



Agenda

Port & Harbor Advisory Commission Regular Meeting

Wednesday, February 26, 2025 at 5:30 PM

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

Homer City Hall

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

Zoom Webinar ID: 954 2610 1220 Password: 556404

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

CALL TO ORDER, 5:30 P.M.

AGENDA APPROVAL

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

RECONSIDERATION

APPROVAL OF MINUTES

- A. Unapproved January 22, 2025 PHC Minutes

VISITORS / PRESENTATIONS

STAFF & COUNCIL REPORT / COMMITTEE REPORTS

- A. Port & Harbor FY25 YTD
- B. Reserve Fund Balances, Fund Structure, Investment Distribution
- C. Port & Harbor Staff Report - February 2025
- D. Homer Marine Trades Association (HMTA) Report

PUBLIC HEARING

PENDING BUSINESS

- A. Port & Harbor Advisory Commission Strategic Plan Revisions

Memorandum PHC-25-004 from Port Administrative Supervisor as backup

NEW BUSINESS

- A. Overslope Platform Standards

Memorandum PHC-25-005 from Port Administrative Supervisor as backup

[B.](#) Homer Comprehensive Plan Update - Public Review Draft

INFORMATIONAL MATERIALS

[A.](#) February 2025 Port Operations Report

[B.](#) February City Manager's Reports to Council

CM's Report for February 10, 2025

CM's Report for February 24, 2025

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE MAYOR

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, March 26, 2025 at 5:30 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

1. CALL TO ORDER, 5:30 P.M.

Session 25-01, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Casey Siekaniec at 5:30 p.m. on January 22, 2025 in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMISSIONERS BRADSHAW, PITZMAN, SIEKANIEC, SHAVELSON, VELSKO, & ZEISET

ABSENT: COMMISSIONER FRIEND

CONSULTING: PORT DIRECTOR HAWKINS

STAFF: CITY MANAGER JACOBSEN, PORT ADMINISTRATIVE SUPERVISOR WOODRUFF, & DEPUTY CITY CLERK PETTIT

2. AGENDA APPROVAL

Chair Siekaniec read the supplemental items into the record and requested a motion and second to approve the agenda as amended.

ZEISET/VELSKO MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

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

4. RECONSIDERATION

5. APPROVAL OF MINUTES

5.A. Unapproved December 11, 2024 PHC Minutes

ZEISET/VELSKO MOVED TO APPROVE THE DECEMBER 11, 2024 MEETING MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

6. VISITORS/PRESENTATIONS

7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS

7.A. Port & Harbor FY25 YTD

Port Administrative Supervisor Woodruff and Port Director Hawkins provided a report on the Port & Harbor Enterprise Fund.

7.B. Port & Harbor Staff Report – January 2025

Port Administrative Supervisor Woodruff provided the January Port & Harbor Staff Report.

7.C. Homer Marine Trades Association (HMTA) Report

Commissioner Zeiset provided a report regarding the Homer Marine Trades Association.

8. PUBLIC HEARING(S)

9. PENDING BUSINESS

10. NEW BUSINESS

- 10.A. City Manager Response to Motion from Port & Harbor Advisory Commission re: Petro 49
Memorandum PHC-25-001 from Port Administrative Supervisor as backup
Memorandum PHC-25-002 from City Manager as backup

- 10.B. Port & Harbor Advisory Commission Strategic Plan Revisions
Memorandum PHC-25-003 from Port Administrative Supervisor as backup

The Commission reviewed its current Strategic Plan, suggesting edits throughout the document. Port Administrative Supervisor Woodruff noted the suggested revisions, adding that she would bring an amended version back for the Commission's review at the next meeting.

Commissioner Pitzman departed the meeting at 6:20 p.m.

- 10.C. Draft Lease Agreement for Dragging Anchor, LLC
City of Homer Lease Application – Proposal Review & Staff Recommendations
2025 Schematic of Planned Use
Public Comment Received

Chair Siekaniec introduced the item by reading of the title and deferred to Port Administrative Supervisor Woodruff, who summarized the leasing process and amendments made to the draft lease agreement.

SHAVELSON/ZEISET MOVED TO RECOMMEND APPROVAL OF THE SECOND LEASE ASSIGNMENT AND SECOND AMENDMENT FOR DRAGGING ANCHOR, LLC.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

11. INFORMATIONAL MATERIALS

11.A. January 2025 Port Operations Report

11.B. Q4 Statistics

October 2024

November 2024

December 2024

11.C. January City Manager's Report to Council
CM's Report for January 13, 2025

Chair Siekaniec noted the informational materials provided in the packet.

12. COMMENTS OF THE AUDIENCE (3 minute time limit)

William Roth, city resident, compared the auxiliary vessel policies between the City of Homer and Kodiak, Alaska.

Mary Griswold, city resident, spoke in opposition of the seine skiff exemption. She reasoned that seine fishermen should pay moorage for their seine skiffs as this is the responsible thing to do to more fairly share the expense of the harbor.

13. COMMENTS OF THE CITY STAFF

Port Administrative Supervisor Woodruff thanked the Port & Harbor Staff.

Port Director Hawkins spoke in-depth regarding various projects at the harbor, specifically the ice metering system and the camera poll installation. He gave a thank you to Public Works for helping with draining at one of the parking lots down at the harbor.

Deputy City Clerk Pettit bid farewell to Commissioner Shavelson.

14. COMMENTS OF THE MAYOR

15. COMMENTS OF THE COMMISSION

Commissioner Bradshaw thanked the public for their input. He thanked Commissioner Shavelson for the knowledge he's shared with the Commission, and noted that he feels the need to step up on the Commission.

Commissioner Zeiset echoed the comments regarding Commission Shavelson. He shared his appreciation for the Port & Harbor Staff, but noted his disappointment in reference to the communications regarding the seine skiff exemption. He informed the Commission that he will not be reapplying for a spot on the Commission after his nine years of service, but noted that he's learned a lot and enjoyed his time spent serving on the Commission.

Commissioner Velsko noted that it was a great meeting. She stated that Commissioners Shavelson and Zeiset will be missed.

Commissioner Shavelson shared his excitement to hear that the Port & Harbor is fully-staffed. He commended Commissioner Zeiset for his nine years of service on the Commission. He noted that continuity is important for the Commission.

Chair Siekaniec thanked Commissioners Shavelson and Zeiset for their service, adding that they will both be missed.

16. ADJOURNMENT

There being no further business to come before the Commission Chair Siekaniec adjourned the meeting at 7:03 p.m. The next Regular Meeting is Wednesday, February 26, 2025 at 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

Zach Pettit, Deputy City Clerk

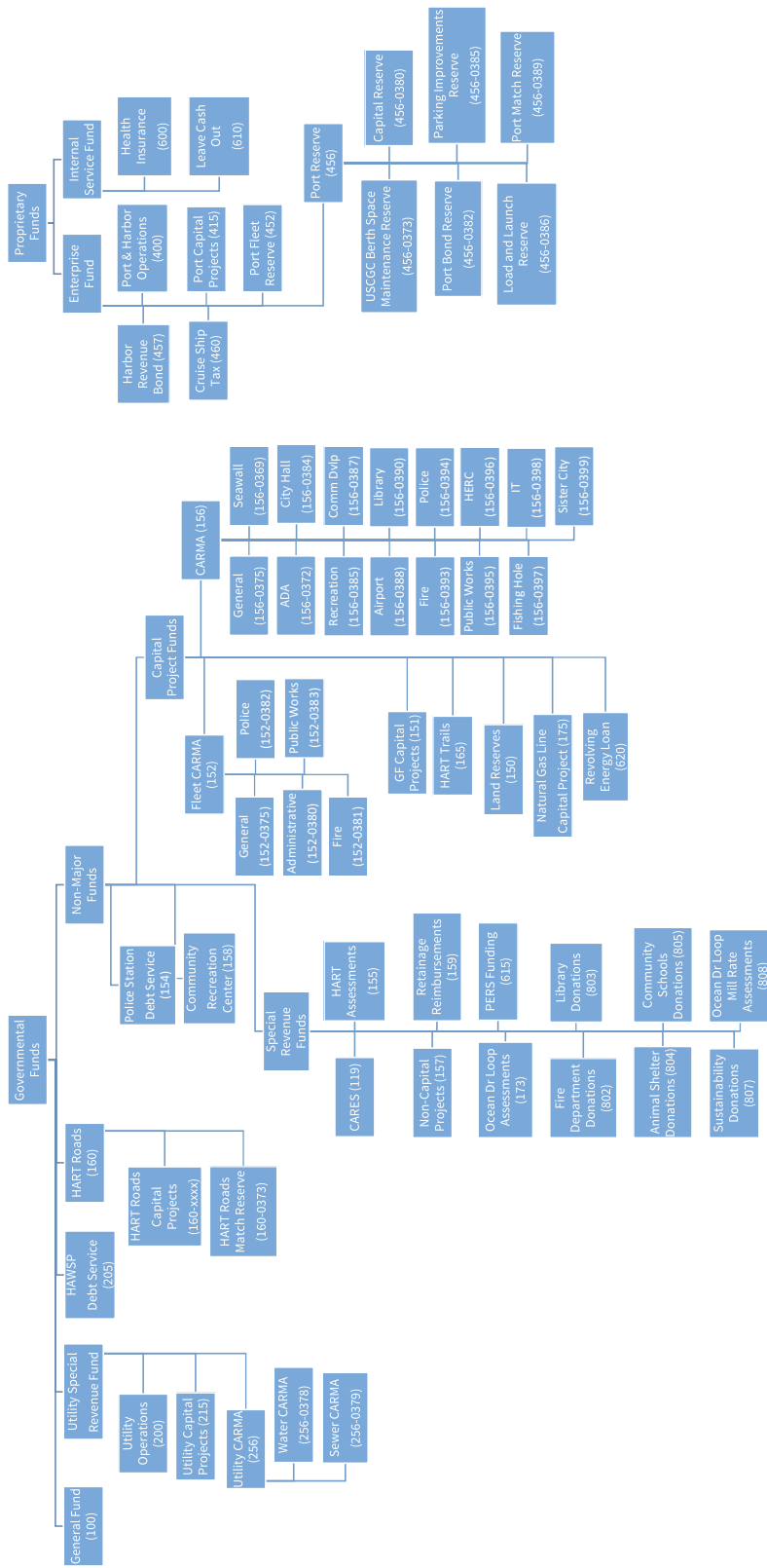
Approved: _____

FUND 400 - PORT & HARBOR ENTERPRISE FUND			2/19/2025			
REVENUE DETAIL BY LINE ITEM, SORTED BY TYPE			63.8% of FY elapsed			
A/C Num.	Revenue Categories & Descriptions	FY23	FY24	FY25 YTD		FY25
		7/1/22 - 6/30/23	7/1/23 - 6/30/24	ACTUAL		7/1/24 - 6/30/25
		ACTUAL	ACTUAL	\$	%	BUDGET
0600	HARBOR ADMINISTRATION					
4515	Ferry Lease	18,000	18,000	18,000	100.0%	18,000
4650	Rents & Leases	597,344	541,035	339,071	67.8%	500,000
	Operating Revenue - Admin	615,344	559,035	357,071	68.9%	518,000
4527	PERS Revenue	32,821	-	-		-
4634	Port Storage Fee	207,662	186,535	127,540	132.6%	96,164
4635	Port Impound Fee	816	2,017	1,020		-
4705	Business Licenses	20	30	25		-
4801	Interest On Investments	73,468	132,076	(8,168)		-
4901	Surplus Property	2,187	-	1,220		-
4902	Other Revenue	11,189	-	-		-
	Non-Operating Revenue - Admin	328,162	320,658	121,636	126.5%	96,164
0601	HARBOR					
4245	Waste Oil Disp	1,079	-	100		-
4249	Oil Spill Recovery	-	-	-		-
4318	Parking Revenue	158,725	187,621	139,149	61.8%	225,000
4319	Electrical Supplies	1,449	1,014	381	16.0%	2,380
4402	Non Moving Fine	100	12,294	6,111		8,000
4624	Berth Transient Monthly	716,742	750,018	432,433	60.0%	720,640
4625	Berth Reserved	1,628,043	1,822,633	1,940,070	106.1%	1,828,236
4626	Berth Transient Annual	325,749	361,422	206,500	62.0%	332,805
4627	Berth Transient Semi Annual	132,878	152,941	33,523	21.4%	156,364
4628	Berth Transient Daily	159,413	170,535	98,431	63.7%	154,599
4629	Metered Energy	140,575	146,080	69,776	78.0%	89,472
4644	Pumping	-	-	122	0.0%	-
4645	Wooden Grid	4,089	6,010	4,187	86.6%	4,833
4646	Commerical Ramp	49,562	70,886	32,164	58.5%	55,000
4647	Berth Wait List	15,082	13,425	3,668	29.1%	12,623
4648	Steel Grid Fees	6,969	2,605	-	0.0%	8,000
4654	Spit Camping	35,018	217,711	140,953	128.1%	110,000
4663	Trans Energy 110v	34,863	45,379	23,456	54.9%	42,746
4664	Trans Energy 220v	20,569	29,451	14,054	48.9%	28,744
4665	Trans Energy 208v	204,723	193,837	84,368	53.0%	159,228
4666	Commerical Ramp Wharfage	41,055	67,182	44,116	110.3%	40,000
	Operating Revenue - Harbor	3,676,683	4,251,045	3,273,563	82.3%	3,978,670
4802	Penalty/Int	7,797	14,884	11,543	177.6%	6,500
4902	Other Revenue	66,923	67,272	43,068	71.6%	60,167
	Non-Operating Revenue - Harbor	74,720	82,156	54,611	81.9%	66,667

FUND 400 - PORT & HARBOR ENTERPRISE FUND				2/19/2025		
REVENUE DETAIL BY LINE ITEM, SORTED BY TYPE				63.8% of FY elapsed		
A/C Num.	Revenue Categories & Descriptions	FY23	FY24	FY25 YTD		FY25
		7/1/22 - 6/30/23	7/1/23 - 6/30/24	ACTUAL		7/1/24 - 6/30/25
		ACTUAL	ACTUAL	\$	%	BUDGET
0602	PIONEER DOCK					
4631	USCG Leases	38,976	40,495	23,479	76.2%	30,796
4637	Seafood Wharfage-PD	-	-	-		-
4638	PD Fuel Wharfage	198,654	193,311	131,694	61.3%	214,809
4639	Pioneer Dock - Wharfage	-	-	-		-
4641	PD Water Sales	9,291	7,204	3,907	37.2%	10,500
4642	PD Docking	39,991	45,610	26,694	58.0%	46,000
	Operating Revenue - Pioneer Dock	286,911	286,621	185,774	61.5%	302,106
0603	FISH DOCK					
4620	Ice Sales	243,997	342,780	187,972	70.7%	265,742
4621	Cold Storage	22,319	24,603	23,586	94.3%	25,000
4622	Crane Rental	203,818	202,286	111,872	58.8%	190,306
4623	Card Access Fees	6,144	5,933	2,189	38.4%	5,700
4637	Seafood Wharfage	20,530	24,621	8,710	50.3%	17,324
4700	Other Wharfage Fish Dock	9,945	68	-	0.0%	9,843
	Operating Revenue - Fish Dock	506,754	600,290	334,329	65.1%	513,915
4206	Fish Tax	116,236	78,772	122,128	189.2%	64,562
0604	DEEP WATER DOCK					
4633	Stevedoring	49,565	9,834	14,488	120.7%	12,000
4637	Seafood Wharfage	-	-	-	0.0%	-
4640	Deep Water Dock Wharfage	152,709	8,402	21,519	46.1%	46,651
4643	Deep Water Dock Docking	121,387	116,074	91,986	92.0%	100,000
4668	Dwd Water Sales	41,651	21,435	33,016	110.1%	30,000
4672	Port Security Revenues	-	-	-	0.0%	-
	Operating Revenue - DW Dock	365,311	155,745	161,009	85.3%	188,651
0605	OUTFALL LINE					
4704	Outfall Line	4,800	4,800	4,800	100.0%	4,800
0606	FISH GRINDER					
4706	Fish Grinder	6,803	10,393	6,460	87.4%	7,390
0615	LOAD AND LAUNCH RAMP					
4653	L & L Ramp Revenue	120,243	147,506	58,778	45.2%	130,000
	Operating Revenue - L & L Ramp	125,519	147,506	58,778	45.2%	130,000
	Total Revenues	6,107,243	6,497,020	4,680,159	80%	5,870,925
	Net Surplus (Deficit)	1,302,144	950,000	1,908,743		(26,572)

FUND 400 - PORT & HARBOR ENTERPRISE FUND				2/19/2025		
COMBINED EXPENDITURES				63.8% of FY elapsed		
A/C Num.	Expenditure Categories & Descriptions	FY23	FY24	FY25 YTD ACTUAL		FY25
		7/1/22 - 6/30/23	7/1/23 - 6/30/24			7/1/24 - 6/30/25
		ACTUAL	ACTUAL	\$	%	BUDGET
Salaries and Benefits						
5101	Salary and Wages	1,200,096	1,359,272	932,351	60.0%	1,552,986
5102	Fringe Benefits	197,813	933,465	489,976	56.1%	873,798
5103	Part-time Wages	171,551	125,076	94,748	51.2%	184,933
5104	Part-time Benefits	19,895	14,587	11,097	47.9%	23,173
5105	Overtime	29,798	29,746	23,761	60.2%	39,439
5107	Part-time Overtime	164	506	192	5.0%	3,879
5108	Unemployment Benefits	-	4,932	1,618	0.0%	-
5112	PERS Relief	32,821	-	-	0.0%	-
Total Salaries and Benefits		1,652,138	2,467,583	1,553,744	58.0%	2,678,207
Maintenance and Operations						
5201	Office Supplies	6,257	3,644	2,094	44.6%	4,700
5202	Operating Supplies	21,809	24,058	19,891	76.5%	26,000
5203	Fuel and Lube	43,534	47,343	23,653	65.2%	36,300
5204	Chemicals	-	4,408	2,133	35.6%	6,000
5207	Vehicle and Boat Maintenance	18,002	31,509	11,401	45.6%	25,000
5208	Equipment Maintenance	69,361	54,846	34,443	44.7%	77,000
5209	Building & Grounds Maintenance	56,517	38,171	51,365	76.7%	67,000
5210	Professional Services	47,195	19,359	13,358	36.6%	36,500
5211	Audit Services	16,196	40,630	28,001	65.9%	42,468
5213	Survey and Appraisal	-	17,500	-	0.0%	12,500
5214	Rents & Leases	3,716	4,563	3,016	43.1%	7,000
5215	Communications	8,840	11,931	6,529	65.3%	10,000
5216	Freight and Postage	1,492	2,028	493	9.0%	5,500
5217	Electricity	649,413	654,842	329,856	41.1%	803,495
5218	Water	85,913	138,976	112,140	122.5%	91,528
5219	Sewer	11,977	12,383	8,646	54.3%	15,919
5220	Refuse and Disposal	52,883	52,288	23,658	37.4%	63,300
5221	Property Insurance	88,108	106,791	116,336	100.0%	116,336
5222	Auto Insurance	9,740	10,907	11,950	103.7%	11,522
5223	Liability Insurance	77,367	86,006	100,515	122.8%	81,843
5226	Testing and Analysis	-	3,280	3,140	44.9%	7,000
5227	Advertising	4,345	6,217	2,134	30.5%	7,000
5228	Books and Subscriptions	107	-	-		-
5231	Tools and Equipment	17,252	5,137	11,288	60.4%	18,700
5234	Record and Permits	-	-	55	1.4%	4,000
5235	Membership Dues	7,435	6,045	2,990	42.7%	7,000
5236	Transportation	12,464	1,344	3,704	92.6%	4,000
5237	Subsistence	8,765	317	384	9.6%	4,000
5238	Printing and Binding	3,993	282	-	0.0%	3,500
5248	Lobbying	21,245	20,803	12,250	29.2%	42,000
5249	Oil Spill Response	-	-	-	0.0%	1,000
5250	Camera Area Network	214	2,423	-	0.0%	18,000
5252	Credit Card Expenses	101,699	132,045	92,415	71.6%	129,000

