



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Lord and Homer City Council
FROM: Melissa Jacobsen, City Manager
DATE: September 3, 2025
SUBJECT: City Manager's Report for September 8, 2025 Council Meeting

Homer Harbor Expansion Study Tentatively Selected Plan Release Date Delayed

On August 26, 2025, the Army Corps (USACE) Project Development Team (PDT) for the Homer Harbor Expansion (HHE) General Investigation Study (GI) met with the City of Homer to discuss realignment of the Tentatively Selected Plan (TSP). The PDT explained that economic and engineering analyses have continued since the TSP milestone meeting in July of 2025, and the PDT and USACEs teams have identified data gaps that will be addressed before selecting a final plan. The draft report will be delayed until the 1st quarter of 2026, the date to be announced as soon as it's available. More detailed information is included in the Memorandum attached to this report.

NOAA Grant Funding Recommendation

Great news! The City of Homer has been notified that NOAA grants are moving forward again. In January, the City applied for a \$1.5 million grant to purchase land within the Bridge Creek Watershed Protection District, and our project was recommended for funding. While grants have experienced a few bumps this year, we've received confirmation that these projects are now progressing. The City can expect to receive grant agreement paperwork in the near future. Once received, staff will bring forward an ordinance for Council consideration to formally accept the grant.

Rural and Tribal Assistance Pilot Program

Staff will be applying for a no-match grant from the Rural and Tribal Assistance Pilot Program for funds to assist with financial planning and Local Services Facilities (LSF) project implementation planning (i.e. conceptual design, more detailed cost estimating, phased project planning and regulatory planning) to advance the City's understanding of infrastructure needs and development strategies for local infrastructure responsibilities in the Homer Harbor Expansion General Investigation feasibility study. The RTA Program awards grants to eligible entities on a first-come, first-serve basis to support legal, technical, and financial advisors to help advance infrastructure projects in rural and tribal communities.

2025 Candidate Forum Series

KDLL and the Peninsula Clarion are hosting live, open-to-the-public candidate forums in partnership with the League of Women Voters, KBBI and KSRM radio. Two forums will be held at Homer Public Library: September 18 will feature Kenai Peninsula School Board candidates for Homer and Southern Kenai Peninsula seats; September 24 will feature Homer City Council candidates. Each forum will be from 6-7 pm. The public is encouraged to attend in person, or listen to a live broadcast on KBBI AM 890 radio or on kbbi.org. If you have suggestions for questions for the candidates, you can submit them in advance to news@kbbi.org. Flyer attached.

State of Alaska Long-Range Transportation Planning

The Alaska Department of Transportation & Public Facilities (DOT&PF) is updating the Statewide Long-Range Transportation Plan. This plan will guide Alaska's transportation policies and investments through 2055. This 30-year plan will set the course for how people and goods move across Alaska by:

- Roads & Highways
- Airports & Air Travel
- Ferries & Ports
- Rail Connections
- Walking & Biking Paths

To help build the plan, they are collecting User Stories, a quick way to share your transportation needs in one short sentence stating what kind of user you are, what you need and why it matters.

Let them hear from Homer! Go to the link [Alaska Long Range Transportation Plan 2055 - PublicInput](#). DOT&PF News Release is attached for more information. Council Member Aderhold reached out to my office to coordinate a Resolution or action memo, providing City Council the opportunity to provide official input.

City of Homer Zoning Permit Application

At the last meeting Council asked for information about the City's zoning permit process, following some public outreach regarding a US Army Corps of Engineers public notice of a recent application for a permit. A copy of the City's zoning permit is attached for informational purposes. Per Homer City Code (HCC), a private property owner who wishes to develop their private property is required to have all appropriate permissions and permits in place to develop their property. A zoning permit must be obtained prior to the commencement of any activity for which the permit is required. An applicant for a zoning permit must provide copies of any permits required by applicable Federal, State, or local laws or regulations as part of their application. When an application is submitted to City Planning, it is reviewed to ensure all appropriate permitting is in place and that it meets the requirements outlined in Homer City Code for the zoning district in which the property is located. The City's Zoning Permit process is outlined in HCC 21.70. Additional information regarding permits can be found at <https://www.cityofhomer-ak.gov/planning/permits>

City Manager Meetings and Events:

August 21st – Lease application meeting with a citizen

August 22nd - Special Assessment District meeting with a citizen

August 27th – Meeting with KPB, KBNERR, KHLT and Staff on Kachemak Green Infrastructure properties

And, ongoing weekly meetings with Departments, Mayor and Councilmembers, and City Attorney

Attachments:

- Memorandum re: Homer Harbor Expansion Update
- 2025 Candidate Forums Flyer
- DOT&PF Long Range Transportation Planning News Release
- City Zoning Permit Application
- Memorandum from Public Works re: Eric Lane Paving
- Water/Sewer Rate Model for FY25
- Employee Anniversaries for September



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Homer Harbor Expansion Update

Item Type: Informational Memorandum
Prepared For: Homer City Council, Port & Harbor Advisory Commission
Date: August 27, 2025
From: Jenny Carroll, Special Projects Coordinator
Through: Melissa Jacobsen, City Manager

On August 26, 2025, the Army Corps (USACE) Project Development Team (PDT) for the Homer Harbor Expansion (HHE) General Investigation Study (GI) met with the City of Homer to discuss realignment of the Tentatively Selected Plan (TSP). City of Homer attendees were Mayor Rachel Lord, Melissa Jacobsen, Bryan Hawkins, Amy Woodruff and Jenny Carroll.

