the Homer Spit

### **18.08.020 Land allocation plan – Property available for lease.**

a. Unless dedicated or reserved to another purpose, all real property including tide, submerged or shore lands to which the City has a right, title and interest as owner or lessee, or to which the City may become entitled, may be leased as provided in this chapter. In the case of any conflict between this chapter and any local, State or Federal law governing the leasing of City tide and submerged lands, the law governing the leasing of City tide and submerged lands shall prevail.

b. The City administration shall maintain a list of all City-owned properties authorized for lease by Council. This list shall be adopted annually and contain the information required under this chapter. The list may be called the land allocation plan and will be made available to the public at the City Clerk's office.

c. Council shall adopt a land allocation plan that identifies:

1. City-owned property available for lease;
2. The property description, lease rate, preferred length of the lease term for each available parcel; and
3. Any requirements, preferences or restrictions regarding use and/or development.

d. Council may identify property in the land allocation plan that is subject to competitive bidding. Property subject to competitive bidding in the land allocation plan need only identify the property description in the land allocation plan but all other terms required in subsection (c) of this section shall be identified in the request for proposal for such properties.

e. Prior to the adoption of the land allocation plan, Council shall hold a work session. Commission members and City staff may provide recommendations to Council during the work session regarding City-owned property available for lease and the terms of such leases.

f. The City shall provide public notice of the adoption of the land allocation plan and the City-owned real property available for lease no more than 60 days after its adoption.

g. All uses and activities on City-owned real property available for lease are subject to all applicable local, State, and Federal laws and regulations.

h. The Council may restrict specific City-owned properties to certain uses or classes of use that serve the City's best interest. [Ord. [18-16\(S\)\(A\)](#) § 1, 2018].

A. Port & Harbor Staff Report for November & December 2020

Port Director Hawkins asked for any questions on the staff report and facilitated discussion on the following topics:

- Pending Salmon Sister's lease of the old Auction Block building and City Council's decision not to approve the lease but to allow the City Manager to move forward with negotiations and prepare a draft lease to bring back for final approval.
- Port expansion project and discussions with Tim Dillon, KBNERR, on keeping the project moving forward. Corp of Engineers is waiting on Federal Government, City already has our 25% share of the matching funds set aside, and hopes that ADOT will have provided a Memorandum of Understanding that finalizes their intent by next meeting.
- Lobbyist contract will be awarded to J&H Consulting out of Juneau at City Council's December 14<sup>th</sup> meeting.
- Property management and lease discussions with the City Attorney.
- Notable events around the harbor including a black bear hiding under Lands' End and the purchase of a new outboard for the harbor skiff.
- Port maintenance efforts; DD float is sinking and their work to bolster it.

Commissioner Donich joined the meeting at 5:09 p.m.

B. Homer Marine Trades Association Report

Commissioner Zeiset reported that their scholarship program is still going on. They were able to distribute about \$5,000 towards local students attending AVTEC in Seward and the KPC Campus in Homer.

**PUBLIC HEARING**

**PENDING BUSINESS**

**NEW BUSINESS**

- A. Land Allocation Plan (LAP)
- i. HCC 18.08.020 LAP Property available for lease
  - ii. DRAFT 2021 Land Allocation Plan

Chair Zimmerman introduced the item by reading the title and opened the floor for discussion.

Port Director Hawkins noted that there weren't any proposed changes from staff. In response to questions from Commissioner Carroll, Mr. Hawkins gave an update on a pending overslope lease proposals for an oyster business and Deputy City Clerk Tussey explained what "lease rates vary" means in the LAP.

The Commission did not have any additions or recommendations for the Land Allocation Plan.

A. Land Allocation Plan

- i. HCC 18.08.020 LAP Property available for lease
- ii. DRAFT 2021 Land Allocation Plan

Chair Marks introduced the item by reading the title and deferred to Deputy City Planner Engebretsen.

Ms. Engebretsen spoke to the Land Allocation Plan process, what feedback is needed from the EDC, and explained each section of the LAP.

Discussion ensued on what lands are currently available for sale or lease. At this time most leased lots located out on the Homer Spit are already leased out, there is a Request for Proposals for Airport Leases in the works, and the old library lot was not up for sale again at this time.

The commission did not have any recommended changes to the Land Allocation Plan.

B. COVID Questionnaire for Businesses

Chair Marks introduced the item by reading the title and gave background on what was discussed at the last meeting. A set of questions regarding COVID-19 were put together by Commissioner Richardson and were listed in the packet, with commissioners wishing to identify select businesses/industries they could approach to ask these questions.

Deputy City Planner Engebretsen spoke to her memo, suggesting they take a gentle approach due to this year's hardships and the City not being sure what the future status will be on Federal aid money. She recommended EDC get a pulse of where businesses are at and if further outreach will be needed in the future. They can then make that determination at a later meeting. Travel experts say 2021 is scheduled to be a difficult year.

Commissioner Richardson commented; the point of the questions was to see if there were things businesses needed that we may not easily recognize without asking. He spoke to the drafted questions and what kind of feedback he received when he posed some of the questions to businesses.

There was discussion on the draft questions, how each one was relevant in different scenarios depending on the business, and potentially leaving all of them to provide commissioners options rather than narrowing it down to a few. Commissioner Arevalo suggested ways that some of the questions could be combined into one, for example:

- “What are the main ways that your business was affected?” and if it wasn't then they would answer accordingly.
- “Have you lowered the number of staff that you employ in 2020 from 2019 and if so, by how much?”
- “Do you have any ideas for how the City's Economic Development Commission can help you?” also implies the City can help too.

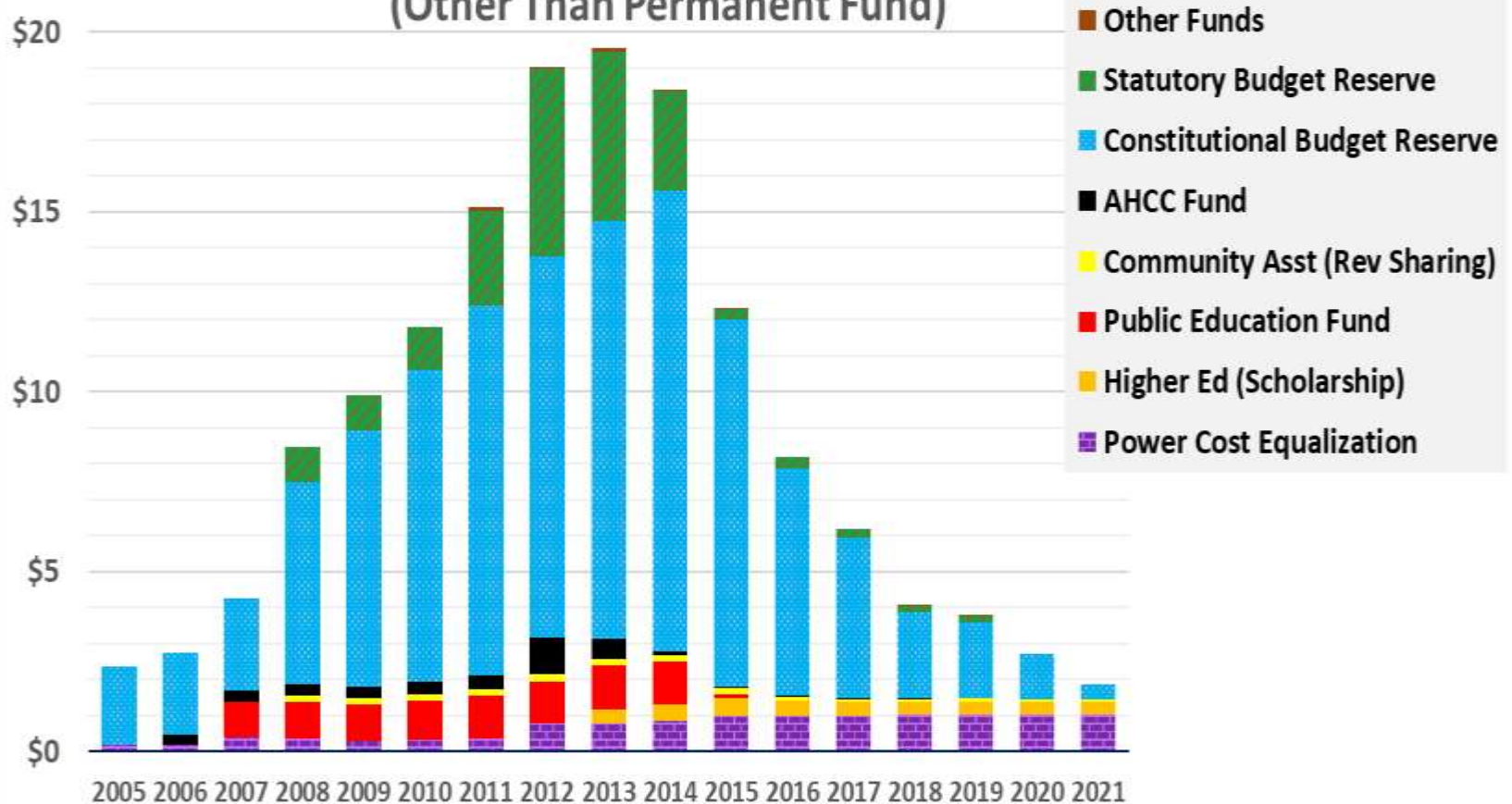


# J&H Consulting Update for City of Homer December 2020

- Paying no PFD at current forecasted revenues and a flat budget, Alaska has a deficit of about \$200-\$300 million, depending on whether \$100 million in school bond debt is fully funded.
- Since 2014, the state has funded deficits with savings, spending \$20 billion dollars; after this year there will be less than a year left in savings.
- Budget released largely a flat budget funded by spending \$6.3 billion from the PFD Earnings Reserve. Half of the draw funds government services half funds the payment of PFD's.
- Governor proposes paying the unpaid half of the 2020 PFD at \$1,916, plus a full 2021 PFD of \$3,058, totaling \$4,972.00 per person.
- Draw is about \$3 billion above recommendations by Permanent Fund Corp.

# POLITICAL LANDSCAPE FOR 2021:

## Alaska Savings Balances in \$Billions (Other Than Permanent Fund)



# POLITICAL LANDSCAPE:

Budget has \$294.6 million in cuts but much is just lapsing COVID funds and changing fund sources:

- ❖ \$140 million in health services due to COVID funds lapsing,
- ❖ \$27 million in education due to reduced enrollment,
- ❖ \$43.3 PERS retirement fund source change to agencies and feds,
- ❖ Travel reductions across the board, consolidation of purchasing and not filling vacant positions is projected to save millions across agencies.

Note that the budget proposes closing the Homer DMV, no funding for harbor grants program, public radio/tv, and reduced community assistance

-- But same problems to solve --

- ▶ How to balance the budget long term?
- ▶ Projections have the CBR drained between 2020-21, no savings left.
- ▶ PFD draw could cover part of deficit but impacts dividends and no agreement on how to move forward on dividends.

# Two Scenarios:

*Both House and Senate Republican led caucuses:*

*If campaign promises kept, expect a full PFD and broad cuts to all agencies and education. Education is one of the last big budget items left to cut.*

*Likely no new revenue measures despite growing need*

*Senate is currently 13 Republicans and 7 Democrats with 2 new members. However, the 13 Republicans are deeply divided on PFD, revenue measures, and the binding caucus. Also some pressure because of alleged FBI investigations.*

# Two Scenarios:

*Or one or two bodies form a bipartisan caucus:*

*House is split 20-20 right now, with 11 new members. Most likely a bipartisan caucus on the House side question is how many Republican members to add to the organization.*

*This may serve as a buffer to minimize some cuts balanced with some modest revenue measures.*

*Either way 13 new legislators total --- back to basics on educating them.*

*COVID protocols in place for session. Rapid testing, closed to public, limited staff, quarantine if travel.*

*May convene for 8 to 10 weeks and just address budget and major priorities.*

*May convene in Juneau then head home and do hearings remotely, reconvene for voting.*

*January COVID numbers will play a role in how the legislature operates next session.*

# Federal Scene:

- ▶ Federal elections may prove important for additional emergency COVID money, may significantly assist schools and local governments with funding issues and give Alaska some breathing room for another year.
- ▶ Hearing \$2 billion in relief for Alaska but must pass Congress.
- ▶ Talk of funding for infrastructure and renewable energy, funding may be more likely at the federal level in upcoming years.
- ▶ Be shovel ready!



# TAKIU

- ▶ *May be a very different year and adaptability will be key.*
- ▶ *Be ready to mobilize and to testify- it matters! Keep messaging consistent.*
- ▶ *How do you want to work together?*

*Any questions ?*





# CARES Act Economic Relief Grant Programs Update

January 5, 2021

## Fishermen Economic Relief Grant Program (FERG)

The FERG program was launched on Monday, November 9. The application period closed on Sunday, November 29<sup>th</sup>.

**325** applications were received (**148** paper/**177** online):

- **264 eligible applications** (eligible requests amounted to **\$1,510,197.85**)
  - **225 approved** (\$1,298,310.61)
    - 223 were approved (**\$1,287,310.61**)
    - **2 were appealed and approved (\$11,000.00)**
  - **39 were not funded** due to lack of funds (unfunded eligible requests amounted to **\$211,887.24**)
- **63 denied** (2 of which were ultimately approved through the appeals process)
  - 32 Did not moor in the Homer Harbor
  - 26 Didn't meet other eligibility requirements
  - 4 Duplicate applications
  - 1 Withdrawn

Checks have been sent out to **775** recipients. Many of these recipients will receive multiple payments as they have worked on more than one vessel.

### **Appeals Process**

\$140,000 was set aside for the appeals process. 22 denied applicants submitted appeals. Sara Perman, Rob Dumouchel and Jenny Carroll together evaluated the appeals. Of these appeals:

- 14 did not moor in Homer Harbor
- 2 did not meet residency requirements
- 2 applied for multiple vessels.
- 1 was missing application materials.
- 1 didn't meet 2020 fishing requirement.

Two appeals were ultimately approved for a total of \$11,000.00 approved. One was able to prove that they did moor in the harbor, and the other was able to provide proof of fishing in 2020. All of the leftover FERG funds remaining after the appeal process were applied towards waitlisted eligible applicants.

## Mortgage and Rent Relief Grant Program (MARRG)

MARRG application period closed on December 10, 2020. By that date, the program had received **206** total applications. After the CARES Act expenditure deadline was extended, I consulted with AHFC about extending the City's funding horizon and we agreed on extending the processing/expenditure deadline to January 8, 2021.

After the January 8, 2021 deadline, AHFC will continue to work with any applicants still in the eligible pool to provide economic relief funding.

As of 12/28/2020, of the 206 applications received

- 12 were not eligible;

- 85 payments issued, in process or approved and checks waiting to be issued;

- 107 contacts attempted;

- 2 unresponsive after multiple contact attempts.

Monthly assistance payments are averaging \$1,002.

## ERG Staffing

Sara Perman completed her last day of work for the City on December 31, 2020. Jenny Carroll has taken over her remaining duties of following up with applicant inquiries on NERG, SoSERG, CBERG and FERG, and working with the Finance Department on any follow up questions.

Jody Mastey is available to staff as needed on any follow up questions from SBERG applicants or from the Finance Department.

**ORDINANCE REFERENCE SHEET**  
**2020 ORDINANCE**  
**ORDINANCE 20-92**

An Ordinance of the City Council of Homer, Alaska Amending the 2020 Capital Budget and Authorizing Expenditure of \$18,696 from the Sewer Reserve Fund and \$16,546 from the Water Reserve Fund to Retrofit High Energy Light Fixtures at the Sewer Treatment Campus and at the Water Treatment Plant.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting December 14, 2020 Introduction

Memorandum 20-199 from Public Works Director as backup  
Memorandum 20-200 from Public Works Director as backup

2. City Council Regular Meeting January 11, 2021 Public Hearing and Second Reading

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

3 City Manager/  
4 Public Works Director

5 **ORDINANCE 20-92**

6  
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
8 AMENDING THE 2020 CAPITAL BUDGET AND AUTHORIZING  
9 EXPENDITURE OF \$18,696 FROM THE SEWER RESERVE FUND AND  
10 \$16,546 FROM THE WATER RESERVE FUND TO RETROFIT HIGH  
11 ENERGY LIGHT FIXTURES AT THE SEWER TREATMENT CAMPUS  
12 AND AT THE WATER TREATMENT PLANT.

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14 WHEREAS, The City's Sewer Treatment Plant Campus and Water Treatment Plant still  
15 has some high energy light fixtures, which can be replaced with low energy LED fixtures; and  
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17 WHEREAS, Some of the fixtures are in challenging locations and require the use of a 3<sup>rd</sup>  
18 party contractor with the special equipment to get to them; and  
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20 WHEREAS, The City requested quotes from local companies and received the lowest  
21 responsive quote is \$18,696 for the Sewer Treatment Campus; and  
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23 WHEREAS, The City requested quotes from local companies and received one quote in  
24 the amount of \$16,546 for the Water Treatment Plant.  
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26 NOW, THEREFORE, THE CITY COUNCIL OF HOMER ORDAINS:  
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28 Section 1. The City of Homer's 2020 Capital Budget is hereby amended by  
29 appropriating \$18,696 from the Sewer Reserve Fund and \$16,546 from the Water Reserve Fund  
30 to retrofit high energy light fixtures at the Sewer Treatment Plant Campus with low energy LED  
31 fixtures.  
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<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
256-0378	Sewer Reserve Fund	\$18,696
256-0379	Water Reserve Fund	\$16,546

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37 Section 2. This is a budget amendment ordinance, is temporary in nature, and shall  
38 not be codified.  
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40 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 11<sup>th</sup> day of January, 2021.  
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ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR



# 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 20-199

TO: Mayor and Homer City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Janette Keiser, Director of Public Works  
DATE: November 30, 2020  
SUBJECT: Proposal for Replacing High Energy Light Fixtures at Sewer Treatment Plant

**Issue:** There are still some high energy light fixtures at the Sewer Treatment Plant Campus. We propose to replace these with low energy LEDs.

### Background:

The City's Sewer Treatment Plant Campus still has some high energy light fixtures, which were not replaced as part of the City's lighting retrofit programs, enacted in prior years. We propose to replace these fixtures with low energy LED fixtures, funding this work through the Sewer Reserves, rather than the Revolving Energy Loan Fund, to reduce administrative costs.

Some of the fixtures are in challenging locations and require special equipment to get to them. We requested quotes from 3<sup>rd</sup> party contractors to help us access/install the lights and received one quote from Shank Electric, in the amount of \$18,696.

The Sewer Reserve Fund is:

Balance as of March 31, 2020:	\$2,018,059
Allocated by Ordinance 20-57 for urgent projects	\$ 484,900
City's share of Seawall SAD allocated to Sewer Reserves	\$ <u>39,364</u>
Balance	\$1,493,795

### Action Recommended:

That the City authorize expenditure of \$18,696 from the Sewer Water Reserve Fund to retrofit high energy light fixtures at the Sewer Treatment Plant Campus with low energy LED fixtures.



# City of Homer

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## Public Works

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(f) 907-235-3145

## Memorandum 20-200

TO: Mayor and Homer City Council

THROUGH: Rob Dumouchel, City Manager

FROM: Janette Keiser, Director of Public Works

DATE: November 30, 2020

SUBJECT: Proposal for Replacing High Energy Light Fixtures at Water Treatment Plant

**Issue:** There are still some high energy light fixtures at the Water Treatment Plant. We propose to replace these with low energy LEDs.

### Background:

The City’s Water Treatment Plant still has some high energy light fixtures, which were not replaced as part of the City’s lighting retrofit programs, enacted in prior years. We propose to replace these fixtures with low energy LED fixtures, funding this work through the Water Reserves, rather than the Revolving Energy Loan Fund, to reduce administrative costs.

Some of the fixtures are in challenging locations and require special equipment to get to them. We requested quotes from 3<sup>rd</sup> party contractors to help us access/install the lights. The lowest responsive, responsible quote is from Liberty Electric, Inc., in the amount of \$16,546.

The Water Reserve Fund is:

Balance as of March 31, 2020:	\$2,844,934
Allocated by Ordinance 20-56 for urgent projects	\$ 550,000
City’s share of Seawall SAD allocated to Water Reserves	\$ <u>39,364</u>
Balance	\$2,255,569

### Action Recommended:

That the City authorize expenditure of \$16,546 from the Water Reserve Fund to retrofit high energy light fixtures at the Water Treatment Plant with low energy LED fixtures.

**ORDINANCE REFERENCE SHEET**  
**2020 ORDINANCE**  
**ORDINANCE 20-93**

An Ordinance of the City Council of Homer, Alaska Amending the 2021 Operating Budget to Provide for Necessary Mid-Biennium and 2021 Truncated Budget Adjustments.

Sponsor: City Manager

1. City Council Regular Meeting December 14, 2020 Introduction  
Memorandum 20-206 from Finance Director as backup
2. City Council Regular Meeting January 11, 2021 Public Hearing and Second Reading



**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**ORDINANCE 20-93**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
AMENDING THE 2021 OPERATING BUDGET TO PROVIDE FOR  
NECESSARY MID-BIENNIUM AND 2021 TRUNCATED BUDGET  
ADJUSTMENTS.

THE CITY OF HOMER ORDAINS:

Section 1. The FY21 Operating Budget for the General, Water, Sewer, and Port and Harbor funds are hereby amended to provide funding for the period of January 1, 2021 to June 30, 2021 in the amount listed below:

General Fund	\$ 6,415,635
Water Fund	\$ 1,044,865
Sewer Fund	\$ 902,395
Port/Harbor Fund	<u>\$ 2,309,905</u>
Total Expenditures	\$10,672,800
Internal Service Funds	\$1,133,101

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 11<sup>th</sup> day of January, 2021.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

- 43 YES:
- 44 NO:
- 45 ABSTAIN:
- 46 ABSENT:
- 47
- 48 First Reading:
- 49 Public Hearing:
- 50 Second Reading:
- 51 Effective Date:



# City of Homer

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

Finance Department

491 East Pioneer Avenue  
Homer, Alaska 99603

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(p) 907-235-8121

(f) 907-235-3140

## Memorandum 20-206

TO: Mayor Castner and Homer City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Elizabeth Walton, Finance Director  
DATE: December 10, 2020  
SUBJECT: FY21 Truncated Budget Walkthrough

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The purpose of this memo is to walkthrough the condensed budget process related to the Amended FY21 budget.

### **Background**

Council passed Resolution 20-112 giving City administration the official directive to perform the necessary work to transition the City of Homer from a calendar year budget to a fiscal year budget running from July 1 to June 30 of the succeeding year. Per Resolution 20-112, the effective date of this transition is July 1, 2021. In order to accommodate that effective date, the FY21 Adopted Budget needs to be amended to reflect the January 1 to June 30, 2021 time period. Resolution 20-119 is before Council acknowledging that FY21 will be truncated in order to transition from a calendar year to a fiscal year.

Per the timeline presented to Council, City Administration is to provide Council with an Amended Budget at the December 14<sup>th</sup> meeting. Ordinance 20-93 on the December 14<sup>th</sup> agenda provides Council with the necessary appropriations for the truncated FY21. Accompanying this Ordinance is a budget document that illustrates how those appropriations were determined. Also before Council at the December 14<sup>th</sup> meeting is Ordinance 20-89, which amends City Code to properly reflect a fiscal year of July 1 – June 30.

### **Budget Process**

Resolution 20-112 passed on October 26<sup>th</sup> and since then the Finance Department has been working to present Council with a balanced budget for the truncated FY21. The budget process typically takes City leadership four months to develop a proposed budget for Council. This amended budget required the same level of work on the Finance Department and the leadership team.

The budget development schedule was fast tracked for the truncated FY21, with departments required to submit amended budgets to Finance within two weeks' time (typically they have a month to dissect department spending and propose budgeted expenditures). After that,

Finance and City Administration had a couple weeks to pull the budgets together and present Council with a balanced budget for each of the Operating funds.

Per HCC 3.05.045, projected expenditures shall not exceed projected revenues in the operating budget. As you will see in the amended budget before you (and detailed below), each of the operating funds has total projected expenditures exceeding projected revenues. Therefore, utilization of fund balance/reserves is necessary to meet code and to maintain a balanced operating budget.

### **Budget Methodology - Revenues**

Most of the budget methodology remains consistent with the truncated version. Typically sales and property tax revenues are determined utilizing a regression model. The model was not statistically appropriate and, therefore, we switched to utilizing a three year average for these values. The three year average is based on the January 1 – June 30 time period for the preceding three years (FY18, FY19, and FY20). The rest of revenues generally follow the utilization of a three year average (this is consistent across each of the funds). The main exception is Water/Sewer metered sales, which is based on 2019 usage and applying the rates recently adopted.

### **Budget Methodology – Expenditures**

Most of the Maintenance & Operations (M&O) expenses were reduced by half to account for half a year’s worth of spending. Departments also took into account the three year average spending and modified expenditure estimates accordingly.

There are three line items that remained at the same adopted FY21 level: Audit Services, Finance Overtime, and Finance Professional Services.

- **Audit Services** costs are expected to meet a full year’s cost, as the Finance Department is working to wrap up the FY20 audit in a timely manner. Also, it has been the general practice for the subsequent fiscal year to pay the audit costs associated with the previous fiscal year. So, even if work isn’t completed prior to June 30 most of the audit expenses associated with FY20 will be back posted to FY21.
- **Finance Overtime** has been kept consistent with those costs presented in the adopted FY21 budget, as staff will be highly engaged to complete the FY20 audit, CARES reporting wrap up, and assisting with the transition of fiscal years.
- **Finance Professional Services** has been kept consistent with those costs presented in the adopted FY21 budget, as we are reserving funding to potentially utilize outside resources to assist with CARES reporting and fiscal year conversion.

One other major change is that none of the operating budgets include a transfer to reserves, as each of the funds did not have “excess” budgeted revenue to transfer to reserves. Each of the funds have a handful of mandatory transfers (bond payments, seawall reserves, hydrants, GF admin, revolving energy, debt payments, etc.), but anything outside of mandatory is not taking place during the truncated fiscal year.

## **General Fund**

Similarly with the other two funds, the General Fund will require a draw on fund balance/reserves to balance the truncated FY21 Operating Budget. The budgeted draw presented in the budget before Council is \$2,971,020. Without factoring in this draw to balance the budget, revenues are budgeted to be down roughly 73%.

The draw is significant for the General Fund because the majority of sales tax and property tax revenues are received in the second half of each calendar year. Therefore, this truncated fiscal year is lacking the majority of these revenues (property tax budgeted revenue is down 97% and sales tax is down 67%). Looking at budgeted revenue for FY20, property tax represented roughly 28% and sales tax accounted for roughly 44%.

Department heads have worked to decrease total expenditures for this truncated fiscal year, with total Maintenance & Operations expenses being down just shy of 44%.

HCC 3.05.049 (effective FY20), states that emergency fund balance for the General Fund is equal to four months operating revenue for the current fiscal year. Exhibit B-1 (page 21) of the financial statements provides an unassigned general fund balance of \$9,522,558. Based on the FY20 budget, the emergency fund balance should be approximately \$4,153,169. This leaves an estimated unassigned fund balance of \$5,369,389.

There is sufficient balance in the unassigned fund balance for the General Fund to absorb the budgeted draw to balance the truncated FY21 Operating budget. The budgeted draw will utilize approximately 45% of the unassigned balance.

## **Water/Sewer Fund**

Consistent with the other two funds, the Water and Sewer Fund will require a draw on fund balance/reserves to balance the truncated FY21 Operating Budget. The budgeted draw presented in the budget before Council is \$53,439 (\$25,372 Water and \$28,067 deficit). Without factoring in this draw to balance the budget, revenues are budgeted to be down just shy of 50%.

The draw is not as severe for the Utility fund as the revenue is relatively stable through the calendar year. If spending is monitored closely or if revenue is above budget expectations, there is potential for this fund to break even without the need of relying on fund balance or reserves.

Utility Administration decreased total expenditures for this truncated fiscal year, with total Water Maintenance & Operations (M&O) expenses down 46% and total Sewer M&O expenses down 36%. The biggest reason why Sewer M&O expenses aren't down closer to 50% is due to the tri-annual Kachemak septic pumping contract. This contract is expected to be completed during the truncated FY21.

If you reference Exhibit H-3 (page 90) of the financials, the fund balance of Utility Operations (Fund 200) is \$673,608. This fund should have sufficient fund balance at the end of fiscal year 2021 to absorb the budgeted draw. If not, there should be sufficient balance in Utility reserves to fund the deficit. As of 11/30/20, the balance of the Utility Reserves is \$4,582,260 (\$2,609,724 Water Reserves and \$1,972,536 Sewer Reserves).

## **Port and Harbor Fund**

As with the other two funds, the Port and Harbor Fund will require a draw on fund balance/reserves in order to balance the truncated FY21 Operating Budget. The budgeted draw presented in the Amended Budget before Council is \$660,176. Without factoring in this draw to balance the budget, revenues are budgeted to be down roughly 65%.

The draw is significant for the Harbor because berth stall revenues are received in October of each year. Therefore, this truncated fiscal year is lacking those revenues. These stall revenues represented roughly 27% of total budgeted revenue for FY20.

Harbor Administration has worked diligently to decrease total expenditures for this truncated fiscal year, with total Maintenance & Operations expenses being down just shy of 53%.

If you reference Exhibit I-4 (page 97-98) of the 2019 Basic Financial Statements, you are able to extract information that makes it is apparent that the Operations component (Fund 400) does not have sufficient balance to cover this deficit. A quick formula for fund balance is current assets minus current liabilities. If we perform this quick math on Harbor Operations (Fund 400) it comes to a deficit of \$1,375,697.

Also detailed in Exhibit I-4 is the cash balance available for each of the “units” within the Enterprise Fund. As of 12/31/19, the total cash balance available to the Port and Harbor fund is \$1,942,518 (negative cash balance of \$553,116 for operations). The cash balance represents the Harbor’s share of the central treasury and in a simple sense is what the Harbor could write a check for.

If you reference Exhibit I-5 (page 99) of the financials, the net position of Harbor reserves is \$1,829,802 (\$2,160,222 less \$330,420 for bond reserves). As of 11/30/20, the balance of the reserves is \$2,097,153 (not including bond reserves).

## **Financial Implications**

It is important to understand that the loss to fund balance will not simply be reimbursed in subsequent fiscal years. Management will need to be actively planning in future years to work on reimbursing the fund balance. Otherwise, the fund balance will remain at the lower levels.

The revenue that the City receives in the second half of calendar year 2021 will not be available to replenish the fund balance, as this revenue will need to be utilized to fund the expenditures for the first six months of calendar 2022 (FY22 will run July 1, 2021 – June 30, 2022).

## **Still to Consider – Capital Budget**

The Amended Budget before Council is only representative of the FY21 Operating Budget. What still needs to be discussed is how to handle the FY21 Capital Budget. The Adopted FY21 Operating Budget includes various transfers to fund reserves. However, the Amended (truncated) FY21 Operating Budget does not include transfers to fund reserves. Initial questions to answer: Are the already approved FY21 capital projects allowable? Is new capital spending allowable?

**CITY OF HOMER**

**AMENDED BUDGET**

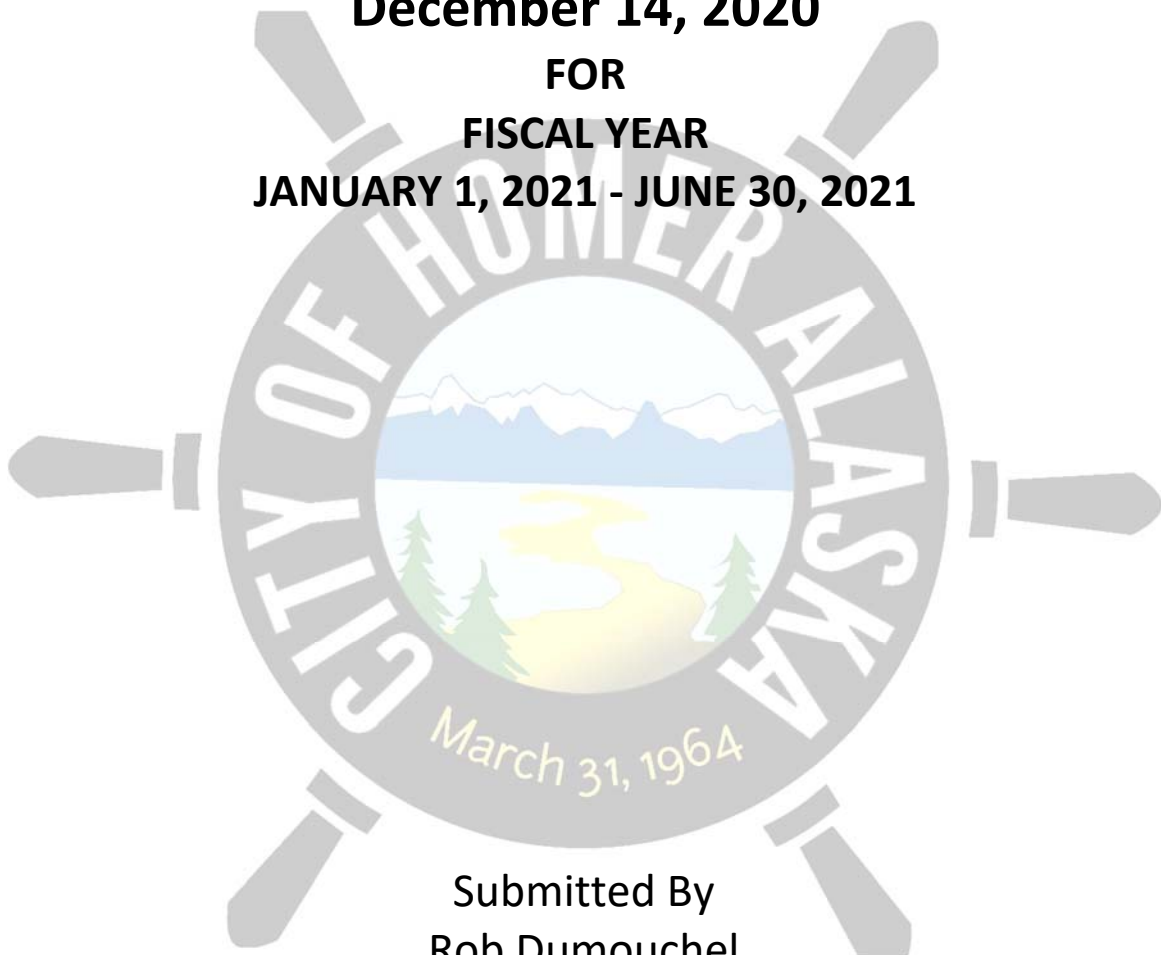
**By Homer City Council**

**December 14, 2020**

**FOR**

**FISCAL YEAR**

**JANUARY 1, 2021 - JUNE 30, 2021**



Submitted By  
Rob Dumouchel  
City Manager

**Prepared By Finance Department**

City of Homer  
2021 Operating Budget

General Fund (100) Revenue Detail		Actual			Budget		Δ %	
A/C Num.	Revenue Categories & Descriptions	12/31/2016	12/31/2018	12/31/2019	Adopted	Draft	2020 to 2021	
					12/31/2020	6/30/2021	\$	%
<b>0005</b>	<b>PROPERTY TAXES:</b>							
4101	Real Prop Tax	2,875,193	3,169,797	3,272,292	3,135,010	63,339	(3,071,671)	-98.0%
4102	Per Prop Tax	206,151	219,375	246,130	215,966	6,606	(209,360)	-96.9%
4103	Motr Vehicle Tx	48,779	47,426	46,362	48,869	18,543	(30,326)	-62.1%
4104	Prior Years Taxes	44,605	44,701	79,050	62,444	28,669	(33,775)	-54.1%
4105	Pen/Int Prop Tx	(2,404)	6,416	7,530	1,407	4,198	2,791	198.4%
4107	Oil Tax	10,510	5,998	0	12,080	1,999	(10,080)	-83.4%
	<b>Total Property Taxes</b>	<b>3,182,834</b>	<b>3,493,713</b>	<b>3,651,365</b>	<b>3,475,775</b>	<b>123,353</b>	<b>(3,352,421)</b>	<b>-96.5%</b>
<b>0010</b>	<b>SALES &amp; USE TAXES:</b>							
4201	Sales Tax	6,376,187	6,408,983	6,394,988	5,455,285	1,793,487	(3,661,798)	-67.1%
4202	Cooperative Tax	24,878	24,657	23,996	24,752	7,999	(16,753)	-67.7%
4203	Liquor License	24,750	25,650	25,000	24,933	21,767	(3,167)	-12.7%
4205	Sales Tax Comm	4,000	4,000	4,000	3,667	2,000	(1,667)	-45.5%
	<b>Total Sales and Use Taxes</b>	<b>6,429,815</b>	<b>6,463,291</b>	<b>6,447,985</b>	<b>5,508,638</b>	<b>1,825,253</b>	<b>(3,683,385)</b>	<b>-66.9%</b>
<b>0015</b>	<b>PERMITS &amp; LICENSES:</b>							
4301	Driveway Permit	1,825	2,500	1,830	2,052	1,078	(973)	-47.4%
4302	Sign Permits	500	250	50	367	100	(267)	-72.7%
4303	Building Permit	11,250	17,845	15,450	14,938	7,817	(7,122)	-47.7%
4304	Peddler Permits	1,746	3,504	2,874	2,343	2,375	32	1.4%
4308	Zoning Fees	11,800	14,400	9,125	15,683	8,525	(7,158)	-45.6%
4309	Row Permit	-	2,910	6,225	1,810	2,045	235	13.0%
4310	Marijuana Licenses	-	1,800	1,600	767	333	(433)	-56.5%
4314	Taxi/chauffeurs/safety Inspec	3,088	3,605	3,998	3,566	1,641	(1,925)	-54.0%
	<b>Total Permits and Licenses</b>	<b>30,209</b>	<b>46,814</b>	<b>41,152</b>	<b>41,526</b>	<b>23,914</b>	<b>(17,612)</b>	<b>-42.4%</b>
<b>0020</b>	<b>FINES &amp; FORFEITURES:</b>							
4401	Fines/Forfeit	16,494	9,285	16,008	14,024	3,996	(10,028)	-71.5%
4402	Non Moving Fine	1,535	6,695	12,790	6,738	1,205	(5,533)	-82.1%
	<b>Total Fines and Forfeitures</b>	<b>18,029</b>	<b>15,980</b>	<b>28,798</b>	<b>20,762</b>	<b>5,201</b>	<b>(15,561)</b>	<b>-75.0%</b>
<b>0025</b>	<b>USE OF MONEY:</b>							
4801	Interest Income	44,312	64,372	188,592	43,662	37,360	(6,302)	-14.4%
4802	Penalty/Interest	-	0	-	-	-	0	0.0%
	<b>Total Use of Money</b>	<b>44,312</b>	<b>64,372</b>	<b>188,592</b>	<b>43,662</b>	<b>37,360</b>	<b>(6,302)</b>	<b>-14.4%</b>
<b>0030</b>	<b>REVENUES-OTHER AGENCIES:</b>							
4501	Ak Shared Rev ***	215,905	0	-	-	-	0	0.0%
4503	Prisoner Care	424,080	439,178	440,066	440,000	220,033	(219,967)	-50.0%
4504	Borough 911	52,800	52,800	52,800	52,800	-	(52,800)	-100.0%
4505	Police Sp Serv	36,000	27,000	36,000	36,000	27,000	(9,000)	-25.0%
4509	Assistant Fire Chief	-	129,428	-	-	-	0	0.0%
4511	Pioneer Av Maint	34,000	34,000	34,000	34,000	-	(34,000)	-100.0%
4527	PERS Revenue ***	235,899	206,427	294,185	-	-	0	0.0%
	<b>Total Intergovernmental</b>	<b>1,005,505</b>	<b>890,950</b>	<b>867,373</b>	<b>562,800</b>	<b>247,480</b>	<b>(315,320)</b>	<b>-56.0%</b>
<b>0035</b>	<b>CHARGES FOR SERVICES:</b>							
4311	Library Cards	20	0	60	-	-	0	0.0%
4315	Project Administration Fee	-	2,394	516	-	-	0	0.0%
4316	Lid Application Fee	-	0	100	-	-	0	0.0%
4317	Lid Yearly Bill	27,501	23,218	20,736	26,756	9,278	(17,478)	-65.3%
4516	Pw Equip & Serv	11,629	13,049	300	14,607	2,643	(11,964)	-81.9%
4599	Pioneer Beautif	190	190	150	283	55	(228)	-80.6%
4601	Ambulance Fees	271,872	141,706	122,725	189,644	89,815	(99,829)	-52.6%
4603	Fire Contr Kachemack City	71,631	88,594	91,204	86,059	59,133	(26,926)	-31.3%
4604	HVF Class Fees	-	-	-	-	-	0	0.0%



City of Homer  
2021 Operating Budget

General Fund (100) Revenue Detail		Actual			Budget		Δ %	
A/C Num.	Revenue Categories & Descriptions	12/31/2016	12/31/2018	12/31/2019	Adopted 12/31/2020	Draft 6/30/2021	2020 to 2021	
							\$	%
4607	Other Services	28,647	33,995	31,745	31,266	12,952	(18,314)	-58.6%
	Camping	179,034	181,114	178,663	185,272	105,815	(79,457)	-42.9%
4609	Animal Care Fee	13,766	17,444	17,913	15,063	6,839	(8,224)	-54.6%
4610	Plans & Specs	391	15	5	-	-	0	0.0%
4611	City Clerk Fees	1,586	3,004	1,987	2,194	513	(1,681)	-76.6%
4612	Publication Fee	-	25	7	-	-	0	0.0%
4613	Cemetery Plots	2,000	6,600	6,400	3,600	3,633	33	0.9%
4614	Community Recreation Fees	37,603	37,663	42,279	37,972	17,003	(20,969)	-55.2%
4650	Rents & Leases	-	8,601	0	-	-	0	0.0%
4655	Pavillion Rental	-	-	2,650	1,088	533	(554)	-51.0%
4660	Advertising - Community School	1,170	400	0	807	133	(673)	-83.5%
	<b>Total Charges for Services</b>	<b>647,042</b>	<b>558,011</b>	<b>517,438</b>	<b>594,610</b>	<b>308,347</b>	<b>(286,264)</b>	<b>-48.1%</b>
<b>0040</b>	<b>OTHER REVENUE:</b>							
4901	Surplus Prop	-	0	5,651	-	-	0	0.0%
4902	Other Revenue	2,414	30,196	67,476	-	-	0	0.0%
	<b>Total Other Revenues</b>	<b>2,414</b>	<b>30,196</b>	<b>73,126</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>
<b>0045</b>	<b>AIRPORT TERMINAL REVENUES:</b>							
4655	Airline Leases	62,206	111,966	135,479	81,672	60,678	(20,994)	-25.7%
4656	Concessions	2,979	24,914	11,519	12,600	6,259	(6,341)	-50.3%
4657	Car Rental	33,756	35,410	45,478	36,819	13,549	(23,270)	-63.2%
4658	Parking Fees	32,110	31,531	26,322	32,363	13,328	(19,035)	-58.8%
4660	Advertising	-	0	-	-	-	0	0.0%
	<b>Total Airport</b>	<b>131,051</b>	<b>203,822</b>	<b>218,798</b>	<b>163,455</b>	<b>93,814</b>	<b>(69,641)</b>	<b>-42.6%</b>
	<b>Total Before Operating Transfers</b>	<b>11,491,211</b>	<b>11,767,147</b>	<b>12,034,627</b>	<b>10,411,226</b>	<b>2,664,721</b>	<b>(7,746,505)</b>	<b>-74.4%</b>
<b>0099</b>	<b>OPERATING TRANSFERS:</b>							
4981	G/F Admin Water	270,328	273,039	290,905	292,014	162,101	(129,913)	-44.5%
4982	G/F Admin Sewer	227,617	211,080	226,141	232,276	141,533	(90,743)	-39.1%
4983	G/F Admin P & H	573,691	558,336	591,076	579,038	311,223	(267,815)	-46.3%
4984	G/F ADMIN HART - ROADS	-	-	143,856	118,629	66,015	(52,614)	-44.4%
4985	G/F Admin Hawsp	138,289	137,309	143,856	148,287	82,519	(65,768)	-44.4%
4987	G/F ADMIN HART - TRAILS	-	-	-	29,657	16,504	(13,154)	-44.4%
4990	Other Transfer	-	4,576	615,593	718,843	-	(718,843)	-100.0%
4992	Other Transfer - Fund Balance	10,000	10,000	10,000	-	2,971,020	2,971,020	0.0%
	<b>Total Operating Transfers</b>	<b>1,219,925</b>	<b>1,194,340</b>	<b>2,021,428</b>	<b>2,118,745</b>	<b>3,750,914</b>	<b>1,632,169</b>	<b>77.0%</b>
	<b>Grand Total</b>	<b>12,711,136</b>	<b>12,961,488</b>	<b>14,056,055</b>	<b>12,529,971</b>	<b>6,415,635</b>	<b>(6,114,336)</b>	<b>-48.8%</b>
	<b>Grand Total (Adj) ***</b>	<b>12,259,332</b>	<b>12,755,061</b>	<b>13,761,870</b>	<b>12,529,971</b>	<b>6,415,635</b>	<b>(6,114,336)</b>	<b>-48.8%</b>

