



# Action Agenda

## City Council Committee of the Whole and Regular Meeting

Monday, July 28, 2025

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

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### Homer City Hall

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

<https://cityofhomer.zoom.us>

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### COMMITTEE OF THE WHOLE

**Zoom Webinar ID: 953 097 829 Password: 234969**

### CALL TO ORDER, 5:00 P.M.

Mayor Lord called the meeting to order at 5:00 p.m.

A full Council was present.

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

APPROVED without discussion.

### CONSENT AGENDA

Mayor Lord facilitated Council discussion on the following items:

Ordinance 25-52:

- Similar in context, language was substantially changed by the City Attorney to fulfill the requirements for ballot language.
  - Title conflicted with the ballot language
  - Amended terminology to comply with APOC and existing city code to transition the sales tax from the police station to the community recreation facility.
- Ordinance to be introduced and scheduled for public hearing at the next meeting. It cannot be postponed due to the time limitations to have before the voters at the next election.
- Ordinance 25-46(A) is scheduled for public hearing tonight, which will occur and will then be voted down.
- Timing and review of all ordinances by the City Attorney prior to coming before Council

Ordinance 25-51:

- Clarification was provided on the appropriation noting that this was discussed but no action was ever taken by staff.

#### Resolution 25-066:

- Clarification provided on the extent of the utility credit and how it will be applied only to Mariner and Fishing Hole Campground Hosts.
  - It was noted that the Karen Hornaday Park Host campsite had electric provided by the city.
- Amendments to grammar content of the Memorandum of Agreement

#### Resolution 25-070:

- Provided the basis for bringing forward the resolution to direct the Planning Commission to review and recommend amendments to city code on temporary structures.
- City Attorney provided input on appropriate application of existing code by the Planning Department.
  - Provisions of Title 14 as outlined in the purpose
  - Water & Sewer is operated as an enterprise fund
  - Title 21 allows for accessory structures on the same lot that is of similar use
  - Comprehensive Plan including this in that document
- Strong Towns Presenter opinion was that the City wasn't maximizing the commercial potential of downtown center.
- Advocacy for the economic benefits of allowing temporary businesses structures
- Submitted to Shelly Wade at Agnew::Beck for consideration of the Title 21 Re-write
- Needing defined guidelines and applicable districts
  - Not applicable to a city wide allowance as that would affect residential areas
- Definition of "temporary"
  - If the structure had wheels under it, it would be considered temporary

#### Resolution 25-069:

- City Attorney review of the Memorandum of Agreement
  - Noted that the document should include statement similar to "City Manager negotiate and execute.."
  - Having a review after the season to discuss what is working and what is not and the management of the campgrounds on the Spit between Port & Harbor and Public Works.
    - Receipt of comments and suggestions from the public on the operation of the campgrounds.
- Memorandum and resolution does include language to effect negotiation and execution
- Federal monies involved so there were federal requirements
- Suggested a trade that the city will maintain, if DOT corrected the access to the crosswalks.

- The resolution offers a mechanism for the State to appropriate the funding and provides time for the city to negotiate details and bring forth an ordinance to accept the funding.

Ordinance 25-48:

- Amending the title and wording in the document to remove reference to USCG Cutter berth space should reflect buoy tender berth space
  - Pull from the Consent Agenda so amendments can be made.

## **REGULAR MEETING AGENDA**

Ordinance 25-44(S):

- Council requested report from Staff on recent meeting with Alaska Department of Transportation on the Diamond Creek Recreation Trail proposed project.
  - This will occur under the City Manager's Report at the regular meeting to accommodate limited time remaining to allow for public comments.

## **DISCUSSION TOPIC(S)**

Mayor Lord noted that there were no specific topics for discussion.

## **COMMENTS OF THE AUDIENCE**

There were two who commented.

## **ADJOURNMENT NO LATER THAN 5:50 P.M.**

The next Regular Meeting is Monday, August 11, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A Worksession at 4:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Mayor Lord adjourned the meeting at 5:46 p.m.

## **REGULAR MEETING**

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

Session 25-18 a Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, July 28, 2025 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.