Background:

At the USACE TSP Milestone meeting in late July, General Goetz of the Pacific Ocean Division told the PDT to reassess economic benefits before deciding on a recommended TSP under the Comprehensive Benefits policy. He also indicated that a USACE policy change at Headquarters now requires Feasibility Studies to come in at 35% design.

Meeting recap:

The PDT explained that economic and engineering analyses have continued since the TSP milestone meeting in July of 2025. Both teams have identified data gaps that will be addressed before selecting a final plan.

The Economic team started considering more comprehensive benefits under the Remote and Subsistence Harbor category to model the broader benefits of additional harbor capacity.

The Engineering team identified that they require data from the geotechnical investigation, scheduled for late September 2025, to reevaluate the design of the breakwater for seismic stability. Breakwater design is a major driver of costs; boring data is necessary to reduce the risk that project costs are underestimated.

Precise project costs are especially important because the Economics team has quantified additional community benefits that may change which plan is selected as the recommended

plan for Harbor Expansion. The updated models show Alternative 1b and Alternative 3 as Best Buy Plans. However, at this point, the PDT is looking at the full suite of [Alternatives](#) for potential recommended plans.

Updated list of study tasks prior to release of draft report:

1. Geotech investigation and analysis & Economics focused Agency Tech Review **~3 months**
2. Vertical Team alignment and draft report finalization **~1 month**
3. Quality Control, and legal sufficiency review **~1 month**

Scheduling has not yet taken place, but release of the draft report will be delayed until the 1st quarter of 2026. Ship simulation will be postponed until after the TSP is finalized. The release for the Chief's Report, which is the final component of the GI study, is currently scheduled for spring of 2027; however, that may also change under the updated schedule.

The City expressed that we want a solid study, and the reassessment is positive from the City's point of view, but the longer the process takes, the more expensive the study is. PDT Project Manager Curtis Lee said he still needs to work with his team to develop a full timeline and budget and get vertical team alignment, and that he'll keep the City's concerns in mind.

This delay will increase overall study cost. At present the USACE has received all federal funds programmed for the study and they will use those funds to reach the draft feasibility report release milestone. Additional funds will be required from USACE and the City (in match), probably in Spring 2026. The bulk of the additional project cost will be staff labor from USACE PDT members to bring the TSP to 35% design. Curtis Lee estimated that additional funding required will be on the order of hundreds of thousands, not millions, of dollars. More precise costs will be shared with City Council as soon as they are received from the PDT.



2025 CANDIDATE FORUMS



Sept 18
KPBSD School Board
Homer & Southern Peninsula Seats



Sept 24
Homer City Council



6 pm – 7 pm at Homer Public Library

**Attend in person
or listen to a live broadcast
on KBBI AM 890 radio or kbbi.org.**

Have questions for this year's candidates? Submit them in advance to news@kbbi.org.

These events are being hosted by KDLL and KBBI radio and the Peninsula Clarion in partnership with the League of Women Voters, The Seward Folly, KSRM radio station. Event questions? Call KBBI at 907-235-7721.

Ryan Anderson, P.E.
Commissioner

www.DOT.Alaska.Gov



Department of Transportation
and Public Facilities

Juneau, Alaska

STATE OF ALASKA

PRESS RELEASE

FOR IMMEDIATE RELEASE: August 25, 2025

Press Release: 25-0033

Contact: Sara Lucey, [907-451-2315](tel:907-451-2315), sara.lucey@alaska.gov

Alaska DOT&PF Launches Long-Range Transportation Plan 2055

Alaskans are encouraged to share their transportation stories.



[Visit Long Range Transportation Plan 2055](#)

(ANCHORAGE, Alaska) – The Alaska Department of Transportation & Public Facilities (DOT&PF) is inviting Alaskans to help shape the state’s transportation future by contributing their experiences and ideas to the Alaska Long-Range Transportation Plan 2055 (LRTP 2055). This 30-year plan will guide how people and goods move across Alaska by road, air, water, rail, bike, and foot—setting priorities that will influence generations to come.

An LRTP is required by state and federal law and provides a long-term vision for the state’s transportation system. It ensures that funding is directed toward projects that advance safety, mobility, preservation, resilience, and economic vitality, while addressing Alaska’s unique regional needs. LRTP 2055 goes further by positioning Alaska within a rapidly changing global context—where shifts in energy, trade, technology, and climate are reshaping how transportation connects people and economies.