FUND 400 - PORT & HARBOR ENTERPRISE FUND				2/19/2025		
COMBINED EXPENDITURES				63.8% of FY elapsed		
A/C Num.	Expenditure Categories & Descriptions	FY23	FY24	FY25 YTD		FY25
		7/1/22 - 6/30/23	7/1/23 - 6/30/24	ACTUAL		7/1/24 - 6/30/25
		ACTUAL	ACTUAL	\$	%	BUDGET
5256	Waste Oil Disposal	18,691	39,118	22,781	50.6%	45,000
5258	Float and Ramp Repairs	43,986	20,460	3,847	15.4%	25,000
5287	Electrical Supplies	1,010	-	-	0.0%	2,100
5601	Uniform	5,986	11,490	2,042	17.8%	11,500
5602	Safety Equipment	5,880	6,938	9,431	62.9%	15,000
5603	Employee Training	5,681	30,692	6,986	17.0%	41,000
5606	Bad Debt Expenses	35,622	13,798	53,987	180.0%	30,000
5608	Debt Payment-Interest	-	-	-		-
5624	Legal Services	-	4,388	-	0.0%	100,000
5627	Port Security	-	-	-	0.0%	2,500
5635	Software	134	3,058	2,410	60.3%	4,000
5637	Diving Services	16,045	30,945	-	0.0%	8,500
5638	Signage Parking Delineation	18,065	35,561	22,987	74.2%	31,000
	Total Maint. and Operations	1,596,939	1,736,526	1,152,309	54.9%	2,100,713
	C/O and Transfers					
5106	Leave Cash Out	57,406	73,867	-	0.0%	49,513
5241	GF Admin Fees	-	-	-		-
5990	Transfers To	1,498,614	1,269,043	65,364	6.1%	1,069,064
	Total Others	1,556,021	1,342,910	65,364	5.8%	1,118,577
	Total	4,805,098	5,547,019	2,771,416	47.0%	5,897,497



CITY OF HOMER

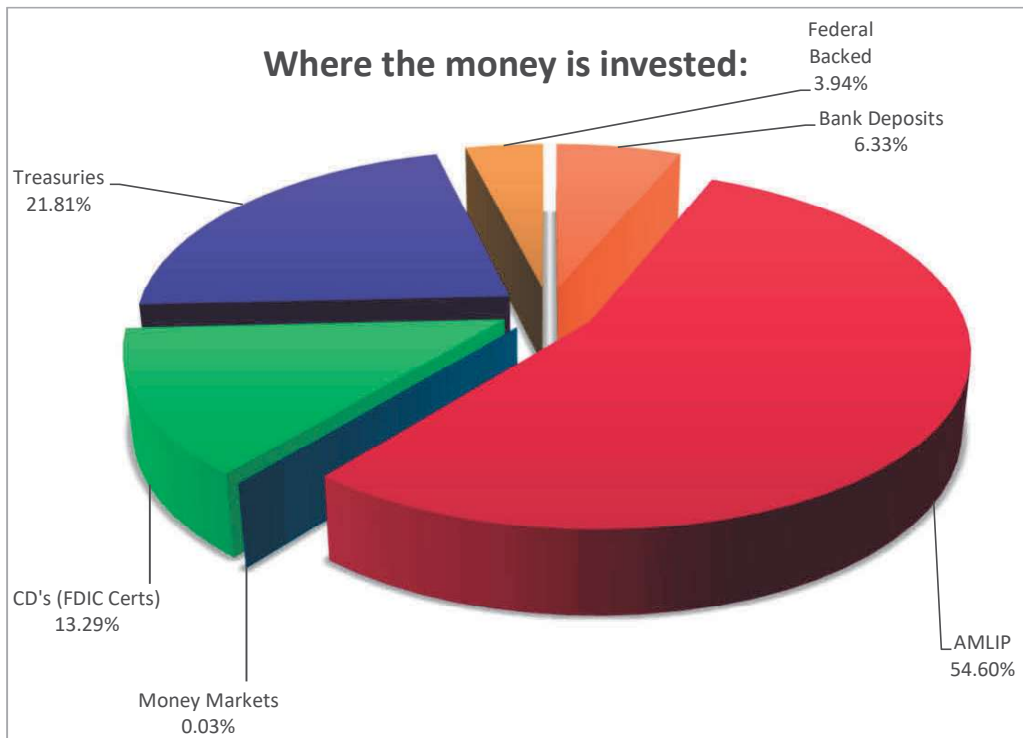
Treasurer's Report

As of:

December 31, 2024

INVESTMENT BY INSTITUTION:	\$ Invested	% Of \$ Invested
Bank Deposits	\$ 2,887,123	6%
AMLIP	\$ 24,917,192	55%
TVI	\$ 17,839,012	39%
Total Cash and Investments	\$ 45,643,327	100%

MATURITY OF INVESTMENTS:		AMOUNT	% Of Investment by Maturity Date
1 to 30 Days	1/30/2025	\$ 27,820,246	61%
30 to 120 Days	4/30/2025	\$ 3,710,465	8%
120 to 180 Days	6/29/2025	\$ -	0%
180 to 365 Days	12/31/2025	\$ 4,226,915	9%
Over 1 Year		\$ 9,885,702	22%
TOTAL		\$ 45,643,327	100%



These investments are made in accordance with the City of Homer's investment policy pursuant to Ordinance 93-14, Chapter 3.10. The balances reported are unaudited.

Central Treasury Report
Actuals through Quarter Ending December 2024

	FY23 Actual	FY24 Actual	FY25 YTD
Bank Deposits	1,095,483	1,567,396	2,887,123
Investments	32,687,196	36,232,760	42,756,204
Total Cash and Investments	\$ 33,782,679	\$ 37,800,156	\$ 45,643,327
Cash and Investments	33,464,699	37,482,175	45,325,347
Restricted Cash and Investments	317,980	317,980	317,980
Total Cash and Investments	\$ 33,782,679	\$ 37,800,156	\$ 45,643,327

By Fund:

Fund Name	Fund Number			
General	100	5,812,171	6,133,335	9,294,723
Utility Operations	200	(144,588)	187,753	685,790
Utility Capital Projects	215	(2,249,048)	(1,901,998)	(1,067,972)
Utility Reserves	256	4,163,087	3,604,163	3,378,563
HAWSP Debt Service	205	5,915,270	6,854,943	7,768,462
HART Roads	160	4,745,984	5,500,176	5,368,801
CARES	119	9,801	(9,682)	2,235
Police Station Debt Service	154	1,417,359	1,814,315	2,475,390
HART Assessments	155	1,131,469	1,218,727	1,251,971
Non-Capital Projects	157	40,093	26,311	37,296
Community Rec Center	158	-	900,000	1,320,305
Retainage Reimbursements	159	228,032	233,979	149,190
Seawall Assessments	173	294,559	302,875	317,564
PERS Funding	615	38,743	303,621	311,213
Fire Department Donations	802	41,237	38,213	44,259
Library Donations	803	170,407	179,184	183,658
Animal Shelter Donations	804	335	335	343
Community Schools	805	269	269	276
Sustainability	807	16,155	17,079	17,506
Ocean Dr Loop Assessments	808	43,733	46,409	49,373
Sister City Donations	809	-	52	52
Land Reserves	150	971,753	386,415	382,965
Capital Projects	151	(64,038)	215,387	(462,628)
GF Fleet CARMA	152	1,303,770	740,825	543,932
GF CARMA	156	2,202,498	1,704,686	2,123,188
HART Trails	165	984,676	988,606	1,152,467
Gas Line	175	874,747	300,203	415,230
Energy Revolving Loan	620	398,909	411,776	411,776
Port & Harbor Operations	400	1,769,369	2,232,390	4,673,142
Port Capital Projects	415	242,328	863,363	696,691
Port Fleet Reserves	452	169,514	87,745	87,306
Port Reserves	456	3,481,063	4,092,612	4,062,186
Port Bonds	457	(60,000)	232,808	168,044
Cruise Ship Landing Tax	460	(73,628)	(35,093)	(35,093)
Health Insurance	600	49,532	250,779	78,067
Leave Cash Out	610	(142,881)	(122,404)	(242,944)
Total By Fund		\$ 33,782,679	\$ 37,800,156	\$ 45,643,327

These numbers are preliminary and are subject change



Memorandum

To: Port and Harbor Advisory Commission
From: Amy Woodruff, Port Administrative Supervisor
Date: February 19, 2025
Subject: February Staff Report

Homer Harbor Expansion

The Harbor Expansion Public meeting will be on Saturday, March 15th from 10-12 at the College. Light refreshments will be provided.

Update on FY24 PIDP review/ FY25 Application

On Thursday, February 13th, Port, City, HDR, and USDOT Maritime Administration staff joined on a call to review feedback on our FY24 application for Port Infrastructure Development Program (PIDP) funding to support float replacement in the Homer Harbor. We got high marks in most categories, with the reviewers expressing repeated appreciation for our good use of data. Some technical reviewers were concerned about the degree of uncertainty inherent in the schedule and budget for a project that was only at 30% design. We look forward to using Denali Commission funds awarded in 2024 to bring the project to 100% design and strengthen our position for a possible FY25 application.

We are continuing to discuss the possibility of an FY25 application. We have already secured Council approval for \$50,000 in funding for HDR's technical assistance, however, we have not yet signed a Task Order or confirmed our strategy. The reviewer let us know that there will be changes to the Notice of Funding Opportunity (NOFO) that sets the criteria for the grant once a new MARAD administrator can be appointed. Any change to the NOFO will also result in an extension of the deadline by federal law. We cannot know until we see the new NOFO whether our project will be competitive under those criteria.

Dragging Anchor Lease Update

Congratulations to the City's newest tenant, Dragging Anchor LLC. I appreciate you all working with us through that process while we get the hang of the updated procedures. And congratulations to Dave Atwood, one of the co-owners, for joining the Commission! Your perspective will be valuable as the commission continues to refine plans for land use on the harbor uplands.

FY 26/27 Budget Process

The City Council is continuing to review budget information provided by City departments. As a commission, we reviewed the Port's budget requests back in October, before they were submitted to the City Manager's office for consideration. Does the commission want to see those items again? Are you interested in hearing from Finance Director Elizabeth Fischer at our March meeting? If the commission wants to submit a capital budget request separately from the Port department, there's a process for that—let's discuss briefly.

Commissioner report-backs from City Council Meetings

1/27 Casey Siekaniec

2/10 Jared Bradshaw

2/24 Lacey Velsko

Attachments

Project Updates

2025 Commission Calendar & City Council Meeting Calendar

March 15 Meeting Flyer



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road

Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

Port & Harbor Special Project Status Updates Feb. 2025

Fish Grinder Building Replacement & Drainage	Project in Progress	Plumbing and Electrical are complete, replacement Fish Grinder motor on the way
Parking Lot Improvements	Project on Hold	No further progress expected until permitting complete.
Paid Parking Program Planning & Permitting	Project in progress	Drafting language for permit application from DOT Right of Way
Outfall Line Pump Controls	Project Complete	Done!
Ice Metering System	Project Contract Awarded	North Star is preparing the engineering schematics, delivery expected midsummer, winter install.
Crane 8 Control Replacement	Project Complete	Crane 8 is back in service!
Float Replacement	Design Funded	Completing the steps to accept grant from Denali Commission
Steel Grid Repair or Replacement	Seeking Design Funding	Working with Public Works to Estimate Costs
Run Electricity to Camera Poles at Ramps 1-5	Seeking Project Funding	Ordinance 25-16 will be considered at 2/24 Council Meeting

Status Categories:

Seeking design funding Design funded Design Contract Awarded Design in progress Design complete	Seeking project funding Project Funded Project Contract Awarded Project in Progress Project Complete
---	--



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

2025 Council Meetings

Please look over your calendars to see which dates you are available for prior to the meeting. If shared equally, each commissioner will sign up for three meetings.

Date	Commission Report	Commissioner
January 27 th	January Meeting	Casey Siekaniec
February 10 th	--	Jared Bradshaw
February 24 th	--	Lacey Velsko
March 10 th	February Meeting	Will Roth
March 24 th	--	Will Roth
April 14 th	March Meeting	Lacey Velsko
April 28 th	April Meeting	Lacey Velsko
May 12 th	--	
May 27 th (Tuesday)	--	Dave Atwood
June 9 th	May Meeting	
June 23 rd	--	Dave Atwood
July 28 th	June Meeting	
August 11 th	--	
August 25 th	--	
September 8 th	August Meeting	Dave Atwood
September 22 nd	--	
October 13 th	September Meeting	
October 27 th	October Meeting	

November 10 th	--	Will Roth
November 24 th	November Meeting	

PHC Meeting Date <i>all meetings start at 5:30 pm</i>	
January 22 nd	Quarterly Statistics Review Strategic Plan
February 26 th	Approve Strategic Plan
March 26 th	
April 23 rd	Quarterly Statistics
May 28 th	
June 25 th	
July 23rd Cancelled	Cancelled
August 27 th	Quarterly Statistics
September 24 th	
October 22 nd	Quarterly Statistics End-of-Season Review with Harbormaster Matt Clarke
November 12 th	
December 10 th	Annual update on long-range planning for Spit Erosion

Homer Harbor Expansion Study Update Public Meeting March 15, 2025

Join the City of Homer and US Army
Corps of Engineers for a study update:

- Learn more about work accomplished to date
- See how Study findings are shaping design alternatives

Saturday, March 15, 2025

10:00 a.m. – 12:00 p.m.

Presentation at 10:30 a.m.

Kachemak Bay Campus Room 201

533 E Pioneer Ave

Homer, AK 99603



For more details, visit:

www.homerharboorexansion.com



Homer Marine Trades Association Meeting
February 12, 2025
@ Harbormaster Conference Room

Meeting Minutes

Call to order: The meeting was called to order by President, Eric Engebretsen at 6:08 p.m.

Present: Eric Engebretsen, Aaron Fleenor, Jen Hakala, Alita Mahan, Mark Zeiset, Trey Hill, Matt Alward, Amy Woodruff, George Hall, and Communications Director Samantha Jacobsen.

Absent: Bruce Friend

Approve Minutes of the previous BOD Meeting held January 8, 2025: Motion by George Hall to approve seconded by Mark Zeiset, motion carried.

Approval of Agenda: Motion by Mark Zeiset to approve the Agenda as presented, George Hall seconded, motion passed.

Guest Presentations:

Willem Hakala, Homer High School Yearbook

- Presented HHS Yearbook ad options for ¼, ½, and full page ad opportunities. Ads can be fully customized to include message as well as logo, can also combine with member ads on same page. Ad sponsorships are due at end of February, can submit to Willem or yearbook contact email listed on flyer.

Treasurer's Report –Jen Hakala:

- Treasurer's Report attached to minutes
- Accounts Receivable consists of tide book and membership fees due.
- Need more info to flow through from new member sign up on website to match fees paid w/ new member business.
- Upcoming expenses – Brochure printing \$938, and Harborfest sponsorship \$8,000.

Communication Director's Report:

- Samantha – emailed unpaid memberships, next step will be to follow up with phone calls.
- Marketing brochure – would like to revamp brochure with new categories, waiting for Board input on keeping old brochure for 2025 or moving forward with new brochure design?
 - Consensus was to keep current brochure for 2025, remove year but list version for reference and print in house, ordering folding tool from Amazon if possible. Jen will store folder at Nomar.
- Website updates are underway, need login access from Grady
- City of Homer – City Manager would like to meet to get HMTA goals / objectives for city funds. Preference is to keep it simple, draft contract currently covers main points, budget is \$8,000. Need plan to clarify what funds will be spent on by 10/1/2025. Eric and Samantha will meet with City Manager. Discussion regarding proposing new brochure for use of funds, short video, or both?
- Updated Board group picture for website suggested by Kate, Willem offered to take photo. Will shoot for March to take picture of entire group.
- Social Media master plan – event listing and advertising, need to update website first as link will be included.
 - Social Media ideas are: Membership Monday, Feature Friday posts, New member spotlight, meeting announcements, Hoodie ads, refer a new member get a free hoodie.

Committee Reports:

- Marketing –
 - Mark presented 2025 HMTA Marketing Cost vs Proceeds analysis (attached to minutes)
 - New brochure modeled after Seward's brochure – can run current as “service listing” in conjunction w/ new brochure. Will cost prohibit widespread distribution? There is potential to reuse new brochure for multiple years. Can present to city as use of funds.
 - Need to hang up refreshed HMTA banner at HHS
 - PME show – need to sell one booth, if booth does not sell, do we want to purchase 3 booths next year? PME banner proceeds are covering cost of booth, if last booth sells PME will profit \$1827 for HMTA.
 - Michael Dukes, new Peninsula Radio Group owner has offered to plug classes and potentially scholarship opportunities at no cost.
 - When Samantha and Eric meet with City Manager, it should be clarified if city can award funds in advance of invoice, as in the past we have submitted invoices for funds.
- Workforce Development –
 - Amy gave update on upcoming Job Fair to be held 3/28/25 at HHS. Job fair has been advertised in the Chamber newsletter, we should also get flyers out. Job Fair goal is to match employers with job seekers on the spot (students and community) for summer and seasonal positions.
 - Mark advised that college is working to get 100 ton and AB cert. classes back. Jill at the college would also like to be included in HMTA workforce development emails.
- Scholarship –
 - Alita reported there are no scholarship applicants to date, applications are due 4/15. Suggestions to create flyer and present / provide to FLEX at In Reach scheduled time.
 - Samantha to create scholarship flyer and social media post. Eric shared success story of Max Kuzmin, HMTA scholarship recipient – possible social media post?
 - Suggestion to include QR code on flyer
- Events –
 - No report, meeting to be scheduled before next board meeting, but after upcoming Chamber Harborfest meeting.

Old Business:

- Update Committee Members / assignments
 - Need to revamp / relist committees to included members, meeting schedule, and assigned tasks. The following are current committees, those in attendance at previous meeting signed up for desired committees. Need to keep as old business to poll absent members to be added to desired committees.
 - Marketing: George, Mark, Trey, Kate Mitchell (Chair – Mark)
 - Workforce Development: Aaron, Alita, Samantha (Chair – Aaron)
 - Scholarship :Alita, Jen, Samantha (Chair – Alita)
 - Events: Jen, Alita, Amy, Eric (Chair- Jen)
 - Finance: Jen, Matt Alward, Alita (Chair-Jen)
- High School Student Board Seat Appointment
 - Potential candidate Gabe Bradshaw has been identified, will follow up by next meeting if accepted

New Business:

- Homer Harborfest Update:
 - Chamber has requested that we define area needed for boat show vendors.
 - Reviewed separate “Boat Show” event flyer, preference would be to merge with Harborfest flyer and market jointly.
 - Need to think about how we will fill vendor booths for HMTA, Ex: Trailers?

- Need to make membership aware of booth opportunity and start advertising to fill designated spaces – pitch: chance to show what you do/make to a large group of people.
- When Bruce is back he can visit targeted members/vendors for booth sales, after opportunity has been put out to membership.
- Samantha will send out save the date to membership w/ boat show flyer when finalized.
- Questions for upcoming Chamber Harborfest planning meeting:
 - Need to define area
 - Need to know how many HMTA spaces to make available and cost to recoup.
 - When is sponsorship money due to Chamber?
 - Can we use the Chamber vendor application/agreement for our resold HMTA vendor booths?
 - What is the chamber charging vendors for booth space? Any vendor restrictions on our booth sales?
 - Finalized event flyer version available to begin HMTA marketing?
- HHS Yearbook ad sponsor request
 - Motion by Alita to sponsor a ½ page yearbook add listing link to HMTA website to apply for Scholarships. Second by Matt Alward.
 - George Hall amended to sponsor a full page add to list member businesses as well and generously offered to personally sponsor the price difference from ½ page to full page ad. Motion passed.

Next Meeting: March 5, 2025 6pm @ Harbormasters conference room.