**City of Homer  
2021 Operating Budget**

<b>100 General Fund Expenditures - Combined</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	4,353,120	4,314,144	4,927,340	2,535,221	(2,392,120)	-48.5%
5102	Fringe Benefits	2,476,539	2,591,688	2,601,631	1,325,231	(1,276,401)	-49.1%
5103	Part-time Wages	277,159	409,671	315,917	160,021	(155,896)	-49.3%
5104	Part-time Benefits	79,733	100,435	77,983	38,842	(39,141)	-50.2%
5105	Overtime	244,762	308,302	280,803	155,319	(125,485)	-44.7%
5107	Part-time Overtime	5,596	6,447	14,284	7,283	(7,001)	-49.0%
5108	Unemployment Benefits	15,697	9,974	-	-	0	0.0%
5112	PERS Relief	206,427	294,185	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>7,659,034</b>	<b>8,034,845</b>	<b>8,217,958</b>	<b>4,221,916</b>	<b>(3,996,043)</b>	<b>-48.6%</b>
	<i>w/o PERS</i>	<i>7,452,607</i>	<i>7,740,660</i>	<i>8,217,958</i>	<i>4,221,916</i>		
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	35,443	29,564	46,100	23,750	(22,350)	-48.5%
5202	Operating Supplies	204,655	199,817	239,970	112,735	(127,235)	-53.0%
5203	Fuel and Lube	182,618	188,563	249,950	137,939	(112,011)	-44.8%
5204	Chemicals	95,352	97,995	100,000	104,000	4,000	4.0%
5205	Ammunition	14,350	16,631	20,000	10,000	(10,000)	-50.0%
5206	Food and Staples	28,451	28,848	33,400	15,100	(18,300)	-54.8%
5207	Vehicle and Boat Maintenance	195,500	250,449	250,700	134,100	(116,600)	-46.5%
5208	Equipment Maintenance	16,309	13,843	37,600	18,325	(19,275)	-51.3%
5209	Building & Grounds Maintenance	60,826	59,699	77,150	39,325	(37,825)	-49.0%
5210	Professional Services	709,572	829,793	799,590	457,354	(342,236)	-42.8%
5211	Audit Services	70,326	77,808	84,700	88,935	4,235	5.0%
5213	Survey and Appraisal	721	1,260	4,500	3,000	(1,500)	-33.3%
5214	Rents & Leases	101,208	96,251	112,100	79,173	(32,927)	-29.4%
5215	Communications	90,571	115,099	139,500	67,625	(71,875)	-51.5%
5216	Freight and Postage	21,061	19,137	25,000	12,150	(12,850)	-51.4%
5217	Electricity	234,097	231,735	267,737	130,964	(136,773)	-51.1%
5218	Water	20,939	23,307	28,019	8,626	(19,393)	-69.2%
5219	Sewer	31,141	27,233	35,849	9,851	(25,998)	-72.5%
5220	Refuse and Disposal	2,386	4,892	10,550	4,625	(5,925)	-56.2%
5221	Property Insurance	14,395	19,235	24,574	14,383	(10,191)	-41.5%
5222	Auto Insurance	32,186	36,797	43,800	17,600	(26,200)	-59.8%
5223	Liability Insurance	50,064	56,013	65,912	48,616	(17,296)	-26.2%
5224	Fidelity Bond	450	450	450	225	(225)	-50.0%
5227	Advertising	19,002	27,799	37,250	18,305	(18,945)	-50.9%
5228	Books	45,644	57,493	48,600	24,300	(24,300)	-50.0%
5229	Periodicals	8,847	8,731	11,200	5,700	(5,500)	-49.1%
5230	Audio Visual	16,272	15,561	16,000	8,000	(8,000)	-50.0%
5231	Tools and Equipment	71,607	77,337	107,900	57,225	(50,675)	-47.0%
5233	Computer Related Items	24,824	27,906	38,930	17,775	(21,155)	-54.3%
5234	Record and Permits	1,091	1,009	1,500	700	(800)	-53.3%
5235	Membership Dues	15,625	18,658	24,530	11,800	(12,730)	-51.9%
5236	Transportation	34,351	38,106	47,650	18,000	(29,650)	-62.2%
5237	Subsistence	14,303	20,783	24,300	10,600	(13,700)	-56.4%
5238	Printing and Binding	9,311	4,918	11,250	11,175	(75)	-0.7%
5242	Janitorial	-	-	600	300	(300)	-50.0%
5244	Snow Removal	14,261	5,726	25,397	11,590	(13,807)	-54.4%
5251	Pioneer Beautification	630	648	750	750	0	0.0%
5252	Credit Card Expenses	561	602	680	360	(320)	-47.1%
5280	Volunteer Incentives	30,555	30,491	39,000	19,000	(20,000)	-51.3%
5282	City Hall Building Maintenance	6,952	4,667	10,000	5,000	(5,000)	-50.0%
5283	Library Building Maintenance	17,169	9,928	18,000	9,000	(9,000)	-50.0%
5284	Police Building Maintenance	2,788	2,837	3,500	5,250	1,750	50.0%
5285	Fire Building Maintenance	2,584	1,976	5,000	2,500	(2,500)	-50.0%
5286	Old School Building Maintenance	3,000	622	3,000	1,500	(1,500)	-50.0%

City of Homer  
2021 Operating Budget

100 General Fund Expenditures		- Combined		Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
5287	Animal Control Building Maintenance	1,700	220	2,500	1,250	(1,250)	-50.0%
5292	City Hall Motor Pool	672	229	500	350	(150)	-30.0%
5293	Police Motor Pool	19,027	17,526	30,000	10,000	(20,000)	-66.7%
5294	Fire Motor Pool	9,372	23,703	15,500	12,500	(3,000)	-19.4%
5601	Uniform	27,235	30,194	36,900	18,400	(18,500)	-50.1%
5602	Safety Equipment	23,816	18,532	35,000	16,600	(18,400)	-52.6%
5603	Employee Training	94,907	100,088	134,200	62,750	(71,450)	-53.2%
5604	Public Education	951	1,721	4,000	1,850	(2,150)	-53.8%
5611	ADA Compliance	-	-	1,000	500	(500)	-50.0%
5614	Car Allowance	3,764	7,104	7,942	3,877	(4,065)	-51.2%
5625	Impound Costs	5,400	5,395	3,500	2,000	(1,500)	-42.9%
5626	Jail Laundry Services	5,800	5,867	9,000	0	(9,000)	-100.0%
5630	Haven House	14,000	14,000	14,000	14,000	0	0.0%
5632	Wellness Program	15,148	21,109	22,000	12,000	(10,000)	-45.5%
5633	Phones	1,736	2,227	6,000	3,000	(3,000)	-50.0%
5634	Networking	4,367	2,370	5,750	3,500	(2,250)	-39.1%
5635	Software	25,997	33,221	37,280	18,080	(19,200)	-51.5%
5636	Servers	2,207	2,068	4,000	3,000	(1,000)	-25.0%
5801	Pratt Museum	69,000	69,000	69,000	69,000	0	0.0%
5815	Parks & Recreation Board	500	237	1,500	750	(750)	-50.0%
5830	Homer Foundation	25,000	25,000	25,000	25,000	0	0.0%
	<b>Total Maint. and Operations</b>	<b>2,902,597</b>	<b>3,160,031</b>	<b>3,636,760</b>	<b>2,055,637</b>	<b>(1,581,123)</b>	<b>-43.5%</b>
	<b>Capital Outlay, Transfers and Reserves</b>						
5106	Leave Cash Out	161,373	85,232	104,643	58,222	(46,421)	-44.4%
5990	Transfers To	1,546,958	922,329	500,146	79,860	(420,286)	-84.0%
	<b>Total C/O, Transfers &amp; Reserves</b>	<b>1,708,331</b>	<b>1,007,561</b>	<b>604,789</b>	<b>138,082</b>	<b>(466,708)</b>	<b>-77.2%</b>
5607	Debt Repayment	0	-	-	-	0	0.0%
5608	Interest Exp	0	-	-	-	0	0.0%
	<b>Total Debt Repayment</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>
	<b>Total General Fund Expenses</b>	<b>12,269,962</b>	<b>12,202,436</b>	<b>12,459,508</b>	<b>6,415,635</b>	<b>(6,043,873)</b>	<b>-48.5%</b>
	<b>General Fund Expenses w/o PERS</b>	<b>12,063,535</b>	<b>11,908,251</b>	<b>12,459,508</b>	<b>6,415,635</b>		

5210 - 2018 Top 5: (1) Birch, Horton, Bittner \$195,686, (2) Alaska Mindful Paws \$194,339, (3) Homer Chamber of Commerce \$51,000, (4) Chugach Yard Care \$34,695, (5) Caselle \$28,597

**City of Homer  
2021 Operating Budget**

<b>0100 MAYOR - COUNCIL</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	11,900	16,575	13,000	6,500	(6,500)	-50.0%
5102	Fringe Benefits	964	1,343	1,056	528	(528)	-50.0%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	-	-	-	-	0	0.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	-	-	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>12,864</b>	<b>17,918</b>	<b>14,056</b>	<b>7,028</b>	<b>(7,028)</b>	<b>-50.0%</b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	200	886	1,000	500	(500)	-50.0%
5206	Food and Staples	1,254	1,050	1,600	2,000	400	25.0%
5210	Professional Services	237,895	323,427	242,280	100,000	(142,280)	-58.7%
5211	Audit Services	70,326	77,808	84,700	88,935	4,235	5.0%
5215	Communications	0	-	-	-	0	0.0%
5223	Liability Insurance	336	243	228	286	58	25.4%
5227	Advertising	-	318	-	-	0	0.0%
5233	Computer Related Items	1,284	3,224	3,500	1,000	(2,500)	-71.4%
5235	Membership Dues	5,751	6,170	6,500	1,000	(5,500)	-84.6%
5236	Transportation	3,705	3,431	7,100	3,000	(4,100)	-57.7%
5237	Subsistence	2,940	3,155	6,200	2,500	(3,700)	-59.7%
5280	Volunteer Incentives	-	-	4,000	4,000	0	0.0%
5603	Employee Training	1,475	3,025	2,700	1,350	(1,350)	-50.0%
	<b>Total Maint. and Operations</b>	<b>325,166</b>	<b>422,742</b>	<b>359,808</b>	<b>204,571</b>	<b>(155,237)</b>	<b>-43.1%</b>
5990	<b>Transfers To</b>	<b>1,536,255</b>	<b>911,626</b>	<b>477,358</b>	<b>58,142</b>	<b>(419,216)</b>	<b>-87.8%</b>
	<b>Total</b>	<b>1,874,286</b>	<b>1,352,286</b>	<b>851,222</b>	<b>269,741</b>	<b>(581,481)</b>	<b>-68.3%</b>

2021 Budget Notes:

5990 - (1) Seawall \$10,000, (2) Water Hydrants \$45,673, (3) Health Insurance Fund \$2,469

**City of Homer**  
**2021 Operating Budget**

<b>0101 CITY CLERK</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	170,958	189,008	198,893	102,238	(96,654)	-48.6%
5102	Fringe Benefits	99,818	109,141	102,593	51,781	(50,813)	-49.5%
5103	Part-time Wages	5,080	0	-	-	0	0.0%
5104	Part-time Benefits	325	0	-	-	0	0.0%
5105	Overtime	7,136	6,750	10,000	5,000	(5,000)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	8,743	14,613	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>292,061</b>	<b>319,512</b>	<b>311,486</b>	<b>159,019</b>	<b>(152,467)</b>	<b>-48.9%</b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	2,047	2,889	3,000	1,500	(1,500)	-50.0%
5206	Food and Staples	10	0	-	-	0	0.0%
5208	Equipment Maintenance	699	699	1,500	750	(750)	-50.0%
5210	Professional Services	7,022	11,737	13,500	7,000	(6,500)	-48.1%
5215	Communications	1,474	1,474	1,000	500	(500)	-50.0%
5216	Freight and Postage	0	46	500	250	(250)	-50.0%
5223	Liability Insurance	350	267	526	277	(249)	-47.4%
5227	Advertising	7,203	9,902	12,000	7,000	(5,000)	-41.7%
5231	Tools and Equipment	990	775	3,500	600	(2,900)	-82.9%
5233	Computer Related Items	953	37	1,000	1,500	500	50.0%
5234	Record and Permits	1,091	1,009	1,500	700	(800)	-53.3%
5235	Membership Dues	779	941	1,000	1,000	0	0.0%
5236	Transportation	4,109	3,989	4,500	3,500	(1,000)	-22.2%
5237	Subsistence	3,655	5,610	3,000	2,000	(1,000)	-33.3%
5238	Printing and Binding	845	0	500	300	(200)	-40.0%
5240	Political Activities	0	-	-	-	0	0.0%
5603	Employee Training	3,161	3,365	3,500	2,500	(1,000)	-28.6%
	<b>Total Maint. and Operations</b>	<b>34,388</b>	<b>42,739</b>	<b>50,526</b>	<b>29,377</b>	<b>(21,149)</b>	<b>-41.9%</b>
	<b>Total</b>	<b>326,448</b>	<b>362,251</b>	<b>362,012</b>	<b>188,396</b>	<b>(173,616)</b>	<b>-48.0%</b>

2021 Budget Notes:

**City of Homer**  
**2021 Operating Budget**

<b>0102 CITY ELECTIONS</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
	<b><u>Salaries and Benefits</u></b>						
5101	Salary and Wages	-	-	-	-	0	0.0%
5102	Fringe Benefits	-	-	-	-	0	0.0%
5103	Part-time Wages	1,583	933	1,776	897	(879)	-49.5%
5104	Part-time Benefits	11	7	146	74	(72)	-49.5%
5105	Overtime	-	-	-	-	0	0.0%
5107	Part-time Overtime	1,402	874	1,700	850	(850)	-50.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	-	-	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>2,997</b>	<b>1,813</b>	<b>3,622</b>	<b>1,821</b>	<b>(1,801)</b>	<b>-49.7%</b>
	<b><u>Maintenance and Operations</u></b>						
5201	Office Supplies	100	336	500	300	(200)	-40.0%
5206	Food and Staples	234	205	400	200	(200)	-50.0%
5208	Equipment Maintenance	2,489	(2,215)	2,350	1,175	(1,175)	-50.0%
5210	Professional Services	0	-	-	-	0	0.0%
5227	Advertising	819	313	1,500	750	(750)	-50.0%
5238	Printing and Binding	3,984	2,057	4,200	7,500	3,300	78.6%
	<b>Total Maint. and Operations</b>	<b>7,626</b>	<b>696</b>	<b>8,950</b>	<b>9,925</b>	<b>975</b>	<b>10.9%</b>
	<b>Total</b>	<b>10,623</b>	<b>2,509</b>	<b>12,572</b>	<b>11,746</b>	<b>(826)</b>	<b>-6.6%</b>

2021 Budget Notes:

Budget for one election in case a special election is called for.

5238 - Increase to cover cost of printing absentee in person and absentee by mail envelopes

**City of Homer  
2021 Operating Budget**

<b>0110 CITY MANAGER</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	174,936	157,323	161,054	78,529	(82,525)	-51.2%
5102	Fringe Benefits	74,241	74,952	72,041	35,219	(36,822)	-51.1%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	117	0	375	188	(188)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	7,877	9,973	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>257,171</b>	<b>242,248</b>	<b>233,471</b>	<b>113,935</b>	<b>(119,535)</b>	<b>-51.2%</b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	453	1,292	1,000	2,000	1,000	100.0%
5202	Operating Supplies	0	-	-	-	0	0.0%
5206	Food and Staples	2,820	3,946	4,000	500	(3,500)	-87.5%
5208	Equipment Maintenance	15	18	100	100	0	0.0%
5210	Professional Services	1,607	2,286	3,000	1,500	(1,500)	-50.0%
5215	Communications	1,893	1,853	2,000	1,000	(1,000)	-50.0%
5216	Freight and Postage	-	243	200	100	(100)	-50.0%
5223	Liability Insurance	252	197	413	202	(211)	-51.1%
5227	Advertising	415	500	500	500	0	0.0%
5228	Books	0	-	-	-	0	0.0%
5229	Periodicals	79	96	200	200	0	0.0%
5231	Tools and Equipment	15	10	500	250	(250)	-50.0%
5233	Computer Related Items	180	22	320	500	180	56.3%
5235	Membership Dues	1,136	2,185	2,620	2,000	(620)	-23.7%
5236	Transportation	3,748	4,923	4,000	1,500	(2,500)	-62.5%
5237	Subsistence	1,257	2,387	2,000	1,000	(1,000)	-50.0%
5238	Printing and Binding	1,269	122	2,000	1,000	(1,000)	-50.0%
5603	Employee Training	3,480	3,348	4,500	2,000	(2,500)	-55.6%
5614	Car Allowance	-	3,002	3,000	1,500	(1,500)	-50.0%
5635	Software	-	10	180	180	0	0.0%
	<b>Total Maint. and Operations</b>	<b>18,619</b>	<b>26,439</b>	<b>30,533</b>	<b>16,032</b>	<b>(14,501)</b>	<b>-47.5%</b>
	<b>Total</b>	<b>275,790</b>	<b>268,688</b>	<b>264,003</b>	<b>129,967</b>	<b>(134,036)</b>	<b>-50.8%</b>

2021 Budget Notes:

**City of Homer**  
**2021 Operating Budget**

<b>0111 PERSONNEL</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	79,312	84,442	90,677	49,010	(41,667)	-46.0%
5102	Fringe Benefits	39,311	42,350	41,566	21,773	(19,793)	-47.6%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	34	-	-	0	0.0%
5105	Overtime	-	-	-	-	0	0.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	3,571	5,353	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>122,194</u></b>	<b><u>132,179</u></b>	<b><u>132,244</u></b>	<b><u>70,783</u></b>	<b><u>(61,461)</u></b>	<b><u>-46.5%</u></b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	945	971	1,000	500	(500)	-50.0%
5210	Professional Services	2,501	5,349	6,000	3,000	(3,000)	-50.0%
5215	Communications	179	180	500	250	(250)	-50.0%
5223	Liability Insurance	164	129	271	140	(131)	-48.4%
5227	Advertising	4,254	5,518	5,000	2,500	(2,500)	-50.0%
5229	Periodicals	0	135	1,000	500	(500)	-50.0%
5231	Tools and Equipment	70	1,581	1,500	750	(750)	-50.0%
5235	Membership Dues	189	517	500	250	(250)	-50.0%
5236	Transportation	3,435	3,263	3,000	1,500	(1,500)	-50.0%
5237	Subsistence	1,363	1,241	1,000	800	(200)	-20.0%
5603	Employee Training	8,310	8,800	8,000	4,000	(4,000)	-50.0%
5611	ADA Compliance	-	-	1,000	500	(500)	-50.0%
5632	Wellness Program	15,148	21,109	22,000	12,000	(10,000)	-45.5%
	<b><u>Total Maint. and Operations</u></b>	<b><u>36,558</u></b>	<b><u>48,792</u></b>	<b><u>50,771</u></b>	<b><u>26,690</u></b>	<b><u>(24,081)</u></b>	<b><u>-47.4%</u></b>
	<b><u>Total</u></b>	<b><u>158,752</u></b>	<b><u>180,971</u></b>	<b><u>183,015</u></b>	<b><u>97,473</u></b>	<b><u>(85,542)</u></b>	<b><u>-46.7%</u></b>

2021 Budget Notes:



**City of Homer  
2021 Operating Budget**

<b>0112 ECONOMIC DEVELOPMENT</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	64,445	67,367	73,940	38,378	(35,562)	-48.1%
5102	Fringe Benefits	34,880	37,208	36,508	18,559	(17,948)	-49.2%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	1,006	2,028	2,250	1,125	(1,125)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	2,946	4,399	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>103,277</u></b>	<b><u>111,002</u></b>	<b><u>112,697</u></b>	<b><u>58,062</u></b>	<b><u>(54,635)</u></b>	<b><u>-48.5%</u></b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	-	62	200	50	(150)	-75.0%
5210	Professional Services	51,000	51,327	51,375	51,000	(375)	-0.7%
5215	Communications	-	-	500	50	(450)	-90.0%
5216	Freight and Postage	0	-	-	-	0	0.0%
5223	Liability Insurance	161	124	261	137	(124)	-47.4%
5227	Advertising	3,144	8,250	8,250	4,105	(4,145)	-50.2%
5231	Tools and Equipment	89	54	250	100	(150)	-60.0%
5233	Computer Related Items	707	119	460	200	(260)	-56.5%
5235	Membership Dues	225	0	225	225	0	0.0%
5236	Transportation	810	226	2,000	300	(1,700)	-85.0%
5237	Subsistence	90	169	700	200	(500)	-71.4%
5238	Printing and Binding	0	-	-	-	0	0.0%
5603	Employee Training	450	0	1,000	400	(600)	-60.0%
5604	Public Education	-	-	1,000	800	(200)	-20.0%
5635	Software	-	587	540	0	(540)	-100.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>56,676</u></b>	<b><u>60,919</u></b>	<b><u>66,761</u></b>	<b><u>57,567</u></b>	<b><u>(9,194)</u></b>	<b><u>-13.8%</u></b>
	<b><u>Total</u></b>	<b><u>159,954</u></b>	<b><u>171,921</u></b>	<b><u>179,458</u></b>	<b><u>115,629</u></b>	<b><u>(63,829)</u></b>	<b><u>-35.6%</u></b>

2021 Budget Notes:

5604 - Related to Communications Coordinator/PIO duties. Used for public outreach related to annual emergency preparedness (events like Tsunami Preparedness Week e.g. Blue Line events, developing tsunami evacuation maps, other outreach etc.) and publishing of Annual report, etc.

**City of Homer**  
**2021 Operating Budget**

<b>0113 INFORMATION SYSTEMS</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	138,586	145,555	154,090	80,165	(73,925)	-48.0%
5102	Fringe Benefits	72,625	77,712	74,892	38,149	(36,743)	-49.1%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	200	900	2,000	1,000	(1,000)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	6,248	9,284	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>217,659</u></b>	<b><u>233,451</u></b>	<b><u>230,982</u></b>	<b><u>119,314</u></b>	<b><u>(111,668)</u></b>	<b><u>-48.3%</u></b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	-	181	200	100	(100)	-50.0%
5210	Professional Services	-	-	3,750	0	(3,750)	-100.0%
5215	Communications	16,794	23,771	22,900	15,000	(7,900)	-34.5%
5216	Freight and Postage	149	143	200	200	0	0.0%
5223	Liability Insurance	282	216	657	250	(407)	-62.0%
5228	Books	250	0	-	-	0	0.0%
5231	Tools and Equipment	1,548	248	2,000	1,000	(1,000)	-50.0%
5233	Computer Related Items	19,152	21,561	20,000	8,500	(11,500)	-57.5%
5603	Employee Training	25	0	1,000	250	(750)	-75.0%
5614	Car Allowance	2,241	2,251	2,438	1,125	(1,313)	-53.9%
5633	Phones	1,736	2,227	6,000	3,000	(3,000)	-50.0%
5634	Networking	4,367	2,370	5,750	3,500	(2,250)	-39.1%
5635	Software	20,415	21,461	26,500	10,000	(16,500)	-62.3%
5636	Servers	2,207	2,068	4,000	3,000	(1,000)	-25.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>69,168</u></b>	<b><u>76,498</u></b>	<b><u>95,395</u></b>	<b><u>45,925</u></b>	<b><u>(49,470)</u></b>	<b><u>-51.9%</u></b>
5990	Transfers To	-	-	-	-	0	0.0%
	<b><u>Total</u></b>	<b><u>286,827</u></b>	<b><u>309,949</u></b>	<b><u>326,377</u></b>	<b><u>165,238</u></b>	<b><u>(161,138)</u></b>	<b><u>-49.4%</u></b>

2021 Budget Notes:

**City of Homer  
2021 Operating Budget**

<b>0115 COMMUNITY RECREATION PROGRAM</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	74,610	75,311	83,687	42,262	(41,425)	-49.5%
5102	Fringe Benefits	36,492	38,058	42,528	21,295	(21,233)	-49.9%
5103	Part-time Wages	4,256	4,487	7,519	3,797	(3,722)	-49.5%
5104	Part-time Benefits	346	353	958	484	(474)	-49.5%
5105	Overtime	718	1,001	0	0	0	0.0%
5107	Part-time Overtime	42	0	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	3,391	4,838	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>119,855</u></b>	<b><u>124,048</u></b>	<b><u>134,692</u></b>	<b><u>67,838</u></b>	<b><u>(66,854)</u></b>	<b><u>-49.6%</u></b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	61	14	250	125	(125)	-50.0%
5202	Operating Supplies	1,607	1,658	2,000	1,000	(1,000)	-50.0%
5208	Equipment Maintenance	0	439	500	250	(250)	-50.0%
5210	Professional Services	14,832	14,433	17,000	8,000	(9,000)	-52.9%
5215	Communications	1,870	1,697	1,950	1,000	(950)	-48.7%
5216	Freight and Postage	-	-	50	0	(50)	-100.0%
5223	Liability Insurance	144	112	236	125	(111)	-47.0%
5227	Advertising	244	344	800	300	(500)	-62.5%
5235	Membership Dues	170	175	185	0	(185)	-100.0%
5236	Transportation	1,519	596	1,250	0	(1,250)	-100.0%
5237	Subsistence	232	116	500	0	(500)	-100.0%
5238	Printing and Binding	1,424	1,629	1,800	500	(1,300)	-72.2%
5603	Employee Training	774	570	1,500	500	(1,000)	-66.7%
5614	Car Allowance	486	500	500	250	(250)	-50.0%
5635	Software	-	194	210	0	(210)	-100.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>23,363</u></b>	<b><u>22,476</u></b>	<b><u>28,731</u></b>	<b><u>12,050</u></b>	<b><u>(16,681)</u></b>	<b><u>-58.1%</u></b>
<b><u>Total</u></b>		<b><u>143,218</u></b>	<b><u>146,524</u></b>	<b><u>163,423</u></b>	<b><u>79,888</u></b>	<b><u>(83,535)</u></b>	<b><u>-51.1%</u></b>

2021 Budget Notes:

**City of Homer  
2021 Operating Budget**

<b>0120 FINANCE</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	358,316	383,571	407,172	236,294	(170,878)	-42.0%
5102	Fringe Benefits	202,150	216,331	208,024	120,137	(87,886)	-42.2%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	5,122	3,682	12,220	12,220	0	0.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	7,400	0	-	-	0	0.0%
5112	PERS Relief	16,363	24,549	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>589,351</u></b>	<b><u>628,133</u></b>	<b><u>627,415</u></b>	<b><u>368,651</u></b>	<b><u>(258,764)</u></b>	<b><u>-41.2%</u></b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	4,660	2,888	6,000	3,000	(3,000)	-50.0%
5210	Professional Services	31,084	46,555	55,000	55,000	0	0.0%
5215	Communications	734	709	1,200	700	(500)	-41.7%
5223	Liability Insurance	649	500	1,051	548	(504)	-47.9%
5231	Tools and Equipment	1,171	2,263	2,500	1,000	(1,500)	-60.0%
5233	Computer Related Items	0	-	-	-	0	0.0%
5235	Membership Dues	994	1,194	2,000	2,000	0	0.0%
5236	Transportation	4,983	7,477	8,000	4,000	(4,000)	-50.0%
5237	Subsistence	893	1,371	2,000	1,000	(1,000)	-50.0%
5238	Printing and Binding	856	863	1,000	1,000	0	0.0%
5603	Employee Training	6,928	5,002	10,000	5,000	(5,000)	-50.0%
5635	Software	-	194	200	200	0	0.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>52,951</u></b>	<b><u>69,246</u></b>	<b><u>88,951</u></b>	<b><u>73,448</u></b>	<b><u>(15,504)</u></b>	<b><u>-17.4%</u></b>
	<b><u>Total</u></b>	<b><u>642,303</u></b>	<b><u>697,380</u></b>	<b><u>716,367</u></b>	<b><u>442,099</u></b>	<b><u>(274,268)</u></b>	<b><u>-38.3%</u></b>

2021 Budget Notes:

5105 - Kept at full budget to account for increased staffing demands related to fiscal year change  
5210 - Kept at full budget to account for increased outside assistance related to fiscal year change

**City of Homer  
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<b>0130 PLANNING &amp; ZONING</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	221,365	227,041	234,326	117,952	(116,374)	-49.7%
5102	Fringe Benefits	112,867	117,687	113,303	56,530	(56,773)	-50.1%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	1,121	1,120	3,000	1,500	(1,500)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	10,016	14,464	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>345,369</b>	<b>360,311</b>	<b>350,629</b>	<b>175,982</b>	<b>(174,647)</b>	<b>-49.8%</b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	834	353	1,500	500	(1,000)	-66.7%
5206	Food and Staples	76	0	400	200	(200)	-50.0%
5208	Equipment Maintenance	0	1,170	500	250	(250)	-50.0%
5210	Professional Services	965	250	2,000	2,000	0	0.0%
5213	Survey and Appraisal	-	-	1,500	1,500	0	0.0%
5215	Communications	332	457	700	700	0	0.0%
5216	Freight and Postage	-	-	150	0	(150)	-100.0%
5223	Liability Insurance	352	273	575	287	(287)	-50.0%
5227	Advertising	1,501	886	3,000	1,500	(1,500)	-50.0%
5228	Books	551	872	900	450	(450)	-50.0%
5231	Tools and Equipment	57	0	600	300	(300)	-50.0%
5235	Membership Dues	2,075	2,834	2,700	1,800	(900)	-33.3%
5236	Transportation	2,853	4,248	4,500	1,000	(3,500)	-77.8%
5237	Subsistence	310	642	1,000	400	(600)	-60.0%
5238	Printing and Binding	486	0	500	250	(250)	-50.0%
5252	Credit Card Expenses	-	-	-	-	0	0.0%
5603	Employee Training	735	1,215	2,500	1,500	(1,000)	-40.0%
5635	Software	-	4,081	2,000	2,200	200	10.0%
	<b>Total Maint. and Operations</b>	<b>11,128</b>	<b>17,281</b>	<b>25,025</b>	<b>14,837</b>	<b>(10,187)</b>	<b>-40.7%</b>
5990	Transfers To	-	-	-	-	0	0.0%
	<b>Total</b>	<b>356,497</b>	<b>377,593</b>	<b>375,654</b>	<b>190,819</b>	<b>(184,834)</b>	<b>-49.2%</b>

2021 Budget Notes:

**City of Homer  
2021 Operating Budget**

0145 A/C Num.	LIBRARY Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	Adopted	Draft	Δ %	
				12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<b>Salaries and Benefits</b>							
5101	Salary and Wages	328,874	328,060	339,199	166,973	(172,225)	-50.8%
5102	Fringe Benefits	191,352	199,054	187,479	92,226	(95,253)	-50.8%
5103	Part-time Wages	81,195	79,383	104,208	53,271	(50,937)	-48.9%
5104	Part-time Benefits	54,036	57,469	51,050	25,261	(25,789)	-50.5%
5105	Overtime	0	-	1,000	500	(500)	-50.0%
5107	Part-time Overtime	0	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	14,806	20,797	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>670,263</b>	<b>684,762</b>	<b>682,937</b>	<b>338,232</b>	<b>(344,705)</b>	<b>-50.5%</b>
<b>Maintenance and Operations</b>							
5201	Office Supplies	9,198	5,868	9,000	4,500	(4,500)	-50.0%
5202	Operating Supplies	1,110	1,133	1,270	635	(635)	-50.0%
5203	Fuel and Lube	14,342	16,718	18,000	9,000	(9,000)	-50.0%
5208	Equipment Maintenance	560	2,314	2,550	1,500	(1,050)	-41.2%
5209	Building & Grounds Maintenance	0	224	250	125	(125)	-50.0%
5210	Professional Services	8,670	8,845	8,365	1,000	(7,365)	-88.0%
5214	Rents & Leases	5,154	4,847	5,400	2,700	(2,700)	-50.0%
5215	Communications	13,465	12,030	13,000	6,500	(6,500)	-50.0%
5216	Freight and Postage	2,784	2,492	2,500	1,250	(1,250)	-50.0%
5217	Electricity	34,757	31,324	38,851	16,807	(22,044)	-56.7%
5218	Water	1,410	1,529	1,546	652	(894)	-57.8%
5219	Sewer	1,702	1,508	1,527	674	(853)	-55.9%
5221	Property Insurance	4,079	5,537	7,188	4,206	(2,982)	-41.5%
5223	Liability Insurance	888	659	1,384	693	(690)	-49.9%
5227	Advertising	111	0	400	200	(200)	-50.0%
5228	Books	37,875	46,697	47,000	23,500	(23,500)	-50.0%
5229	Periodicals	8,768	8,500	10,000	5,000	(5,000)	-50.0%
5230	Audio Visual	16,272	15,561	16,000	8,000	(8,000)	-50.0%
5231	Tools and Equipment	1,435	2,101	3,000	2,000	(1,000)	-33.3%
5233	Computer Related Items	2,548	1,933	2,500	1,500	(1,000)	-40.0%
5235	Membership Dues	1,261	1,667	2,200	500	(1,700)	-77.3%
5236	Transportation	3,163	2,173	4,000	0	(4,000)	-100.0%
5237	Subsistence	784	429	1,500	0	(1,500)	-100.0%
5238	Printing and Binding	447	146	500	250	(250)	-50.0%
5244	Snow Removal	5,325	4,105	8,278	4,100	(4,178)	-50.5%
5252	Credit Card Expenses	541	602	600	300	(300)	-50.0%
5603	Employee Training	1,525	1,232	3,000	1,500	(1,500)	-50.0%
5635	Software	5,582	6,694	7,650	5,500	(2,150)	-28.1%
	<b>Total Maint. and Operations</b>	<b>183,755</b>	<b>186,867</b>	<b>217,458</b>	<b>102,592</b>	<b>(114,866)</b>	<b>-52.8%</b>
<b>Debt Services</b>							
5607	Debt Repayment - Principal	0	-	-	-	0	0.0%
5608	Debt Repayment - Interest	0	-	-	-	0	0.0%
	<b>Total Debt Services</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>0.0%</b>
5990	Transfers To	0	-	6,264	6,264	0	0.0%
	<b>Total</b>	<b>854,018</b>	<b>871,629</b>	<b>906,659</b>	<b>447,088</b>	<b>(459,571)</b>	<b>-50.7%</b>

Explanation of Line Items:

5210: Microfilm, Guardian Security, Taylor Fire, OCLC.

5214: Xerox coin box and Xerox copier leases.

5230: Audiovisual and OverDrive (Alaska Digital Library)

5635: MARC Report (cataloging), Cassie (public computer management), Equinox (library catalog support), Syndetics + Library Thing (library catalog enhancements), MARC (cataloging), Adobe Creative Cloud (tech lab), Adobe Acrobat (staff PDF editing)

2021 Budget Notes:

**City of Homer  
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<b>0114 HERC BUILDING</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	-	-	-	-	0	0.0%
5102	Fringe Benefits	-	-	-	-	0	0.0%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	-	-	-	-	0	0.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	-	-	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0.0%</u></b>
<b><u>Maintenance and Operations</u></b>							
5203	Fuel and Lube	18,626	23,925	27,000	13,500	(13,500)	-50.0%
5209	Building & Grounds Maintenance	2,879	2,863	3,400	1,700	(1,700)	-50.0%
5210	Professional Services	710	1,331	1,500	750	(750)	-50.0%
5215	Communications	418	434	500	250	(250)	-50.0%
5217	Electricity	14,422	15,559	15,924	9,061	(6,863)	-43.1%
5218	Water	853	926	975	486	(489)	-50.1%
5219	Sewer	571	674	729	352	(376)	-51.7%
5221	Property Insurance	1,704	1,994	2,323	1,361	(963)	-41.4%
5223	Liability Insurance	43	33	70	40	(30)	-42.6%
	<b><u>Total Maint. and Operations</u></b>	<b><u>40,225</u></b>	<b><u>47,741</u></b>	<b><u>52,421</u></b>	<b><u>27,501</u></b>	<b><u>(24,921)</u></b>	<b><u>-47.5%</u></b>
5990	Transfers To	-	-	-	-	0	0.0%
	<b><u>Total</u></b>	<b><u>40,225</u></b>	<b><u>47,741</u></b>	<b><u>52,421</u></b>	<b><u>27,501</u></b>	<b><u>(24,921)</u></b>	<b><u>-47.5%</u></b>

2021 Budget Notes:

**City of Homer  
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<b>0140 CITY HALL</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	-	-	-	-	0	0.0%
5102	Fringe Benefits	-	-	-	-	0	0.0%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	-	-	-	-	0	0.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	-	-	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0.0%</u></b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	4,044	4,779	5,000	2,500	(2,500)	-50.0%
5202	Operating Supplies	1,667	29	2,000	1,000	(1,000)	-50.0%
5203	Fuel and Lube	5,756	5,229	7,000	3,439	(3,561)	-50.9%
5206	Food and Staples	205	38	-	-	0	0.0%
5207	Vehicle and Boat Maintenance	0	18	-	-	0	0.0%
5208	Equipment Maintenance	176	0	500	250	(250)	-50.0%
5209	Building & Grounds Maintenance	2,661	2,564	3,000	1,500	(1,500)	-50.0%
5210	Professional Services	836	5,885	6,000	4,000	(2,000)	-33.3%
5214	Rents & Leases	38,040	37,975	40,000	20,000	(20,000)	-50.0%
5215	Communications	15,778	18,482	15,000	8,000	(7,000)	-46.7%
5216	Freight and Postage	14,142	13,038	15,500	8,000	(7,500)	-48.4%
5217	Electricity	20,588	19,337	22,776	10,385	(12,391)	-54.4%
5218	Water	752	850	857	420	(437)	-51.0%
5219	Sewer	755	763	770	385	(385)	-50.0%
5220	Refuse and Disposal	174	302	700	350	(350)	-50.0%
5221	Property Insurance	2,089	2,754	3,355	1,964	(1,392)	-41.5%
5222	Auto Insurance	435	435	877	218	(659)	-75.2%
5223	Liability Insurance	124	101	212	102	(109)	-51.7%
5224	Fidelity Bond	450	450	450	225	(225)	-50.0%
5227	Advertising	198	0	-	-	0	0.0%
5231	Tools and Equipment	279	0	-	-	0	0.0%
5236	Transportation	15	0	-	-	0	0.0%
5244	Snow Removal	4,060	(3,841)	6,620	2,490	(4,130)	-62.4%
	<b><u>Total Maint. and Operations</u></b>	<b><u>113,224</u></b>	<b><u>109,189</u></b>	<b><u>130,617</u></b>	<b><u>65,228</u></b>	<b><u>(65,389)</u></b>	<b><u>-50.1%</u></b>
5990	Transfers To	-	-	3,182	3,182	(0)	0.0%
	<b><u>Total</u></b>	<b><u>113,224</u></b>	<b><u>109,189</u></b>	<b><u>133,798</u></b>	<b><u>68,409</u></b>	<b><u>(65,389)</u></b>	<b><u>-48.9%</u></b>

Budget Notes:



**City of Homer  
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<b>0149 AIRPORT FACILITIES</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C</b>	<b>Expenditure Categories</b>	<b>12/31/18</b>	<b>12/31/19</b>	<b>12/31/20</b>	<b>06/30/21</b>	<b>2020 to 2021</b>	
<b>Num.</b>	<b>&amp; Descriptions</b>	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	37,887	42,620	41,556	22,230	(19,325)	-46.5%
5102	Fringe Benefits	23,755	29,423	26,253	13,886	(12,368)	-47.1%
5103	Part-time Wages	12,879	12,552	15,140	7,646	(7,494)	-49.5%
5104	Part-time Benefits	1,692	1,750	2,086	1,053	(1,032)	-49.5%
5105	Overtime	3,171	4,055	4,235	2,616	(1,619)	-38.2%
5107	Part-time Overtime	23	0	1,784	892	(892)	-50.0%
5108	Unemployment Benefits	78	412	-	-	0	0.0%
5112	PERS Relief	1,850	2,959	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>81,334</u></b>	<b><u>93,770</u></b>	<b><u>91,053</u></b>	<b><u>48,323</u></b>	<b><u>(42,730)</u></b>	<b><u>-46.9%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	3,001	1,692	4,800	2,400	(2,400)	-50.0%
5203	Fuel and Lube	11,307	11,560	10,000	7,300	(2,700)	-27.0%
5208	Equipment Maintenance	4,199	2,717	4,100	2,050	(2,050)	-50.0%
5209	Building & Grounds Maintenance	11,830	11,515	11,500	5,750	(5,750)	-50.0%
5210	Professional Services	4,558	3,827	4,800	2,400	(2,400)	-50.0%
5214	Rents & Leases	24,696	27,185	25,000	32,873	7,873	31.5%
5215	Communications	1,206	1,208	1,550	775	(775)	-50.0%
5217	Electricity	35,231	31,817	40,108	17,229	(22,879)	-57.0%
5218	Water	2,877	2,954	2,805	917	(1,888)	-67.3%
5219	Sewer	5,699	4,749	4,496	1,429	(3,066)	-68.2%
5220	Refuse and Disposal	374	794	900	450	(450)	-50.0%
5221	Property Insurance	1,896	2,376	2,917	1,707	(1,210)	-41.5%
5223	Liability Insurance	221	166	349	164	(185)	-53.0%
5227	Advertising	0	-	-	-	0	0.0%
5231	Tools and Equipment	974	435	1,100	5,000	3,900	354.5%
5614	Car Allowance	104	135	104	52	(52)	-49.9%
	<b><u>Total Maint. and Operations</u></b>	<b><u>108,171</u></b>	<b><u>103,131</u></b>	<b><u>114,529</u></b>	<b><u>80,497</u></b>	<b><u>(34,032)</u></b>	<b><u>-29.7%</u></b>
5990	Transfers To	10,572	10,572	8,820	7,762	(1,057)	-12.0%
	<b><u>Total</u></b>	<b><u>200,077</u></b>	<b><u>207,473</u></b>	<b><u>214,401</u></b>	<b><u>136,582</u></b>	<b><u>(77,819)</u></b>	<b><u>-36.3%</u></b>

Explanation of Line Items:

5202 - Filters, Cleaning Supplies, Light Bulbs, Batteries, Misc Equipment, Belts for air handler, Paper/Ink etc

5203 - Fuel for Heat

5208 - Eq maint, boiler parts, baggage conveyor, pumps, air handler, snow blowers, etc.

5209 - Signs, Sidewalks, paint, carpet, electrical security cameras, software repairs and maintenance

5210 - Hiring for repairs to boilers, garage doors, fire & sprinkler alarms, electrical, window/carpet cleaning

5214 - Rent for land that airport sits on

5231 - Tools & Equipment for misc replacement or acquisition of tools.