“Alaska’s transportation system is our link to the world,” said Ryan Anderson, DOT&PF Commissioner. “As international trade routes evolve, resource development expands, and communities adapt to new technologies and climate realities, we must plan for a system

that keeps Alaskans connected and competitive into the future. We want this plan to reflect local voices while recognizing Alaska’s global importance.”

The public is encouraged to learn more and get involved at publicinput.com/alaskaLRTP2055, where they can share a personal “user story” about their transportation experiences and sign up for updates. These stories ensure the final plan reflects the diverse ways Alaskans interact with the transportation system.

“The LRTP is our long-term vision document,” said Sara Lucey, DOT&PF Statewide Planning Chief. “It adapts to changing conditions, integrates opportunities, and prepares Alaska to meet challenges head-on. By sharing their stories, Alaskans will help guide investment decisions that balance community needs with long-term growth, development, and resilience.”

Public participation is central to the LRTP 2055 process. Alaskans will have multiple opportunities to engage through virtual open houses, surveys, public meetings, and working sessions.

#

The Alaska Department of Transportation and Public Facilities oversees 237 airports, 9 ferries serving 35 communities along 3,500 marine miles, over 5,600 miles of highway and 839 public facilities throughout the state of Alaska. The mission of the department is to **“Keep Alaska Moving.”**



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Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-3106
(f) 907-235-3118

Zoning Permit Application

Property Owner

Name: _____ Phone #(s): _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Email: _____

Applicant (if different than the property owner)

Name: _____ Phone #(s): _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Email: _____

Project Property Information

Address: _____ KPB Tax ID #: _____

Legal Description: _____

Lot Size: _____ Zoning District: _____

Describe the use of all existing structures: _____

For each proposed structure, describe the use & list the square footage of each floor: _____

Estimated market value of finished improvements: _____

Water Permit # (City) _____ Sewer Permit # (City) _____ Driveway Permit # _____

Will site be served by a: well or cistern? Y or N (circle one) DEC approved septic system? Y or N (circle one)

For staff use:

**** New Fees ****

Date: _____ Fee \$ _____ Residential \$300 / Commercial \$400 / Deck \$100 Late fee _____

Received by: _____ Date application accepted as complete _____

Finance Code 21-2106. Zoning Permit required by HCC 21.70

Site development standards for all projects (applies to all development in the City)

- Drainage design must deposit all runoff into either an engineered drainage system or into a natural drainage. Building setbacks are 15ft. from open ditches and 10 ft. from closed drainage systems.
- All exposed, cleared, filled and disturbed soils must be revegetated within 9 months of initial earthwork or reseeded by the next August 31st.
- Development activities shall not adversely impact other properties by causing damaging alteration of surface water drainage, surface water ponding, slope failure, erosion, siltation, intentional or inadvertent fill or root damage to neighboring trees, or other damaging physical impacts.

All Projects in Any Zoning District (Check all that apply)

- New**
- ☒ A **Site Plan** is required for all projects. This “bird’s eye view” must show the entire lot and include all of the details found on the site plan checklist. See the attached example site plan.
 - ☒ An **As-built survey** is required for all structures upon completion of work
The survey must show the location and dimensions of permitted structures (see HCC 21.70.040)
 - ☒ A **Building Elevation** drawing is required for all proposed buildings. Building height from grade to the peak of the roof must be included. See the attached example building elevation drawing.
 - ☒ **Lighting standards** apply to all projects (HCC 21.59.030)
 - Outdoor lighting must be installed so that it does not produce light trespass or glare
 - The maximum height for pole lighting is 28 ft. and for building-mounted lighting, it is 15 ft.
 - Outdoor lights installed 15 ft. or higher must be cut-off luminaires
 - ☐ A **Wetlands Permit** may be required if your project is within a wetland. If the following map indicates wetlands on your property, then written authorization from the Army Corps of Engineers (ACOE) is required
 - Homer area wetland map source: <https://www.kpb.us/gis-dept/interactive-mapping>
ACOE submission status: _____ ACOE POA #: _____
 - ☐ A **Grading/Fill Plan** is required when 3 ft. of fill is placed over 25% of the lot area (HCC 21.50.150)
 - ☐ **Slope Development Standards** apply when the project includes any of the following: (HCC 21.44)
 - The average slope of the lot is greater than 15% (A rise of 15 ft. to 100 ft. run)
 - Disturbance takes place within 40 ft. of the top, or 15 ft. of the toe of a steep slope (45%), bluff, coastal bluff or ravine
 - ☐ A **Storm Water Plan (SWP)** is required when the project includes any of the following: (HCC 21.50.020)
For projects located in commercial zoning districts, skip this subsection & see SWP section below
 - Creates 25,000 square feet of new impervious surface
 - Increases the total impervious surface coverage to one acre or greater
 - Grading that moves 1,000 cubic yards of material
 - Creates a permanent slope of 3:1 or more that exceeds 10 ft. from toe of slope to top of slope
 - ☐ A **Sign Permit** is required for most projects that include advertising signage. Check with Planning Staff to find out if a permit is required for your project.
 - ☐ A **Conditional Use Permit (CUP)** may be required under certain circumstances, including but not limited to the following:
 - The project includes a conditionally permitted use, as listed in the specific zoning district section of HCC Title 21
 - Building area exceeds 8,000 (all buildings combined) or 30% of the lot area
 - The project includes more than one building with a primary use
 - The project will generate traffic in excess of 100 vehicle trips per hour or 500 vehicle trips per day
 - ☐ A **Coastal Flood Hazard Area Development Permit** is required when the project lies within mapped coastal flood hazard areas. For all projects on coastal properties, check with the Planning Office for current flood area designations.
 - ☐ The **Bridge Creek Watershed Protection District** has additional restrictions for property development (see HCC 21.40)

