



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

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Agenda Changes/Supplemental Packet

TO: MAYOR LORD AND CITY COUNCIL
FROM: RENEE KRAUSE, MMC, CITY CLERK
DATE: FEBRUARY 10, 2025
SUBJECT: SUPPLEMENTAL

WORKSESSION AGENDA

- a. Utility Rate Model Discussion

Presentation Slides Water & Sewer Rates Discussion

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Memorandum from Finance Director Fischer re: Water and Sewer Rate Model

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- Rate Calculations FY25 Existing Rate – Water/Sewer
- Rate Calculations FY25 Rates with Monthly Service Fee – Water/Sewer
- Water and Sewer Rates Comparison

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Homer Electric Rate Information Sheet

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COMMITTEE OF THE WHOLE AGENDA

DISCUSSION TOPIC(S)

- a. Draft Comprehensive Plan Presentation and Review

Draft Comprehensive Plan – *Separate Document due to size and content.*

Draft Comprehensive Plan Open House Flyer

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REGULAR MEETING AGENDA

CONSENT AGENDA

- c. Memorandum CC-25-041 from City Clerk re: New Marijuana Manufacturing License Application. Recommend approval.

Memorandum from Chief of Police re: Non-objection

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- d. Memorandum CC-25-042 from City Clerk re: New Restaurant/Eating Place Seasonal Alcohol License Application. Recommend approval.

Memorandum from Chief of Police re: Non-objection

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VISITORS

- a. Pratt Museum Budget Appropriation Request – Patty Relay, Executive Director

- Pratt Museum Presentation
- 2024 Pratt Museum Annual Report
- External Strategic Plan 2025-2030

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ANNOUNCEMENTS/REPORTS

- c. Mayor's Report

Letter Expressing City Support for South Peninsula Hospital Congressional Directed Spending Request

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Letter Expressing Condolences to Bering Strait Communities

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PUBLIC HEARINGS

- a. Ordinance 25-07, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriation \$67,480.81 from the Homer Accelerated Water and Sewer Program (HAWSP) for the Purpose of Reimbursing Seven Property Owners in the Bunnell Ave/Charles Way Special Assessment District for the Cost of E-One Lift Stations. City Manager.

Financial Supplement

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CITY MANAGER'S REPORT

- a. City Manager's Report

City Manager's Report for February 10, 2025

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- b. Financial Report

Combined Fund Balance Report

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PENDING BUSINESS

- b. Memorandum CC-25-028 from City Clerk re: Vacation of a Portion of B Street Right of Way and Associated Utility Easements South of Bay Avenue granted by Bay View Subdivision Plat HM839

- c. Ordinance 25-01, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District. Planning Commission.

Public Comment Received

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RESOLUTIONS

- a. Resolution 25-014, A Resolution of the City Council of Homer, Alaska, Stating the City's 2025 Legislative Priorities and Positions. Aderhold.

Proposed Amendment submitted by Councilmember Aderhold

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Water and Sewer Rates Discussion
Worksession 2/10/25

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Talking Points

- Defining Fee Types
- Water and Sewer Rates: Structure Analysis
- Rate Setting Guidance

2

Defining Fee Types

- **Connection Fee** – Typically reserved for establishing service or re-establishing service to a user
- **User Fee/Service Fee/Utility Fee** – Typically used for a monthly charge for service. These fees are intended to cover the cost of infrastructure (pipes, lift stations, pressure reducing stations, treatment plants, etc).
- **Consumption Fee** – Typically used for billing costs associated with the production of drinking water, or treatment of wastewater.
- **Multiple Unit Fee** – Typically used to level the field between Single Family Dwelling User Fee versus Multiple Occupancy Units.

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Water and Sewer Rates: Structure Analysis

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Keep in Mind

- The following rate models are utilizing the FY25 budget and are not reflective of potential FY26 rates changes; will be updated once the FY26/27 budget is presented in April
- The rate model and accompanying ordinance will “ride” with the budget ordinance and will be adjusted accordingly

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Existing Structure - No Monthly Service Fee

This rate model is reflective of FY25 budget and will update accordingly with the FY26/27 budget

| WATER Rate Model | | SEWER Rate Model | |
|---|--------------|--|--------------|
| Revenues | | Revenues | |
| FY25 Operating Revenue Required - Water | \$ 2,177,320 | FY25 Operating Revenue Required - Sewer | \$ 1,812,464 |
| CARMA Transfer Requirement | \$28,680 | CARMA Transfer Requirement | \$28,680 |
| Surplus/Operating Fund Balance - Water Department | \$ 0 | Surplus/Operating Fund Balance - Sewer Department | \$ 0 |
| Deduct/Portion Collected through Other Revenues | \$62,970 | Deduct/Portion Collected through Other Revenues | \$22,860 |
| Deduct/Portion Collected through Service Fee | | Lift Station Costs | \$21,940 |
| Residual Revenues (20% of Total) | \$158,660 | Pumping Fees | \$18,220 |
| Multi-Units (5 Servings) | \$80,400 | Barging Station Fees | \$2,070 |
| Surplus Water Sales (Bills on Reg-only) | \$6,260 | Multi-Units (5 Servings) | \$28,400 |
| Revenue Required for Commodity Rate Calculation | \$ 2,213,080 | Revenue Required for Commodity Rate Calculation | \$ 1,883,304 |
| Water Consumption (Gallons) | | Sewer Usage (Gallons) | |
| Given Known Water Sales | 129,126,600 | Projected Billable Volume | 89,690,000 |
| Total Estimated Water Sales | 129,000,000 | Projected Billable Volume - L/R Zone Only | 23,000,000 |
| | | Total Projected Billable Volume | 112,690,000 |
| Water Rates | | Sewer Rate | |
| Commodity Rate (per gal) | \$ 0.0017 | Water L/R Station Rate | \$ 0.0017 |
| Rate (per gal) | \$ 0.0017 | L/R Station Rate | \$ 0.0023 |
| Monthly Service Fee | \$ | | |
| Consumption Additional Information | | L/R Station Additional Information | |
| FY25 Given Water Sales (Gallons) | 129,126,600 | FY25 Actually Billed Gallons (L/R Station Zone Only) | 23,000,000 |