2021 Budget Notes:

5231 - Purchase of floor cleaning machine

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<b>0350 NON-DEPARTMENTAL</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	-	-	-	-	0	0.0%
5102	Fringe Benefits	-	-	-	-	0	0.0%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	-	-	-	-	0	0.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	-	-	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0.0%</u></b>
<b><u>Maintenance and Operations</u></b>							
5801	Pratt Museum	69,000	69,000	69,000	69,000	0	0.0%
5830	Homer Foundation	25,000	25,000	25,000	25,000	0	0.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>94,000</u></b>	<b><u>94,000</u></b>	<b><u>94,000</u></b>	<b><u>94,000</u></b>	<b><u>0</u></b>	<b><u>0.0%</u></b>
	<b><u>Total</u></b>	<b><u>94,000</u></b>	<b><u>94,000</u></b>	<b><u>94,000</u></b>	<b><u>94,000</u></b>	<b><u>0</u></b>	<b><u>0.0%</u></b>

Budget Notes:

**City of Homer  
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<b>0360 LEAVE CASH OUT - ISF</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
	<b><u>Salaries and Benefits</u></b>						
5101	Salary and Wages	-	-	-	-	0	0.0%
5102	Fringe Benefits	-	-	-	-	0	0.0%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	-	-	-	-	0	0.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	-	-	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0.0%</u></b>
	<b><u>Maintenance and Operations</u></b>						
5106	Leave Cash Out	161,373	85,232	104,643	58,222	(46,421)	-44.4%
	<b><u>Total Maint. and Operations</u></b>	<b><u>161,373</u></b>	<b><u>85,232</u></b>	<b><u>104,643</u></b>	<b><u>58,222</u></b>	<b><u>(46,421)</u></b>	<b><u>-44.4%</u></b>
	<b><u>Total</u></b>	<b><u>161,373</u></b>	<b><u>85,232</u></b>	<b><u>104,643</u></b>	<b><u>58,222</u></b>	<b><u>(46,421)</u></b>	<b><u>-44.4%</u></b>

Budget Notes:

City of Homer  
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FIRE - Combined Expenditure				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<b>Salaries and Benefits</b>							
5101	Salary and Wages	389,394	307,925	548,287	276,141	(272,146)	-49.6%
5102	Fringe Benefits	237,154	214,047	303,448	151,457	(151,991)	-50.1%
5103	Part-time Wages	38,186	158,038	20,074	10,137	(9,937)	-49.5%
5104	Part-time Benefits	5,313	20,223	2,546	1,286	(1,260)	-49.5%
5105	Overtime	17,288	27,195	25,964	12,982	(12,982)	-50.0%
5107	Part-time Overtime	3,071	3,565	2,000	1,000	(1,000)	-50.0%
5108	Unemployment Benefits	276	0	-	-	0	0.0%
5112	PERS Relief	18,299	21,244	-	-	0	0.0%
<b>Total Salaries and Benefits</b>		<b>708,981</b>	<b>752,237</b>	<b>902,320</b>	<b>453,003</b>	<b>(449,317)</b>	<b>-49.8%</b>
<b>Maintenance and Operations</b>							
5201	Office Supplies	2,293	2,427	3,000	1,600	(1,400)	-46.7%
5202	Operating Supplies	23,831	28,740	31,500	16,500	(15,000)	-47.6%
5203	Fuel and Lube	9,664	10,694	15,000	7,750	(7,250)	-48.3%
5206	Food and Staples	5,229	4,889	5,000	2,700	(2,300)	-46.0%
5207	Vehicle and Boat Maintenance	1,048	1,769	4,500	11,000	6,500	144.4%
5208	Equipment Maintenance	1,347	3,987	8,000	4,000	(4,000)	-50.0%
5209	Building & Grounds Maintenance	3,973	5,794	6,000	6,000	0	0.0%
5210	Professional Services	31,105	38,728	59,000	27,000	(32,000)	-54.2%
5214	Rents & Leases	5,951	5,596	7,000	3,500	(3,500)	-50.0%
5215	Communications	15,215	15,022	20,000	11,000	(9,000)	-45.0%
5216	Freight and Postage	576	864	1,000	400	(600)	-60.0%
5217	Electricity	22,258	24,273	28,433	14,331	(14,102)	-49.6%
5218	Water	1,366	1,907	1,866	978	(888)	-47.6%
5219	Sewer	1,311	1,752	1,707	923	(784)	-45.9%
5220	Refuse and Disposal	458	905	1,500	650	(850)	-56.7%
5221	Property Insurance	1,460	2,214	3,053	1,787	(1,266)	-41.5%
5222	Auto Insurance	11,714	12,140	17,356	6,513	(10,843)	-62.5%
5223	Liability Insurance	905	690	1,449	976	(473)	-32.7%
5227	Advertising	30	262	1,500	300	(1,200)	-80.0%
5228	Books	0	(22)	700	350	(350)	-50.0%
5231	Tools and Equipment	13,235	12,729	24,000	12,500	(11,500)	-47.9%
5233	Computer Related Items	-	-	10,000	4,000	(6,000)	-60.0%
5235	Membership Dues	2,324	884	4,600	1,950	(2,650)	-57.6%
5236	Transportation	2,882	5,768	4,000	1,700	(2,300)	-57.5%
5237	Subsistence	1,895	5,313	4,000	1,700	(2,300)	-57.5%
5244	Snow Removal	1,851	2,844	5,064	2,500	(2,564)	-50.6%
5280	Volunteer Incentives	30,555	30,491	35,000	15,000	(20,000)	-57.1%
5601	Uniform	2,886	2,804	9,200	4,700	(4,500)	-48.9%
5602	Safety Equipment	17,343	13,824	24,000	12,000	(12,000)	-50.0%
5603	Employee Training	24,865	31,455	33,500	15,000	(18,500)	-55.2%
5604	Public Education	951	1,721	3,000	1,050	(1,950)	-65.0%
<b>Total Maint. and Operations</b>		<b>238,519</b>	<b>270,465</b>	<b>373,929</b>	<b>190,359</b>	<b>(183,570)</b>	<b>-49.1%</b>
<b>C/O and Transfers</b>							
5901	C/O Equipment	-	-	-	-	0	0.0%
5990	Transfers To	-	-	-	-	0	0.0%
<b>Total Others</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>0.0%</b>
<b>Total</b>		<b>947,500</b>	<b>1,022,702</b>	<b>1,276,248</b>	<b>643,362</b>	<b>(632,887)</b>	<b>-49.6%</b>

**City of Homer  
2021 Operating Budget**

<b>0150 FIRE - ADMINISTRATION</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C</b>	<b>Expenditure Categories</b>	<b>12/31/18</b>	<b>12/31/19</b>	<b>12/31/20</b>	<b>06/30/21</b>	<b>2020 to 2021</b>	
<b>Num.</b>	<b>&amp; Descriptions</b>	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>\$</b>	<b>%</b>
<b>Salaries and Benefits</b>							
5101	Salary and Wages	56,689	93,863	211,816	95,867	(115,949)	-54.7%
5102	Fringe Benefits	47,918	71,974	113,114	52,738	(60,376)	-53.4%
5103	Part-time Wages	1,192	45,823	-	-	0	0.0%
5104	Part-time Benefits	(15)	4,974	-	-	0	0.0%
5105	Overtime	6,657	10,620	11,070	5,535	(5,535)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	166	0	-	-	0	0.0%
5112	PERS Relief	2,851	6,624	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>115,458</b>	<b>233,878</b>	<b>336,000</b>	<b>154,140</b>	<b>(181,860)</b>	<b>-54.1%</b>
<b>Maintenance and Operations</b>							
5201	Office Supplies	2,293	2,427	3,000	1,600	(1,400)	-46.7%
5202	Operating Supplies	3,310	2,397	4,500	2,500	(2,000)	-44.4%
5203	Fuel and Lube	9,664	10,694	15,000	7,750	(7,250)	-48.3%
5206	Food and Staples	5,229	4,889	5,000	2,700	(2,300)	-46.0%
5207	Vehicle and Boat Maintenance	1,044	1,706	4,500	3,000	(1,500)	-33.3%
5208	Equipment Maintenance	1,347	3,987	5,000	2,500	(2,500)	-50.0%
5209	Building & Grounds Maintenance	3,973	5,794	6,000	6,000	0	0.0%
5210	Professional Services	9,734	7,618	29,000	12,000	(17,000)	-58.6%
5214	Rents & Leases	5,951	5,596	7,000	3,500	(3,500)	-50.0%
5215	Communications	15,215	15,022	20,000	11,000	(9,000)	-45.0%
5216	Freight and Postage	576	864	1,000	400	(600)	-60.0%
5217	Electricity	22,258	24,273	28,433	14,331	(14,102)	-49.6%
5218	Water	1,366	1,907	1,866	978	(888)	-47.6%
5219	Sewer	1,311	1,752	1,707	923	(784)	-45.9%
5220	Refuse and Disposal	458	905	1,500	650	(850)	-56.7%
5221	Property Insurance	1,460	2,214	3,053	1,787	(1,266)	-41.5%
5222	Auto Insurance	11,714	12,140	17,356	6,513	(10,843)	-62.5%
5223	Liability Insurance	905	690	1,449	976	(473)	-32.7%
5227	Advertising	30	262	1,500	300	(1,200)	-80.0%
5228	Books	0	(22)	700	350	(350)	-50.0%
5231	Tools and Equipment	3,383	2,796	8,000	4,000	(4,000)	-50.0%
5233	Computer Related Items	-	-	10,000	4,000	(6,000)	-60.0%
5235	Membership Dues	979	734	1,500	700	(800)	-53.3%
5236	Transportation	1,639	1,921	1,500	500	(1,000)	-66.7%
5237	Subsistence	1,407	1,879	1,500	500	(1,000)	-66.7%
5244	Snow Removal	1,851	2,844	5,064	2,500	(2,564)	-50.6%
5280	Volunteer Incentives	30,555	30,491	35,000	15,000	(20,000)	-57.1%
5601	Uniform	908	2,273	3,000	1,500	(1,500)	-50.0%
5602	Safety Equipment	13	0	-	-	0	0.0%
5603	Employee Training	2,934	4,453	3,500	1,000	(2,500)	-71.4%
5604	Public Education	-	41	750	250	(500)	-66.7%
	<b>Total Maint. and Operations</b>	<b>141,506</b>	<b>152,548</b>	<b>227,379</b>	<b>109,709</b>	<b>(117,670)</b>	<b>-51.8%</b>
5990	Transfers To	-	-	-	-	0	0.0%
	<b>Total</b>	<b>256,963</b>	<b>386,426</b>	<b>563,379</b>	<b>263,849</b>	<b>(299,530)</b>	<b>-53.2%</b>

2021 Budget Notes:

**City of Homer  
2021 Operating Budget**

<b>0151 FIRE SERVICES</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	125,403	107,045	172,444	90,476	(81,968)	-47.5%
5102	Fringe Benefits	71,996	70,917	96,627	49,477	(47,150)	-48.8%
5103	Part-time Wages	18,497	56,108	10,037	5,069	(4,968)	-49.5%
5104	Part-time Benefits	2,664	7,625	1,273	643	(630)	-49.5%
5105	Overtime	4,953	8,287	7,447	3,724	(3,724)	-50.0%
5107	Part-time Overtime	1,535	1,782	1,000	500	(500)	-50.0%
5108	Unemployment Benefits	55	0	-	-	0	0.0%
5112	PERS Relief	5,871	7,311	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>230,975</u></b>	<b><u>259,076</u></b>	<b><u>288,828</u></b>	<b><u>149,888</u></b>	<b><u>(138,940)</u></b>	<b><u>-48.1%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	2,791	7,371	8,000	4,000	(4,000)	-50.0%
5207	Vehicle and Boat Maintenance	3	63	-	8,000	8,000	0.0%
5208	Equipment Maintenance	0	-	3,000	1,500	(1,500)	-50.0%
5210	Professional Services	16,000	24,612	20,000	10,000	(10,000)	-50.0%
5231	Tools and Equipment	6,414	9,778	10,000	5,500	(4,500)	-45.0%
5235	Membership Dues	1,346	150	3,000	1,250	(1,750)	-58.3%
5236	Transportation	1,243	3,847	2,500	1,200	(1,300)	-52.0%
5237	Subsistence	488	3,433	2,500	1,200	(1,300)	-52.0%
5601	Uniform	1,233	236	4,000	2,000	(2,000)	-50.0%
5602	Safety Equipment	13,996	10,803	18,000	9,000	(9,000)	-50.0%
5603	Employee Training	11,956	11,847	14,000	7,000	(7,000)	-50.0%
5604	Public Education	722	1,312	1,500	500	(1,000)	-66.7%
	<b><u>Total Maint. and Operations</u></b>	<b><u>56,192</u></b>	<b><u>73,452</u></b>	<b><u>86,500</u></b>	<b><u>51,150</u></b>	<b><u>(35,350)</u></b>	<b><u>-40.9%</u></b>
	<b><u>Total</u></b>	<b><u>287,167</u></b>	<b><u>332,528</u></b>	<b><u>375,328</u></b>	<b><u>201,038</u></b>	<b><u>(174,290)</u></b>	<b><u>-46.4%</u></b>

2021 Budget Notes:

**City of Homer  
2021 Operating Budget**

<b>0152 EMERGENCY MEDICAL SERVICES</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	125,402	107,016	164,027	89,798	(74,229)	-45.3%
5102	Fringe Benefits	71,995	71,156	93,707	49,242	(44,465)	-47.5%
5103	Part-time Wages	18,497	56,107	10,037	5,069	(4,968)	-49.5%
5104	Part-time Benefits	2,664	7,624	1,273	643	(630)	-49.5%
5105	Overtime	4,953	8,287	7,447	3,724	(3,724)	-50.0%
5107	Part-time Overtime	1,535	1,782	1,000	500	(500)	-50.0%
5108	Unemployment Benefits	55	0	-	-	0	0.0%
5112	PERS Relief	5,871	7,309	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>230,973</u></b>	<b><u>259,283</u></b>	<b><u>277,491</u></b>	<b><u>148,975</u></b>	<b><u>(128,516)</u></b>	<b><u>-46.3%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	17,730	18,972	19,000	10,000	(9,000)	-47.4%
5210	Professional Services	5,371	6,498	10,000	5,000	(5,000)	-50.0%
5231	Tools and Equipment	3,438	155	6,000	3,000	(3,000)	-50.0%
5235	Membership Dues	0	-	100	0	(100)	-100.0%
5236	Transportation	0	-	-	-	0	0.0%
5237	Subsistence	0	-	-	-	0	0.0%
5601	Uniform	745	295	2,200	1,200	(1,000)	-45.5%
5602	Safety Equipment	3,334	3,021	6,000	3,000	(3,000)	-50.0%
5603	Employee Training	9,975	15,155	16,000	7,000	(9,000)	-56.3%
5604	Public Education	229	368	750	300	(450)	-60.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>40,821</u></b>	<b><u>44,465</u></b>	<b><u>60,050</u></b>	<b><u>29,500</u></b>	<b><u>(30,550)</u></b>	<b><u>-50.9%</u></b>
	<b><u>Total</u></b>	<b><u>271,794</u></b>	<b><u>303,747</u></b>	<b><u>337,541</u></b>	<b><u>178,475</u></b>	<b><u>(159,066)</u></b>	<b><u>-47.1%</u></b>

2021 Budget Notes:

**City of Homer**  
**2021 Operating Budget**

<b>0153 FIRE GRANT - ASSISTANT CHIEF</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18</b>	<b>12/31/19</b>	<b>12/31/20</b>	<b>06/30/21</b>	<b>2020 to 2021</b>	
		<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	81,900	0	-	-	0	0.0%
5102	Fringe Benefits	45,245	0	-	-	0	0.0%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	724	0	-	-	0	0.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	3,706	0	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>131,576</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0.0%</u></b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	-	-	-	-	0	0.0%
5206	Food and Staples	-	-	-	-	0	0.0%
5208	Equipment Maintenance	-	-	-	-	0	0.0%
5210	Professional Services	-	-	-	-	0	0.0%
5215	Communications	-	-	-	-	0	0.0%
5216	Freight and Postage	-	-	-	-	0	0.0%
5223	Liability Insurance	-	-	-	-	0	0.0%
5227	Advertising	-	-	-	-	0	0.0%
5229	Periodicals	-	-	-	-	0	0.0%
5231	Tools and Equipment	-	-	-	-	0	0.0%
5235	Membership Dues	-	-	-	-	0	0.0%
5236	Transportation	-	-	-	-	0	0.0%
5237	Subsistence	-	-	-	-	0	0.0%
5238	Printing and Binding	-	-	-	-	0	0.0%
5248	Lobbying	-	-	-	-	0	0.0%
5252	Credit Card Expenses	-	-	-	-	0	0.0%
5603	Employee Training	-	-	-	-	0	0.0%
5621	Unidentified Credit Card Expenses	-	-	-	-	0	0.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>0</u></b>	<b><u>0.0%</u></b>
	<b><u>Total</u></b>	<b><u>131,576</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>0</u></b>	<b><u>0.0%</u></b>

2021 Budget Notes:

This page will be removed in the next budget document, as actual data will fall off our typical display



**City of Homer  
2021 Operating Budget**

<b>Police - Combined Expenditure</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	1,497,839	1,480,719	1,681,938	856,580	(825,359)	-49.1%
5102	Fringe Benefits	857,499	903,877	866,075	435,055	(431,020)	-49.8%
5103	Part-time Wages	28,906	22,749	28,760	14,361	(14,399)	-50.1%
5104	Part-time Benefits	3,666	2,955	3,487	1,741	(1,746)	-50.1%
5105	Overtime	174,791	233,855	180,124	95,813	(84,312)	-46.8%
5107	Part-time Overtime	115	1,910	7,000	3,500	(3,500)	-50.0%
5108	Unemployment Benefits	0	-	-	-	0	0.0%
5112	PERS Relief	75,320	108,693	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>2,638,135</b>	<b>2,754,757</b>	<b>2,767,384</b>	<b>1,407,049</b>	<b>(1,360,335)</b>	<b>-49.2%</b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	7,727	4,959	10,500	4,600	(5,900)	-56.2%
5202	Operating Supplies	13,516	9,953	21,000	6,000	(15,000)	-71.4%
5203	Fuel and Lube	39,485	44,268	43,200	31,450	(11,750)	-27.2%
5205	Ammunition	14,350	16,631	20,000	10,000	(10,000)	-50.0%
5206	Food and Staples	18,623	18,720	22,000	9,500	(12,500)	-56.8%
5207	Vehicle and Boat Maintenance	2,854	3,172	5,500	2,750	(2,750)	-50.0%
5208	Equipment Maintenance	1,013	855	9,500	4,000	(5,500)	-57.9%
5209	Building & Grounds Maintenance	5,922	2,668	13,500	4,500	(9,000)	-66.7%
5210	Professional Services	214,642	208,938	226,120	111,754	(114,366)	-50.6%
5214	Rents & Leases	15,595	12,594	14,500	7,500	(7,000)	-48.3%
5215	Communications	20,402	37,588	37,200	16,900	(20,300)	-54.6%
5216	Freight and Postage	2,659	2,312	3,900	1,450	(2,450)	-62.8%
5217	Electricity	36,359	35,614	43,657	20,463	(23,194)	-53.1%
5218	Water	2,498	2,028	1,886	1,147	(740)	-39.2%
5219	Sewer	2,941	1,885	1,747	1,177	(570)	-32.6%
5220	Refuse and Disposal	582	1,165	2,100	500	(1,600)	-76.2%
5221	Property Insurance	1,622	2,017	2,459	1,439	(1,020)	-41.5%
5222	Auto Insurance	9,452	11,107	14,094	5,151	(8,943)	-63.5%
5223	Liability Insurance	36,646	44,295	48,000	42,259	(5,741)	-12.0%
5227	Advertising	1,083	1,276	3,000	500	(2,500)	-83.3%
5231	Tools and Equipment	25,746	29,901	32,500	15,750	(16,750)	-51.5%
5235	Membership Dues	681	1,491	1,250	700	(550)	-44.0%
5236	Transportation	1,864	2,013	4,400	1,050	(3,350)	-76.1%
5237	Subsistence	646	350	2,100	850	(1,250)	-59.5%
5242	Janitorial	-	-	600	300	(300)	-50.0%
5244	Snow Removal	3,025	2,619	5,435	2,500	(2,935)	-54.0%
5601	Uniform	15,490	17,958	19,000	9,350	(9,650)	-50.8%
5603	Employee Training	42,091	38,087	53,500	24,000	(29,500)	-55.1%
5625	Impound Costs	5,400	5,395	3,500	2,000	(1,500)	-42.9%
5626	Jail Laundry Services	5,800	5,867	9,000	0	(9,000)	-100.0%
5630	Haven House	14,000	14,000	14,000	14,000	0	0.0%
	<b>Total Maint. and Operations</b>	<b>562,715</b>	<b>579,724</b>	<b>689,148</b>	<b>353,538</b>	<b>(335,609)</b>	<b>-48.7%</b>
<b><u>Others</u></b>							
5990	Transfers To	-	-	934	934	0	0.0%
	<b>Total Others</b>	<b>-</b>	<b>-</b>	<b>934</b>	<b>934</b>	<b>0</b>	<b>0.0%</b>
	<b>Total</b>	<b>3,200,850</b>	<b>3,334,481</b>	<b>3,457,465</b>	<b>1,761,522</b>	<b>(1,695,944)</b>	<b>-49.1%</b>

City of Homer  
2021 Operating Budget

0160 POLICE - ADMINISTRATION				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<b>Salaries and Benefits</b>							
5101	Salary and Wages	98,024	101,985	104,904	52,977	(51,928)	-49.5%
5102	Fringe Benefits	29,903	31,625	28,393	14,157	(14,236)	-50.1%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	2,235	2,806	1,000	1,005	5	0.5%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	4,514	6,643	-	-	0	0.0%
<b>Total Salaries and Benefits</b>		<b>134,677</b>	<b>143,059</b>	<b>134,297</b>	<b>68,139</b>	<b>(66,158)</b>	<b>-49.3%</b>
<b>Maintenance and Operations</b>							
5201	Office Supplies	0	473	1,500	600	(900)	-60.0%
5202	Operating Supplies	5,951	4,899	8,000	2,000	(6,000)	-75.0%
5203	Fuel and Lube	29,587	30,857	30,000	25,000	(5,000)	-16.7%
5205	Ammunition	14,350	16,631	20,000	10,000	(10,000)	-50.0%
5206	Food and Staples	95	154	1,500	500	(1,000)	-66.7%
5207	Vehicle and Boat Maintenance	2,820	3,172	4,000	2,000	(2,000)	-50.0%
5208	Equipment Maintenance	1,013	172	8,500	3,000	(5,500)	-64.7%
5209	Building & Grounds Maintenance	4,295	2,619	5,000	2,000	(3,000)	-60.0%
5210	Professional Services	7,374	6,349	17,000	8,500	(8,500)	-50.0%
5214	Rents & Leases	7,569	7,055	6,500	4,000	(2,500)	-38.5%
5215	Communications	20,227	37,126	36,000	16,500	(19,500)	-54.2%
5216	Freight and Postage	0	-	400	200	(200)	-50.0%
5217	Electricity	19,413	19,188	23,557	10,762	(12,796)	-54.3%
5218	Water	1,452	1,035	881	634	(247)	-28.1%
5219	Sewer	1,829	1,000	847	693	(155)	-18.3%
5220	Refuse and Disposal	432	863	1,500	300	(1,200)	-80.0%
5221	Property Insurance	1,100	1,365	1,662	972	(689)	-41.5%
5222	Auto Insurance	9,452	11,107	14,094	5,151	(8,943)	-63.5%
5223	Liability Insurance	9,015	9,828	8,332	9,605	1,273	15.3%
5227	Advertising	1,083	1,276	3,000	500	(2,500)	-83.3%
5231	Tools and Equipment	13,353	16,691	13,500	9,500	(4,000)	-29.6%
5235	Membership Dues	681	1,152	1,000	550	(450)	-45.0%
5236	Transportation	1,229	1,486	2,000	350	(1,650)	-82.5%
5237	Subsistence	386	350	1,000	350	(650)	-65.0%
5242	Janitorial	-	-	600	300	(300)	-50.0%
5244	Snow Removal	3,025	2,619	5,435	2,500	(2,935)	-54.0%
5601	Uniform	4,968	8,091	6,000	5,000	(1,000)	-16.7%
5603	Employee Training	29,863	30,566	39,000	20,000	(19,000)	-48.7%
5625	Impound Costs	5,400	5,395	3,500	2,000	(1,500)	-42.9%
5630	Haven House	14,000	14,000	14,000	14,000	0	0.0%
<b>Total Maint. and Operations</b>		<b>209,961</b>	<b>235,551</b>	<b>278,308</b>	<b>157,465</b>	<b>(120,842)</b>	<b>-43.4%</b>
<b>Total</b>		<b>344,638</b>	<b>378,610</b>	<b>412,605</b>	<b>225,605</b>	<b>(187,000)</b>	<b>-45.3%</b>

2021 Budget Notes:

Note: We anticipate the cost of heating the new police station to be higher than we currently pay. This will impact budget line item (5203). It will have to be adjusted in the future as costs come in.

**City of Homer**  
**2021 Operating Budget**

<b>0161 POLICE - DISPATCH</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	293,975	326,190	352,244	179,889	(172,354)	-48.9%
5102	Fringe Benefits	189,211	207,589	190,714	95,782	(94,932)	-49.8%
5103	Part-time Wages	0	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	31,639	33,633	38,446	19,223	(19,223)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	14,675	22,810	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>529,500</u></b>	<b><u>590,223</u></b>	<b><u>581,404</u></b>	<b><u>294,894</u></b>	<b><u>(286,510)</u></b>	<b><u>-49.3%</u></b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	6,874	3,178	7,000	3,500	(3,500)	-50.0%
5202	Operating Supplies	1,941	469	2,500	500	(2,000)	-80.0%
5208	Equipment Maintenance	0	683	-	-	0	0.0%
5210	Professional Services	518	881	750	400	(350)	-46.7%
5214	Rents & Leases	8,026	5,539	8,000	3,500	(4,500)	-56.3%
5215	Communications	-	256	-	-	0	0.0%
5216	Freight and Postage	2,659	2,201	3,000	1,000	(2,000)	-66.7%
5231	Tools and Equipment	1,425	2,429	4,000	1,750	(2,250)	-56.3%
5235	Membership Dues	0	339	250	150	(100)	-40.0%
5236	Transportation	289	527	-	-	0	0.0%
5237	Subsistence	230	0	-	-	0	0.0%
5601	Uniform	3,008	3,239	3,000	1,250	(1,750)	-58.3%
5603	Employee Training	9,189	6,833	11,000	2,500	(8,500)	-77.3%
	<b><u>Total Maint. and Operations</u></b>	<b><u>34,158</u></b>	<b><u>26,571</u></b>	<b><u>39,500</u></b>	<b><u>14,550</u></b>	<b><u>(24,950)</u></b>	<b><u>-63.2%</u></b>
	<b><u>Total</u></b>	<b><u>563,658</u></b>	<b><u>616,794</u></b>	<b><u>620,904</u></b>	<b><u>309,444</u></b>	<b><u>(311,460)</u></b>	<b><u>-50.2%</u></b>

2021 Budget Notes:

**City of Homer  
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<b>0162 POLICE - INVESTIGATION</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	114,354	113,222	116,148	58,655	(57,493)	-49.5%
5102	Fringe Benefits	61,207	64,315	56,626	28,367	(28,259)	-49.9%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	15,396	19,852	15,000	7,656	(7,344)	-49.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	5,843	8,436	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>196,800</u></b>	<b><u>205,826</u></b>	<b><u>187,775</u></b>	<b><u>94,678</u></b>	<b><u>(93,097)</u></b>	<b><u>-49.6%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	2,692	1,259	7,000	2,000	(5,000)	-71.4%
5210	Professional Services	10,254	13,406	13,000	4,000	(9,000)	-69.2%
5231	Tools and Equipment	6,431	4,491	7,000	3,000	(4,000)	-57.1%
5236	Transportation	306	0	1,500	500	(1,000)	-66.7%
5237	Subsistence	30	0	600	300	(300)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>19,714</u></b>	<b><u>19,156</u></b>	<b><u>29,100</u></b>	<b><u>9,800</u></b>	<b><u>(19,300)</u></b>	<b><u>-66.3%</u></b>
	<b><u>Total</u></b>	<b><u>216,514</u></b>	<b><u>224,982</u></b>	<b><u>216,875</u></b>	<b><u>104,478</u></b>	<b><u>(112,397)</u></b>	<b><u>-51.8%</u></b>

Budget Notes:

**City of Homer  
2021 Operating Budget**

<b>0163 POLICE - PATROL</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	675,671	646,911	763,674	389,190	(374,483)	-49.0%
5102	Fringe Benefits	396,162	415,307	406,444	204,495	(201,949)	-49.7%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	89,950	133,008	95,678	47,839	(47,839)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	34,462	49,442	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>1,196,245</u></b>	<b><u>1,244,668</u></b>	<b><u>1,265,796</u></b>	<b><u>641,524</u></b>	<b><u>(624,271)</u></b>	<b><u>-49.3%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	175	0	-	-	0	0.0%
5601	Uniform	4,255	3,445	7,500	1,500	(6,000)	-80.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>4,430</u></b>	<b><u>3,445</u></b>	<b><u>7,500</u></b>	<b><u>1,500</u></b>	<b><u>(6,000)</u></b>	<b><u>-80.0%</u></b>
	<b><u>Total</u></b>	<b><u>1,200,675</u></b>	<b><u>1,248,113</u></b>	<b><u>1,273,296</u></b>	<b><u>643,024</u></b>	<b><u>(630,271)</u></b>	<b><u>-49.5%</u></b>

2021 Budget Notes:

**City of Homer  
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<b>0164 JAIL</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	315,815	292,410	344,969	175,868	(169,100)	-49.0%
5102	Fringe Benefits	181,015	185,040	183,898	92,254	(91,644)	-49.8%
5103	Part-time Wages	28,906	22,749	28,760	14,361	(14,399)	-50.1%
5104	Part-time Benefits	3,666	2,955	3,487	1,741	(1,746)	-50.1%
5105	Overtime	35,571	44,556	30,000	20,090	(9,910)	-33.0%
5107	Part-time Overtime	115	1,910	7,000	3,500	(3,500)	-50.0%
5108	Unemployment Benefits	0	-	-	-	0	0.0%
5112	PERS Relief	15,826	21,361	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>580,914</u></b>	<b><u>570,982</u></b>	<b><u>598,113</u></b>	<b><u>307,813</u></b>	<b><u>(290,299)</u></b>	<b><u>-48.5%</u></b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	853	1,309	2,000	500	(1,500)	-75.0%
5202	Operating Supplies	2,757	3,325	3,500	1,500	(2,000)	-57.1%
5203	Fuel and Lube	1,857	1,621	2,000	950	(1,050)	-52.5%
5206	Food and Staples	18,528	18,566	20,000	9,000	(11,000)	-55.0%
5207	Vehicle and Boat Maintenance	35	0	1,500	750	(750)	-50.0%
5209	Building & Grounds Maintenance	145	49	5,500	1,000	(4,500)	-81.8%
5210	Professional Services	2,157	0	3,500	1,000	(2,500)	-71.4%
5216	Freight and Postage	0	111	500	250	(250)	-50.0%
5217	Electricity	8,174	8,415	11,012	4,879	(6,134)	-55.7%
5218	Water	363	259	254	158	(95)	-37.6%
5219	Sewer	457	250	244	173	(71)	-29.2%
5223	Liability Insurance	27,425	34,311	39,340	32,484	(6,856)	-17.4%
5231	Tools and Equipment	4,536	6,291	8,000	1,500	(6,500)	-81.3%
5236	Transportation	40	0	900	200	(700)	-77.8%
5237	Subsistence	-	-	500	200	(300)	-60.0%
5601	Uniform	3,259	3,183	2,500	1,600	(900)	-36.0%
5603	Employee Training	3,040	688	3,500	1,500	(2,000)	-57.1%
5626	Jail Laundry Services	5,800	5,867	9,000	0	(9,000)	-100.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>79,425</u></b>	<b><u>84,245</u></b>	<b><u>113,750</u></b>	<b><u>57,644</u></b>	<b><u>(56,106)</u></b>	<b><u>-49.3%</u></b>
5990	Transfers To	-	-	-	-	0	0.0%
	<b><u>Total</u></b>	<b><u>660,339</u></b>	<b><u>655,227</u></b>	<b><u>711,863</u></b>	<b><u>365,457</u></b>	<b><u>(346,405)</u></b>	<b><u>-48.7%</u></b>

2021 Budget Notes:  
5626 - New police station has washer/dryer

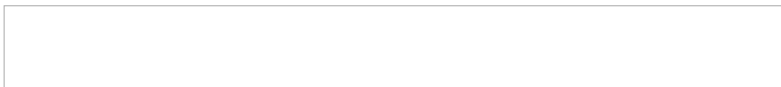
**City of Homer  
2021 Operating Budget**

<b>0165 ANIMAL CONTROL</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	-	-	-	-	0	0.0%
5102	Fringe Benefits	-	-	-	-	0	0.0%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	-	-	-	-	0	0.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	-	-	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0.0%</u></b>
<b><u>Maintenance and Operations</u></b>							
5203	Fuel and Lube	8,042	11,789	11,200	5,500	(5,700)	-50.9%
5206	Food and Staples	0	-	500	0	(500)	-100.0%
5208	Equipment Maintenance	-	-	1,000	1,000	0	0.0%
5209	Building & Grounds Maintenance	1,483	0	3,000	1,500	(1,500)	-50.0%
5210	Professional Services	194,339	188,302	191,870	97,854	(94,016)	-49.0%
5215	Communications	175	206	1,200	400	(800)	-66.7%
5217	Electricity	8,771	8,011	9,087	4,823	(4,265)	-46.9%
5218	Water	683	734	752	355	(397)	-52.8%
5219	Sewer	655	635	655	311	(344)	-52.5%
5220	Refuse and Disposal	151	302	600	200	(400)	-66.7%
5221	Property Insurance	522	652	797	467	(331)	-41.5%
5223	Liability Insurance	206	156	328	170	(159)	-48.3%
	<b><u>Total Maint. and Operations</u></b>	<b><u>215,027</u></b>	<b><u>210,787</u></b>	<b><u>220,990</u></b>	<b><u>112,579</u></b>	<b><u>(108,411)</u></b>	<b><u>-49.1%</u></b>
5990	Transfers To	-	-	934	934	0	0.0%
	<b><u>Total</u></b>	<b><u>215,027</u></b>	<b><u>210,787</u></b>	<b><u>221,924</u></b>	<b><u>113,513</u></b>	<b><u>(108,411)</u></b>	<b><u>-48.9%</u></b>

2021 Budget Notes:

**City of Homer  
2021 Operating Budget**

<b>PUBLIC WORKS - Combined Expenditure</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	804,698	808,629	899,522	461,968	(437,553)	-48.6%
5102	Fringe Benefits	493,431	530,506	525,865	268,636	(257,229)	-48.9%
5103	Part-time Wages	105,073	131,530	138,440	69,912	(68,528)	-49.5%
5104	Part-time Benefits	14,343	17,644	17,710	8,943	(8,766)	-49.5%
5105	Overtime	34,092	27,716	39,635	22,376	(17,260)	-43.5%
5107	Part-time Overtime	944	99	1,800	1,041	(759)	-42.2%
5108	Unemployment Benefits	7,944	9,562	-	-	0	0.0%
5112	PERS Relief	36,997	53,019	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>1,497,522</b>	<b>1,578,703</b>	<b>1,622,971</b>	<b>832,876</b>	<b>(790,095)</b>	<b>-48.7%</b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	2,880	1,660	3,950	1,975	(1,975)	-50.0%
5202	Operating Supplies	159,924	156,612	177,400	85,200	(92,200)	-52.0%
5203	Fuel and Lube	83,439	76,168	129,750	65,500	(64,250)	-49.5%
5204	Chemicals	95,352	97,995	100,000	104,000	4,000	4.0%
5207	Vehicle and Boat Maintenance	191,598	245,490	240,700	120,350	(120,350)	-50.0%
5208	Equipment Maintenance	5,810	3,860	8,000	4,000	(4,000)	-50.0%
5209	Building & Grounds maintenance	33,561	34,072	39,500	19,750	(19,750)	-50.0%
5210	Professional Services	102,144	106,876	99,900	82,950	(16,950)	-17.0%
5213	Survey and Appraisal	721	1,260	3,000	1,500	(1,500)	-50.0%
5214	Rents & Leases	11,772	8,054	20,200	12,600	(7,600)	-37.6%
5215	Communications	9,599	8,327	21,500	5,000	(16,500)	-76.7%
5216	Freight and Postage	752	0	1,000	500	(500)	-50.0%
5217	Electricity	70,483	73,809	77,988	42,687	(35,301)	-45.3%
5218	Water	11,184	13,113	18,083	4,025	(14,057)	-77.7%
5219	Sewer	18,162	15,903	24,874	4,911	(19,964)	-80.3%
5220	Refuse and Disposal	797	1,726	5,350	2,675	(2,675)	-50.0%
5221	Property Insurance	1,545	2,343	3,279	1,920	(1,359)	-41.4%
5222	Auto Insurance	10,584	13,115	11,473	5,718	(5,755)	-50.2%
5223	Liability Insurance	8,549	8,007	10,232	2,130	(8,102)	-79.2%
5227	Advertising	0	-	1,300	650	(650)	-50.0%
5231	Tools and Equipment	25,999	27,241	36,450	17,975	(18,475)	-50.7%
5233	Computer Related Items	0	1,010	1,150	575	(575)	-50.0%
5235	Membership Dues	40	600	750	375	(375)	-50.0%
5236	Transportation	1,266	0	900	450	(450)	-50.0%
5237	Subsistence	238	0	300	150	(150)	-50.0%
5238	Printing and Binding	-	101	750	375	(375)	-50.0%
5251	Pioneer Beautification	630	648	750	750	0	0.0%
5252	Credit Card Expenses	20	0	80	60	(20)	-25.0%
5282	City Hall Building Maintenance	6,952	4,667	10,000	5,000	(5,000)	-50.0%
5283	Library Building Maintenance	17,169	9,928	18,000	9,000	(9,000)	-50.0%
5284	Police Building Maintenance	2,788	2,837	3,500	5,250	1,750	50.0%
5285	Fire Building Maintenance	2,584	1,976	5,000	2,500	(2,500)	-50.0%
5286	Old School Building Maintenance	3,000	622	3,000	1,500	(1,500)	-50.0%
5287	Animal Building Maintenance	1,700	220	2,500	1,250	(1,250)	-50.0%
5292	City Hall Motor Pool	672	229	500	350	(150)	-30.0%
5293	Police Motor Pool	19,027	17,526	30,000	10,000	(20,000)	-66.7%
5294	Fire Motor Pool	9,372	23,703	15,500	12,500	(3,000)	-19.4%
5601	Uniform	8,860	9,432	8,700	4,350	(4,350)	-50.0%
5602	Safety Equipment	6,473	4,707	11,000	4,600	(6,400)	-58.2%
5603	Employee Training	1,088	3,989	9,500	4,750	(4,750)	-50.0%
5604	Public Education	0	-	-	-	0	0.0%
5614	Car Allowance	933	1,216	1,900	950	(950)	-50.0%
5815	Parks & Recreation Board	500	237	1,500	750	(750)	-50.0%
	<b>Total Maint. and Operations</b>	<b>928,166</b>	<b>979,278</b>	<b>1,159,209</b>	<b>651,501</b>	<b>(507,708)</b>	<b>-43.8%</b>
<b><u>C/O and Transfers</u></b>							
5990	Transfers To	131	131	3,589	3,576	(13)	-0.4%
	<b>Total C/O and Transfers</b>	<b>131</b>	<b>131</b>	<b>3,589</b>	<b>3,576</b>	<b>(13)</b>	<b>-0.4%</b>
<b>Total</b>		<b>2,425,819</b>	<b>2,558,112</b>	<b>2,785,769</b>	<b>1,487,953</b>	<b>(1,297,816)</b>	<b>-46.6%</b>





**City of Homer  
2021 Operating Budget**

<b>0170 PUBLIC WORKS - ADMINISTRATION</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	49,033	49,450	82,208	38,042	(44,166)	-53.7%
5102	Fringe Benefits	28,426	29,848	41,953	19,769	(22,184)	-52.9%
5103	Part-time Wages	450	0	-	-	0	0.0%
5104	Part-time Benefits	36	0	-	-	0	0.0%
5105	Overtime	221	0	1,060	530	(530)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	2,995	3,135	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>81,160</b>	<b>82,433</b>	<b>125,222</b>	<b>58,341</b>	<b>(66,881)</b>	<b>-53.4%</b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	1,673	1,253	2,200	1,100	(1,100)	-50.0%
5202	Operating Supplies	2,649	2,823	3,900	1,950	(1,950)	-50.0%
5207	Vehicle and Boat Maintenance	-	-	5,700	2,850	(2,850)	-50.0%
5208	Equipment Maintenance	71	77	500	250	(250)	-50.0%
5210	Professional Services	4,802	5,718	4,900	2,450	(2,450)	-50.0%
5214	Rents & Leases	5,388	5,649	5,200	2,600	(2,600)	-50.0%
5215	Communications	9,599	8,327	21,500	5,000	(16,500)	-76.7%
5216	Freight and Postage	752	0	1,000	500	(500)	-50.0%
5221	Property Insurance	1,545	2,343	3,279	1,920	(1,359)	-41.4%
5222	Auto Insurance	10,584	13,115	11,473	5,718	(5,755)	-50.2%
5223	Liability Insurance	8,549	8,007	10,232	2,130	(8,102)	-79.2%
5227	Advertising	-	-	500	250	(250)	-50.0%
5231	Tools and Equipment	684	1,335	2,100	1,050	(1,050)	-50.0%
5235	Membership Dues	0	155	100	50	(50)	-50.0%
5236	Transportation	265	0	900	450	(450)	-50.0%
5237	Subsistence	180	0	300	150	(150)	-50.0%
5602	Safety Equipment	310	781	1,200	600	(600)	-50.0%
5603	Employee Training	-	-	1,300	650	(650)	-50.0%
	<b>Total Maint. and Operations</b>	<b>47,050</b>	<b>49,582</b>	<b>76,284</b>	<b>29,668</b>	<b>(46,616)</b>	<b>-61.1%</b>
5990	Transfers To	131	131	3,589	3,575.67	(13)	-0.4%
	<b>Total</b>	<b>128,342</b>	<b>132,146</b>	<b>205,094</b>	<b>91,585</b>	<b>(113,509)</b>	<b>-55.3%</b>