Adjourn: The meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Alita Mahan
HMTA Secretary



MEMORANDUM

Update to Port & Harbor Advisory Commission Strategic Plan

Item Type: Backup Memorandum
Prepared For: Port & Harbor Advisory Commission
Date: February 19, 2025
From: Amy Woodruff, Administrative Supervisor
Through: Bryan Hawkins, Port Director

In the interest of maintaining focus on our shared goals, the Commission has agreed to produce and periodically refine a Strategic Plan. Our strategic plan was last amended in June of 2023, so it is time for a refresh. We look forward to working with all of you to refine the Commission's goals for itself.

Based on the feedback at the Commission's January meeting, I have updated the Draft Strategic Plan with the amended goals. Several rows have been included but left blank to facilitate the addition of new goals or specific tasks as we edit.

Please take time before our meeting to review the draft and think about what you'd like to add. Are there goals that the Commission should add? Is there a specific task that the commission should commit to in order to advance one of the goals stated here?

Remember that the focus here is for the Commission to plan its own actions and goals, and not to direct Staff or Council to complete certain tasks. If there is an action the Commission would like City Council to take, we can discuss it at a future meeting and make a motion to City Council. If there is an action the Commission would like City staff to take, we can do the same, except that the motion will be directed to the City Manager.

At the meeting we'll discuss the draft document and Amy can make live edits using the 'share screen' function on zoom before the commission approves the updated plan.

RECOMMENDATION: Approve the 2025-2026 Strategic plan as updated during the commission meeting.

PORT AND HARBOR ADVISORY COMMISSION 2025-2026 STRATEGIC PLAN

Annually, the PHC prioritizes a list of ongoing, near-term, medium and long-term goals to aid the commission in charting a general course for the year and keeping on-task.

Ongoing Goals	1. Provide timely, relevant comment to the City Council on Port and Harbor issues.
	2. Identify ways that the commission can collaborate with staff to provide value
	3. Help the City communicate with the public about the progress of the General Investigation Study for Harbor Expansion
	4. Communicate with Council, Commissions, and the Community at large <ul style="list-style-type: none"> a. Meet annually with Council in a joint work session; collectively sign up to attend or listen to each council meeting b. Send informational items to other commissions as needed
	5. Continue identifying underutilized assets and additional sources of revenue.
Near Term Goals By January 2026	6. Complete Financial Policy for the Port & Harbor Enterprise Fund and submit to Council for revision
	7. Participate in Title 21 (Zoning and Planning) Code Revision Process as a part of Comprehensive Plan Updates
	8. Support Port Director to conduct a Replacement Reserve Study for the Small Boat Harbor
	9. [intentionally left blank]
	10. [intentionally left blank]
Mid Term Goals 1 - 4 Years (2026 – 2029)	11. When the General Investigation Study is completed, support Port Director to communicate with the public about the financial plan for completing the Harbor Expansion
	12. Maximize financial returns for City leases and promote the highest and best Use of City assets <ul style="list-style-type: none"> a. (Commission) provide thoughtful oversight of Lease Proposals in conjunction with Staff and City Council
	13. Secure permits to make planned improvement to parking lots in Harbor uplands <ul style="list-style-type: none"> a. Support Staff to complete permitting process with AK DOT&PF to develop right of way and secure funding for parking lot improvements.
	14. Work with Port Director to develop a plan to replace the Tidal Grids <ul style="list-style-type: none"> a. [intentionally left blank]
	15. Work with Port Director and Special Projects coordinator to pursue Economic Development funding for the Large Vessel Haul-out Facility.

	a. [intentionally left blank]
	16. [intentionally left blank]
Long Term Goals 5 Years or More (2030+)	17. Work with Federal and State agencies to develop long-term erosion control measures for the Spit. a. Support short-term interventions where needed b. Advocate for General Investigation Study with US Army Corps of Engineers, request State funding for same
	18. [intentionally left blank]
	19. [intentionally left blank]

OVERALL PHC DUTIES & RESPONSIBILITIES

The purpose of the PHC is to act in an advisory capacity to the City Manager and the City Council on the problems and development of the City's Port and Harbor facilities. Consideration may include the physical facilities, possible future development, and recommendations on land use within the port and harbor areas. Duties and responsibilities are outlined in the PHC's Bylaws and under Homer City Code 2.64.040.

Links to online info:

- Homer City Code 2.64: www.codepublishing.com/AK/Homer
- Homer Port and Harbor Website: www.cityofhomer-ak.gov/port
- Port of Homer Terminal Tariff No. 1: www.cityofhomer-ak.gov/port/port-homer-terminal-tariff-no-1
- City of Homer Adopted Budget: www.cityofhomer-ak.gov/finance/budgets
- City Comprehensive Plans: <https://www.cityofhomer-ak.gov/planning/long-range-planning>

DUTIES OF COMMISSION/STAFF

Staff Liaison

- Assisting the Chair in setting meetings, preparing agendas, and other documentary material, and coordinating the acquisition of needed materials and training.
- Drafting/submitting reports, memos, and recommendations for those agenda items requiring decisions or recommendations by the Commission to City Council or the City Manager.
- Provide information about the budget.
- Inform the Commission of City Council actions and discussion of harbor-related issues.

Commissioners

- Attend City Council meetings as assigned.
- Attend work sessions and training opportunities.
- Come prepared to make a motion for action at meetings, or ask staff before the meeting for more information.
- Request information from the Staff Liaison or Presiding Clerk.
- Understand their role as an advisory body to City Council; for any change to happen regarding City policies or code usually a council member has to support a PHC's idea and be willing to sponsor a resolution or ordinance to change established City policies or rules.
- How the commission (as a whole) can communicate:

- Work with the City Manager through the Staff Liaison to keep City Council informed on developing initiatives.
- Send memos to Council periodically so they have a written report of what's going on; these are written by staff and likely will be part of the City Manager Report or under the PHC Report.
- Have a Commissioner speak at a Council Meeting under Reports; the PHC is scheduled to give a report at the next City Council meeting following the PHC's regular monthly meeting. It is best to rotate members so Council gets to see and hear from each of you over time. Pay attention to feedback from Council; the Commission may need to change direction, or come up with more support for the topic.

Clerks

- Helps with packet preparation and dissemination
- Records meetings and prepares meeting minutes
- Ensures meetings are properly advertised
- Helps members understand and comply with City policies and procedures governing advisory bodies
- Helps the Commission learn to better communicate with City Council (Memorandums vs Resolutions and Ordinances)



MEMORANDUM

Overslope Platform Standards

Item Type: Action Memorandum
Prepared For: Port & Harbor Advisory Commission
Date: February 18, 2025
From: Amy Woodruff, Administrative Supervisor
Through: Melissa Jacobsen, City Manager

Background

Former commissioner Shavelson noted at the January Meeting that the current Land Allocation Plan mentions the need to develop overslope standards. This note dates back to a Resolution from 2007. Since that time, the City has developed and codified a clear set of requirements for developing on the overslope of the harbor. The Commission asked to review the existing standards so that, if the standards are found to be sufficient, the commission might recommend that Council remove the reference from the Land Allocation Plan. The ultimate goal would be that the Land Allocation Plan clearly reflect current priorities and identify what land management planning goals are still outstanding.

21.46.050 Overslope platform standards.

An overslope platform shall comply with the following standards:

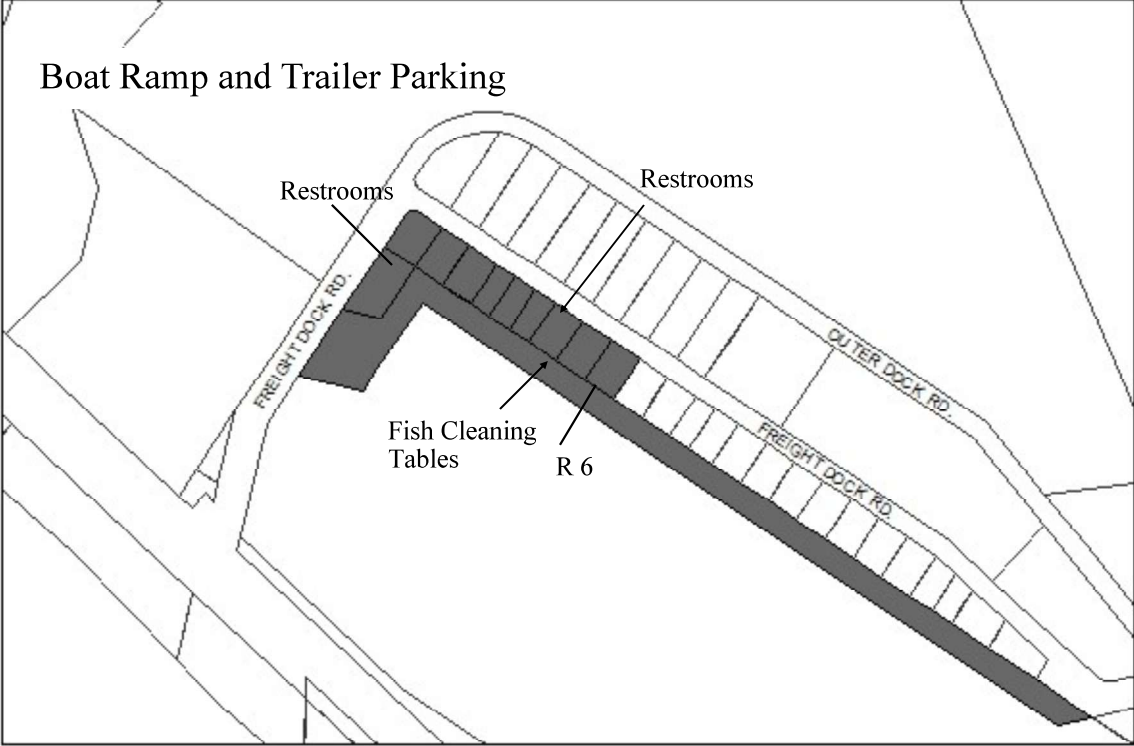
- a. An overslope platform shall be 40 feet deep, and shall be not less than 40 feet nor more than 240 feet wide.
- b. There shall be a minimum 20-foot setback separating an overslope platform from a dedicated right-of-way. Except as provided in the preceding sentence, there are no setback requirements for overslope platforms, and an overslope platform may be constructed to the lot line.
- c. An overslope platform that is used for the docking of boats shall be designed to bear the loads associated with that use, and include suitable rail access, gates, stairs and fenders.
- d. The bottom of the lowest structural member of the lowest floor of an overslope platform (excluding pilings and columns) shall be at least one foot above the base flood elevation.

e. The area of an overslope platform that at the time of its construction is within 15 feet of the edge of a ramp shall be used as a public access area, within which no sales or commercial activity may occur. Such a public access area shall not be counted to meet open space or landscaping requirements.

f. Direct access from an overslope platform to the ramp shall be limited to avoid user conflicts. Gates or other moveable barriers that facilitate loading and unloading may be used to control access. [Ord. [09-44\(S\)](#) § 3, 2009].

RECOMMENDATION: Make a motion to Council recommending updates to the Land Allocation Plan since some of the concerns in Resolution 07-51 were addressed by the adoption of Overslope Standards in 2009.

Attachments: 2024 Land Allocation Plan C-4

	
Designated Use: Boat ramp and trailer parking Acquisition History:	
Area: 8.32 acres	Parcel Number: 181032 47-58, 18103216
Legal Description: Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8	
Zoning: Marine Industrial, over slope area is Marine Commercial	Wetlands: N/A
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:	



2035 Homer Comprehensive Plan Update

Public Review Draft: Public Facilities & Services Policies Extract and Cross-References to Other Chapters, February 7, 2025

Icon Key:

- ✦ Priority: Emerging priority for implementation (these will be carried forward into an action plan)
- ✖ Capital: For any project that includes a potential capital project
- * Code: A strategy that recommends a specific code revision
- ◆ 2018: A strategy adapted from/carried over from the 2018 Comprehensive Plan

Facilities

1. Continue to implement the recommendations of the Final Report and Recommendations on Tsunami Risk to the Public Works Campus. ✦

- a) Evaluate whether additional critical infrastructure needs to be relocated away from tsunami inundation zones, areas at risk of erosion, or other natural hazards.
- b) Locate new city facilities away from tsunami inundation zones, steep slopes, and other natural hazards and choose locations that minimize impacts to sensitive ecosystems and wildlife corridors.

This strategy also supports hazard mitigation goals. See related Sustainability, Resilience, and Climate Change strategy 3:

[Public Facilities & Services Strategy #3] Continue to develop code, regulations, and incentives to guide sustainable and resilient development. *

- a) Update City Code to promote more sustainable and resilient land use and transportation strategies, including denser mixed-use and more compact development, urban infill and redevelopment, and non-motorized transportation infrastructure. ✦*
- b) Develop Homer's Downtown Area in accordance with Strategy 7, Land Use and Environment Chapter, focusing on connected, dense, and walkable spaces. ✖
- c) Enact guidelines, regulations, or incentives to limit development in environmentally sensitive areas, including erosion-prone slopes and bluffs, and support the protection of habitat and green infrastructure on public and private lands. ✦
- d) Relocate City of Homer municipal buildings out of tsunami inundation zones and consider additional regulations for future development in environmentally unsuitable and hazard-prone areas. ✖

2. Provide safe, year-round public facilities for residents of all ages and abilities. ⚡

- a) Maintain the library as a thriving community space for learning and connecting.
- b) Implement the ADA Transition Plans for City Facilities and Parks, Play Areas, and Playgrounds.
- c) Redevelop the HERC complex to serve the community.
- d) Construct a new recreation center or similar facility to provide safe and accessible indoor and outdoor activities for residents of all ages and abilities.
- e) Renew the Homer Accelerated Roads and Trails Fund beyond 2027 and identify additional funding sources and strategies to support construction, renovation, maintenance, and equipment for trails.
- f) Ensure the Parks and Trails services are adequately staffed to maintain all City Park and trail facilities.
- g) Improve access, condition, and amenities of existing parks and open spaces throughout Homer. ✖
- h) Consider adding a fishing dock and a central community gathering place on or near the Homer Spit. ✖

This strategy also supports accessibility goals (see related Transportation strategy 1 and Quality of Life strategy 5), library needs (see related Quality of Life strategy 8), and indoor and outdoor recreation needs (see related Sustainability, Resilience, and Climate Change strategies 5 and 6, Quality of Life strategies 2 and 3).

[Transportation Strategy #1] Focus on developing a walkable downtown that can support infill development, new and existing businesses, and community activities.

- a) Develop a Complete Streets policy for the City of Homer to support new non-motorized connections and ensure efficiency in the motorized network. (Policy would include goals/objectives from 2018.) *
- b) Apply the Complete Streets policy to Pioneer Avenue, to enhance Pioneer Avenue as a Main Street. ✖
- c) Expand the Homer All Ages and Abilities Pedestrian Pathway (HAP) Loop, including extensions along Pioneer Avenue and into Old Town. ✖
- d) Consider locations for public parking in the city center to allow visitors to park once and walk. ✖
- e) Establish truck routes for the City of Homer to reduce interactions between truck traffic and non-motorized users. *

[Quality of Life Strategy #5] Ensure people of all ages and abilities can live, work, and play in the community.

- a) Implement the 2023 City of Homer Americans with Disabilities Act (ADA) Transition Plan for Parks, Play Areas and Campgrounds and the Transition Plan for City Facilities to correct deficiencies and implement policies that increase accessibility of Homer's public facilities and recreation spaces. Priority sites for upgrades include City Hall, Karen Hornaday Park, the Nick Dudiak Fishing Lagoon Accessible Ramp and Fishing Platform, and removing parking and pavement barriers at City facilities. ⚡✖
- b) Improve existing and develop new trails that meet the needs of younger families, seniors, residents, and visitors with limited abilities.
- c) Develop parking areas with facilities at key trail and park access points. ✖
- d) Integrate rest locations and bathroom facilities at key locations near, in, and throughout community parks and trails. ✖
- e) Update non-motorized facility design standards to improve accessibility; ensure accessible crossings are included in all future road projects. ✖ *
- f) Ensure community hubs (schools, university campus, stores, services, parks) are accessible and connected for all ages and abilities. ✖ *
- g) Establish parking standards that increase access to community hubs (e.g., Downtown and on the Homer Spit) and generates revenue for the city.
- h) Encourage private businesses to make every effort to provide ADA compliant facilities and/or improve accessibility for the senior population. ✖

[Quality of Life Strategy #8] Maintain the library as a thriving community space for learning and connecting.

- a) Continue to maintain the depreciation schedule for library equipment; sustain ongoing training schedules and regular usage reporting.
- b) Grow the library's endowment fund and support overall fundraising for library upgrades.
- c) Evolve the library's equipment and delivery formats to meet evolving community demands for more digital content.
- d) Assess the library's anticipated need for growth and improvements over the next decade and create an engineering study of upgrades, to potentially include a larger meeting room, an increased number of study rooms, a dedicated teen room, more storage space, facility repairs, and an outdoor covered space. ✕

[Sustainability & Resilience Strategy #5] Protect and enhance wetlands and waterbodies to support stormwater management, water quality, recreation, and responsible development.

- a) Develop a new wetlands mapping inventory to inform a Wetlands Management Plan that can be used to help preserve the functions and values of important wetlands and manage the proper use of lower value wetlands. Use the wetland maps and Wetlands Management Plan to guide decision making. ✓
- b) Enhance stream channels with the creation of ponds, wetlands, and different habitats that allow for trail systems, water bird habitat, overflow surface water and stormwater collection. ✕

[Sustainability & Resilience Strategy #6] Protect and enhance open spaces for recreational and environmental benefits.

- a) Inventory lands using geographic information systems (GIS) and develop a strategy for targeted open green space acquisition. ✓
- b) Amend land use regulations and relevant plans to incorporate policies, procedures, and management standards for natural open space. ✓✕
- d) Promote and encourage the identification and conservation of open spaces including access to greenbelts, parks, coastal refuges, and state parks, e.g., Diamond Creek Recreation Site. ✓
- e) Create a strong alliance with the community, state and local governments, education, and the private sector to ensure that parks are accessible to people of all ages and abilities in the community.
- f) Encourage public-private collaboration methods for natural open space protection, such as working with entities including the state and federal government, Homer Trails Alliance, Center for Alaskan Coastal Studies, and Kachemak Heritage Land Trust.

[Quality of Life Strategy #2] Enhance indoor recreation options in Homer, especially in winter months.

- a) Plan for and construct a new, multi-purpose community center in Homer's downtown to serve the social, recreation, cultural, and educational needs of the Homer community. Preferred features include a general-purpose gymnasium, multi-purpose space for instructional programs, safe walking/running, dedicated space for youth, and possible emergency shelter. ✓✕◆
- b) Clean up the Homer Education and Recreation Complex (HERC) and conduct revitalization planning to determine how to proceed with the building once hazardous materials have been removed. ◆
- c) Continue to collaborate with the KPB to use school facilities for recreational, educational, social, and cultural activities to the entire community after school hours and in the summer. ◆
- d) Implement operational improvements to Parks, Art, Recreation, and Cultural Advisory Commission (PARCAC). Areas of focus include open communications, more commission engagement in budget development, support for public art, increased collaboration with organizations, and preservation of open and green spaces.
- e) Reconfigure the City's organizational structure to provide park facilities and recreation services by establishing a dedicated Parks and Recreation Department and ensuring staff capacity is appropriate. ◆

- f) Ensure that City facilities are sufficient to support events that draw visitors such as festivals and activities (e.g., clean restrooms on the Homer Spit, RV dump stations, adequate trash collection, etc.). ♦

[Quality of Life Strategy #3] Care for and expand Homer's network of outdoor trails and parks.