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

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

Mayor Lord read the supplemental items as follows: **CONSENT AGENDA** Item i. Ordinance 25-52 Amending HCC 9.16.010 to Provide for Increased 0.3% Sales Tax for the Purpose of Financing the Acquisition and Construction of a Community Recreation Facility Public Comment Received Item n. Resolution 25-070 Directing the Planning Commission to Review and Recommend Amendments to

Allow Temporary Structures for Retail purposes on Vacant Lots in the CBD Memorandum CC-25-196 from Councilmember Davis as backup (provided as laydown) **PUBLIC HEARINGS** item a. Ordinance 25-44(A) Appropriating \$250,000 from HART for Development of a Trailhead and Trail Segment on the East Side of the Sterling Highway Public Comment received **CITY MANAGER'S REPORT** item a. City Manager's Report Memorandum from Special Projects and Communications Coordinator re: Update on Grant and Appropriations Request, Memorandum from Port Property Associate re: Status Report on City Leases item b. FY25 Year End Report – Preliminary General Fund Expenditure Report Actuals Through June 2025 **COMMENTS OF THE AUDIENCE** Public Comment received on Homer Harbor Expansion Feasibility Study and requested a motion.

ADOPTED without discussion.

### **MAYORAL PROCLAMATIONS AND RECOGNITIONS**

There were no items for this meeting.

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

Mayor Lord invited the public to comment on any item on the agenda with the exception of the following. A three minute time limit applied to comments:

- a. Ordinance 25-44(A), Appropriating \$250,000 from HART Trails Fund for the Development of a Trailhead and Trail Segment on the North (East) Side of the Sterling Highway at Green Timbers.
- b. Ordinance 25-46(A), Amending HCC 9.16.010 to Provide for a 0.3% Sales Tax Designated for the Purpose of Financing Acquisition and Construction of a Multi-Purpose Community Recreation Center Upon the City Accruing Sufficient Funding to Pay Off the Police Station Debt Service and Submitting the Question of Such Sales Tax Retention to the Qualified Voters of the City at the Regular Election to be Held in the City on October 7, 2025.

There were four who commented.

### **RECONSIDERATION**

There were no items for this meeting.

**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 Regular Meeting Minutes for June 23, 2025. City Clerk. Recommend approval.
- b. Memorandum CC-25-183 from City Clerk re: Liquor License Renewals for The Rum Locker, The Grog Shop, and Beluga Lake Lodge. Recommend approval.
- c. Memorandum CC-25-184 from Mayor re: Appointment of Mike Stark to the Economic Development Advisory Commission, Mary Darbonne to the ADA Advisory Board and Allison Engebretsen as Student Rep on the ADA Advisory Board. Recommend approval.

- d. Ordinance 25-47, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget to Fund Anticipated Maintenance to the Seawall by Establishing Authority in the FY26 Budget for Routine Maintenance to the Seawall. City Manager/Finance Director. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-185 from Finance Director as backup.

- e. Ordinance 25-48, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget to Fund Anticipated Repairs or Maintenance to the United States Coast Guard Cutter (USCGC) Berth Space by Establishing Authority in the FY26 Budget for Routine Maintenance to the USCGC Berth Space. City Manager/Finance Director. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-186 from Finance Director as backup.

Pulled by Councilmember Aderhold and moved to Ordinances item a.

- f. Ordinance 25-49, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$52,500 from the Load and Launch Reserves Fund for the Purpose of Making Improvements to the Launch Ramp Area. City Manager/Port Director. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-187 from Port Director as backup.

- g. Ordinance 25-50, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$20,000 from the Port Reserves Fund for the Purpose of Installing a Drywell in Lot 12B. City Manager/Port Director. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-188 from Port Director as backup.

- h. Ordinance 25-51, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$30,000 from the Port Reserves Fund for an Engineering Assessment of the Homer Harbor Steel Grid. City Manager/Port Director. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-189 from Port Director as backup.

- i. Ordinance 25-52, An Ordinance of the City Council of Homer, Alaska, Amending HCC 9.16.010 to Provide for an Increase of 0.3% Sales Tax, for a Term of Eight Years, for the Purpose of Financing the Acquisition and Construction of a Multi-Purpose Community Recreation Facility, and Submitting the Question of such Sales Tax Increase to the Qualified Voters of the City at the Regular Election to be held in the City on October 7, 2025. Aderhold/Davis. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

- j. Resolution 25-066, A Resolution of the City Council of Homer, Alaska, Amending the Campground Host Memorandum of Understanding to Include a Utility Credit for Campground

Hosts for City Owned Campgrounds at the Fishing Hole and Mariner Park. City Manager/Port Director.

Memorandum CC-25-190 from City Manager as backup.

