



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Agenda Changes/Supplemental Packet

TO: MAYOR LORD AND CITY COUNCIL
FROM: RENEE KRAUSE, MMC, CITY CLERK
DATE: NOVEMBER 25, 2024
SUBJECT: SUPPLEMENTAL

REGULAR MEETING AGENDA

CONSENT AGENDA

- a. Homer City Council Unapproved Special and Regular Meeting Minutes of November 12, 2024. City Clerk.

Unapproved Regular Meeting Minutes for November 12, 2024

page 3

- b. Memorandum CC-24-237 from City Clerk re: New Marijuana License Cultivation Facility

Memorandum from Police Chief re: Non-Objection

page 10

VISITORS

- c. Harbor Expansion Project Update – Ronny McPherson, HDR Presenting **page 11**

Homer Harbor Expansion General Investigation – Quarterly City Council Update Presentation

ANNOUNCEMENTS/PRESENTATIONS/REPORTS

- b. Mayor's Report

Mayor's Report for November 25, 2024

page 34

CITY MANAGER'S REPORT

- a. City Manager's Report

HART Roads

page 37

HART Road Financial Plan

page 38

Session 24-24, a Regular Meeting of the City Council of Homer, Alaska was called to order on November 12, 2024 by Mayor Rachel Lord at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

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

STAFF: CITY MANAGER JACOBSEN
CITY CLERK KRAUSE
FINANCE DIRECTOR FISCHER
COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN
POLICE CHIEF ROBL
HARBORMASTER CLARKE
PUBLIC WORKS DIRECTOR KORT
CHIEF TECHNOLOGY OFFICER JIRSA
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL
RECREATION MANAGER ILLG
CITY PLANNER FOSTER

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

Mayor Lord read the supplemental items into the record: **CONSENT AGENDA** f. Ordinance 24-61, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$2,000,000 from Homer Accelerated Roads and Trails (HART) Fund to the Ohlson Lane and Bunnell Avenue Road Reconstruction Project. City Manager/Public Works Director. Detail Sheets C3.1-C3.3 Item g. Ordinance 24-62, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Authorizing the Purchase of a Road Grader in the Amount of \$428,076 from General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund and Authorizing the City Manager to Apply for Financing to Lease Over Seven (7) Years. City Manager/Public Works Director. Substitute Ordinance 24-62(S) Authorizing the City Manager to Execute and Equipment Lease Purchase Agreement with Caterpillar Financial Services Corporation to Allow for the Lease Purchase of a Road Grader and Amending the FY25 Capital Budget for a Current Year Lease Payment from the General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund and Related Matters. **REGULAR AGENDA CITY MANAGERS REPORT** Memorandum Recognizing City Staff who have served in the US Armed Forces, AP Report and the FY25 First Quarter Report.

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Heath Smith, city resident, commented on Ordinance 24-61 expressing concerns on the balance and the liberal translation on the use of the HART funds.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

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

- a. Homer City Council Unapproved Regular Meeting Minutes for October 28, 2024. City Clerk. Recommend approval.
- b. Memorandum CC-24-224 from City Clerk re: Travel Authorization for Mayor and Council Members to Attend the AML Annual Conference being held December 9-13, 2024 in Anchorage, Alaska.
- c. Ordinance 24-58, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a FY 2023 State and Local Cybersecurity Grant Program (SLCGP) Award in the Amount of \$328,943 from the Alaska Division of Homeland Security and Emergency Management for Municipal Cybersecurity Infrastructure Improvements. City Manager/IT Director. Introduction November 12, 2024 Public Hearing and Second Reading November 25, 2024.

Memorandum CC-24-229 from IT Director as backup.

- d. Ordinance 24-59, An Ordinance of the City Council of Homer, Alaska, Amending the FY24 Capital Budget by Appropriating an Additional \$100,000 from the Sewer Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Beluga Lift Station Improvement Project. City Manager/City Engineer. Introduction November 12, 2024 Public Hearing and Second Reading November 25, 2024.

Memorandum CC-24-230 from City Engineer as backup.

- e. Ordinance 24-60, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Section 7.16.020 Operating, Stopping or Parking of Motor Vehicles in Beach Areas Prohibited – Exceptions by Changing the Time Frame Allowing Coal and Sand Collection Access from the Mariner Park Beach Access. City Clerk/Parks, Art, Recreation & Culture Advisory Commission. Introduction November 12, 2024 Public Hearing and Second Reading November 25, 2024.

Memorandum CC-24-231 from City Clerk as backup.

- f. Ordinance 24-61, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$2,000,000 from Homer Accelerated Roads and Trails (HART) Fund to the Ohlson Lane and Bunnell Avenue Road Reconstruction Project. City Manager/Public Works Director. Introduction November 12, 2024 Public Hearing and Second Reading November 25, 2024.

Memorandum CC-24-232 from Public Works Director as backup.

- g. Ordinance 24-62, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Authorizing the Purchase of a Road Grader in the Amount of \$428,076 from General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund and Authorizing the City Manager to

Apply for Financing to Lease Over Seven (7) Years. City Manager/Public Works Director. Recommended dates Introduction November 12, 2024 Public Hearing and Second Reading November 25, 2024.

Memorandum CC-24-236 from Public Works Director as backup

Moved to Ordinances Item a by Councilmember Aderhold.

- h. Ordinance 24-63, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating an FY 2024 State Homeland Security Program Grant in the Amount of \$330,628 from the Alaska Division of Homeland Security & Emergency Management (DHS&EM) to Purchase A New Radio Console Dispatch System and a Virtual Law Enforcement Training System for the Homer Police Department, Authorizing a Sole Source Request to Contract with ProComm Alaska for the Radio Console Dispatch System and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Police Chief. Introduction November 12, 2024 Public Hearing and Second Reading November 25, 2024.

Memorandum CC-24-233 from Police Chief as backup.

- i. Resolution 24-115, A Resolution of the City Council of Homer, Alaska, Designating Signatories of City Accounts and Superseding Any Previous Resolutions So Designating. City Manager/Finance Director.
- j. Resolution 24-116, A Resolution of the City Council of Homer Alaska Approving the Renewal of a Lobbyist Contract with J & H Consulting, LLC of Juneau, Alaska for a Term of One Year, commencing on December 15, 2024 and Ending on December 15, 2025 in the Amount of \$42,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager.

Memorandum CC-24-234 from City Manager as backup.

- k. Resolution 24-117, A Resolution of the City Council of Homer, Alaska, Proclaiming November 30, 2024 as Small Business Saturday and Encouraging Support of Small Businesses Throughout the Year. Mayor.

City Clerk Krause read the Consent Agenda as Amended.

ADERHOLD/DAVIS MOVED TO ADOPT THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

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

- a. Special Meeting Report

City Manager Jacobsen reported the process used by Council to select and appoint Brad Parsons to fill the term until the certification of the election in October 2025. City Clerk Krause conducted the swearing of Councilmember Parsons.

b. Committee of the Whole Report

- Councilmember Aderhold reported Council discussed the following:
 - Ordinances 24-61: expressing concerns related to parking in Old Town
 - Ordinance 24-62: ownership after completion of the lease period, requirement to fund the lease payment annually; life expectancy of the new equipment; Status of the CARMA funds and HART funds; insurance requirements at the Harbor for recreational vessels, questioned what Liability Insurance actually takes care of; and having a bit more detail in the minutes on points covered by the Harbor Commission's discussion.

c. Mayor's Report

Mayor Lord reported on her first weeks as mayor. She noted her goal was to provide a written report to be included into the packet, expressed her concerns over the violent actions that occurred in Homer and applauded the quick and efficient actions of the police department; attending an Energy Conference and wanted to encourage them to schedule a time to speak to Council; spoke with Homer Electric on their Right of Way clearing activities; expressed ongoing concerns with the Spit and erosion issues; Megumi Beams is translating a letter to the Mayor of Teshio and spoke with a Peace Corp worker in Cameroon to assist with getting her ballot submitted for the general election. Mayor Lord intends to connect with the Chair of each advisory body and looks forward to working with them and the Councilmembers in her new role as Mayor.

d. Borough Report

e. Planning Commission

Commissioner Heath Smith reported on the activity and actions of the Commission for the October 2nd, 16th and November 6th meetings and looking forward to diving into Title 21 rewrite in the next several weeks. The Commission would like some additional training and legal advice input for the commission and to request an increase for the budget line item for review of staff reports and recommendations.

PUBLIC HEARING(S)

- a. Ordinance 24-56, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY25 in the Amount of \$5,171 for Books and Materials. City Manager/Library Director. Recommended dates: Introduction October 28, 2024 Public Hearing and Second Reading November 12, 2024.

Memorandum CC-24-222 from Library Director as backup.

Mayor Lord introduced the item by reading of the title and opened the public hearing. There were no members of the public coming forward to comment so the public hearing was closed and she requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 24-56 BY READING OF TITLE ONLY.

There was a brief comment of appreciation for receiving the balance of the funding.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Budget Priorities FY2026/FY2027
Memorandum CC-24-235 from City Manager as backup.

Mayor Lord introduced the item by reading of the title and opened the public hearing noting that this was an opportunity for the public to comment on what they thought should be priorities. There were no members of the public coming forward to comment so the public hearing was closed.

ORDINANCE(S)

- a. Ordinance 24-62, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Authorizing the Purchase of a Road Grader in the Amount of \$428,076 from General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund and Authorizing the City Manager to Apply for Financing to Lease Over Seven (7) Years. City Manager/Public Works Director. Recommended dates Introduction November 12, 2024 Public Hearing and Second Reading November 25, 2024.

Ordinance 24-62(S), An Ordinance of the City Council of Homer Alaska Authorizing the City Manager to Execute and Equipment Lease Purchase Agreement with Caterpillar Financial Services Corporation to Allow for the Lease Purchase of a Road Grader and Amending the FY25 Capital Budget for a Current Year Lease Payment from the General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund and Related Matters. City Manager/Public Works Director.