- a) Complete priority upgrades to existing City parks, including Karen Hornaday Park, Bayview Park, and Jack Gist Park. ✂ ✖
- b) Build new sidewalks, trails, and accessible crossings that better connect community hubs and existing networks (e.g., Diamond Creek Recreation Area connector trails). ✂ ✖
- c) Develop, update, and implement Master Park and Recreation plans to proactively identify the maintenance and capital needs of City parks. ✂ ♦
- d) Establish depreciation reserves for ongoing care and maintenance of recreation facilities. ✖
- e) Implement recommendations in the Homer Wayfinding and Streetscape Plan. ✖ ♦
- f) Refine City Code so sidewalks are included under PARCAC oversight. *
- g) Implement the Homer Beach Policy and Management Plan, including enforcement of existing regulations, establishment of future regulations, and public education to ensure Homer's beaches are maintained, preserved, protected, and enjoyed. ♦
- h) Develop additional community and neighborhood park facilities to complement or expand recreation opportunities; aim for at least one park within one-half mile of all homes. ✖
- i) Expand and promote the adopt-a-park program in which local businesses, service organizations, or youth groups care for a particular park, and a structure for public-private partnerships for operations. ♦
- j) Establish a park endowment fund through the City or in partnership with the Homer Foundation. ♦
- k) When opportunities arise, enhance or improve public access to the beach at public access points. ✖ ♦

3. Maintain all roads within the City limits to a consistent and acceptable standard.

- a) Renew the Homer Accelerated Roads and Trails fund beyond 2027 and identify additional funding sources and strategies to support new construction, renovation, maintenance, and equipment for roads, sidewalks, and stormwater facilities.
- b) Consider entering into a transfer of responsibility agreement (TORA) with DOT&PF to allow the City to maintain DOT&PF-owned roads to City standards.

This strategy is relevant to all strategies in the Transportation chapter, and public-private partnerships (Governance strategy 5).

[Transportation Strategy #1] Focus on developing a walkable downtown that can support infill development, new and existing businesses, and community activities.

[Transportation Strategy #2] Maintain year-round transportation network.

[Transportation Strategy #3] Build or improve roadway and pathway access and connections to key locations.

[Transportation Strategy #4] Support public-private partnerships that enhance network sustainability via alternative transportation options.

[Governance Strategy #5] Identify opportunities to coordinate with organizations including Tribal organizations, Alaska Native Corporations, and local and regional non-profits to leverage resources and provide services more cost-effectively. ✂

- a) Work with the Kenai Peninsula Borough to advocate for and implement policies that fiscally benefit borough communities (see Figure 36 below).

- b) *Build a coalition of public-private partnerships to support improvements to the commercial streetscape of Pioneer and Old Town.*
- c) *Reengage the community about climate change mitigation and the status of the City's Climate Action Plan (CAP) and pursue public-private partnerships and collaborations with local climate change motivated entities.*
- d) *Explore partnerships and solutions that could reduce the cost of shipping for building materials and manufactured homes to Homer.*

4. Work with residents, visitors, the Federal Aviation Administration (FAA) and DOT&PF to identify and address the deficiencies of the Homer Airport Terminal.

- a) *Assess the need for additional parking and consider developing off-site parking with a shuttle system if necessary that provides sufficient access to the airport terminal and air charter area of the airport.*
- b) *Collaborate with DOT&PF in the development of a new airport master plan for Homer Airport.*
- c) *Collaborate with air carriers to provide more reliable year-round service to and from Homer Airport.*

This strategy can help bolster tourism during peak season (see related Economic Development strategy 4) and support overall community Transportation goals (see Transportation chapter).

[Economic Development Strategy #4] Pursue moderate, sustainable growth in tourism, focusing on activities that benefit small businesses and minimize negative impacts on community character. ♦

- a) *Develop regenerative tourism strategies to balance visitor growth with environmental and community preservation.*
- b) *Promote recreation, the arts, and non-governmental organizations as a complement to tourism and as an export industry. ♦*

[Transportation Strategy #1] Focus on developing a walkable downtown that can support infill development, new and existing businesses, and community activities.

[Transportation Strategy #2] Maintain year-round transportation network.

[Transportation Strategy #3] Build or improve roadway and pathway access and connections to key locations.

[Transportation Strategy #4] Support public-private partnerships that enhance network sustainability via alternative transportation options.

Utilities and Services

5. Develop a long-range stormwater drainage and management plan to mitigate negative downstream impacts such as property damage, bluff erosion, and pollution. ⚡

- a) *Update and refine the Low-Impact Development Plan (also referred to as the Green Infrastructure – Stormwater Master Plan). The plan should consider water quality, inflow and infiltration, climate change, and erosion, and provide recommendations for implementing proactive stormwater management. The plan should also identify strategic locations for real estate acquisitions to support green infrastructure.*
- b) *Create an updated holistic, regional map of the stormwater network to ensure stormwater management decisions are made appropriately for each stormwater drainage basin for a system wide improvement.*

This strategy supports land use goals (see related Land Use and Environment strategies 2, 4, and 5), and sustainability goals (see related Sustainability, Resilience, and Climate Change strategies 4, 5).

[Land Use Strategy #2] Update Homer City Code to better respond to existing and future opportunities for moderate, sustainable growth. ✈️ * 💎

- a) Implement zoning codes that allow for greater flexibility and adaptability, such as form-based codes that focus on building form and relationships rather than strict use classifications. *
- b) Develop consistent design standards for new development to complement the character of areas. Include architectural and site development standards and standards for associated infrastructure (particularly roads and trails). 💎 *
- c) Provide a clear and predictable approval process for development applications. Include clear staff procedures to accompany code. 💎 *
- d) Encourage development within areas well-served with existing community services or institutions (i.e. schools, libraries, health care clinics, post offices, utilities, other government buildings, or services that people need access to).
- e) Revise code enforcement procedures to ensure consistency, prioritizing known nuisances that pose a threat to public health and safety and/or the environment. Consider creating a public reporting system to accommodate limited city resources and to track potential code violations in a transparent manner. *
- f) Synthesize existing rules and regulations for both public and private development in a comprehensive design manual to balance functionality and aesthetics. For instance, it is important that the Master Roads and Streets Plan is supplemented by the Community Design Manual, Transportation Plan, and a Streetscape Design Manual. 💎
- g) Adopt building codes and incentive programs to increase energy efficiency and promote renewable energy in existing and new residential and commercial developments. * 💎

[Land Use Strategy #4] Strategically align development code with natural hazard considerations and habitat values. ✈️ * ✖️ 💎

- a) Use the City of Homer Hazard Mitigation Plan as a guiding tool to inform land use policies and development regulations, ensuring ongoing updates reflect the latest hazard assessments and mitigation strategies. *
- b) Revise development regulations for steep slopes and sensitive sites to address grading, drainage, vegetation clearing, building setbacks, and footprints. Allow flexibility in road dimensions to minimize excessive grading. Require site-specific analysis or geotechnical reports for development on steep slopes or outfalls. ✈️ * 💎
- c) Ensure development setbacks for streams and sensitive watersheds align with Alaska Department of Fish and Game recommendations. Consider establishing Stream Corridor zoning for hydrologically significant streams to enhance long-term watershed protection. *
- d) Strengthen erosion and stormwater management standards to minimize bluff and shoreline erosion. Incorporate best management practices (BMPs) into development review processes, including improved surface water management on coastal bluffs. ✈️ * 💎
- e) Protect lands with limited development potential through strategic acquisitions, land trades, conservation easements, or other long-term protection tools. ✖️
- f) Collaborate with conservation organizations and regional partners (e.g., Homer Soil and Water Conservation District, Kachemak Heritage Land Trust) to identify and manage environmentally sensitive areas and critical natural systems. Explore Special Use Districts to coordinate infrastructure, drainage, and trail planning at a regional or watershed level. 💎

[Land Use Strategy #5] Conserve open green space in Homer to protect environmental values, provide recreational opportunities, and enhance biophysical connectivity. ✈️ ✖️ 💎

- a) Partner with public and private entities to preserve existing open spaces and create new green space connections that increase recreation activities and habitat value areas.
- b) Develop a strategic open space protection plan that prioritizes high-value lands for conservation, recreation, and habitat connectivity. Focus on areas with limited development potential due to biophysical characteristics and use

tools such as land purchases, trades, conservation easements, and partnerships with land trusts and public agencies to secure long-term protection. ✖♦

- c) Integrate green infrastructure and open space into development regulations by incorporating parks, trails, and stormwater management systems into zoning and subdivision standards to enhance resilience and livability. *
- d) Explore conservation and public benefit requirements for large developments, such as dedicating land for open space, habitat corridors, stormwater management, or community recreational facilities.
- e) Identify opportunities for trail and park expansion within city tidal lands, enhancing waterfront access and recreational connectivity.

[Sustainability & Resilience Strategy #4] Develop and maintain mechanisms for expanding the quality and extent of stormwater management by the City. *

- a) Maintain existing stormwater infiltration and conveyance systems. ✖
- b) Incorporate green infrastructure projects into City's capital projects plans and budgets. ✖
- c) Update the stormwater master plan at least every 5 years to comprehensively manage the impacts of stormwater across Homer. ✎
- d) Update green infrastructure mapping to identify and retain natural drainage channels and important wetlands that serve drainage functions. ✎
- e) Develop watershed plans, as appropriate, to inform the stormwater master plan and decision-making processes.
- f) Adopt code that provides the City the authority to address stormwater management during the development process. ✎*
- g) Develop and adopt area-wide stormwater management standards that utilize nationally recognized stormwater management practices and controls; low impact development and/or green infrastructure concepts for new projects and redevelopments as appropriate.¹ ✎*
- h) Inform residents and visitors of the value of green infrastructure in reducing infrastructure costs, as well as educate the community on which types of green infrastructure works best in Homer.

[Sustainability & Resilience Strategy #5] Protect and enhance wetlands and waterbodies to support stormwater management, water quality, recreation, and responsible development.

- a) Develop a new wetlands mapping inventory to inform a Wetlands Management Plan that can be used to help preserve the functions and values of important wetlands and manage the proper use of lower value wetlands. Use the wetland maps and Wetlands Management Plan to guide decision making. ✎
- b) Enhance stream channels with the creation of ponds, wetlands, and different habitats that allow for trail systems, water bird habitat, overflow surface water and stormwater collection. ✖

6. Continue to provide high-quality water and sewer services within the City to meet current and anticipated demands. ✎♦

- a) Continue to build and upgrade water and wastewater infrastructure to meet industry standards and changing regulatory requirements. ✎
- b) Update the 2006 Water and Sewer Master Plan.
- c) Maintain the water and sewer Capital Asset Repair and Maintenance Allowance (CARMA) funds for repair and replacement of facilities that serve existing customers.
- d) Maintain the Homer Accelerated Water and Sewer Program (HAWSP) to fund the design and construction of facilities that support new customers, with a focus on new water and sewer connections within the City limits (infill).

¹ See the Low-Impact Development (LID) Planning Summary Report (2020) for more details.

- e) Continue to limit and manage development in the Bridge Creek Watershed Protection District to maintain its suitability as a drinking water source.

This strategy supports land use goals (see related Land Use and Environment strategies 3, 4, and 6) and operational efficiency needs (see related Governance strategy 3).

[Land Use Strategy #3] Create affordable housing development incentives and initiatives and modify code to increase attainable housing opportunities that cater to the needs of young people, families, seniors, and seasonal workers. ✈️ * ♦

- a) Update zoning regulations to support higher density and mixed-use developments where appropriate, facilitating the creation of multi-family housing and affordable units. ✈️ *
- b) Remove regulatory barriers to higher density and infill development to enable higher density housing projects and integrate appropriately into existing neighborhoods. *
- c) Expand allowable housing types, including accessory dwelling units, tiny homes, townhomes, courtyard homes, and manufactured and modular homes. *
- d) Create development incentives, such as affordable housing initiatives, density bonuses, and public-private partnerships for affordable and long-term housing development. ✖️

[Land Use Strategy #4] Strategically align development code with natural hazard considerations and habitat values. ✈️ * ✖️ ♦

- a) Use the City of Homer Hazard Mitigation Plan as a guiding tool to inform land use policies and development regulations, ensuring ongoing updates reflect the latest hazard assessments and mitigation strategies. *
- b) Revise development regulations for steep slopes and sensitive sites to address grading, drainage, vegetation clearing, building setbacks, and footprints. Allow flexibility in road dimensions to minimize excessive grading. Require site-specific analysis or geotechnical reports for development on steep slopes or outfalls. ✈️ * ♦
- c) Ensure development setbacks for streams and sensitive watersheds align with Alaska Department of Fish and Game recommendations. Consider establishing Stream Corridor zoning for hydrologically significant streams to enhance long-term watershed protection. *
- d) Strengthen erosion and stormwater management standards to minimize bluff and shoreline erosion. Incorporate best management practices (BMPs) into development review processes, including improved surface water management on coastal bluffs. ✈️ * ♦
- e) Protect lands with limited development potential through strategic acquisitions, land trades, conservation easements, or other long-term protection tools. ✖️
- f) Collaborate with conservation organizations and regional partners (e.g., Homer Soil and Water Conservation District, Kachemak Heritage Land Trust) to identify and manage environmentally sensitive areas and critical natural systems. Explore Special Use Districts to coordinate infrastructure, drainage, and trail planning at a regional or watershed level. ♦

[Land Use Strategy #6] Create a downtown area that supports walkable connections, infill development, increased density, and community activities compatible with new and existing businesses to support Homer as a regional center for commerce. ✖️ ♦

- a) Adjust zoning in central areas to allow a broader range of housing types and compatible mixed-use development. This includes rezoning areas currently designated for low-density uses to accommodate multi-family housing, mixed-use buildings, and small-scale single-family development with accessory dwellings. In urban areas, consider reducing minimum lot sizes and increasing allowable lot coverage to promote compact, walkable development. ✈️ *
- b) Refine development regulations to ensure building height, parking standards, setbacks, landscaping, and façade design contribute to a cohesive and pedestrian-friendly streetscape.

- c) *Leverage public-private partnerships to improve the commercial streetscape in Pioneer and Old Town. Focus on completing the sidewalk network, integrating green infrastructure, enhancing landscaping, and improving building façades to create a more attractive and accessible environment. ♦*
- d) *Promote concentrated development patterns that reduce vehicle trips and support walking, biking, and transit use. ♦*
- e) *Invest in targeted infrastructure upgrades to support higher-density and mixed-use development. Prioritize projects such as modernizing water and sewer systems, upgrading streets for multimodal access, and expanding broadband infrastructure to facilitate growth in targeted areas. ✖*

[Governance Strategy #3] Conduct operational efficiency audits to identify cost savings and streamline municipal services.

- a) *Infill and connect customers where the infrastructure already exists to avoid additional build-out capital costs.*
- b) *Solicit regular input from residents about desired services and facilities, and how to improve service delivery.*
- c) *Work with the senior population to better understand both their financial constraints and their capacity to contribute to public facilities and services.*

7. Ensure that fire, emergency, and law enforcement services and facilities can support current and future needs. ⚡

- a) *Conduct a needs assessment and strategic plan for fire, emergency, and law enforcement services to identify gaps in funding and staffing and develop recommendations for maintaining and improving these services.*
- b) *Construct a new fire building and training facility to ensure the fire department has adequate capacity to serve the community. ✖*

See related public safety policies in the Quality of Life chapter (strategy 9).

[Quality of Life Strategy #9] Continue to meet the community's public safety needs to ensure the safety of residents, visitors, first responders, and the environment.

- a) *Complete planning for and construct a new fire station. ✖*
- b) *Upgrade the City's fire department fleet of vehicles to maximize firefighting capabilities and meet Insurance Services Office (ISO) requirements. ✖*
- c) *Support the mission and capacity needs of the Homer Police Department.*

8. Increase the City's capacity to provide and expand community services and improve the synergy between the City and other community partners. ♦

- a) *Provide technical assistance to community organizations seeking to expand their services.*
- b) *Partner with community organizations to supplement or expand City services and the operating hours of City facilities.*

See related policies in the Quality of Life chapter (strategy 10) and Governance chapter (strategy 5).

[Quality of Life Strategy #10] Celebrate Homer's status as a vibrant hub for arts, culture, and community engagement.

- a) *Establish a plaza or town square that can serve as a lively, thriving center of Downtown. ♦*
- b) *Update the Parks, Art, Recreation, and Culture Needs Assessment, and continue to expand city partnerships with other organizations to implement recommendations.*
- c) *Partner with the Ninilchik Traditional Council and Seldovia Village Tribe to increase the presence of Alaska Native art, signage, and history around Homer.*

- d) Support arts and culture installations and spaces in the community, including Homer's museums and galleries (see also: PARCAC Strategic Plan). ✖
- e) Collaborate with citizen groups and nonprofit organizations to address community needs by providing small matching grants, limited technical assistance, and the option to use City land or facilities at reduced rates. ✔
- f) Support the efficient use of existing community facilities. Partner with organizations to keep city facilities operating beyond normal hours. ✔

[Governance Strategy #5] Identify opportunities to coordinate with organizations including Tribal organizations, Alaska Native Corporations, and local and regional non-profits to leverage resources and provide services more cost-effectively. ✖

- a) Work with the Kenai Peninsula Borough to advocate for and implement policies that fiscally benefit borough communities (see Figure 36 below).
- b) Build a coalition of public-private partnerships to support improvements to the commercial streetscape of Pioneer and Old Town.
- c) Reengage the community about climate change mitigation and the status of the City's Climate Action Plan (CAP) and pursue public-private partnerships and collaborations with local climate change motivated entities.
- d) Explore partnerships and solutions that could reduce the cost of shipping for building materials and manufactured homes to Homer.

Port and Harbor

9. Maintain and improve Port and Harbor infrastructure. ✖

- a) Maintain infrastructure to maximize longevity and ensure safety of users.
- b) Continue to assess and replace aging infrastructure, such as Float System 5 and the Old Main Dock.
- c) Expand the port facilities and freight capacity for improved transportation of goods and materials in and out of Homer.
- d) Maintain and promote Homer's status as a working waterfront by providing needed facilities and services for ferries, the U.S. Coast Guard, and other state and federal partners.

See related policies in the Land Use & Environment chapter (strategy 7) and Transportation chapter (strategy 4).

[Land Use & Environment Strategy #7] Develop policies for specific community areas to help preserve character and address challenges unique to those areas. ✖

- a) Ensure local and regional land use plans inform development codes by collaborating with Homer Soil and Water Conservation, the Kenai Peninsula Borough, and the Alaska Department of Natural Resources. Update codes as needed to reflect evolving land use recommendations from adopted plans².
- b) Develop a long-range Port and Harbor Management Plan that considers the environmental and economic significance of the Homer Spit, the impacts of climate change, and natural hazards like earthquakes, tsunamis, and erosion.
- c) Incorporate opportunities for hospital area development in Title 21's Medical District, land management policies, and capital improvements. Align with 2023 South Peninsula Hospital Master Plan when feasible.

² Existing land use plans include, but are not limited to, the 2017 Woodard Creek Watershed Plan, the 2013 Diamond Creek Recreation Area Multi-Resource Management Plan, and the 2000 Kenai Area Plan. See the Homer Plan Review in Appendices for more detail.

[Transportation Strategy #4] Support public-private partnerships that enhance network sustainability via alternative transportation options.

- a) Research public transportation options, particularly in the Homer Spit area, to alleviate seasonal traffic congestion and improve accessibility for seasonal workers, residents, and visitors.
- b) Explore development of a widespread EV charging infrastructure network to support the transition to electric vehicles and reduce transportation-related greenhouse gas (GhG) emissions. ✖

10. Develop a long-range Port and Harbor Management Plan that considers the environmental and economic significance of the Homer Spit, the impacts of climate change, and natural hazards like earthquakes, tsunamis, and erosion. ⚡

- a) Work with DOT&PF, residents, business owners, and other stakeholders to identify opportunities to improve the resilience of the Homer Spit, and especially Homer Spit Road, to natural hazards.
- b) Continue to develop the Homer Spit in a fiscally and environmentally responsible manner to provide opportunities for marine trades and tourism.
- c) Incentivize growth of the marine trades in Homer to expand services offered locally, create jobs, increase the City's taxbase, and reduce the need to travel to other areas of Alaska and the Pacific Northwest. This could be accomplished through offering education opportunities, modifying zoning to enable growth, or providing tax incentives.
- d) Consider opportunities to integrate complementary marine industrial and tourism uses, for example by constructing walking paths and viewing platforms that would allow visitors to observe aspects of the marine trades that they may not be able to see elsewhere.

