



## City of Homer

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

## Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-3130

(f) 907-235-3143

## Agenda Changes/Supplemental Packet

TO: MAYOR LORD AND CITY COUNCIL  
FROM: RENEE KRAUSE, MMC, CITY CLERK  
DATE: MAY 12, 2025  
SUBJECT: SUPPLEMENTAL

---

### WORKSESSION AGENDA

- a. FY26/27 Budget Discussions

Memorandum CC-25-142 from City Manager as backup.

**Page 3**

Public Comment received.

**Page 4**

### REGULAR MEETING AGENDA

#### CONSENT AGENDA

- f. Resolution 25-046, A Resolution of the City Council of Homer, Alaska, Authorizing Task Order #2 for Alaska Harbor Consulting, LLC for Engineering and Professional Services to Complete Preliminary Design Engineering to Support Replacement of System 4 in the Homer Harbor.

Owner's Advisor/Engineer and Permitting Services Agreement Task Order #2 for Alaska Harbor Consulting, LLC

**Page 5**

- g. Resolution 25-047, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Execute a Loan Agreement with the State of Alaska Department of Environmental Conservation under its Alaska Drinking Water Fund Program in an Amount Not to Exceed \$491,400 to Finance the Ohlson Lane West Bunnell Avenue Water Main Replacement Project. City Manager/Public Works Director. Recommend adoption.

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 West Bunnell Avenue Water Main Replacement Project. City Manager/Public Works Director.

**Page 23**

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

**Page 25**

- h. Resolution 25-048, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Accept Loan Funds from the State of Alaska Department of Environmental Conservation under its Alaska Clean Water Fund Program in an Amount Not to Exceed \$324,000 to Finance the Ohlson Lane West Bunnell Avenue Water and Stormwater Drain Project. City Manager/Public Works Director. Recommend adoption.

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.

**Page 27**

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

**Page 29**

## **PUBLIC HEARING**

- a. Resolution 25-043, A Resolution of the City Council of Homer, Alaska Amending the City of Homer Fee Schedule to Enact Special Event Fees. City Manager/Public Works Director.

Memorandum CC-25-141 from City Manager as backup.

**Page 31**

Public Comment received.

**Page 39**

## **PENDING BUSINESS**

- a. Memorandum CC-25-123 from ADA Coordinator re: ADA Advisory Board Approved Draft Request for Information.

Memorandum CC-25-140 from City Manager re: ADA Request for Information - corrected memorandum number.

**Page 47**



# MEMORANDUM

---

## Budget Worksession – Health Insurance Information

**Item Type:** Informational Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** May 12, 2025  
**From:** Melissa Jacobsen, City Manager

---

At the Committee of the Whole we will have a presentation from our Brian Hardy, our Benefit Broker about the results of the bids for health insurance for the upcoming year. I was asked to provide information on the percentage of increase in real dollars regarding health insurance.

The City Manager's draft budget includes \$2,275,991 for the health insurance premium, which is a 27% increase over FY25's budget of \$1,791,912.

Budgeting for health insurance can be challenging in that the costs are based on current enrollment, and this number fluctuates throughout the year as employees leave or join the plan, as they get married, have children, etc... When we renewed our plan with Moda in 2024 for FY25, we had a greater number of employees on the plan (72), but far fewer in the *Family* tier. The *Family* tier is by far the most expensive tier, with a renewal rate is \$4,005.33 for Medical. So that shift in demographics translates to a significant increase in overall cost.

Additionally, when we made the change to Moda last year, they offered us a one-time "premium holiday," which was divided over the year, to discount of over \$150,000.

*Last year during renewal, our enrollment numbers were:*

Employee 27  
Employee + Spouse 12  
Employee + Children 20  
Family 13  
72 total employees

*This year we are at:*

Employee 19  
Employee + Spouse 11  
Employee + Children 13  
Family 24  
67 total employees

5/11/2025

Dear City Council,

I am one of your city employees that has the pleasure of working in the Water and Waste Water Treatment operations. It is my understanding that the City is fiscally restrained this year and will find it challenging to maintain a balanced budget without drawing from reserves. I highly respect the Council's value of proper money management and a balanced budget. I run my personal finances with the same principle. I also understand that the cost of doing city business continues to go up; from health care to the inflation of products and so on. As you take into consideration the many options you have for what to cut and what to keep status quo and what to increase, I encourage you to put great value into maintaining the City employee's wage in relation to the current Anchorage 2024 CIP of 2.2% and full renewal of our current healthcare plan. Just as inflation has increased the bottom line for the city it does as well for the employee of the city and the power of our dollar. Just as health care costs continue to put great financial strain on the city, it does as well for the employee. Even with the full renewal of our current health care plan will cost me about \$400 more this year than it did last year for the family plan.

I understand that this is a big ask and will be difficult to keep, but please value it of the greatest importance in your evaluations.

Thank you for your attention to my letter and your support of us employees,

Jason Hoffman  
Water and Waste Water Treatment

## TASK ORDER # 2

### Owner's Advisor/Engineer and Permitting Services

In accordance with Paragraph 1.01 of the Agreement Between Owner and Engineer for Professional Services – Task Order Edition, dated [February 26, 2024](#) ("Agreement"), Owner and Engineer agree as follows:

#### 1. Background Data

- a. Effective Date of Task Order: [May 15, 2025](#)
- b. Owner: [City of Homer, Alaska](#)
- c. Engineer: [Alaska Harbor Consulting, LLC](#)
- d. Specific Project (title): [Homer Harbor System 4 Float Replacement Engineering and Environmental Services](#)

#### 2. Services of Engineer/Consultant

A. The specific services to be provided or furnished by Engineer under this Task Order are to work with the City to complete preliminary design engineering and permitting to support initiating a Design-Build Request for Proposals (RFP) to solicit a design-build team to execute final design and construction of the project. To this end, we propose the following services:

- 1. Advance the current concept design (previously submitted with the PDIP grant application) to focus on the Float System 4 and advance the design to 35% Level and include preparation of detailed technical performance specifications, preliminary calculations, and AutoCAD drawings to a level sufficient to solicit technical and price proposals from contractors. These documents will serve as the basis for the technical portion of the City's RFP. RESPEC is included as a subcontractor to provide associated electrical engineering and AutoCAD drafting services.
- 2. Assist the City with preparation of a design-build Request for Proposals (RFP) to include other aspects of the administrative portion of the RFP. This may include the RFP solicitation submittal and selection procedures, minimum qualifications, contract and general conditions, Buy America requirements, environmental requirements and other supporting documentation. We assume that the City will provide supporting information specific to City administrative and procurement procedures, bond forms, codes, historical documentation, and any legal reviews required.
- 3. Permitting assistance will be provided by subconsultant Solstice Alaska Consulting, Inc. (SolsticeAK) to include preparation of a U.S. Army Corps of Engineers (USACE) individual permit application and Informal Endangered Species Act (ESA) consultation with National Marine Fisheries Service (NMFS) and U.S. Fish and Wildlife Service (USFWS). The current proposed scope of work is based on an approach that the project is "not likely to adversely affect" the ESA-listed species and assumes an construction approach that requires contractor pile-driving shutdowns is acceptable.

In the case that through the agency consultation or after Contractor selection, it is determined that an Incidental Harassment Permit (IHA) is necessary and/or if consultation with MARAD associated with the PDIP grant is needed, SolsticeAK will be available to provide these additional services upon Notice to Proceed from the City. An estimated cost for SolsticeAK subconsultant services is attached.

- 4. Furnish one electronic review copy of the Deliverables to Owner within the time period set forth in the Task Order or later revised by email with the City's project manager.

- 5. Revise the Deliverables in response to Owner's and other parties' comments, as appropriate, and furnish one revised/final electronic copy of the revised Deliverables to the Owner within the time period agreed to with the Owner.

B. All of the services included above comprise Basic Services under this Task Order.

C. Additional Services: Owner may authorize Engineer in writing to furnish or obtain from others Additional Services. The Task Order shall be amended to reflect the inclusion of such Additional Services.