CARMA transfer is funded through commodity rate

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Scenario 1 - Monthly Service Fee

This rate model is reflective of FY25 budget and will update accordingly with the FY26/27 budget

| WATER Rate Model | | SEWER Rate Model | |
|---|--------------|---|--------------|
| Revenues | | Revenues | |
| FY25 Operating Revenue Required - Water | \$ 2,177,380 | FY25 Operating Revenue Required - Sewer | \$ 1,832,464 |
| — CARMA Transfer Requirement | \$26,600 | — CARMA Transfer Requirement | \$26,600 |
| Deduct Operating Fund Balance - Rate System | 0 | Deduct Operating Fund Balance - Rate System | 0 |
| Deduct Portion Collected Through Other Revenues | \$65,776 | Deduct Portion Collected Through Other Revenues | \$23,880 |
| Deduct Portion Collected Through Service Fee | \$24,600 | Deduct Portion Collected Through Service Fee | \$26,600 |
| Required Rate (Lifts of Tank) | \$168.000 | Required Rate (Lifts of Tank) | \$171.600 |
| Rate (Lifts of Tank) | \$168.000 | Rate (Lifts of Tank) | \$171.600 |
| Surplus Water Sales (Bids) surcharge only | \$9,052 | Surplus Water Sales (Bids) surcharge only | \$9,052 |
| Revenue Required for Commodity Rate Calculation | \$ 1,886,430 | Revenue Required for Commodity Rate Calculation | \$ 1,623,200 |
| Water Consumption (Gallons) | | Sewer Usage (Gallons) | |
| Gross Water Meter Sales | 125,126,000 | Projected Billing Volume | 69,200,000 |
| Total Estimated Water Sales | 125,126,000 | Projected Billing Volume - Lift Zone Only | 12,000,000 |
| | | Total Projected Billing Volume | 112,000,000 |
| Water Rates: | | Sewer Rate: | |
| Commodity Rate (per gal) | \$ 0.0146 | Non-Lift Station Rate | \$ 0.0146 |
| Rate (per gal) | \$ 0.0146 | Lift Station Rate | \$ 0.0146 |
| Monthly Service Fee | \$ 6 | Monthly Service Fee | \$ 6 |
| Consumption Additional Information: | | Lift Station Additional Information: | |
| CY25 Gross Water Meter Sales (Gallons) | 125,126,000 | CY25 Actual Billing Volume (Lift Station Zone Only) | 22,887,500 |

CARMA transfer is funded through monthly service fee

Rate Comparisons

These rates are reflective of FY25 budget and will update accordingly with the FY26/27 budget

| | Low Volume | | Average Volume | | High Volume | | Lift Station (Year-Round) | |
|-------------------|-----------------|-----------------|------------------|------------------|------------------|------------------|---------------------------|-----------------|
| | Existing | Scenario 1 | Existing | Scenario 1 | Existing | Scenario 1 | Existing | Scenario 1 |
| Consumption | 300 | 300 | 4000 | 4000 | 5900 | 5900 | 1800 | 1800 |
| Water Rate | 0.0172 | 0.0146 | 0.0172 | 0.0146 | 0.0172 | 0.0146 | 0.0172 | 0.0146 |
| Sewer Rate | 0.0171 | 0.0145 | 0.0171 | 0.0145 | 0.0171 | 0.0145 | 0.0171 | 0.0145 |
| Charges: | | | | | | | | |
| Water | 5.16 | 4.38 | 68.8 | 58.40 | 101.48 | 86.14 | 30.96 | 26.28 |
| Sewer | 5.13 | 4.35 | 68.40 | 58.00 | 100.89 | 85.53 | 48.96 | 44.28 |
| Service | 0 | 26.00 | 0 | 26.00 | 0 | 26.00 | 0 | 26.00 |
| Total Bill | \$ 10.29 | \$ 34.73 | \$ 137.20 | \$ 142.40 | \$ 202.37 | \$ 197.69 | \$ 79.92 | \$ 96.56 |
| Impact | \$ 24.44 | \$ 5.30 | \$ (4.68) | \$ 16.44 | | | | |

Scenario 1: FY25 Adopted Rate, with monthly service fee. CARMA transfer is funded by service fee and removed from commodity rate.

Rate Setting Guidance

- Council discussion on this path forward?

Any Questions?