See related policies in the Land Use & Environment chapter (strategy 7), Sustainability, Resilience & Climate Change chapter (strategy 4), Transportation chapter (strategy 4), and Economic Development chapter (strategies 2, 3, and 5).

[Land Use & Environment Strategy #7] Develop policies for specific community areas to help preserve character and address challenges unique to those areas. ✖

- a) Ensure local and regional land use plans inform development codes by collaborating with Homer Soil and Water Conservation, the Kenai Peninsula Borough, and the Alaska Department of Natural Resources. Update codes as needed to reflect evolving land use recommendations from adopted plans³.
- b) Develop a long-range Port and Harbor Management Plan that considers the environmental and economic significance of the Homer Spit, the impacts of climate change, and natural hazards like earthquakes, tsunamis, and erosion.
- c) Incorporate opportunities for hospital area development in Title 21's Medical District, land management policies, and capital improvements. Align with 2023 South Peninsula Hospital Master Plan when feasible.

[Sustainability & Resilience Strategy #4] Develop and maintain mechanisms for expanding the quality and extent of stormwater management by the City. *

- a) Maintain existing stormwater infiltration and conveyance systems. ✖
- b) Incorporate green infrastructure projects into City's capital projects plans and budgets. ✖
- c) Update the stormwater master plan at least every 5 years to comprehensively manage the impacts of stormwater across Homer. ⚡
- d) Update green infrastructure mapping to identify and retain natural drainage channels and important wetlands that serve drainage functions. ⚡

³ Existing land use plans include, but are not limited to, the 2017 Woodard Creek Watershed Plan, the 2013 Diamond Creek Recreation Area Multi-Resource Management Plan, and the 2000 Kenai Area Plan. See the Homer Plan Review in Appendices for more detail.

- e) Develop watershed plans, as appropriate, to inform the stormwater master plan and decision-making processes.
- f) Adopt code that provides the City the authority to address stormwater management during the development process. ✖
- g) Develop and adopt area-wide stormwater management standards that utilize nationally recognized stormwater management practices and controls; low impact development and/or green infrastructure concepts for new projects and redevelopments as appropriate. ⁴ ✖
- h) Inform residents and visitors of the value of green infrastructure in reducing infrastructure costs, as well as educate the community on which types of green infrastructure works best in Homer.

[Transportation Strategy #4] Support public-private partnerships that enhance network sustainability via alternative transportation options.

- a) Research public transportation options, particularly in the Homer Spit area, to alleviate seasonal traffic congestion and improve accessibility for seasonal workers, residents, and visitors.
- b) Explore development of a widespread EV charging infrastructure network to support the transition to electric vehicles and reduce transportation-related greenhouse gas (GhG) emissions. ✖

[Economic Development Strategy #2] Expand vocational training resources, particularly in trades, marine trades (including mariculture and shipping industries), and healthcare industries, to retain young residents and provide year-round employment. ✖

- a) Enhance health care opportunities and adjacent industries to strengthen local services and employment. ♦
- b) Create co-working spaces and incubator hubs for small-scale manufacturers and entrepreneurs. (The Commons in Ketchikan is a good case study <https://www.tongassfcu.com/business/business-services/the-commons-at-tfcu/>.)
- c) Encourage the retention of existing and the relocation of new Federal and State Government jobs and training programs to Homer. Promote Homer as a place to expand and attract government operations. ♦
- d) Promote recreation, the arts, and non-governmental organizations as a complement to tourism and as an export industry. ♦
- e) Continue and increase support for the Alaska Small Business Development Center business advisor located in Homer to foster local business growth.

See related policies in the Quality of Life chapter (strategy 1 and 10).

[Economic Development Strategy #3] Encourage economic growth and infrastructure development while preserving the natural resources and community characteristics valued by current residents and attracting new residents.

- a) Develop Homer's Downtown Area, focusing on connected, dense, and walkable spaces. ✖
- b) Develop public transportation options, particularly in the Homer Spit area, to alleviate traffic congestion and improve accessibility for seasonal workers, residents, and visitors.
- c) Invest in infrastructure, parks, public restrooms, and recreational facilities to improve the quality of life for residents and enhance tourism experiences. ♦
- d) Regularly review and update city economic plans to reflect current needs and opportunities. ♦
- e) Enhance local schools and K-12 teacher support to attract families and foster long-term community stability.

See related policies in the Land Use and Environment Chapter (strategies 1, 2 and 6), Sustainability, Resilience, and Climate Change Chapter (strategy 3), Transportation Chapter (strategies 1, 3, 4), Quality of Life chapter (strategies 2, 3, 7, 10) and Governance chapter (strategy 1).

⁴ See the Low-Impact Development (LID) Planning Summary Report (2020) for more details.

Economic Development Strategy #5] Promote commercial fishing as a viable career option in Homer and demonstrate long-term support for and commitment to the industry.

- a) Increase investment in harbor infrastructure and advocate for state and federal funding to support the fishing sector.
- b) Develop programs to attract seafood buyers and retailers to Homer, increasing competition and driving better prices for local fishermen.
- c) Expand hands-on training and apprenticeships to promote fishing as a viable career option.
- d) Offer grant programs, financial assistance, and legal services to support new entrants to the fishing industry.
- e) Promote sustainable, science-based fisheries management.

11. Develop new facilities to support access and safety throughout the Homer Spit and Harbor. ⚡

- a) Develop new non-motorized infrastructure providing access to the harbor and improve the accessibility of existing infrastructure, including ADA improvements at the Fishing Hole. ✖
- b) Further develop parking at the base of the Homer Spit, designate formal parking areas to minimize parking in unsuitable areas, and consider free seasonal shuttles and pay-to-park options in congested areas to reduce traffic.
- c) Construct a new parking structure on the Homer Spit that can also serve as a shelter-in-place location during tsunamis. ✖
- d) Provide information and signage to educate residents and visitors about the tsunami evacuation route.
- e) Improve viewpoints for wildlife observation.
- f) Increase the amount of interpretive and wayfinding signs.
- g) Explore opportunities to add public art throughout the Homer Spit.
- h) Revise the Homer Spit zoning code to reduce the need for conditional use permits.
- i) Evaluate the uses of City-owned property on the Homer Spit and ensure uses align with the needs and aesthetics of the area.

See related policies in the Land Use & Environment chapter (strategy 7), Sustainability, Resilience & Climate Change chapter (strategy 4), Transportation chapter (strategy 4), Economic Development chapter (strategies 2, 3, and 5) and Quality of Life chapter (strategy 3).

[Land Use & Environment Strategy #7] Develop policies for specific community areas to help preserve character and address challenges unique to those areas. ✖

- a) Ensure local and regional land use plans inform development codes by collaborating with Homer Soil and Water Conservation, the Kenai Peninsula Borough, and the Alaska Department of Natural Resources. Update codes as needed to reflect evolving land use recommendations from adopted plans⁵.
- b) Develop a long-range Port and Harbor Management Plan that considers the environmental and economic significance of the Homer Spit, the impacts of climate change, and natural hazards like earthquakes, tsunamis, and erosion.
- c) Incorporate opportunities for hospital area development in Title 21's Medical District, land management policies, and capital improvements. Align with 2023 South Peninsula Hospital Master Plan when feasible.

[Sustainability & Resilience Strategy #4] Develop and maintain mechanisms for expanding the quality and extent of stormwater management by the City. *

- a) Maintain existing stormwater infiltration and conveyance systems. ✖

⁵ Existing land use plans include, but are not limited to, the 2017 Woodard Creek Watershed Plan, the 2013 Diamond Creek Recreation Area Multi-Resource Management Plan, and the 2000 Kenai Area Plan. See the Homer Plan Review in Appendices for more detail.

- b) Incorporate green infrastructure projects into City's capital projects plans and budgets. ✖
- c) Update the stormwater master plan at least every 5 years to comprehensively manage the impacts of stormwater across Homer. ✎
- d) Update green infrastructure mapping to identify and retain natural drainage channels and important wetlands that serve drainage functions. ✎
- e) Develop watershed plans, as appropriate, to inform the stormwater master plan and decision-making processes.
- f) Adopt code that provides the City the authority to address stormwater management during the development process. ✎*
- g) Develop and adopt area-wide stormwater management standards that utilize nationally recognized stormwater management practices and controls; low impact development and/or green infrastructure concepts for new projects and redevelopments as appropriate.⁶ ✎*
- h) Inform residents and visitors of the value of green infrastructure in reducing infrastructure costs, as well as educate the community on which types of green infrastructure works best in Homer.

[Transportation Strategy #4] Support public-private partnerships that enhance network sustainability via alternative transportation options.

- a) Research public transportation options, particularly in the Homer Spit area, to alleviate seasonal traffic congestion and improve accessibility for seasonal workers, residents, and visitors.
- b) Explore development of a widespread EV charging infrastructure network to support the transition to electric vehicles and reduce transportation-related greenhouse gas (GhG) emissions. ✖

[Economic Development Strategy #2] Expand vocational training resources, particularly in trades, marine trades (including mariculture and shipping industries), and healthcare industries, to retain young residents and provide year-round employment. ✎

- a) Enhance health care opportunities and adjacent industries to strengthen local services and employment. ♦
- b) Create co-working spaces and incubator hubs for small-scale manufacturers and entrepreneurs. (The Commons in Ketchikan is a good case study <https://www.tongassfcu.com/business/business-services/the-commons-at-tfcu/>.)
- c) Encourage the retention of existing and the relocation of new Federal and State Government jobs and training programs to Homer. Promote Homer as a place to expand and attract government operations. ♦
- d) Promote recreation, the arts, and non-governmental organizations as a complement to tourism and as an export industry. ♦
- e) Continue and increase support for the Alaska Small Business Development Center business advisor located in Homer to foster local business growth.

See related policies in the Quality of Life chapter (strategy 1 and 10).

[Economic Development Strategy #3] Encourage economic growth and infrastructure development while preserving the natural resources and community characteristics valued by current residents and attracting new residents.

- a) Develop Homer's Downtown Area, focusing on connected, dense, and walkable spaces. ✖
- b) Develop public transportation options, particularly in the Homer Spit area, to alleviate traffic congestion and improve accessibility for seasonal workers, residents, and visitors.
- c) Invest in infrastructure, parks, public restrooms, and recreational facilities to improve the quality of life for residents and enhance tourism experiences. ♦
- d) Regularly review and update city economic plans to reflect current needs and opportunities. ♦

⁶ See the Low-Impact Development (LID) Planning Summary Report (2020) for more details.

- e) Enhance local schools and K-12 teacher support to attract families and foster long-term community stability.

See related policies in the Land Use and Environment Chapter (strategies 1, 2 and 6), Sustainability, Resilience, and Climate Change Chapter (strategy 3), Transportation Chapter (strategies 1, 3, 4), Quality of Life chapter (strategies 2, 3, 7, 10) and Governance chapter (strategy 1).

Economic Development Strategy #5] Promote commercial fishing as a viable career option in Homer and demonstrate long-term support for and commitment to the industry.

- a) Increase investment in harbor infrastructure and advocate for state and federal funding to support the fishing sector.
- b) Develop programs to attract seafood buyers and retailers to Homer, increasing competition and driving better prices for local fishermen.
- c) Expand hands-on training and apprenticeships to promote fishing as a viable career option.
- d) Offer grant programs, financial assistance, and legal services to support new entrants to the fishing industry.
- e) Promote sustainable, science-based fisheries management.

[Quality of Life Strategy #3] Care for and expand Homer's network of outdoor trails and parks.

- a) Complete priority upgrades to existing City parks, including Karen Hornaday Park, Bayview Park, and Jack Gist Park. ✖
- b) Build new sidewalks, trails, and accessible crossings that better connect community hubs and existing networks (e.g., Diamond Creek Recreation Area connector trails). ✖
- c) Develop, update, and implement Master Park and Recreation plans to proactively identify the maintenance and capital needs of City parks. ✖
- d) Establish depreciation reserves for ongoing care and maintenance of recreation facilities. ✖
- e) Implement recommendations in the Homer Wayfinding and Streetscape Plan. ✖
- f) Refine City Code so sidewalks are included under PARCAC oversight. *
- g) Implement the Homer Beach Policy and Management Plan, including enforcement of existing regulations, establishment of future regulations, and public education to ensure Homer's beaches are maintained, preserved, protected, and enjoyed. ✖
- h) Develop additional community and neighborhood park facilities to complement or expand recreation opportunities; aim for at least one park within one-half mile of all homes. ✖
- i) Expand and promote the adopt-a-park program in which local businesses, service organizations, or youth groups care for a particular park, and a structure for public-private partnerships for operations. ✖
- j) Establish a park endowment fund through the City or in partnership with the Homer Foundation. ✖
- k) When opportunities arise, enhance or improve public access to the beach at public access points. ✖

2035 Homer Comprehensive Plan Update

Meeting in a Box Materials

Updated February 20, 2025

Purpose

This tool is intended to help city staff, committee members and other residents quickly share information about the Public Review Draft of the 2030 Homer Comprehensive Plan Update (released February 7, 2025) at existing community meetings, events, and workplace locations around Homer. It includes talking points and a list of recommended materials to bring when presenting information about the plan. **Comments on the draft are due March 14, 2025.**



Contents

1. Guiding Questions
2. Notetaking Template
3. About the Project and Frequently Asked Questions

Attachments

1. Relevant sections of the 2030 Homer Comprehensive Plan Update Public Review Draft (the complete draft can be found on the project website at <https://homercompplanupdate.com/>)
2. General Comment Form

Guiding Questions when Reviewing the Public Review Draft

The following is a list of potential questions to guide conversations.. **Use these questions to guide discussion; they do not need to be asked in any specific order or all together for input to matter; all feedback and conversation is important!**

The goal of these guiding questions is to distill:

- **What do you like about the draft comprehensive plan?**
- **What would you change?**
- **What is missing that should be included?**

Take notes and capture feedback!

Take notes on conversations as it works best in the circumstances. It is most helpful to list the themes and topics you hear during conversations and details about any specific strategies or actions suggested. Please include page numbers when referencing specific sections of the draft plan. You can also record virtual meetings, if possible, and share the recordings with the project team. Please connect with the project team to share your notes after your event (email shelly@agnewbeck.com and rfoster@ci.homer.ak.us.)

Notetaking Template

Meeting / Group: _____ Date: _____

Attendees (optional)

- Insert names

Discussion Notes

Introductions

- Record any initial comments or questions here

Responses to Questions

What did you like about the draft plan?

- Record comments here, with page numbers if applicable

What would you change?

- Record comments here, with page numbers if applicable

What is missing that should be included?

- Record comments here, with page numbers if applicable

Wrap Up

- Record final reflections, comments, or questions here

After the meeting, email your notes to the project team: rfoster@ci.homer.ak.us and shelly@agnewbeck.com.

About the Project and Frequently Asked Questions

Note: The website <https://homercompplanupdate.com/> can be used for a reference and includes many of the same details below.

WHAT is a comprehensive plan?

- A comprehensive plan is a process for communities to plan for their future by creating a long-term vision, community goals, and practical short-term strategies.
- The comprehensive plan is a community-driven tool that will provide direction to community leaders – especially the Planning Commission and City Council - and residents, funders, and other partners.
- While this is a city-led process, the comprehensive plan is a community document meant to be used by residents, current and prospective business owners, local, state, and federal partners, and anyone interested in the future of Homer.
- Homer's Comprehensive Plan was last updated in 2018.
- This is phase one of a two phased project; the updated comprehensive plan will help guide phase 2 which will be a revision process for Title 21 of the Homer City Code, the Zoning and Planning code.

WHO is leading the planning process?

- The City of Homer is overseeing this effort with help from consulting team, led by Agnew::Beck Consulting with partners Corvus Design, RESPEC, Kinney Engineering, Northern Economics, and Stantec.
- A Steering Committee was created to aid in the development of the comprehensive plan. The Steering Committee is a five-member committee with designated seats for two City Council members, two Planning Commission members, and one city resident nominated by the mayor and approved by the City Council. The Steering Committee's role is to help guide the public outreach process, participates in public outreach activities, and provide feedback on Comprehensive Plan draft documents.
- City planning staff, the Planning Commission, and City Council are also guiding the process.
- Community entities will share the responsibility of plan implementation.

WHEN did plan development happen?

- The timeframe for the comprehensive plan process is through early 2025, overlapping with the start of Phase 2, an update to the City code in Title 21. A detailed timeline is on the project website.

- The public review draft was released February 7, 2025 and is open for comment through March 14, 2025.

WHY is it important to comment on the public review draft?

- Feedback is important! This is the community's opportunity to tell the project team what it got right and what areas of the draft plan need revising before it is presented to the Planning Commission and City Council.
- The project team will review every comment and synthesize feedback into recommended revisions for the final comprehensive plan. All comments will be available for the public to review, including the name of the person or organization who submitted the comments (commenters can also request to stay anonymous). The Planning Commission will review the comments and proposed revisions and direct the final drafting process.

HOW can you get involved?

- View the public review draft at the project website: <https://homercompplanupdate.com/>
 - Includes details on how to submit comments.
 - **IMPORTANT: Comments are due by March 14th, 2025**



Bathed in golden light, Poot Peak towers above Homer Harbor on the Homer Spit. Photo: Derek Mueller

Public Facilities & Services

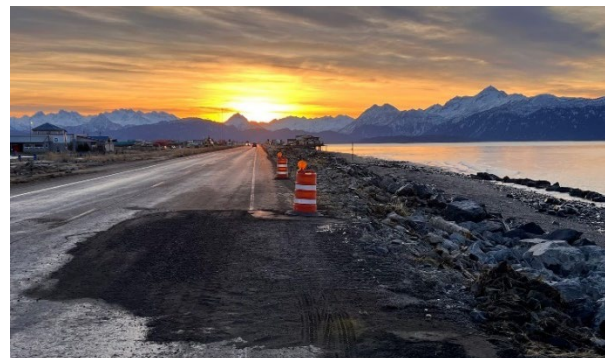
Key Themes Guiding the Plan

Vulnerability to Natural Hazards

Homer's location makes it vulnerable to natural hazards including earthquakes, tsunamis, landslides, and flooding, as well as the longer term impacts of climate change. There are numerous plans and reports that provide recommendations for improving the resilience of Homer's infrastructure.¹⁶ The Port, Harbor, and the Homer Spit, which are all important components of Homer's economy, are especially vulnerable to severe storms and climate change. Similarly, the Public Works Campus is vital to the City's operations but is in a tsunami inundation zone. The water and sewer services within the City are adequate, but inflow and infiltration from stormwater is impacting the capacity of the wastewater treatment plant.



Development of a new Public Works facility is planned to occur across three phases, with design tentatively set for 2026, fundraising to follow, and construction anticipated in 2029.



A November storm caused damage to the Homer Spit Road (Alaska Department of Transportation and Public Facilities (DOT&PF) Facebook, 2024). The storm resulted in a State Declaration of Disaster Emergency. DOT&PF worked with the Federal Highway Administration to pursue emergency relief funding and with a contractor to perform road repairs.

¹⁶ For example:

Suleimani, E. N., Nicolsky, D. J., & Salisbury, J. B. (2019). Updated Tsunami Inundation Maps for Homer and Seldovia, Alaska. Fairbanks, AK: Department of Natural Resources, Division of Geological & Geophysical Surveys.

Kinney Engineering (2020). Low-Impact Development (LID) Planning for the City of Homer.

Salisbury, J. B. (2024). Landslide Hazard Susceptibility Mapping in Homer, Alaska. Fairbanks, AK: Department of Natural Resources, Division of Geological & Geophysical Surveys.

Reliable and Affordable Services

The City of Homer provides a range of services, including water, sewer, planning, road maintenance, community development, recreation, parks, port and harbor management, fire protection, law enforcement, and emergency services. The City relies on other entities, such as the Kenai Peninsula Borough¹⁷, for other public services such as education, healthcare, and solid waste management. Alaska Waste and Moore & Moore Services provide waste collection services. Although responses to the community survey showed general satisfaction with fire, law enforcement, and emergency services (Figure 10), there were some concerns about inadequate funding and staffing levels. All services provided by the City need to support quality of life, economic development, and safety by meeting the needs of all community members.