All Projects in Commercial Districts including the Residential Office District when the project is commercial or multifamily residential (3-plex or larger) in nature (check all that apply)

- ☐ **State Fire Marshal** approval is required for all commercial buildings and apartment projects (4-units or more)
Fire Marshal application Status: _____ Permit # _____
- ☒ **Landscaping requirements** apply to all projects (HCC 21.50.030(f))
- Landscaping shall include the retention of native vegetation to the maximum extent possible
 - A minimum buffer of 3 ft. along lot lines and 15 ft. along the top bank of a defined drainage
 - Topsoil addition, seeding, and plantings must be completed within 9 months of completion of project
 - Parking lots with 24 spaces or more have additional standards (see HCC 21.50.030(f)(1)(b))
- ☐ A **Development Activity Plan (DAP)** is required when your project includes any of the following (HCC 21.74):
- Clearing or grading of 10,000 square feet or more
 - 5,000 square feet or more of new impervious coverage. "Impervious" coverage includes all parking areas, driveways, roads, walkways, whether paved or not, and any areas covered by buildings or structures, concrete, or asphalt
 - Grading that moves 1,000 cubic yards of material
 - A temporary or permanent slope of 3:1 or more that exceeds 5 ft. from toe of slope to top of slope
 - Grading activities that will result in the diversion of existing drainage courses, both natural or human-made, from their existing point of entry or exit from the grading site
 - Any land clearing or grading on slopes steeper than 20%, or within 20 feet of wetlands.
- ☐ A **Storm Water Plan (SWP)** is required when your project includes any of the following (HCC 21.50.030):
- Creates 25,000 square feet of new impervious surface
 - Increases the impervious surface coverage to greater than 60% of the lot area
 - Grading of 1 acre or more
 - Grading that moves 10,000 cubic yards of material
 - A temporary or permanent slope of 3:1 or more that exceeds 10 ft. from toe of slope to top of slope
 - Land clearing or grading on slopes steeper than 25%, or within 10 feet of wetlands, streams, or ponds

I/we certify that all the information contained in this application is true and accurate and that I am/we are authorized to act on behalf of the property owner(s). I/we hereby hold harmless the City of Homer, its employees and agents from all suits, actions, or claims arising from any work undertaken.

The permit will be issued with the understanding that the City of Homer assumes no responsibility with regard to maintenance of private drainage systems that terminate in City ditch lines or drainages, including but not limited to foundation drains, proper location of lot lines, or site dimensions. Further, the City assumes no responsibility for the accuracy of any City-held drawings, or for the permittee's interpretation thereof.

I/we understand that the application fee covers the costs associated with processing this application, and that payment of same is nonrefundable and does not assure approval of the site plan. I/we acknowledge that by signing this application I am/we are authorizing employees or agents of the City access for exterior site inspections. This permit must be displayed so that it is readily visible from the nearest street, at the site for which the permit was obtained. If the exterior work is not completed by the permit's expiration date, one reasonable extension may be granted for good cause shown.