Mayor Lord introduced the item by reading the title and requested a motion.

ADERHOLD/VENUTI MOVED TO INTRODUCE ORDINANCE 24-62 BY READING OF TITLE ONLY.

ADERHOLD/VENUTI MOVED TO ADOPT SUBSTITUTE ORDINANCE 24-62(S) BY READING OF TITLE.

There was a brief discussion by Council on the annual funding needed to pay the lease and longevity of the equipment.

VOTE. Substitute. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

- a. City Manager's Report

City Manager Jacobsen provided information that the Budget Schedule presented showed an accelerated schedule and a revised and corrected budget schedule would be provided.

Councilmember Erickson commented on the increase in the projected budget and that was not met. She questioned whether they would be going back to amounts before COVID in expected revenues.

City Manager Jacobsen reported:

- Preparing a conservative budget for FY26/FY27
- Sales Tax Q1 Report is expected shortly and will be distributed to Council
- Fire Hall Sewage repair effected, they haven't expended the full amount at this time.

- b. FY2025 First Quarter Report - *Please refer to the Supplemental Packet*

PENDING BUSINESS

NEW BUSINESS

- a. Memorandum CC-24-227 from Councilmember Aderhold re: Harbor Liability Insurance Requirements Adopted by Ordinance 24-53.

ADERHOLD/VENUTI MOVED TO APPROVE THE RECOMMENDATIONS OF MEMORANDUM CC-24-227.

Council discussed the following:

- Amount of insurance designated for recreational vessels
- Protection for the vessel owner and the city/harbor
- Commission to discuss further in detail and submit recommendations
- Questioned what the \$300,000 Liability covers and what doesn't it cover

DAVIS/ADERHOLD MOVED TO AMEND THE MEMORANDUM TO ADD THE QUESTIONS WHAT DOES THE LIABILITY INSURANCE COVER AND NOT COVER AND FOR THE COMMISSION TO EVALUATE AND INCLUDE A SLIDING SCALE FOR SMALLER VESSELS

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

RESOLUTIONS

COMMENTS OF THE AUDIENCE

Wayne Aderhold, city resident, expressed congratulations to Mayor Lord and Councilmember Parsons. He then expressed concerns on the maintenance of the alleyway across from City Hall noting it is widely used by the community.

Donna Beran, resident on Diamond Ridge, expressed her deep sadness on what is occurring in the community and appreciated the efforts of law enforcement to bring the culprits to justice.

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

City Clerk Krause commented on the elections being over, Clerk's Office being fully staffed and getting training lined up so that she will be able to concentrate on City Council to mitigate the minor errors and then announced the openings for Student Representatives on the EDC and Parks Commissions.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen provided a report on her State of the City Address at the Chamber of Commerce function and expressed her appreciation for the Mayor Lord's and Community Development Director Engebretsen's input.

COMMENTS OF THE MAYOR

Mayor Lord expressed her appreciation for the honor to work with the Councilmembers, Staff, City Manager and serve the city and greater community in this role.

COMMENTS OF THE CITY COUNCIL

Councilmember Hansen encourage people to get out and attend sporting events as they need more supporters, good enlightening meeting and welcome Brad to the Council.

Councilmember Erickson commented on the recent violence and the upcoming holidays and shortening days, still healing from the isolation brought by COVID, welcomed Brad to Council.

Councilmember Davis expressed his appreciation in the candidates and the great flexibility to get to yes and after four years he is no longer the new guy.

Councilmember Aderhold commented she was glad to be home and very happy to attend in person and many thanks to those who applied and thought about applying. It is great to know that there are people in the community that are willing to be engaged in the community. She reminded everyone about the Joint Worksession with EDC on Monday at 5:00 p.m. She expressed her concern with people solving problems with firearms and stated this community does not need violence and solve the problems in that manner.

Councilmember Parsons expressed his appreciation to his family and friends for their encouragement to apply and then provided his question that he thought of and it was what did he like about the community and it was the people who made him feel so welcomed and he issued a huge shout out to the Clerk's Office as it seemed a double whammy with elections and all the duties that they have to do and thanked the Clerk and City Manager.

Councilmember Venuti expressed her thanks for having a police department that does not shoot first and the offender will get his day court. She then expressed her appreciation for the applicants and reported that she will be attending the Conversations with a Councilmember at noon. Ms. Venuti announced an event to start Christmas Shopping at the Methodist Church, noon to 5:00 p.m.

ADJOURNMENT

Mayor Lord adjourned the meeting at 7:05 p.m. Next Regular Meeting is Monday, November 25, 2024 at 6:00 p.m. Committee of the Whole at 5:00 p.m. A Joint Worksession with the Economic Development Advisory Commission is scheduled for Monday, November 18, 2024 at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, MMC, CITY CLERK

APPROVED: _____



City of Homer

www.cityofhomer-ak.gov

Police Department

625 Grubstake Avenue
Homer, Alaska 99603

police@cityofhomer-ak.gov

(p) 907-235-3150

(f) 907-235-3151/ 907-226-3009

MEMORANDUM

TO: Renee Krause, City Clerk
FROM: Mark Robl, Chief of Police
DATE: November 22, 2024
SUBJECT: Marijuana Cultivation Facility License, Cosmic Enterprises

The Police Department has no objection to the new license for a Limited Marijuana Cultivation Facility at 271 E. Bunnell Avenue.

LICENSE TYPE: Limited Marijuana Cultivation Facility
LICENSE #: 38498
DBA NAME: Cosmic Grow
SERVICE LOCATION: 271 E. Bunnell Ave. Homer, AK 99603
LICENSEE: Cosmic Enterprises, LLC
CONTACT PERSON: Chris C Long



Homer Harbor Expansion General Investigation

Quarterly City Council Update



11 11/25/2024

General Investigation Study Process Refresher





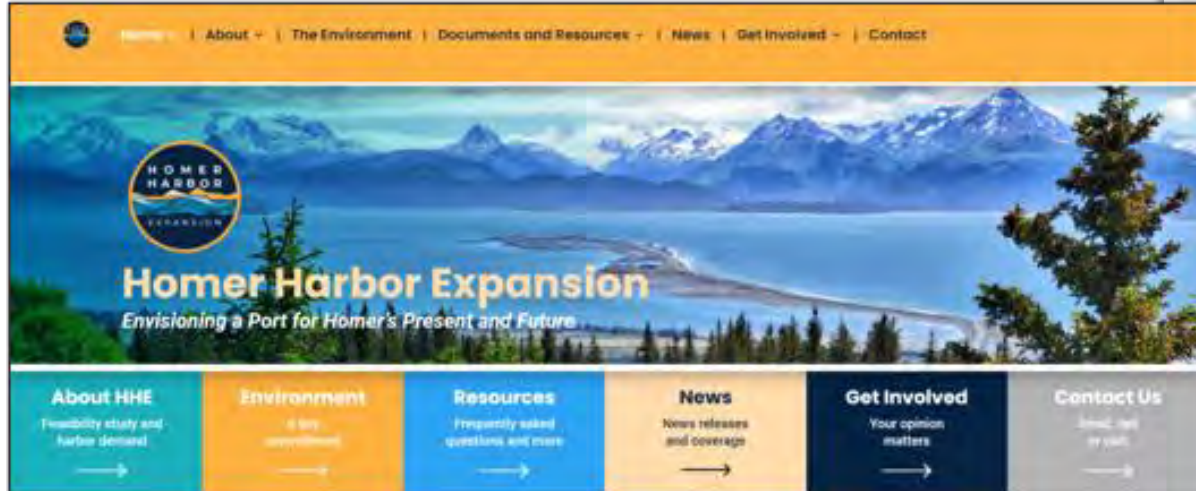
General Investigation Tentative Schedule and Major Milestones



LEGEND: Completed or underway | 141 day Study Slowdown | Upcoming Study Activities | Public Mtg | Comment Period

Key Study Foundational Activities

- Homer Harbor Expansion Charter
- Study Website
- Communications Plan



HOMER HARBOR EXPANSION CHARTER DOCUMENT



Vision

Recognizing Homer's unique environmental setting and our common desire to live, work, and play here, we will enhance Homer's maritime opportunities in a fiscally, environmentally, and socially responsible manner for the benefit of all.

Mission

Work collaboratively with all segments of the community to explore opportunities to expand necessary infrastructure while ensuring Homer's maritime future, navigational safety, environmental integrity, and regional connectivity. Align the development of any opportunities with the City of Homer Port and Harbor Department Mission Statement.