“Support our infrastructure. Our water and sewer facilities are at capacity, and we keep building new things with little thought to how we will maintain them.”

~ Community Survey Results



A new restroom facility at Harbor Ramp 8 is scheduled to be constructed in 2027 (from the City of Homer 2024-2029 Capital Improvement Plan).

Accessible Community and Recreation Facilities

City-owned facilities include the Homer Education and Recreation Center (HERC), the Homer Public Library, and the Homer Airport Terminal. These, and all City of Homer facilities, should be managed to improve the quality of life of Homer residents and support economic development. The community survey results indicate that residents are interested in safe, accessible, well-lit facilities for year-round indoor recreation. The HERC complex could be redeveloped to help fill this need, though the presence of hazardous materials presents logistical and financial challenges¹⁸.



The skate park at HERC-1 (from the HERC Task Force Final Recommendation Report, 2018).

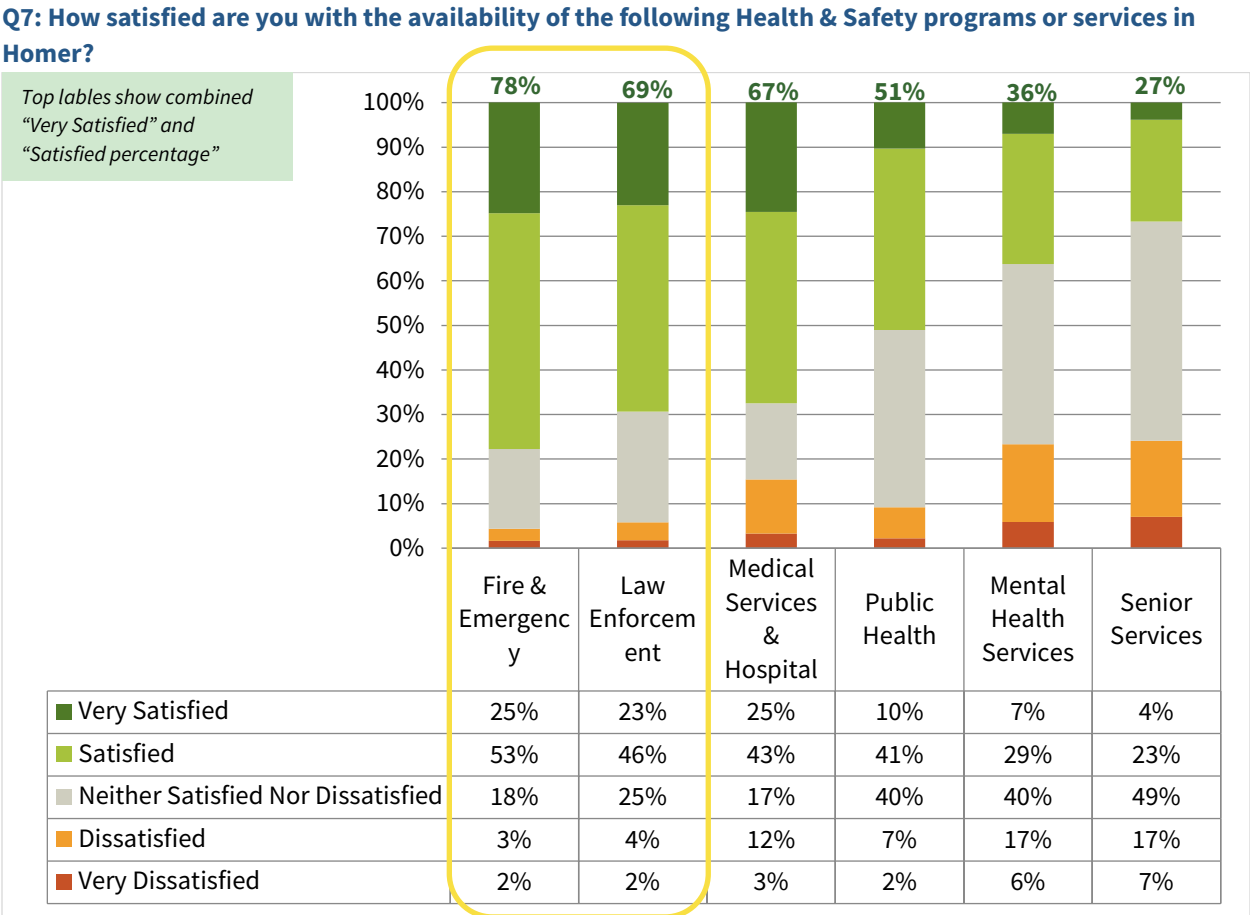
¹⁷ Agnew::Beck Consulting. (2019), *2019 Kenai Peninsula Borough Comprehensive Plan*. Prepared for the Kenai Peninsula Borough with support from Alaska Map Company, ASRC Energy Services, Alaska Survey Research, Casey Planning & Design, Northern Economics, and PDC Inc. Engineers.

https://www.kpb.us/images/KPB/PLN/PlansReports/Comp_Plan/2019_KPB_Comprehensive_Plan.pdf

¹⁸ HTRW, LLC. (2023). *Hazardous Materials Assessment. City of Homer, Public Works Department, Homer Education and Recreation Complex (HERC) 1 Screening, Homer Education and Recreation Complex 1 (HERC1), 450 Sterling Highway, Homer, Alaska 99603.* https://www.cityofhomer-ak.gov/sites/default/files/fileattachments/economic_development/page/77714/herc1-final_7_25_23.pdf

HTRW, LLC. (2023). *Hazardous Materials Assessment. City of Homer, Public Works Department, Homer Education and Recreation Complex (HERC) 2 Demolition, HERC 2 Building AKA “Little HERC” or “Old Homer Intermediate School” (HERC2), 450 Sterling Highway, Homer, Alaska 99603.* https://www.cityofhomer-ak.gov/sites/default/files/fileattachments/economic_development/page/77714/herc2-final_7_25_23.pdf

Figure 10. Results from Question #8 of the Community Survey, 2024



Goals

Goal A	Goal B	Goal C
Ensure important community services are available, affordable, and adequate.	Provide and improve city-operated facilities to meet the needs of the community, accommodate desired growth, and support sustainability and conservation goals.	Mitigate risks to City-owned infrastructure from climate change and natural hazards.

Strategies and Potential Actions

Icon Key:

- ⚡ Priority: Emerging priority for implementation (these will be carried forward into an action plan)
- ✂ Capital: For any project that includes a potential capital project
- * Code: A strategy that recommends a specific code revision
- ◆ 2018: A strategy adapted from/carried over from the 2018 Comprehensive Plan

Facilities

1. Continue to implement the recommendations of the Final Report and Recommendations on Tsunami Risk to the Public Works Campus. ⚡

- a) Evaluate whether additional critical infrastructure needs to be relocated away from tsunami inundation zones, areas at risk of erosion, or other natural hazards.
- b) Locate new city facilities away from tsunami inundation zones, steep slopes, and other natural hazards and choose locations that minimize impacts to sensitive ecosystems and wildlife corridors.

This strategy also supports hazard mitigation goals (see related Sustainability, Resilience, and Climate Change strategy 3).

2. Provide safe, year-round public facilities for residents of all ages and abilities. ⚡

- a) Maintain the library as a thriving community space for learning and connecting.
- b) Implement the ADA Transition Plans for City Facilities and Parks, Play Areas, and Playgrounds.
- c) Redevelop the HERC complex to serve the community.
- d) Construct a new recreation center or similar facility to provide safe and accessible indoor and outdoor activities for residents of all ages and abilities.
- e) Renew the Homer Accelerated Roads and Trails Fund beyond 2027 and identify additional funding sources and strategies to support construction, renovation, maintenance, and equipment for trails.
- f) Ensure the Parks and Trails services are adequately staffed to maintain all City Park and trail facilities.
- g) Improve access, condition, and amenities of existing parks and open spaces throughout Homer. ✂
- h) Consider adding a fishing dock and a central community gathering place on or near the Homer Spit. ✂

This strategy also supports accessibility goals (see related Transportation strategy 1 and Quality of Life strategy 5), library needs (see related Quality of Life strategy 8), and indoor and outdoor recreation needs (see related Sustainability, Resilience, and Climate Change strategies 5 and 6, Quality of Life strategies 2 and 3).

3. Maintain all roads within the City limits to a consistent and acceptable standard.

- a) Renew the Homer Accelerated Roads and Trails fund beyond 2027 and identify additional funding sources and strategies to support new construction, renovation, maintenance, and equipment for roads, sidewalks, and stormwater facilities.
- b) Consider entering into a transfer of responsibility agreement (TORA) with DOT&PF to allow the City to maintain DOT&PF-owned roads to City standards.

This strategy is relevant to all strategies in the Transportation chapter, and public-private partnerships (Governance strategy 5).

4. Work with residents, visitors, the Federal Aviation Administration (FAA) and DOT&PF to identify and address the deficiencies of the Homer Airport Terminal.

- a) Assess the need for additional parking and consider developing off-site parking with a shuttle system if necessary that provides sufficient access to the airport terminal and air charter area of the airport.
- b) Collaborate with DOT&PF in the development of a new airport master plan for Homer Airport.
- c) Collaborate with air carriers to provide more reliable year-round service to and from Homer Airport.

This strategy can help bolster tourism during peak season (see related Economic Development strategy 4) and support overall community Transportation goals (see Transportation chapter).

Utilities and Services

5. Develop a long-range stormwater drainage and management plan to mitigate negative downstream impacts such as property damage, bluff erosion, and pollution. ⚡

- a) Update and refine the Low-Impact Development Plan (also referred to as the Green Infrastructure – Stormwater Master Plan). The plan should consider water quality, inflow and infiltration, climate change, and erosion, and provide recommendations for implementing proactive stormwater management. The plan should also identify strategic locations for real estate acquisitions to support green infrastructure.
- b) Create an updated holistic, regional map of the stormwater network to ensure stormwater management decisions are made appropriately for each stormwater drainage basin for a system wide improvement.

This strategy supports land use goals (see related Land Use and Environment strategies 2, 4, and 5), and sustainability goals (see related Sustainability, Resilience, and Climate Change strategies 4, 5).

6. Continue to provide high-quality water and sewer services within the City to meet current and anticipated demands. ⚡💎

- a) Continue to build and upgrade water and wastewater infrastructure to meet industry standards and changing regulatory requirements. ⚡
- b) Update the 2006 Water and Sewer Master Plan.
- c) Maintain the water and sewer Capital Asset Repair and Maintenance Allowance (CARMA) funds for repair and replacement of facilities that serve existing customers.
- d) Maintain the Homer Accelerated Water and Sewer Program (HAWSP) to fund the design and construction of facilities that support new customers, with a focus on new water and sewer connections within the City limits (infill).
- e) Continue to limit and manage development in the Bridge Creek Watershed Protection District to maintain its suitability as a drinking water source.

This strategy supports land use goals (see related Land Use and Environment strategies 3, 4, and 6) and operational efficiency needs (see related Governance strategy 3).

7. Ensure that fire, emergency, and law enforcement services and facilities can support current and future needs. ⚡

- a) Conduct a needs assessment and strategic plan for fire, emergency, and law enforcement services to identify gaps in funding and staffing and develop recommendations for maintaining and improving these services.
- b) Construct a new fire building and training facility to ensure the fire department has adequate capacity to serve the community. ✖

See related public safety policies in the Quality of Life chapter (strategy 9).

8. Increase the City's capacity to provide and expand community services and improve the synergy between the City and other community partners. ♦

- a) Provide technical assistance to community organizations seeking to expand their services.
- b) Partner with community organizations to supplement or expand City services and the operating hours of City facilities.

See related policies in the Quality of Life chapter (strategy 10) and Governance chapter (strategy 5).

Port and Harbor

9. Maintain and improve Port and Harbor infrastructure. ✂

- a) Maintain infrastructure to maximize longevity and ensure safety of users.
- b) Continue to assess and replace aging infrastructure, such as Float System 5 and the Old Main Dock.
- c) Expand the port facilities and freight capacity for improved transportation of goods and materials in and out of Homer.
- d) Maintain and promote Homer's status as a working waterfront by providing needed facilities and services for ferries, the U.S. Coast Guard, and other state and federal partners.

See related policies in the Land Use & Environment chapter (strategy 7) and Transportation chapter (strategy 4).

"Humbly expand the harbor."

~ Community Survey Results

10. Develop a long-range Port and Harbor Management Plan that considers the environmental and economic significance of the Homer Spit, the impacts of climate change, and natural hazards like earthquakes, tsunamis, and erosion. ⚡

- a) Work with DOT&PF, residents, business owners, and other stakeholders to identify opportunities to improve the resilience of the Homer Spit, and especially Homer Spit Road, to natural hazards.
- b) Continue to develop the Homer Spit in a fiscally and environmentally responsible manner to provide opportunities for marine trades and tourism.
- c) Incentivize growth of the marine trades in Homer to expand services offered locally, create jobs, increase the City's taxbase, and reduce the need to travel to other areas of Alaska and the Pacific Northwest. This could be accomplished through offering education opportunities, modifying zoning to enable growth, or providing tax incentives.
- d) Consider opportunities to integrate complementary marine industrial and tourism uses, for example by constructing walking paths and viewing platforms that would allow visitors to observe aspects of the marine trades that they may not be able to see elsewhere.

See related policies in the Land Use & Environment chapter (strategy 7), Sustainability, Resilience & Climate Change chapter (strategy 4), Transportation chapter (strategy 4), and Economic Development chapter (strategies 2, 3, and 5).

11. Develop new facilities to support access and safety throughout the Homer Spit and Harbor. ⚡

- a) Develop new non-motorized infrastructure providing access to the harbor and improve the accessibility of existing infrastructure, including ADA improvements at the Fishing Hole. ✂

"I love the idea of ramped up recreation for all ages but feel like the focus does not include the ripple effect of increased Public Safety calls nor the fact that Public Safety continues to receive less and less representative and financial support from City Council."

~ Growth Scenarios Report Card Results

- b) Further develop parking at the base of the Homer Spit, designate formal parking areas to minimize parking in unsuitable areas, and consider free seasonal shuttles and pay-to-park options in congested areas to reduce traffic.
- c) Construct a new parking structure on the Homer Spit that can also serve as a shelter-in-place location during tsunamis. ✖
- d) Provide information and signage to educate residents and visitors about the tsunami evacuation route.
- e) Improve viewpoints for wildlife observation.
- f) Increase the amount of interpretive and wayfinding signs.
- g) Explore opportunities to add public art throughout the Homer Spit.
- h) Revise the Homer Spit zoning code to reduce the need for conditional use permits.
- i) Evaluate the uses of City-owned property on the Homer Spit and ensure uses align with the needs and aesthetics of the area.

See related policies in the Land Use & Environment chapter (strategy 7), Sustainability, Resilience & Climate Change chapter (strategy 4), Transportation chapter (strategy 4), Economic Development chapter (strategies 2, 3, and 5) and Quality of Life chapter (strategy 3).

“Make sure infrastructure keeps up with growth.”

~ Community Survey Results

“Concerned about further harbor expansion, but it could be improved instead!”

~ Community Survey Results

“Create a centralized community space that serves all the community.”

~ Community Survey Results



Flying over the Homer Spit at dawn. Photo: Tim Hatfield



2035 Homer Comprehensive Plan Update

Public Review Draft Comment Form, *February/March 2025*

We want to hear from you! Write your comments below.

Comments due March 14, 2025

Project Website: <https://homercompplanupdate.com/>

Thank you for your input!

Optional Contact Information

Your Name: _____

Your Email: _____

Phone: _____

Organization: _____

☐

Check here to be added to the project distribution list

Submit your comments via email to shelly@agnewbeck.com or mail/drop off this form to the Homer City Hall, 491 E. Pioneer Ave. Homer, AK 99603.

Thank you for your feedback! More comments or questions? Contact us:

- **Ryan Foster**, City of Homer City Planner, **Phone:** (907) 299-8529, **Email:** rfoster@ci.homer.ak.us
- **Shelly Wade**, Agnew::Beck Consultant Project Manager **Cell:** (907) 242-5326 **Email:** shelly@agnewbeck.com

Project Website: <https://homercompplanupdate.com/>

Feb 2025 Operations Report

Cod season is ongoing and boats and boats are delivering. Currently Copper River and Pac Star (E & E) are taking deliveries.... In the news....

Ice Plant

- Ice Plant down time maintenance is about 95% done
- Plan on Ice plant startup first week March.
- Ongoing crane inspections and service happening this month.
- Grind Shack 75% done
- All fish dock cranes operational

Port Maintenance

- Ongoing Snow removal and sanding
- Ongoing electric pedestal maint.
- Ongoing Docks and Harbor infrastructure inspections
- Keeping up with recurring monthly work orders.
- Snow blower and powered broom inspections.
- Fire Cart inspections.

Harbor Operations

- Pioneer Dock & Deep Water Dock landings included the following vessels: Kate Francis, Endeavor, Perseverance, Polar Bear, Ann T Cheramie, and ATB Bill Gobel.
- Vessel utilizing the marine repair facility include the Bruin Bay, Helenka B, Poseidon, Katrina 'Em, tugs Cavek & Naniq, and barges 183 & 208.
- The harbormaster and port director traveled to Anchorage on January 16th to meet with the USACOE at HDR for review of the port expansion general investigation harbor basin design criteria.
- Senior harbor officer, Elton Anderson, represented the Homer Harbor & AAHPA while attending the 2025 Seattle Boat Show.
- The harbormaster submitted final revisions to the draft facility security plan to MSD Homer.
- The deputy harbormaster completed a comprehensive report of ADA parking compliance improvements needed for the port facility.

The following notable events occurred:

- On 1/29, an arctic front brought about strong winds and extreme temperatures causing freeze-up to potable water systems on the DWD and PD.
- On 2/3, operations staff moved a 90' tug from its raft abreast mooring position in order to allow a commercial fishing vessel to depart from within.
- On 2/9, a graveyard shift harbor officer encountered a sunken 43' recreational vessel on GG float. Operations staff secured a hull cradling line to support the vessel and surrounded it with containment curtain. The vessel was raised by salvage contractor, Alaska Industrial Services, towed to the L&L ramp by port & harbor staff, and haul-out by Homer Boat Yard.
- On 2/12, harbor officers conducted annual maintenance on the harbor tug including fuel, crankcase and transmission oil & filter changes.
- On 2/19, the harbormaster contacted the owner of a 40' recreational vessel regarding fire safety concern. Potential hazards were revealed during the monthly shore power electricity metering audits.



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Lord and Homer City Council
FROM: Melissa Jacobsen, City Manager
DATE: February 5, 2025
SUBJECT: City Manager's Report for February 10, 2025 Council Meeting

City Property on Main Street

I've received an inquiry about the City's interest in selling the property the City owns at 3713 Main Street. To share a little history, this property was designated as land for sale in the Land Allocation Plan and listed for sale with our contracted realtor in 2016. Due to lack of interest it was taken off the market in 2018. In 2019 a local business owner made an attempt at purchasing the property and Ordinances 19-25 and 19-59 to move forward with the land sale failed. When Council adopted the 2020 Land Allocation Plan, this property was re-designated from land for sale to City Facility and other lands. There has been some conversation about uses for this lot, including a parking area but no definitive use has been determined. Homer City Code 18.12 provides direction for the disposal of real property and if Council has interest in selling this property, a proposal can be initiated by ordinance.



Continued Efforts on Homer Spit protection

City Staff met with AKDOT Deputy Commissioner Keith and had a productive hour of conversation. We are particularly encouraged to learn that PROTECT formula funds are included in the upcoming STIP amendment, and we look forward to working with the State through the planning process to maximize benefits for protecting the Spit Road, vulnerable areas of road right-of-way and the long-term future of the Homer Spit. As a result of this meeting Resolution 25-012 was drafted to formalize the City's support for the State's application for to the PROTECT Grant Program Planning Grant for the Homer Spit Transportation Resiliency Project. In addition to this meeting Special Projects and Communications Coordinator Jenny Carroll has been reaching out for letters of support from our State delegation and other partners for this grant application and for a Congressional Directed Spending (CDS) request for the Homer Spit Revetment General Investigation, a project currently listed in the Alaska District's Work Plan.