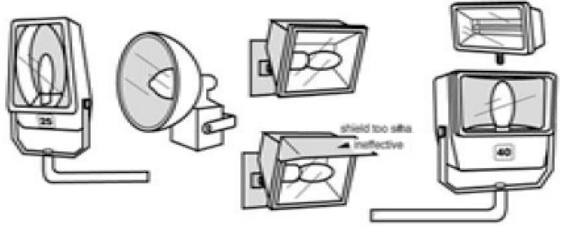
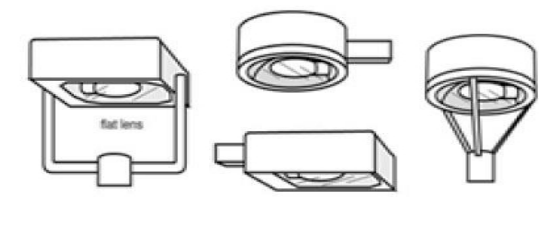
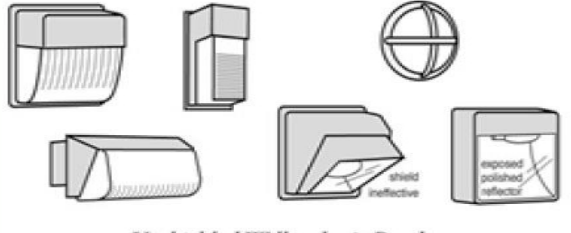
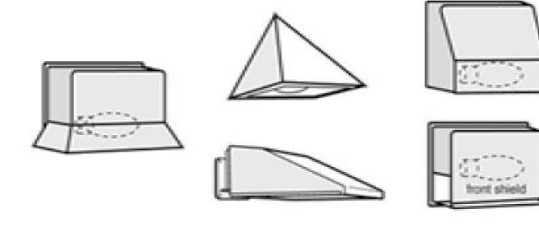
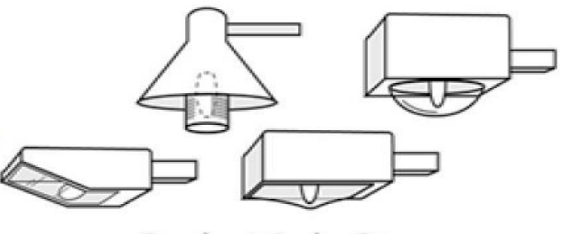
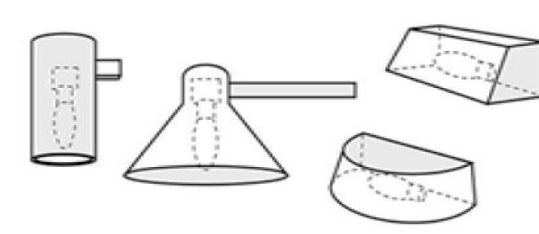
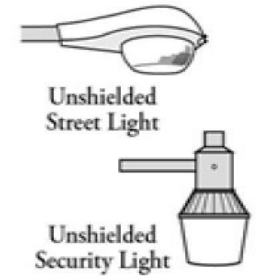



Owner Signature (required): _____ Date: _____

Applicant Signature: _____ Date: _____

Circle the type(s) of exterior fixtures to be used in your project below

All exterior lighting is subject to level one lighting standards, according to HCC 21.59.030. Lighting standards aim to reduce glare and light trespass and to improve the nighttime visual environment.

☐ Check this box if exterior lighting will not be installed or replaced with your project

<p>UNACCEPTABLE Fixtures that Produce Glare and Light Trespass</p>	<p>ACCEPTABLE Fixtures that Shield the Light Source to Minimize Glare and Light Trespass - Facilitating Better Night Vision</p>
 <p>Unshielded or Poorly-shielded Floodlights</p>	 <p>Full Cutoff Fixtures</p>
 <p>Unshielded Wallpacks & Poorly-shielded Wall Mount Fixtures</p>	 <p>Fully-shielded Wallpack & Wall Mount Fixtures</p>
 <p>Drop-lens & Sag-lens Fixtures with Exposed Bulb/Refractor Lens</p>	 <p>Fully-shielded Fixtures</p>
 <p>Unshielded Street Light</p> <p>Unshielded Security Light</p> <p>Unshielded 'Period' Style Fixtures</p>	 <p>Full Cutoff Street Light</p> <p>Fully Shielded Security Light</p> <p>Fully Shielded 'Period' Style Fixtures</p>
 <p>Unshielded PAR Floodlights</p> <p>Drop-lens Canopy Fixtures</p>	 <p>Shielded/Properly Aimed PAR Floodlights</p> <p>Flush Mounted Canopy Fixtures</p>



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Planning

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Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

SITE PLAN

Address: _____

A site plan is a detailed scaled drawing which depicts the current and proposed improvement and uses of a parcel of land.

Drawing your site plan is easier than you might expect. With accurate measurements, pencil, paper and a ruler you can draw a site plan right at home. For more complex projects you may need professional expertise.

Below is a checklist of items that should be on your site plan. For items that do not apply to your project simply indicate N/A over the checkbox.