Goals and Objectives

- Relieve transportation congestion
- Improve safety and efficiency within the harbor(s)
- Reduce potential for environmental impacts within the harbor(s)
- Foster a collaborative partnership with the U.S. Army Corps of Engineers
- Expand the community's economic base
- Foster the maritime trades industry and other year-round economic opportunities
- Enhance navigational safety and regional connectivity
- To the extent feasible, prioritize incorporation of:
 - » Green energy (e.g., solar, wind, tidal)
 - » Green infrastructure (e.g., adding vegetation, capturing runoff)
 - » Food security (e.g., support reliable delivery of food and supplies needed in regional communities)
 - » Polar security (e.g., provide support for federal security measures related to arctic navigation)
- Deliver a balanced harbor design that:
 - » Performs necessary port and harbor functions
 - » Has pleasing aesthetics
 - » Is within a sustainable construction, operations, and maintenance budget
 - » Maintains environmental integrity and quality of life
 - » Minimizes adverse impacts to the community
 - » Provides for flexibility that promotes smart growth and a blue economy
 - » Supports services for large vessels
 - » Supports the U.S. Coast Guard's mission at land and at sea

Success Factors

- Proactively collaborate with the community and port and harbor stakeholders to provide meaningful community and stakeholder engagement opportunities
- Provide transparency of the decision-making process and design development
- Align with national priorities for investing in future infrastructure
- Engage scientific agencies through study advancement
- Promote educational, research, and scientific opportunities
- Foster collaborative relationships with Department of Transportation and Public Facilities and other key stakeholder agencies
- Provide applicable utility providers (e.g., water, sewer, electric) with the necessary input to deliver required support infrastructure
- Promote strong, sustained support and leadership from the City Staff, City Council, and associated Commissions
- Identify risks early and manage them appropriately
- Consistently consider community-wide socioeconomic effects that may result from harbor expansion and align with the current community-wide planning policy
- Create and sustain a safe, respectful, collaborative, and enjoyable work environment for all City, consultant, and contractor staff
- Complete construction activities on time, to specification, and within target costs
- Encourage innovation with a focus on reducing costs, enhancing the environment, and fostering thoughtful community growth

Community Meetings & Opportunities for Study Input

- Community Design Charrette: 3 days working through the U.S. Army Corps of Engineers (USACE) process
- Environmental Stakeholder Group
- Second Community Meeting (City-Led)
- Ecological Modeling Workshop (USACE-Led)
- Preparing for Third Community Meeting Q1 2025 (City-Led)



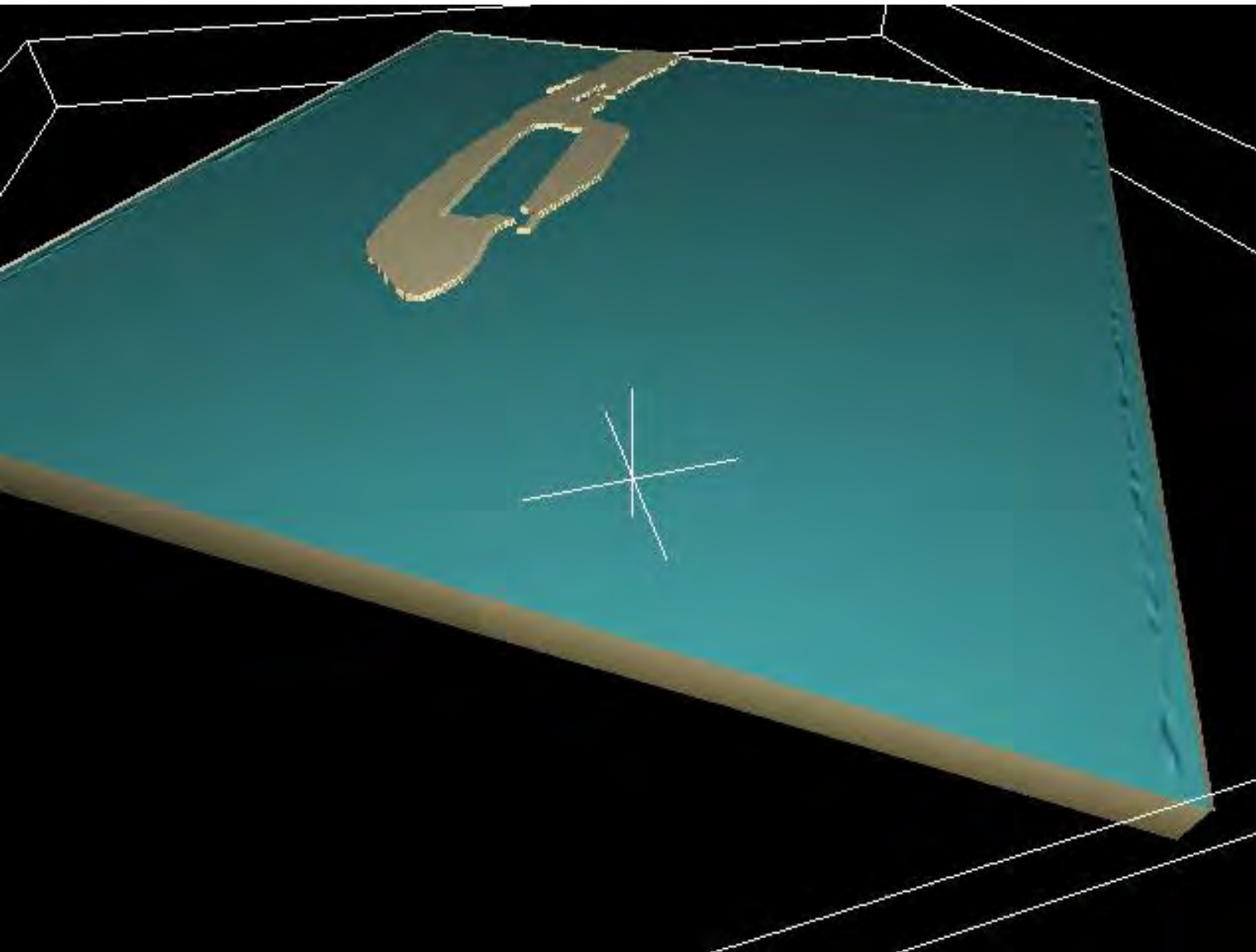
Identified Major Plan Components

Alternative		Major Plan Components		
		General Navigation Features	Possible Local Service Facilities	
1	Enclosed basin, minimal footprint	<ul style="list-style-type: none"> •Rubble mound breakwater or similar non-floating structure breakwater •Dredging •Aquatic Organism Passage (AOP), as needed •Turning Basin •Entrance Channel 	•Float system	
2a	Enclosed basin, moderate footprint		•Coast Guard berthing space	•Potential for uplands
2b	Enclosed basin with extension, moderate footprint		•Harbor support facilities	
2c	Enclosed basin (crescent), maximum footprint		•Docks	
			•Boat launch	
			•Cargo loading	
			•Boat wastewater disposal facility	
3	Detached breakwater		•Moorage basin	



Local Services Facilities (LSF) Recap

- What is it?
- Impacts on study economics
- City funded
- LSF Integration with follow on USACE phases (design/construction)
- LSF Next Steps



Baseline Conditions Completed

- Metocean Conditions
 - Tides
 - Waves
 - Currents
 - Wind
- Coastal Modeling
 - MIKE21 HD FM (Circulation/Tides)
 - MIKE21 HD SW (Regional Wave)
 - MIKE21 BW (Local/Harbor Wave)
- USACE Reviewed

Baseline Conditions Ongoing Work

- Environmental Stakeholders Working Group
- Ecological Modeling
USACE-led Ecological Modeling Workshop Complete
Model Under Development
- Environmental Fieldwork
USACE-led April through September 2024 (complete for this year)



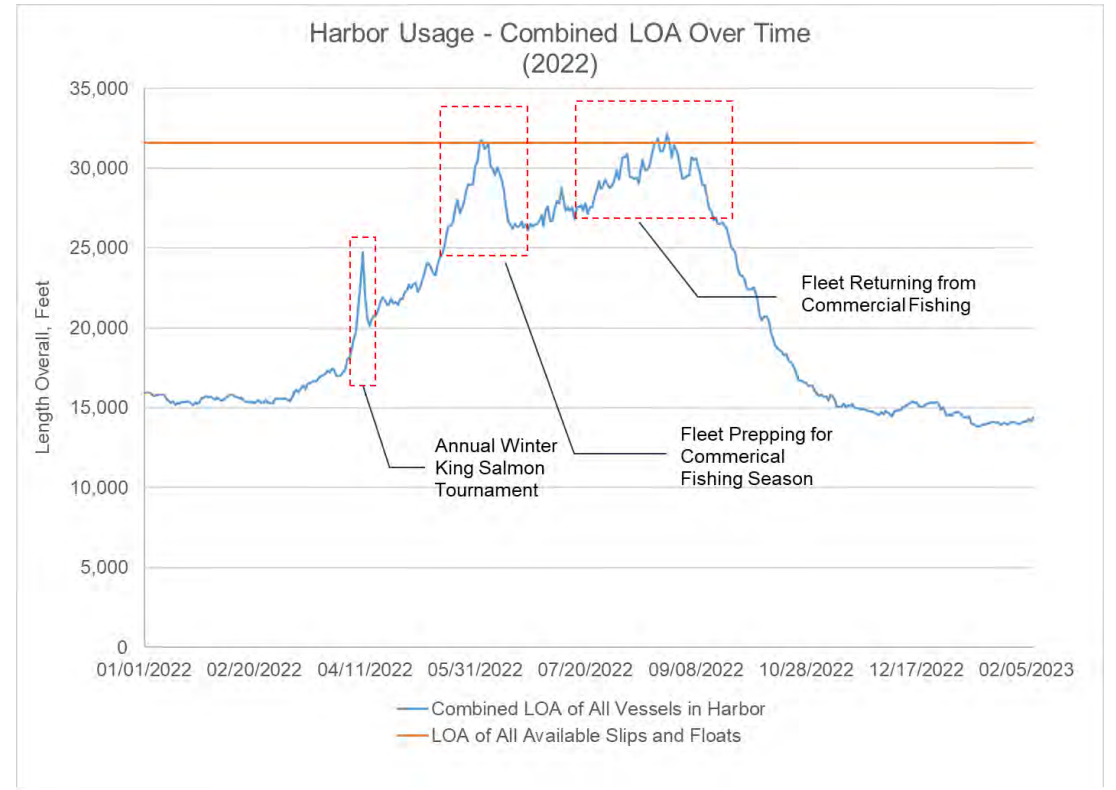
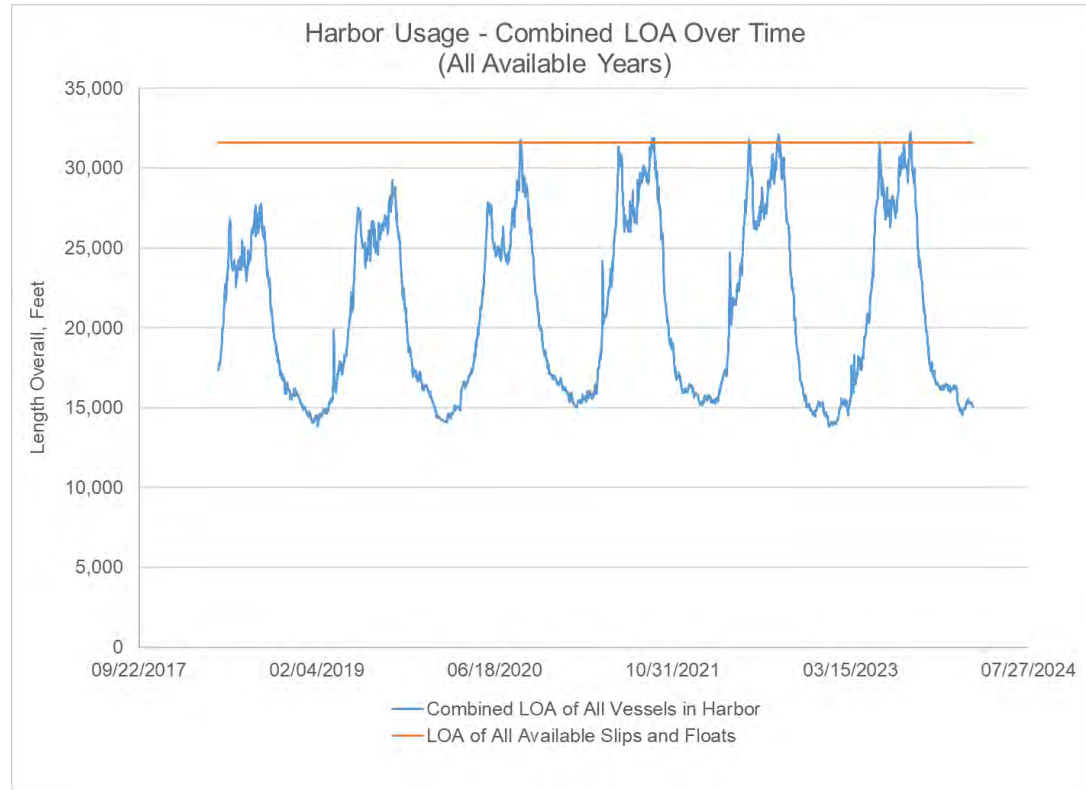
Baseline Conditions