2021 Budget Notes:

City of Homer  
2021 Operating Budget

0171 GENERAL MAINTENANCE				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	126,989	161,450	143,290	72,611	(70,680)	-49.3%
5102	Fringe Benefits	73,610	103,702	86,976	43,531	(43,446)	-50.0%
5103	Part-time Wages	4,305	4,483	4,896	2,472	(2,423)	-49.5%
5104	Part-time Benefits	566	625	680	343	(336)	-49.5%
5105	Overtime	5,067	5,598	7,617	3,809	(3,809)	-50.0%
5107	Part-time Overtime	0	-	377	189	(189)	-50.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	5,946	10,590	-	-	0	0.0%
<b>Total Salaries and Benefits</b>		<b>216,483</b>	<b>286,448</b>	<b>243,837</b>	<b>122,954</b>	<b>(120,882)</b>	<b>-49.6%</b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	5,880	5,689	6,000	3,000	(3,000)	-50.0%
5203	Fuel and Lube	5,825	2,513	5,750	3,500	(2,250)	-39.1%
5208	Equipment Maintenance	2,706	3,484	4,000	2,000	(2,000)	-50.0%
5209	Building & Grounds Maintenance	14,325	13,296	14,500	7,250	(7,250)	-50.0%
5210	Professional Services	1,781	5,143	9,000	6,250	(2,750)	-30.6%
5217	Electricity	35,039	34,292	38,937	22,983	(15,954)	-41.0%
5218	Water	1,787	2,137	2,247	1,134	(1,113)	-49.5%
5219	Sewer	2,245	2,176	2,297	1,251	(1,046)	-45.5%
5220	Refuse and Disposal	797	1,726	2,350	1,175	(1,175)	-50.0%
5231	Tools and Equipment	3,677	5,697	5,300	2,650	(2,650)	-50.0%
5282	City Hall Building Maintenance	6,952	4,667	10,000	5,000	(5,000)	-50.0%
5283	Library Building Maintenance	17,169	9,928	18,000	9,000	(9,000)	-50.0%
5284	Police Building Maintenance	2,788	2,837	3,500	5,250	1,750	50.0%
5285	Fire Building Maintenance	2,584	1,976	5,000	2,500	(2,500)	-50.0%
5286	Old School Building Maintenance	3,000	622	3,000	1,500	(1,500)	-50.0%
5287	Animal Control Building Maintenance	1,700	220	2,500	1,250	(1,250)	-50.0%
5602	Safety Equipment	4,122	3,045	6,800	2,500	(4,300)	-63.2%
5603	Employee Training	250	0	3,000	1,500	(1,500)	-50.0%
<b>Total Maint. and Operations</b>		<b>112,626</b>	<b>99,450</b>	<b>142,181</b>	<b>79,693</b>	<b>(62,488)</b>	<b>-43.9%</b>
5990	Transfers To	-	-	-	-	0	0.0%
<b>Total</b>		<b>329,109</b>	<b>385,898</b>	<b>386,017</b>	<b>202,647</b>	<b>(183,370)</b>	<b>-47.5%</b>

Explanation of Line Items:

- 5202 - Anti Freeze, ice melt, filters, lights, office supplies, misc. repair parts, batteries, break room supplies,
- 5203 - Heating Fuel/Natural Gas
- 5208 - Rug cleaning contract, computer/furniture/printer repairs and maintenance
- 5209 - All building related expenses and repairs
- 5210 - Window washing, boilers, overhead doors, fire extinguisher certs, crane inspections, plumbing repairs, dumpster service, etc.
- 5231 - Misc tools
- 5282 thru 5287 - Maintenance funds for building repairs and service contracts to specific buildings
- 5602 - Misc safety PPE and equipment such as barricades, cones, vests, signs, etc.
- 5603 - Training for operators and/or maintenance techs

2021 Budget Notes:

- 5210 - Bringing in professional for Citywide analysis of ducting for cleaning/inspection estimated at \$3,500
- 5284 - Increased to account for new police station

**City of Homer  
2021 Operating Budget**

<b>0172 GRAVEL ROADS</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	77,675	77,509	81,238	41,391	(39,847)	-49.1%
5102	Fringe Benefits	44,952	46,509	44,763	22,515	(22,248)	-49.7%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	990	311	1,096	548	(548)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	3,542	4,933	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>127,158</u></b>	<b><u>129,262</u></b>	<b><u>127,097</u></b>	<b><u>64,454</u></b>	<b><u>(62,644)</u></b>	<b><u>-49.3%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	47,641	37,317	50,000	25,000	(25,000)	-50.0%
5204	Chemicals	45,240	47,955	49,000	52,000	3,000	6.1%
5210	Professional Services	4,776	2,398	6,000	3,000	(3,000)	-50.0%
5231	Tools and Equipment	2,025	2,364	2,500	1,250	(1,250)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>99,683</u></b>	<b><u>90,034</u></b>	<b><u>107,500</u></b>	<b><u>81,250</u></b>	<b><u>(26,250)</u></b>	<b><u>-24.4%</u></b>
	<b><u>Total</u></b>	<b><u>226,841</u></b>	<b><u>219,296</u></b>	<b><u>234,597</u></b>	<b><u>145,704</u></b>	<b><u>(88,894)</u></b>	<b><u>-37.9%</u></b>

Explanation of Line Items:

- 5202 - Gravel, culverts, fabric, road fabric, storm drain system manholes and grates, etc, road signs
- 5204 - Calcium Chloride for erosion and dust control
- 5210 - Landfill charges, Surveyor, etc.
- 5231 - Misc Tools

2021 Budget Notes:

- 5204 - Chemicals to be purchased in first six months

**City of Homer  
2021 Operating Budget**

<b>0173 PAVED ROADS</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18</b>	<b>12/31/19</b>	<b>12/31/20</b>	<b>06/30/21</b>	<b>2020 to 2021</b>	
		<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	92,439	92,140	96,975	49,460	(47,515)	-49.0%
5102	Fringe Benefits	54,078	55,928	53,848	27,098	(26,750)	-49.7%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	1,565	674	1,693	846	(846)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	4,232	5,884	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>152,315</u></b>	<b><u>154,627</u></b>	<b><u>152,516</u></b>	<b><u>77,404</u></b>	<b><u>(75,112)</u></b>	<b><u>-49.2%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	32,881	29,703	36,000	25,000	(11,000)	-30.6%
5210	Professional Services	8,286	28,134	15,000	7,500	(7,500)	-50.0%
5217	Electricity	26,579	28,158	28,048	14,522	(13,527)	-48.2%
5227	Advertising	-	-	400	200	(200)	-50.0%
5231	Tools and Equipment	2,233	2,992	3,000	1,500	(1,500)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>69,977</u></b>	<b><u>88,987</u></b>	<b><u>82,448</u></b>	<b><u>48,722</u></b>	<b><u>(33,727)</u></b>	<b><u>-40.9%</u></b>
	<b><u>Total</u></b>	<b><u>222,292</u></b>	<b><u>243,613</u></b>	<b><u>234,964</u></b>	<b><u>126,126</u></b>	<b><u>(108,839)</u></b>	<b><u>-46.3%</u></b>

Explanation of Line Items:

- 5202 - Crack sealing material, paint, stop bars, crosswalk material, etc.
- 5210 - Surveying, asphalt patch, landfill services, street light repairs, etc.
- 5217 - Street lights with HEA, City Street lights electric bill
- 5227 - PSA Services
- 5231 - Misc. Tools

2021 Budget Notes:

**City of Homer  
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<b>0174 WINTER ROADS</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	107,203	106,771	112,713	57,529	(55,184)	-49.0%
5102	Fringe Benefits	66,685	66,883	62,933	31,681	(31,252)	-49.7%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	6	-	-	0	0.0%
5105	Overtime	16,148	7,798	18,175	11,646	(6,529)	-35.9%
5107	Part-time Overtime	-	60	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	5,562	7,263	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>195,598</u></b>	<b><u>188,781</u></b>	<b><u>193,821</u></b>	<b><u>100,856</u></b>	<b><u>(92,965)</u></b>	<b><u>-48.0%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	32,799	33,416	34,000	4,000	(30,000)	-88.2%
5204	Chemicals	50,112	50,040	51,000	52,000	1,000	2.0%
5210	Professional Services	0	-	-	-	0	0.0%
5214	Rents & Leases	6,384	2,405	15,000	10,000	(5,000)	-33.3%
5231	Tools and Equipment	3,628	1,257	3,750	1,875	(1,875)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>92,923</u></b>	<b><u>87,119</u></b>	<b><u>103,750</u></b>	<b><u>67,875</u></b>	<b><u>(35,875)</u></b>	<b><u>-34.6%</u></b>
	<b><u>Total</u></b>	<b><u>288,520</u></b>	<b><u>275,900</u></b>	<b><u>297,571</u></b>	<b><u>168,731</u></b>	<b><u>(128,840)</u></b>	<b><u>-43.3%</u></b>

Explanation of Line Items:

- 5202 - Winter Sand Pile
- 5204 - Calcium Chloride for Sand Pile
- 5214 - Rents & Leases - Snow hauler trucks for Pioneer/Heath
- 5227 - PSA Services
- 5231 - Misc Tools and signs

2021 Budget Notes:

- 5202 - Winter sand is purchased in second half of year
- 5204 - Chemicals are purchased in first six months
- 5214 - Largest amount is used during first half of the year

City of Homer  
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0175 PARKS - CEMETERY				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<b>Salaries and Benefits</b>							
5101	Salary and Wages	72,377	98,725	84,239	45,028	(39,212)	-46.5%
5102	Fringe Benefits	47,931	59,519	50,228	25,953	(24,275)	-48.3%
5103	Part-time Wages	92,901	121,106	120,660	60,933	(59,726)	-49.5%
5104	Part-time Benefits	12,782	16,275	15,388	7,771	(7,617)	-49.5%
5105	Overtime	1,196	303	1,520	760	(760)	-50.0%
5107	Part-time Overtime	740	0	344	313	(31)	-9.1%
5108	Unemployment Benefits	7,245	6,011	-	-	0	0.0%
5112	PERS Relief	1,758	6,278	-	-	0	0.0%
<b>Total Salaries and Benefits</b>		<b>236,931</b>	<b>308,217</b>	<b>272,379</b>	<b>140,758</b>	<b>(131,622)</b>	<b>-48.3%</b>
<b>Maintenance and Operations</b>							
5202	Operating Supplies	21,933	29,418	30,000	15,000	(15,000)	-50.0%
5203	Fuel and Lube	12,191	15,292	24,000	12,000	(12,000)	-50.0%
5208	Equipment Maintenance	-	216	500	250	(250)	-50.0%
5209	Building & Grounds Maintenance	19,236	20,739	25,000	12,500	(12,500)	-50.0%
5210	Professional Services	51,123	35,734	37,500	45,000	7,500	20.0%
5217	Electricity	8,866	11,359	11,003	5,183	(5,820)	-52.9%
5218	Water	9,397	10,976	15,836	2,892	(12,944)	-81.7%
5219	Sewer	15,917	13,726	22,578	3,660	(18,918)	-83.8%
5220	Refuse and Disposal	-	-	3,000	1,500	(1,500)	-50.0%
5227	Advertising	0	-	400	200	(200)	-50.0%
5231	Tools and Equipment	2,187	3,881	4,000	1,750	(2,250)	-56.3%
5235	Membership Dues	40	135	250	125	(125)	-50.0%
5251	Pioneer Beautification	630	648	750	750	0	0.0%
5252	Credit Card Expenses	20	0	80	60	(20)	-25.0%
5601	Uniform	240	236	1,000	500	(500)	-50.0%
5603	Employee Training	100	1,006	1,000	500	(500)	-50.0%
5604	Public Education	0	-	-	-	0	0.0%
5815	Parks & Recreation Board	500	237	1,500	750	(750)	-50.0%
<b>Total Maint. and Operations</b>		<b>142,379</b>	<b>143,604</b>	<b>178,396</b>	<b>102,619</b>	<b>(75,777)</b>	<b>-42.5%</b>
5990	Transfers To	-	-	-	-	0	0.0%
<b>Total</b>		<b>379,311</b>	<b>451,820</b>	<b>450,776</b>	<b>243,377</b>	<b>(207,399)</b>	<b>-46.0%</b>

Explanation of Line Items:

- 5202 - Toilet Paper, trash can liners, gloves, cleaning supplies, much misc.
- 5208 - Misc costs for mowers, weed eaters, etc.
- 5209 - Paint, Picnic Tables, Playground Parts, Wood Chips, General Building Repairs & Maint., Landscaping
- 5210 - Pumping of Vault Toilets, Rental Services of Port a Potties, Snow Removal at cemetery
- 5251 - Potting Soil, perennials, bark, landscape fabric
- 5601 - Misc boots, raingear, PPE, uniforms

2021 Budget Notes:

- 5210 - Kept same level to account for increased need of porta potties
- 5251 - Expenses occur in early summer

**City of Homer**  
**2021 Operating Budget**

<b>0176 MOTOR POOL</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	107,865	84,961	115,182	58,589	(56,593)	-49.1%
5102	Fringe Benefits	66,414	60,949	66,428	33,330	(33,098)	-49.8%
5103	Part-time Wages	-	5,941	-	-	0	0.0%
5104	Part-time Benefits	-	737	-	-	0	0.0%
5105	Overtime	2,357	2,237	2,194	1,097	(1,097)	-50.0%
5107	Part-time Overtime	-	39	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	4,962	5,528	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>181,599</u></b>	<b><u>160,392</u></b>	<b><u>183,805</u></b>	<b><u>93,015</u></b>	<b><u>(90,789)</u></b>	<b><u>-49.4%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	1,642	36	2,000	1,000	(1,000)	-50.0%
5203	Fuel and Lube	65,422	58,363	100,000	50,000	(50,000)	-50.0%
5207	Vehicle and Boat Maintenance	191,598	245,490	235,000	117,500	(117,500)	-50.0%
5210	Professional Services	6,195	6,095	2,000	1,000	(1,000)	-50.0%
5231	Tools and Equipment	9,672	8,381	14,000	7,000	(7,000)	-50.0%
5236	Transportation	139	0	-	-	0	0.0%
5237	Subsistence	58	0	-	-	0	0.0%
5292	City Hall Motor Pool	672	229	500	350	(150)	-30.0%
5293	Police Motor Pool	19,027	17,526	30,000	10,000	(20,000)	-66.7%
5294	Fire Motor Pool	9,372	23,703	15,500	12,500	(3,000)	-19.4%
5601	Uniform	8,620	9,196	7,700	3,850	(3,850)	-50.0%
5602	Safety Equipment	1,354	367	1,500	750	(750)	-50.0%
5603	Employee Training	738	2,983	3,500	1,750	(1,750)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>314,509</u></b>	<b><u>372,404</u></b>	<b><u>411,700</u></b>	<b><u>205,700</u></b>	<b><u>(206,000)</u></b>	<b><u>-50.0%</u></b>
	<b><u>Total</u></b>	<b><u>496,108</u></b>	<b><u>532,796</u></b>	<b><u>595,505</u></b>	<b><u>298,715</u></b>	<b><u>(296,789)</u></b>	<b><u>-49.8%</u></b>

Explanation of Line Items:

- 5202 - Admin and Office Supplies, Digital Service Manuals and Software Support
- 5203 - Vehicle & Heavy Equipment Gasoline & Diesel
- 5207 - All repairs to vehicles and heavy equipment
- 5210 - ADOT Oversize Equipment Permitting
- 5231 - Misc and Special Tools
- 5601 - Flame retardant coveralls and laundry service
- 5602 - Misc Safety equipment and PPE
- 5603 - Periodic training, especially Fire Dept Vehicle Certifications

2021 Budget Notes:

- 5294 - Annual budget increased to \$25,000 so this represents half of that
- 5293 - Annual budget decreased to \$20,000 so this represents half of that

**City of Homer  
2021 Operating Budget**

<b>0177 ENGINEERING INSPECTION</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	102,815	72,163	100,678	48,100	(52,579)	-52.2%
5102	Fringe Benefits	57,123	49,291	57,092	27,588	(29,504)	-51.7%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	211	0	-	-	0	0.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	4,638	4,575	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>164,787</b>	<b>126,028</b>	<b>157,771</b>	<b>75,688</b>	<b>(82,083)</b>	<b>-52.0%</b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	1,207	407	1,750	875	(875)	-50.0%
5202	Operating Supplies	261	649	1,500	750	(750)	-50.0%
5210	Professional Services	3,182	2,159	3,500	1,750	(1,750)	-50.0%
5213	Survey and Appraisal	721	1,260	3,000	1,500	(1,500)	-50.0%
5227	Advertising	0	-	-	-	0	0.0%
5231	Tools and Equipment	1,491	599	800	400	(400)	-50.0%
5233	Computer Related Items	0	1,010	1,150	575	(575)	-50.0%
5235	Membership Dues	0	310	400	200	(200)	-50.0%
5238	Printing and Binding	-	101	750	375	(375)	-50.0%
5602	Safety Equipment	96	0	750	375	(375)	-50.0%
5603	Employee Training	0	-	700	350	(350)	-50.0%
	<b>Total Maint. and Operations</b>	<b>6,958</b>	<b>6,494</b>	<b>14,300</b>	<b>7,150</b>	<b>(7,150)</b>	<b>-50.0%</b>
	<b>Total</b>	<b>171,744</b>	<b>132,523</b>	<b>172,071</b>	<b>82,838</b>	<b>(89,233)</b>	<b>-51.9%</b>

Explanation of Line Items:

- 5210 - Periodic Engineering Services for small jobs or analysis, periodic advertising
- 5213 - Survey & Appraisals for periodic small projects

2021 Budget Notes:



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<b>0178 JANITORIAL</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	68,303	65,459	82,997	51,220	(31,777)	-38.3%
5102	Fringe Benefits	54,211	57,877	61,643	37,172	(24,471)	-39.7%
5103	Part-time Wages	7,417	0	12,885	6,507	(6,378)	-49.5%
5104	Part-time Benefits	959	0	1,642	829	(813)	-49.5%
5105	Overtime	6,337	10,795	6,280	3,140	(3,140)	-50.0%
5107	Part-time Overtime	204	0	1,079	539	(539)	-50.0%
5108	Unemployment Benefits	699	3,551	-	-	0	0.0%
5112	PERS Relief	3,362	4,834	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>141,491</u></b>	<b><u>142,515</u></b>	<b><u>166,525</u></b>	<b><u>99,407</u></b>	<b><u>(67,118)</u></b>	<b><u>-40.3%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	14,238	17,560	14,000	9,500	(4,500)	-32.1%
5208	Equipment Maintenance	3,033	83	3,000	1,500	(1,500)	-50.0%
5210	Professional Services	22,000	21,497	22,000	16,000	(6,000)	-27.3%
5231	Tools and Equipment	402	734	1,000	500	(500)	-50.0%
5236	Transportation	863	0	0	-	0	0.0%
5602	Safety Equipment	591	515	750	375	(375)	-50.0%
5614	Car Allowance	933	1,216	1,900	950	(950)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>42,060</u></b>	<b><u>41,605</u></b>	<b><u>42,650</u></b>	<b><u>28,825</u></b>	<b><u>(13,825)</u></b>	<b><u>-32.4%</u></b>
	<b><u>Total</u></b>	<b><u>183,551</u></b>	<b><u>184,120</u></b>	<b><u>209,175</u></b>	<b><u>128,232</u></b>	<b><u>(80,943)</u></b>	<b><u>-38.7%</u></b>

Explanation of Line Items:

- 5202 - Toilet Paper & Towel Products, cleaners, vacuum bags, trash bags, mop heads, rags, all cleaning supplies
- 5208 - Repairs and purchase of vacuums, other items
- 5210 - Carpet and Window Cleaning at Airport, City Hall, HPD, PW, Library, P/H, Upholstery Cleaning
- 5236 - Mileage reimbursement to Janitors for personal vehicle use
- 5602- PPE, gloves, dust masks, etc.

2021 Budget Notes:

- 5210 - Increase for carpet cleaning at new police station and window cleaning

City of Homer  
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<b>Fund 200 (Water &amp; Sewer) Revenues</b>				<b>Amended</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Revenue Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b>Water Revenue</b>							
<b>Operating Revenue:</b>							
	Metered Sales	1,846,811	2,135,044	1,953,016	889,662	(1,063,354)	-54.4%
4661	Connection Fees	16,240	17,738	15,863	9,125	(6,738)	-42.5%
4662	Services & Meters	26,508	30,931	23,709	14,677	(9,031)	-38.1%
<b>Total Operating Revenue</b>		<b>1,889,559</b>	<b>2,183,712</b>	<b>1,992,588</b>	<b>913,464</b>	<b>(1,079,124)</b>	<b>-54.2%</b>
<b>Non- Operating Revenue</b>							
4801	Interest on Investments	35,810	105,161	18,671	57,957	39,286	210.4%
4802	Penalty & Interest (Utilities)	7,761	6,855	7,193	2,398	(4,794)	-66.7%
4527	PERS Revenue	26,877	38,101	-	-	0	0.0%
4902	Other Revenue	443	-	-	-	0	0.0%
4992	Transfer from GF	92,222	100,350	99,629	45,673	(53,956)	-54.2%
<b>Total Non-Operating Revenue</b>		<b>163,114</b>	<b>250,467</b>	<b>125,493</b>	<b>106,029</b>	<b>(19,464)</b>	<b>-15.5%</b>
<b>Total Water Revenue</b>		<b>2,052,672</b>	<b>2,434,179</b>	<b>2,118,081</b>	<b>1,019,493</b>	<b>(1,098,588)</b>	<b>-51.9%</b>
<b>Total Water Revenues (W/O PERS Relief)</b>		<b>2,025,795</b>	<b>2,396,077</b>	<b>2,118,081</b>	<b>1,019,493</b>	<b>(1,098,588)</b>	<b>-51.9%</b>
<b>Sewer Revenue</b>							
<b>Operating Revenue</b>							
	Metered Sales	1,750,366	1,721,738	1,610,830	865,185	(745,645)	-46.3%
4619	Inspection Fees	-	-	-	-	0	0.0%
4662	Services & Meters	39,527	28,173	25,447	7,837	(17,610)	-69.2%
4701	RV Dump Station	4,678	6,084	5,978	1,305	(4,673)	-78.2%
4902	Other	443	-	-	-	0	0.0%
<b>Total Operating Revenue</b>		<b>1,795,014</b>	<b>1,755,995</b>	<b>1,642,256</b>	<b>874,327</b>	<b>(767,929)</b>	<b>-46.8%</b>
<b>Non- Operating Revenue</b>							
4527	PERS Revenue	20,905	28,828	-	-	0	0.0%
<b>Total Non-Operating Revenue</b>		<b>20,905</b>	<b>28,828</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>0.0%</b>
<b>Total Sewer Revenue</b>		<b>1,815,919</b>	<b>1,784,823</b>	<b>1,642,256</b>	<b>874,327</b>	<b>(767,929)</b>	<b>-46.8%</b>
<b>Total Sewer Revenues (W/O PERS Relief)</b>		<b>1,795,014</b>	<b>1,755,995</b>	<b>1,642,256</b>	<b>874,327</b>	<b>(767,929)</b>	<b>-46.8%</b>
<b>Total Transfer from Fund Balance</b>					<b>53,439</b>		
<b>Total Operating Revenue</b>		<b>3,684,573</b>	<b>3,939,707</b>	<b>3,634,844</b>	<b>1,787,792</b>	<b>(1,847,052)</b>	<b>-50.8%</b>
<b>Total Non-Operating Revenue</b>		<b>184,019</b>	<b>279,295</b>	<b>125,493</b>	<b>159,468</b>	<b>33,975</b>	<b>27.1%</b>
<b>Total Water &amp; Sewer Revenues</b>		<b>3,868,591</b>	<b>4,219,002</b>	<b>3,760,337</b>	<b>1,947,259</b>	<b>(1,813,077)</b>	<b>-48.2%</b>
<b>Total Water &amp; Sewer Revenues (W/O PERS Relief)</b>		<b>3,820,809</b>	<b>4,152,073</b>	<b>3,760,337</b>	<b>1,947,259</b>	<b>(1,813,077)</b>	<b>-48.2%</b>

2021 Budget Notes:

Metered Sales - Based 2019 usage and applying rates adopted in 2020. These rates were derived using the Water Sewer Rate Model.

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<b>WATER - Combined Expenditure</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	541,012	542,757	603,854	284,204	(319,650)	-52.9%
5102	Fringe Benefits	332,452	345,883	336,012	160,956	(175,055)	-52.1%
5103	Part-time Wages	225	1,371	-	-	0	0.0%
5104	Part-time Benefits	18	170	-	-	0	0.0%
5105	Overtime	42,938	34,782	39,791	21,153	(18,638)	-46.8%
5107	Part-time Overtime	-	9	-	-	0	0.0%
5108	Unemployment Benefits	3,468	972	-	-	0	0.0%
5112	PERS Relief	26,877	38,101	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>946,990</b>	<b>964,045</b>	<b>979,657</b>	<b>466,314</b>	<b>(513,343)</b>	<b>-52.4%</b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	1,954	(698)	1,750	875	(875)	-50.0%
5202	Operating Supplies	97,762	151,448	126,250	65,625	(60,625)	-48.0%
5203	Fuel and Lube	29,579	21,894	26,600	15,300	(11,300)	-42.5%
5204	Chemicals	115,094	116,335	160,000	80,000	(80,000)	-50.0%
5207	Vehicle and Boat Maintenance	460	472	500	250	(250)	-50.0%
5208	Equipment Maintenance	18,874	37,423	40,350	20,575	(19,775)	-49.0%
5209	Building & Grounds Maintenance	4,167	5,701	7,700	3,850	(3,850)	-50.0%
5210	Professional Services	86,121	54,617	47,500	36,250	(11,250)	-23.7%
5211	Audit Services	13,814	17,121	16,638	17,469	832	5.0%
5213	Survey and Appraisal	1,000	1,100	1,200	600	(600)	-50.0%
5215	Communications	9,340	8,937	8,000	5,000	(3,000)	-37.5%
5216	Freight and Postage	475	70	500	250	(250)	-50.0%
5217	Electricity	170,143	175,988	199,161	97,612	(101,549)	-51.0%
5221	Property Insurance	10,427	11,705	13,273	7,768	(5,505)	-41.5%
5222	Auto Insurance	10,230	10,531	11,473	5,718	(5,755)	-50.2%
5223	Liability Insurance	2,011	1,526	3,204	1,620	(1,584)	-49.4%
5226	Testing and Analysis	15,861	12,526	17,000	8,500	(8,500)	-50.0%
5227	Advertising	764	1,083	750	375	(375)	-50.0%
5231	Tools and Equipment	7,907	10,417	8,400	4,200	(4,200)	-50.0%
5233	Computer Related Items	-	74	750	375	(375)	-50.0%
5234	Record and Permits	150	150	250	125	(125)	-50.0%
5235	Membership Dues	912	588	1,000	500	(500)	-50.0%
5236	Transportation	542	961	800	400	(400)	-50.0%
5237	Subsistence	229	419	350	175	(175)	-50.0%
5252	Credit Card Expenses	18,525	17,128	25,000	12,500	(12,500)	-50.0%
5261	Natural Gas Line Phase I	0	-	-	-	0	0.0%
5602	Safety Equipment	1,446	1,793	1,700	850	(850)	-50.0%
5603	Employee Training	4,457	5,783	5,200	2,600	(2,600)	-50.0%
5606	Bad Debt Expenses	15,850	13,455	12,000	6,000	(6,000)	-50.0%
	<b>Total Maint. and Operations</b>	<b>638,096</b>	<b>678,546</b>	<b>737,297</b>	<b>395,361</b>	<b>(341,936)</b>	<b>-46.4%</b>
<b><u>C/O and Transfers</u></b>							
5990	Transfers To	154,081	111,314	99,182	13,214	(85,969)	-86.7%
5607	Debt Repayment - Principal	-	-	-	-	0	0.0%
5608	Debt Repayment - Interest	2,018	1,233	-	-	0	0.0%
5241	GF Admin Fees	273,039	290,905	292,014	162,101	(129,913)	-44.5%
5106	Leave Cash Out	9,774	7,089	9,930	7,875	(2,055)	-20.7%
	<b>Total C/O and Transfers</b>	<b>438,913</b>	<b>410,541</b>	<b>401,127</b>	<b>183,190</b>	<b>(217,937)</b>	<b>-54.3%</b>
	<b>Total</b>	<b>2,023,998</b>	<b>2,053,132</b>	<b>2,118,081</b>	<b>1,044,865</b>	<b>(1,073,216)</b>	<b>-50.7%</b>

5210 - 2018 Top 5: (1) Zenon Environmental \$18,228, (2) J Young Construction \$13,645, (3) Collins Excavation Services \$6,001, (4) S&B Inc \$5,353, (5) Clark Management \$4,850

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0400 WATER SYSTEMS ADMINISTRATION			Adopted	Draft	Δ %		
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<b>Salaries and Benefits</b>							
5101	Salary and Wages	49,941	61,972	65,860	32,105	(33,754)	-51.3%
5102	Fringe Benefits	28,926	34,383	34,733	16,959	(17,774)	-51.2%
5103	Part-time Wages	225	1,371	-	-	0	0.0%
5104	Part-time Benefits	18	170	-	-	0	0.0%
5105	Overtime	235	310	355	178	(178)	-50.0%
5107	Part-time Overtime	-	9	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	2,861	5,438	-	-	0	0.0%
<b>Total Salaries and Benefits</b>		<b>82,206</b>	<b>103,653</b>	<b>100,948</b>	<b>49,242</b>	<b>(51,706)</b>	<b>-51.2%</b>
<b>Maintenance and Operations</b>							
5201	Office Supplies	1,954	(698)	1,750	875	(875)	-50.0%
5202	Operating Supplies	108	14	750	375	(375)	-50.0%
5208	Equipment Maintenance	-	-	250	125	(125)	-50.0%
5210	Professional Services	5,135	6,349	4,500	2,250	(2,250)	-50.0%
5211	Audit Services	13,814	17,121	16,638	17,469	832	5.0%
5215	Communications	9,340	8,937	8,000	5,000	(3,000)	-37.5%
5216	Freight and Postage	475	70	500	250	(250)	-50.0%
5221	Property Insurance	10,427	11,705	13,273	7,768	(5,505)	-41.5%
5222	Auto Insurance	10,230	10,531	11,473	5,718	(5,755)	-50.2%
5223	Liability Insurance	2,011	1,526	3,204	1,620	(1,584)	-49.4%
5227	Advertising	764	1,083	750	375	(375)	-50.0%
5231	Tools and Equipment	21	87	900	450	(450)	-50.0%
5233	Computer Related Items	-	74	750	375	(375)	-50.0%
5234	Record and Permits	150	150	250	125	(125)	-50.0%
5235	Membership Dues	912	588	1,000	500	(500)	-50.0%
5236	Transportation	542	961	800	400	(400)	-50.0%
5237	Subsistence	229	419	350	175	(175)	-50.0%
5252	Credit Card Expenses	18,525	17,128	25,000	12,500	(12,500)	-50.0%
5261	Natural Gas Line Phase I	0	-	-	0	0	0.0%
5602	Safety Equipment	819	1,151	900	450	(450)	-50.0%
5603	Employee Training	1,125	1,399	1,500	750	(750)	-50.0%
5606	Bad Debt Expenses	15,850	13,455	12,000	6,000	(6,000)	-50.0%
<b>Total Maint. and Operations</b>		<b>92,434</b>	<b>92,050</b>	<b>104,536</b>	<b>63,550</b>	<b>(40,987)</b>	<b>-39.2%</b>
<b>C/O and Transfers</b>							
	<i>Transfer to Reserves</i>	136,214	84,252	81,240		(81,240)	-100.0%
	<i>Transfer to Reserves for Energy Project Repay</i>	12,398	12,398	12,398	12,398	0	0.0%
	<i>Transfer to Revolving Energy Fund</i>	469	469	469	469	0	0.0%
	<i>Transfer to GF PW Maint. (Direct)</i>	5,000	5,000	5,000		(5,000)	-100.0%
	<i>Transfer to Health Insurance Fund</i>	-	9,195	76	347	271	357.3%
5990	<b>Transfers To</b>	<b>154,081</b>	<b>111,314</b>	<b>99,182</b>	<b>13,214</b>	<b>(85,969)</b>	<b>-86.7%</b>
<b>Others</b>							
5607	Debt Repayment - Principal	-	-	-	-	0	0.0%
5608	Debt Repayment - Interest	2,018	1,233	-	-	0	0.0%
<b>5106</b>	<b>Leave Cash Out</b>	<b>9,774</b>	<b>7,089</b>	<b>9,930</b>	<b>7,875</b>	<b>(2,055)</b>	<b>-20.7%</b>
<b>5241</b>	<b>GF Admin Fees</b>	<b>273,039</b>	<b>290,905</b>	<b>292,014</b>	<b>162,101</b>	<b>(129,913)</b>	<b>-44.5%</b>
<b>Total</b>		<b>613,553</b>	<b>606,244</b>	<b>606,611</b>	<b>295,981</b>	<b>(310,629)</b>	<b>-51.2%</b>

2021 Budget Notes:  
5215 - Increase in expenses

**City of Homer**  
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<b>0401 TREATMENT PLANT</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	146,070	165,467	182,237	91,005	(91,232)	-50.1%
5102	Fringe Benefits	87,067	105,633	101,060	50,153	(50,907)	-50.4%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	15,307	17,658	15,000	8,338	(6,662)	-44.4%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	3,468	972	-	-	0	0.0%
5112	PERS Relief	7,265	11,609	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>259,176</u></b>	<b><u>301,338</u></b>	<b><u>298,297</u></b>	<b><u>149,496</u></b>	<b><u>(148,801)</u></b>	<b><u>-49.9%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	6,083	10,642	10,000	5,000	(5,000)	-50.0%
5203	Fuel and Lube	28,987	21,621	26,000	15,000	(11,000)	-42.3%
5204	Chemicals	115,094	116,335	160,000	80,000	(80,000)	-50.0%
5207	Vehicle and Boat Maintenance	460	472	500	250	(250)	-50.0%
5208	Equipment Maintenance	13,052	23,056	23,000	11,500	(11,500)	-50.0%
5209	Building & Grounds Maintenance	1,333	3,013	3,000	1,500	(1,500)	-50.0%
5210	Professional Services	33,095	22,296	25,000	25,000	0	0.0%
5217	Electricity	86,722	86,986	93,354	45,917	(47,437)	-50.8%
5603	Employee Training	2,382	2,913	2,500	1,250	(1,250)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>287,208</u></b>	<b><u>287,335</u></b>	<b><u>343,354</u></b>	<b><u>185,417</u></b>	<b><u>(157,937)</u></b>	<b><u>-46.0%</u></b>
	<b><u>Total</u></b>	<b><u>546,384</u></b>	<b><u>588,673</u></b>	<b><u>641,651</u></b>	<b><u>334,913</u></b>	<b><u>(306,738)</u></b>	<b><u>-47.8%</u></b>

2021 Budget Notes:

5203 - Increases in cost

5210 - Cost is experienced in this reporting period

**City of Homer  
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<b>0402 WATER SYSTEM TESTING</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	19,209	0	-	-	0	0.0%
5102	Fringe Benefits	11,198	0	-	-	0	0.0%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	180	0	-	-	0	0.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	870	0	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>31,457</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0.0%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	5,397	5,023	5,900	2,950	(2,950)	-50.0%
5208	Equipment Maintenance	3,538	3,627	4,000	2,000	(2,000)	-50.0%
5209	Building & Grounds Maintenance	0	-	-	-	0	0.0%
5210	Professional Services	794	18	500	250	(250)	-50.0%
5226	Testing and Analysis	15,861	12,526	17,000	8,500	(8,500)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>25,590</u></b>	<b><u>21,194</u></b>	<b><u>27,400</u></b>	<b><u>13,700</u></b>	<b><u>(13,700)</u></b>	<b><u>-50.0%</u></b>
	<b><u>Total</u></b>	<b><u>57,047</u></b>	<b><u>21,194</u></b>	<b><u>27,400</u></b>	<b><u>13,700</u></b>	<b><u>(13,700)</u></b>	<b><u>-50.0%</u></b>

2021 Budget Notes:

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<b>0403 PUMP STATIONS</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	28,773	13,830	14,374	7,325	(7,049)	-49.0%
5102	Fringe Benefits	17,571	8,868	8,389	4,211	(4,178)	-49.8%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	278	165	600	300	(300)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	1,305	887	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>47,927</u></b>	<b><u>23,751</u></b>	<b><u>23,362</u></b>	<b><u>11,836</u></b>	<b><u>(11,527)</u></b>	<b><u>-49.3%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	910	647	500	250	(250)	-50.0%
5203	Fuel and Lube	593	274	600	300	(300)	-50.0%
5208	Equipment Maintenance	1,660	8,649	9,300	5,050	(4,250)	-45.7%
5209	Building & Grounds Maintenance	769	1,076	2,000	1,000	(1,000)	-50.0%
5217	Electricity	54,496	53,248	61,348	25,537	(35,811)	-58.4%
5231	Tools and Equipment	350	877	500	250	(250)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>58,778</u></b>	<b><u>64,771</u></b>	<b><u>74,248</u></b>	<b><u>32,387</u></b>	<b><u>(41,861)</u></b>	<b><u>-56.4%</u></b>
	<b><u>Total</u></b>	<b><u>106,704</u></b>	<b><u>88,521</u></b>	<b><u>97,610</u></b>	<b><u>44,223</u></b>	<b><u>(53,388)</u></b>	<b><u>-54.7%</u></b>

2021 Budget Notes:

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<b>0404 DISTRIBUTION SYSTEM</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	110,981	114,106	140,912	67,769	(73,143)	-51.9%
5102	Fringe Benefits	72,905	77,624	78,067	37,885	(40,182)	-51.5%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	23,109	13,769	21,141	10,571	(10,571)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	6,034	8,106	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>213,029</u></b>	<b><u>213,605</u></b>	<b><u>240,120</u></b>	<b><u>116,224</u></b>	<b><u>(123,896)</u></b>	<b><u>-51.6%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	19,758	44,886	22,500	13,750	(8,750)	-38.9%
5208	Equipment Maintenance	-	1,611	2,000	1,000	(1,000)	-50.0%
5209	Building & Grounds Maintenance	310	774	1,500	750	(750)	-50.0%
5210	Professional Services	40,586	407	7,000	3,500	(3,500)	-50.0%
5217	Electricity	28,925	35,755	44,459	26,157	(18,302)	-41.2%
5231	Tools and Equipment	6,028	8,523	5,500	2,750	(2,750)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>95,608</u></b>	<b><u>91,955</u></b>	<b><u>82,959</u></b>	<b><u>47,907</u></b>	<b><u>(35,052)</u></b>	<b><u>-42.3%</u></b>
	<b><u>Total</u></b>	<b><u>308,637</u></b>	<b><u>305,560</u></b>	<b><u>323,079</u></b>	<b><u>164,131</u></b>	<b><u>(158,948)</u></b>	<b><u>-49.2%</u></b>

2021 Budget Notes:

5202 - 2020 actuals are projected to be slightly higher than usual due to inventory usage.