Joint Worksession with Kachemak City Council

At our January 13th Homer City Council meeting Council suggested holding a joint worksession with the Kachemak City Council, and I reached out to Mayor Fry and their City Clerk with an invitation. The Kachemak City Clerk let me know they'll confirm after their February 12th Council meeting.

Join the City of Homer to discuss the draft Comprehensive Plan

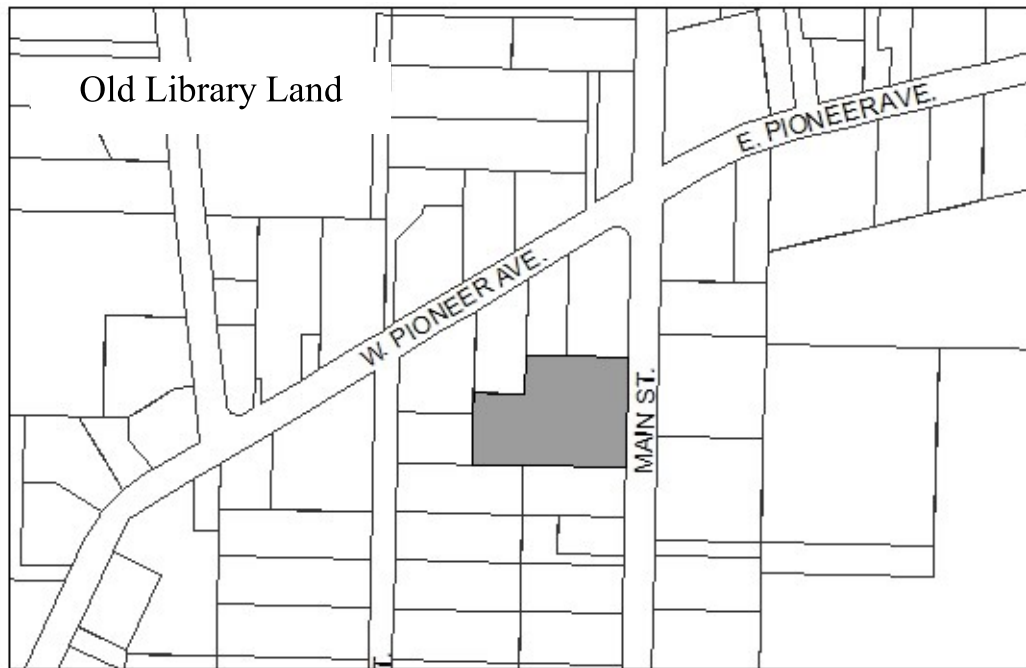
Come check out and be a part of Comprehensive Plan to explore how Homer could change over the next twenty years. Review the draft plan, add your input, and be a part of the conversation at the Open House on Tuesday, February 11 from 5:30 – 7:30 pm at Islands and Oceans, 95 Sterling Highway #1, Homer, AK. Learn more at www.homercompplanupdate.com

City Manager Meetings and Events:

- January 27 thru February 7 - Departmental Budget meetings
- January 29 – KPB Tourism Industry Working Group meeting
- January 31 – Planning meeting with staff and Lobbyists for upcoming Juneau AML Winter Conference trip
- February 3 – Meeting with City Staff and AKDOT Deputy Commissioner Keith
- February 4 – Homer Chamber of Commerce Annual Meeting
- February 5 – AML Public Surplus Program presentation; KPEDD Executive Director Cassidi Cameron
- Ongoing weekly meetings with Departments, Mayor, and Councilmembers

Attachments:

- Land Allocation Plan Old Library Land page



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)

Area: 1.31 acres

Parcel Number: 17514416

2019 Assessed Value: \$69,400

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2

Zoning: Central Business District

Wetlands: Drainage and wetlands may be present

Infrastructure: Paved road, water, sewer, natural gas

Notes: This land was part of the former 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:



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

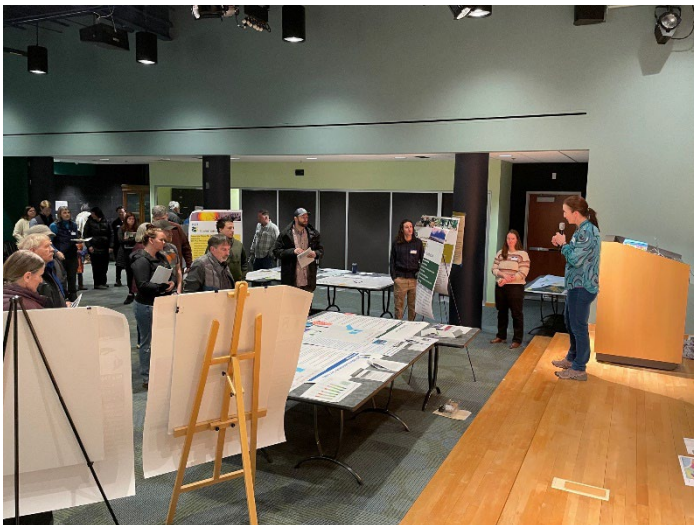
Memorandum

TO: Mayor Lord and Homer City Council
FROM: Melissa Jacobsen, City Manager
DATE: February 20, 2025
SUBJECT: City Manager's Report for February 24, 2025 Council Meeting

Comprehensive Plan

The Draft Comprehensive Plan was posted for public review on February 7, 2025. On February 11, City Staff, in collaboration with our consultant firm Agnew Beck, held an Open House at the Islands & Ocean Visitors Center to invite members of the community to review, discuss, and provide their thoughts on the draft plan. Public comments on the Draft Comprehensive Plan will be accepted until March 14th. In February and March, Homer Commission and Committees will be encouraged to review the draft plan and provide comments on their area of expertise. Review the Draft Comprehensive Plan and provide your comments here:

<https://homercompplanupdate.com/>



Library News

The western lot committee is ramping up again. The Friends of the Homer Library placed an order for a wraparound tree bench and Public Works will acquire a standard bench for the western end of the trail, identical with the other benches they're ordering for Pioneer Avenue, and there is a plan for stump seating and storywalk posts. The goal is to have these project elements in place by the end of April. Also renovations in study room 6 have begun. All the built-in furniture has been removed, the carpet repaired and the walls painted. The next step is replacing part of the baseboard, then putting up sound-absorbent panels on the walls. The renovations in study room 5 seem to have paid off, as use of that room more than doubled

afterwards. Attached to this report is a copy of the Library's Annual report that reinforces the importance of the library to our community through their services and programs.

Juneau Visit

As I finish up this brief report, I'm in Juneau with Mayor Lord, Councilmembers Aderhold and Hansen, Port Director Hawkins and Special Projects & Communications Coordinator Carroll wrapping up meetings with Legislators, Legislative Staff, US Coast Guard, Alaska Department of Transportation & Public Facilities, and Alaska Department of Environmental Conservation. It's been a fabulous opportunity to spend time at our State Capitol meeting with these folks who serve our great state and to work with our lobbyists, J&H Consulting in thanking our Legislators for their support in successful funding of our Harbor Expansion General Investigation, sharing our need for coordinated, multi-agency, long term sustainability planning for Homer Spit erosion and resiliency, and sharing the City's legislative priorities and positions. After we return, I'll follow up with a more complete report and photos.

City Manager Meetings and Events:

- February 11 – Conversations with a Council Member with Councilmember Venuti
- January 13 – Planning Meeting for public outreach for the City lots proposed as a location for the new multi-use community center
- February 17-21 – Travel to Juneau for meetings with J&H Consulting, 20 different State Legislators and their staff, US Coast Guard, and State agencies on behalf of the City.
- Ongoing weekly meetings with Departments, Mayor, and Councilmembers

Attachments:

- Library Annual Report
- February Employee Anniversaries
- Inactive Records Destruction Report

Homer Public Library 2024 Annual Report



On a rainy day in May, two dedicated patrons settled in for some serious entertainment.

- Jan. 1: The New Year opens with plans for major events, particularly the nationwide Big Read. The library has several projects underway, including replacing the chairs and upgrading technology. The balance in the library endowment fund stands at \$56,496.11.
- Jan. 5: Storytime Craft makes suet balls.
- Jan. 8: Council adopts Ordinance 23-49(S), which reorganizes the City administrative structure and creates standalone departments for the library and IT.

Highlights of 2024 included the Big Read in January and February, replacement chairs in April, the summer reading program in June and July, renovations to study room 5 in September and digitizing the *Homer News* archive in December. We encountered some financial turbulence in August, offset by a surge in donations in November. Through it all, the library benefitted from enormous infusions of labor and money from the Friends of the Library, the LAB, numerous businesses and community organizations, and many, many private citizens. Homer really is a unique place.

January

On January 8, Council passed Ordinance 23-49(S). Among other things, this ordinance establishes a standalone library department for the first time in 39 years. It also adds language to the Homer City Code mandating certain qualifications for the library director.

The National Endowment for the Arts (NEA) Big Read encourages communities all across the country to select from a shortlist of titles and build public programs around shared reading. For 2024, the Friends of the Library chose *The Cold Millions*, by Jess Walter, and paired it with *The Big Both Ways*, by John Straley. Both books explore social class, protest and economic hardship.

- Jan. 10: Virtual author talk by Rebecca Serle about multigenerational love stories.
- Jan. 11: The RFP for replacement library chairs closes.
- Jan. 13: Writing Circle with Richard Chiappone.
- Jan. 19: Big Read Kickoff at Alice's Champagne Palace, including a singalong with live music.
- Jan. 20: Plant Swap.
- Jan. 23: Virtual author talk by Rajiv Nagaich, author of *Your Retirement: Dream or Disaster*. Big Read Book Club discusses the Spokane riots.
- Jan. 24: Big Read Coffee Table on KBBI discusses themes from *The Cold Millions*.
- Jan. 25: Big Read Historical Homer—Clark Fair talks about his ongoing weekly column with the *Homer News*.
- Jan. 30: Virtual author talk with Dr. Robert Lustig on medicine and processed foods.
- Jan. 30: Big Read Book Club discusses the history of unions.
- Feb. 1-May 30: Art in the Library displays works by Andy Sonneborn.
- Feb. 1: Big Read Zoom with authors Jess Walter and John Straley, exploring their books *The Cold Millions* and *The Big Both Ways*. Hosted at the library.



Friends of the Library Coordinator Cheryl Illg and Trivia Master Kathleen Gustafson kicked off the Big Read on January 19.

The Big Read kicked off on Jan. 19 with a night of live music, singing and trivia at Alice's. Over the next 11 days, KBBI featured a book talk, Clark Fair gave a talk on the history of Homer and the Big Read Book Club met twice, talking about the Spokane Riots and the history of unions.

February

The Big Read continued through Feb. 17. The month featured exhibits and discussions, a Zoom talk with Tom Kizzia and both authors, a free-speech panel, a movie showing and more Big Read Book Club meetings. The grand finale starred numerous local citizens in *The Cold Millions Onstage with Pier One*, bringing to life historical speeches and songs from the labor movement.

A brief list of organizations that collaborated on the Big Read: Alice's Champagne Palace, Bunnell Street Arts Center, Homer Council on the Arts, Homer High School, Homer Senior Center, KBBI, Kenai Peninsula College, Ninilchik Library and Pier One Theatre. Individual volunteers are too numerous to list here, but our thanks also go out to all the FHL members and the helpers from the community. Particular recognition goes to Cheryl Illg and Mercedes Harness, who coordinated the schedule and improvised admirably when one of our major author visits fell through.

- Feb. 2: Alarm system replaced. Big Read Conversation about finding home and the local housing crisis. HCOA hosts the conversation and features an exhibit all through February.
- Feb. 4: Big Read explores Alaskan cultures in a new high school curriculum, hosted at the Bunnell Arts Center.
- Feb. 6: Big Read Book Club discusses indigenous perspectives.
- Feb. 8: Big Read book discussion at the Senior Center, followed by sharing stories about homesteading. Virtual author talk with Tessa Bailey on writing romantic comedies.
- Feb. 13: Big Read Book Club discusses leading women.
- Feb. 15: Big Read Book Circle invites elders and long-time locals to the Ninilchik Community Library to talk about *The Cold Millions* and share stories from early Ninilchik.
- Feb. 16 and 17: Big Read watches *The Cold Millions* on stage. Pier One presents historical speeches and songs from labor movements at Beluga Lake Lodge.
- Feb. 16: Big Read watches *Newsies* at the library.
- Feb. 28: Virtual author talk with Kim Scott on managing a workplace.



Paintings by Andy Sonneborn went up in the fireplace lounge on February 1.

March

On March 1, we put up a large display screen behind the front desk, as a way of advertising library resources and upcoming events. The LAB and FHL board held their annual potluck at the library on March 3, with excellent food and a chance to meet people that otherwise would never cross paths.



At the Celebration of Lifelong Learning on April 20, Spencer Co's family accepted the Youth Learner Award on his behalf.

- Mar. 1: A large display screen goes up at the front desk, displaying public announcements and news of upcoming programs.
- Mar. 5: Voznesenka School visits the library. Wii Sports for Tweens and Teens.
- Mar. 14: Showing of Spiderman: Into the Spiderverse.
- Mar. 27: Teens and Tweens Get Crafty.
- Apr. 2: New office chairs arrive at the library, replacing worn-out furniture throughout the building. Virtual author talk with Smithsonian curator Paula J. Johnson on the book *Smithsonian American Table: The Foods, People and Innovations That Feed Us*.
- Apr. 9: Virtual author Talk with Colum McCann and Diane Foley on their book *American Mother*, about the murder of Foley's son by ISIS terrorists. Homer High School students present a travelogue about their trip to Australia.
- Apr. 11: Cinda Nofziger, Cheryl Illg and Lyn Maslow present to the Downtown Rotary Club about the western lot project, as well as library and Friends of the Library programs.
- Apr. 12: Library staff play Dungeons and Dragons with teens.
- Apr. 17: Virtual author talk with Xochitl Gonzalez, author of *Anita de Monte Laughs Last*, about art and society in New York of the late 1990s.

April

On April 7, the HPL unveiled new library card designs, featuring the same illustrations that local artist Rachel Tussey produced for the Bookmobile. We also launched the library needs survey, which ran through July 31.

On April 9, students from Homer High School presented a travelogue about their trip to Australia. A dozen kids showed off pictures, told stories and raffled off small packages of vegemite.

The Celebration of Lifelong Learning featured monologues from three DDF students, the much-beloved trivia tree and silent auction, outstanding food and music, and excellent speeches from both awardees (Spencer Co delivered recorded remarks, while Nancy Lord gave her speech in person).

New chairs arrived, taking the place of the aging furniture throughout the building. Patrons particularly appreciated the new office-style chairs, which see heavy use all around the computer terminals.



Eager readers stormed the library for the Spring Book and Plant Sale on May 10 and 11.

May

The bookmobile loomed over the Safe and Healthy Kids Fair on May 4. More than 100 kids signed up for the summer reading program and did arts and crafts.

The Spring Book and Plant Sale on May 10-11 was successful as always! Shoppers arrived with empty bags, and some lined up at the front door before the library opened Saturday. Many thanks to the Friends of the Library

- Apr. 20: Celebration of Lifelong Learning, featuring food from the Tickled Pear, desserts from BB's Bakery, live music, a silent auction and a trivia tree. Monologues from three DDF students. Congratulations to Nancy Lord and Spencer Co, the adult and youth winners, respectively!
- Apr. 30: Crafternoon for teens and tweens.
- May 1: Virtual author talk with Douglas Brunt, author of *The Mysterious Case of Rudolf Diesel: Genius, Power and Deception on the Eve of World War I*, about the disappearance of the inventor of the diesel engine on Sept. 29, 1913.
- May 4: Bookmobile at the Safe and Healthy Kids Fair.
- May 8: The new lounge chairs are set up in the library. Virtual author talk with Nina Simon, author of *Mother-Daughter Murder Night*, about three amateur sleuths investigating a murder next door.
- May 10-11: Spring Book and Plant Sale.
- May 13: Wii sports for teens and tweens.
- May 14-16: Outreach sessions with Agnew::Beck on the Homer Comprehensive Plan.
- May 14: Poetry reading by local authors Wendy Erd, Linda Martin, Peter Kaufmann and Anne Coray.

Board members (Judy Gonsalves, Lyn Maslow, Ann Dixon, Sara Reinert, Lin Hampson, Linda Robinson, Shellie Worsfold, Sarah Brewer, Joy Steward and McKenna Black), as well as all the volunteers who made the sale possible: Marylou Burton, Eric Fenger, Barb Veeck, Michael McKinney, Bobby Copeland-McKinney, David Lewis, Cecelia Fitzpatrick, Jane Miles, Lolita Brache, Barbara Haynes, Deb Curtis, Carter Davis, Daniel Christ, Doug Baily, Landa Baily, Milli Martin, Annie Williams, Joleene Hooker and Karen McRae. Special thanks to Sara Reinert, Barb Veeck and Marylou Burton for sorting and storing books in preparation for the sale—a job that never ends!

On May 10, volunteers with the Christian Community Church turned out to help clean up the library grounds. They pulled a number of saplings out of the rock garden along the library's north wall and removed the potentilla bushes from the start of the Story Walk Trail, which required some heavy digging.



Four poets visited the library for a collaborative event on May 14.

On May 14, the library hosted a poetry reading with authors Wendy Erd, Linda Martin, Peter Kaufmann and Anne Coray. All four authors read excerpts from their work and took questions from the audience.

The summer reading program kicked off on the last day of the month. Hordes of small people played ring-toss, experimented with a marble maze, and made crafts out of Kleenex boxes and paper towel rolls.

- May 21: Virtual author talk with Rebecca F. Kuang, author of *Yellowface*, about envy and racism.
- May 31: Summer Reading Kick-off in the kids' room, featuring upcycle crafts.
- Jun. 1-Sept. 30: Art in the Library displays works by Bonnie Dupree.
- Jun. 3: Virtual author talk with Matt Shindell, curator of the Smithsonian Air and Space Museum, on his book *For the Love of Mars*.
- Jun. 5-Jul. 24: Girls Who Code for Teens and Tweens.
- Jun. 6-Jul. 25: Girls Who Code for elementary students.
- Jun. 6: Upcycle old t-shirts into pet toys for the animal shelter or to take home.
- Jun. 10-Jul. 29: Music, Movement and Making for babies through preschoolers features 20-25 minutes of a story, plus singing and dancing, and creative making with recycled materials.
- Jun. 10: Teens and Tweens do "fontomatopoeia" paintings for decorating the teen corner.
- Jun. 11-Jul. 30: Stories and Adventures with the Center for Alaskan Coastal Studies features read-alouds, games, and crafts in the woods west of the library.



Library staff welcomed volunteers to an appreciation lunch on June 25.

June

The summer reading program continued with coding workshops, author talks, special storytimes and events at Bishop's Beach and in the woods west of the library. Kids made pet toys out of old t-shirts, created paintings for the teen space, learned American Sign Language and enjoyed a "family spa day."

On June 25, the library workroom hosted a volunteer-appreciation lunch for all the groups that offer their time to support the library: the FHL board and the LAB; the regular volunteers who shelve, clean and repair books; the members of the Teen Advisory Board and the others who assist with youth events; the dozens who sort book donations, drive the bookmobile, read between the lines on the radio, and hang flyers around town; and the huge crowds who help out with the book and plant sales, the Celebration of Lifelong Learning, the chess club, the summer reading program, the author events and other special projects. FHL provided an outstanding selection of food and put up some impressive decorations. The list of invitees came to more than 90 people, of whom about a third managed to attend. Thank you all!

July

The summer reading program cruised on through July. Volunteers decorated the bookmobile and marched with it in the Fourth of July parade. Authors from across the country gave more presentations, and a Junior Iditarod racer visited the library with her retired sled dog. We saw more art and more Sign Language, plus LEGOs, movies and s'mores.