Ongoing Work, Continued

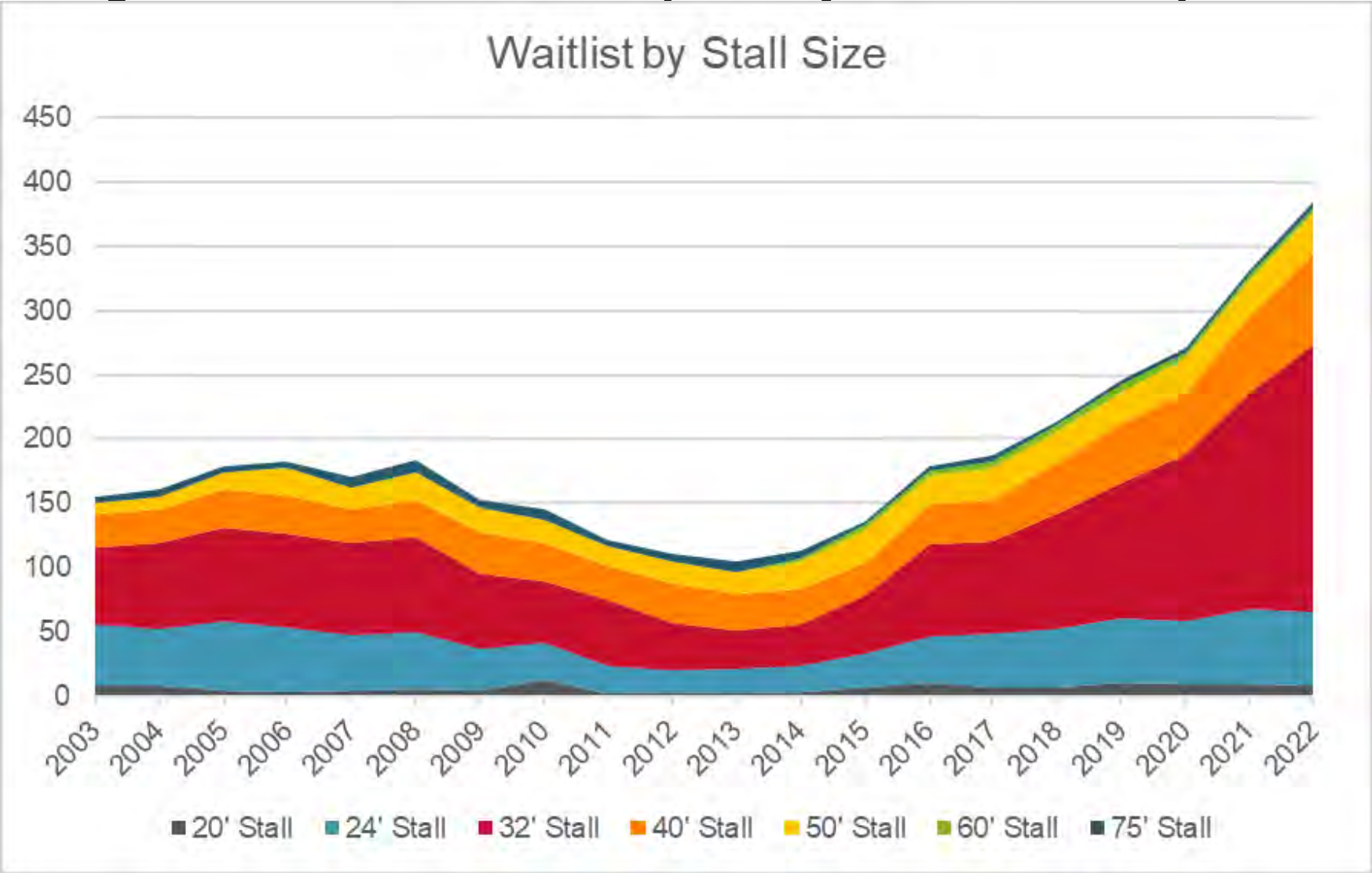
- Geotechnical Investigation & Bathymetric Mapping
City-led Work-In-Kind, data collection complete, currently processing
- Fleet Identification and Economic Survey
Current Fleet Condition Report, complete
USACE-led User Group surveys, completed end of October
- Ship Simulation
USACE-led, Pre-model development site visit, completed



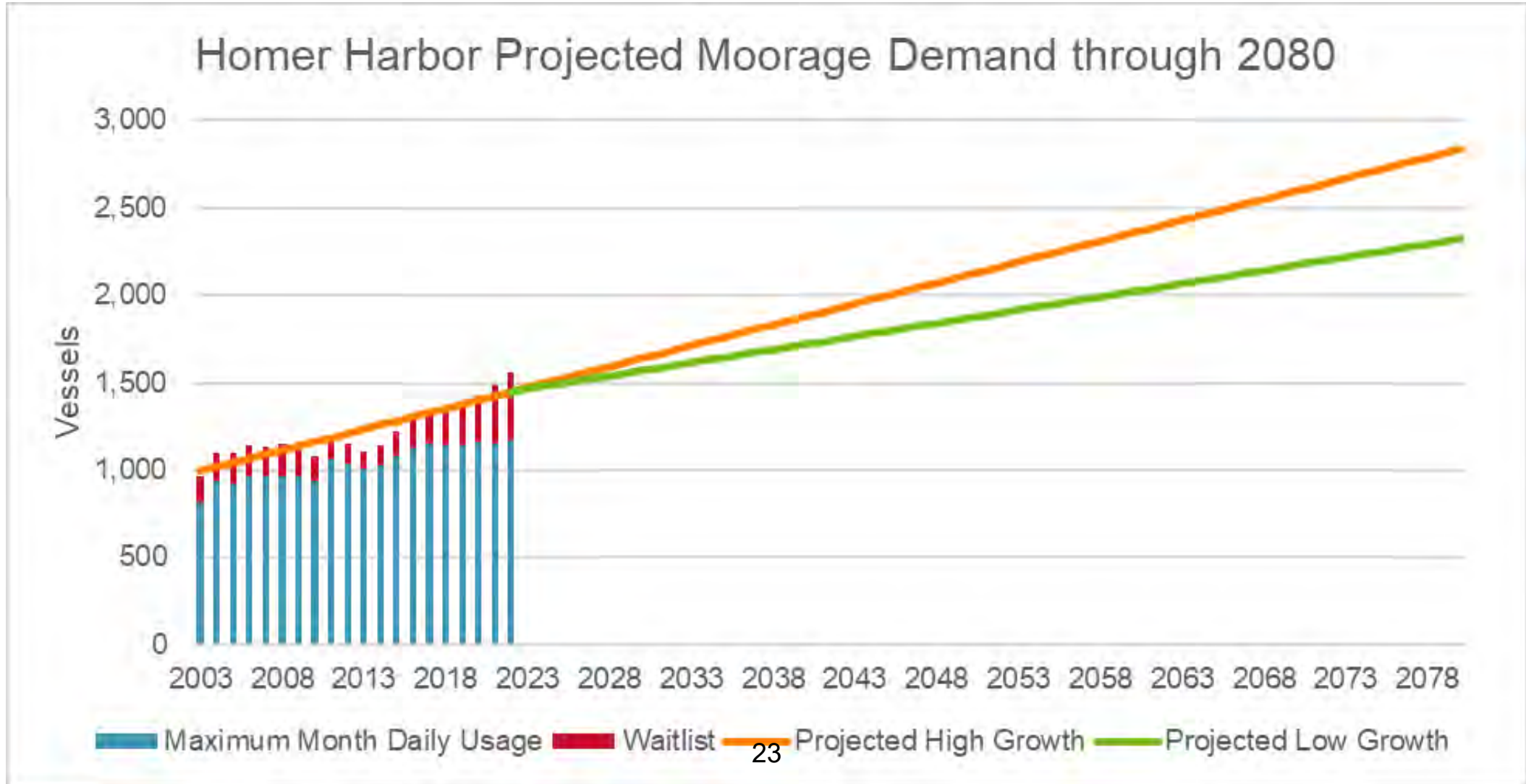
Fleet Study - Harbor Usage (Sample Results)