City of Homer

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Finance Department

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Memorandum

TO: Mayor Lord and Homer City Council
THROUGH: Melissa Jacobsen, City Manager
FROM: Elizabeth Fischer, Finance Director
DATE: February 7, 2025
SUBJECT: Water and Sewer Rate Model

The purpose of this memo is to provide an overview of the model used to generate the water and sewer rates.

Introduction:

The basic principles and assumptions of this model were developed by the most recent Water and Sewer Task Force. The purpose of this model is to generate a utility rate that is a product of budget assumptions and the backing out of fixed fee components. The intent was to provide the City with a mechanism that connected the water and sewer rates to the actual costs to maintain the infrastructure.

The format of the rate model has changed from the one the Water and Sewer Task Force generated, but the basic principles and assumptions remain the same. These changes were made to more accurately reflect the City's budget structure.

The rate model is to be presented prior to the beginning of the fiscal year and will be directly connected to the budgeted revenue requirements for that year.

Water Rate Model:

This model generates a rate based on water revenues and consumption.

Revenues

The revenue inputs are defined as follows:

- FY25 Operating Revenue Required – pulled directly from the operating budget
 - Formula: Total Water Revenue - Water CARMA Transfer
 - CARMA Budget Transfer – pulled directly from the operating budget
 - Formula: Total Water Operating Expenditures * 15%
 - Deduct Operating Fund Balance – amount of Utility Operating Fund Balance to be used for rate buyback. Not used in FY25 calculation.
 - Deduct Portion Collected through Other Revenues – pulled directly from the operating budget
 - Formula: Connection Fees + Services & Meters + Penalty & Interest + Draw on Fund Balance for Exempt Wage Scale
 - Deduct Portion Collected through Service Fee – Not used in FY25 calculation.
 - Hydrant Rents – This is related to the costs associated with maintaining the water hydrants.
 - Formula: Budgeted at 10% of operating revenue required and the costs are shared 50/50 between the General Fund and the Water/Sewer Fund.
- Surplus Water Sales (Bulk) Surcharge Only – This amount is determined by applying the bulk surcharge (0.004/gallon) to the prior fiscal year total gallons consumed by bulk users. This is backed out because these expenses are captured by the separate rate for bulk users.
- Revenue Required for Commodity Rate Calculation – Summation of revenue required less deductions. This represents the amount of revenue necessary to generate to meet operating budget needs for upcoming fiscal year.

Consumption

The water consumption line is determined by prior calendar years gross meters water sales (in gallons). The water usage at the Sewer Treatment Plant has been backed out of this figure, as it has been determined to be an operational cost. The model rounds up to the nearest million for ease of reporting.

Rates

The water rates are broken into three categories:

1. The commodity rate (per gallon) is generated by dividing the total revenue required by the estimated water sales. This ensures that the whole population of water users are contributing to an equal share of costs.
2. The bulk rate (per gallon) is applying a surcharge of 0.004 per gallon to the set commodity rate.
3. The monthly fees is determined by dividing the budgeted administrative costs by the current number of water meters. This fee was not used in FY25 calculation.

Sewer Rate Model:

This model generates a rate based on sewer revenues and usage.

Revenues

The revenue inputs are defined as follows:

- FY24 Operating Revenue Required – pulled directly from the operating budget
 - Formula: Total Water Revenue - Sewer CARMA Transfer
- CARMA Budget Transfer – pulled directly from the operating budget
 - Formula: Total Sewer Operating Expenditures * 15%
- Deduct Operating Fund Balance – amount of Utility Operating Fund Balance to be used for rate buyback. Not used in FY25 calculation.
- Deduct Portion Collected through Other Revenues – pulled directly from the operating budget
 - Formula: Services & Meters + Draw on Fund Balance for Exempt Wage Scale
- Fixed Fee Components
 - Lift Stations Costs - These costs are pulled straight from the current operating budget. These costs are backed out because the users on the lift station bear the complete costs associated with maintaining this infrastructure.
 - Pumping Fee - The City RFP's the pumping contract every three years and the costs of the contract is divided up amongst the number of Kachemak City users.
 - Dumping Station Fee - These costs come directly from the current operating budget. This fee has been determined to be an operational cost and, as such the fee is not forwarded along to customers.
 - Multi-Units and Kachemak City meters - This is an additional fee charged to help offset added costs associated with maintaining such infrastructure.
- Revenue Required for Commodity Rate Calculation – Summation of revenue required less deductions. This represents the amount of revenue necessary to generate to meet operating and capital budget needs for upcoming fiscal year.

Usage

The sewer usage is determined by the 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.

Rates

The sewer rate is broken into two categories:

1. Non-lift rate is generated by dividing the total revenue required by the projected billable volume for non-lift.
2. Lift station rate is generated by dividing the total revenue required by the projected billable volume for only the lift zone.