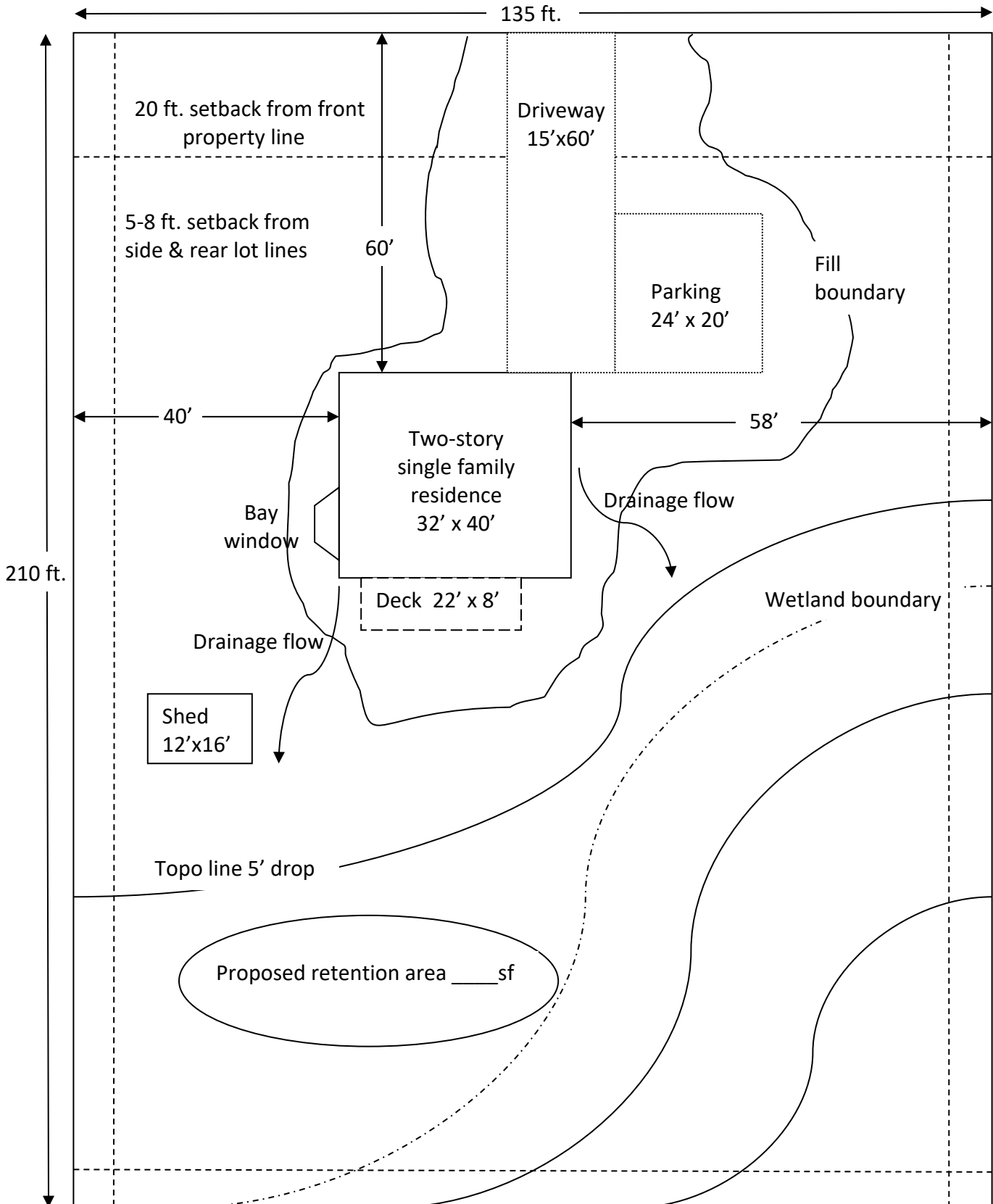
- ☐ Scale factor. For example, 1" = 20 ft. for smaller lots or 1" = 50 ft. for larger lots.
- ☐ North arrow
- ☐ All property lines and their dimensions
- ☐ All known easements – utility, drainage, driveway, etc.
- ☐ Exterior dimensions of proposed and existing structures, including additions, decks, and stairways.
- ☐ Building setbacks - distance from all structures to nearest property lines. Front property line(s) (property lines abutting a right-of-way) require a 20 ft. setback. Setbacks for other property lines are 5 – 8 ft., depending on the number of stories. Setbacks are measured from the property lines, NOT the road.
- ☐ Site work - Areas affected by excavating, filling, grading, or vegetation removal (with soil disturbance)
 - label the building location(s) disturbed area
 - label areas used for driveway/parking/maneuvering
 - approximate volume of excavated material: _____ cubic yards
 - approximate volume of filled material: _____ cubic yards
 - label areas of disturbed soil that will be revegetated naturally or landscaped (indicate areas of seeded grass or plantings such as trees and shrubs)
 - label limits of undisturbed vegetation
- ☐ Draw and label adjacent roads
- ☐ Label length and width of driveways & parking spaces (standard space is 9' x 19')
- ☐ Drainage – Indicate direction of surface flow, label structures such as ditches, french drains & swales
- ☐ Show wetland boundary if applicable

Example Site Plan

Scale 1" = ____ ft.