Fleet Study – Waitlist Stats (Sample Results)

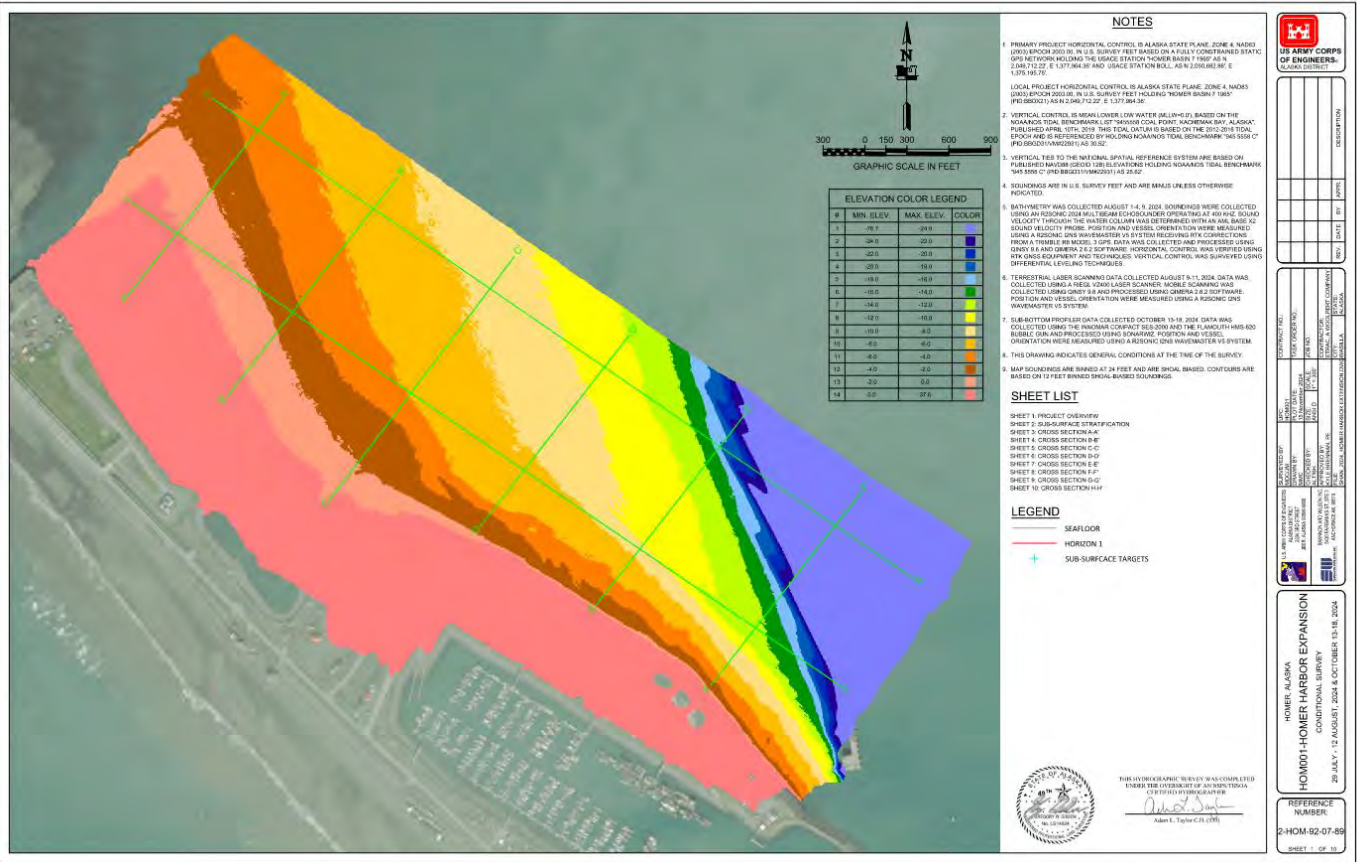
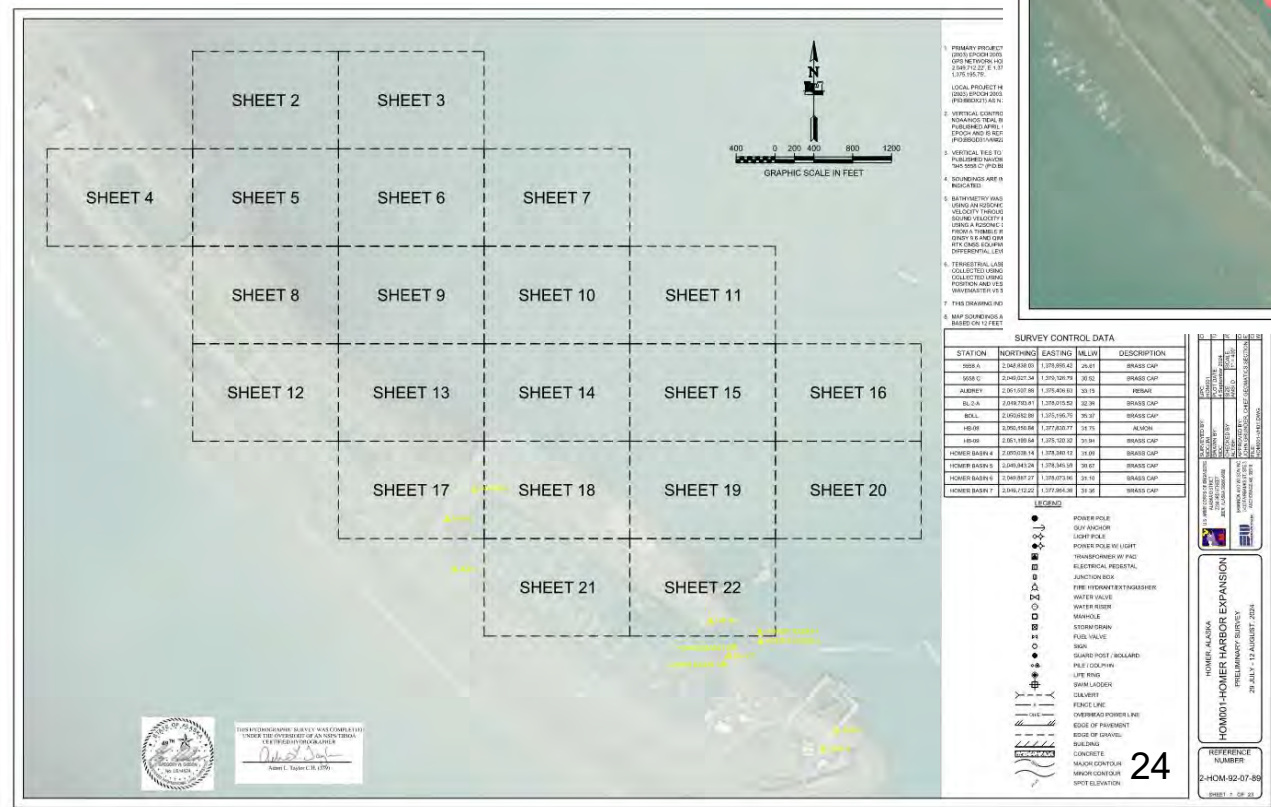


Fleet Study – Future Demand (Sample Results)



Geophysical Survey

- Hydrographic Survey (seafloor)
- Topographic Survey (land)
- Geophysical Survey (subsurface)



SURVEY CONTROL DATA			
STATION	NORTHING	EASTING	DESCRIPTION
BBB-A	2,948,898.00	1,378,895.42	BRASS CAP
BBB-B	2,948,898.00	1,378,895.42	BRASS CAP
BBB-C	2,948,898.00	1,378,895.42	BRASS CAP
BBB-D	2,948,898.00	1,378,895.42	BRASS CAP
BBB-E	2,948,898.00	1,378,895.42	BRASS CAP
BBB-F	2,948,898.00	1,378,895.42	BRASS CAP
BBB-G	2,948,898.00	1,378,895.42	BRASS CAP
BBB-H	2,948,898.00	1,378,895.42	BRASS CAP
BBB-I	2,948,898.00	1,378,895.42	BRASS CAP
BBB-J	2,948,898.00	1,378,895.42	BRASS CAP
BBB-K	2,948,898.00	1,378,895.42	BRASS CAP
BBB-L	2,948,898.00	1,378,895.42	BRASS CAP
BBB-M	2,948,898.00	1,378,895.42	BRASS CAP
BBB-N	2,948,898.00	1,378,895.42	BRASS CAP
BBB-O	2,948,898.00	1,378,895.42	BRASS CAP
BBB-P	2,948,898.00	1,378,895.42	BRASS CAP
BBB-Q	2,948,898.00	1,378,895.42	BRASS CAP
BBB-R	2,948,898.00	1,378,895.42	BRASS CAP
BBB-S	2,948,898.00	1,378,895.42	BRASS CAP
BBB-T	2,948,898.00	1,378,895.42	BRASS CAP
BBB-U	2,948,898.00	1,378,895.42	BRASS CAP
BBB-V	2,948,898.00	1,378,895.42	BRASS CAP
BBB-W	2,948,898.00	1,378,895.42	BRASS CAP
BBB-X	2,948,898.00	1,378,895.42	BRASS CAP
BBB-Y	2,948,898.00	1,378,895.42	BRASS CAP
BBB-Z	2,948,898.00	1,378,895.42	BRASS CAP