Additional Services that that may be needed following the completion of the above services and/or once funding has been secured, may include the following:

- Bid/Proposal support: Assistance answering questions and preparing addenda during the solicitation period of the RFP, attending a pre-proposal meeting, as well as acting as one of the team members who will review and score the proposals received from design-build teams (to be estimated at future date as needed).
- Additional Permitting support to secure Incidental Harassment Authorizations (IHAs) from NMFS and USFWS (included in estimate, but executed upon NTP).
- Additional Permitting support to prepare an Environmental Assessment (EA) to secure a FONSI from MARAD. This is necessary if MARAD funding is included in the project (included in estimate, but executed upon NTP).

Additional Services that may be estimated following Award of the Design-Build contract might include:

- Technical Support During Design and Construction: This may include review and comment on the design submittals including 65% and 95% plans, calculations, and specifications; participation in review meetings with the design-builder; and technical support during construction including review of any construction or material submittals requiring technical input, periodic progress and quality inspections, etc. on an as-needed basis.

### 3. Owner's Responsibilities

Owner shall have those responsibilities set forth in Article 2 of the Agreement.

### 4. Task Order Schedule

A. The parties shall meet the following schedule:

Party	Action	Estimated Schedule
Owner	Issue NTP for this Task Order	May 15, 2025
Engineer	Draft Drawings & Specs	4 weeks after NTP: June 13, 2025
Engineer/Consultant	Draft Permit Applications	1 week after draft drawings complete (June 20)
Owner	Review Comments	2 weeks after draft drawing submittal, 1 week after permit application submittal (June 27)
Engineer/Consultant	Final Drawings & Specs & Permit Applications	2 weeks after receipt of comments (July 14)
Engineer & Owner*	RFP Complete & Submit Permit Applications and Agency Consultations documentation.	2 weeks after drawings done (July 28).
Engineer & Owner*	PDIP Application Materials Complete	Early August 2025 (assumed deadline)
Owner*	Issue Design-Build RFP to get design-builder on board (this will help inform/confirm permitting assumptions)	TBD
Federal Agencies*	Permits issued (if no IHA req'd)	Goal: January 2026
Engineer/Consultant*	IHA applications submitted (if required)	4-5 weeks following NTP
Engineer/Consultant*	MARAD EA submittal (needed if PDIP grant awarded)	Start ASAP after PDIP grant award, then 3 months to prepare and submit EA
*Note: These milestones are estimated and are for informational/scheduling considerations only (not contractual). Timing highly depends on outcome of previous tasks and Agency review times which are out of our control.		

B. Services under this Task Order will be considered complete on the date when the final Deliverables are sent and ESA "not likely to adversely affect" findings are accepted or rejected.

## 5. Payments to Engineer

A. Owner shall pay Engineer for services rendered under this Task Order on a *Standard Hourly Rates and Reimbursable Expenses* (Time and Expenses) basis in accordance with the terms and provisions of Article 4 of the Agreement.

b. The Engineer's estimated fee for the scope of services described in this Task Order is **\$238,320**. A detailed breakdown of the fee estimate(s) are attached to this Task Order.

Compensation items and totals based in whole or in part on Hourly Rates or Direct Labor are estimates only. Lump sum amounts and estimated totals included in the breakdown by phases incorporate Engineer's labor, overhead, profit, reimbursable expenses (if any), and Consultants' charges, if any. Engineer may alter the distribution of compensation between individual phases (line items) to be consistent with services actually rendered, but shall not exceed the total compensation amount unless approved in writing by the Owner.

## 6. Terms and Conditions

Execution of this Task Order by Owner and Engineer shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

OWNER:

Owner: City of Homer

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

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

Title: \_\_\_\_\_

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

ENGINEER:

Alaska Harbors Consulting, LLC:

Signature: 

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

Title \_\_\_\_\_

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

Kimberly Nielsen, PE

Owner/Sr. Waterfront Engineer

5/11/25

DESIGNATED REPRESENTATIVE FOR THIS TASK ORDER:

Name:

Title:

Phone number:

Email:

DESIGNATED REPRESENTATIVE FOR THIS TASK ORDER:

Name: Kimberly Nielsen, PE

Title: Owner/Sr. Waterfront Engineer

Phone number: 907-301-4206

Email: [AlaskaHarbors@gmail.com](mailto:AlaskaHarbors@gmail.com)

ALASKA HARBOR CONSULTING, LLC			
FEE ESTIMATE (Time and Expenses)			
Client: City of Homer			
Project Name: Homer Harbor System 4 Float Replacement Design			
AHC City Of Homer Term Contract Task Order 2: Owner's Advisor/Engineer and Permitting Services			
Estimate Date: 5/11/25			
AHC Time Estimate:		Billing Rate: \$	180.00
Task #	Task Description	Labor Hours	Labor Cost
1	PMCoordination & PDIP Application Support		
	Weekly meetings (May-Dec)	30	\$ 5,400
	PDIP Application write-ups for budget narrative, schedule, and work plan.	8	\$ 1,440
2	Engineering Design Services to support Design-Build RFP package		
	Site Visit for data collection, kickoff w city & electrical engr.	12	\$ 2,160
	Design & Drawing Development (w/ drafting support by RESPEC)	30	\$ 5,400
	Technical Performance Specifications	40	\$ 7,200
	Assist with RFP preparation: Engineer to provide sections for Submittal Requirements, Minimum Qualifications, QA/QC requirements, Proposal Scoring Criteria, Buy America requirements, Environmental requirements	40	\$ 7,200
3	Permitting Support (Min to start)		
	Assist with USACE Permit application (i.e., scope of work, Permit Drawings, review permit applications by Solstice)	20	\$ 3,600
4	SERVICES TO BE INITIATED UPON SEPARATE NTP:		
	A Assist w/ Incidental Harrassment Authorizations (see Sub 3 below)	12	\$ 2,160
	B Assist w/ MARAD EA (If PDIP grant awarded, See Sub 4 below)	12	\$ 2,160
	RFP Solicitation Support: Pre-Proposal Meeting, Addenda questions, review/scoring following RFP solicitation	48	\$ 8,640
	D Engineer/Advisor Services During Design and Construction	Not Estimated until after Design-Build Award	
Total labor Hours:		252	
Total Labor Cost Estimate:			\$45,360
Subcontractors & Other Direct Expenses Estimate:			
	Description	Quantity	Unit Cost Total Cost
Sub 1:	Task 2: RESPEC: Electrical Engineering & Drafting	1	\$21,261 \$21,261
Sub 2:	Task 3: SolsticeAK: Permitting Assistance (Task 1-3 of solstice fee proposal)	1	\$32,262 \$32,262
Sub 3:	SolsticeAK: IHAs (Tasks 4-5 of attached fee proposal)	1	\$54,311 \$54,311
Sub 4:	Solstice AK: MARAD EA (Task 6 of solstice fee proposal)	1	\$66,901 \$66,901
	Lodging, per diem (1 day-trip only included)	0	\$200 \$0
	Meals, per diem	1	\$80 \$80
	Airfare, RT	1	\$450 \$450
	Car rental, per day	1	\$125 \$125
	Mileage, per mile	18	\$0.67 \$12
	parking, per day	1	\$16 \$16
Total Expenses Cost Estimate + 10% mu*:			\$192,960
TOTAL PROJECT FEE ESTIMATE (Time + Expenses):			\$238,320

#### Assumptions:

Assumptions regarding the amount of time required per task are as noted in the spreadsheet above. Actual time and expenses will be billed.

Billing labor rate includes a multiplier to account for overhead expenses such as utilities, insurance, equipment, materials and other indirect expenses as well as labor associated with preparation of fee proposals, recordkeeping, invoicing, and other project related indirect labor.

\*A 10% markup will be billed on expenses, to cover indirect labor costs associated with travel coordination or subcontractor coordination & contracting, paperwork, billing, and required documentation.