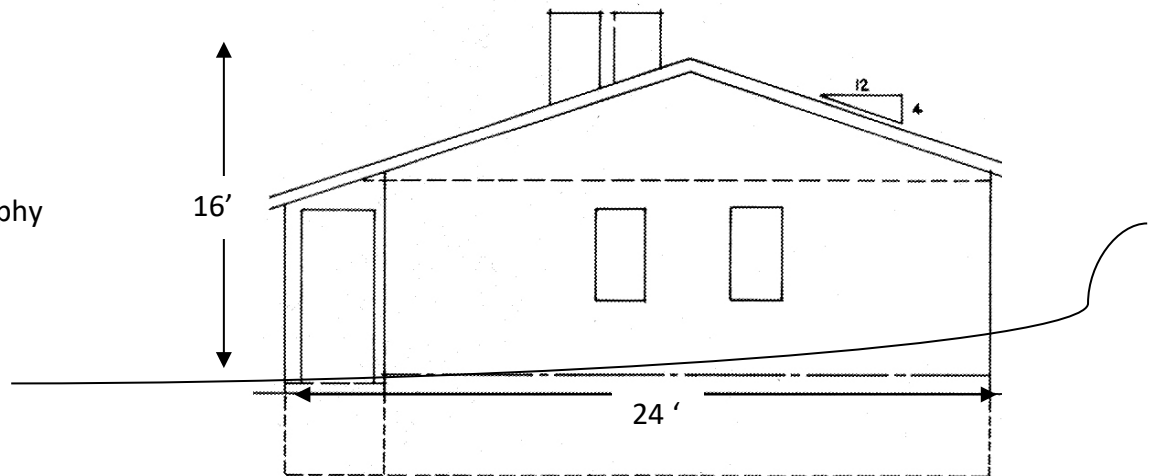


Anywhere Road

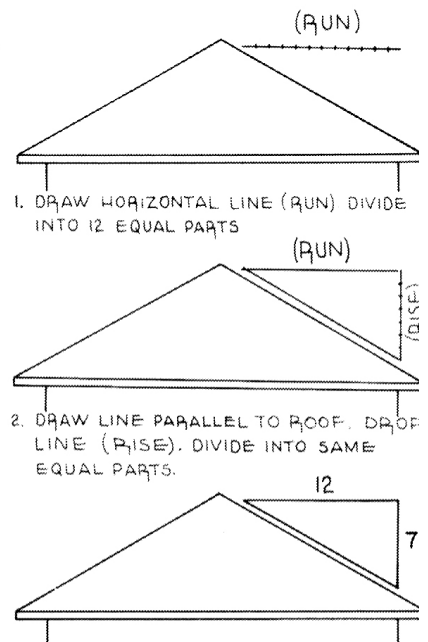


Example building elevation drawing (exterior view)

- ☐ Building height
- ☐ Wall dimensions
- ☐ Grade / topography



Draw your elevation(s) below or provide on separate sheet(s)





MEMORANDUM

To: Mayor Lord and City Council
Through: Melissa Jacobsen, City Manager
From: Daniel Kort, Public Works Director
Date: September 3, 2025
Subject: Eric Lane Paving

Background:

The developer TL Investments LLC developed properties along Eric Lane including utilities and extending Eric Lane to Fairview Avenue.

Discussion:

The developer recently contacted Public Works about their desire to pave Eric Lane this fall and asked if the City of Homer (City) has interest in paving the sidewalk as part of the same effort. Paving of the sidewalk that the City of Homer requested to be added to the project will require the City to contribute to the cost of paving for the project.

TL Investments LLC was advised that they must provide the City with drawings depicting the plan and profile of the pavement project, as well as bring utilities such as valves and manholes to grade in the asphalt surface. Public Works further explained that the proposed schedule does not allow sufficient time for the preparation and approval of drawings or for the completion of utility improvements before the seasonal closure of the asphalt plant. However, the City remains committed to working with the developer through the winter months to position this section of Eric Lane for paving early next summer. In the interim, the Public Works Department will work with the City Council to determine if we want to include paving the sidewalk as part of this same effort.

There are several things to consider while deciding whether to pave the sidewalk in conjunction with the paving of Eric Lane. The Public Works Department is bringing this subject to the attention of the City Council for discussion. We offer the following thoughts for discussion:

- The paving of the sidewalk will require adoption of an ordinance to appropriate funding for the City's portion of the project. The timing of this request to pave doesn't allow adequate time to make this decision and get a project underway this fall.
- The HART Roads fund would likely be the source of funding for this effort, and Council and staff will need to evaluate HART project priorities.