Rate Calculations

FY25 Existing Rate

| | |
|---|--------------|
| 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 |

This rate model is reflective of FY25 budget and will update accordingly with the FY26/27 budget

Rate Calculations

FY25 Rates w/Monthly Service Fee

| | |
|---|--------------|
| 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 | (326,689) |
| 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 | \$ 1,886,408 |
| Water Consumption (Gallons) | |
| Gross Meters Water Sales | 129,126,600 |
| Total Estimated Water Sales | 129,000,000 |
| Water Rates: | |
| Commodity Rate (per gal) | \$ 0.0146 |
| Bulk Rate (per gal) | \$ 0.0186 |
| Monthly Service Fees | \$ 14 |
| 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) |
| Deduct Portion Collected through Service Fee | (289,870) |
| 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 | \$ 1,623,290 |
| 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 | \$ 0.0145 |
| Lift Station Rate | \$ 0.0246 |
| Monthly Service Fees | \$ 12 |
| Lift Station Additional Information: | |
| CY23 Actually Billed Gallons (Lift-Station Zone Only) | 22,687,300 |
| Monthly Service Fees | |
| Water | \$ 14 |
| Sewer | \$ 12 |
| Total | \$ 26 |

This rate model is reflective of FY25 budget and will update accordingly with the FY26/27 budget

City of Homer
Water and Sewer Rates Comparison

| | | Low Volume | | Average Volume | | High Volume | | Lift-Station (Year-Round) | |
|-------------------|--|--------------------|-----------------|-----------------------|------------------|--------------------|------------------|----------------------------------|-----------------|
| | | Old Police Station | | City Hall | | Library | | Port & Harbor - Maintenance | |
| | | Existing | Scenario 1 | Existing | Scenario 1 | Existing | Scenario 1 | Existing | Scenario 1 |
| Consumption | | 300 | 300 | 4000 | 4000 | 5900 | 5900 | 1800 | 1800 |
| Water Rate | | 0.0172 | 0.0146 | 0.0172 | 0.0146 | 0.0172 | 0.0146 | 0.0172 | 0.0146 |
| Sewer Rate | | 0.0171 | 0.0145 | 0.0171 | 0.0145 | 0.0171 | 0.0145 | 0.0272 | 0.0246 |
| Charges: | | | | | | | | | |
| Water | | 5.16 | 4.38 | 68.8 | 58.40 | 101.48 | 86.14 | 30.96 | 26.28 |
| Sewer | | 5.13 | 4.35 | 68.40 | 58.00 | 100.89 | 85.55 | 48.96 | 44.28 |
| Service | | 0 | 26.00 | 0 | 26.00 | 0 | 26.00 | 0 | 26.00 |
| Total Bill | | \$ 10.29 | \$ 34.73 | \$ 137.20 | \$ 142.40 | \$ 202.37 | \$ 197.69 | \$ 79.92 | \$ 96.56 |
| Impact | | \$ 24.44 | | \$ 5.20 | | \$ (4.68) | | \$ 16.64 | |

Scenario 1: FY25 Adopted Rate, with monthly service fee. CARMA transfer is funded by service fee and removed from commodity rate.

These rates are reflective of FY25 budget and will update accordingly with the FY26/27 budget

HEA Rate Schedule (effective January 1, 2025)

HEA offers four different rates to its members, depending on the classification of the service provided. Our rates are regulated by the [Regulatory Commission of Alaska](#).

| Service Type | Monthly Customer Charge (A) | Energy Charge per kWh (I) | System Delivery Charge (B) | Demand Charge per kW (J) | Minimum Demand Charge (C) | Cost of Power Adjustment per kWh (D) | Regulatory Cost Charge (E) | Electric Reliability Organization (ERO) Surcharge (F) |
|---------------------------|--|---------------------------|----------------------------|--------------------------|---------------------------|--------------------------------------|----------------------------|---|
| Residential | \$20.00 | \$0.16640 | \$24.96 | N/A | N/A | \$0.08005 | \$0.001107 | \$0.000668 |
| General Service (E) | \$20.00 | \$0.17320 | \$25.98 | N/A | N/A | \$0.08005 | \$0.001107 | \$0.000668 |
| Large General Service (F) | \$50.00 | \$0.10883 | \$0 | \$22.387 | \$447.74 | \$0.08005 | \$0.001107 | \$0.000668 |
| Industrial Service | For more information contact Member Services. | | | | | | | |
| Outdoor Lighting | 175 watt lamp: \$30.64; 250 watt lamp: \$36.17; 360 watt lamp: \$43.95; 400 watt lamp: \$48.60; 55 watt LED: \$29.99; 93 watt LED: \$33.44; 160 watt LED: \$42.76 per lamp per month | | | | | | | |

To understand each part of the rate schedule, check the table above for the following lettings in parenthesis:

- A. *CUSTOMER CHARGE*: A flat monthly charge that recovers a portion of costs attributable to billing, collections, data processing and meter expenses regardless of the amount of energy used during the billing period.
- B. *SYSTEM DELIVERY CHARGE*: This charge recovers expenses associated with building, operating and maintaining transmission and distribution facilities whether or not electric service is used. If energy consumption meets or exceeds 150 kWh within the billing period, no charge applies.
- C. *MINIMUM DEMAND CHARGE*: The cost for 20 kW of demand/month. This is the amount needed to recover the costs of standby power required to serve a commercial location whether or not electric service is used. If the minimum demand of 20 kW per month is met during the billing period, no minimum demand charge applies.
- D. *COST OF POWER ADJUSTMENT (COPA)*: The COPA rate was established to recover the cost of fuel, purchased power and other fuel-related costs. This line reflects the most current COPA rate and is multiplied by the number of kilowatt hours (kWh) used at the location during the billing period. Rate fluctuations may occur on a quarterly basis predominately due to changing costs of fuel.
- E. *REGULATORY COST CHARGE*: A rate that is established by the Regulatory Commission of Alaska (RCA) The money collected for this charge is passed on to the RCA to defray their operational costs.
- F. *ELECTRIC RELIABILITY ORGANIZATION (ERO) CHARGE*: This surcharge pays for the state-mandated Railbelt Reliability Council (RRC). The RRC has been tasked with developing reliability and other standards including grid wide resource planning, and interconnection protocols for grid users. The surcharge is based on monthly kilowatt hours (kWh) used. For more information about the RRC, please visit www.akrrc.org.
- G. *GENERAL SERVICE (RATE 3)*: Any class of service which does not qualify for Residential Schedule and where the demand does not exceed 20 kW for 3 consecutive months.
- H. *LARGE GENERAL SERVICE (RATE 4)*: All general services using more than 20 kW of monthly demand during 3 consecutive months, but less than 1,000 kW of monthly demand.
- I. *ENERGY CHARGE PER KILOWATT HOUR (kWh)*: A charge based on the electric energy (kWh) consumed.
- J. *DEMAND CHARGE PER KILOWATT (kW)*: A charge based on the rate at which electric energy is delivered to or by a system at a given instant, or averaged over a designed period, during the billing cycle.