- Jun. 11: Storytime at Bishop's Beach includes songs, poems and a free book from the bookmobile. Touring author Ken Waldman reads for kids and performs on the fiddle.
- Jun. 12: Zoom author talk with Chris Grabenstein, Hena Kahn and Mychal Threats, live in the kids' room.
- Jun. 13: Upcycle old t-shirts into pet toys for the animal shelter or to take home. Virtual author talk with Frieda McFadden, author of *The Housemaid* and others, about writing psychological thrillers.
- Jun. 14: Family Spa Day includes a DIY bath bomb, a balm and a scrub to take home.
- Jun. 17: Artist David Braeme and teens and tweens do "fontomatopoeia" paintings for decorating the teen corner.
- Jun. 19: Showing of *Wall-e*, about a robot at the end of the world.
- Jun. 20: Virtual author talk with Tiffany Jewell, author of *Everything I Learned About Racism I Learned in School*, about racism in education.
- Jun. 24-26: Upcycled hand puppets.
- Jun. 27: Yoga for Teens and Tweens.
- Jul. 3: Pre-parade activity and sign up to walk with the bookmobile, library staff and Friends of the Library in the Independence Day parade.



Youth Services Librarian Cinda Nofziger set the tone for the July 4 parade.

The summer reading program party drew something like 100 attendees. The marimba was great, the hot dogs and ice cream outstanding, and many games and prizes got the kids wildly excited. Many thanks to Cinda Nofziger, Cheryl Illg and all the volunteers who helped out with setting up and serving throughout the event.

Overall, the summer reading program featured 95 programs and events, with 1,129 attendees. Nearly 300 people took part in the reading challenge and 123 completed it! A brief list of all the businesses and individuals who donated prizes and sponsored readers: The Alaska State Library, Susan Jeffres, the Homer Bookstore, Homer Emblem Club #350, Ulmer's Drug and Hardware, Homer's Jeans, Two Sisters Bakery, Wagon Wheel, Cycle Logical, Sustainable Wares, Saw and Cycle, Homer Art and Frame Co., Bubbles Soda Parlor, BB's Bakery, The Fringe, Coffee Smith Café, Swell Taco, Salmon Sisters, Nomar, Wayne Aderhold, Save U More and many anonymous individuals.

- Jul. 4: BOB the Bookmobile cruises in the Independence Day parade.
- Jul. 8-29: American Sign Language with Sherry Pederson.
- Jul. 9 and 11: Making reusable snack bags.
- Jul. 9: Virtual author talk with Newbery Award winner Kate DiCamillo, about the fun-loving pig Mercy Watson. Shown live in the kids' room.
- Jul. 15: Art for Teens and Tweens. Artist David Braeme helps kids with "fontomatopoeia" paintings for decorating the teen corner.
- Jul. 16: Virtual author talk with Max Brallier, author of the series *The Last Kids on Earth*. Shown live in the kids' room.
- Jul. 17-23: LEGO Contest drop off. Competitors bring their creations to the library for judging.
- Jul. 17: Showing of *The Mitchells vs. The Machines*, in which a family battles a robot uprising.
- Jul. 18: Yoga with Anna for Teens and Tweens.
- Jul. 19: Junior Iditarod Musher Addy and her retired leader dog visit the library.
- Jul. 22-26: Art with Sharlene creates art from recycled materials.
- Jul. 22: Spa Day for Teens and Tweens includes a DIY bath bomb, a balm and a scrub to take home.



Friends of the Library Board Members Judy Gonsalves and Joy Steward ran one of the most popular tables at the end-of-summer-reading party on July 27.

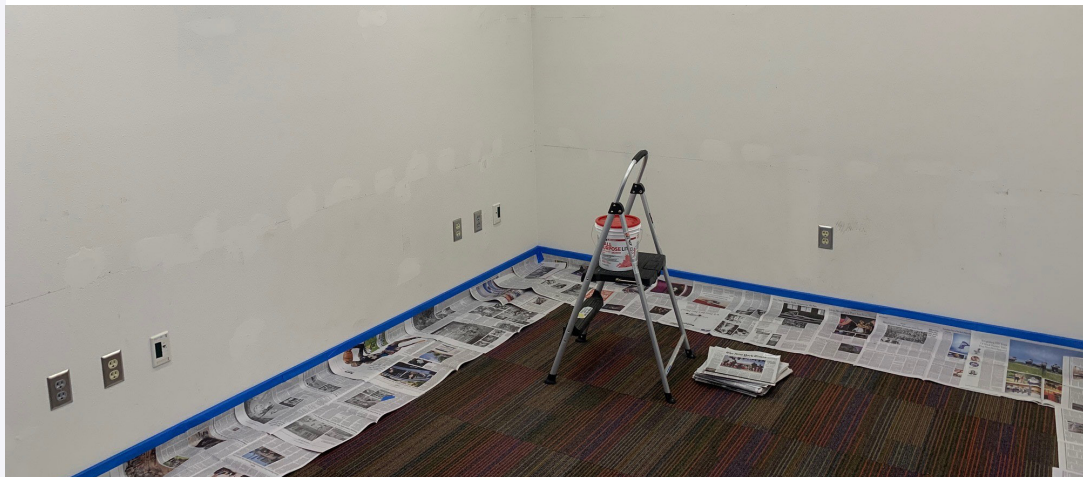
August

On August 16, the State Division of Libraries, Archives and Museums (LAM) announced major cuts to the Public Libraries Assistance (PLA) grants, reducing the per-library allocation from \$7,000 to \$1,829. Following public protest, the LAM restored the full amount of the grants in October.

Separately, the amount allocated to the State Library Electronic Doorway (SLED) dropped from \$500,000 to \$369,514. SLED provided 60 of the 68 databases available to patrons through our library website. Several small databases (LearningExpress, Auto Repair Source, Hobbies and Crafts Source, Home Improvement Source and Small Engine Repair Source) disappeared from the list.

Renovations began on study room 5, and we shifted furniture around on the main floor to create more open space and smooth the flow of traffic.

- Jul. 23: Virtual author talk with Elizabeth Acevedo, author of *The Poet X*, about using poetry to express hidden feelings, including a short workshop. Stories, S'mores and Science at Bishop's Beach.
- Jul. 25: Storytime on the Spit with Youth Services Librarian Cinda Nofziger.
- Jul. 26: End of the summer reading challenge.
- Jul. 27: End of summer reading party, with hot dogs from Global Federal Credit Union, ice cream from Udder Delights and marimba music from Shamwari.
- Jul. 31: Virtual author talk with Caldecott Medal winner Dan Santat, author of *A First Time for Everything*, about the practicalities of creating graphic novels.
- Aug. 7: Virtual author talk by Jennifer Levasseur, curator at the Smithsonian, about the International Space Station.
- Aug. 15: Virtual author talk with Irena Smith about the college-admissions process.
- Aug. 21: Virtual author talk with Shelby Van Pelt, author of *Remarkably Bright Creatures*.
- Aug. 22: Author talk by Susan Pope, author of *Rivers and Ice*, a memoir of life in Alaska.
- Aug. 29: Candidate Forum for Mayor and City Council, organized by KBBI, KDLL, the Peninsula Clarion and League of Women Voters.



Building Maintenance staff renovated study room 5 during September.

- Sept. 4: Sound Publishing, the publishers for the *Homer News*, kindly donate bound volumes containing the print run of the newspaper from 1976-2022.
- Sept. 6-7: Book and plant sale.
- Sept. 10: Virtual author talk with Garret Graff on the oral history of D-Day and the September 11 attacks.
- Sept. 13: *The Muppet Movie* in the meeting room.
- Sept. 18: Virtual author talk with Nate Klemp on living with an expansive mind in a distracted world.
- Sept. 21: Virtual author talk with Liane Moriarty explores character development.
- Sept. 26: Renovations on study room 5 are complete.
- Oct. 1: The library sends its microfilm records of the *Homer News* to Ancestry.com for digitization. After scanning the images and putting them up online, Ancestry provides a free link for Homer Public Library patrons. The microfilm returns to the library in January 2025.
- Oct. 2: Virtual author talk with scientists from the Smithsonian Tropical Research Institute offers a journey into the hidden world of tropical bats.



Bound volumes of the Homer News and Homer Tribune fill the compact shelves on September 4.

September

The *Homer News* closed its local office and took most of the furnishings and equipment up to Kenai. However, they donated bound volumes of the newspaper from 1975-2021 and some loose-leaf issues from the 1960s. The set now takes up nearly a complete range of the compact shelving in the staff area.

The Parks Division put in a ton of work on the western lot—grading the trail, clearing away underbrush, constructing bump-outs for the storywalk posts, and laying sod around the tree where the wraparound bench will someday go.

Building Maintenance completed the renovations on study room 5 on Sept. 26. Staff immediately labelled it the “executive suite,” but the room’s first use was as a gaming den for patrons playing Splendor.

- Oct. 9: The new digital resources page goes live on the library website. Virtual author talk with Silvia Moreno-Garcia on Latin American genre fiction. Mushroom stamp art.
- Oct. 10: Students from Voznesenka School visit the library. Chief Technology Officer Bill Jirsa, Special Projects Associate Susie Inglis and Library Director Dave Berry discuss and demonstrate Artificial Intelligence.
- Oct. 11: The Pratt Museum visits the library to introduce kids to owls.
- Oct. 22: Virtual author talk with Lori Gottlieb, author of *Maybe You Should Talk to Someone*.
- Oct. 25: Showing of *The Nightmare Before Christmas*, in which Halloween spirits attempt to take over the Christmas season.
- Oct. 29: Candidate Forum for House District 6, organized by KBBI, KDLL, the Peninsula Clarion and League of Women Voters.
- Oct. 30: Spooktacular teen and tween costume contest.
- Nov. 7: Virtual author talk with Stanley Milford, author of *The Paranormal Ranger*.
- Nov. 14: Virtual author talk with Javier Zamora, author of *Solito*, on childhood migration from Central America.
- Nov. 15: *The LEGO Batman Movie* in the meeting room.



The Parks Division cleared and regraded the trail on the western lot and prepared the site for the bench that will wrap around this tree, as seen on September 20.

The book and plant sale came off wonderfully, as always. Many volunteers work both sales during a given year, which is all the more impressive. Look at the list below, and compare it with the people who volunteered in May: The Friends of the Library board, Marylou Burton, Tom Goode, Eric Fenger, David Lewis, Stu Schmutzler, Beau Berryman, Michael McKinney, Bobby Paulino, Deb Curtis, Helen Armstrong, Charlie Barnwell, Sandy Early, Janet Fink, Gina Creedon, Janet Klein, Barbara Haynes, Jacque Peterson, Jenny Coyle, Milli Martin, Annie Williams, Kate Finn, Megan O'Neill, Carter Davis, Daniel Christ, Bonnie Jason, Ollie DeLyser, Mable DeLyser, Calvin Wedvik and Karen McRae.

Following extensive debate, the LAB approved the 2025-2029 Library Strategic Plan. Anticipating population growth, the plan identifies future needs for space, staffing, technology and collection development, as well as maintenance requirements for gradually aging infrastructure. Library services have improved greatly in the past several years, but plenty of opportunities remain!

- Nov. 16: Mr. Whitekeys visits Homer to talk about his new book, *The Voyage of the Alaska Union*. Hosted at Kachemak Bay Campus.
- Nov. 18: Games for teens.
- Nov. 20: Virtual author talk with Mona Susan Power, author of *A Council of Dolls*, on Native rights and culture in fiction.
- Nov. 27: The giving tree goes up in the library lobby. Over the course of December, patrons pick all 60 titles off the tree and donate \$440 in gift certificates for the Homer Bookstore.
- Nov. 30: Friends of the Library Pop-Up Plant Sale.
- Dec. 4: Virtual author talk with Jeffrey Post on the Smithsonian National Gem Collection.
- Dec. 5: Technicians from Convergent replace the computer and software controls that manage the library's HVAC system.
- Dec. 11: Virtual author talk with Laura Dave, author of *The Night We Lost Him*, on pulse-pounding, family-driven mysteries.
- Dec. 12: Crafternoon for teens and tweens.
- Dec. 13: A region-wide power failure forces City buildings to close at 11:30.
- Dec. 17: Tom Kizzia and Rich Chiappone discuss writing and history.



On October 10, Susie Inglis and Bill Jirsa visited the library to discuss recent developments in Artificial Intelligence.

October

The library hosted a discussion about Artificial Intelligence on Oct. 10. Chief Technology Officer Bill Jirsa and Special Projects Associate Susie Inglis visited the library to explore the evolution of AI, its impact on society, and what it can do, complete with a live demonstration. The audience of about 25 people chimed in with lots of questions.

On Oct. 29, about 40 people showed up to hear the candidates for House District 6 answer questions. As with last year's candidate fora, this one was organized by KBBI, KDLL, the Peninsula Clarion and the League of Women Voters.

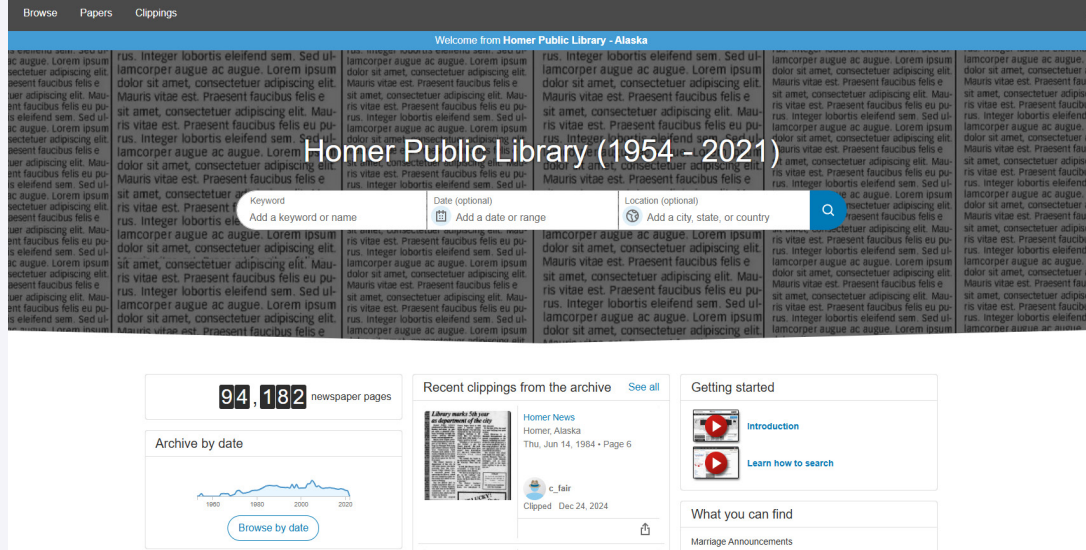
The library website got an overhaul, simplifying access to the 60+ subscription databases that provide everything from peer-reviewed articles to streaming videos. The list can be sorted by title, subject, content format and age group.

November

The library received a state grant for \$6,462 to offset the cost of providing internet service to the public. In the space of two months, four donors collectively contributed \$14,000 to the Library Endowment Fund. The Friends of the Library set up the giving tree on Nov. 27 and people purchased the first items that afternoon, starting a run that ended with patrons plucking all 60 book tags and donating \$440 worth of gift certificates to the Homer Bookstore.

The Teen Advisory Board gave a brief presentation at the start of the LAB meeting, describing some of their activities and advocating for a dedicated teen space in the library.

- Dec. 19: Digitization of the *Homer News* is complete and the link goes live on the library website.
- Dec. 31: The year ends with a sense of accomplishment and many plans for the future. The balance in the library endowment fund stands at \$81,842.72.



Newspapers.com finished digitizing the Homer News on December 19.

December

In late October, we shipped our entire collection of the *Homer News* on microfilm to Ancestry.com, the parent company of Newspapers.com. They spent a couple of months scanning and indexing the material, and the archive (1954-2021) became available online on Dec. 19. Patrons can access it from any computer in the library building, and anyone with a personal subscription to Newspapers.com can find it anywhere.

A region-wide power failure on Dec. 13 forced City buildings to close halfway through the day. The library's backup generator worked fine but the internet went down, which drove some patrons to read books instead. We stayed open from 10:00 to 11:30 and managed to get in one nearly-complete storytime.

On Dec. 17, Tom Kizzia and Rich Chiappone visited the library to talk about history and writing, drawing a crowd of 63 people. Tom received a well-deserved award from Representatives Andrew Gray and Sarah Vance.

Thank you!

Our deepest thanks to all those who supported the library over the past year. Many members of the public contributed their time, energy and money to guarantee the success of the institution. We here recognize those who donated to the library's long-term sustainability:

Library Endowment Fund

Anonymous (4)

Anonymous, in honor of Steve Gibson

Kathryn Anderson

Dave Berry

Kathy Carssow

Richard Chiappone

Kate Finn

Marcia Kuszmaul

Miller Morris, in honor of Dr. Ian Wisecarver

Lesa A. Osborne, in honor of Ann Keffer

Terri Spigelmyer and Andy Haas

Glen Williams, in memory of Gene Williams

Friends of Homer Public Library Endowment Fund

Harmon Clines

Patricia McNeill

Beverly Nikora

Joy Steward and Stu Schmutzler

2024 by the numbers at Homer Public Library



101,206

Visits to the library



170,248

Items checked out

674

New library cards issued

14,213

Patrons attended programs

1,129 attended
Summer Reading events

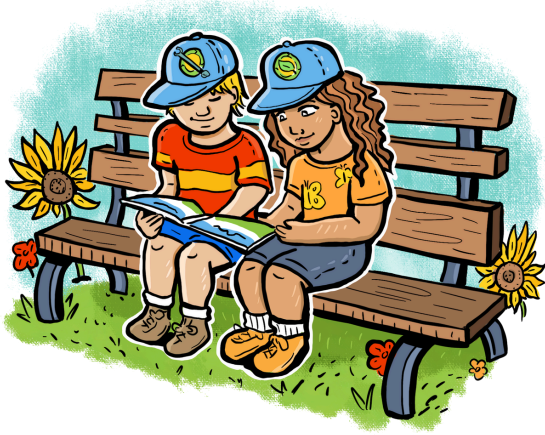
3,023 sessions
Study Rooms + Meeting Room

30,573 sessions
Public computers + library WiFi

3,076

Volunteer hours logged





SUMMER HPL 2024

... by the numbers at
Homer Public Library

293

Reading challenge
participants

123

People finished the
reading challenge!

26,200

Books + library
items circulated

95

Special events
& programs

1,129

Event
attendees

12

Community
collaborators

13

LEGO challenge
participants

9

Teen + tween
volunteers!

71

Community
donors

READ, RENEW, REPEAT

www.cityofhomer-ak.gov/library/summer-hpl-2024

Art ©2024 by Holly Brady for iREAD® Summer Reading. All rights reserved.





MEMORANDUM

February Employee Anniversaries

Item Type: Informational
Prepared For: Mayor Lord and City Council
Date: February 24, 2025
From: Andrea Browning
Through: Melissa Jacobsen, City Manager

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

Jenny Carroll	Admin	9	Years
Morgan Tracy	Police	8	Years
Kevin Co	Library	6	Years
Tyler Jeffres	Police	6	Years
Mike Swoboda	PW	2	Years
Dan Kort	PW	1	Year
Leon Galbraith	PW	1	Year



MEMORANDUM

Inactive Records Destruction Report 2024

Item Type: Informational
Prepared For: Mayor Lord & Homer City Council
Date: February 13, 2025
From: Zach Pettit, Deputy City Clerk II

In accordance with HCC 2.92.030(g), the City Clerk's Office completed the annual inactive records destruction process for 2024.

On December 8, 2023, Department Heads were notified of the inactive records that were eligible for destruction, and as a result, 68 boxes of records were approved, pulled, and staged in the Council Chambers. Arctic Shred performed on-site shredding of the inactive records on July 17, 2024.

Arctic Shred travels from Anchorage to the Peninsula to provide their on-site service and then brings the shredded materials to their facility in Anchorage for appropriate disposal. This is the City Clerk's Office first year working with Arctic Shred for our inactive records destruction. Their services were retained after solicitation of prices from three vendors that service the Kenai Peninsula and recommendations from the City Clerks of Soldotna and Kenai.

Copies of the Inactive Records Storage Forms and memorandums approving destruction are available in the City Clerk's Office for review.