- k. Resolution 25-067, A Resolution of the City Council of Homer, Alaska, Authorizing the Staff of the Homer Public Library to Apply for an Online with Libraries (OWL) Grant from the Alaska State Library. City Manager/Library Director.

Memorandum CC-25-191 from Library Director as backup.

- l. Resolution 25-068, A Resolution of the City Council of Homer, Alaska, Approving a Sublease between Happy Face, LLC and Kachemak Communications, LLC, Occupying the Center North Office of the Upper Level of the Main Building (consisting of 309 square feet) Located on the Property Entitled T7S R13W Sec 1 Seward Meridian HM 0890034 LSEHLD Lot 32 Homer Spit AMD and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director.

Memorandum CC-25-192 from Port Property Associate as backup.

- m. Resolution 25-069, A Resolution of the City Council of Homer, Alaska, Acknowledging a Memorandum of Agreement with the Alaska Department of Transportation and Public Facilities for the Design Phase of the Homer All Ages and Abilities Pathway, Authorizing the City Manager to Negotiate and Execute the Appropriate Documents and Committing Match Funds for the Design Phase. Community Development Director.

Memorandum CC-25-193 from Special Proj. and Comm. Coordinator as backup.

- n. Resolution 25-070, A Resolution of the City Council of Homer, Alaska, Directing the Planning Commission to Review and Recommend Amendments to Homer City Code to Allow Temporary Structures for Retail Purposes on Vacant Lots in the CBD. Davis.

Memorandum CC-25-196 from Councilmember Davis as backup.

Pulled by Councilmember Aderhold and moved to Resolutions item a.

- o. Resolution 25-071, A Resolution of the City Council of Homer, Alaska Urging the Alaska Department of Transportation and Public Facilities to Prioritize Safety Improvements and Engage in Strong Local Collaboration During the Upcoming Sterling Highway MP: 169-175 Pavement Preservation Project. Mayor/City Council.

Pull by Councilmember Erickson and moved to Resolutions item b.

City Clerk Krause read the Consent Agenda into the record as presented.

ADOPTED without discussion.

## **VISITORS**

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

- a. Committee of the Whole Report

Councilmember Aderhold reported.

- b. Mayor's Report

Mayor Lord reported.

- c. Borough Report

Assembly member Cooper was unable to attend due to illness.

- d. Comprehensive Plan and Title 21 Status Update Report

- i. Homer Title 21 Update - Progress Report to Council

Community Development Director Engebretsen reported.

- e. Planning Commission

Planning Commission Harness reported.

- f. Parks Art Recreation and Culture Advisory Commission

- i. Memorandum CC-25-194 from PARCAC re: Community Recreation Facility Location Recommendation

## **PUBLIC HEARING(S)**

- a. Ordinance 25-44(A), An Ordinance of the City Council of Homer, Alaska, Appropriating up to \$250,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for the Development of a Trailhead and Trail Segment on the East Side of the Sterling Highway at Green Timbers in Accordance with the Diamond Creek Recreation Area Trails Plan. Aderhold. Introduction June 9, 2025 Public Hearing and Second Reading June 23, 2025 Postponed to July 28, 2025.

Memorandum CC-25-162 from Public Works Director as backup.

Ordinance 25-44(A)(S), An Ordinance of the City Council of Homer, Alaska, Appropriating up to \$250,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for the Development of a Trailhead and Trail Segment on the East Side of the Sterling Highway at Green Timbers in Accordance with the Diamond Creek Recreation Area Trails Plan. Aderhold.

Memorandum CC-25-195 from Public Works Director as backup.

Topographical Contours Drawing for the Diamond Creek Underpass Project Area

Mayor Lord introduced the items by reading of the title and opened the public hearing.

There was one who commented.

Mayor Lord noted previous actions of the Council and facilitated discussion.

ADOPTED SUBSTITUTE with discussion.

POSTPONED SUBSTITUTE to the August 11, 2025 meeting

- b. Ordinance 25-46(A), An Ordinance of the City Council of Homer, Alaska, Amending HCC 9.16.010 to Provide for the Retention For 8 Years of 0.3% Sales Tax Designated for the Purpose of Financing Acquisition and Construction of a Multi-Purpose Community Recreation Center Upon the City Accruing Sufficient Funding to Pay Off the Police Station Debt Service and Submitting the Question of Such Sales Tax Retention to the Qualified Voters of the City at the Regular Election to be Held in the City on October 7, 2025. Aderhold/Davis. Introduction June 23, 2025 Public Hearing and Second Reading July 28, 2025.