Federal Funding Slow Down Recap

- Initial study funding – Congressionally Directed Spending
- Miscommunication between USACE and OMB on duration of funding
- “Orphan Study”
- USACE and City – Reduced level of effort, advanced strategic baseline conditions tasks (survey, environmental, geophysical)
- USACE and City teamwork limited funding gap





Next Steps

- Continue to Advance Development of Identified Alternatives USACE-led, began fall 2024
- Alternative Design Comparative Analysis
USACE-led, begins January 2025
 - All alternative plans are compared to the future-without-project condition.
 - Alternative plans are then compared to all other alternatives to identify differences in costs, benefits, risks, and other impacts.
- Public scoping meeting to review alternatives prior to Tentatively Selected Plan
City-led, February 2025



Next Steps, Major Milestone Tentative Dates

- Tentatively Selected Plan (TSP) Milestone,
USACE-led, June 2025
- Public Review Period
USACE-led, August 2025
- Agency Decision, May 2026
- Final District Transmittal, November 2026
- Chief's Report, March 2027

Funding Update

- **Secured Federal Continuation Funding**

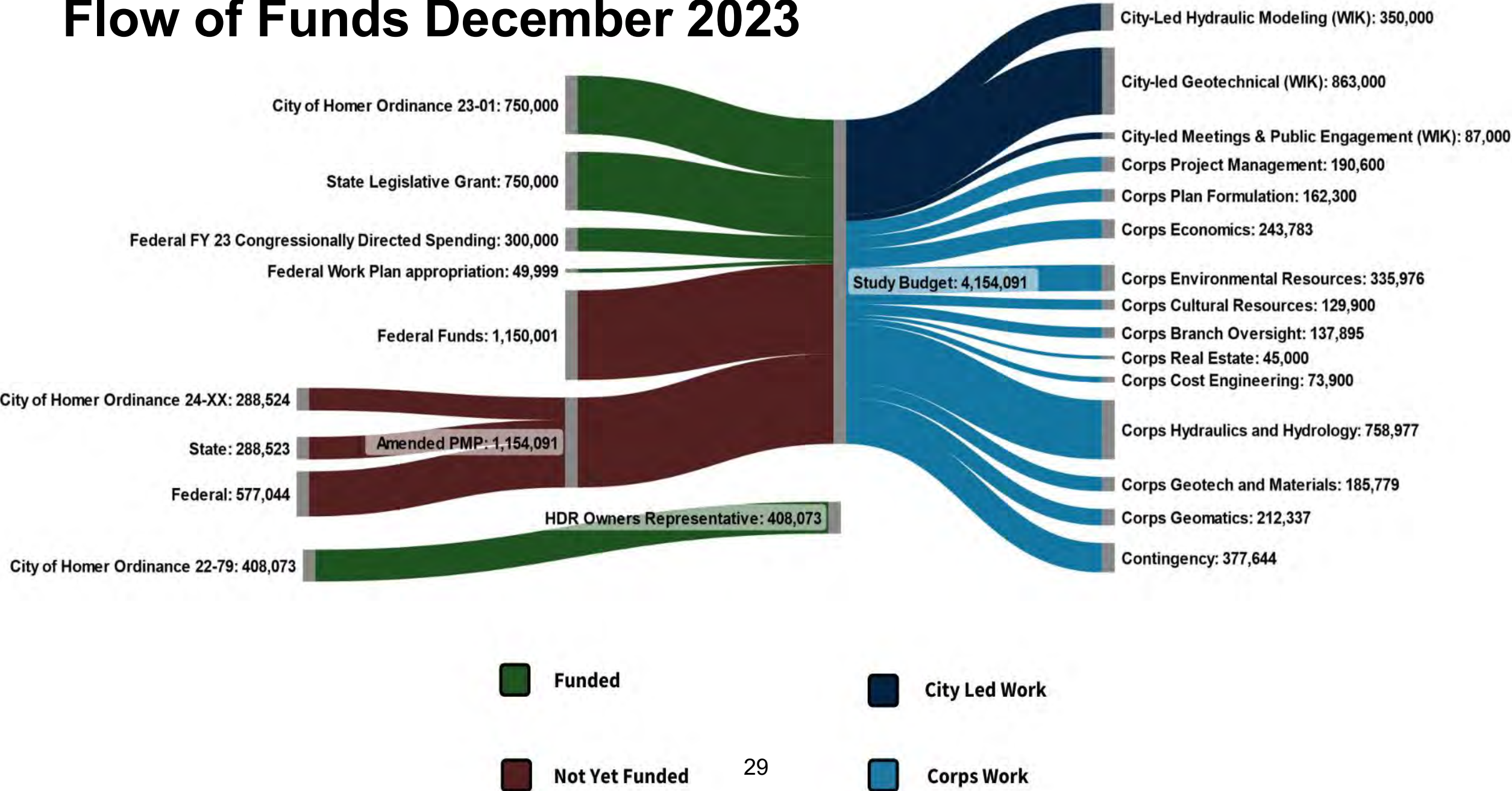
- \$800,000 in USACE FY2024 Workplan
Carries study through 2nd year of activities
- \$800,000 pending in President's Draft
FY25 Federal Budget for 3rd year funding

- **Secured Additional State Match Funds**

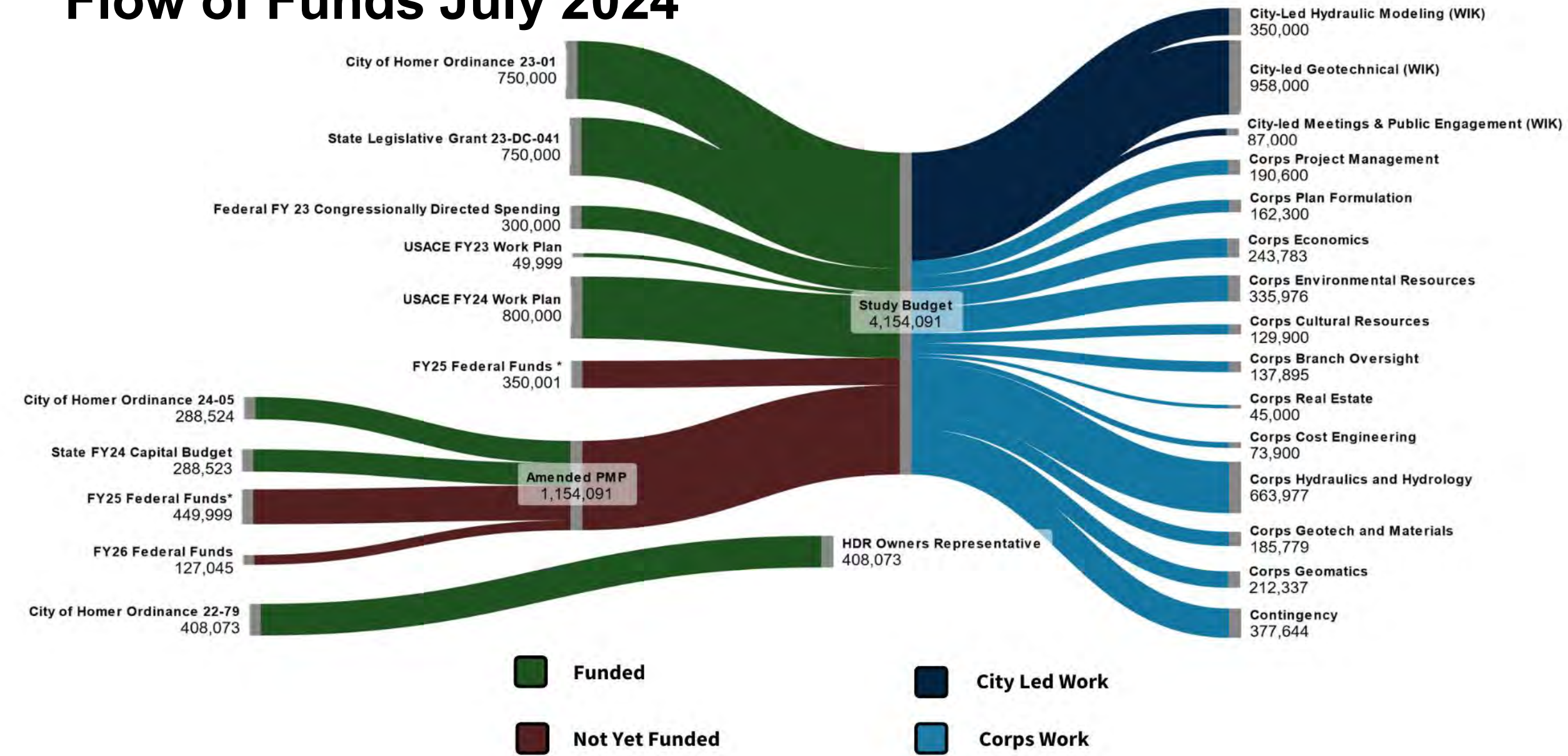
- \$288,523 in the FY24 Supplemental State
Capital Budget