Phase	1				
#410 - Schematic Design (35%)	Principal Elec. Eng	Elec. EIT	Senior Eng Tech	Hourly Subtotal	Cost
Billing Rate	\$265.00	\$140.00	\$145.00		
Initiate Project	2			2	\$530.00
Set-up Drawings		3		3	\$420.00
Site Visit	16			16	\$4,240.00
Pedestal Definition & Layout	3	3		6	\$1,215.00
Uplands Layout	1	1		2	\$405.00
Single Line Diagrams - Existing	4	4		8	\$1,620.00
RFP Specification	8			8	\$2,120.00
Construction Cost Estimate	3			3	\$795.00
Team Coordination	2	2		4	\$810.00
QC Review	1			1	\$265.00
Client Review	1			1	\$265.00
Final Documents	1	2		3	\$545.00
				0	\$0.00
Hourly Subtotal	42	15	0	57	
Cost	\$11,130.00	\$2,100.00	\$0.00		\$13,230.00

Phase	2				
#450 - Supplement Design Services	Principal Elec. Eng	Elec. EIT	Senior Eng Tech	Hourly Subtotal	Cost
Billing Rate	\$265.00	\$140.00	\$145.00		
Project Management	1			1	\$265.00
Base Structural Plans - Float Layout		4		4	\$560.00
Structural Details		8		8	\$1,120.00
Trestle Plans, Profiles, Details (4 ea)		12		12	\$1,680.00
Site Topography			4	4	\$580.00
Topographic Cross Sections (4 sets)			6	6	\$870.00
Team Coordination		2	2	4	\$570.00
Update		2	2	4	\$570.00
				0	\$0.00
Hourly Subtotal	1	28	14	43	
Cost	\$265.00	\$3,920.00	\$2,030.00		\$6,215.00



Phase	1
-------	---

**#410 - Schematic Design  
(35%)**

Billing Rate	Unit	Unit Cost	Electrical	Qty	Cost
Copies/Prints/Scans (Letter)	ea	\$0.20		0	\$0.00
Copies/Prints/Scans (Full Size)	ea	\$1.00		0	\$0.00
Teleconference Costing	hr/line	\$3.00		0	\$0.00
Airfare	ea	\$1,200.00	1	1	\$1,200.00
Rentals	day	\$75.00	1	1	\$75.00
Survey GPS Rental	day	\$154.50		0	\$0.00
LIDAR Scanner	day	\$800.00		0	\$0.00
Shipping	ea	\$25.00		0	\$0.00
Parking	day	\$16.00	2	2	\$32.00
Hotel	day	\$300.00	1	1	\$300.00
Mileage	mile	\$0.670		0	\$0.00
Per Diem	man day	\$116.00	1.8	1.8	\$208.80
<b>Cost</b>			<b>\$1,815.80</b>		<b>\$1,815.80</b>

November 12, 2024

Kim Nielsen, PE  
Alaska Harbor Consulting, LLC  
6601 Marquez Cir.  
Anchorage, AK 99516

Delivered via email to: [alaskaharbors@gmail.com](mailto:alaskaharbors@gmail.com)

Subject: Homer Port Improvements Permitting Assistance

Dear Ms. Nielsen;

Thank you for the opportunity to provide a proposal for permitting float replacements and improvements in the Homer Harbor. Based on the information you provided, the City of Homer applied for Maritime Administration (MARAD) Port Infrastructure Development Program (PIDP) funding to replace floats within their small boat harbor. The work will require permitting approvals, including a U.S. Army Corps of Engineers Section (USACE) 10/404 permit and Endangered Species Act (ESA) compliance and Marine Mammal Protection Act (MMPA) compliance. The work would also include preparation of a MARAD environmental assessment (EA) in order for MARAD funds to be released.

Solstice Alaska Consulting's (SolsticeAK) provides this scope and associated budgets for each task listed below with the understanding that the City of Homer may elect to have the selected design-builder obtain Incidental Harassment Authorizations (IHAs) under MMPA process.

**Task 1. USACE Section 10/404 Permit**

SolsticeAK would prepare a USACE Individual Permit application for the project. The permit package would include a cover letter and a project description, which would include project purpose and need, alternatives considered, project design and construction details, potential impacts, and avoidance, minimization, and mitigation measures. We would work with Alaska Harbors on permitting figures that would accompany the permit applications. The permit application package would be delivered to the agencies electronically following one review by Alaska Harbors and another by the City of Homer.

As the federal action agency, the USACE would be responsible for leading the ESA consultation. SolsticeAK would work with them to obtain formal approval to consult with National Marine Fisheries Service (NMFS) and U.S. Fish and Wildlife (USFWS) on their behalf. It is expected that the ESA consultations would be informal.



## **Task 2. NMFS ESA Informal Consultation**

Beluga whales, humpback whales, fin whales, and Steller sea lions are ESA-listed species mapped in Kachemak Bay under NMFS's jurisdiction. While it is not expected that the project would impact these species, informal ESA consultation would be required.

SolsticeAK would draft an informal consultation letter to NMFS based on the likelihood of a "not likely to adversely affect" finding under the ESA. The letter would follow NMFS guidance for "Developing a Section 7 Request Letter for Expedited Informal Consultation in Alaska" and NMFS's letter template.

## **Task 3. USFWS ESA Consultation**

Steller's eiders and short-tailed albatross are ESA-listed species mapped in Kachemak Bay under USFWS's jurisdiction. While it is not expected that the project would impact these species, informal consultation would be required.

SolsticeAK would draft an informal consultation letter to USFWS based on the likelihood of a "not likely to adversely affect" finding. SolsticeAK would work with USFWS to provide the information they need to concur with the finding.

## **Task 4. NMFS IHA Application**

SolsticeAK would draft an IHA application to submit to NMFS for the take of species under their jurisdiction (likely seals and sea lions). As has occurred on previous projects, SolsticeAK would work with the NMFS to finalize the IHA applications through video conferences and email. As required, the IHA application would include the following sections:

1. Description of Specific Activity
2. Dates, Duration, and Region of Activity
3. Species and Numbers of Marine Mammals
4. Affected Species Status and Distribution
5. Type of Incidental Take Authorization Requested
6. Take Estimates for Marine Mammals
7. Anticipated Impact of Activity
8. Anticipated Impact on Subsistence Uses
9. Anticipated Impacts on Habitat
10. Anticipated Effects of Habitat Impacts on Marine Mammals
11. Mitigation Measures
12. Arctic Plan of Coordination
13. Monitoring and Reporting
14. Suggested Means of Coordination
15. References



NMFS would use the application to draft their IHA, which will allow for the take of marine mammals by sound harassment during construction.

#### **Task 5. USFWS IHA Application**

SolsticeAK would draft an IHA application to submit to USFWS for the take northern sea otters under their jurisdiction. SolsticeAK would work with the USFWS to finalize the IHA application. As required and somewhat different from NMFS, the IHA application would include the following sections:

1. Description of Specific Activity
2. Dates, Duration, and Region of Activity
3. Type of Incidental Take Authorization Requested
4. Affected Species Status and Distribution
5. Anticipated Impacts on Marine Mammals
6. Anticipated Impact on Subsistence Uses
7. Anticipated Impacts on Habitat
8. Anticipated Impacts of Habitat Loss or Modification on Species
9. Mitigation Measures
10. Monitoring and Reporting
11. Research Coordination
12. References

SolsticeAK would work with the Alaska Harbors, NMFS, and USFWS to answer questions and provide additional information, as needed, and continue to check on the status of the ESA consultation and IHAs to ensure processing in a timely manner.

#### **Task 6. MARAD EA**

SolsticeAK would draft a MARAD EA following the agency's NEPA guidance. The EA would include the following sections.

1. Introduction
2. Purpose and Need
3. Alternatives Considered
4. Affected Environment and Environmental Consequences
5. Indirect and Cumulative Impacts
6. Mitigation Measures
7. Agency Coordination and Public Involvement
8. List of Preparers
9. References

Once the draft EA is completed, it would be submitted to you and the City for review. Based on recent MARAD EAs that SolsticeAK has completed, the draft would be reviewed by



MARAD two times before finalizing. SolsticeAK would then draft a Finding of No Significant Impact for MARAD to adopt and sign.

It should be noted that the draft EA will not be accepted for MARAD's review until the ESA consultation is completed with NMFS and the National Historic Preservation Act consultation is completed with the State Historic Preservation Officer.

### Assumptions

The following points are assumed for this project. If the assumptions change, SolsticeAK may require a change in scope and budget to complete the work.

- Alaska Harbors would provide drawings and project specifics following the USACE guidelines, including:
  - Permanent and temporary pile and sheet pile sizes
  - Pile/sheet pile numbers
  - Pile/sheet pile driving and removal methods
  - Expected time to drive piles by each method
- Figures could be created by SolsticeAK using existing design drawings.
- Engineering support or design and construction-related issues/questions encountered through the process would be addressed by the Alaska Harbors.
- This scope does not include formal ESA consultation or preparation of any biological assessments.
- A marine mammal field survey would not be needed. If any agency requires a survey, this scope and budget would require amendment.
- Marine mammal monitoring during construction is not included in this scope.