Mayor Lord opened the public hearing.

There were three who commented.

FAILED with discussion.

### **ORDINANCE(S)**

- a. Ordinance 25-48, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget to Fund Anticipated Repairs or Maintenance to the United States Coast Guard Cutter (USCGC) Berth Space by Establishing Authority in the FY26 Budget for Routine Maintenance to the USCGC Berth Space. City Manager/Finance Director. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-186 from Finance Director as backup.

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

INTRODUCED and AMENDED with discussion.

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

- a. City Manager's Report
- b. FY25 Year End Report – Preliminary

Mayor Lord introduced the topic and deferred to City Manager.

City Manager Jacobsen facilitated discussion on the following:

- HEA Property is being put out to bid and was recommended to reach out to Homer Electric Association regarding the city's possible interest in the property.
  - Requested direction from Council
  - Council members expressed some concerns on veering from the Town Center location.

- One of the Champions preferred locations prior to recommending Town Center
  - Provide a resolution for the next agenda.
- Expressed appreciation for the notice of the tree removal at the corner of Kachemak Way and Pioneer Avenue.
  - Noted it does impede line of sight in specific circumstances.
- Congratulations expressed to the City Clerk for obtaining ADA certification
- Appreciated having the bottom-lines on the budget in the Supplemental Packet
  - Noting the shortfall in projected revenues
  - Expressed appreciation for approving a more conservative two year budget for FY26-FY27
- Highland Drive Culvert Replacement Project design completed and going to bid soon.

## **PENDING BUSINESS**

- a. Resolution 25-047(S), A Resolution of the City Council of Homer, Alaska, Authorizing the Execution and Delivery of a Loan Agreement Required by the State of Alaska Department of Environmental Conservation Under its Drinking Water Revolving Loan Program in Connection with a Fully Forgiven Loan in an Amount Not to Exceed \$491,400 to Assist in Financing the Ohlson Lane and Bunnell Avenue Water Main Replacement Project. City Manager/Public Works Director.

Memorandum CC-25-132 from Public Works Director as backup.

Resolution 25-047(S)(A), A Resolution of the City Council of Homer, Alaska, Authorizing the Execution and Delivery of a Loan Agreement Required by the State of Alaska Department of Environmental Conservation Under its Drinking Water Revolving Loan Program in Connection with a Fully Forgiven Loan in an Amount Not to Exceed \$491,400 to Assist in Financing the Ohlson Lane and Bunnell Avenue Water Main Replacement Project.

Memorandum CC-25-132(A) from Public Works Director as backup.

Mayor Lord introduced the items by reading of titles and requested a motion.

SUBSTITUTE AS AMENDED ADOPTED with discussion.

AMENDED Line 50 to insert the word “negotiation” before “execution” at the recommendation of the City Attorney.

AMENDED SUBSTITUTE ADOPTED without discussion.

- b. Resolution 25-048(S), A Resolution of the City Council of Homer, Alaska, Authorizing the Execution and Delivery of a Loan Agreement Required by the State of Alaska Department of Environmental Conservation Under its Clean Water Revolving Loan Program in Connection with a Fully Forgiven Loan in an Amount Not to Exceed \$324,000 to Assist in Financing the Ohlson Lane and Bunnell Avenue Storm Drain Upgrade Project. City Manager/Public Works Director.

Memorandum CC-25-133 from Public Works Director as backup.

Resolution 25-048(S)(A), A Resolution of the City Council of Homer, Alaska, Authorizing the Execution and Delivery of a Loan Agreement Required by the State of Alaska Department of Environmental Conservation Under its Clean Water Revolving Loan Program in Connection with a Fully Forgiven Loan in an Amount Not to Exceed \$324,000 to Assist in Financing the Ohlson Lane and Bunnell Avenue Storm Drain Upgrade Project. City Manager/Public Works Director.

Memorandum CC-25-133(S) from Public Works Director as backup.

Mayor Lord introduced the items by reading of titles and requested a motion.

SUBSTITUTE AS AMENDED ADOPTED with discussion.

AMENDED LINE 47 to insert the word “negotiation” before the word execution.

AMENDED SUBSTITUTE ADOPTED without discussion.

## **NEW BUSINESS**

Mayor Lord noted that there are no items for this meeting.

## **RESOLUTIONS**

- a. Resolution 25-070, A Resolution of the City Council of Homer, Alaska, Directing the Planning Commission to Review and Recommend Amendments to Homer City Code to Allow Temporary Structures for Retail Purposes on Vacant Lots in the CBD. Davis.