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<b>0405 WATER RESERVOIR</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	26,442	3,723	4,251	2,147	(2,104)	-49.5%
5102	Fringe Benefits	15,550	2,931	2,845	1,417	(1,427)	-50.2%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	1,480	31	-	419	419	0.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	1,253	238	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>44,725</u></b>	<b><u>6,923</u></b>	<b><u>7,096</u></b>	<b><u>3,983</u></b>	<b><u>(3,112)</u></b>	<b><u>-43.9%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	629	839	600	300	(300)	-50.0%
5208	Equipment Maintenance	624	479	1,800	900	(900)	-50.0%
5209	Building & Grounds Maintenance	1,755	838	1,200	600	(600)	-50.0%
5210	Professional Services	1,650	11,823	5,000	2,500	(2,500)	-50.0%
5213	Survey and Appraisal	1,000	1,100	1,200	600	(600)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>5,658</u></b>	<b><u>15,080</u></b>	<b><u>9,800</u></b>	<b><u>4,900</u></b>	<b><u>(4,900)</u></b>	<b><u>-50.0%</u></b>
	<b><u>Total</u></b>	<b><u>50,383</u></b>	<b><u>22,003</u></b>	<b><u>16,896</u></b>	<b><u>8,883</u></b>	<b><u>(8,012)</u></b>	<b><u>-47.4%</u></b>

2021 Budget Notes:

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<b>0406 WATER METERS</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	56,334	75,508	78,310	27,000	(51,310)	-65.5%
5102	Fringe Benefits	34,555	47,581	43,894	17,733	(26,161)	-59.6%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	1,003	2,217	1,000	500	(500)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	2,582	4,927	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>94,474</u></b>	<b><u>130,233</u></b>	<b><u>123,204</u></b>	<b><u>45,233</u></b>	<b><u>(77,971)</u></b>	<b><u>-63.3%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	55,812	87,928	75,000	37,500	(37,500)	-50.0%
5210	Professional Services	3,360	3,750	5,000	2,500	(2,500)	-50.0%
5231	Tools and Equipment	1,507	930	1,500	750	(750)	-50.0%
5602	Safety Equipment	627	642	800	400	(400)	-50.0%
5603	Employee Training	950	1,470	1,200	600	(600)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>62,256</u></b>	<b><u>94,720</u></b>	<b><u>83,500</u></b>	<b><u>41,750</u></b>	<b><u>(41,750)</u></b>	<b><u>-50.0%</u></b>
	<b><u>Total</u></b>	<b><u>156,729</u></b>	<b><u>224,953</u></b>	<b><u>206,704</u></b>	<b><u>86,983</u></b>	<b><u>(119,721)</u></b>	<b><u>-57.9%</u></b>

2021 Budget Notes:

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<b>0407 WATER HYDRANTS</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
	<b>Salaries and Benefits</b>						
5101	Salary and Wages	103,262	108,151	117,912	56,855	(61,057)	-51.8%
5102	Fringe Benefits	64,681	68,864	67,024	32,598	(34,426)	-51.4%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	1,346	632	1,695	847	(847)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	4,707	6,896	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>173,995</b>	<b>184,543</b>	<b>186,630</b>	<b>90,300</b>	<b>(96,330)</b>	<b>-51.6%</b>
	<b>Maintenance and Operations</b>						
5202	Operating Supplies	9,065	1,468	11,000	5,500	(5,500)	-50.0%
5210	Professional Services	1,500	9,973	500	250	(250)	-50.0%
	<b>Total Maint. and Operations</b>	<b>10,565</b>	<b>11,441</b>	<b>11,500</b>	<b>5,750</b>	<b>(5,750)</b>	<b>-50.0%</b>
	<b>Total</b>	<b>184,561</b>	<b>195,984</b>	<b>198,130</b>	<b>96,050</b>	<b>(102,080)</b>	<b>-51.5%</b>

2021 Budget Notes:

City of Homer  
2021 Operating Budget

SEWER - Combined Expenditure				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<b>Salaries and Benefits</b>							
5101	Salary and Wages	436,521	435,882	489,944	239,560	(250,384)	-51.1%
5102	Fringe Benefits	264,036	274,623	270,733	132,650	(138,084)	-51.0%
5103	Part-time Wages	9,412	10,739	13,226	6,775	(6,451)	-48.8%
5104	Part-time Benefits	1,042	1,290	1,750	897	(854)	-48.8%
5105	Overtime	19,474	18,860	22,844	11,422	(11,422)	-50.0%
5107	Part-time Overtime	-	574	-	-	0	0.0%
5108	Unemployment Benefits	5,200	1,090	-	-	0	0.0%
5112	PERS Relief	20,905	28,828	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>756,590</b>	<b>771,886</b>	<b>798,497</b>	<b>391,304</b>	<b>(407,194)</b>	<b>-51.0%</b>
<b>Maintenance and Operations</b>							
5201	Office Supplies	888	395	1,100	550	(550)	-50.0%
5202	Operating Supplies	45,449	25,617	50,900	25,450	(25,450)	-50.0%
5203	Fuel and Lube	24,392	25,322	25,000	15,000	(10,000)	-40.0%
5204	Chemicals	55,930	52,761	55,000	27,500	(27,500)	-50.0%
5207	Vehicle and Boat Maintenance	247	398	250	125	(125)	-50.0%
5208	Equipment Maintenance	28,883	41,798	39,400	19,700	(19,700)	-50.0%
5209	Building & Grounds Maintenance	1,802	3,685	3,800	1,900	(1,900)	-50.0%
5210	Professional Services	56,301	20,951	43,300	88,544	45,244	104.5%
5211	Audit Services	13,814	17,121	16,638	17,469	832	5.0%
5215	Communications	3,128	4,778	5,500	2,750	(2,750)	-50.0%
5216	Freight and Postage	526	354	350	250	(100)	-28.6%
5217	Electricity	221,814	260,135	245,517	125,869	(119,648)	-48.7%
5218	Water	719	640	612	387	(225)	-36.8%
5219	Sewer	707	532	522	345	(177)	-34.0%
5221	Property Insurance	5,563	6,769	8,178	4,776	(3,402)	-41.6%
5222	Auto Insurance	10,230	10,531	11,473	5,718	(5,755)	-50.2%
5223	Liability Insurance	1,739	1,357	2,850	1,256	(1,594)	-55.9%
5226	Testing and Analysis	3,972	2,012	6,500	3,250	(3,250)	-50.0%
5227	Advertising	728	-	1,250	625	(625)	-50.0%
5231	Tools and Equipment	4,098	4,681	4,800	2,400	(2,400)	-50.0%
5234	Record and Permits	5,320	7,920	8,075	8,075	0	0.0%
5235	Membership Dues	-	444	700	350	(350)	-50.0%
5236	Transportation	545	1,193	1,000	500	(500)	-50.0%
5237	Subsistence	653	960	1,000	500	(500)	-50.0%
5252	Credit Card Expenses	18,525	17,128	20,000	1,000	(19,000)	-95.0%
5601	Uniform	395	80	350	175	(175)	-50.0%
5602	Safety Equipment	2,273	1,318	2,650	1,325	(1,325)	-50.0%
5603	Employee Training	7,793	7,997	8,000	4,000	(4,000)	-50.0%
5606	Bad Debt Expenses	(1,418)	6,254	2,500	1,250	(1,250)	-50.0%
	<b>Total Maint. and Operations</b>	<b>515,015</b>	<b>523,132</b>	<b>567,214</b>	<b>361,038</b>	<b>(206,176)</b>	<b>-36.3%</b>
<b>C/O and Transfers</b>							
5106	Leave Cash Out	10,186	7,770	10,880	8,242	(2,638)	-24.2%
5241	GF Admin Fees	211,080	226,141	232,276	141,533	(90,743)	-39.1%
5990	Transfers To	320,198	188,071	33,389	278	(33,111)	-99.2%
	<b>Total C/O and Transfers</b>	<b>541,464</b>	<b>421,982</b>	<b>276,544</b>	<b>150,053</b>	<b>(126,492)</b>	<b>-45.7%</b>
<b>Total</b>		<b>1,813,070</b>	<b>1,717,000</b>	<b>1,642,256</b>	<b>902,395</b>	<b>(739,861)</b>	<b>-45.1%</b>

5210 - 2018 Top 5: (1) Alaska Quality Septic \$32,294, (2) John Gibson \$3,678, (3) Dutch Boy Landscaping \$2,400, (4) Restoration Science & Engineer \$2,112, (5) Kachemak Bay Constuction \$2,100

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0500 SEWER SYSTEMS ADMINISTRATION			Adopted	Draft	Δ %		
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<b>Salaries and Benefits</b>							
5101	Salary and Wages	49,941	50,713	65,860	32,105	(33,754)	-51.3%
5102	Fringe Benefits	28,936	30,565	34,733	16,959	(17,774)	-51.2%
5103	Part-time Wages	225	1,371	-	-	0	0.0%
5104	Part-time Benefits	18	170	-	-	0	0.0%
5105	Overtime	235	114	200	100	(100)	-50.0%
5107	Part-time Overtime	-	9	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	2,646	3,222	-	-	0	0.0%
<b>Total Salaries and Benefits</b>		<b>82,001</b>	<b>86,164</b>	<b>100,793</b>	<b>49,165</b>	<b>(51,628)</b>	<b>-51.2%</b>
<b>Maintenance and Operations</b>							
5201	Office Supplies	888	395	1,100	550	(550)	-50.0%
5202	Operating Supplies	0	-	800	400	(400)	-50.0%
5210	Professional Services	4,363	3,133	4,500	2,250	(2,250)	-50.0%
5211	Audit Services	13,814	17,121	16,638	17,469	832	5.0%
5215	Communications	3,128	4,778	5,500	2,750	(2,750)	-50.0%
5216	Freight and Postage	526	354	350	250	(100)	-28.6%
5221	Property Insurance	5,563	6,769	8,178	4,776	(3,402)	-41.6%
5222	Auto Insurance	10,230	10,531	11,473	5,718	(5,755)	-50.2%
5223	Liability Insurance	1,739	1,357	2,850	1,256	(1,594)	-55.9%
5227	Advertising	728	0	1,250	625	(625)	-50.0%
5231	Tools and Equipment	521	0	700	350	(350)	-50.0%
5234	Record and Permits	100	0	-	-	0	0.0%
5235	Membership Dues	0	444	700	350	(350)	-50.0%
5236	Transportation	545	1,193	1,000	500	(500)	-50.0%
5237	Subsistence	653	960	1,000	500	(500)	-50.0%
5252	Credit Card Expenses	18,525	17,128	20,000	1,000	(19,000)	-95.0%
5601	Uniform	395	80	350	175	(175)	-50.0%
5602	Safety Equipment	2,221	1,063	2,300	1,150	(1,150)	-50.0%
5603	Employee Training	7,793	7,997	8,000	4,000	(4,000)	-50.0%
5606	Bad Debt Expenses	(1,418)	6,254	2,500	1,250	(1,250)	-50.0%
<b>Total Maint. and Operations</b>		<b>70,314</b>	<b>79,556</b>	<b>89,188</b>	<b>45,319</b>	<b>(43,870)</b>	<b>-49.2%</b>
<b>C/O and Transfers</b>							
	<i>Transfer to Reserves</i>	294,667	155,164	14,856		(14,856)	-100.0%
	<i>Transfer to Reserves for Energy Project Repay</i>	787	787	551	0	(551)	-100.0%
	<i>Transfer to Revolving Energy Fund</i>	19,744	19,744	12,921	0	(12,921)	-100.0%
	<i>Transfer to GF PW Maint. (Direct)</i>	5,000	5,000	5,000		(5,000)	-100.0%
	<i>Transfer to Health Insurance Fund</i>	-	7,376	61	278	217	357.3%
<b>5990</b>	<b>Transfers To</b>	<b>320,198</b>	<b>188,071</b>	<b>33,389</b>	<b>278</b>	<b>(33,111)</b>	<b>-99.2%</b>
<b>5106</b>	<b>Leave Cash Out</b>	<b>10,186</b>	<b>7,770</b>	<b>10,880</b>	<b>8,242</b>	<b>(2,638)</b>	<b>-24.2%</b>
<b>5241</b>	<b>GF Admin Fees</b>	<b>211,080</b>	<b>226,141</b>	<b>232,276</b>	<b>141,533</b>	<b>(90,743)</b>	<b>-39.1%</b>
<b>Total</b>		<b>693,780</b>	<b>587,702</b>	<b>466,526</b>	<b>244,536</b>	<b>(221,990)</b>	<b>-47.6%</b>

2021 Budget Notes:

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<b>0501 SEWER PLANT OPERATIONS</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	148,113	174,998	186,540	94,084	(92,456)	-49.6%
5102	Fringe Benefits	90,374	112,855	105,230	52,530	(52,700)	-50.1%
5103	Part-time Wages	9,122	9,368	13,226	6,775	(6,451)	-48.8%
5104	Part-time Benefits	1,024	1,120	1,750	897	(854)	-48.8%
5105	Overtime	13,076	14,889	14,000	7,000	(7,000)	-50.0%
5107	Part-time Overtime	-	565	-	-	0	0.0%
5108	Unemployment Benefits	5,200	1,090	-	-	0	0.0%
5112	PERS Relief	7,257	12,038	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>274,166</u></b>	<b><u>326,922</u></b>	<b><u>320,746</u></b>	<b><u>161,286</u></b>	<b><u>(159,459)</u></b>	<b><u>-49.7%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	6,509	6,860	8,000	4,000	(4,000)	-50.0%
5203	Fuel and Lube	24,392	25,322	25,000	15,000	(10,000)	-40.0%
5204	Chemicals	55,930	52,761	55,000	27,500	(27,500)	-50.0%
5207	Vehicle and Boat Maintenance	247	398	250	125	(125)	-50.0%
5208	Equipment Maintenance	23,177	26,234	22,000	11,000	(11,000)	-50.0%
5209	Building & Grounds Maintenance	1,802	2,006	2,000	1,000	(1,000)	-50.0%
5210	Professional Services	6,022	4,542	6,300	12,485	6,185	98.2%
5217	Electricity	201,470	238,146	221,152	114,379	(106,773)	-48.3%
5218	Water	719	640	612	387	(225)	-36.8%
5219	Sewer	707	532	522	345	(177)	-34.0%
5231	Tools and Equipment	564	906	900	450	(450)	-50.0%
5234	Record and Permits	5,220	7,920	8,075	8,075	0	0.0%
5602	Safety Equipment	52	256	350	175	(175)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>326,811</u></b>	<b><u>366,522</u></b>	<b><u>350,161</u></b>	<b><u>194,920</u></b>	<b><u>(155,240)</u></b>	<b><u>-44.3%</u></b>
	<b><u>Total</u></b>	<b><u>600,978</u></b>	<b><u>693,445</u></b>	<b><u>670,906</u></b>	<b><u>356,207</u></b>	<b><u>(314,699)</u></b>	<b><u>-46.9%</u></b>

2021 Budget Notes:

5203 - Increased costs/prices

5210 - New service contract for Energy Management Systems at Sewer Plant

5234 - Expenses are used during the first six months

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<b>0502 SEWER SYSTEM TESTING</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18</b>	<b>12/31/19</b>	<b>12/31/20</b>	<b>06/30/21</b>	<b>2020 to 2021</b>	
		<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	35,737	0	-	-	0	0.0%
5102	Fringe Benefits	20,795	(0)	-	-	0	0.0%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	344	0	-	-	0	0.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	1,618	0	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>58,494</u></b>	<b><u>(0)</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0.0%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	5,602	5,684	5,500	2,750	(2,750)	-50.0%
5208	Equipment Maintenance	0	-	-	-	0	0.0%
5210	Professional Services	1,004	1,539	2,500	1,250	(1,250)	-50.0%
5226	Testing and Analysis	3,972	2,012	6,500	3,250	(3,250)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>10,578</u></b>	<b><u>9,235</u></b>	<b><u>14,500</u></b>	<b><u>7,250</u></b>	<b><u>(7,250)</u></b>	<b><u>-50.0%</u></b>
	<b><u>Total</u></b>	<b><u>69,072</u></b>	<b><u>9,235</u></b>	<b><u>14,500</u></b>	<b><u>7,250</u></b>	<b><u>(7,250)</u></b>	<b><u>-50.0%</u></b>

2019 Budget Notes:

5101,5102 - Labor distribution allocation has been modified for Water and Sewer funds to more accurately reflect where staff hours are actually being worked.

5226 - \$6500- increase cost for compliance sampling required by EPA

2020 Budget Notes:

2021 Budget Notes:

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<b>0503 SEWER LIFT STATIONS</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	83,277	87,761	99,431	47,000	(52,431)	-52.7%
5102	Fringe Benefits	50,105	53,534	53,656	25,751	(27,905)	-52.0%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	2,827	1,646	5,000	2,500	(2,500)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	3,875	5,668	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>140,084</u></b>	<b><u>148,608</u></b>	<b><u>158,087</u></b>	<b><u>75,252</u></b>	<b><u>(82,836)</u></b>	<b><u>-52.4%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	6,226	6,108	11,600	5,800	(5,800)	-50.0%
5208	Equipment Maintenance	4,413	15,565	16,000	8,000	(8,000)	-50.0%
5209	Building & Grounds Maintenance	-	1,679	1,800	900	(900)	-50.0%
5217	Electricity	19,826	21,460	23,815	11,217	(12,598)	-52.9%
5231	Tools and Equipment	1,519	726	1,600	800	(800)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>31,984</u></b>	<b><u>45,539</u></b>	<b><u>54,815</u></b>	<b><u>26,717</u></b>	<b><u>(28,098)</u></b>	<b><u>-51.3%</u></b>
	<b><u>Total</u></b>	<b><u>172,068</u></b>	<b><u>194,147</u></b>	<b><u>212,902</u></b>	<b><u>101,968</u></b>	<b><u>(110,934)</u></b>	<b><u>-52.1%</u></b>

2019 Budget Notes:

5101,5102 - Labor distribution allocation has been modified for Water and Sewer funds to more accurately reflect where staff hours are actually being worked.

5202- Increase cost of parts for pumps and electronic equipment

5208- Increase cost to cover proactive replacement of aging pump parts to increase efficiency and reduce down time of equipment which could cause flooding. Impeller , wear ring = \$4,400 and seal replacement = \$2,600. We currently have one seal a year fail and most of the impellor s are at years 10 years of a 5 to 7 year life span. All of the check valves in the system are so old repair parts are no longer available. We don't have any repair parts in inventory, complete check vavles need to be replaced. Cost range from \$1,500 to \$2,800 depending on size.

2020 Budget Notes:

2021 Budget Notes:



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<b>0504 COLLECTION SYSTEM</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	119,453	122,410	138,113	66,370	(71,743)	-51.9%
5102	Fringe Benefits	73,826	77,669	77,114	37,409	(39,706)	-51.5%
5103	Part-time Wages	65	0	-	-	0	0.0%
5104	Part-time Benefits	0	-	-	-	0	0.0%
5105	Overtime	2,992	2,212	3,644	1,822	(1,822)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	5,509	7,900	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>201,845</u></b>	<b><u>210,191</u></b>	<b><u>218,872</u></b>	<b><u>105,601</u></b>	<b><u>(113,271)</u></b>	<b><u>-51.8%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	27,112	6,965	25,000	12,500	(12,500)	-50.0%
5208	Equipment Maintenance	1,293	0	1,400	700	(700)	-50.0%
5210	Professional Services	44,912	11,737	30,000	72,559	42,559	141.9%
5217	Electricity	519	529	550	273	(277)	-50.3%
5231	Tools and Equipment	1,493	3,049	1,600	800	(800)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>75,329</u></b>	<b><u>22,280</u></b>	<b><u>58,550</u></b>	<b><u>86,832</u></b>	<b><u>28,282</u></b>	<b><u>48.3%</u></b>
	<b><u>Total</u></b>	<b><u>277,173</u></b>	<b><u>232,471</u></b>	<b><u>277,422</u></b>	<b><u>192,433</u></b>	<b><u>(84,989)</u></b>	<b><u>-30.6%</u></b>

2021 Budget Notes:

5210- \$30,000 based on 3 Yr Avg, \$42,559 Tri Annual Kachemak septic pumping contract- 146 tanks @ \$265/tank plus 10% of highest bid 2018 to account for increased cost from 3 years ago. \$4800 for Evoqua service contract for 7 lift stations.

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<b>400 PORT &amp; HARBOR - Combined Revenues</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>Dept Num.</b>	<b>Revenue Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b>0600 HARBOR ADMINISTRATION</b>							
4515	Ferry Lease	18,000	18,000	18,000	18,000	0	0.0%
4650	Rents & Leases	362,308	430,667	407,732	256,831	(150,901)	-37.0%
	<b><u>Operating Revenue - Admin</u></b>	<b><u>380,308</u></b>	<b><u>448,667</u></b>	<b><u>425,732</u></b>	<b><u>274,831</u></b>	<b><u>(150,901)</u></b>	<b><u>-35.4%</u></b>
4527	PERS Revenue	50,398	70,760	-	-	0	0.0%
4634	Port Storage Fee	80,856	108,510	78,212	44,768	(33,445)	-42.8%
4635	Port Impound Fee	-	-	62	68	6	9.6%
4705	Business Licenses	45	15	37	23	(13)	-36.4%
4801	Interest On Investments	11,284	23,299	20,178	14,000	(6,178)	-30.6%
4901	Surplus Property	7,350	2,346	21,882	1,482	(20,400)	-93.2%
4902	Other Revenue	2,283	0	1,426	500	(926)	-64.9%
	<b><u>Non-Operating Revenue - Admin</u></b>	<b><u>152,216</u></b>	<b><u>204,930</u></b>	<b><u>121,797</u></b>	<b><u>60,841</u></b>	<b><u>(60,956)</u></b>	<b><u>-50.0%</u></b>
<b>0601 HARBOR</b>							
4245	Waste Oil Disp	1,558	1,474	1,110	424	(686)	-61.8%
4249	Oil Spill Recovery	0	465	261	155	(106)	-40.7%
4318	Parking Revenue	87,269	126,203	106,000	55,887	(50,113)	-47.3%
4319	Electrical Supplies	1,624	2,859	1,462	929	(533)	-36.5%
4624	Berth Transient Monthly	496,983	541,244	528,854	258,331	(270,524)	-51.2%
4625	Berth Reserved	1,253,856	1,362,047	1,278,175	0	(1,278,175)	-100.0%
4626	Berth Transient Annual	247,906	218,570	237,374	92,621	(144,752)	-61.0%
4627	Berth Transient Semi Annual	112,784	113,102	107,609	85,184	(22,424)	-20.8%
4628	Berth Transient Daily	111,192	126,422	120,246	58,905	(61,340)	-51.0%
4629	Metered Energy	88,983	87,155	82,892	57,235	(25,657)	-31.0%
4644	Pumping	82	286	307	128	(179)	-58.2%
4645	Wooden Grid	6,549	5,768	7,100	3,529	(3,571)	-50.3%
4646	Commerical Ramp	33,392	40,845	34,032	30,000	(4,032)	-11.8%
4647	Berth Wait List	11,328	12,547	10,800	9,414	(1,386)	-12.8%
4648	Steel Grid Fees	7,194	10,385	9,934	5,612	(4,321)	-43.5%
4663	Trans Energy 110v	46,208	42,306	47,172	19,018	(28,154)	-59.7%
4664	Trans Energy 220v	32,369	33,553	28,279	17,475	(10,804)	-38.2%
4665	Trans Energy 208v	143,212	137,715	139,789	114,000	(25,789)	-18.4%
4666	Commerical Ramp Wharfage	30,588	61,615	40,000	15,723	(24,277)	-60.7%
	<b><u>Operating Revenue - Harbor</u></b>	<b><u>2,713,076</u></b>	<b><u>2,924,561</u></b>	<b><u>2,781,395</u></b>	<b><u>824,571</u></b>	<b><u>(1,956,824)</u></b>	<b><u>-70.4%</u></b>
4802	Penalty/Int	21,743	8,883	15,631	5,280	(10,352)	-66.2%
4902	Other Revenue	69,734	74,170	74,705	33,846	(40,860)	-54.7%
	<b><u>Non-Operating Revenue - Harbor</u></b>	<b><u>91,476</u></b>	<b><u>83,052</u></b>	<b><u>90,336</u></b>	<b><u>39,125</u></b>	<b><u>(51,211)</u></b>	<b><u>-56.7%</u></b>
<b>0602 PIONEER DOCK</b>							
4631	USCG Leases	35,902	36,494	33,035	18,192	(14,842)	-44.9%
4638	PD Fuel Wharfage	232,580	242,469	244,828	86,052	(158,776)	-64.9%
4641	PD Water Sales	7,446	9,663	7,740	6,043	(1,697)	-21.9%
4642	PD Docking	50,779	55,308	52,484	28,386	(24,098)	-45.9%
	<b><u>Operating Revenue - Pioneer Dock</u></b>	<b><u>326,707</u></b>	<b><u>343,934</u></b>	<b><u>338,087</u></b>	<b><u>138,674</u></b>	<b><u>(199,414)</u></b>	<b><u>-59.0%</u></b>

**City of Homer  
2021 Operating Budget**

<b>400 PORT &amp; HARBOR - Combined Revenues</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>Dept Num.</b>	<b>Revenue Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b>0603</b>	<b>FISH DOCK</b>						
4620	Ice Sales	253,559	318,677	259,347	78,453	(180,894)	-69.7%
4621	Cold Storage	17,194	16,001	17,017	14,906	(2,111)	-12.4%
4622	Crane Rental	201,787	206,818	208,529	68,388	(140,141)	-67.2%
4623	Card Access Fees	8,422	8,994	9,924	4,830	(5,094)	-51.3%
4637	Seafood Wharfage	20,284	19,796	21,931	8,874	(13,058)	-59.5%
4700	Other Wharfage Fish Dock	28,217	1,136	1,562	750	(812)	-52.0%
	<b><u>Operating Revenue - Fish Dock</u></b>	<b><u>529,463</u></b>	<b><u>571,422</u></b>	<b><u>518,310</u></b>	<b><u>176,200</u></b>	<b><u>(342,109)</u></b>	<b><u>-66.0%</u></b>
4206	<b><u>Fish Tax</u></b>	<b><u>62,069</u></b>	<b><u>59,647</u></b>	<b><u>44,017</u></b>	<b><u>1,898</u></b>	<b><u>(42,119)</u></b>	<b><u>-95.7%</u></b>
<b>0604</b>	<b>DEEP WATER DOCK</b>						
4633	Stevedoring	11,352	15,320	10,378	1,551	(8,827)	-85.1%
4637	Seafood Wharfage	1,256	0	419	0	(419)	-100.0%
4640	Deep Water Dock Wharfage	0	5,008	8,981	4,000	(4,981)	-55.5%
4643	Deep Water Dock Docking	176,320	185,451	186,372	40,000	(146,372)	-78.5%
4668	Dwd Water Sales	46,276	49,625	30,041	14,659	(15,382)	-51.2%
4672	Port Security Revenues	27,945	1,806	26,805	0	(26,805)	-100.0%
	<b><u>Operating Revenue - DW Dock</u></b>	<b><u>263,149</u></b>	<b><u>257,210</u></b>	<b><u>262,996</u></b>	<b><u>60,210</u></b>	<b><u>(202,786)</u></b>	<b><u>-77.1%</u></b>
<b>0605</b>	<b>OUTFALL LINE</b>						
4704	<b><u>Outfall Line</u></b>	<b><u>4,800</u></b>	<b><u>4,800</u></b>	<b><u>4,800</u></b>	<b><u>4,800</u></b>	<b><u>0</u></b>	<b><u>0.0%</u></b>
<b>0606</b>	<b>FISH GRINDER</b>						
4706	<b><u>Fish Grinder</u></b>	<b><u>7,975</u></b>	<b><u>7,835</u></b>	<b><u>7,821</u></b>	<b><u>712</u></b>	<b><u>(7,109)</u></b>	<b><u>-90.9%</u></b>
<b>0615</b>	<b>LOAD AND LAUNCH RAMP</b>						
4653	L & L Ramp Revenue	122,501	127,708	127,884	67,868	(60,015)	-46.9%
	<b><u>Operating Revenue - L &amp; L Ramp</u></b>	<b><u>122,501</u></b>	<b><u>127,708</u></b>	<b><u>127,884</u></b>	<b><u>67,868</u></b>	<b><u>(60,015)</u></b>	<b><u>-46.9%</u></b>
	<b><u>Transfer from Fund Balance</u></b>				<b><u>660,176</u></b>		
	<b><u>Total Revenues</u></b>	<b><u>4,653,741</u></b>	<b><u>5,033,767</u></b>	<b><u>4,723,175</u></b>	<b><u>2,309,905</u></b>	<b><u>(2,413,270)</u></b>	<b><u>-51.1%</u></b>

2021 Budget Notes:

0601-4646 and 4666 - Commercial barge ramp revenues are up because of new small boat user rates.  
0601-4643 - Due to Covid we have lost Cruise ship landings is reflected in this budget line.  
0605-4704 - Annual Operations and maintenance fees for outfall line connections for lots 12-A and 12-C

**City of Homer  
2021 Operating Budget**

<b>400 PORT &amp; HARBOR - Combined Expenditure</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	1,116,688	1,086,109	1,125,692	560,007	(565,686)	-50.3%
5102	Fringe Benefits	426,951	336,891	632,357	313,046	(319,311)	-50.5%
5103	Part-time Wages	118,218	121,206	124,223	62,733	(61,491)	-49.5%
5104	Part-time Benefits	15,544	15,645	15,483	7,819	(7,664)	-49.5%
5105	Overtime	36,401	26,352	35,567	18,018	(17,549)	-49.3%
5107	Part-time Overtime	1,559	1,579	3,879	1,939	(1,939)	-50.0%
5108	Unemployment Benefits	5,381	3,241	-	-	0	0.0%
5112	PERS Relief	50,398	70,760	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>1,771,141</b>	<b>1,661,783</b>	<b>1,937,201</b>	<b>963,562</b>	<b>(973,640)</b>	<b>-50.3%</b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	3,148	2,323	5,100	1,513	(3,587)	-70.3%
5202	Operating Supplies	15,519	22,746	30,500	10,740	(19,760)	-64.8%
5203	Fuel and Lube	33,930	32,754	32,900	17,659	(15,241)	-46.3%
5204	Chemicals	3,581	4,432	6,000	4,000	(2,000)	-33.3%
5207	Vehicle and Boat Maintenance	17,609	22,594	17,000	9,614	(7,386)	-43.4%
5208	Equipment Maintenance	57,824	40,611	62,000	25,268	(36,732)	-59.2%
5209	Building & Grounds Maintenance	41,541	51,799	59,500	33,268	(26,232)	-44.1%
5210	Professional Services	18,003	18,496	22,000	12,440	(9,560)	-43.5%
5211	Audit Services	27,628	27,647	33,275	34,939	1,664	5.0%
5213	Survey and Appraisal	8,900	6,700	5,000	6,817	1,817	36.3%
5214	Rents & Leases	6,793	6,342	6,000	2,071	(3,929)	-65.5%
5215	Communications	7,121	6,458	7,000	2,519	(4,481)	-64.0%
5216	Freight and Postage	4,171	5,324	5,500	2,353	(3,147)	-57.2%
5217	Electricity	540,074	533,580	601,204	315,358	(285,846)	-47.5%
5218	Water	83,482	114,405	97,279	31,935	(65,344)	-67.2%
5219	Sewer	13,002	15,704	14,576	4,697	(9,878)	-67.8%
5220	Refuse and Disposal	23,375	47,446	63,300	21,500	(41,800)	-66.0%
5221	Property Insurance	43,833	43,999	51,549	30,344	(21,205)	-41.1%
5222	Auto Insurance	10,237	10,181	9,128	5,105	(4,022)	-44.1%
5223	Liability Insurance	39,443	37,467	43,302	3,612	(39,690)	-91.7%
5227	Advertising	6,868	8,623	7,000	3,100	(3,900)	-55.7%
5231	Tools and Equipment	7,907	10,486	15,500	9,355	(6,145)	-39.6%
5235	Membership Dues	6,369	5,909	5,750	2,616	(3,134)	-54.5%
5236	Transportation	5,225	7,247	9,500	3,241	(6,259)	-65.9%
5237	Subsistence	5,766	5,326	6,500	2,852	(3,648)	-56.1%
5238	Printing and Binding	1,909	1,119	6,500	2,000	(4,500)	-69.2%
5249	Oil Spill Response	1,664	1,222	2,000	1,000	(1,000)	-50.0%
5250	Camera Area Network	8,818	-	18,000	9,000	(9,000)	-50.0%
5252	Credit Card Expenses	70,917	79,629	74,000	22,000	(52,000)	-70.3%
5256	Waste Oil Disposal	36,978	46,131	45,000	15,000	(30,000)	-66.7%
5258	Float and Ramp Repairs	9,940	23,532	15,000	7,500	(7,500)	-50.0%
5287	Electrical Supplies	2,269	2,657	4,000	1,000	(3,000)	-75.0%
5601	Uniform	6,450	7,636	7,500	3,408	(4,092)	-54.6%
5602	Safety Equipment	6,980	6,600	15,000	6,296	(8,704)	-58.0%
5603	Employee Training	6,245	1,949	8,000	2,700	(5,300)	-66.3%
5606	Bad Debt Expenses	(33,481)	16,187	30,000	7,000	(23,000)	-76.7%
5627	Port Security	28,427	1,485	2,000	2,000	0	0.0%
5637	Diving Services	6,225	4,225	8,500	4,975	(3,525)	-41.5%

City of Homer  
2021 Operating Budget

<b>400 PORT &amp; HARBOR - Combined Expenditure</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
5638	Signage Parking Delineation	11,225	15,319	15,500	10,000	(5,500)	-35.5%
	<b>Total Maint. and Operations</b>	<b>1,195,914</b>	<b>1,296,289</b>	<b>1,467,362</b>	<b>690,796</b>	<b>(776,567)</b>	<b>-52.9%</b>
	<b>Others</b>						
5106	Leave Cash Out	57,636	29,241	31,457	20,620	(10,837)	-34.5%
5608	Debt Repayment - Interest	120,493	116,318	-	-	0	0.0%
5990	Transfers To	757,199	730,739	736,595	323,705	(412,890)	-56.1%
5241	GF Admin Fees	558,336	591,076	579,038	311,223	(267,815)	-46.3%
	<b>Total Others</b>	<b>1,493,663</b>	<b>1,467,374</b>	<b>1,347,090</b>	<b>655,548</b>	<b>(691,542)</b>	<b>-51.3%</b>
	<b>Total</b>	<b>4,460,719</b>	<b>4,425,446</b>	<b>4,751,654</b>	<b>2,309,905</b>	<b>(2,441,748)</b>	<b>-51.4%</b>

5210 - 2018 Top 5: (1) ATS Alaska \$3,497, (2) ALSCO \$2,516, (3) Marine Exchange of AK \$1,274, (4) eMaint Software Renewal \$1,188, (5) T2 Systems Canada Inc \$1,155

City of Homer  
2021 Operating Budget

0600 PORT & HARBOR - ADMINISTRATION				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<b>Salaries and Benefits</b>							
5101	Salary and Wages	218,974	209,464	221,103	114,507	(106,596)	-48.2%
5102	Fringe Benefits	80,501	63,146	120,958	61,270	(59,689)	-49.3%
5103	Part-time Wages	0	-	2,635	1,331	(1,304)	-49.5%
5104	Part-time Benefits	0	-	328	166	(163)	-49.5%
5105	Overtime	9,378	4,588	5,845	2,922	(2,922)	-50.0%
5107	Part-time Overtime	0	-	-	-	0	0.0%
5108	Unemployment Benefits	2,144	0	-	-	0	0.0%
5112	PERS Relief	10,116	13,807	-	-	0	0.0%
<b>Total Salaries and Benefits</b>		<b>321,113</b>	<b>291,006</b>	<b>350,870</b>	<b>180,195</b>	<b>(170,675)</b>	<b>-48.6%</b>
<b>Maintenance and Operations</b>							
5201	Office Supplies	2,193	1,182	2,500	680	(1,820)	-72.8%
5202	Operating Supplies	1,570	1,250	2,500	555	(1,945)	-77.8%
5207	Vehicle and Boat Maintenance	0	-	-	-	0	0.0%
5208	Equipment Maintenance	13	0	-	-	0	0.0%
5209	Building & Grounds Maintenance	9,688	5,844	5,000	4,130	(870)	-17.4%
5210	Professional Services	5,294	72	3,000	708	(2,292)	-76.4%
5211	Audit Services	27,628	27,647	33,275	34,939	1,664	5.0%
5213	Survey and Appraisal	8,900	6,700	5,000	6,817	1,817	36.3%
5214	Rents & Leases	6,793	6,342	6,000	2,071	(3,929)	-65.5%
5215	Communications	7,121	6,458	7,000	2,519	(4,481)	-64.0%
5216	Freight and Postage	4,171	5,324	5,500	2,353	(3,147)	-57.2%
5221	Property Insurance	43,833	43,999	51,549	30,344	(21,205)	-41.1%
5222	Auto Insurance	10,237	10,181	9,128	5,105	(4,022)	-44.1%
5223	Liability Insurance	39,443	37,467	43,302	3,612	(39,690)	-91.7%
5227	Advertising	5,394	8,010	6,000	2,600	(3,400)	-56.7%
5231	Tools and Equipment	62	1,251	1,500	750	(750)	-50.0%
5235	Membership Dues	4,114	2,984	4,500	2,001	(2,499)	-55.5%
5236	Transportation	3,432	2,350	4,500	1,808	(2,692)	-59.8%
5237	Subsistence	4,568	2,263	3,500	1,932	(1,568)	-44.8%
5238	Printing and Binding	1,838	865	4,500	1,000	(3,500)	-77.8%
5252	Credit Card Expenses	69,431	77,968	70,000	20,000	(50,000)	-71.4%
5603	Employee Training	325	100	1,000	500	(500)	-50.0%
5606	Bad Debt Expenses	(33,481)	16,187	30,000	7,000	(23,000)	-76.7%
5608	Debt Repayment - Interest	120,493	116,318	-	-	0	0.0%
<b>Total Maint. and Operations</b>		<b>343,059</b>	<b>380,763</b>	<b>299,254</b>	<b>131,424</b>	<b>(167,830)</b>	<b>-56.1%</b>
<b>C/O and Transfers</b>							
	<i>Transfer to Reserves</i>	33,269	-	286,611	-	(286,611)	-100.0%
	<i>To Reserves for Energy Project Repayment</i>	520	520	-	-	0	0.0%
	<i>Transfer to Revolving Energy Fund</i>	3,291	3,291	4,303	1,341	(2,962)	-68.8%
	<i>Transfer to Bond Fund</i>	300,000	300,000	300,000	225,000	(75,000)	-25.0%
	<i>Transfers to Health Insurance Fund</i>	-	17,826	147	673	525	357.3%
5990	<b>Transfers To</b>	<b>337,080</b>	<b>321,638</b>	<b>591,061</b>	<b>227,013</b>	<b>(364,048)</b>	<b>-61.6%</b>
5106	<b>Leave Cash Out</b>	<b>57,636</b>	<b>29,241</b>	<b>31,457</b>	<b>20,620</b>	<b>(10,837)</b>	<b>-34.5%</b>
5241	<b>GF Admin Fees</b>	<b>558,336</b>	<b>591,076</b>	<b>579,038</b>	<b>311,223</b>	<b>(267,815)</b>	<b>-46.3%</b>
<b>Total</b>		<b>1,617,224</b>	<b>1,613,723</b>	<b>1,851,680</b>	<b>870,475</b>	<b>(981,205)</b>	<b>-53.0%</b>

2021 Budget Notes:

City of Homer  
2021 Operating Budget

0601 PORT & HARBOR - HARBOR				Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/18 Actual	12/31/19 Actual	12/31/20 Budget	06/30/21 Budget	2020 to 2021	
						\$	%
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	403,833	382,877	402,723	200,876	(201,847)	-50.1%
5102	Fringe Benefits	152,365	119,266	225,312	111,756	(113,557)	-50.4%
5103	Part-time Wages	69,829	70,611	73,515	37,125	(36,390)	-49.5%
5104	Part-time Benefits	8,817	8,690	9,163	4,627	(4,536)	-49.5%
5105	Overtime	17,763	13,155	16,741	8,371	(8,371)	-50.0%
5107	Part-time Overtime	146	41	1,700	850	(850)	-50.0%
5108	Unemployment Benefits	3,199	3,241	-	-	0	0.0%
5112	PERS Relief	18,179	25,106	-	-	0	0.0%
<b>Total Salaries and Benefits</b>		<b>674,131</b>	<b>622,986</b>	<b>729,155</b>	<b>363,605</b>	<b>(365,550)</b>	<b>-50.1%</b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	598	713	1,500	283	(1,217)	-81.1%
5202	Operating Supplies	6,802	7,405	12,000	2,870	(9,130)	-76.1%
5203	Fuel and Lube	17,377	16,183	16,000	8,895	(7,105)	-44.4%
5204	Chemicals	2,784	2,780	3,000	3,000	0	0.0%
5207	Vehicle and Boat Maintenance	4,273	3,708	5,000	2,500	(2,500)	-50.0%
5208	Equipment Maintenance	366	312	2,000	1,000	(1,000)	-50.0%
5209	Building & Grounds Maintenance	4,683	10,681	5,000	3,388	(1,612)	-32.2%
5210	Professional Services	1,049	3,176	5,000	2,500	(2,500)	-50.0%
5213	Survey and Appraisal	0	-	-	-	0	0.0%
5217	Electricity	355,927	323,568	386,288	230,078	(156,210)	-40.4%
5218	Water	48,764	57,916	50,393	16,015	(34,378)	-68.2%
5219	Sewer	9,231	8,200	8,347	2,940	(5,406)	-64.8%
5220	Refuse and Disposal	22,439	45,211	60,000	20,000	(40,000)	-66.7%
5227	Advertising	1,474	613	1,000	500	(500)	-50.0%
5231	Tools and Equipment	2,087	1,517	3,000	1,299	(1,701)	-56.7%
5235	Membership Dues	500	515	750	350	(400)	-53.3%
5236	Transportation	777	3,634	3,000	500	(2,500)	-83.3%
5237	Subsistence	418	1,938	2,000	500	(1,500)	-75.0%
5238	Printing and Binding	71	254	2,000	1,000	(1,000)	-50.0%
5249	Oil Spill Response	1,664	1,222	2,000	1,000	(1,000)	-50.0%
5287	Electrical Supplies	2,269	2,657	4,000	1,000	(3,000)	-75.0%
5601	Uniform	3,281	4,516	4,000	2,000	(2,000)	-50.0%
5602	Safety Equipment	4,304	2,927	5,000	1,248	(3,752)	-75.0%
5603	Employee Training	1,949	175	3,000	1,000	(2,000)	-66.7%
5638	Signage Parking Delineation	11,225	15,319	15,500	10,000	(5,500)	-35.5%
<b>Total Maint. and Operations</b>		<b>504,312</b>	<b>515,142</b>	<b>599,777</b>	<b>313,866</b>	<b>(285,911)</b>	<b>-47.7%</b>
<b><u>C/O and Transfers</u></b>							
	Transfer to Reserves	-	-	-	-	0	0.0%
	Transfer to Loan Payment to GF - Prin.	57,648	87,345	85,755	59,791	(25,964)	-30.3%
	Transfer to Loan Payment to GF - Interest	6,000	11,472	13,062	10,547	(2,515)	-19.3%
<b>5990</b>	<b>Transfers To</b>	<b>63,648</b>	<b>98,817</b>	<b>98,817</b>	<b>70,338</b>	<b>(28,479)</b>	<b>-28.8%</b>
<b>Total</b>		<b>1,242,091</b>	<b>1,236,945</b>	<b>1,427,748</b>	<b>747,809</b>	<b>(679,940)</b>	<b>-47.6%</b>

Explanation of Line Items:

5217 - Covers the cost for electricity for the harbor floats, highmast lights and restrooms.

2021 Budget Notes:

5204 - Calcium chloride used for dust control in the summer and in the winter traction control sand and is normally fully expended early in the year.