### Proposed Budget

The estimated cost for the services for the tasks described above is detailed in the table below. Costs are on time and expenses basis. Please see attached budget for details.

<b>Task</b>	<b>Budget</b>
USACE Section 10 Permitting	\$5,780
NMFS ESA Informal Consultation	\$13,612
NMFS ESA Informal Consultation	\$12,870
NMFS IHA	\$34,745
USFWS IHA	\$19,566
MARAD EA	\$66,901
<b>TOTAL</b>	<b>\$153,473</b>

Thank you.



Sincerely,

A handwritten signature in blue ink that reads "Robi Reist". The signature is fluid and cursive, with the first name "Robi" and last name "Reist" clearly distinguishable.

President  
Solstice Alaska Consulting, Inc.

Attachment: Detailed Budget



COST ESTIMATE											
Solstice Alaska Consulting, Inc.				PROJECT TITLE:		Homer Harbor					
				TASK DESCRIPTION:		All Tasks		DATE: 11.12.2024			
								PREPARED BY: R. Reich			
SUB-TASK DESCRIPTION						EXPENSES					
		R. Reich (Sn Env Plnr)	C. Connaker (Env Plnr)	R. Marks (GIS)							Subtotal
PERMIT APPLICATION		2	48	0							\$ 5,780
NMFS INFORMAL CONSULTATION LETTER		21	80	20							\$ 13,612
USFWS INFORMAL CONSULTATION LETTER		19	76	20							\$ 12,870
NMFS IHA APPLICATION		49	217	40							\$ 34,745
USFWS IHA APPLICATION		30	108	40							\$ 19,566
MARAD ENVIRONMENTAL ASSESSMENT		128	405	32							\$ 66,901
TOTAL LABOR HOURS		249	934	152	Expenses	\$ -					
LABOR RATES (\$/HR)		\$142.00	\$114.50	\$73.50							
LABOR COSTS (\$)		\$35,358	\$106,943	\$11,172							\$ 153,473

Notes:



COST ESTIMATE											
Solstice Alaska Consulting, Inc.				PROJECT TITLE:		Homer Harbor					
				TASK DESCRIPTION:		Task 1. USACE Section 10/404 Permit				DATE: 11.12.2024	
								PREPARED BY: R. Reich			
SUB-TASK DESCRIPTION		LABOR HOURS PER JOB CLASSIFICATION									
		R. Reich (Sn Env Plnr)	C. Connaker (Env Plnr)	R. Marks (GIS)		Travel	Hotel	Food	Parking	Rental Car	Subtotal
PERMIT APPLICATION											
USACE Application		2	48								\$ 5,780
											\$ -
											\$ -
											\$ -
											\$ -
TOTAL LABOR HOURS		2	48	0	Expenses	\$ -					\$ -
LABOR RATES (\$/HR)		\$142.00	\$114.50	\$73.50							
LABOR COSTS (\$)		\$284	\$5,496	\$0							\$5,780

**Notes:**

COST ESTIMATE													
Solstice Alaska Consulting, Inc.				PROJECT TITLE:		Homer Harbor							
				TASK DESCRIPTION: Task 2. NMFS ESA Informal Consultation								DATE: 11.12.2024	
								PREPARED BY: R. Reich					
SUB-TASK DESCRIPTION		LABOR HOURS PER JOB CLASSIFICATION				Travel	Hotel	Food	Parking	Rental Car		Subtotal	
		R. Reich (Sn Env Plnr)	C. Connaker (Env Plnr)	R. Marks (GIS)									
NMFS INFORMAL CONSULTATION LETTER													
Project Description		2	4									\$ 742	
General Mitigation Measures		5	20									\$ 3,000	
Description of Action Area		5	20	20								\$ 4,470	
NMFS Listed Species and Critical Habitat in the Action Area		5	10									\$ 1,855	
Effects Determination		2	20									\$ 2,574	
Conclusions		1	2									\$ 371	
References		1	4									\$ 600	
TOTAL LABOR HOURS			21	80	20	Exper	\$ -					\$ -	
LABOR RATES (\$/HR)			\$142.00	\$114.50	\$73.50								
LABOR COSTS (\$)			\$2,982	\$9,160	\$1,470							\$13,612	

Notes:

COST ESTIMATE												
Solstice Alaska Consulting, Inc.				PROJECT TITLE:	Homer Harbor							
				TASK DESCRIPTION:	Task 3. USFWS ESA Informal Consultation						DATE: 11.12.2024	
								PREPARED BY: R. Reich				
SUB-TASK DESCRIPTION		LABOR HOURS PER JOB CLASSIFICATION				Travel	Hotel	Food	Parking	Rental Car		Subtotal
		R. Reich (Sn Env Plnr)	C. Connaker (Env Plnr)	R. Marks (GIS)								
USFWS INFORMAL CONSULTATION LETTER												
Project Description		Use NMFS										\$ -
General Mitigation Measures		5	20									\$ 3,000
Description of Action Area		5	20	20								\$ 4,470
NMFS Listed Species and Critical Habitat in the Action Area		5	10									\$ 1,855
Effects Determination		2	20									\$ 2,574
Conclusions		1	2									\$ 371
References		1	4									\$ 600
TOTAL LABOR HOURS			19	76	20	Exper	\$ -					\$ -
LABOR RATES (\$/HR)			\$142.00	\$114.50	\$73.50							
LABOR COSTS (\$)			\$2,698	\$8,702	\$1,470							\$12,870

Notes:

COST ESTIMATE											
Solstice Alaska Consulting, Inc.					PROJECT TITLE:		Homer Harbor				
					TASK DESCRIPTION:			Task 4. NMFS Incidental Harassment Authorization Application			
								DATE: 11.12.2024			
								PREPARED BY: R. Reich			
SUB-TASK DESCRIPTION		LABOR HOURS PER JOB CLASSIFICATION									
		R. Reich (Sn Env Plnr)	C. Connaker (Env Plnr)	R. Marks (GIS)		Travel	Hotel	Food	Parking	Rental Car	Subtotal
NMFS IHA APPLICATION											
Description of Specific Activity		2	10								\$ 1,429
Dates, Duration, and Region of Activity		2	10								\$ 1,429
Species and Numbers of Marine Mammals		4	20								\$ 2,858
Affected Species Status and Distribution		10	20								\$ 3,710
Type of Incidental Take Authorization Requested		3	30								\$ 3,861
Take Estimates for Marine Mammals		4	20								\$ 2,858
Anticipated Impact of Activity		3	20								\$ 2,716
Anticipated Impact on Subsistence Uses		3	8								\$ 1,342
Anticipated Impacts on Habitat		3	20								\$ 2,716
Anticipated Effects of Habitat Impacts on Marine Mammals		3	20								\$ 2,716
Mitigation Measures		2	10	40							\$ 4,369
Arctic Plan of Coordination			1								\$ 115
Monitoring and Reporting		8	20								\$ 3,426
Suggested Means of Coordination		1	4								\$ 600
References		1	4								\$ 600
TOTAL LABOR HOURS		49	217	40	Expenses	\$ -					\$ -
LABOR RATES (\$/HR)		\$142.00	\$114.50	\$73.50							
LABOR COSTS (\$)		\$6,958	\$24,847	\$2,940							\$34,745

**Notes:** Includes coordination with NMFS in Maryland and Alaska; includes coordination with subsistence users; assumes project description from BA can be used.