Memorandum CC-25-196 from Councilmember Davis as backup.

Mayor introduced the resolution by reading of title and requested a motion.

ADOPTED with discussion.

POSTPONED to the August 11, 2025 meeting.

- b. Resolution 25-071, A Resolution of the City Council of Homer, Alaska Urging the Alaska Department of Transportation and Public Facilities to Prioritize Safety Improvements and Engage in Strong Local Collaboration During the Upcoming Sterling Highway MP: 169-175 Pavement Preservation Project. Mayor/City Council.

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

ADOPTED without discussion.

AMENDED ADDED ITEM 9 West Hill Drainage MO153.3 (1355 Sterling Highway, Homer, AK) Standing water and runoff concerns, the City has substantial documentation and data analysis to provide AKDOT&PF that shows the West Hill drainage failure and release with severe property damage.

AMENDED ADDED ITEM 10 Incorporate measures identified in the recently adopted Kenai Peninsula Borough Safe Streets and Roads for All Comprehensive Safety Plan (SS4A) for the corridor MP169-175.

ADOPTED as AMENDED with discussion.

#### **COMMENTS OF THE AUDIENCE**

There were two who commented.

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

City Attorney Gatti had no comments.

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

City Clerk Krause announced the upcoming Candidacy Filing Period opening Friday, August 1<sup>st</sup> through August 15<sup>th</sup> at 4:30 p.m.

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

City Manager Jacobsen had no comments.

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

Mayor Lord expressed comments on the whirlwind summer and expressed appreciation for those working in the seasonal, service and tourism industries and fishing communities, but cannot wait for fall and knows that summer is too short. She expressed feeling grateful for all the work that everyone does to make the summer successful and the great weather helps that a lot.

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

Councilmember Venuti recognized the Community Development Director for her 23 years of service, expressed her appreciation for Ms. Keiser's words of wisdom regarding sales taxes for the community recreation center and professional messaging and related her experiences with the issue of puddling water in the area of the fish cleaning tables. She noted that Labor Day was approaching and congratulated the City Manager on a her daughter's wedding. She acknowledged that minor grumbles have been heard regarding the inconvenience presented with construction in Old Town for people and expressed her appreciation to the Public Works staff and the contractors for minimizing the impacts to those visiting businesses or locations.

Councilmember Parsons expressed his appreciation for an awesome 4<sup>th</sup> of July parade.

Councilmember Aderhold commented on standing in for the Mayor as Mayor Pro Tem to welcomed the Class of 1975 and related that she and the Mayor will be attending the next meeting by Zoom as they will be in Barrow, AML issuing an email on the Budget Reconciliation bill that was adopted recently and how it affects local governments in Alaska and recommended reading it. She noted the letter included in the Supplemental Packet from the Kachemak Bay Research Reserve Community Council that actually came from the Homer Harbor Expansion Project Subcommittee noting her name was on the letter head but she did not have anything to do with that letter or content. Ms. Aderhold

noted looking forward to spending time with her mother and sister who arrived in town just as the meetings started today and looking forward to spending some family time.

Councilmember Davis had no additional comments.

Councilmember Erickson expressed comments on the Adult League softball tournament, Beluga Lake came in first with the Sea Hags second and can provide pictures to the City Manager, it was a great time. She noted that there was damage done by unsupervised kids throwing rocks at the new bathrooms at Jack Gist Park expressing some concerns, stating that the unit was removed today and attending the 1975 Class Reunion dinner and the number of people who live in Alaska and on the Kenai Peninsula. Ms. Erickson reported having a guest staying at the KOA Park from Canada and he had never seen a 4<sup>th</sup> of July Parade and thought it was the best and thoroughly enjoyed himself.

Councilmember Hansen commented on her cousin being a member of the Class of 1975 and the 4<sup>th</sup> of the July parade, while she was unable to attend, she did drive down Pioneer Avenue right before closure and noted the enormous amount of people already lining up and getting their spots along the way, participating in the first day of dipnetting and saw the Public Works Director which she thought was pretty cool and expressed her appreciation at seeing Kathy Hill at the meeting tonight recognizing her recommendation provided her the opportunity to be at Homer Medical almost 25 years.

## **ADJOURNMENT**

Mayor Lord adjourned the meeting at 8:30 p.m. noting the next Regular Meeting is Monday, August 11, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.