City of Homer  
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<b>0602 PORT &amp; HARBOR - PIONEER DOCK</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18</b>	<b>12/31/19</b>	<b>12/31/20</b>	<b>06/30/21</b>	<b>2020 to 2021</b>	
		<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	27,658	26,232	43,711	21,904	(21,806)	-49.9%
5102	Fringe Benefits	10,147	7,782	23,915	11,899	(12,015)	-50.2%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	1,087	797	1,027	550	(477)	-46.5%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	1,239	1,713	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>40,130</b>	<b>36,524</b>	<b>68,653</b>	<b>34,354</b>	<b>(34,299)</b>	<b>-50.0%</b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	-	1,500	1,500	750	(750)	-50.0%
5208	Equipment Maintenance	-	1,000	1,000	500	(500)	-50.0%
5209	Building & Grounds Maintenance	-	2,000	2,000	1,000	(1,000)	-50.0%
5210	Professional Services	-	2,000	2,000	1,000	(1,000)	-50.0%
5217	Electricity	7,688	18,124	18,210	8,042	(10,168)	-55.8%
5218	Water	4,704	8,166	5,137	3,521	(1,616)	-31.5%
5231	Tools and Equipment	0	1,000	1,000	500	(500)	-50.0%
5602	Safety Equipment	-	1,000	1,000	500	(500)	-50.0%
	<b>Total Maint. and Operations</b>	<b>12,392</b>	<b>34,790</b>	<b>31,847</b>	<b>15,813</b>	<b>(16,034)</b>	<b>-50.3%</b>
<b><u>C/O and Transfers</u></b>							
<b>5990</b>	<b>Transfers To</b>	<b>300,692</b>	<b>271,984</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>
	<b>Total</b>	<b>353,214</b>	<b>343,298</b>	<b>100,499</b>	<b>50,167</b>	<b>(50,333)</b>	<b>-50.1%</b>

2021 Budget Notes:



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2021 Operating Budget**

<b>0603 PORT &amp; HARBOR - FISH DOCK</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	213,216	210,048	179,883	92,130	(87,753)	-48.8%
5102	Fringe Benefits	87,574	71,472	109,889	55,405	(54,484)	-49.6%
5103	Part-time Wages	15,571	17,695	15,666	7,912	(7,755)	-49.5%
5104	Part-time Benefits	2,585	2,907	1,953	986	(967)	-49.5%
5105	Overtime	4,455	5,609	7,701	3,851	(3,851)	-50.0%
5107	Part-time Overtime	1,364	1,522	2,179	1,089	(1,089)	-50.0%
5108	Unemployment Benefits	0	-	-	-	0	0.0%
5112	PERS Relief	9,370	13,671	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>334,135</u></b>	<b><u>322,925</u></b>	<b><u>317,271</u></b>	<b><u>161,373</u></b>	<b><u>(155,899)</u></b>	<b><u>-49.1%</u></b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	203	253	500	250	(250)	-50.0%
5202	Operating Supplies	2,949	3,235	3,000	1,485	(1,515)	-50.5%
5203	Fuel and Lube	2,051	3,731	3,000	1,529	(1,471)	-49.0%
5204	Chemicals	797	1,652	3,000	1,000	(2,000)	-66.7%
5208	Equipment Maintenance	31,623	21,928	37,000	14,327	(22,673)	-61.3%
5209	Building & Grounds Maintenance	8,215	11,958	13,000	7,500	(5,500)	-42.3%
5210	Professional Services	6,893	5,089	5,000	4,732	(268)	-5.4%
5217	Electricity	157,005	171,754	175,942	65,239	(110,702)	-62.9%
5218	Water	11,463	23,655	22,811	6,523	(16,289)	-71.4%
5219	Sewer	364	3,196	1,028	236	(792)	-77.0%
5231	Tools and Equipment	968	1,637	1,500	1,000	(500)	-33.3%
5235	Membership Dues	325	325	-	-	0	0.0%
5250	Camera Area Network	1,766	0	4,000	2,000	(2,000)	-50.0%
5601	Uniform	0	-	-	-	0	0.0%
5602	Safety Equipment	1,228	609	1,000	548	(452)	-45.2%
5603	Employee Training	1,998	98	1,000	200	(800)	-80.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>227,848</u></b>	<b><u>249,120</u></b>	<b><u>271,781</u></b>	<b><u>106,569</u></b>	<b><u>(165,212)</u></b>	<b><u>-60.8%</u></b>
<b><u>C/O and Transfers</u></b>							
<b><u>5990</u></b>	<b><u>Transfers To</u></b>	6,261	0	-	-	<b><u>0</u></b>	<b><u>0.0%</u></b>
	<b><u>Total</u></b>	<b><u>568,244</u></b>	<b><u>572,045</u></b>	<b><u>589,053</u></b>	<b><u>267,942</u></b>	<b><u>(321,111)</u></b>	<b><u>-54.5%</u></b>

2021 Budget Notes:

**City of Homer**  
**2021 Operating Budget**

<b>0604 PORT &amp; HARBOR - DEEP WATER DOCK</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	32,155	30,737	43,711	21,904	(21,806)	-49.9%
5102	Fringe Benefits	11,563	8,842	23,915	11,899	(12,015)	-50.2%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	1,258	905	1,222	611	(611)	-50.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	1,440	2,006	-	-	0	0.0%
	<b>Total Salaries and Benefits</b>	<b>46,416</b>	<b>42,490</b>	<b>68,848</b>	<b>34,415</b>	<b>(34,433)</b>	<b>-50.0%</b>
<b><u>Maintenance and Operations</u></b>							
5203	Fuel and Lube	209	0	600	300	(300)	-50.0%
5209	Building & Grounds Maintenance	-	1,000	1,000	500	(500)	-50.0%
5210	Professional Services	1,574	4,950	2,000	1,000	(1,000)	-50.0%
5217	Electricity	9,004	9,417	9,009	6,113	(2,896)	-32.1%
5218	Water	11,882	15,373	9,111	3,987	(5,124)	-56.2%
5219	Sewer	587	1,299	1,620	473	(1,146)	-70.8%
5231	Tools and Equipment	0	114	1,000	500	(500)	-50.0%
5250	Camera Area Network	-	-	4,000	2,000	(2,000)	-50.0%
5602	Safety Equipment	-	-	1,000	500	(500)	-50.0%
5627	Port Security	28,427	1,485	2,000	2,000	0	0.0%
	<b>Total Maint. and Operations</b>	<b>51,681</b>	<b>33,638</b>	<b>31,340</b>	<b>17,373</b>	<b>(13,966)</b>	<b>-44.6%</b>
<b><u>C/O and Transfers</u></b>							
5990	Transfers To	0	-	-	-	0	0.0%
	<b>Total</b>	<b>98,098</b>	<b>76,128</b>	<b>100,187</b>	<b>51,788</b>	<b>(48,399)</b>	<b>-48.3%</b>

2021 Budget Notes:

City of Homer  
2021 Operating Budget

<b>0605 PORT &amp; HARBOR - OUTFALL LINE</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	-	-	-	-	0	0.0%
5102	Fringe Benefits	-	-	-	-	0	0.0%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	-	-	-	-	0	0.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	-	-	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0.0%</u></b>
<b><u>Maintenance and Operations</u></b>							
5209	Building & Grounds Maintenance	306	356	3,000	1,500	(1,500)	-50.0%
5210	Professional Services	0	-	-	-	0	0.0%
5637	Diving Services	2,475	2,475	3,500	2,475	(1,025)	-29.3%
	<b><u>Total Maint. and Operations</u></b>	<b><u>2,781</u></b>	<b><u>2,831</u></b>	<b><u>6,500</u></b>	<b><u>3,975</u></b>	<b><u>(2,525)</u></b>	<b><u>-38.8%</u></b>
<b><u>C/O and Transfers</u></b>							
5990	Transfers To	0	-	-	-	0	0.0%
	<b><u>Total</u></b>	<b><u>2,781</u></b>	<b><u>2,831</u></b>	<b><u>6,500</u></b>	<b><u>3,975</u></b>	<b><u>(2,525)</u></b>	<b><u>-38.8%</u></b>

2021 Budget Notes:

City of Homer  
2021 Operating Budget

<b>0606 PORT &amp; HARBOR - FISH GRINDER</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	-	-	-	-	0	0.0%
5102	Fringe Benefits	-	-	-	-	0	0.0%
5103	Part-time Wages	-	-	-	-	0	0.0%
5104	Part-time Benefits	-	-	-	-	0	0.0%
5105	Overtime	-	-	-	-	0	0.0%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	-	-	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0.0%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	144	3,507	4,000	2,000	(2,000)	-50.0%
5208	Equipment Maintenance	21,080	9,178	14,000	5,859	(8,141)	-58.2%
5209	Building & Grounds Maintenance	137	0	2,500	1,250	(1,250)	-50.0%
5218	Water	4,787	7,133	7,534	1,061	(6,474)	-85.9%
5235	Membership Dues	1,165	1,715	-	-	0	0.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>27,313</u></b>	<b><u>21,533</u></b>	<b><u>28,034</u></b>	<b><u>10,170</u></b>	<b><u>(17,865)</u></b>	<b><u>-63.7%</u></b>
<b><u>C/O and Transfers</u></b>							
5990	Transfers To	0	-	-	-	0	0.0%
	<b><u>Total</u></b>	<b><u>27,313</u></b>	<b><u>21,533</u></b>	<b><u>28,034</u></b>	<b><u>10,170</u></b>	<b><u>(17,865)</u></b>	<b><u>-63.7%</u></b>

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<b>0611 PORT &amp; HARBOR - HARBOR MAINTENANCE</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	157,192	161,395	166,924	77,023	(89,901)	-53.9%
5102	Fringe Benefits	60,503	47,421	91,503	43,244	(48,259)	-52.7%
5103	Part-time Wages	14,663	15,264	16,766	8,467	(8,299)	-49.5%
5104	Part-time Benefits	1,848	1,878	2,090	1,055	(1,034)	-49.5%
5105	Overtime	1,449	681	1,923	1,107	(816)	-42.4%
5107	Part-time Overtime	-	3	-	-	0	0.0%
5108	Unemployment Benefits	0	-	-	-	0	0.0%
5112	PERS Relief	7,142	10,275	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>242,797</u></b>	<b><u>236,916</u></b>	<b><u>279,205</u></b>	<b><u>130,896</u></b>	<b><u>(148,310)</u></b>	<b><u>-53.1%</u></b>
<b><u>Maintenance and Operations</u></b>							
5201	Office Supplies	155	174	600	300	(300)	-50.0%
5202	Operating Supplies	3,216	5,608	6,000	2,080	(3,920)	-65.3%
5203	Fuel and Lube	13,122	11,806	12,000	6,285	(5,715)	-47.6%
5207	Vehicle and Boat Maintenance	13,336	18,885	12,000	7,114	(4,886)	-40.7%
5208	Equipment Maintenance	4,741	8,193	8,000	3,582	(4,418)	-55.2%
5209	Building & Grounds Maintenance	6,398	5,926	12,000	6,000	(6,000)	-50.0%
5210	Professional Services	2,974	3,189	4,500	2,000	(2,500)	-55.6%
5217	Electricity	6,950	7,214	8,444	3,884	(4,560)	-54.0%
5218	Water	781	655	998	361	(637)	-63.9%
5219	Sewer	935	715	1,241	398	(843)	-67.9%
5231	Tools and Equipment	3,371	2,985	4,000	1,856	(2,144)	-53.6%
5235	Membership Dues	265	370	500	265	(235)	-47.0%
5236	Transportation	1,015	1,262	2,000	933	(1,067)	-53.4%
5237	Subsistence	780	1,126	1,000	420	(580)	-58.0%
5256	Waste Oil Disposal	36,978	46,131	45,000	15,000	(30,000)	-66.7%
5258	Float and Ramp Repairs	9,940	23,532	15,000	7,500	(7,500)	-50.0%
5601	Uniform	3,170	3,120	3,500	1,408	(2,092)	-59.8%
5602	Safety Equipment	1,447	1,516	3,000	1,500	(1,500)	-50.0%
5603	Employee Training	1,974	1,575	3,000	1,000	(2,000)	-66.7%
5637	Diving Services	3,750	1,750	5,000	2,500	(2,500)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>115,300</u></b>	<b><u>145,732</u></b>	<b><u>147,783</u></b>	<b><u>64,386</u></b>	<b><u>(83,397)</u></b>	<b><u>-56.4%</u></b>
	<b><u>Total</u></b>	<b><u>358,098</u></b>	<b><u>382,648</u></b>	<b><u>426,989</u></b>	<b><u>195,282</u></b>	<b><u>(231,706)</u></b>	<b><u>-54.3%</u></b>

2021 Budget Notes:

5231 - Increased line item due to annual warranty fees associated with the fee collection kiosks

City of Homer  
2021 Operating Budget

<b>0612 PORT &amp; HARBOR - PIONEER DOCK MAINTENANCE</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	19,866	20,510	21,155	9,698	(11,457)	-54.2%
5102	Fringe Benefits	7,597	5,945	11,539	5,430	(6,109)	-52.9%
5103	Part-time Wages	1,833	1,851	2,096	1,058	(1,037)	-49.5%
5104	Part-time Benefits	231	228	261	132	(129)	-49.5%
5105	Overtime	186	89	239	146	(93)	-38.9%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	903	1,306	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>30,617</u></b>	<b><u>29,928</u></b>	<b><u>35,290</u></b>	<b><u>16,465</u></b>	<b><u>(18,825)</u></b>	<b><u>-53.3%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	309	0	500	500	0	0.0%
5209	Building & Grounds Maintenance	333	1,724	3,000	1,500	(1,500)	-50.0%
5231	Tools and Equipment	248	0	1,500	750	(750)	-50.0%
5602	Safety Equipment	0	305	1,000	500	(500)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>890</u></b>	<b><u>2,029</u></b>	<b><u>6,000</u></b>	<b><u>3,250</u></b>	<b><u>(2,750)</u></b>	<b><u>-45.8%</u></b>
	<b><u>Total</u></b>	<b><u>31,506</u></b>	<b><u>31,956</u></b>	<b><u>41,290</u></b>	<b><u>19,715</u></b>	<b><u>(21,575)</u></b>	<b><u>-52.3%</u></b>

Budget Notes:

City of Homer  
2021 Operating Budget

<b>0614 PORT &amp; HARBOR - DEEP WATER DOCK MAINTENANCE</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	19,866	20,510	21,155	9,698	(11,457)	-54.2%
5102	Fringe Benefits	7,597	5,945	11,539	5,430	(6,109)	-52.9%
5103	Part-time Wages	1,833	1,851	2,096	1,058	(1,037)	-49.5%
5104	Part-time Benefits	231	228	261	132	(129)	-49.5%
5105	Overtime	186	89	239	146	(93)	-38.9%
5107	Part-time Overtime	-	-	-	-	0	0.0%
5108	Unemployment Benefits	-	-	-	-	0	0.0%
5112	PERS Relief	903	1,306	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>30,617</u></b>	<b><u>29,927</u></b>	<b><u>35,290</u></b>	<b><u>16,465</u></b>	<b><u>(18,825)</u></b>	<b><u>-53.3%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	286	19	500	250	(250)	-50.0%
5203	Fuel and Lube	419	244	-	-	0	0.0%
5209	Building & Grounds Maintenance	11,476	7,053	8,000	4,000	(4,000)	-50.0%
5231	Tools and Equipment	71	263	1,000	500	(500)	-50.0%
5250	Camera Area Network	4,970	0	5,000	2,500	(2,500)	-50.0%
5602	Safety Equipment	0	244	2,000	1,000	(1,000)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>17,222</u></b>	<b><u>7,822</u></b>	<b><u>16,500</u></b>	<b><u>8,250</u></b>	<b><u>(8,250)</u></b>	<b><u>-50.0%</u></b>
	<b><u>Total</u></b>	<b><u>47,838</u></b>	<b><u>37,750</u></b>	<b><u>51,790</u></b>	<b><u>24,715</u></b>	<b><u>(27,075)</u></b>	<b><u>-52.3%</u></b>

Budget Notes:

**City of Homer  
2021 Operating Budget**

<b>0615 LOAD &amp; LAUNCH RAMP</b>				<b>Adopted</b>	<b>Draft</b>	<b>Δ %</b>	
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>12/31/18 Actual</b>	<b>12/31/19 Actual</b>	<b>12/31/20 Budget</b>	<b>06/30/21 Budget</b>	<b>2020 to 2021</b>	
						<b>\$</b>	<b>%</b>
<b><u>Salaries and Benefits</u></b>							
5101	Salary and Wages	23,927	24,337	25,327	12,265	(13,061)	-51.6%
5102	Fringe Benefits	9,103	7,071	13,787	6,713	(7,075)	-51.3%
5103	Part-time Wages	14,491	13,934	11,450	5,782	(5,668)	-49.5%
5104	Part-time Benefits	1,832	1,715	1,427	721	(706)	-49.5%
5105	Overtime	639	439	629	315	(315)	-50.0%
5107	Part-time Overtime	49	14	-	-	0	0.0%
5108	Unemployment Benefits	39	0	-	-	0	0.0%
5112	PERS Relief	1,106	1,571	-	-	0	0.0%
	<b><u>Total Salaries and Benefits</u></b>	<b><u>51,185</u></b>	<b><u>49,081</u></b>	<b><u>52,620</u></b>	<b><u>25,795</u></b>	<b><u>(26,825)</u></b>	<b><u>-51.0%</u></b>
<b><u>Maintenance and Operations</u></b>							
5202	Operating Supplies	243	223	500	250	(250)	-50.0%
5203	Fuel and Lube	752	791	1,300	650	(650)	-50.0%
5209	Building & Grounds Maintenance	304	5,256	5,000	2,500	(2,500)	-50.0%
5210	Professional Services	220	20	500	500	0	0.0%
5217	Electricity	3,499	3,503	3,312	2,001	(1,310)	-39.6%
5218	Water	1,102	1,508	1,295	469	(826)	-63.8%
5219	Sewer	1,885	2,294	2,340	649	(1,691)	-72.3%
5220	Refuse and Disposal	936	2,235	3,300	1,500	(1,800)	-54.5%
5231	Tools and Equipment	1,100	1,718	1,000	2,200	1,200	120.0%
5250	Camera Area Network	2,082	0	5,000	2,500	(2,500)	-50.0%
5252	Credit Card Expenses	1,486	1,660	4,000	2,000	(2,000)	-50.0%
5602	Safety Equipment	-	-	1,000	500	(500)	-50.0%
	<b><u>Total Maint. and Operations</u></b>	<b><u>13,609</u></b>	<b><u>19,208</u></b>	<b><u>28,547</u></b>	<b><u>15,719</u></b>	<b><u>(12,828)</u></b>	<b><u>-44.9%</u></b>
<b><u>C/O and Transfers</u></b>							
5990	TRANSFERS TO L/L RESERVE	49,517	38,301	46,717	26,354	(20,363)	-43.6%
	<b><u>Total</u></b>	<b><u>114,311</u></b>	<b><u>106,589</u></b>	<b><u>127,884</u></b>	<b><u>67,868</u></b>	<b><u>(60,015)</u></b>	<b><u>-46.9%</u></b>

Budget Notes:



**ORDINANCE REFERENCE SHEET**  
**2020 ORDINANCE**  
**ORDINANCE 20-94**

An Ordinance of the City Council of Homer, Alaska Amending the FY2021 Operating Budget by Appropriating Funds in the Amount of \$78,579 in order to fund Emergency Temporary Hires at the Homer Volunteer Fire Department for an Additional 6-Months, Associated with COVID-19 Response.

Sponsor: City Manager

1. City Council Regular Meeting December 14, 2020 Introduction  
Memorandum 20-201 from Fire Chief as backup
2. City Council Regular Meeting January 11, 2021 Public Hearing and Second Reading

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

3 City Manager

4 **ORDINANCE 20-94**

5  
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 AMENDING THE FY2021 OPERATING BUDGET BY APPROPRIATING  
8 FUNDS IN THE AMOUNT OF \$78,579 IN ORDER TO FUND  
9 EMERGENCY TEMPORARY HIRES AT THE HOMER VOLUNTEER FIRE  
10 DEPARTMENT FOR AN ADDITIONAL 6-MONTHS, ASSOCIATED  
11 WITH COVID-19 RESPONSE.  
12

13 WHEREAS, On Friday, March 13, 2020, the President of the United States of America  
14 declared a national emergency due to COVID-19; and  
15

16 WHEREAS, On March 11, 2020, the Governor of the State of Alaska issued a Public Health  
17 Disaster Emergency Declaration for COVID-19; and  
18

19 WHEREAS, On March 18, 2020, the Mayor of the City of Homer declared a Local Health  
20 Emergency due to COVID-19 which has been extended through December 31, 2020 with the  
21 passage of Resolution 20-113(A); and  
22

23 WHEREAS, Responding to the COVID-19 emergency requires available funding as the  
24 City did not anticipate or budget for these expenditures; and  
25

26 WHEREAS, The Homer Volunteer Fire Department has hired emergency temporary  
27 employees to respond to the pandemic as authorized by the March 17, 2020 Personnel  
28 Regulations adopted through Resolution 20-028, and;  
29

30 WHEREAS, The CARES Act funds have reimbursed the City for all personnel costs  
31 associated with the HVFD emergency temporary hires but will no longer be available as a  
32 funding source as of December 31, 2020; and  
33

34 WHEREAS, The Homer Volunteer Fire Department's need for additional temporary  
35 personnel in order to respond to the COVID-19 pandemic still persists beyond December 30,  
36 2020.  
37

38 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:  
39

40 Section 1: The FY 2021 Operating Budget is hereby amended by appropriating funds in  
41 the amount of \$78,579 from the General Fund Balance for the purpose of funding emergency  
42 temporary hires at HVFD associated with COVID-19 response:

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Account No.	Description:	Amount:
100-0100	COVID-19 Response	\$78,579

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 11<sup>th</sup> day of January, 2021.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



# City of Homer

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

## Volunteer Fire Department

604 East Pioneer Ave  
Homer, Alaska 99603

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

(p) 907-235-3155

(f) 907-235-3157

## Memorandum 20-201

TO: Homer City Council  
THROUGH: Rob Dumouchel  
FROM: Mark Kirko, Fire Chief  
DATE: December 9, 2020  
SUBJECT: 2021 Covid-19 hires

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In March of 2020 the Fire Department, through the City Manager's office, hired two temporary full-time Emergency Responders to aid in emergency medical response to the COVID-19 pandemic. This funding expires on December 30<sup>th</sup>. At the time the emergency hires were made, we had no clear idea how long the pandemic would last nor did we know what effect it would have on the emergency response system in Homer. The pandemic has proven to have had a significant effect on the health and wellbeing of Homer residents. It has also resulted in the Fire Department making changes to its operational response to meet this new challenge in a safe manner. While there are preparations underway for the deployment of vaccines, it is anticipated that COVID-19 will have an impact well into 2021.

For the proposed 2021 fiscal year (January 1 through June 30), I would like to retain one of the emergency hire positions and then fill the equivalent of a second position with temporary hires (depending on the available work force, temp hours could be split between more than one individual to provide coverage equivalent to one full-time temp employee). This will allow us to continue to provide emergency response that meets the needs of the community while managing the safety of our first responders. Additionally, the use of temporary hire(s) will result in savings of approximately \$20,000 when compared to maintaining two emergency hires for the same period.



# 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: January 6, 2021  
SUBJECT: City Manager's Report for January 11, 2021 Council Meeting

#### **Main Street Sidewalks**

The design for the Main Street Sidewalk project is at 35% development. Public Works Director Keiser will be discussing this project at the Committee of the Whole. See attached for a memo and drawings relevant to the project.

#### **Winter King Tournament**

The Homer Chamber of Commerce is asking Alaska Department of Fish and Game to make a onetime modification to their rules to accommodate their annual Winter King Tournament occurring in April. The Chamber would like fish caught as part of the tournament to not count against the limit of five king salmon per fisherman between April 1<sup>st</sup> and August 31<sup>st</sup>. Staff has prepared a draft letter of support which I will provide to the Chamber after this meeting if there is no objection from the Council. The letter and a PDF of ADF&G regulations are attached.

#### **Winter Recreation Champions**

Our winter recreation working group put together a compact wintertime activity guide highlighting tips for winter recreation in Homer. See attached for a draft which, when finalized, will be included in future water/sewer bills.

#### **Alaska Marine Highway System Outreach Partnership with Seldovia**

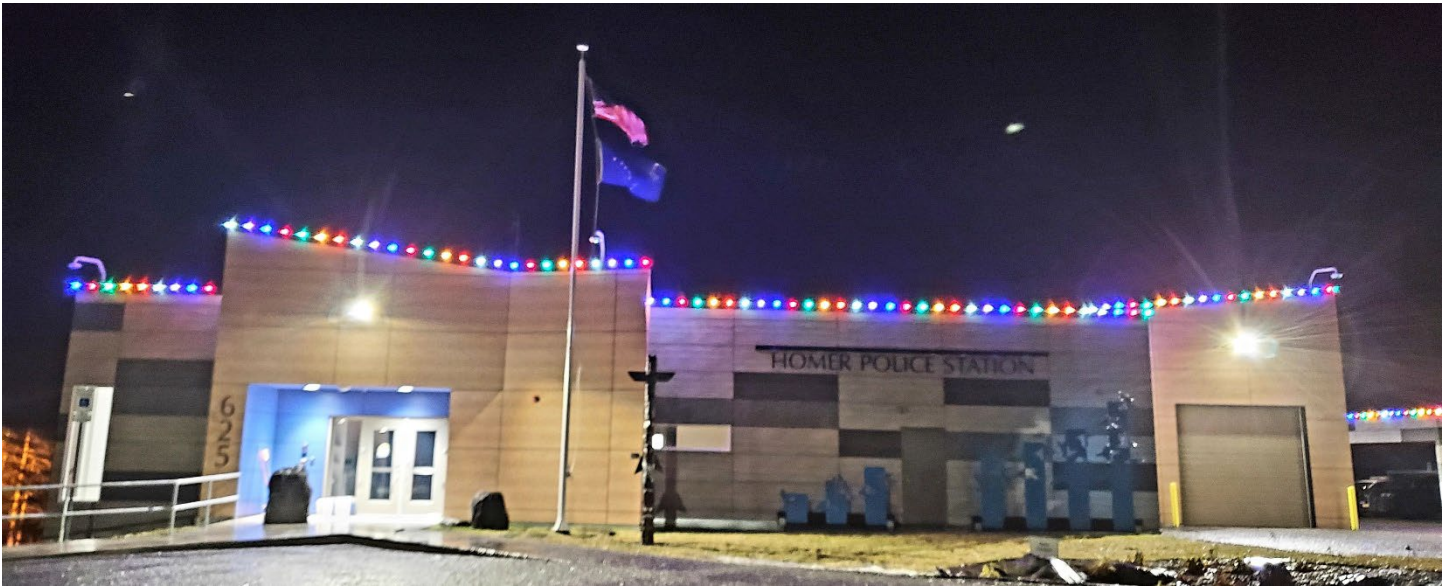
The Seldovia City Council is interested in opportunities to co-author a letter to the Governor regarding regional concerns with the Alaska Marine Highway System. Attached is a letter to the Mayor and Council from Seldovia's City Manager, an existing letter from Seldovia to the Governor, and a resolution passed by their Council.

#### **New Finance Employee Joins the Team in January**

We have successfully recruited to fill the additional Finance position approved by Council with Ordinance 20-44. Kaela Jiron accepted the position and she will become a member of the Finance team by mid-January. We are excited to incorporate her energy and enthusiasm for Accounting into our team. Ordinance 20-77 authorized the remodel of office space and the purchase of furniture for the new position. The cubicle workspace has been ordered and installed. We are continuing to work on ordering the remainder of the workspace items.

#### **Light Up Homer Campaign**

Through the Light Up Homer Campaign, the City loaned strings of lights to Homer Businesses who committed to installing them. The Chamber of Commerce helped the Public Works Department recruit participants, and over a dozen chose to participate. Additionally, we lit up the Public Works building, multiple parks facilities, the library, and the Police station. See below for example photos.



### **Library Western Lot Trail Project Update**

Friends of Homer Library is currently developing a proposal for improvements to the “western lot” area of the library facility. See the attached memo from Library Director Barry for more information.

### **Bishops Beach Parcel**

The Council adopted ordinance 20-76(A) directing me to purchase a parcel at Bishops Beach. The City took possession of the parcel on January 4<sup>th</sup> and will designate it as part of Bishops Beach Park.

### **Homer Police Station Architectural Award**

The Alaska Chapter of the American Institute of Architects (AIA) awarded the Homer Police Station for its creative use of materials. This award was voted on by attendees to AIA Alaska’s virtual conference. See attached for the award and images submitted to the AIA.

### **Camping Report for 2020**

Unsurprisingly, campground revenues and total campers were down in 2020 due to the pandemic. There was however a bright spot in the number of campers who visited Homer in the shoulder seasons. See attached for a report from the Parks Division.

### **Personal Watercraft in Kachemak Bay**

A decision signed by Alaska Department of Fish & Game Special Assistant Rick Green, effective January 9th, allows personal watercraft (PWC), such as jet skis, to access Kachemak Bay for the first time in almost 20 years. This change has created concerns in the community which include, but are not limited to, public safety, shoreline protection, and recovery of the appropriate fees for PWC usage of harbor facilities. I am looking for direction from Council as to how they would like to move forward regarding this issue, see attached for a memo outlining some basic information and concerns.

### **J & H Consulting Meeting**

On Dec 23, 2020, key staff met with Christine Hess and Reggie Joule of J&H Consulting to get acquainted and get a general overview of the State legislative landscape for 2021 as it pertains to City projects and interests. J&H Consulting will be providing written updates every 10-12 days for distribution and are available to give presentations to Council. They also recommended inviting the Kenai Peninsula delegation to attend a Council meeting to share information about the City's major projects and legislative concerns. If Council is interested, I would like to plan that with Council and J&H.

## **COVID-Related Updates**

### **CARES Act Funding**

President Trump signed legislation on December 27<sup>th</sup> which included an extension for the use of CARES Act funds. While this is a welcome respite for a few of our projects, we are still working to wrap up all CARES Act projects as soon as possible. I anticipate that all CARES Act related spending will be complete by the end of January.

### **COVID Risk Status**

I continue to meet with staff to review our risk level regarding the COVID threat in our community. On November 23<sup>rd</sup> I moved the City to "Red" status and we remain there today. As an organization we have been doing quite well, at the time of this report we have zero active COVID cases. While we're not currently seeing much COVID activity within our organization, we are continuing to take a conservative approach to COVID-safety due to stresses on the healthcare system at a statewide level.

### **COVID Vaccine Update**

City staff has been working with the Kenai Peninsula Borough Office of Emergency Management, local healthcare providers, and other members of the Unified Command to collaborate on ways to plan for and work together in regards to vaccine distribution. So far some City employees in the Police and Fire Departments have received the first and second shots of the vaccine series. No significant adverse reactions have been reported at the date of this report's writing. It's hard to say how much vaccine will be available and on what timeline here in Homer, but staff is committed to being a good partner in the roll-out process.

### **Council Chambers Update**

Work continues on the Council Chamber update. This project is one that will spill over into 2021. See below for a progress picture.



Enclosures:

1. Main Street Sidewalk Memo and Drawings
2. Winter King Tournament Letter and ADF&G Regulations PDF
3. Winter Recreation Flyer
4. Seldovia Ferry Letter
5. Western Lot Trail Project Memo and Trail Maps
6. Homer Police Station Award
7. 2020 Camping Report
8. PWC Memo





# 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: Robert Dumouchel, City Manager  
FROM: Janette Keiser, PE, Director of Public Works/Acting City Engineer  
DATE: December 22, 2020  
SUBJECT: Main Street Sidewalk – 35% Design

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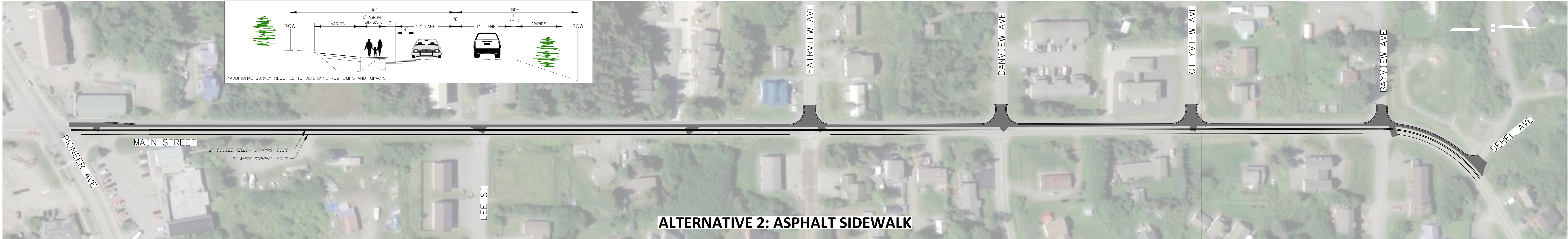
**Issue:** The design for the Main Street Sidewalk project is currently at 35% development. The purpose of this Memorandum is to describe the public outreach we will be conducting to brief relevant stakeholders on what the project is going to look like.

**Background:** The City issued a contract to design the Main Street Sidewalk Project, extending the sidewalk from Pioneer Avenue to Bayview Park to HDL Engineering. HDL has progressed the design the 35% level, which is not enough to build from, but enough to envision what the project will look like. For example, this level of design allows us to identify drainage problems, identify impacts on neighboring properties and layout the basic dimensions of the new road/sidewalk cross-section.

The intent is to build a sidewalk on the west side of the street only, with minimal impact to the existing road. We have not planned for any improvements on the east side of the road or any bicycle paths. That being said, it may be possible to widen the asphalt on the east side of the roadway and paint a lane on the widened section. This would provide a 2-3-foot wide strip on the non-sidewalked side of the road, which, while not an approved bicycle lane, could be used by people who want to travel on that side of the road. This feature could be added to the Bid Documents as an Additive Alternative, so, if we had funding, we could add this element to the construction contract.

We will be presenting the 35% design, including a plan view and a cross-section of what the configuration looks like, to the Planning Commission on January 6, 2020 and to the PARCAC at their next regularly scheduled meeting, which is in February.

# HOMER MAIN STREET SIDEWALK IMPROVEMENTS





# City of Homer

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

491 East Pioneer Avenue  
Homer, Alaska 99603

(p) 907-235-8121

(f) 907-235-3140

Homer Chamber of Commerce  
201 Sterling Highway  
Homer, AK 99603

January 12, 2021

Dear Homer Chamber of Commerce,

The City of Homer supports the Homer Chamber of Commerce's request to the Alaska Department of Fish and Game to allow a onetime change to winter king fishery regulations for the annual Winter King Tournament. Traditionally the tournament is held in March, under winter king fishery regulations. The summer fishery rules start on April 1st and limit fisherman to five king salmon between April 1<sup>st</sup> and August 31<sup>st</sup>. The City supports the Chamber asking for a onetime exception to allow the tournament to occur in April, and for fish caught to not count against the five fish seasonal limit.

The Chamber has been advised by our local hospital that COVID-19 vaccines will be more available and more people will have been vaccinated later in the year, which will allow for a safer event. Additionally, a later event will allow more personal vessels to participate because there will be less ice in the harbor – thereby allowing smaller boats with only household members aboard to participate, rather than taking a charter with other unrelated people.

The City supports COVID-19 precautions as well as outdoor recreation. This onetime allowance will benefit the public and the City of Homer.

Sincerely,

Rob Dumouchel, City Manager

## General Regulations - Cook Inlet and Kachemak Bay

**Inclusive waters:** Salt waters of Cook Inlet west of Gore Point and north of Cape Douglas, including Kachemak Bay and the Barren Islands.

**The Fishing Season for all species is open year-round unless otherwise noted below.**

### **KING SALMON**

- **Summer Fisheries (April 1–August 31):**
  - **North of the latitude of Bluff Point (59° 40' N):**
    - 1 per day, 1 in possession (of any size).
    - See regulations for Special King Salmon Management Area on page 75.
  - **South of the latitude of Bluff Point (59°40'N):**
    - 2 per day, 2 in possession (of any size).
- 20 inches or longer:
  - There is a combined annual limit of 5 king salmon 20 inches or longer from the waters of the following areas: Cook Inlet Salt Waters, West Cook Inlet, Susitna River Drainage, Knik Arm, Anchorage Bowl, and Kenai Peninsula.
- If you retain a king salmon 20 inches or longer, you must immediately record that harvest. See page 5 for recording instructions.
- A king salmon 20 inches or longer that is removed from salt water must be retained and becomes part of the bag limit of the person who originally hooked the fish. You must not remove a king salmon 20 inches or longer from the water before releasing it.
- **Winter Fishery (September 1–March 31):**
  - **All Cook Inlet and Kachemak Bay salt waters:**
    - 2 per day, 2 in possession (of any size).
    - No annual limit in effect; recording of king salmon harvest is not required during this timeframe.

### **OTHER SALMON**

- 6 per day, 6 in possession, only 3 per day, 3 in possession may be coho (silver) salmon.
- Pink salmon taken in a sport fishery may be used as bait, but are part of your bag limit.

### **RAINBOW/STEELHEAD TROUT**

- **No retention.** All rainbow/steelhead trout must be released immediately.

### **DOLLY VARDEN**

- 5 per day, 5 in possession.

### **LINGCOD**

- **July 1–December 31:** 2 per day, 2 in possession, must be at least 35 inches long with head attached or 28 inches from tip of tail to front of dorsal fin with head removed.

### **ROCKFISH**

- 5 per day, 10 in possession, only 1 per day, 2 in possession may be nonpelagic (see chart on page 92).

### **HALIBUT**

**Pacific halibut fisheries are managed by the federal government under international treaty. See page 7 for federal contact information.**

- **Season:** February 1–December 31.
- **Unguided anglers:** 2 per day, 4 in possession.
- **Consult federal regulations for the following:**
  - 1) Bag, possession and size limits and other regulations for guided (charter) anglers.
- **Filleting requirements for fish cleaned at sea:** No person shall possess on board a vessel, including charter vessels and pleasure craft used for fishing, Pacific halibut that have been filleted, mutilated, or otherwise disfigured in any manner, except that each Pacific halibut may be cut into no more than 2 ventral pieces, 2 dorsal pieces, and 2 cheek pieces, with a patch of skin on each piece, naturally attached.

### **SPINY DOGFISH**

- 5 per day, 5 in possession.

### **SHARKS (EXCEPT SPINY DOGFISH)**

- 1 per day, 1 in possession.
- There is an annual limit of 2 sharks. These harvested fish must be recorded. See page 5 for recording instructions.

### **OTHER FINFISH**

- No limit.

### **SHELLFISH**

- See page 76.

## Methods and Means - Cook Inlet and Kachemak Bay

### **Underwater spear:**

- In salt water, spears and spearguns may be used to take fish, subject to applicable seasons and bag limits, by persons who are completely submerged, provided the spear or speargun is not tipped with an explosive charge.

### **Sport fishing gear for herring and smelt (hooligan):**

- In salt water, herring and smelt may be taken with the use of 15 or fewer unbaited, single or multiple hooks attached to a single line.

### **Gaffs:**

- A gaff may not be used to puncture any fish intended or required to be released.

### **Attention salt water anglers:**

As of January 1, 2020, anglers must carry a deepwater release device onboard their vessel when sport fishing in salt water and will be required to use the device to release rockfish that are not harvested at depth of capture or 100 feet.

## Methods and Means - Cook Inlet and Kachemak Bay (continued)

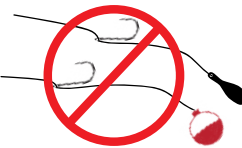
### Snagging:

- Snagging is prohibited. You may not intentionally snag or attempt to snag any species of fish:
  - Year-round in Cook Inlet north of a line extending west from Bluff Point. See map.
  - Year-round in the Nick Dudiak Fishing Lagoon (see Special Regulations).
- **Snagging is allowed:**
  - Year-round in Cook Inlet south of a line extending west from the latitude of Bluff Point (except for the Nick Dudiak Fishing Lagoon).

## Special Regulations - Cook Inlet and Kachemak Bay

**Nick Dudiak Fishing Lagoon Area (The Fishing Hole)**—Along the east side of the Homer Spit, from the Homer City Dock near the entrance of the Homer Boat Harbor to ADF&G markers about 200 yards northwest of the entrance to the Nick Dudiak Fishing Lagoon Area (including the Homer Boat Harbor and the fishing lagoon) to a distance of 300 feet from shore:

- King salmon:
  - 2 per day, 2 in possession, no size limit.
  - From April 1–August 31, king salmon 20 inches or longer must be recorded (see page 5).
- Other salmon (including coho salmon) in combination:
  - 6 per day, 6 in possession.
- **Snagging is not permitted except by emergency order.**
- Weights, bobbers or any flotation device (including pieces of foam or marshmallows) following a hook or hooks may not be used when these waters are closed to snagging.



### Nick Dudiak Fishing Lagoon Youth-Only King and Coho Salmon Fisheries:

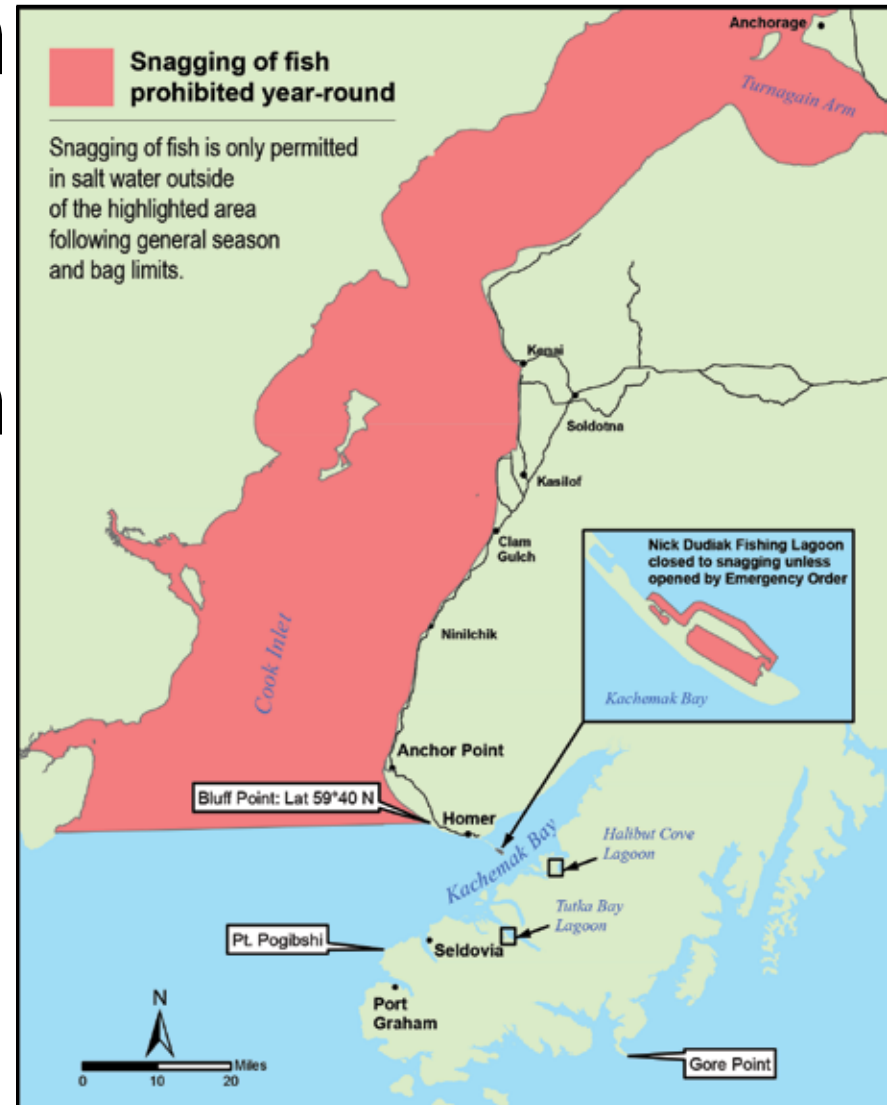
- Youth Fishery Zones established for persons 15 years of age or younger. The first Saturday in June (June 6, 2020) and August (August 1, 2020).

### Tutka Bay Lagoon:

- The marine waters of Tutka Bay Lagoon within 100 yards of the Tutka Bay Lagoon hatchery net pens are closed year-round to sport fishing for any species.

### Homer Barge Basin

- Closed year-round to all fishing.

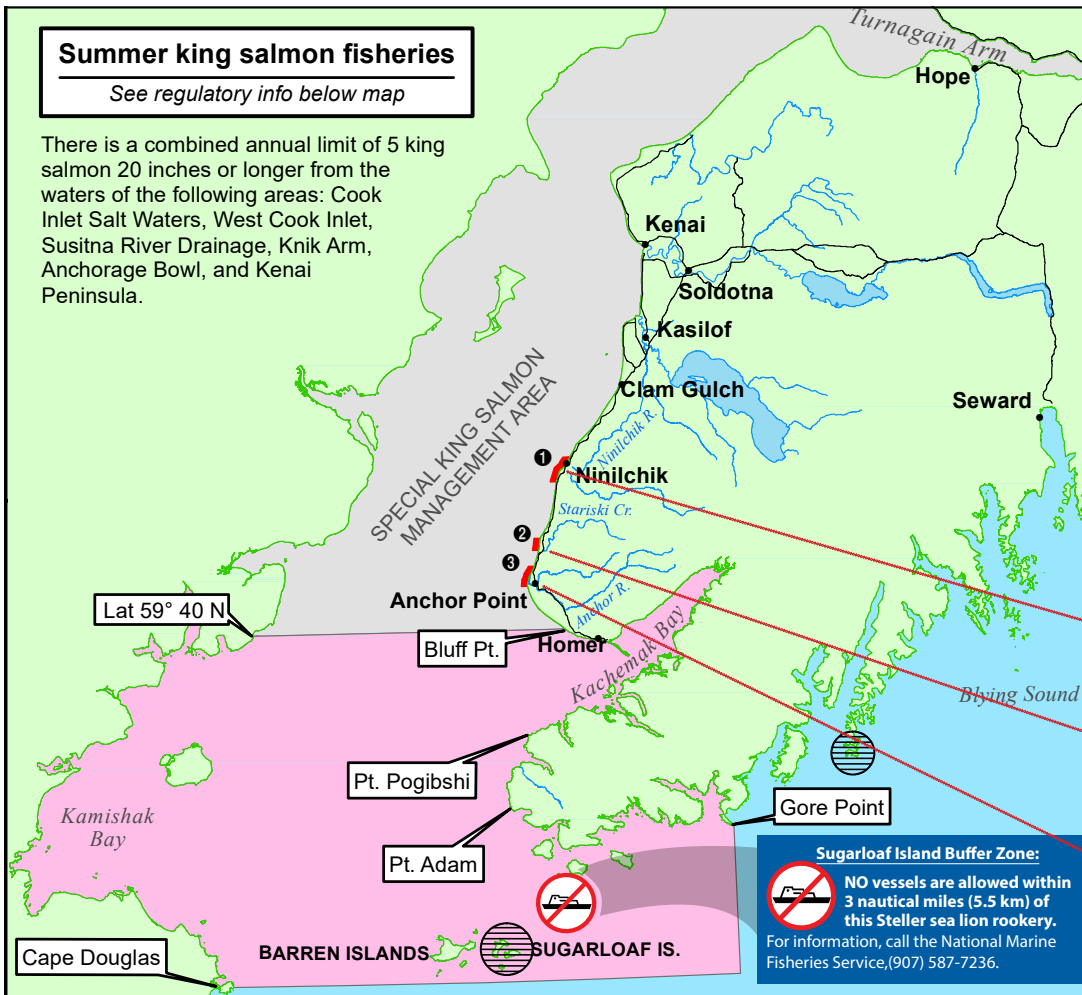


**!** Stocked salmon fisheries in China Poot Bay and Tutka Bay Lagoon are paid for by enhancement taxes on commercial fisheries. Please be courteous—avoid commercial boats in these locations.

## Summer king salmon fisheries


See regulatory info below map

There is a combined annual limit of 5 king salmon 20 inches or longer from the waters of the following areas: Cook Inlet Salt Waters, West Cook Inlet, Susitna River Drainage, Knik Arm, Anchorage Bowl, and Kenai Peninsula.





## REGULATIONS FOR SPECIAL KING SALMON MANAGEMENT AREA (APRIL 1 - AUGUST 31)

**Inclusive waters:** All salt waters north of the latitude of Bluff Point.

- **April 1–August 31:** The following regulations apply:
  - Anglers may not continue fishing for king salmon within the Special King Salmon Management Area after harvesting a king salmon 20 inches or longer.
  - Guides may not sport fish while a client is present or within the guide's control or responsibility, unless the guide is providing assistance to a client with a disability as defined in the Americans with Disabilities Act.
  -  April 1–July 15: The following salt water areas **1**, **2** and **3** surrounding stream mouths are Conservation Zones and are **closed to all fishing**.
    - 1** About 1 mile north of the Ninilchik River ( $60^{\circ} 03.99' N$ ) to ADF&G markers 2 miles south of Deep Creek ( $60^{\circ} 00.68' N$ ), and within 1 mile of shore; **except conservation zone 1 is open May 23–25, May 30–June 1, and June 6–8 to fishing from shore.**
    - 2** from the latitude of an ADF&G marker located 1 mile north of Stariski Creek ( $59^{\circ} 54.37' N$ ) to the latitude of an ADF&G marker located 1 mile south of Stariski Creek ( $59^{\circ} 52.98' N$ ), and within 1 mile of shore; and
    - 3** from the latitude of ADF&G markers 2 miles north of the Anchor River ( $59^{\circ} 48.92' N$ ) to the latitude of the Anchor Point Light ( $59^{\circ} 46.14' N$ ) about 1 3/4 miles south of the Anchor River, and within 1 mile of shore.