You're invited!



2025 Homer Comprehensive Plan Update

Community Open House

to Celebrate the Unveiling of the Public Review Draft

After a year of planning, we are excited to reveal the draft policies that will shape the future of Homer. Stop by to learn more and share your thoughts!

Tuesday, February 11, 5:30-7:30pm *doors open at 5pm*

Alaska Islands & Ocean Visitor Center *95 Sterling Highway #1, Homer, AK 99603*



Contact Information

- **City of Homer Planner:** Ryan Foster,
rfoster@ci.homer.ak.us, 907-299-8529
- **Project Consultant:** Shelly Wade,
shelly@agnewbeck.com, 907-242-5326

**Visit the Project Website to View,
Comment, and Learn More:**

www.homercompplanupdate.com





City of Homer

www.cityofhomer-ak.gov

Police Department

625 Grubstake Avenue
Homer, Alaska 99603

police@cityofhomer-ak.gov

(p) 907-235-3150

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

Memorandum

TO: Renee Krause, City Clerk
FROM: Mark Robl, Chief of Police
DATE: February 7, 2025
SUBJECT: Marijuana Concentrate Manufacturing Facility

The Police Department has no objection to this new marijuana license

LICENSE TYPE: Marijuana Concentrate Manufacturing Facility
LICENSE #: 39840
DBA NAME: Cosmic Seaweed, LLC
SERVICE LOCATION: 271 E. Bunnell, Homer, AK 99603
LICENSEE: Cosmic Seaweed, LLC
DESIGNATED LICENSEE: Chris Long
MAILING ADDRESS: 261 E. Bunnell, Homer, AK 99603



City of Homer

www.cityofhomer-ak.gov

Police Department

625 Grubstake Avenue
Homer, Alaska 99603

police@cityofhomer-ak.gov

(p) 907-235-3150

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

Memorandum

TO: Renee Krause, City Clerk
FROM: Mark Robl, Chief of Police
DATE: February 7, 2025
SUBJECT: New Alcohol License

The Police Department has no objection to this new seasonal restaurant/eating place license.

LICENSE TYPE: Seasonal Restaurant/Eating Place License
LICENSE #: 16586
DBA NAME: Brew Alaska
SERVICE LOCATION: 4025 Homer Spit Rd #9, Homer, AK 99603
LICENSEE: Brew Alaska, LLC
DESIGNATED LICENSEE: Steven Stead
MAILING ADDRESS: 1401 Candlelight Court, Homer, AK 99603

PRATT MUSEUM

*COH Budget Appropriation Request
Executive Director Patricia Relay
February 10, 2025*

We are **grateful** to be a
Community Museum

2024 HIGHLIGHTS

CURATORIAL POSITIONS FILLED

After a competitive recruitment process, we were able to onboard a new Curator of Collections & Exhibitions as well as a new Curator of Education & Public Programs

STRATEGIC PLAN

Our board and staff came together to create a new Strategic Plan for 2025 - 2030 which will guide our future direction

PUBLIC OUTREACH

Our dedicated team has successfully amplified our programs, leading to a remarkable rise in school group participation and public program opportunities, all while improving access to the Museum's diverse collections and expanding our temporary exhibits.

COMMUNITY PARTNERSHIPS

Collaborations continued with key community organizations, such as the Homer Public Library, Kachemak Bay National Estuarine Research Reserve, KPBSD, Smithsonian Arctic Studies Center, and more.

Looking to the **Future**

Looking to 2025, we continue to focus on optimizing Museum Operations with a resolute business-oriented strategy.

Here are a few initiatives we hope will increase community engagement and collaboration, as well as enhance income generation:

- Travel & Tourism
- Corporate Sponsorships
- Facility Rental Opportunities

We are also excited to offer expanded public programs and make the Museum collection more accessible with an online presence.