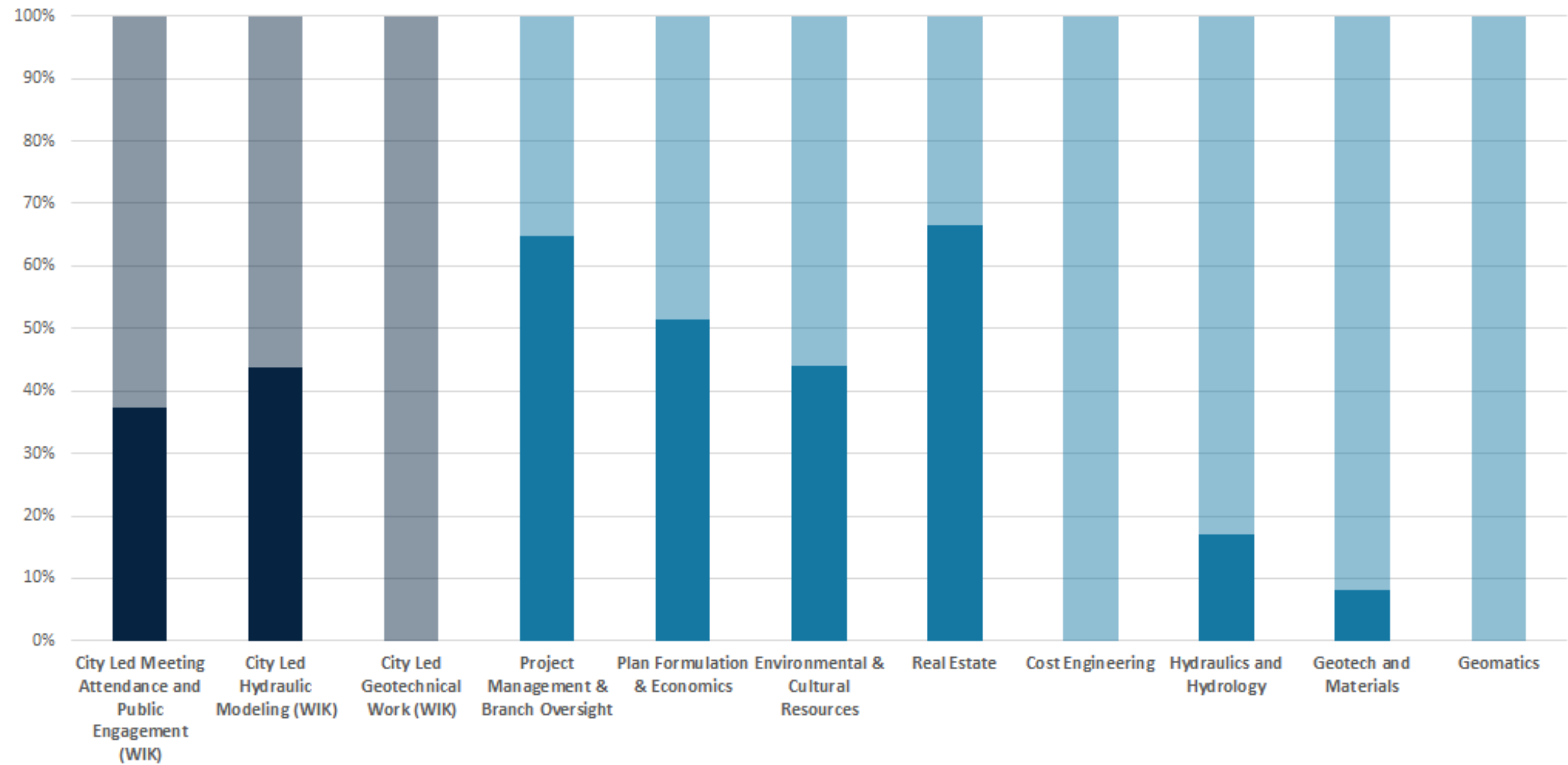
Flow of Funds December 2023



Flow of Funds July 2024



Spent to Date by Study Budget Category



Owner's Representative Spent to Date by Task





Federal & State advocacy needs/plans

- Funding secured to complete GI
- CIP – includes funds for PED (Design)
- Tentatively Selected Plan Next Milestone
 - Rough order magnitude cost of federal share
 - Rough order magnitude cost of Local Services Facility
 - Identify non-direct needs for any improvements to be advanced

Mayor's Report to Council

November 25, 2024

Statement Condemning Recent Shooting Events. We are all relieved that there was a quick arrest after the shootings over the past few weeks at Kachemak Bay Family Planning and Kachemak Bay Recovery Connection. I am also an ardent believer in the power of our words, and the importance of leadership in fostering a respectful, peaceful, and strong community. My statement is included with this report, and was [posted on the Mayor's page](#) on the City's website.

Local Emergency Declaration. More recently, the big news this past week was the storm surge and coastal erosion event on the Homer Spit over the weekend of the 16th. I wrote a newsletter piece about it which you can find here:

<https://deskofthehomermayor.substack.com/p/homer-spit-erosion-emergency>

I want to commend and share sincere appreciation to our City staff for all of the work they have done to not only respond to the City assets at risk, but on behalf of the community at large with the AK Department of Transportation as well as with utility partners HEA and ENSTAR and private citizens impacted by the event. We have known, and communicated, for many years that this is a long-term situation that needs to be addressed. I believe there is an important role for the Mayor and Council to play in continuing to engage the community and our fellow elected officials from the State, including the Governor, to Congress in a long-term solution. We will be the most effective as a united, coordinated voice. I am encouraging a community/stakeholder meeting to be held soon to be able to listen and share, and talk through options. In the meantime, Jenny is keeping the City website up-to-date with information from ADOT, Bryan is a direct staff point of contact for property owners, and the Council should be receiving updates from Melissa after EOC meetings.

Homer Senior Citizens, Inc. I was invited to meet with the new Executive Director to get an update on the work they are doing to right the ship at the Senior Center. I applaud the new leadership, and really appreciate the work of the community and new Board members in supporting all of this work.

Bureau of Ocean and Energy Management. BOEM's Regional Director and Leasing Data Specialist reached out and met with me and the City Manager to review their overall Cook Inlet Planning Area and to focus on their renewable energy interests. They shared their interest in increased community engagement and relationship building, and were traveling around the Peninsula to meet stakeholders. There were no actions they shared, or other asks of the City.

Holiday Tree Lighting, December 5th. Brad Anderson from the Chamber reached out about the Holiday Tree Lighting celebration on Thursday, December 5 at 5:30PM. The Mayor usually flips the switch, and I personally LOVE this event! Super sadly I will be in Anchorage for work (not City, but my actual job!!) and won't be able to attend. I asked Mayor Pro Tem Aderhold to stand in my stead, and also for Brad to invite the full Council to participate. Unfortunately Donna isn't able to attend either, so hopefully Councilmember Venuti - as the next in line of seniority! -

is able to make it. The Clerk's office will be noticing the event and I hope you all can be there to help celebrate!

Economic Development Advisory Commission Meeting. I attended the second half of the EDC meeting after our last Council meeting. Please be aware that when I attend Commission and Board meetings, I will be very mindful of not speaking on behalf of the Council (unless you've already taken an action!). Thanks to the EDC members for welcoming me at their meeting!

Planning Commission meeting. I attended the Planning Commission's meeting on November 21 to hear their discussion around items of particular interest from Title 21 to share up front with the City contractors as they dive into this phase beginning in January. I would like to ask Council members to also, if they are interested, share high-level thoughts and comments on Title 21 for the contractors to have as they begin their technical analysis of our existing code. Staff will send out a spreadsheet for you to fill out if you're interested, the deadline will be the end of December; let me or Melissa know if you have any questions.

Ryan Smith, South Peninsula Hospital. I met briefly with Ryan Smith from SPH for a general introduction. We discussed the long-held City land lease, and the general ownership and operations structure of SPH with the Kenai Peninsula Borough. The Borough and SPH have significant conversations ahead for recapitalization needs of the hospital.

Meetings with Council Members. I would like to set up times to meet with Council members to touch base 1:1 following the Thanksgiving holiday. I have some travel for work, and then many of us will be at the Alaska Municipal League conference, so the third week of December is looking to be the most open. I'll reach out to each of you to find a time that will work!

City Manager Review. I'm working with Andrea to schedule and plan the Council's six-month review for Melissa. I'm starting from what's been done in the recent past; please let me know if you have any feedback on the process! If you have big chunks of time you'll be out of town in January, please let me know. We'll start getting everything scheduled that is coming up for the beginning of the year ASAP.

Council-Chamber Liaison. Councilmember Davis has held this role for the past few years, and he's ready to pass the torch. Councilmember Erickson has expressed interest. Let me know if anyone else has interest and we can further discuss, otherwise it will be so!



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

STATEMENT FROM THE MAYOR

NOVEMBER 14, 2024

As Mayor of Homer, I am both deeply saddened and profoundly resolute in denouncing any acts of violence or vandalism directed toward businesses and organizations, including those providing essential health and wellness services in our community. As a follow-up to our City Council meeting on Tuesday, today I wish to express unwavering support for the Kachemak Bay Family Planning Clinic and every organization that strives to care for our health, offer compassionate support, and serve the people of Homer.

To the staff, volunteers, and clients at Kachemak Bay Family Planning Clinic, please know that we stand with you. Your work is vital and valued, contributing to the wellbeing of individuals and families across our city. We recognize the challenges and vulnerabilities you face, and we share in your grief and frustration when such unwarranted actions disrupt your essential services. Our thoughts and hopes are with each of you for continued healing and resilience in the face of adversity.

I am grateful to the Homer Police Department for its dedication to the safety of our community. Our officers are actively and professionally responding to this incident and every instance of violence or vandalism that may arise. The City of Homer is committed to ensuring that all available resources are deployed in these moments to bring justice and maintain peace in our beloved city. Homer has always been a community where people of all backgrounds, beliefs, and perspectives come together. We are a community that values respect, understanding, and peaceful coexistence. In our town, we engage in robust debates, hold a diversity of opinions, and sometimes disagree passionately. These elements make us who we are—strong, engaged, and invested in our shared future. But our disagreements are just that, discussions among neighbors and friends, and never an invitation to acts of hostility.