### **April 1 - August 31: Summer King Salmon Fishery**

- **King salmon limits April 1–August 31:**

-  North of Bluff Point  $59^{\circ} 40' N$  to  $60^{\circ} 03.99' N$  (Special King Salmon Management Area)  
1 per day, 1 in possession any size. *Note: See Special Regulations at right.*
-  South of Bluff Point ( $59^{\circ} 40' N$ ) to  $60^{\circ} 03.99' N$ : 2 per day, 2 in possession (any size).

### **September 1 - March 31: Winter King Salmon Fishery**

- Inclusive waters: ALL of Cook Inlet and Kachemak Bay salt waters.
- **King salmon September 1–March 31:**
  - 2 per day, 2 in possession (any size).
  - No annual limit in effect. Harvest of king salmon does not need to be recorded in this area September 1–March 31.

### Tanner Crab "Standard" or "Limited" Fishery

Either the "Standard" or "Limited" tanner crab fishery will take place each year. The decision to open either fishery is based on pre-season trawl surveys of tanner crab.

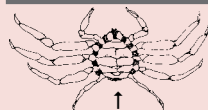
**Fisheries are announced prior to the opening of the season in a Press Release issued by ADF&G.** Sign up to receive Press Releases at: [www.wefishak.alaska.gov](http://www.wefishak.alaska.gov)

### Tanner Crab - Limited Fishery

#### TANNER CRAB LIMITED FISHERY

- **Cook Inlet and North Gulf Coast waters:**
  - A permit is required and is available online at: [www.adfg.alaska.gov/store](http://www.adfg.alaska.gov/store) .
  - **Season:** October 1 - February 28:
    - Male crabs only, 4½ inch minimum: 3 per day, 3 in possession.
    - May operate 1 pot or one ring net per vessel.

Female - NO HARVEST ALLOWED



Wide abdominal flap covers most of underside (females are usually smaller than legal size)

Male



Narrow abdominal flap



Width measurement of Tanner crab is the straight-line distance across the carapace, including spines.

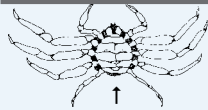
There is an annual limit of 20 crabs per person.

### Tanner Crab - Standard Fishery

#### TANNER CRAB STANDARD FISHERY

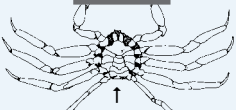
- **Cook Inlet:**
  - A permit is required and is available online at: [www.adfg.alaska.gov/store](http://www.adfg.alaska.gov/store) .
  - **Season:** September 1–March 15:
    - Male crabs only, 4½ inch minimum: 5 per day, 5 in possession.
    - May operate 2 pots per vessel.
- **North Gulf Coast:**
  - A permit is required and is available online at: [www.adfg.alaska.gov/store](http://www.adfg.alaska.gov/store) .
  - **Season:** September 1–March 15:
    - Male crabs only, 4½ inch minimum: 5 per day, 5 in possession.
    - May operate 2 pots per person with a max of 6 pots per vessel.

Female - NO HARVEST ALLOWED



Wide abdominal flap covers most of underside (females are usually smaller than legal size)

Male



Narrow abdominal flap



Width measurement of Tanner crab is the straight-line distance across the carapace, including spines.

There is an annual limit of 40 crabs per person

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### China Poot and Peterson Bay (Kachemak Bay):

- Intertidal beaches between ADF&G markers along Shipwreck Cove and around Otter Rock:
  - **Closed to the harvest of all shellfish.**

### China Poot and Peterson Bay Shellfish Closures



### DUNGENESS CRAB

- **Season: Closed.**

### KING CRAB

- **Season: Closed.**

### LITTLENECK AND BUTTER CLAMS

- 80 per day, 80 in possession in combination.
  - Littleneck clams: Must be 1½ inches or wider.
  - Butter clams: Must be 2½ inches or wider.

### RAZOR CLAMS

- **East side Cook Inlet beaches from the mouth of the Kenai River south to the tip of the Homer Spit:**
  - **Closed to all clamming.** Check for Emergency Orders at: [www.adfg.alaska.gov](http://www.adfg.alaska.gov)
- **Rest of Cook Inlet: No limit.**
- All clams dug must be retained.

### SHRIMP

- **Season: Closed.**

### OTHER SHELLFISH

- No limit.

### BUTTER CLAM



Minimum 2½ inches across the widest part of the shell for Cook Inlet and North Gulf Coast harvest requirement. The butter clam shell is thick and white. It has heavy concentric growth rings, but no vertical ridges. The shell's inner edge is smooth. Butter clams are 3 to 5 inches long.

### PACIFIC LITTLENECK CLAM



Minimum 1½ inches across the widest part of the shell for Cook Inlet and North Gulf Coast harvest requirement. Littleneck clam shells have concentric growth rings and distinct vertical ridges. The inner edge is ridged like the edge of a quarter. Littleneck clams are about 2 inches long.

# WINTERTIME ACTIVITIES

## HOMER, ALASKA



### WINTER REC PRO TIPS

#### Know Before You Go

Some areas can become dangerous with winter conditions. Research your destination and check local conditions in advance. Prepare for the elements by packing extra layers, waterproof clothing, and safety gear for the backcountry. Remember that some roads and facilities may be closed in winter.

#### Play it Safe

Know your limits and your gear. Slow down and choose lower-risk activities to reduce your risk of injury.

#### Leave No Trace

Did you know that snow is our water supply? Keep our winter playgrounds clean. Pack out any human or pet waste. Be respectful of the land.

#### Explore Locally

Consider exploring locally, as driving and parking may be more challenging in the winter. If you travel, be mindful of your impact on Native and local communities.

#### Practice Physical Distancing

Be prepared to cover your nose and mouth. When possible, opt to eat and rest outside. If you feel sick, stay home.

### FAT TIRE BIKING

With the right equipment you can still have the ability to bike on almost any terrain! Check out [homercyclingclub.org](http://homercyclingclub.org) whose mission is to promote bicycling as an environmentally friendly, healthy, and enjoyable pursuit in Homer and beyond. There are a few local businesses that will rent bicycles if you are looking to try this fun activity.



### SPORTS GEAR LIBRARY

Are you looking to borrow some sports gear for your outdoor recreational endeavors? The City of Homer's Sports Gear Library program may have the sleds, balls, outdoor games, etc that you are looking for. We are also developing partnerships for other winter items. This is a free program with the goal of giving everyone the opportunity to play and recreate outdoors. Consider donating your old gear and equipment to the program so we can get it into the hands of folks who are interested in getting outdoors. Call 235-6090 for more information.

### BUILD AN INCLUSIVE OUTDOORS

**Everyone** deserves to experience a winter wonderland. Be an active part of making the outdoors safe, accessible, and welcoming for people of all abilities

#### Independent Living Center Inclusive Recreation

The TRAILS program is participant driven to empower individuals by sharing fun activities, promoting self-confidence, teaching independent living skills, and assisting participants to fully realize their capabilities through recreation. For more information go to [peninsulailc.org/TRAILS](http://peninsulailc.org/TRAILS) or contact [mgavillot@peninsulailc.org](mailto:mgavillot@peninsulailc.org)



# HOMER LIBRARY

## Curbside Checkout

Anything that can be checked out inside the library is available at the back entrance of the building. Call 235-3180 for more information.

## Little Library

There is a small cabinet outside the front entrance to the library with free books for anyone who would like to take some or leave some. Help yourself!

## Outdoor WIFI

The library has a WIFI signal broadcast across the parking lot on the west side of the building. The login process is the same as inside the library building.

## Laptops

If you don't have your own computer, you can check one out from the library. Call 235-3180 for assistance.

## Zoom Programs

Public programs are being conducted over Zoom. See the library calendar for upcoming events: ([https://www.cityofhomer-ak.gov/calendar?field\\_microsite\\_tid=86](https://www.cityofhomer-ak.gov/calendar?field_microsite_tid=86))

# SNOW ACTIVITIES!

## Cross Country Skiing

The Kachemak Nordic Ski Club is the driving force for providing incredible cross country skiing opportunities. This volunteer organization maintains/grooms trails, provides instructions for beginners and youth, spearheads special events and much more. Go to [kachemaknordicskiclub.org](http://kachemaknordicskiclub.org) for more info.

## Down Hill Skiing

The Kachemak Ski Club maintains and operates the Homer Rope Tow located at 2.5 Ohlson Mountain Road. This volunteer organization provides a local option for downhill skiing and snowboarding along with some instructional opportunities. They are open on Sundays, 11am-4pm Call the Snow Line for updated information at 235-SNOW.

## Sledding

While we cannot officially endorse locations to go sledding we can encourage that you avoid sledding in any areas that are near vehicular traffic. And consider wearing a helmet too!

## Snow Shoeing

Is a terrific way to access and enjoy the outdoors. If you are looking to give this activity a try, check out the Center For Alaska Coastal Studies at 235-6667 as they have shoes available for a \$5 donation.

## Snow Machining

Alaska has ample opportunities for snow machining so as long as there is snow. Considering connecting with the SNOMADS for information and resources at [homersnomads.org](http://homersnomads.org).

## Ice Skating

As many locals know there are a few options for outdoor skating that depend on weather conditions. Check with Kevin Bell Arena (Homer ice Rink) for possible skate rental options and outdoor programs [www.kevinbellarena.org](http://www.kevinbellarena.org) or 235-2647

## Ice Fishing

Many Alaska Department of Fish and Game (ADF&G) offices have fishing rods to lend. The type of fishing rods and the extent of gear in the Rod Loaner Program is dependent upon the local fishing opportunities and fishing conditions. Call 235-1739 or email [Michael.booz@alaska.gov](mailto:Michael.booz@alaska.gov)

# PARKS AND NATURE AREAS

## City Parks & Playgrounds

The city parks and playgrounds are open during the winter and the Hornaday Park Playground located off of W. Fairview Ave is a popular year round destination for families. For more information go to:

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

## Wynn Nature Center

Located at 1.5 East Skyline Drive, this Center for Alaskan Coastal Studies offering is a fantastic place to hike or snowshoe! Call 236-6667 for more information.

## Hiking

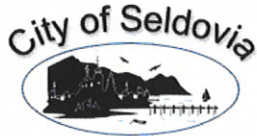
There are many opportunities to go hiking during the winter time. In addition to some of the local trails

consider spending time walking the incredible beaches in our community.



# DISCLAIMER

The City of Homer is sharing the listed information and resources as a community service. This flyer does not constitute an endorsement for or against the non-City of Homer programs, organizations, materials, and viewpoints expressed herein.



[www.cityofseldovia.com](http://www.cityofseldovia.com)

P.O. Drawer B Seldovia, Alaska 99663 Phone: (907) 234-7643, Fax: (907) 234-7430 email: [citymanager@cityofseldovia.com](mailto:citymanager@cityofseldovia.com)

Mayor Castner and Homer City Council  
491 E. Pioneer Ave.  
Homer, AK 99603  
Submitted electronically: [citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

Subject: Municipal Partnership to Discuss the Alaska Marine Highway System with Governor Dunleavy's Office

December 30, 2020

Mayor Castner and Homer City Council,

On behalf of Seldovia City Council, I am reaching out to assess the potential between our two cities to partner together when discussing the future of the Alaska Marine Highway System with Governor Dunleavy. Seldovia penned the enclosed letter at their last council meeting, however there was interest from Seldovia councilmembers in co-authoring a letter with the City of Homer to share our communities' concerns with his office. We are both connected by the ferry system, perhaps our cities could come together to advocate for its future, too.

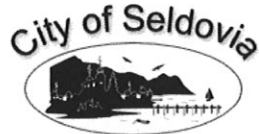
Best,

A handwritten signature in blue ink, appearing to read "Rachel Friedlander".

Rachel Friedlander  
City Manager

Enclosures:

Dec. 28, 2020 Letter from Seldovia City Council to Governor Dunleavy



www.cityofseldovia.com

P.O. Drawer B Seldovia, Alaska 99663 Phone: (907) 234-7643, Fax: (907) 234-7430

Office of the Governor  
P.O. Box 110001  
Juneau, AK 99811-0001

Subject: Invitation from Seldovia City Council to Honorable Governor Dunleavy to  
Further Discuss the Alaska Marine Highway System

December 28, 2020

Honorable Governor Dunleavy,

The City of Seldovia would like to invite you and/or Commissioner MacKinnon and Captain Falvey Jr. at either our January 11<sup>th</sup> or the 25<sup>th</sup> council meeting to further discuss topics associated with the Alaska Marine Highway System as outlined below.

Seldovia, Alaska is one of thirty-five coastal communities that relies on a year-round ferry system to provide essential transportation and the M/V Tustumena and Kennicott are lifelines to the people of Seldovia. We want to support you in making the Alaska Marine Highway System a sustainable service to the public while ensuring our community's access to this necessary, dependable transportation. When the ferry is running it keeps the cost of living down for rural Alaskans.

In November 2020, Seldovia City Council passed Resolution 21-13 (enclosed) in support of the establishment of an Alaska Marine Highway System Governing Board, one of the main recommendations posed in the October 2020 "Alaska Marine Highway Reshaping Work Group Report to the Governor." The resolution also advocated for the replacement of the M/V Tustumena and emphasized the need to provide this vital and critical transportation service to small Alaskan coastal communities.

The ferry is part of the infrastructure we can expect from the state. This is an essential service to the citizens of Alaska and should not be run as a corporation. We agree with the working group report's recommendation to "(keep) the current department agency model."

Operating on the premise of making money with the marine highway is wrong when compared to the income of DOT land highways, which do not contribute funding.

We are looking forward to your response to the work group report and want to pose the following topics for discussion to be held with you in January:

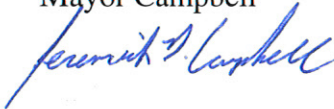
**Topics for Discussion**

- How is the State ensuring the AMHS budget is sustainable? The FY2022 budget as proposed by the Governor reduces the Marine Vessel Operations budget by \$2,469.7M or -5.4%.
- How is progress being made on the construction of a new Tustumena ferry? What is the long-term fleet plan for the Tustumena?
- How will the state determine and set a static and dependable ferry schedule? The community of Seldovia is willing to entertain the idea of a reduced schedule to ensure ridership on the ferry is high.
- How will the state determine when a vessel is scheduled for the dry dock? It would be best to make sure SOLAS capable vessels like the Kennicott and Tustumena are dry-docked 6 months apart to ensure no interruption in service.

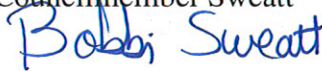
Please know our community is willing to work with the state and is open to making changes to the existing ferry system. As mentioned in the report, the voters approved the bonds needed to bring Alaska's first ferries and docks to the Kenai Peninsula. We are a significant part of the AMHS's history and want your commitment that we will be in its future.

Respectfully,  
Seldovia City Council

Mayor Campbell



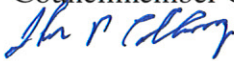
Councilmember Sweatt



Councilmember Rojas



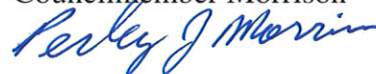
Councilmember Colberg



Councilmember Nathan



Councilmember Morrison



Councilmember Payton

CC: 

Commissioner MacKinnon

Captain Falvey Jr.

Rep. Stutes

Sen. Stevens

Enclosures:

Seldovia Resolution 21-13

**CITY OF SELDOVIA  
RESOLUTION 21-13**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELDOVIA, ALASKA  
URGING GOVERNOR DUNLEAVY AND THE ALASKA LEGISLATURE TO ESTABLISH AN  
ALASKA MARINE HIGHWAY SYSTEM GOVERNING BOARD; TO SUPPORT THE  
REPLACEMENT OF MV TUSTUMENA; AND TO CONTINUE PROVIDING THIS VITAL  
AND CRITICAL TRANSPORTATION SERVICE TO SMALL ALASKAN COASTAL  
COMMUNITIES**

**WHEREAS**, the Alaska Marine Highway System (AMHS) is a critical and essential method of transportation for residents of the State of Alaska and Alaska coastal communities; and

**WHEREAS**, Governor Dunleavy, through Administrative Order No. 313, established the Alaska Marine Highway Reshaping Work Group on January 17, 2020 with the purpose of making recommendations on the future finances and service levels of the Alaska Marine Highway System (AMHS); and

**WHEREAS**, it was the duty of the Work Group to consider the analysis and data in the Alaska Marine Highway System Economic Reshaping Report (January 15, 2020) and to define the future needs and purpose of the AMHS, with the goal to ensure residents have access to essential transportation services among Alaskan coastal communities; and

**WHEREAS**, the final report was presented to Governor Dunleavy from the Work Group on October 2, 2020, and included findings and recommendations for the purpose of supporting the Alaska Marine Highway System service provided; and

**WHEREAS**, the report recommended that the Governor establish and appoint, by administrative order, a new nine member "operations" board, with members having skills and experience a Ferry Commission or Marine Business Board of Directors would bring to bear; and

**WHEREAS**, an "operations" board would help eliminate the continuing challenge for the AMHS of frequent changes in policy direction coupled with insufficient appreciation of the long-term implications of such changes; and

**WHEREAS**, the report found that the AMHS fleet was aged and subject to challenging Alaska marine operating conditions, and despite best efforts of ships' crews and AMHS staff, the ferry system was not reliable; and

**WHEREAS**, the report speaks to the focus beginning in 2014 on the importance of building an ocean capable "replacement" vessel for the MV Tustumena, which has had a 50-year plus service life; and

**WHEREAS**, the Statewide Transportation Improvements Program (STIP) covering all system improvements for which partial or full federal funding is approved and expected to take place during four-year durations, published amendments in October 2020 proposing that FY2020 funding previously budgeted to construct the replacement vessel MV Tustumena to service Southcentral and Southwest Alaska coastal communities be moved to the FY2023 budget; and

**WHEREAS**, the postponement of funding for the MV Tustumena replacement vessel further perpetuates the unpredictable and unreliable service currently provided from use of the aged fleet that is in need of constant repair and maintenance, and does not promote the provision of long-term sustainable service to Alaskan residents and their small Alaskan communities; and

**WHEREAS**, the MV Tustumena is and continues to be an important asset for AMHS as one of only two vessels in the AMHS fleet that is ocean-capable and can provide service as a highway and lifeline connecting remote communities in Southcentral and Southwest Alaska to the rest of the great State of Alaska; and

**WHEREAS**, the replacement of the MV Tustumena would be a beneficial long-term investment for the State of Alaska in supporting the continuation of that critical and essential transportation service to small Alaska communities and could provide reliable, sustainable service to other coastal areas of the state as needed; and

**WHEREAS**, the final report from the Work Group found that reliability was a key concern of every group with which they interacted, some commentors offering that they were willing to accept less frequent ferry service if it was more predictable and reliable; and

**WHEREAS**, the report states that "It is understood that serving very small communities with the ferry system model will never be cost efficient. It is also understood and appreciated that affordable transportation options are important to them. Ideally, if the overall Alaska Marine Highway System could be made revenue/cost positive, it could absorb losses on these runs"; and

**WHEREAS**, the Alaska Marine Highway System provides an essential transportation service to the City of Seldovia and other small Alaskan communities and it is vital that these services continue, as the AMHS is the only highway connection provided to these communities for access to the rest of the State of Alaska for employment, transportation, groceries, supplies, and general livelihood that cannot be reached without the assistance of boats or planes; and

**WHEREAS**, long-term sustainable access to essential transportation services that is reliable and predictable could be ensured for all Alaska residents with the establishment of an AMHS Governing Board, with a forward funding plan, and with the continuation of the project to replace the MV Tustumena in the very near future;

**NOW, THEREFORE BE IT RESOLVED THE CITY COUNCIL OF THE CITY OF SELDOVIA:**

Section 1. That the City of Seldovia urges Governor Dunleavy and the Alaska Legislature to establish an Alaska Marine Highway System Governing Board; to support the replacement of MV Tustumena; and to continue providing this vital and critical transportation service to small Alaskan coastal communities.

Section 2. A copy of this resolution will be sent to Governor Dunleavy and members of the Alaska State Legislature.

Section 3. This resolution shall become effective immediately upon its adoption.

**PASSED AND APPROVED** by a duly constituted quorum of the City Council of the City of Seldovia on this 09 day of November, 2020.

ATTEST:



Heidi Geagel, City Clerk

APPROVED:



Vivian Rojas, Acting Mayor



## **Memorandum**

TO: Rob Dumouchel, City Manager

FROM: David Berry, Library Director

DATE: Dec. 30, 2020

SUBJECT: Western Lot Trail Project

---

Immediately west of the Homer Public Library is a parcel of City land called the western lot, which is a public park and an extension of the library's public services. Over the last 15+ years, the Friends of Homer Library (FHL) have been heavily involved in improvements to the lot, including upgrades to the walking path, installing the StoryWalk®, adding picnic tables, and clearing brush to improve sightlines.

FHL is currently developing a proposal for additional improvements, in the form of a new or expanded trail through the area. The project has three broad aims:

- To encourage public use of the trail, and link it firmly into the broader citywide trail system;
- To emphasize the importance of natural conservation, including the wetlands and wildlife habitat already existing on the site, through signage related to the natural surroundings;
- To spread knowledge of, and appreciation for, the Native heritage of the Homer area, through signage related to such heritage.

Recognizing the large number of people who may be interested in such a project, FHL is now in the process of reaching out to those parties, including all of the following:

- City Council
- City of Homer (Administration, Planning, Parks, Library, EDAC)
- Landowners and residents along Grubstake Avenue, as well as west of the Poopdeck Trail
- Kachemak Heritage Land Trust
- Ninilchik Village Tribe
- Seldovia Village Tribe
- Chugachmiut
- Bunnell Street Arts Center
- Center for Alaskan Coastal Studies

Detailed plans are still under development. Following advice from the Kachemak Heritage Land Trust, FHL will seek assistance from the National Park Service through the Rivers, Trails and Conservation Assistance Program (<https://www.nps.gov/orgs/rtca/index.htm>). The RTCA provides no monetary support for projects, but it does provide expertise with formal planning and design, and with developing a long-term structure to ensure that projects are sustainable.

Further information will be provided as the proposal takes shape.

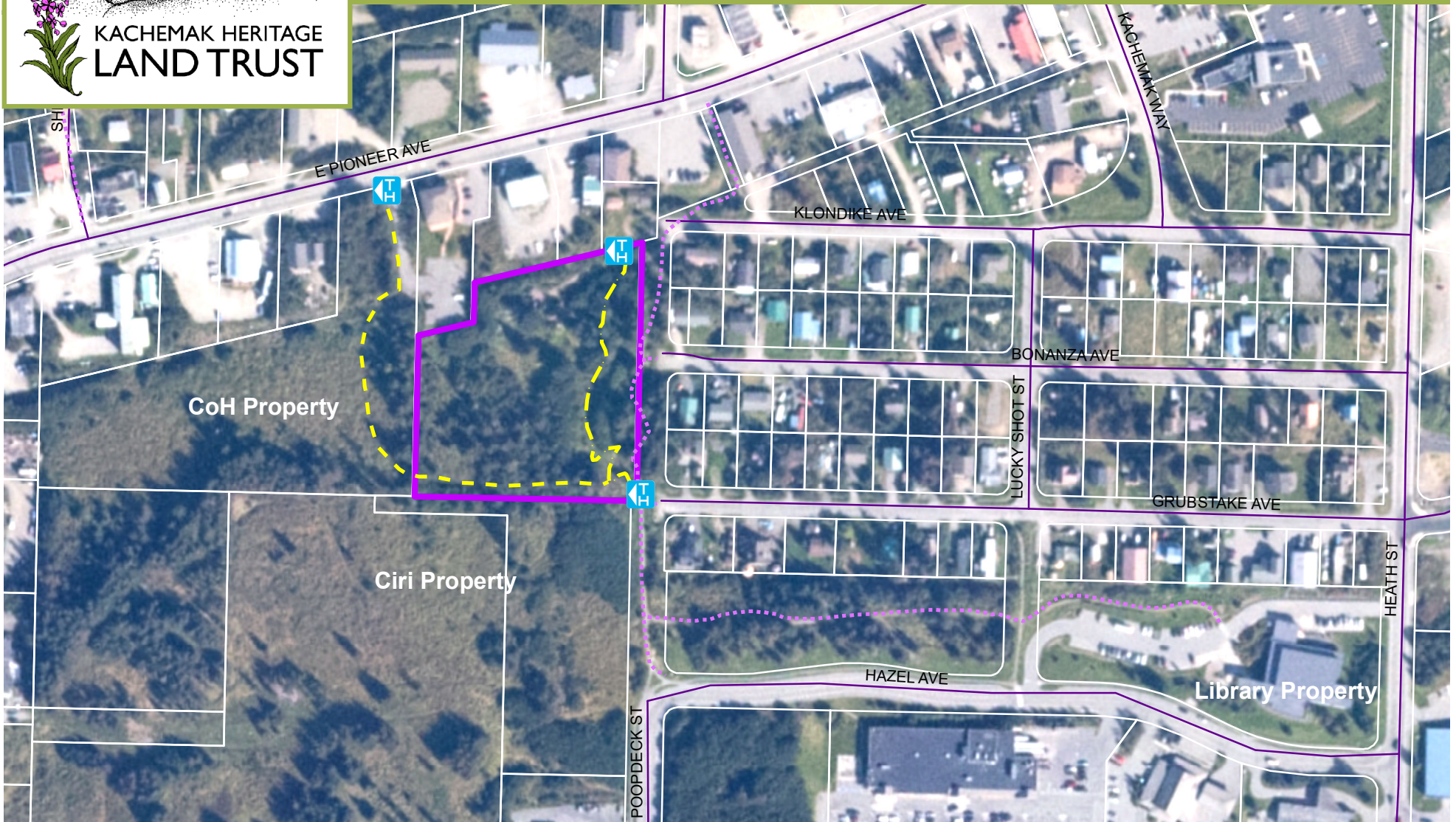
## **RECOMMENDATION**

For information.





# Poopdeck Trail and Surrounding Property



## Legend

- Trailheads
- Poopdeck Trail
- City Trails
- Streets
- KHLT Poopdeck Property
- Parcels

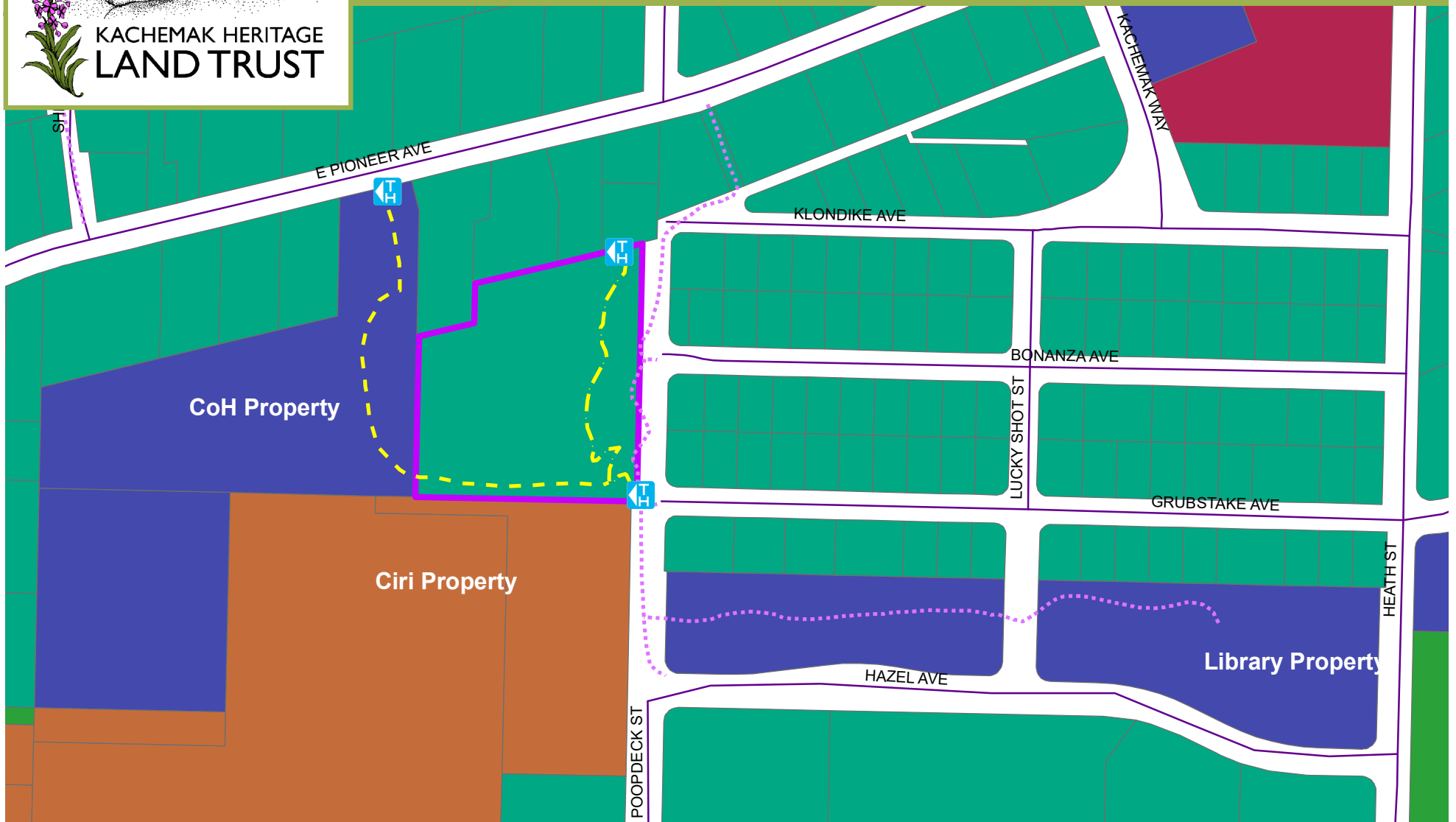


Coordinate System: Transverse Mercator  
 NAD 1983 State Plane Alaska 4 FIPS 5004 Feet.  
 Created 12/27/2020  
 The information depicted on this map is a graphical representation of best available sources.  
 KHLT assumes no responsibility for any errors on this map.





# Poopdeck Trail and Surrounding Property



## Legend

- |                |                        |           |                  |
|----------------|------------------------|-----------|------------------|
| Trailheads     | Streets                | Borough   | Native           |
| Poopdeck Trail | KHLT Poopdeck Property | Federal   | Native Allotment |
| City Trails    | Parcels                | Municipal | Private          |
|                |                        | State     |                  |

0 150 300 600 Feet

Coordinate System: Transverse Mercator  
 NAD 1983 State Plane Alaska 4 FIPS 5004 Feet.  
 Created 12/27/2020  
 The information depicted on this map is a graphical  
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 KHLT assumes no responsibility for any errors on this map.





**AIA**  
Alaska

2020 'DRIVE-BY JURY' DESIGN AWARD  
"Most Creative Use of Materials" Category

## AWARD OF RECOGNITION

To the Architect

**Stantec Architecture**

In Recognition of the Professional Excellence shown for

**Homer Police Station**  
City of Homer

And the Intelligent Cooperation shown by the Client in Demanding and Recognizing the Highest  
of Architectural Standards

---

Jason Arnold, AIA  
2020 President, AIA Alaska

---

Emmanuel Daskalos, Associate AIA  
2020 Design Awards Chair, AIA Alaska

2020-0012-B



Public art is fully integrated with the building architecture



Vertical metal panels provide a dynamic pattern at the solid wall securing the jail side of the building.



Public art is an important design element. Art and architecture play together casting shadows at different sun angles throughout the day.

# HOMER Police Station

The Homer Police Station was designed keeping its community at heart, recognizing that our shared journey forward is shaped by meaningful and responsive places ■



Circulation is punctuated with bright saturated colors.



Blue backdrops at entrances bring the deep blue ocean from Kachemak Bay into the building



The public entrance of the building is welcoming and inviting for the coastal community.



# 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

TO: Rob Dumouchel, City Manager  
THROUGH: Janette Keiser, PE, Director of Public Works  
FROM: Matt Steffy, Parks Superintendent  
SUBJECT: 2020 Camping Report

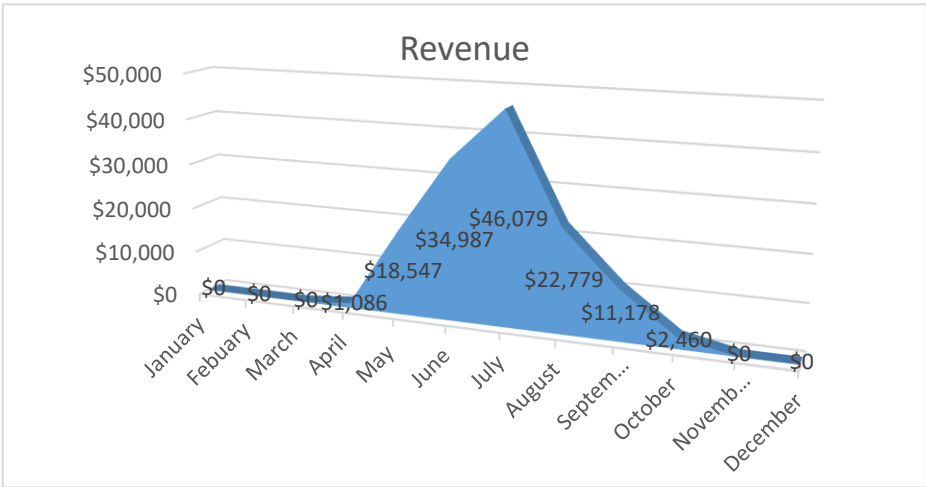
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- I. **Overview:** This memorandum reports on campground usage for the 2020 season and compares it to earlier trends. There was good news and bad news. The bad news is revenue for 2020 decreased 28% from 2019, reflecting impacts from the COVID-19 pandemic. The good news is attendance was spread over a longer period and actually increased in the shoulder seasons.
- II. **Attendance:** While the shoulder season months showed a higher number of camping events, usage in mid-summer was noticeably slower than usual. Paradoxically, the number of campers in each camping party increased. For example, while our total camping events decreased 28%, our total number of people decreased by only 21%. This suggests a trend of larger camping parties, which may have been people camping in family units or social bubbles, more than they typically would.
- III. **Revenue:** Revenue for the season was down 28% over 2019. We attribute this to the dramatic decrease in out-of-state campers, who typically stay for long periods in July/August. For example, our large out-of-state RV crowd typically dominates the Fishing Hole Campground, and those numbers were down a greater percentage than at Mariner Park, which caters more to the in-state, regional tourists. Curiously, our average revenue generated per user in 2019 was \$10.87, while our 2020 figure was \$9.71, suggesting not everyone pays what they should. Our rate is \$20 per night, but it is not uncommon for campers to put whatever cash they have in the envelope. This season, we had a significantly higher frequency of campers paying less than the full amount, possibly reflecting the pandemic's adverse economic impact on families.
- IV. **Special Use Program.** Reported revenues only reflect fees processed through the Parks office. Early in the season, we administered a Special Use program to provide shelter for people who were unhoused and needed a place to isolate or recover. To limit the amount of direct contact staff had with campers, we did not practice our normal level of fee enforcement with Special Use Campers. Thus, our actual usage was higher than reflected in fees. Estimates of non-paying, or Special Use, campers based on our logs place the value of *pro bono* fees at over \$31,000, or 1,550 camping events.
- V. **Automatic Pay Kiosks.** We will be installing automatic pay kiosks at the campgrounds in early spring. Experience with similar installations demonstrates the kiosks' ability to accept credit card payments motivates people, who don't have exact change or who don't want to handle cash, to pay. Thus, regardless of how much we can return to normal operations in the coming season, we expect revenue to increase considerably.

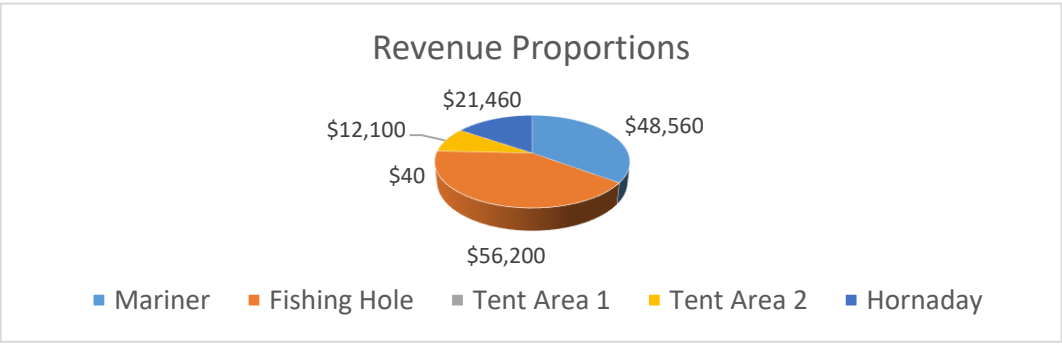
# 2020 City of Homer Camping Report

Total Camping	6,918
Total People	14,006
Total Revenue	\$137,116

Monthly	Camping	People	Revenue
January	0	0	\$0
Febuary	0	0	\$0
March	0	0	\$0
April	54	138	\$1,086
May	928	1,822	\$18,547
June	1,746	3,425	\$34,987
July	2,333	4,951	\$46,079
August	1,141	2,311	\$22,779
September	593	1,126	\$11,178
October	123	233	\$2,460
November	0	0	\$0
December	0	0	\$0



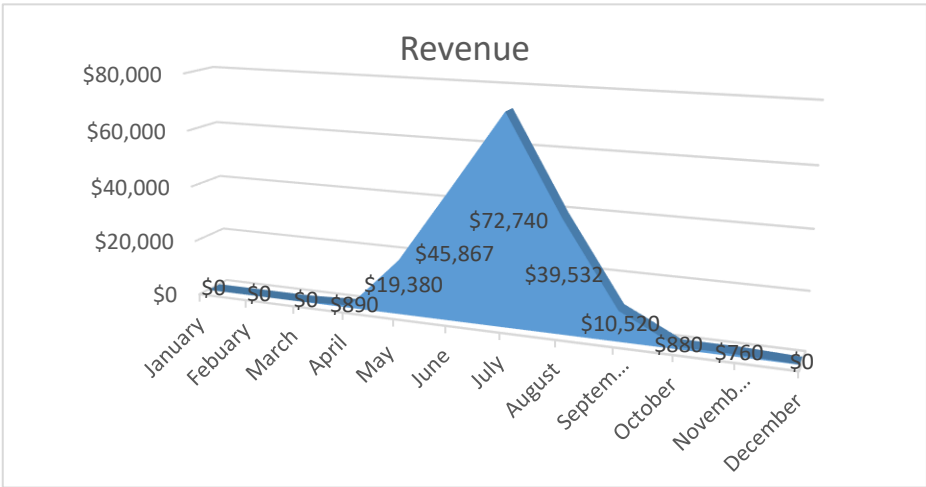
By Campground	Camping	Revenue
Mariner	2,428	\$48,560
Fishing Hole	2,810	\$56,200
Tent Area 1	2	\$40
Tent Area 2	605	\$12,100
Hornaday	1,073	\$21,460



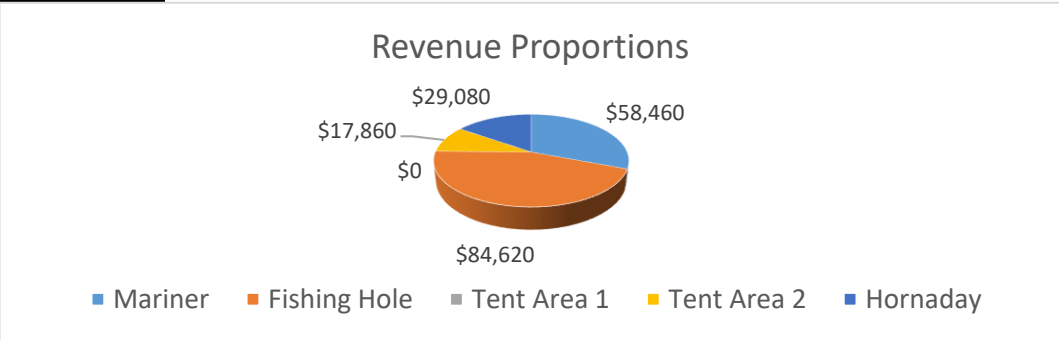
# 2019 City of Homer Camping Report

Total Camping	9,501
Total People	17,522
Total Revenue	\$190,569

Monthly	Camping	People	Revenue
January	0	0	\$0
Febuary	0	0	\$0
March	0	0	\$0
April	46	77	\$890
May	967	1,729	\$19,380
June	2,290	4,227	\$45,867
July	3,629	6,548	\$72,740
August	1,956	3,750	\$39,532
September	525	1,030	\$10,520
October	44	93	\$880
November	44	68	\$760
December	0	0	\$0



By Campground	Camping	Revenue
Mariner	2,923	\$58,460
Fishing Hole	4,231	\$84,620
Tent Area 1	0	\$0
Tent Area 2	893	\$17,860
Hornaday	1,454	\$29,080

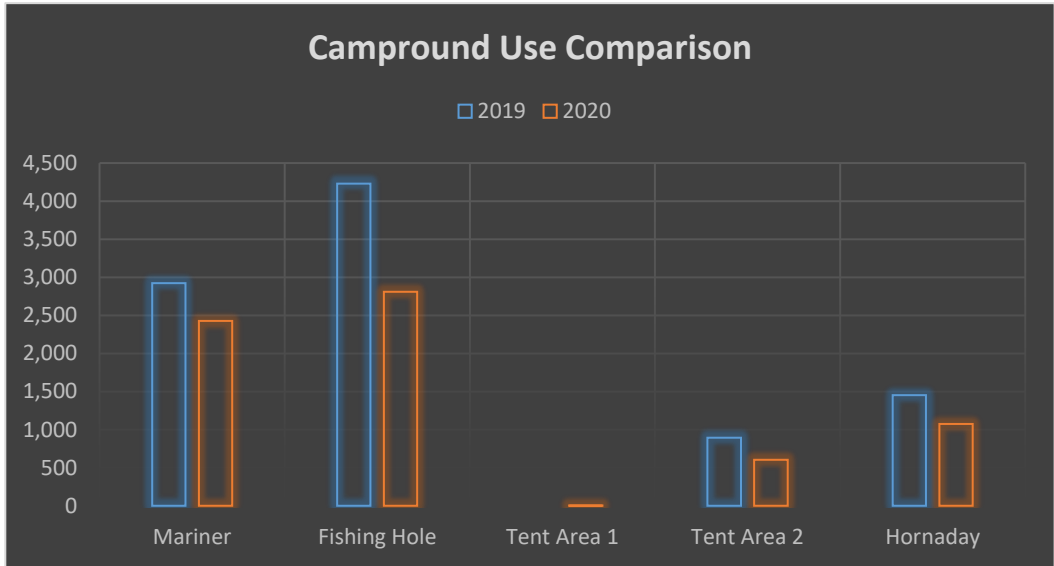
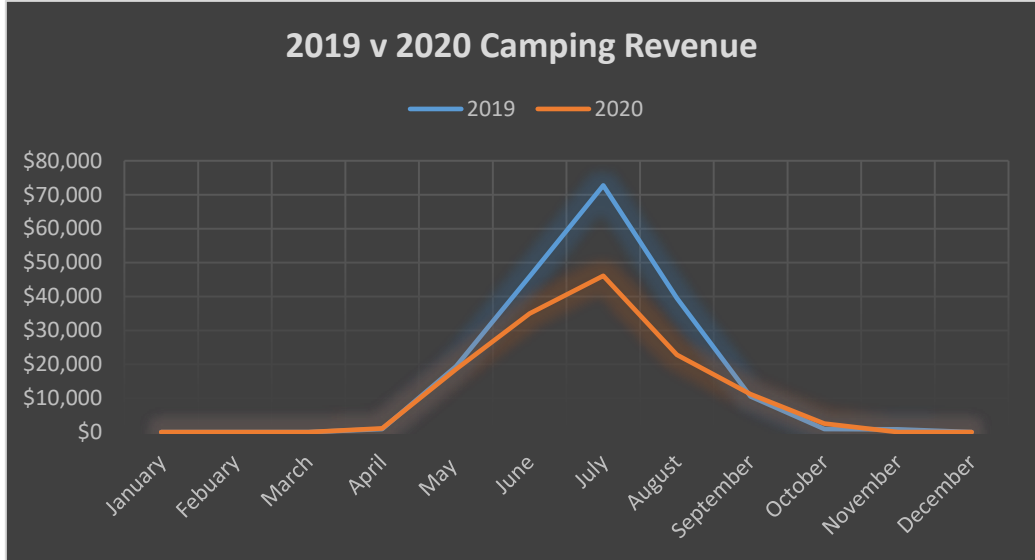


## 2019 v 2020 City of Homer Camping Report Comparison

	2019	2020
Total Camping	9,501	6,918
Total People	17,522	14,006
Total Revenue	\$190,569	\$137,116

Monthly	2019		2020		2019		2020	
	Camping	People	Revenue	Camping	People	Revenue		
January	0	0	\$0	0	0	\$0		
February	0	0	\$0	0	0	\$0		
March	0	0	\$0	0	0	\$0		
April	46	77	\$890	54	138	\$1,086		
May	967	1,729	\$19,380	928	1,822	\$18,547		
June	2,290	4,227	\$45,867	1,746	3,425	\$34,987		
July	3,629	6,548	\$72,740	2,333	4,951	\$46,079		
August	1,956	3,750	\$39,532	1,141	2,311	\$22,779		
September	525	1,030	\$10,520	593	1,126	\$11,179		
October	44	93	\$880	123	233	\$2,460		
November	44	68	\$760	0	0	\$0		
December	0	0	\$0	0	0	\$0		

By Campground	2019		2020	
	Camping	Revenue	Camping	Revenue
Mariner	2,923	\$58,460	2,428	\$48,560
Fishing Hole	4,231	\$84,620	2,810	\$56,200
Tent Area 1	0	\$0	2	\$40
Tent Area 2	893	\$17,860	605	\$12,100
Hornaday	1,454	\$29,080	1,073	\$21,460



Monthly	Percent Change		
	Camping	People	Revenue
January	0.00%	0.00%	0.00%
February	0.00%	0.00%	0.00%
March	0.00%	0.00%	0.00%
April	117.00%	179.00%	122.00%
May	95.96%	105.38%	95.70%
June	76.24%	81.03%	76.28%
July	64.29%	75.61%	63.35%
August	58.33%	61.63%	57.62%
September	112.95%	109.32%	106.26%
October	279.55%	250.54%	279.55%
November	See table		
December	0.00%	0.00%	0.00%





# 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 and Bryan Hawkins, Habormaster  
DATE: January 5, 2021  
SUBJECT: PWCs in Kachemak Bay

---

A decision signed by Alaska Department of Fish & Game Special Assistant Rick Green, effective January 9<sup>th</sup>, allows personal watercraft (PWC), such as jet skis, to access Kachemak Bay for the first time in almost 20 years. This change has created concerns in the community which include, but are not limited to, public safety, shoreline protection, and recovery of the appropriate fees for PWC usage of harbor facilities. The intent of this memo is to acknowledge and analyze known concerns and seek guidance from Council on future actions.