How to be Sustainable

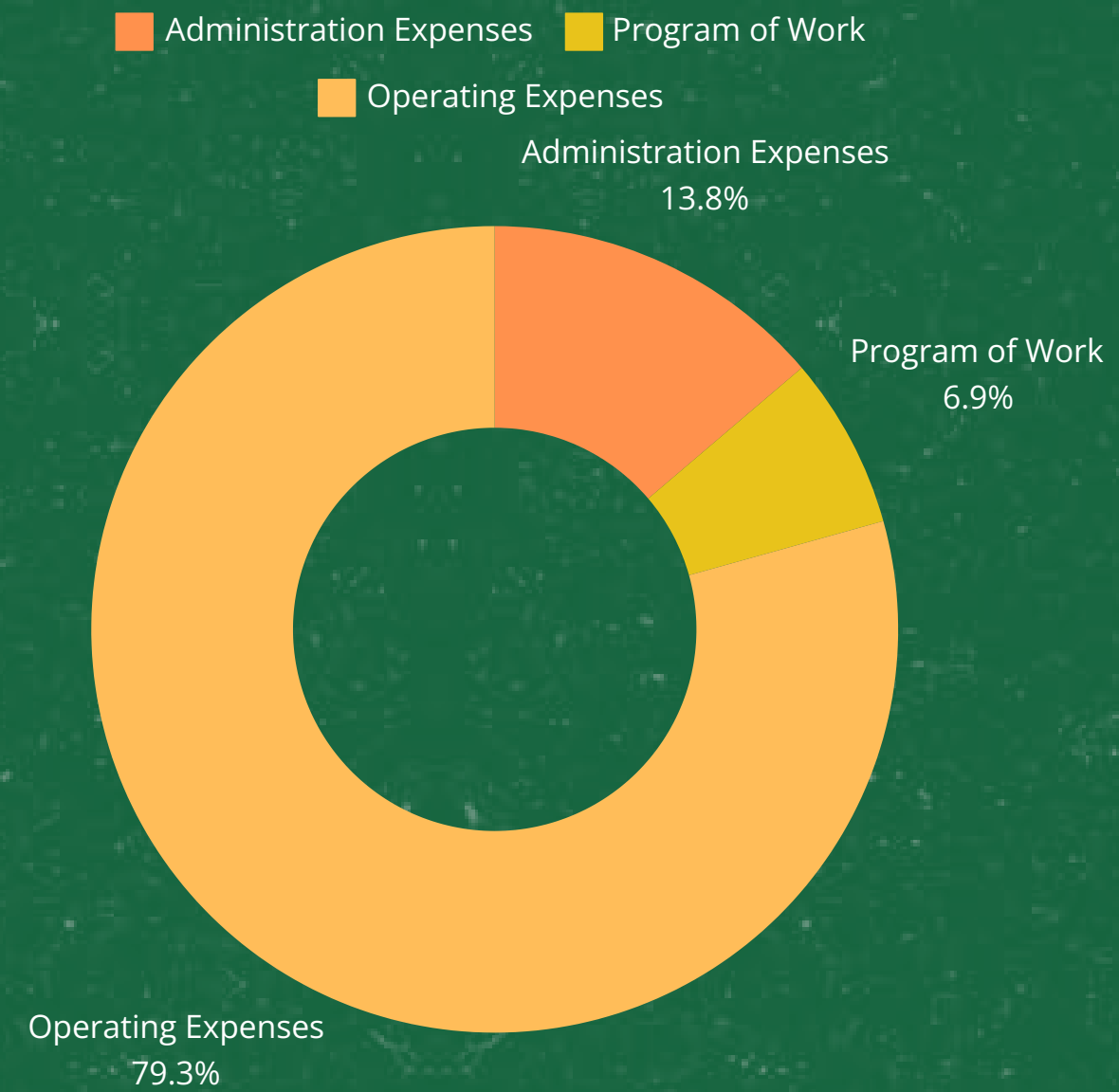
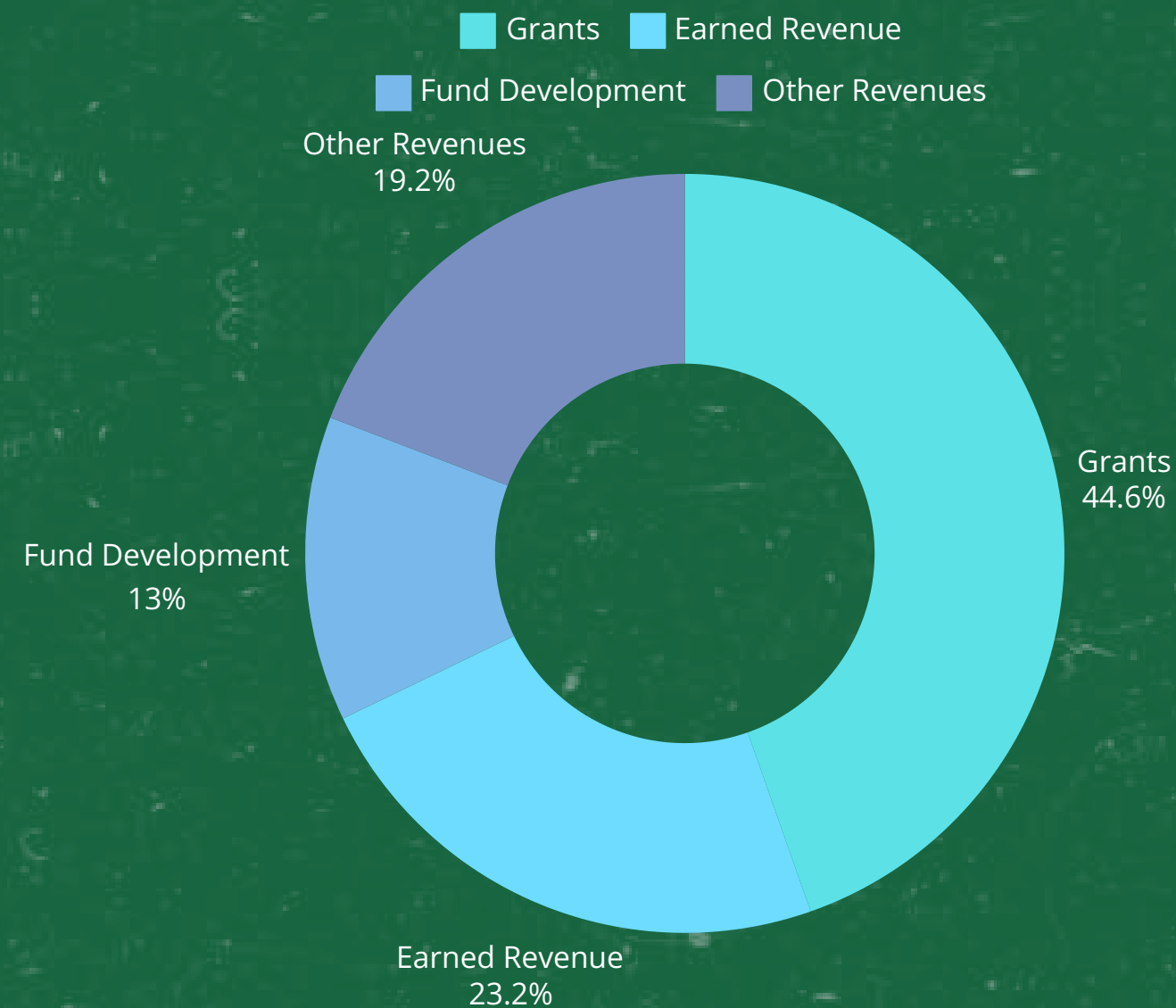
We are building a strong foundation while looking to the future by adapting to changing circumstances and innovating a new way forward.