					COST ESTIMATE								
Solstice Alaska Consulting, Inc.					PROJECT TITLE:		Homer Harbor						
					TASK DESCRIPTION:		Task 5. USFWS Incidental Harassment Authorization Application					DATE: 11.12.2024	
								PREPARED BY: R. Reich					
SUB-TASK DESCRIPTION		LABOR HOURS PER JOB CLASSIFICATION				Travel	Hotel	Food	Parking	Rental Car		Subtotal	
		R. Reich (Sn Env Plnr)	C. Connaker (Env Plnr)	R. Marks (GIS)									
USFWS IHA APPLICATION													
Description of Specific Activity		from NMFS IHA										\$ -	
Dates, Duration, and Region of Activity		from NMFS IHA										\$ -	
Type of Incidental Take Authorization Requested		5	20									\$ 3,000	
Affected Species Status and Distribution		5	10									\$ 1,855	
Anticipated Impacts on Marine Mammals		5	20									\$ 3,000	
Anticipated Impact on Subsistence Uses		4	10									\$ 1,713	
Anticipated Impacts of Habitat		5	20									\$ 3,000	
Anticipated Impacts of Habitat Loss or Modification on Species		5	20									\$ 3,000	
Mitigation Measures		from NMFS IHA		40								\$ -	
Monitoring and Reporting		from NMFS IHA										\$ -	
Research Coordination		from NMFS IHA										\$ -	
References		1	8									\$ 1,058	
TOTAL LABOR HOURS		30	108	40	Expenses	\$ -						\$ -	
LABOR RATES (\$/HR)		\$142.00	\$114.50	\$73.50									
LABOR COSTS (\$)		\$4,260	\$12,366	\$2,940								\$19,566	

Notes: Include coordination with USFWS; includes coordination with subsistence users; assumes project description from NMFS IHS can be used.

COST ESTIMATE											
Solstice Alaska Consulting, Inc.					PROJECT TITLE:		Homer Harbor				
					TASK DESCRIPTION:		Task 6. MARAD EA			DATE: 11.12.2024	
								PREPARED BY: R. Reich			
SUB-TASK DESCRIPTION		LABOR HOURS PER JOB CLASSIFICATION				Travel	Hotel	Food	Parking	Rental Car	Subtotal
		R. Reich (Sn Env Plnr)	C. Connaker (Env Plnr)	R. Marks (GIS)							
MARAD ENVIRONMENTAL ASSESSMENT											
1. Introduction		8	24								\$ 3,884
2. Purpose and Need		16	40								\$ 6,852
3. Alternatives Considered		16	40	16							\$ 8,028
4. Affected Environment and Environmental Consequences		40	180	16							\$ 27,466
5. Indirect and Cumulative Impacts		16	40								\$ 6,852
6. Mitigation Measures		16	40								\$ 6,852
7. Agency Coordination and Public Involvement		8	24								\$ 3,884
8. List of Preparers			1								\$ 115
9. References		8	16								\$ 2,968
											\$ -
											\$ -
											\$ -
TOTAL LABOR HOURS		128	405	32	Expenses	\$ -					\$ -
LABOR RATES (\$/HR)		\$142.00	\$114.50	\$73.50							
LABOR COSTS (\$)		\$18,176	\$46,373	\$2,352							\$66,901

**Notes:** Include coordination with USFWS; includes coordination with subsistence users; assumes project description from NMFS IHS can be used.



**Section 1.** The Council hereby authorizes the City to borrow funds from the Alaska Department of Environmental Conservation (“ADEC”), in an amount not to exceed Four Hundred Ninety-One Thousand Four Hundred and No/100 Dollars (\$491,400.00), subject to repayment of such funds being fully forgiven by an ADEC subsidy. Such funds are being secured by the City to pay costs of the Project (as defined above).

**Section 2.** The Council hereby approves, and authorizes the execution and delivery by the City Manager of the Loan Agreement (“Loan Agreement”) by and between the City and ADEC, in substantially the draft form presented to Council at this meeting. The City Manager is further authorized to delegate responsibility to appropriate City of Homer staff to carry out technical, financial, and administrative activities in connection with the Loan Agreement.

**Section 3.** That this Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED by the Homer City Council this 12<sup>th</sup> of May, 2025.

CITY OF HOMER

---

RACHEL LORD, MAYOR

ATTEST:

---

RENEE KRAUSE, MMC, CITY CLERK

Fiscal Note: See Memorandum CC-25-132





# MEMORANDUM

---

**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 West Bunnell Avenue Water Main Replacement Project.**  
**City Manager/Public Works Director.**

**Item Type:** Backup Memorandum  
**Prepared For:** City Council  
**Date:** May 1, 2025  
**From:** Daniel Kort, Public Works Director  
**Through:** Melissa Jacobsen, City Manager

---

**I. Issue:** The purpose of this Memorandum is to request authorization for the City Manager to execute and deliver a loan agreement to secure financing from the Alaska Department of Environmental Conservation ("ADEC") for the Ohlson Ln. and W. Bunnell Ave. Water Main Replacement Project.

**II. Background:**

This project is to replace the 60-year old, cast iron water main on Ohlson Ln. and W. Bunnell Ave., which is at the end of its useful life. On April 14, 2025, Resolution 25-031 authorized the City Manager to negotiate and execute a contract with East Road Services, Inc. for the construction of the Improvement and a notice to proceed was issued on April 28, 2025.

Much of the Funding for this project is coming from a loan that the City applied for from the ADEC's State Revolving fund. The State Revolving Fund doesn't technically issue grants, but they can issue loans and then forgive a portion of the loan, which they call principal forgiveness. The loan for the Ohlson Ln. and W. Bunnell Ave. Water Main Replacement Project has \$491,400 in principal forgiveness attached. The rest of the project funding is coming from the Water CARMA Fund.

Two resolutions are required before the City can fully execute a loan agreement with the ADEC. First, a resolution is needed to apply for the loan. Resolution 23-070 authorized the City to apply for a loan for this project. Second a resolution is needed to execute the loan agreement.

**RECOMMENDATIONS:**

That the City Council authorize the City Manager to execute and deliver a loan agreement to secure funds from ADEC (100 percent forgiven through use of an ADEC subsidy) under its Drinking Water Revolving Loan Program, in the amount not to exceed \$491,400 for the Ohlson Ln. and W. Bunnell Water Main Replacement.



such funds being fully forgiven by an ADEC subsidy. Such funds are being secured by the City to pay costs of the Project (as defined above).

**Section 2.** The Council hereby approves, and authorizes the execution and delivery by the City Manager of the Loan Agreement (“Loan Agreement”) by and between the City and ADEC, in substantially the draft form presented to Council at this meeting. The City Manager is further authorized to delegate responsibility to appropriate City of Homer staff to carry out technical, financial, and administrative activities in connection with the Loan Agreement.

**Section 3.** That this Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED by the Homer City Council this 12<sup>th</sup> of May, 2025.

CITY OF HOMER

\_\_\_\_\_  
RACHEL LORD, MAYOR

ATTEST:

\_\_\_\_\_  
RENEE KRAUSE, MMC, CITY CLERK

Fiscal Note: Refer to Memorandum CC-25-132



# MEMORANDUM

---

**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.**

**Item Type:** Backup Memorandum  
**Prepared For:** City Council  
**Date:** May 1, 2025  
**From:** Daniel Kort, Public Works Director  
**Through:** Melissa Jacobsen, City Manager

---

**I. Issue:** The purpose of this Memorandum is to request authorization for the City Manager to execute and deliver a loan agreement to secure financing from the Alaska Department of Environmental Conservation ("ADEC") for the for the Ohlson Ln. and W. Bunnell Ave. Storm Drain Project.

**II. Background:**

This project is to add storm drain, curb and gutter to Ohlson Ln. and W. Bunnell Ave. On April 14, 2025, Resolution 25-031 authorized the City Manager to negotiate and execute a contract with East Road Services, Inc. for the construction of the Improvement and a notice to proceed was issued on April 28, 2025.

Much of the Funding for this project is coming from a loan that the City applied for from the ADEC's State Revolving fund. The State Revolving Fund doesn't technically issue grants, but they can issue loans and then forgive a portion of the loan, which they call principal forgiveness. The loan for the Ohlson Ln. and W. Bunnell Ave. Water and Storm Drain Project has \$324,000 in principal forgiveness attached. The rest of the project funding is coming from the HART Roads Fund.

Two resolutions are required before the City can fully execute a loan with the ADEC. First, a resolution is needed to apply for the loan. Resolution 23-068 authorized the City to apply for a loan for this project. Second a resolution is also needed to execute the loan agreement.

**RECOMMENDATIONS:**

That the City Council authorize the City Manager to execute and deliver a loan agreement to secure funds from ADEC (100 percent forgiven through use of an ADEC subsidy) under its Clean Water Revolving Loan Program, in the amount of \$324,000 for the Ohlson Ln. and W. Bunnell Water and Storm Drain Project.