Our community thrives as a safe, welcoming, and supportive place to live and raise our children. We cannot allow acts of violence to shake our resolve to be a peaceful and vibrant community. Together, let us continue to build Homer as a place where people from all walks of life are respected, supported, and can find community. Let us continue to support each other, stand against violence, and celebrate our shared commitment to a safe and peaceful Homer.

Rachel E. Lord

Fund 160 - HART Roads Reconciliation	FY 21 Actual	FY 22 Actual	FY 23 Actual	FY 24 Actual	FY 25 YTD
Beginning Balance:					
HART Roads	6,465,598	6,746,078	6,564,392	4,659,608	5,188,420
HART Roads Match				500,000	500,000
Beginning Balance	6,465,598	6,746,078	6,564,392	5,159,608	5,688,420
Revenue					
Sales Tax	740,980	1,652,656	1,694,524	1,713,223	784,909
Remote Sales Tax	-	79,249	111,782	96,366	45,599
Interest Income	(6,132)	(187,901)	91,697	309,465	136,351
Total Revenue	734,847	1,544,005	1,898,003	2,119,055	966,859
Transfers					
Transfer to GF for Roads Maintenance*		(807,065)	(866,100)	(933,347)	
Other Transfers	(272,200)	(170,678)	(180,883)	(46,042)	(168,779)
Total Transfers	(272,200)	(977,743)	(1,046,983)	(979,390)	(168,779)
Expenditures					
HART Roads	182,168	747,947	2,255,804	610,853	988,772
HART Roads Match					
Total Expenditures	182,168	747,947	2,255,804	610,853	988,772
Ending Balance:					
HART Roads	6,746,078	6,564,392	5,159,608	5,188,420	4,997,729
HART Roads Match	-	-	-	500,000	500,000
Ending Balance	6,746,078	6,564,392	5,159,608	5,688,420	5,497,729
Fiscal Year Appropriations - HART Roads	798,253	4,585,429	957,105	2,998,667	199,510
Fiscal Year Appropriations - HART Match	-	-	-	-	-

*FY25 budgeted transfer to GF for Roads Maintenance is \$1,161,227

	Year A July 2020- June 2021	Year B June 2021 - July 2022 FY22	Year C July 2022 - June 2023 FY23	Year 1 - July 2023 - June 2024 FY24	Year 2 July 2024 - June 2025 FY25	Year 3 July 2025 - June 2026 FY26	Year 4 July 2026 - June 2027 FY27	Year 5 July 2027 - June 2028 FY 28	Beyond Year 5	
Pavement Restoration Projects										LEGEND
Bay Ave, B St & E St - Design		\$ 69,925								Shows years prior to current 5-year cycle.
Island View Court off Town Heights - Design			\$ 69,320							Projects in Green are Funded.
Heath Street - Design			\$ 140,472							Projects in Orange are complete or in progress.
Ohlson & W. Bunnell -Design - Road, storm drain & sidewalk			\$ 55,518							Shows needs projected beyond Year 5
Ohlson & W. Bunnell - Construction - Road, sidewalk & storm drain				\$ 1,300,000						
Heath Street, partial street - construction									\$ 1,300,000	
Bay Ave, B St & E St - Construction									\$ 850,000	
Island View Court off Town Heights - Design		\$ 69,320								
Island View Court off Town Heights - Construction									\$ 650,000	
Other Pavement Restoration Projects									\$ 2,000,000	
Total Pavement Restoration Projects		\$ 139,245.00	\$ 265,310	\$ 1,300,000	\$ -	\$ -	\$ -	\$ -	\$ 4,800,000	
Total Road Base Reconstruction Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	
Dig out Frost Boil Projects										
Eagle View Drive - Diamond Willow to Garden Park		\$ 47,155								
Sprucewood - near west entrance by Roger's Loop		\$ 7,048								
Eagle Place		\$ 94,597								
Sprucewood - 2200- 2240			\$ 80,614							
Crossman Ridge Road - Skyline to Gate			\$ 150,000							
Garden Park Road - at 1630										
Emerald Place - 135 LF										
Bay Vista Pl. and Bay Vista Court										
Fireweed Lane										
Fireweed Avenue										
Total Dig Frost Boil Projects	\$ -	\$ 148,800	\$ 230,614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	

Add Gravel Projects										
Dehel Ave (Done as part of Main St Sidewalk)		\$ 10,000								
Tasmania Court (Done as part of water & sewer projects)		\$ 25,000								
Total Add Gravel Projects	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
Sidewalk & Projects										
Main Street Sidewalk - design	\$ 110,700									
Main Street Sidewalk - construction		\$ 1,206,000								
W. Fairview Extension			\$ 110,000							
Lane Dividers for W. Fairview Extension				\$ 6,000						
Ben Walters Way Sidewalk - design			\$ 73,436							
Ben Walters Way Sidewalk - construction				\$ 1,700,000						
Svedlund Ave Sidewalk - design				\$ 56,339						
Svedlund Sidewalk - construction					\$ 607,000					
ADA Upgrades to existing sidewalks					\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	
Kachemak Way Sidewalk - design								\$ 75,000		
Kachemak Way Sidewalk - Construction									\$ 1,800,000	
Lower Main Street Sidewalk - design									\$ 100,000	
Lower Main Street Sidewalk - construction									\$ 2,100,000	
Total Sidewalk Projects	\$ 110,700	\$ 1,206,000	\$ 183,436	\$ 1,762,339	\$ 707,000	\$ 100,000	\$ 100,000	\$ 175,000	\$ 4,500,000	
Storm Water Projects										
Small Works Drainage program	\$ 110,000	\$ 25,000	\$ 50,000							
Horizon Court Landslide Repair	\$ 20,000									
Woodard Creek Culvert - design & construction	\$ 463,353									
Update to Drainage Master Plan	\$ 90,000									
Mt. Augustine Drainage Improvements - design	\$ 13,639	\$ 23,852								
Mt. Augustine Drainage Improvements - construction				\$ 155,509						

Iris Court design			\$ 6,000							
Iris Court construction					\$ 234,000					
Drainage Management Plan update			\$ 7,000							
On-call Kachemak Bay Conservation Society			\$ 25,000							
Green Infrastructure Research - not eligible for NOAA grant			\$ 15,892							
Kachemak Sponge Property acquisition - not eligible for NOAA grant					\$ 418,100					
Kachemak Sponge property appraisals aka Green Infrastructure Research - Appraisals			\$ 26,100	\$ 29,400						
Kachemak Sponge - construction of storm water works - SRF Loan Payment							\$ 125,000	\$ 125,000	\$ 2,000,000	
Beluga Slough Green Storm Water Project				\$ 125,900						
Millikin/Fairview Culvert Replacement					\$ 60,000					
Hansen Avenue Sponge					\$ 300,000					
Bidarki Creek Green Stormwater System Design						\$ 75,000				
Bidarki Creek Green Stormwater System Construction - SRF Loan Payment								\$ 125,000	\$ 1,500,000	
Other storm drain improvements									\$ 3,000,000	
Total Storm Water Projects	\$ 696,992	\$ 48,852	\$ 129,992	\$ 310,809	\$ 1,012,100	\$ 75,000	\$ 125,000	\$ 250,000	\$ 6,500,000	
Other Road-related Projects										
Update to Design Criteria Manual - Road Share		\$ 15,000								
Road share of Ocean Drive SAD	\$ 52,606									
On-call Homer Soil & Water Conservation District				\$ 20,000						
CMMS - Road Share		\$ 23,333								
Design Criteria Manual - road share		\$ 4,145								
Transportation Plan			\$ 185,367							
Kachemak Way/Klondike Ave ROW Vacation				\$ 4,500						
Sand Storage Shelter				\$ 45,000						

PW Mechanics' Shop Design					\$ 50,000						
PW Mechanics' Shop Construction										\$ 15,000,000	
Fuel Island Replacement - Design					\$ 10,000						
Fuel Island Replacement - Construction						\$ 150,000					
Total Other Road-related Projects	\$ 52,606	\$ 42,478	\$ 185,367	\$ 69,500	\$ 60,000	\$ 150,000	0	0	\$ 15,000,000		
TOTAL CAPITAL PROJECTS (Per Ord 17-40(A) - minimum \$500K/year to be allocated to capital projects from HART Roads)	\$ 860,298	\$ 1,620,375	\$ 994,719	\$ 3,442,648	\$ 1,779,100	\$ 325,000	\$ 225,000	\$ 425,000	\$ 34,000,000		
FLEET REPLACEMENTS	\$ 416,000	\$ 609,999	\$ 31,666	\$ 51,667	\$ 655,000	\$ 115,000			\$ 770,000		
EST. TRANSFER TO GENERAL FUND FOR OPERATIONS (Covers Winter Roads, Gravel Roads & Paved Roads in PW Operating Fund)	\$ 800,000	\$ 807,065	\$ 866,100	\$ 1,169,889	\$ 1,187,628	\$ 1,180,000	\$ 1,185,000	\$ 1,190,000			
TOTAL EXPEDITURES FROM HART FUND	\$ 2,076,298	\$ 3,037,439	\$ 1,892,485	\$ 4,664,204	\$ 2,966,728	\$ 1,505,000	\$ 1,410,000	\$ 1,615,000			
ESTIMATED REVENUES	\$ 1,200,000	\$ 1,731,905	\$ 1,833,687	\$ 1,900,555	\$ 1,976,577	\$ 1,900,000	\$ 1,900,000	\$ 1,910,000			
BALANCE	\$ 6,746,078	\$ 6,564,392	\$ 6,049,068	\$ 3,285,419	\$ 2,295,268	\$ 2,690,268	\$ 3,180,268	\$ 3,475,268			