- **Strategically diversifying revenue sources will help ensure the financial stability of the Museum**
 - Diversification is an investment in our service to the public
- **Enhance Human Resources**
- **Improve efficiency of existing infrastructure including facility and technology**





To continue our momentum to be a sustainable, meaningful institution, we **respectfully request \$200,000 for the FY 26/27 biannual budget.**






The Homer Society of Natural History, Inc. Board of Directors and Pratt Museum Staff gratefully acknowledge your support and dedication, which makes our programming possible.



2024 ANNUAL REPORT



The Pratt Museum explores and preserves the culture, science, and art of the Kachemak Bay Region.

The Homer Society of Natural History, Inc.

Board of Directors

Milli Martin, *president* | Mel Strydom, *vice president*

Jennifer Bartolowits, *treasurer* | Savanna Bradley, *secretary*

Clark Fair, *director* | Tim Hatfield, *director* | Sue Fallon, *director*

Pratt Museum Staff

Patricia Relay, *Executive Director*

Liv Wisnewski, *Curator of Collections & Exhibitions*

Maghan Monnig, *Curator of Education & Public Programs*

Yarrow Hinnant, *Botanical Exhibits Curator*

Chase Warren, *Facilities & Exhibits Manager*

Whitney Harness, *Visitor Services, Store & Communications Manager*

Martha Altman, *Museum Services Manager*

Shawn Jackinsky, *Head Gardener*

Erica Ono Hasche, *Visitor Experience Ambassador*

Privilege to Serve



What a year it has been! Last year, while visiting my son in Arizona, I attended the Annual Meeting via Zoom and was delighted to learn that I had been elected to the board of directors. While I hadn't initially considered becoming President, I decided to step up when no one else did. Thank you all for your support and for being here this evening.

The year 2024 has been busy, and our Executive Director, Patricia Relay, has done an excellent job managing the museum, hiring new staff, reopening the store, and increasing tourist visits. While we are making progress financially, we continue to rely on the generous donation from Nancy Levinson to keep operations running. The Board has been cautious with our savings, and I aim to maintain that approach. In recognition of Nancy's support, we will formally acknowledge both her and Dan Levinson with a commemorative stone monument during a dedication ceremony on August 8, 2025, from 2 to 4 p.m. I'm also reviewing Nancy's poetry collection to share at the event. I hope you all will plan to attend.

I'm excited to share some wonderful updates about how our amazing board has supported the Museum this year, working alongside our fantastic staff! In collaboration with the Bylaws Committee, the Board Development Committee updated the corporate bylaws. The Collections Committee met quarterly to advise and support our new Curator. The Finance Committee convened monthly to monitor our financial status. The Fundraising Committee took on the challenging task of reintroducing the Ritz, as well as raising funds through raffles and appeals. The Strategic Planning Committee, which includes both board members and staff, developed a five-year plan. On the next page, you will find more details about how each committee supported the Museum. Thank you to everyone involved for your hard work and dedication!

Looking forward, 2025 should be equally exciting. This summer we will once again host guest from around the world. I so enjoy meeting visitors and particularly visitors from Germany. I close with this memory from last summer. A ship from Japan made a last-minute stop in Homer, after being unable to make their planned stop in Dutch Harbor. I will never forget the first couple to come to the Harrington Cabin where I was volunteering as a docent, announced they were from Hamburg, Germany. I proceeded to answer them, in German, and I shared with them that Hamburg was my mother's hometown. The gentleman responded in German, "We had to come to Homer, Alaska to find someone who speaks German!" Homer is a wonderful place and I am so thrilled that the Pratt Museum can provide an excellent visitor experience for our local community as well as guests from around the world.