**Attachments:**

Resolution 25-031

Resolution 23-068



# MEMORANDUM

---

**Resolution 25-043, A Resolution of the City Council of Homer, Alaska Amending the City of Homer Fee Schedule to Enact Special Event Fees. City Manager/Public Works Director.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** May 12, 2025  
**From:** Melissa Jacobsen, City Manager

---

As noted in Memorandum CC-25-127 from Public Works Director Kort, the City has seen an increase in requests for City resources for special events that are conducted in City parks and roadways. The City resources not only include borrowed items it also includes staff time, and in many cases on weekends.

Attached is a list of last year's special events, approximate staff time expended for each event and city equipment borrowed, with a column that shows what charges could be expected with the new fee schedule. Also attached are copies of the Cities of Soldotna, Kenai, and Seward parks and recreation fee schedules.

As we look at our budget and services we provide beyond public safety, roads, and water and sewer services, this is an opportunity to re-coup some costs of those extra costs to the City.

If the Council is supportive of moving in this direction, it could be considered that this resolution be amended to include an effective date of January 1, 2026 so this year's events aren't impacted by this change.

It would also be worthwhile to look at Homer City Code 5.46 Special Events at a future worksession(s) as there is potential to improve that portion of code to better suit the City and public's needs, and perhaps that's a better time to discuss incorporation of fees. If that's the direction Council wishes to go, then it would be appropriate to vote down Resolution 25-043.

**RECOMMENDATION:** Conduct a public hearing and take action on Resolution 25-043.

**Attachments:**

- Special Events spreadsheet
- City of Soldotna Parks and Recreation Fees
- City of Kenai Parks and Recreation Fees
- City of Seward Parks and Recreation Fees

Past Events	City Cost Hours	Borrowed City Equipment cones	fencing/Tee pos	Garbage Cans	Picnic Tables	Proposed Charges
Winter King Salmon Tournament	1	0	0	0	0	\$100
Kachemak Bay Shorebird Festival	2	25	0	0	0	\$150
Halibut Derby	1	0	0	0	0	\$100
Solstice Festival	8	6	0	4	0	\$132
Winter Carnival Parade	1	4	0	0	0	\$108
4th of July	1	4	0	0	0	\$108
Peony Celebration	5	0	0	0	0	?
Fall Festival/Renaissance fair	8	25	0	5	0	\$175
Trick or Treat on Pioneer Ave	1	0	0	0	0	waive?
New Years Eve fire works	5	40	0	3	0	\$195
Veterans day Parade	1	4	0	0	0	\$108
Concert on the lawn	12	30	25	10		\$260
Highland Games	6	20	0	6	0	\$170
Dinner in the Street	2	6	0	0	0	\$112
Fun Run event	2	0	0	0	0	\$100
Walk for the Wild	2	0	0	0	0	\$100
Burning Basket	8	10	0	0	0	\$120
Womens March	2	0	0	0	0	\$100
Pride March	2	0	0	0	0	\$100
HOKA	3	4	0	0	0	\$108
Random rallys at WKFL (each event)	2	0	0	0	0	\$100



<b>PUBLIC SKATE:</b>	<b>REVENUE</b>	<b>TAX</b>	<b>TOTAL</b>
Admission	4.72	0.28	5.00
Skate Rental	2.83	.17	3.00
Punch Card (15 Visits)	52.83	3.17	56.00
Punch Card (30 Visits)	70.75	4.25	75.00

<b>SHINNY HOCKEY:</b>	<b>REVENUE</b>	<b>TAX</b>	<b>TOTAL</b>
Admission	5.66	.34	6.00

<b>LEARN TO SKATE:</b>	<b>REVENUE</b>	<b>TAX</b>	<b>TOTAL</b>
LTS Classes*	66.04	3.96	70.00
LTS Freestyle Classes	66.04	3.96	70.00
LTS Power Classes	66.04	3.96	70.00
Walk On	10.38	.62	11.00
Skate Rental (During Class Only)	.94	.06	1.00

\* 10% discount for second immediate family members, when registering multiple family members in LTS Classes.

30% discount on the second registration if it is for the same participant and paid at the same time as the initial registration.

Discounts may not be combined.

<b>WALKING TRACK:</b>	<b>REVENUE</b>	<b>TAX</b>	<b>TOTAL</b>
Track (Per Use)	3.30	.20	3.50
Punch Card (1/2 Season )	19.81	1.19	21.00
Punch Card (Season )	39.62	2.38	42.00

<b>RACQUET/WALLYBALL:</b>	<b>REVENUE</b>	<b>TAX</b>	<b>TOTAL</b>
Racquetball	10.38	.62	11.00
Wallyball	15.09	.91	16.00

<b>FREESTYLE:</b>	<b>REVENUE</b>	<b>TAX</b>	<b>TOTAL</b>
45 Minutes	4.72	.28	5.00
60 Minutes	6.60	.40	7.00

<b>ICE RINK RENTAL:</b>	<b>REVENUE</b>	<b>TAX</b>	<b>TOTAL</b>
Indoor (Prime Time)**	220.00	13.20	233.20
Indoor (Non-Prime Time)	160.00	9.60	169.60
Indoor (Unzammed)	185.00	11.10	196.10
Games (Paid Gate)	500.00	30.00	530.00

\*\* PRIME TIME: Monday - Friday 5pm till Midnight, All Day Saturday & Sunday

<b>GROUP RATE ICE SKATING:</b>	<b>REVENUE</b>	<b>TAX</b>	<b>TOTAL</b>
Birthday Parties (10 Passes)	56.60	3.40	60.00
Field Trips & Groups (10 Passes)	56.60	3.40	60.00
Additional w/Skate Rental	5.66	.34	6.00

## CONFERENCE ROOM RENTAL:

	REVENUE	TAX	TOTAL
1 Room (Half Day)	170.00	10.20	180.20
1 Room (Full Day)	210.00	12.60	222.60
2 Rooms (Half Day)	220.00	13.20	233.20
2 Rooms (Full Day)	310.00	18.60	328.60
3 Rooms (Half Day)	325.00	19.50	344.50
3 Rooms (Full Day)	465.00	27.90	492.90
Kitchen	110.00	6.60	116.60

## SOLDOTNA REGIONAL SPORTS COMPLEX (SRSC) RENTAL:

	REVENUE	TAX	TOTAL
Daily Flat Rate	2500.00	30.00	2530.00
Move In/Move Out	570.00	30.00	600.00
Fun Run Using SRSC (up to 3 hours)	100.00	6.00	106.00
SRSC Parking Lot	500.00	30.00	530.00

## EQUIPMENT RENTAL:

	REVENUE	TAX	TOTAL
VGA Projector	103.00	6.18	109.18
Sound System	103.00	6.18	109.18
Portable Sound System	206.00	12.36	218.36
Microphone	10.00	0.60	10.60
Microphone (Wireless Handheld)	31.00	1.86	32.86
Microphone (Wireless Lapel)	31.00	1.86	32.86
Dry Erase Board	5.00	0.30	5.30
Projector Screen	21.00	1.26	22.26
Podium	10.00	0.60	10.60
Stage - Small (1-6 Pieces Offsite)	154.00	9.24	163.24
Stage - Large (Parking Lot Only)	195.00	11.70	206.70
TV and/or DVD Player	27.00	1.62	28.62
Electrical Distribution System at SRSC	200.00	12.00	212.00
Extension Cords	2.50	.15	2.65
Power Strip	2.50	.15	2.65
Coffee Service (To Go Cups) (Per Person)	1.50	0.09	1.59
Coffee Service (China) (Per Person)	2.00	0.12	2.12
Event Labor (Per Hour)	35.00	2.10	37.10
Pipe & Drape (per foot)	1.00	.06	1.06
Pipe And Drape Arena Perimeter	500.00	30.00	530.00
Ice Deck Covering Installation/Use/Removal	600.00	30.00	630.00
Carpet For Entire Rink Over Concrete Or Ice Decking	600.00	30.00	630.00
Carpet For Arena (Half/Aisles Only)	350.00	21.00	371.00
Event Tent (SRSC Building Rental Only)	400.00	24.00	424.00
Metal/Pedestrian Barricade Each	5.00	.30	5.30

## MISCELLANEOUS:

	REVENUE	TAX	TOTAL
Copies	0.24	0.01	0.25
Fax (1 Copy)	2.83	0.17	3.00
Fax (Additional Pages)	0.94	0.06	1.00