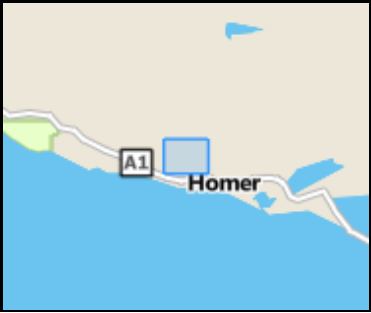
- The Eric Lane/ Fairview Avenue route has had a lot of attention over the past 2 years related to traffic calming and pedestrian safety. The Public Works Department wishes to resolve some of these issues related traffic calming and pedestrian safety by redesigning the road and sidewalk like the already paved western portion of Eric Lane where there is a curb associated with the sidewalk. This is the same configuration that was recently completed on Ben Walters Lane and provides clear demarcation between “what is a sidewalk” and “what is roadway.”
- Paving in its current design would amplify the appearance of the route looking like a wide highway and amplify the concerns related to traffic calming and pedestrian safety.
- The wide paved road and sidewalk will reinforce the need for traffic calming. As a gravel road There are limited traffic calming measures available for a gravel road, however once Eric Lane is paved, there are more options available for traffic calming.
- Leaving the path as gravel would provide more definition to “what is road” versus “what is sidewalk”. Leaving this sidewalk unpaved may serve the city better by clearly identifying the sidewalk and roadway. This paved roadway would require painted lines to clearly identify the lanes of traffic to the drivers and keep drivers out of the sidewalk. This would also allow the City time to budget for a curb and elevated sidewalk, if that is the decision.
- The developer’s paving project will leave a short segment of Fairview Avenue unpaved. Does the City Council want the Public Works Department to coordinate paving of Fairview Avenue as part of the same effort with the understanding that the City would either need to pay for the pavement itself, or form and LID to pave Fairview Avenue.

So the questions posed to the Council are:

1. Should the Public Works Department pursue paving the sidewalk as part of this effort?
2. Should the Public Works Department leave the sidewalk as gravel, and consider planning for a longer-term solution that will allow for traffic calming and a more defined sidewalk, such as an elevated sidewalk with curb along the roadway; similar to the constructed road on the western portion of Eric Lane.
3. Should the Public Works Department allow the developer to pave Eric Lane and leave the sidewalk as gravel for the long-term.

Summary:

Options #1 and #2 presented to the City Council above will have a financial impact on HART Roads fund. The Public Works Department is leaning towards the decision to leave the sidewalk as gravel rather than paving it as part of the developers’ plans, so the City can come back at a later date (when funding allows) with a larger project where curb is included in the project design and the sidewalk is elevated. City staff would like feedback from the Council on their preference.



Legend

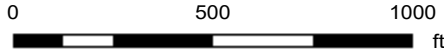
Transportation

Mileposts



Parcels and PLSS

Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.

Rate Calculations

FY2025 Model

WATER Rate Model	
Revenues	
FY25 Operating Revenue Required - Water	\$ 2,177,930
CARMA Transfer Requirement	326,689
Deduct Operating Fund Balance - Rate Buydown	0
Deduct Portion Collected through Other Revenues	(60,374)
Deduct Portion Collected through Service Fee	
Hydrant Rents (10% of Total)	(108,896)
Multi-Units (\$5/unit/mo.)	(38,400)
Surplus Water Sales (Bulk) surcharge only	(83,851)
Revenue Required for Commodity Rate Calculation	\$ 2,213,098
Water Consumption (Gallons)	
Gross Meters Water Sales	129,126,600
Total Estimated Water Sales	129,000,000
Water Rates:	
Commodity Rate (per gal)	\$ 0.0172
Bulk Rate (per gal)	\$ 0.0212
Monthly Service Fees	\$ -
Consumption Additional Information:	
CY23 Gross Meters Water Sales (Gallons)	129,126,600
SEWER Rate Model	
Revenues	
FY25 Operating Revenue Required - Sewer	\$ 1,932,464
CARMA Transfer Requirement	289,870
Deduct Operating Fund Balance - Rate Buydown	0
Deduct Portion Collected through Other Revenues	(22,980)
Lift Stations Costs	(231,645)
Pumping Fee	(10,125)
Dumping Station Fees	(6,024)
Multi-Units (\$5/unit/mo.)	(38,400)
Revenue Required for Commodity Rate Calculation	\$ 1,913,160
Sewer Usage (Gallons)	
Projected Billable Volume	89,000,000
Projected Billable Volume - Lift Zone Only	23,000,000
Total Projected Billable Volume	112,000,000
Sewer Rate	
Non-Lift Station Rate	\$ 0.0171
Lift Station Rate	\$ 0.0272
Lift Station Additional Information:	
CY23 Actually Billed Gallons (Lift-Station Zone Only)	22,687,300

FY24 Total Projected Volume: 97,000,000

FY26 Total Projected Volume: 99,000,000

Sewer Usage:
Determined by the number of gallons actually billed for in the prior fiscal year. The model rounds up to the nearest million for ease of reporting.



MEMORANDUM

September Employee Anniversaries

Item Type: Informational Memorandum
Prepared For: Mayor Lord and City Council
Date: September 8, 2025
From: Andrea Browning, HR Director
Through: Melissa Jacobsen, City Manager

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

Aaron Glidden	Port	21	Years
Ryan Browning	Police	15	Years
Tracie Whitaker	Police	11	Years
Lisa Linegar	Police	10	Years
Jed Frazier	PW	5	Years
Charles Benson	Police	4	Years
Jessica McGuire	Finance	3	Years
Dawn Brooks	Library	2	Years
Chad Felice	Public Works	2	Years
Andrew Williamson	Public Works	2	Years
Jared Brant	Port	1	Year
Adam Stratton	Jail	1	Year