### City Jurisdiction

The City has jurisdiction over waters within City limits. That mainly consists of the harbor and tidelands along the coast of the City. The City does not currently have any restrictions on vessel operations in the City tidelands. The City's ability to patrol and enforce regulations on the water and outside of the harbor is very limited. We also control the launch ramp and the ability to drive on certain beaches.



Figure 1 - City waters are located inside the dashed line

The City does not have specific PWC regulations. From a Port/Harbor perspective, they are small boats. We do however have a number of existing regulations which would apply to PWCs, and any other motorized aquatic vessels, which operate in our harbor.

### **State Jurisdiction**

In the nearshore area surrounding the City, the State holds jurisdiction over all waters outside of City limits. Access to State waters by motorized vessels is regulated by the Alaska Department of Natural Resources (DNR). With the repeal of the PWC ban by the State, PWCs will be allowed in Kachemak Bay starting on January 9, 2021. The State views PWCs as small motor craft, and there are not PWC-specific regulations at the State level with the exception of some restrictions in some State Parks or specific facility plans. PWCs, like any other small motor vessel, are required to carry a fire extinguisher, life jacket, sound signaling device, flairs, and lights for operating after dark. Additionally they are required to be registered like any other vessel with DMV and have an AK number on the hull.

### **Public Safety**

There is concern in the community that PWCs could create various public safety hazards. There is a perceived issue of incompatibility with other user groups and an assumption that more users on PWCs may result in more incidents requiring rescue on the water.

Regarding incompatibility with other user groups, the staff analysis is that this is more an issue of behavior than the specific type of watercraft. PWCs are associated with speed. Inside the harbor, and other designated no wake areas, speeds are limited to two miles per hour by Homer City Code (HCC 10.08.210). Harbor and Police staff are able to issue citations for violations of this regulation. It is important to note that outside of the harbor itself, it is very difficult for the City to monitor behavior and enforce any type of regulation.

A potential increase in rescues is a very real concern that staff is already considering for the summer season. Any time the number of people on the water increases, the risk of an accident also increase. Typically first response in the Homer area has been provided by a combination of Good Samaritan, City, State, and Coast Guard resources. When the call goes out that someone is in trouble, the Harbor staff does their best to respond within the limits created by the time of day, location, conditions, and personnel availability. During non-emergency responses, the private company Sea Tow provides towing services.

The Harbormaster has a very specific concern about safety at the entrance to the harbor. This area is extremely dangerous because so much traffic, which ranges from very small to very large vessels, must pass through the jetties and the potential for accidents due to the close quarters traffic which occurs in that location. PWCs, if used irresponsibly, could exacerbate this already dangerous passage. This is an area in which we have considered installing a camera system to monitor traffic.

### **Shoreline Protection and Disruption of Wildlife**

I have received a few emails which include concerns regarding erosion and contamination related to launching PWCs from the beach. The potential for any damage to the shoreline is split between the PWCs themselves, and vehicles attempting to launch them from the beach.

The weight of most PWCs is too great for a user to unload and essential push the craft to the water. If an individual were interested in a beach launch, they are most likely going to use a truck and trailer. The City

has very limited access for vehicles to drive on the beach. Vehicles are prohibited at Mariner Park Lagoon, Mud Bay, Airport Beach Access Road, the majority of the Spit's beaches, Beluga Slough, and east of Bishops Beach Park. City beach policy only allows drivers year round west of Bishops Beach Park. The City also allows vehicles to drive between Mariner Park and the sea wall between October 31<sup>st</sup> and March 1<sup>st</sup> for the purposes of coal and sand gathering only, this stretch of beach is closed to all vehicles in summer (see attachment 1). Because of the limited options for driving on the beach legally, and the shallow slope which would require a truck to back uncomfortably far into the water to launch a PWC, staff believes there should be very limited instances of beach launches.

Using PWCs in shallow waters could result in the disruption of various types of habitat. This is a behavior which is difficult to monitor or enforce against. Similarly PWC users could behave in such a way that it becomes harassment of wildlife, which is an enforceable federal offense. When on the Bay, State Troopers and US Coast Guard would likely be the main enforcers of these regulations. In addition to purposeful harassment of wildlife, the speed of operation and limited view from a PWC could lead to unintentional collisions with marine mammals and other species off of our coast.

### **Launch and Other Associated Fees**

PWC are subject to the same fees as any other vessel launching from the ramp: \$20 per launch for vessels (\$13 for the launch and \$7 for the parking levy). Fees are collected from April 1<sup>st</sup> to October 15<sup>th</sup> each year. If a launch ramp user does not pay the required fee, fines begin at \$100 and go up to \$300 per offense (Ordinance 16-11). If a PWC is left in the harbor overnight, they will be required to file a moorage agreement and pay for moorage which is based on the overall length of the vessel.

### **Staff Recommendations:**

Within the City:

- Direct the City Manager to increase enforcement of existing rules regarding vehicles on the beach and no wake zones.
- Direct the City Manager to research a camera system for the harbor entrance.
- Direct the City Manager to work with other agencies to enforce wake speed regulations and vessel safety for all vessel types at the harbor entrance.

At the State-level:

- If the Council wishes to oppose PWCs in Kachemak Bay, direct the City Manager to identify opportunities for comment to the appropriate agencies, political offices, and ongoing planning projects and prepare drafts for Council review.

### **Attachments**

1. City of Homer "Where Can I Drive?" Beach Map

# Where Can I Drive?

**Problems? Call Homer Police Dept at 235-3150.  
Violators can be fined.**



Bishop's Beach Park:  
Motorized users go west

Airport Beach Access Road:  
no vehicle use allowed.

**Motor Vehicles Prohibited:**



- Mariner Park Lagoon
- Mud Bay
- Airport Beach Access Road
- Most of the Spit
- Beluga Slough
- East of Bishop's Beach Park

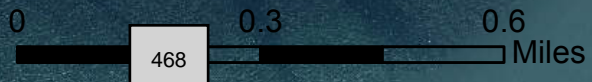
Motorized use at Mariner Park only allowed for coal and sand gathering, October 31 to March 1.

No Coal Fires  
No tampering with driftwood in berms

Mariner Park to the east end of the sea wall:  
Coal and sand gathering only, October 31 to March 1.  
CLOSED IN SUMMER TO ALL VEHICLES.

**Legend**

-  Motorized vehicles OK
-  Motorized vehicles Restricted
- P = Parking



**CITY OF HOMER  
HOMER, ALASKA**

Mayor

**RESOLUTION 20-133**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA EXPRESSING INTENT PARTICIPATE IN THE PURCHASE OF KENAI PENINSULA BOROUGH PARCEL NUMBER 17936032 T 06S R 13W SEC 22 SEWARD MERIDIAN HM 2017050 HODNIK SUB LOT 4, BY KACHEMAK BAY MOOSE HABITAT, INC, AND DIRECTING THE CITY MANAGER TO NEGOTIATE THE CITY’S FINANCIAL CONTRIBUTION, AND ASSURE THE BINDING PUBLIC PURPOSE CONDITIONS ARE MET.

WHEREAS, Township 6 South, Range 13 West, Section 22, Lot 4 Hodnick Subdivision Seward Meridian, Lot 4 Hodnick Subdivision, Kenai Peninsula Borough parcel number 17936032 (herein after referred to as the “Property”), a twenty one acre property, will be purchased by Kachemak Moose Habitat, Inc., a small nonprofit that has preserved more than 630 acres of moose habitat on the Southern Kenai Peninsula since 1996; and

WHEREAS, Kachemak Moose Habitat, Inc. has an emphasis on conserving land in the Kachemak Drive area for moose habitat; and

WHEREAS, During tough winters and deep snow the moose congregate in the Beluga Lake wetlands near the airport to feed and rest; and

WHEREAS, The Property has unpaid utility assessments that the Buyers and Seller request the City of Homer assume to facilitate the transfer; and

WHEREAS, While the City is not purchasing the property, ~~but~~ the public would be gaining access to recreational opportunities such as ice skating and bird watching in perpetuity, without the costs associated with managing a public park; and

WHEREAS, Kachemak Moose Habitat, Inc allows public access to their lands, and is amenable to a further granting of a Public Recreational Easement per AS 34.17.100, that would allow bird watching and ice skating on the property along with some limited parking.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby authorizes the City Manager to negotiate the City’s participation for the transfer of the Property with the assurance that an easement will be recorded that allows for public recreation such as ice skating and bird watching, limited space for off-street public parking, and satisfies the payment of all existing utility assessments.

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BE IT FURTHER RESOLVED, This resolution will be followed with an Ordinance appropriating the funds when the above conditions have been met.

PASSED AND ADOPTED by the Homer City Council on this 14th day of December, 2020.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A

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

3 City Manager

4 **RESOLUTION 20-133(S)**

5  
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
7 EXPRESSING INTENT TO PARTICIPATE IN THE PAYMENT OF THE  
8 WATER AND SEWER ASSESSMENTS FOR KENAI PENINSULA  
9 BOROUGH PARCEL NUMBER 17936032 T 06S R 13W SEC 22  
10 SEWARD MERIDIAN HM 2017050 HODNIK SUB LOT 4, WHEN THE  
11 PROPERTY OWNERSHIP TRANSFERS TO KACHEMAK BAY MOOSE  
12 HABITAT, INC, AND A DEED RESTRICTION FOR CONSERVATION  
13 AND PUBLIC USE ARE RECORDED

14  
15 WHEREAS, Township 6 South, Range 13 West, Section 22, Lot 4 Hodnick Subdivision  
16 Seward Meridian, Kenai Peninsula Borough parcel number 17936032, is a twenty one acre  
17 property which contains valuable wetlands and a large portion of Lampert Lake; and

18  
19 WHEREAS, The wetlands are part of an ecologically significant system which serves  
20 animals such as moose and migratory birds while also providing recreational and ecosystem  
21 services to the humans that inhabit and visit the City of Homer; and

22  
23 WHEREAS, The subject parcel is part of Districts created by Resolution 04-11 which  
24 authorized the formation of the Kachemak Drive Phase I Sewer Special Assessment District,  
25 and Resolution 05-80 which authorized the formation of the Kachemak Drive Phase 1 Water  
26 Special Assessment Districts; and

27  
28 WHEREAS, There are outstanding water and sewer assessments in the amount of  
29 approximately \$78,500 associated with the subject parcel; and

30  
31 WHEREAS, It is expected that the subject parcel will be purchased by Kachemak Moose  
32 Habitat, Inc., a small nonprofit that has preserved more than 630 acres of moose habitat on  
33 the Southern Kenai Peninsula since 1996; and

34  
35 WHEREAS, Kachemak Moose Habitat, Inc allows public access to their lands, and is  
36 amenable to a further deed restriction for conservation and public access; and

37  
38 WHEREAS, While the City is not purchasing the property but the public would be gaining  
39 access to recreational opportunities such as ice skating and bird watching in perpetuity,  
40 without the costs associated with managing a public park; and

42 WHEREAS, The Council finds that conservation of this parcel provides significant value  
43 to the public; and

44  
45 WHEREAS, the 2018 Comprehensive Plan, Chapter 4 Land Use, Goal 2 supports the  
46 acquisition of environmentally sensitive land for preservation; and

47  
48 WHEREAS, Comprehensive Plan Implementation Item 2-C-1 states: “Work with land  
49 trusts and/or public agencies to acquire land for protection and recreational use”; and

50  
51 WHEREAS, The Council does not believe it is appropriate for the HAWSP fund to bear  
52 the cost of this expansion of conservation and recreation opportunities within the City; and

53  
54 WHEREAS, The Land Acquisition Fund has sufficient funds to pay the assessments on  
55 the subject parcel.

56  
57 NOW, THEREFORE, BE IT RESOLVED The City intends to pay the Kachemak Drive Phase  
58 I Water and Sewer Special Assessment District assessments on Township 6 South, Range 13  
59 West, Section 22, Lot 4 Hodnick Subdivision Seward Meridian, Kenai Peninsula Borough parcel  
60 number 17936032 from the Land Acquisition Fund when the property ownership has  
61 transferred to Kachemak Moose Habitat, Inc. and a deed restriction has been recorded  
62 regarding conservation and public access on the property.

63  
64 BE IT FURTHER RESOLVED, This resolution will be followed with an Ordinance  
65 appropriating the funds from the Land Acquisition Fund when the above conditions have been  
66 met.

67  
68 PASSED AND ADOPTED by the Homer City Council on this 11th day of January, 2021.

69  
70 CITY OF HOMER  
71  
72 \_\_\_\_\_  
73 KEN CASTNER, MAYOR  
74

75 ATTEST:  
76  
77 \_\_\_\_\_  
78 MELISSA JACOBSEN, MMC, CITY CLERK  
79

80 Fiscal Note: Approximately \$79,000 in water and sewer assessments for Kenai Peninsula  
81 Borough Parcel number 17936032, LEGAL DESCRIPTION: T 06S R 13W SEC 22 SEWARD  
82 MERIDIAN HM 2017050 HODNIK SUB LOT 4.





## City of Homer

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

491 East Pioneer Avenue  
Homer, Alaska 99603

(p) 907-235-8121

(f) 907-235-3140

### Memorandum 21-011

TO: Mayor Castner and Homer City Council  
FROM: Rob Dumouchel, City Manager and Julie Engebretsen, Deputy City Planner  
DATE: December 14, 2020  
SUBJECT: Payment of water and sewer assessments for Lot 4, Hodnik Subdivision

A 21 acre parcel located between Lampert Lake and Kachemak Drive is currently for sale. This property is particularly popular with birdwatchers and ice skaters. Kachemak Moose Habitat, Inc (KMHI) is intending to purchase the land and retain it for conservation purposes. KMHI has a history of land acquisition in the Beluga Lake/Kachemak Drive area to preserve moose habitat (see attachment 1). KMHI also has a practice of allowing public access to their properties. KMHI would like to partner with the City to “waive” the existing water and sewer assessments (~\$78,500). As the assessments are debts owed to the HAWSP fund, it is inappropriate to waive the assessments. Instead, staff recommends the Council consider paying off the assessments with available funds from the Land Acquisition Fund.

#### **Subject Parcel Information**

The subject parcel is identified as Township 6 South, Range 13 West, Section 22, Lot 4 Hodnick Subdivision Seward Meridian, Lot 4 Kenai Peninsula Borough parcel number 17936032. It is located between Kachemak Drive and the Homer Airport.



The parcel is 21 acres in size and contains a large portion of Lampert Lake. The parcel is zoned “General Commercial 2,” but the opportunities for development are limited due to the lake and wetlands. Lampert Lake and its adjacent wetlands provide both ecosystem services and recreational opportunities to the City’s residents and visitors. The parcel attracts migratory birds as well as moose. The parcel also attracts birdwatchers, amateur ecologists, environmental educators, and, when conditions are right, ice skaters.

**Assessment History**

At this time, the subject parcel is associated with approximately \$78,500 in water and sewer assessments. The assessments, when paid, would refund the HAWSP Fund’s participation in the extension of water and sewer to this part of the City.

The subject parcel is part of two districts:

1. Kachemak Drive Phase I Sewer Special Assessment District (Resolution 04-11, approved by Council January 12, 2004)
2. Kachemak Drive Phase 1 Water Special Assessment District (Resolution 05-80, approved by Council July 25, 2005)

In 2005, the City Council adopted Resolution 05-50(A) to exempt certain lands from water and sewer assessments when the lands would be conserved for a public purpose or habitat protection. Over the years, the city has exempted at least six lots along Kachemak Drive for this purpose. Because of the impact “exemptions” or “waivers” have on the HAWSP Fund, staff does not recommend following the past practice of waiving any fees associated with the parcel.

Prior resolutions which had provided “waivers” to assessments, included language that stated if a property benefiting from a waiver were later developed, the full assessment would come due. While the post-development concept is very valid, it is very difficult to administer. If Council wants to develop a program of this nature, Administration, Finance, and the City Attorney will need to collaborate on a program which can adequately address situations such as this.

## **Request from Kachemak Moose Habitat, Inc.**

This fall, KMHI contacted the mayor to request an exemption (“wavier”) for the subject parcel (see attachment 2). The property is under private ownership, and is in the process of being purchased with the intent that KMHI will be the owner. Initially it was believed that there were approximately \$30,000 in assessments on the subject property, however further research determined that the amount is actually \$78,500. At the time the assessments were approved, the land included two parcels; lot lines have since changed and it is now one large property with the two original two assessments.

In exchange for the City paying the assessments, KMHI has proposed the following language as a deed restriction:

*“The above described real property is protected, in perpetuity, primarily for the purpose as a wetland and habitat conservation area. The property shall be protected and managed in its natural condition for the preservation of its surface resources, vegetative cover, habitat for fish and wildlife, wetland hydrology and other water quality values of the property. The property shall remain available for public recreational activities provided those activities do not conflict with this primary purpose.”*

## **Potential Funding Source**

Staff has identified the Land Acquisition Fund as a potential funding source. The fund currently has a balance of about \$170,000. If the fund is used for these assessments, the remaining balance would be approximately \$91,000.

**Recommendation:** Adopt the Resolution. When the property transaction is complete with the recorded deed restriction, staff will bring forward an ordinance to pay the water and sewer assessments.

## **Attachments**

1. Area Map
2. KMHI letter
3. Hodnik Subdivision Plat

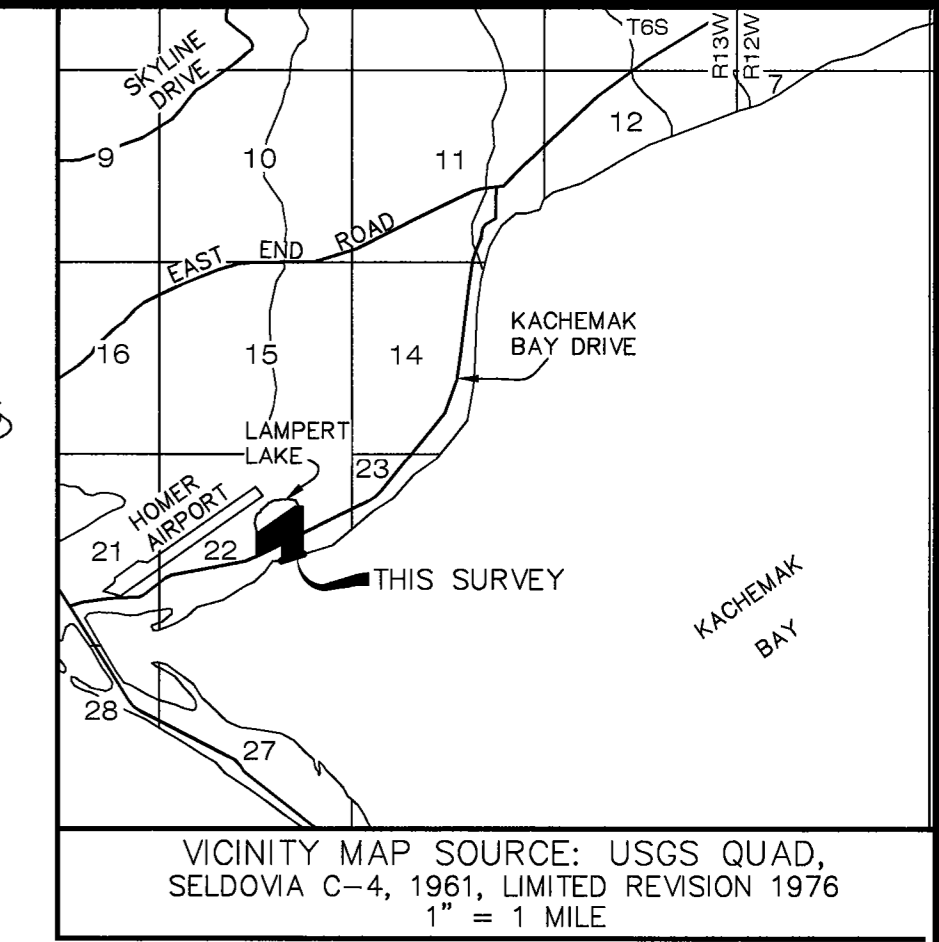
Line #	Length	Direction
L1	56.58'	S0°06'15"E
L2	56.58'	S0°06'15"E
L3	111.76'	S0°05'43"E
L4	2.95'	S0°05'43"E
L5	56.59'	N0°05'43"W
L6	56.69'	N0°05'43"W
L7	46.42'	N61°16'49"E
L8	145.59'	N61°16'49"E
L9	112.12'	N61°16'49"E
L10	162.66'	N61°16'49"E
L11	229.61'	N63°16'54"E
L12	5.02'	N61°59'14"E

Kachemak Dr. Centerline		
Line #	Length	Direction
L25	19.62'	N61°59'14"E
L26	420.93'	N61°16'49"E
L27	229.91'	N63°16'54"E
L28	30.94'	N61°59'14"E

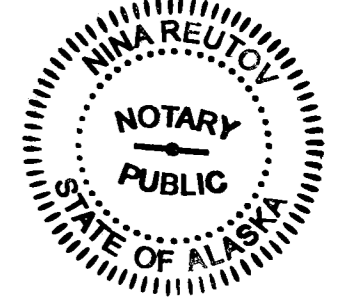
Alaska Department of Transportation & Public Facilities

**NOTES**

- All lots within this subdivision are subject to City of Homer Zoning Regulations. Refer to the Homer City Code for all current setback and site development restrictions.
- BASIS OF BEARING:** The Basis of Bearing was determined by high precision GPS methods. A local grid oriented to True Geodetic North at a found 3-1/4 Brass Cap monument near the southwest corner of Lot 4 was used for this survey.
- No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.
- Any person developing these lots is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- The utility easements shown are for underground utilities. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of the utility to use the easement.
- The area between the current MHWL and the 1917 MHWL may be subject to private and public riparian rights based on the location of the 1964 pre-earthquake MHWL which was not determined this survey. The 1917 meander line was used for area computation.
- Lots 1, 2, and 3 are subject to a 1-percent-annual-chance floodplain as identified by the FEMA Flood Insurance Study 02122CV001B, Map 02122C2115E, dated October 20, 2016. Property owner should contact the City of Homer prior to any development activity.
- There is a 15 foot Enstar natural gas utility easement that is approximately 25 feet south from the centerline of Kachemak Drive. Refer to document 2014-000789-0 Homer Recording District.
- Water and Sewer Recorded Easements: City of Homer, 50 foot Water and Sewer Easement, Homer Recording District, Doc. No. 2006-005888-0 and, City of Homer, 50 foot Water and Sewer Easement, Homer Recording District, Doc. No. 2006-005889-0.
- These lots are served by City of Homer water and sewer.
- WASTEWATER DISPOSAL:** Plans for wastewater disposal that meet regulatory requirements are on file at the Department of Environmental Conservation.
- Foot path shown is for use of owners only and is not dedicated to public use.
- There is a 10' easement for the existing underground electric service on Lot 3.
- Water and Sewer Recorded Easements: City of Homer, 20 foot Water and Sewer Easement, Homer Recording District, Doc. No. 2016-002367-0 and, City of Homer, 20 foot Water and Sewer Easement, Homer Recording District, Doc. No. 2016-002480-0.
- At its meeting on August 28, 2017, the KPB Planning Commission approved an exception granted to the 3:1 depth to width ratio (KPB 20.30.190) for Lot 2.
- Acceptance of the plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments by Kenai Peninsula Borough.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.  
*Vickey J. Hodnik*  
Vickey J. Hodnik  
P.O. Box 1836  
Homer, AK 99603



**NOTARY'S ACKNOWLEDGMENT**  
For: *Vickey J. Hodnik*  
Acknowledged before me this 14 day of November, 2017.  
*John Linnell*  
Notary Public for the State of Alaska  
My commission expires 5/11/19

**PLAT APPROVAL**  
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of August 28, 2017.

**KENAI PENINSULA BOROUGH**  
By: *Max J. Beal* 10-6-17  
Authorized Official

**CERTIFICATE OF ACCEPTANCE**  
This is to certify that the State of Alaska, Department of Transportation and Public Facilities, granted herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein contained within the area delineated as Kachemak Drive, described on this plat as Right-of-Way and consents to the recordation thereof.

In witness whereof, I have hereunto set my hand this 2<sup>nd</sup> day of November, 2017.

**DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES**  
By: *John Linnell*  
For the Commissioner

**NOTARY'S ACKNOWLEDGMENT**  
Subscribed and sworn to before me this 2<sup>nd</sup> day of November, 2017.  
For: *John Linnell*

*Linda F. Mathis*  
Notary Public for the State of Alaska  
My Commission Expires: 11/14/2024  
**STATE OF ALASKA NOTARY PUBLIC**  
Linda F. Mathis  
My Commission Expires With Office

**MULLIKIN SURVEYS**  
P.O. BOX 790  
HOMER, ALASKA 99603-0790  
(907) 235-8975

2017-50  
Homer  
DIST  
10-11-2017  
DATE  
2:20 P.M.  
TIME

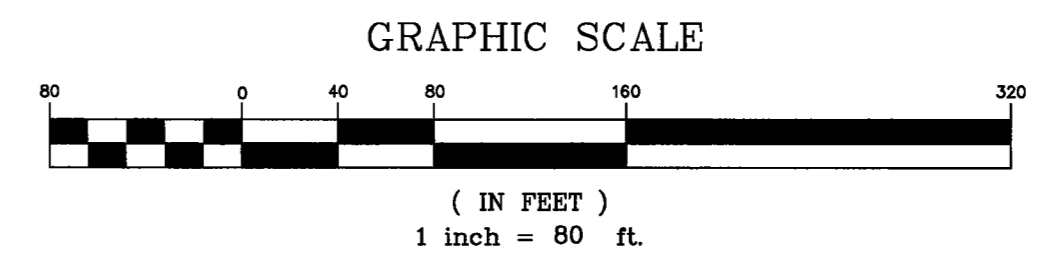
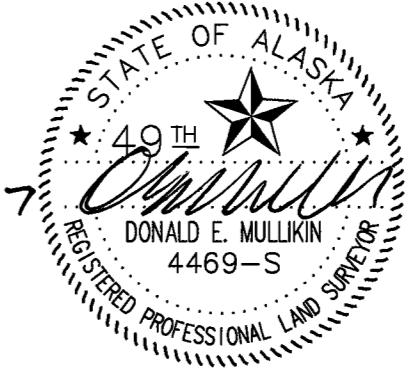
**HODNIK SUBDIVISION**  
CREATING LOTS 1, 2, 3, & 4

A SUBDIVISION OF A PORTION OF GOV'T LOT 2 SECTION 22, T.6S., R.13W., SEWARD MERIDIAN, MORE PARTICULARLY DESCRIBED AS LYING SOUTH OF KACHEMAK DR., EXCEPTING THEREFROM KETA CLIFFS TOO, PLAT NO. 79-48 H.M. AND CARROLL SUBD., PLAT 79-54 H.M. AND THE EAST 300 FEET OF THE WEST 700 FEET LYING SOUTH OF KACHEMAK DR., AND THAT PORTION OF GOV'T LOT 2, IN SECTION 22, T.6S., R.13W., S.M. LYING NORTH OF KACHEMAK DR., EXCEPTING THEREFROM THAT PORTION BEGINNING AT THE NORTHWEST ONE-QUARTER OF GOV'T LOT 2; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 2 ON A BEARING OF S 88°49'19" W, A DISTANCE OF 1064.51 FEET; THENCE ALONG A LINE THAT BEARS S 66°17'38" W A DISTANCE OF 1297.70 FEET; SAID LINE BEING PARALLEL TO AND 800 FEET SOUTHWESTERLY OF THE HOMER AIRPORT CENTERLINE; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 2, ON A BEARING OF N 01°10'41" E, A DISTANCE OF 742.19 FEET TO THE TRUE POINT OF BEGINNING WITHIN THE CITY OF HOMER, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 30.803 ACRES, MORE OR LESS

SURVEYOR	CLIENT
Mullikin Surveys P.O. Box 790 Homer, AK 99603	Vickey J. Hodnik P.O. Box 1836 Homer, AK 99603
Drawn By: PJD	Scale: 1" = 80'
Date: October 2, 2017	File:
Checked By: DEM, JVM	Hodnik Subd 2015
Book Nos. 346, 350	K.P.B. File 2015-052R2

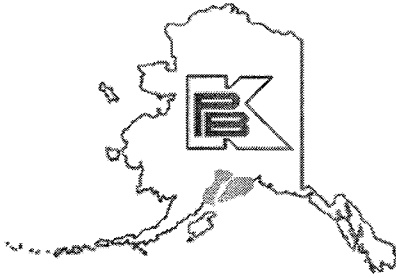
**LEGEND**

- FOUND BLM BRASS CAP MONUMENT, 1952
- FOUND 1 1/2" AL. CAP
- FOUND 1" PLASTIC CAP ON 1/2" REBAR, 3686-S, 1978
- FOUND 1 1/4" CONCRETE FILLED IRON PIPE
- FOUND 5/8" REBAR
- SET 2" AL. CAP 5/8"x24", 4469-S, 2017
- FIRE HYDRANT
- WATER WELL
- FENCE
- EXISTING FOOT PATH



2015 Mean High Water Line		
Line #	Length	Direction
L13	41.83'	N79°42'51"E
L14	33.77'	N71°59'54"E
L15	25.12'	N83°45'19"E
L16	45.40'	S78°49'55"E
L17	36.46'	S69°52'23"E
L18	47.46'	S62°19'52"E
L19	105.13'	S77°07'53"E
L20	41.73'	S84°01'43"E
L21	48.50'	N86°51'14"E
L22	102.50'	N84°13'17"E
L23	107.55'	N80°51'30"E
L24	34.64'	N0°13'26"E

NOTE:  
L24 = TIE TO THE TRUE POINT FOR THE SE'LY CORNER OF LOT 3



## **KENAI PENINSULA BOROUGH**

*Finance Department*

144 North Binkley Street • Soldotna, Alaska 99669-7520

Toll-free within the Borough: 1-800-478-4441, Ext. 2304

**PHONE:** (907) 714-2304 • **FAX:** (907) 714-2376

www.kpb.us

**CHARLIE PIERCE  
BOROUGH MAYOR**

### **CERTIFICATE OF TAX DEPARTMENT**

I, Rhonda Krohn, Property Tax and Collections Manager for the Kenai Peninsula Borough, do hereby certify that, as of the date of this certificate, all real property taxes levied by the Kenai Peninsula Borough have been paid for the area(s) described as:

Subdivision: HODNIK SUBDIVISION

Parcel # 17936002

T 6S R 13W SEC 22 Seward Meridian HM PTN GOV LT 2 DESC AS BEGIN @ POINT 800 FT S OF NW COR OF GL 2 & 400 FT E OF W LINE OF GL 2 & EXTENDING S 0 DEG 4'E 725 FT TO POINT ON MHW LINE TH ALONG SAID LINE S 70 DEG 15' E 135 FT TH N 73 DEG 30' E 181 FT TH N 0 DEG 03' W 720 FT TH W 300 FT TO POB WHICH LIES N OF KACHEMAK DR

Parcel # 17936024

T 6S R 13W SEC 22 Seward Meridian HM THAT PORTION OF GOVT LOT 2 LYING NORTH OF KACHEMAK DR EXCLUDING THOSE PARCELS PER D 5 @ 228 & WD 106 @ 988

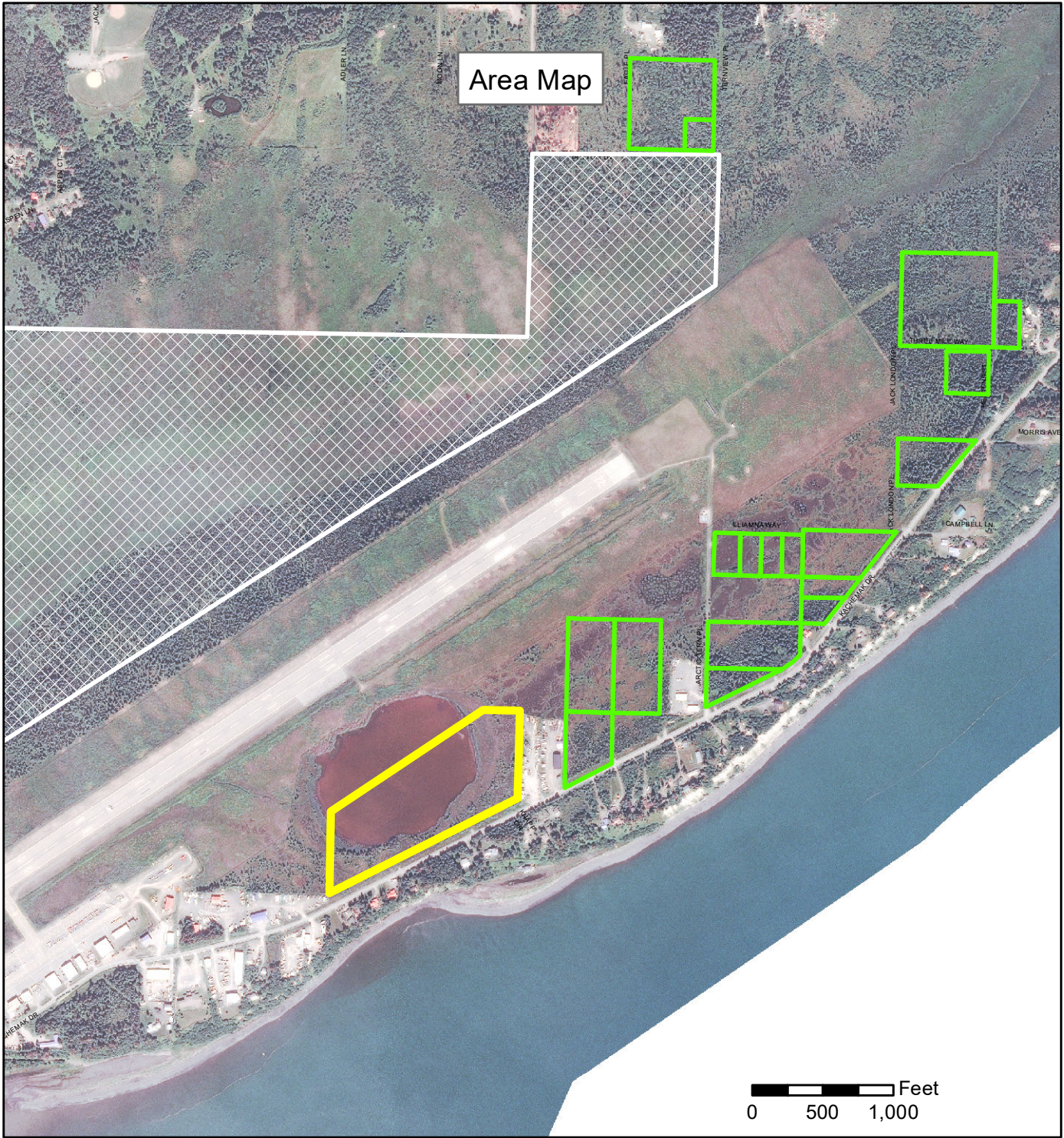
Parcel # 17936005

T 6S R 13W SEC 22 Seward Meridian HM PTN GOV LOT 2 LYING SOUTH OF KACHEMAK DR EXCLUDING KETA CLIFFS TOO & CARROLL SUBS & E 300 FT OF THE W 700 FT

The following assessments (except assessments for the cities of Homer, Kenai, Seward, Seldovia, and Soldotna) levied against this property are outstanding: \$.00.

Witness my hand and seal this 15th day of November, 2017.

Rhonda Krohn  
Property Tax and Collections Manager



**City of Homer**  
 Planning and Zoning Department  
 December 29, 2020

**Land Ownership**

- Subject Property
- Kachemak Moose Habitat, Inc
- Airport Critical Habitat Area



*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.

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

3 Aderhold/Evensen

4 **RESOLUTION 21-008**

5  
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
7 PROVIDING COMMENTS TO THE STATE OF ALASKA DEPARTMENT  
8 OF NATURAL RESOURCES DIVISION OF PARKS AND OUTDOOR  
9 RECREATION ON THE KACHEMAK BAY STATE PARK AND  
10 KACHEMAK BAY STATE WILDERNESS PARK MANAGEMENT PLAN  
11 INTENT TO ADOPT, DATED NOVEMBER 2020  
12

13 WHEREAS, The State of Alaska Department of Natural Resources Division of Parks and  
14 Outdoor Recreation (DPOR) released an Intent to Adopt Management Plan for Kachemak Bay  
15 State Park and Kachemak Bay State Wilderness Park in November 2020 to the public for review  
16 and comment, with comments on the plan due by January 22, 2021; and  
17

18 WHEREAS, DPOR states in the Intent to Adopt plan that “the planning process allows  
19 DPOR to reassess its management policies to determining if they are meeting the needs of the  
20 recreating public while ensuring that uses and activities are not significantly impacting the  
21 natural and cultural resources. This plan, therefore, addresses several significant issues that  
22 have arisen since the last management plan. The primary reason for revising the management  
23 plan is to update the management guidelines and trail and facility recommendations where  
24 necessary to support an increasing number of visitors to the park units and to provide diverse  
25 recreational opportunities consistent with the mission of the agency and the purposes of the  
26 units.”; and  
27

28 WHEREAS, The plan states that Kachemak State Park and Kachemak Bay State  
29 Wilderness Park were created via legislation in the early 1970s with the purpose for the state  
30 park to “... protect and preserve this land and water for its unique and exceptional scenic  
31 value, the park is established and shall be managed as a scenic park” (Alaska Statute (AS)  
32 41.21.131) and with the purpose of the wilderness park to “... protect and preserve this land  
33 and water for its unique and exceptional value, this park is established and shall be managed  
34 as a wilderness park” (AS 41.21.140); and  
35

36 WHEREAS, The plan also provides management direction for several state recreation  
37 sites on the north side of the Bay (Diamond Creek, Overlook Park, and Eveline State Recreation  
38 Sites) which were created administratively and lack a purpose statement or unit-specific  
39 statutes; and  
40

41 WHEREAS, The City of Homer is the gateway to Kachemak Bay State Park, State  
42 Wilderness Park, and the state recreation sites on the north side of the bay and derives tax  
43 revenues because of its proximity to the park; and  
44

45 WHEREAS, Residents of and visitors to Homer enjoy year round use of all park units and  
46 Homer residents make up the bulk of park volunteers who maintain trails and other facilities  
47 within the park; and  
48

49 WHEREAS, Some Homer residents derive a livelihood at least in part due to the  
50 proximity of the park, through concessions such as water taxis and guide services.  
51

52 NOW THEREFORE BE IT RESOLVED that the City of Homer, Alaska provides the following  
53 comments on DPOR’s Intent to Adopt Management Plan for Kachemak Bay State Park and  
54 Kachemak Bay State Wilderness Park dated November 2020:  
55

- 56 • The City of Homer appreciates the goals and objectives for each of the park units and  
57 the recognition that the parks are currently understaffed to adequately manage,  
58 monitor, oversee, and regulate activities in such a large and diverse park system. We  
59 encourage DPOR to actively seek state funding to add much needed staff to the park to  
60 maintain the goals and objectives of the park units.
- 61 • The City of Homer agrees with the intents listed in Chapter 5 of the plan for each of the  
62 park units. Related to the state recreation sites, we applaud the intent to improve  
63 parking and outhouse facilities and provide accessible (terra) access and trails at  
64 Eveline, enhance parking and add camping and public use cabins at Diamond Creek,  
65 and recognize the unique natural resources of Overlook Park.
- 66 • The City of Homer recognizes that the Alaska Department of Fish and Game authorized  
67 use of personal watercraft (PWC) in Kachemak Bay Critical Habitat Area effective  
68 January 9, 2021. The Intent to Adopt plan states that within the “Natural Zone” of the  
69 park “If this occurs, PWC use may be authorized under 11 AAC 18.010 until a regulation  
70 allowing use is promulgated.” We encourage DPOR to carefully evaluate the  
71 compatibility of PWC regarding the purpose of the park before authorization.
- 72 • The City of Homer previously provided comments on DPOR’s determination that  
73 hatcheries (specifically the Tutka Bay Lagoon Hatchery operated by Cook Inlet  
74 Aquaculture (CIAA)) are “likely incompatible with park purposes” because the park  
75 cannot dispose of land (see City of Homer Resolution 20-134). We provide the following  
76 additional comments:
  - 77 • We encourage DPOR to continue evaluation of the issue of compatibility and land  
78 disposal with CIAA, Alaska Department of Fish and Game, and legal counsel before the  
79 current CIAA operating agreement expires in 2031.
  - 80 • We request that more information be provided to justify the incompatible finding for  
81 each park zone in the Intent to Adopt plan in the Fisheries Enhancement – Hatchery row  
82 of the Resource Management Activities table in Chapter 5.



- 83       • We request that DPOR further evaluate the potential impact to the personal use fishery  
84       within the park (China Poot) and other public uses the hatchery benefits within the park  
85       before making a final determination of incompatibility.  
86

87       PASSED AND ADOPTED by the City Council of Homer, Alaska, this \_\_\_\_ day of \_\_\_\_\_,  
88 2020.

89  
90  
91  
92  
93  
94  
95

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

96 ATTEST:

97  
98

\_\_\_\_\_  
99 MELISSA JACOBSEN, MMC, CITY CLERK