## CAMPGROUNDS:

	REVENUE	TAX	TOTAL
Camping	21.70	1.30	23.00
Camping Peak***	27.36	1.64	29.00
Reserved Camping	38.68	2.32	41.00
Day Use	7.55	.45	8.00
Launch (Non-Motorized Boats)	9.43	.57	10.00
Launch (Motorized Boats)	18.87	1.13	20.00
Combo (Camping W/ Non-Motorized Boat Launch)	30.19	1.81	32.00
Combo (Camping W/Non-Motorized Boat Launch) Peak ***	34.91	2.09	37.00
Combo (Camping W/Motorized Boat Launch)	39.62	2.38	42.00
Combo (Camping W/Motorized Boat Launch) Peak***	44.34	2.66	47.00
Season Day Use Pass (Vehicle Under 22')	61.32	3.68	65.00
Season Day Use Pass (Vehicle Over 22')	83.96	5.04	89.00
Pre-Season Day Use Pass	37.74	2.26	40.00
Military Discounted Pre Season Day Use Pass	30.19	1.81	32.00
Military Discounted Season Day Use Pass (Vehicle Under 22')	51.89	3.11	55.00
Military Discounted Season Day Use Pass (Vehicle Over 22')	71.70	4.30	76.00
Season Boat Launch (Non-Motorized Boats)	214.15	12.85	227.00
Season Boat Launch (Motorized Boats)	427.36	25.64	453.00
Ice	3.77	.23	4.00
Wood	5.66	.34	6.00
RV Waste Dump	18.87	1.13	20.00

\*\*\* Rates increase during Peak Time, which is July 7-31

## PARK RENTALS:

### Fred Meyer (FM) Stage & Pavilion(s) Event Area:

	REVENUE	TAX	TOTAL
Single FM Pavilion only 0-60 attendees (4 hours)	31.00	1.86	32.86
FM Event Area w/Stage & Pavilion 61-200 attendees (day 12 hours)	260.00	15.60	275.60
FM Event Area w/Stage & Pavilion 201-500 attendees (day 12 hours)	510.00	30.00	540.00 or

4% of gross ticket sales whichever is greater

FM Event Area w/Stage & Pavilion 501+ attendees (day 12 hours)	1020.00	30.00	1050.00 or
--	---------	-------	------------

4% of gross ticket sales whichever is greater

### Pavilion(s): Other than the FM Pavilion

Pavilion (4 hours)	31.00	1.86	32.86
--------------------	-------	------	-------

### Open Grass Area Events

0 – 20 attendees	0.00	0.00	0.00
21 – 60 attendees	31.00	1.86	32.86
61 – 200 attendees	155.00	9.30	164.30
201 – 500 attendees	255.00	15.30	270.30
501 – 1500 attendees	510.00	30.00	540.00
1500+ attendees	1020.00	30.00	1050.00

**Carnival:**

Weekly Market (Per Day Fee) (> 10 consecutive weeks)

10% of ride admission ticket sales

100.00	6.00	106.00
--------	------	--------

**Support Equipment:**

Electrical: Basic electric included with rental of FM Stage

Spider Box power distribution system – one (1) box

75.00	4.50	79.50
-------	------	-------

Additional Spider Boxes (each)

40.00	2.40	42.40
-------	------	-------

Trash Cans (each)

5.00	0.30	5.30
------	------	------

Fencing up to 200 lineal feet

100.00	6.00	106.00
--------	------	--------

Fencing to encompass the FM Pavilion area

200.00	12.00	212.00
--------	-------	--------

Delineators 10 – 50 (each)

2.00	0.12	2.12
------	------	------

## **Parks and Recreation Fees**

### **Multipurpose Facility**

hourly rate (reservation)	\$165.00
---------------------------	----------

### **Kenai Recreation Center**

**Weights/Cardio/Sauna** - includes weight/cardio room, shower, sauna and gym. (When using the weight room, must be 16 or older unless accompanied by guardian)

Day Pass: Adults	\$5.00
------------------	--------

Day Pass: College Students, Veterans & Seniors (55 and older)	\$2.50
---	--------

High School Students and younger	FREE
----------------------------------	------

10 visit punch card: Adults	\$40.00
-----------------------------	---------

10 visit punch card: College Students, Veterans & Seniors (55 and older)	\$20.00
--	---------

Monthly Pass: Adults	\$50.00
----------------------	---------

Monthly Pass: College Student, Veterans & Senior (55 and older)	\$25.00
---	---------

City League Basketball (per team)	\$325.00
-----------------------------------	----------

Annual Locker Rental	\$120.00
----------------------	----------

**Racquetball & Wallyball Court Rentals** - per hour and includes showers for participants.

Adult Racquetball or Wallyball	\$15.00
--------------------------------	---------

Racquetball or Wallyball Punch Card (10 hours all ages)	\$120.00
---	----------

### **Facility Rental** - per hour

Gym	\$50.00
-----	---------

1/2 Gym	\$25.00
---------	---------

### **Parks/Gazebos/Gardens**

Picnic Shelter

8:00 am - 3:00 pm	\$20.00
-------------------	---------

4:00 pm - 11:00 pm	\$20.00
--------------------	---------

Gazebo

8:00 am - 3:00 pm	\$25.00
-------------------	---------

4:00 pm - 11:00 pm	\$25.00
--------------------	---------

Community Garden Plot (each)	\$20.00
------------------------------	---------

Adopt-A-Bench (Maintenance included.) Bench, freight, and installation at actual cost.	Actual Cost
--	-------------

### **Personal Use Fishery**

Personal Use Fishery Day Use Parking

5 am to Midnight (vehicle or up to two atv's)	\$22.05
---	---------

Personal Use Fishery Overnight Parking

Before noon of the first day to noon of the second day (vehicle or up to two atv's and one tent)	\$60.64
--	---------

After noon of the first day to noon of the second day (vehicle or up to two atv's and one tent)	\$49.61
---	---------

Personal Use Fishery Camping (one tent) \$27.56

Personal Use Fishery Vehicle Drop Off (vehicle or up to two atv's per day)	\$11.03
--	---------

<b>Parks and Recreation</b>	
Campground Premium RV Site - Summer Only	\$ 70.00
Campground Water/Electric Site - Summer/Winter	\$ 60.00/\$25.00
Campground RV Dry - Summer/Winter Site	\$ 45.00/\$15.00
Campground Tent Site - Summer Only	\$ 25.00
Campground Group Site Tent Site – Summer Only (4 sites)	\$ 100.00
Campground Change Fee	\$ 10.00
Campground Phone Reservation	\$ 10.00
Campground Processing Fee	\$ 5.00
Parking 0-2 hours in the North and South Lots	\$ Free
Parking after 2 hours in the North and South Lots (\$10 per 24 hours)	\$ 10.00
Parking, Daily Spring Creek	\$ 5.00
Parking, Seasonal Permits Commercial	\$ 350.00
Parking, Seasonal Permits Harbor Employees (All business in the harbor)	\$ 60.00
Parking, Seasonal Permits for Slip Holders	\$ 100.00
Parking, Seasonal Vehicle W/Trailer	\$ 200.00
Parking, Seasonal Visitor	\$ 150.00
Pavilion Branson Rental - 4 Hours	\$ 75.00
Pavilion First Lake Rental - 5 hours/Full Day	\$ 50.00/\$100.00
Pavilion Rotary Rental - 5 hours/Full Day	\$ 50.00/\$100.00
Ballfield Ryan Lewis & Citizen's Pavilion - 5 Hour	\$ 50.00
Ballfield Ryan Lewis & Citizen's Pavilion - Full Day	\$ 100.00
Ballfield Ryan Lewis & Citizen's Pavilion - Youth Program	\$ 25.00
Ballfield Ryan Lewis & Citizen's Pavilion - Non-Profit	No Charge
Ballfield John Perry Rental - 5 Hours/Full Day	\$ 50.00/\$100.00
Ballfield John Perry Rental - Youth Program	\$ 25.00
Ballfield John Perry Rental - Non-Profit	No Charge
Ballfield Little League Rental - 5 Hour/Full Day	\$ 50.00/\$100.00
Ballfield Little League Rental - Youth Program	\$ 25.00
Ballfield Little League Rental - Non-Profit	No Charge
Snow Clearing Service	Actual Cost + 25% Admin Fee

<b>Parks and Rec AVTEC Fee Schedule</b>								
<b>Gym Use</b>	<b>Daily</b>	<b>6 Punch</b>	<b>12 Punch</b>	<b>60 Punch</b>	<b>Monthly</b>	<b>Yearly</b>	<b>Leagues</b>	<b>Programs</b>
Individuals Kids+ Seniors	\$3	\$20	\$40	N/A	N/A	\$80	Full	Full
Individuals Adults	\$5	\$20	\$40	N/A	N/A	\$180	Full	Full
Family	N/A	\$20	\$40	N/A	N/A	\$350	Full	Full
Private Businesses	\$5	\$20	\$40	\$200	N/A	\$180 pp	Full	Full
Non-Profits (up to 15 people)	\$3	\$20	\$40	\$180	\$225	\$180 pp	50%	50%
Non-Profits (up 15-30 people)	\$3	\$20	\$40	\$180	\$450	\$180 pp	50%	50%
Non-Profits (Over 30 people)	\$3	\$20	\$40	\$180	\$600	\$180 pp	50%	50%

**From:** [Seaton](#)  
**To:** [Department Clerk](#)  
**Subject:** Written Testimony Submittal  
**Date:** Sunday, May 11, 2025 1:18:15 PM

---

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

Written Testimony for City Council Name: Tina Seaton  
Email: tinaseaton@gmail.com Phone: 9073991353  
Residency: Non-City Resident City Council Meeting to  
Participate In: Regular Meeting Mon, 05/12 Public  
Hearing Comments - Citizens may comment on items  
scheduled for public hearing. Resolution 25-043  
Written Testimony:

I am very unclear about the ramifications of Resolution 25-043. I am concerned that residents may no longer be able to express their constitutionally protected right to free speech and to demonstrate in WKFL park without a steep fee and a lot of paperwork. Please keep exemption b.6 in the Title 5, Chapter 5.46. I believe Brother Asaiah gave this land to the City of Homer for expressly this kind of usage. I was in the park on April 5 for the Hands Off Rally which reportedly had over 600 participants. The park was far from full. Who will determine the "standard capacity" for the park and how will that be determined? This

event was not sponsored by any official organization so who would have to pay? This park - named by Brother Asaiah for Wisdom, Knowledge, Faith and Love ,is far more important as a community gathering place than a little green space with a gazebo! Anyone rude enough to treat it disrespectfully should pay the city for repairs or trash collection, but up front fees will depress community use. Thank you for your consideration.

Electronic Signature: Tina Seaton Submitted on Sunday, May 11, 2025 - 1:18pm The results of this submission may be viewed at:

<https://www.cityofhomer-ak.gov/node/60081/submission/53316>



**From:** [Murdock](#)  
**To:** [Department Clerk](#)  
**Subject:** Written Testimony Submittal  
**Date:** Sunday, May 11, 2025 5:12:42 PM

---

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

Written Testimony for City Council Name: Karen  
Murdock Email: marshall@xyz.net Phone:  
907.299.2095 Residency: Non-City Resident City  
Council Meeting to Participate In: Regular Meeting  
Mon, 05/12 Public Hearing Comments - Citizens may  
comment on items scheduled for public hearing.  
Resolution 25-043 Written Testimony:  
Dear Mayor and City Council Members,

I am writing in opposition to Resolution 25-043 to  
impose new fees on special events on the City of  
Homer property.

It is my understanding that some of the fees and/or  
deposits are new, i.e., \$1000.00 for road closures,  
\$500.00 deposit for damage, litter, rental return. The  
parks and city property are often used as public  
forums, fundraisers for local non-profit community  
events. I wonder who would pay for the road closure

fees closure? Typically road closures happen during the Winter Carnival and Fourth of July Parade. Would the Chamber of Commerce be responsible?

Would each entry in the parade have to pay a fee? These are joyful celebratory events that bring our community together and also encourage visitors to explore the Homer community and businesses. I have a concern that the proposed \$1000.00 fee could affect the future of such events.

A few other road closures come to mind, such as Halloween trick and treating in the Mountain View and Bayview areas. Who would be responsible for those fees? The closures of those roads make the Halloween participants (children and their families) safe as they negotiate the streets. As a parent, I was so grateful when the decision was made to close the road for the Halloween hours.

Other non-profits have requested temporary road closure for fund raising events. Especially now, when funding for non-profits is being cut, we need to support our local non-profits's fundraising events, not imposing a hefty fee for permits.

I am unclear as to whether this proposed fee schedule will also impact the renting of the gazebo for events

held at WFKL. Presently the permit fee is \$25.00.  
Under this resolution, it is noted that the permit application fee is \$100. That is a substantial increase!!

I understand the concern that Public Works has regarding damage incurred on City property from previous events. Those who create the damage should be held responsible as opposed to imposing deposits attached to fee permits. Will Public Works be inspecting the property immediately after the time limit of the event to determine who caused the litter/damage, i.e., the permit holder vs caused by random vandals after the event?

I urge to vote you against this current resolution due to the far reaching potential hardship it can impose on our community events.

Even though I live outside the City limits, I am a long time resident of the Homer community. I have volunteered for decades to help make Homer a viable and thriving community. This proposed fee schedule will impose barriers to our community activities.

Thank you for this opportunity to voice my concerns.  
Most sincerely,  
Karen Murdock

Electronic Signature: Karen Murdock Submitted on  
Sunday, May 11, 2025 - 5:12pm The results of this  
submission may be viewed at:

[https://www.cityofhomer-  
ak.gov/node/60081/submission/53318](https://www.cityofhomer-ak.gov/node/60081/submission/53318)

**From:** [Lewandowski](#)  
**To:** [Department Clerk](#)  
**Subject:** Written Testimony Submittal  
**Date:** Monday, May 12, 2025 8:49:12 AM

---

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

Written Testimony for City Council Name: Therese Lewandowski Email: [thereselew@gmail.com](mailto:thereselew@gmail.com) Phone: 907-235-6922 Residency: Non-City Resident City Council Meeting to Participate In: Regular Meeting Mon, 05/12 Public Comments Upon Matters Already on the Agenda - Citizen may comment on regular agenda items not scheduled for public hearing such as Consent Agenda items, Memorandums, Pending Business, New Business, Resolutions, and Ordinances to be introduced. Written Testimony:

Mayor and City Council Members,  
Regarding Resolution 25-043, establishing special event fees.

This is justified and should be in place for areas like Bishop's Beach or the Karen Hornaday Park where an event like a reception or concert creates a mess to clean up and substantial city resources are used. What about WKFL park? It's small and from what I have observed it's mostly used for rallies and

campaigning. The clean up is primarily the trash cans. Could a demonstration/rally/campaign at WKFL park get a different fee?

These types of events are usually organized by small groups, for instance to voice opposition or rally a vote, who wouldn't be able to if subject to large fees. It doesn't rest right with me to think that the City would be hobbling the right to "peacefully assemble."

Thank you,

Therese Lewandowski

Electronic Signature: Therese Lewandowski Submitted on Monday, May 12, 2025 - 8:49am The results of this submission may be viewed at:

<https://www.cityofhomer-ak.gov/node/60081/submission/53320>



# MEMORANDUM

---

## **Request for Authorization to Allow the ADA Advisory Board to seek Recommendations on Possible Accessibility Options and Solutions for the Homer Harbor Floats.**

**Item Type:** Action  
**Prepared For:** Mayor Lord and City Council  
**Meeting Date:** May 7, 2025  
**From:** Melissa Jacobsen, City Manager

---

### **Background**

This matter was postponed by City Council at their April 28<sup>th</sup> regular meeting for further review by the City Manager. I appreciate the opportunity to give this matter more consideration. This has been a tricky situation from the start in that we're asking for some considerable services at no cost for a project that may or may not be approved for inclusion in an upcoming Capital Improvement Plan. I include the "may not" because there has been concern expressed previously about potential liability to the City to have some type of lift system on a ramp.

In re-reading the RFI, it seems the formalities could suggest it's resulting in an actual project so my revised draft includes "Informal" in the title and removes most of the formal language. It also further clarifies there is no compensation for the efforts provided.

My simplified draft is included for consideration. I also suggest it be included in the next version of the Transition Plan, following recommended improvements at the Load and Launch Ramp.

### **Recommendation**

Approve and Authorize the City Manager to issue their selected version of the proposed Request for Information for Homer Small Boat Harbor ADA Accessibility Improvements.