As a community-based museum, we invite all to our doors are open to all. Please join me in celebrating our fine museum.

Milla Mar Teri

Committees

Bylaws Committee The committee convened to update the existing bylaws, with the goal of clearly defining the code of conduct, grievance procedures, conflict of interest policies, and the overall committee structure.

Board Development Committee The role of the Board Development Committee is to give attention to the Composition of the Board and the effective and appropriate involvement of all Directors to ensure continuing vitality and effective governance.

Collections Committee This committee met quarterly throughout the year to provide recommendations on potential donations and off-site exhibits.

Finance Committee In addition to creating an annual operating budget, this committee held monthly meetings and convened more frequently as needed to closely monitor financial performance and advise on bookkeeping practices.

Fundraising Committee The Committee actively engaged in raising contributions through raffles, appeals, and events, like the Pratt Museum's signature benefit event, the *Ritz*.

BELOW Excitement during the live auction portion of the 2024 benefit event, *Kodachrome Ritz*.



Strategic Planning Committee This committee was established to create a new Strategic Plan. This effort involved participation from both the Board and the staff. Consequently, the Museum now has a new Strategic Plan for 2025 – 2030 to guide our future direction.

BELOW Museum staff and board members work together during the Strategic Planning Retreat in spring 2024.



ABOVE Heirloom quilt, donated by community member Lou Detwiler. Accession to the Education Collection was approved by the Collections Committee in November.

Looking Back, Looking Forward

Reflecting on the past year reinforces my confidence and sets the stage for an even more successful future. The Museum team has firmly established a proactive and determined approach, making substantial progress across multiple areas. Working hand-in-hand with *The Homer Society of Natural History, Inc.* Board of Directors, the Pratt Museum Staff has taken decisive steps to solidify our foundation by updating our corporate Bylaws and crafting a robust strategic plan for 2025-2030.

Recognizing the imperative need for skilled professionals to fulfill the Museum's mission, we have turned our attention to the community, actively fostering engagement and outreach. With a fully staffed team, we are not just operating the Museum; we are doing so as a thriving enterprise while remaining steadfast in our commitment to explore and preserve the rich culture, science, and art of the Kachemak Bay Region.

Our recent accomplishments have made a significant impact on our community in three essential areas: our expanded program offerings, increased visitor engagement and collaboration, and enhanced income generation. Our dedicated team has successfully amplified our programs, leading to a remarkable rise in school group participation, public programs, and school visits, all while improving access to the Museum's diverse collections and expanding our temporary exhibits.

These strategic enhancements have directly resulted in heightened visitor engagement and collaboration, effectively broadening our audience base. Tour operators are now eager to feature our Museum as a premier destination for their clients.

The outcomes of our initiatives are clear: we have achieved a 25% increase in grants and an astonishing 98% rise in earned revenues.



Our deliberate focus on optimizing museum operations, combined with a resolute business-oriented strategy, has paid off handsomely for the Pratt Museum. With a leadership change in 2023, we entered 2024 with a renewed sense of optimism and vigor. Our dedicated team, along with community groups, has united to tackle complex challenges head-on, resulting in diversified income streams and a community that is not merely engaged but truly enthusiastic about our programs.

Please take a moment to dive into the inspiring reports within this Annual Report. Should you have any questions or comments, please feel free to call, email, or better yet, swing by the Pratt Museum for a visit. My door is always open.

Patricia Riley

Collections

In August our team expanded to include **Liv Wisnewski**, our new *Curator of Collections & Exhibitions*. Liv hails from Virginia and holds a BA and MA in Material Culture and Public Humanities from Virginia Polytechnic Institute and State University. She has experience in collections management and registration, as well as public education through roles as a historic sites interpreter and museum guide.

In September we welcomed staff from the Alutiiq Museum to photograph materials from the Pratt Museum collection for the Amutat Database. The Amutat Database, (Amutat is Alutiiq for “things to pull”) is a digital repository of Alutiiq / Sugpiaq ethnographic items housed in collections across the globe. We were also honored to receive an Alaska State Museum Grant-in-Aid, allowing us to upgrade our collections database software to an online platform and host a graduate intern to help with the migration process.



ABOVE Alutiiq Museum Curator of Collections, Amanda Lancaster, and Pam Foreman, photographer from Island Byways Photography, photograph items from our collections for the Amutat Database.

The Collections Committee made many difficult decisions regarding donation offers that could not be accepted to the Museum at this time. Thank you to all the individuals who made generous donation offers in 2024.

BELOW Facilities, Grounds & Exhibits Manager, Chase Warren, Collections Committee member Lee Post, and Curator of Collections & Exhibitions Liv Wisnewski install the Narwhal Tusk in the Marine Gallery.



Exhibits

The Pratt Museum welcomed a range of temporary exhibitions in 2024, from Valdez artist Faith Revell's *Light in Bloom*, to Alaska Photographic Center's *Rarefied Light 2023*. The highlight of the summer was American painter Marjorie Scholl's special exhibition, *Inner Stellar*, a series of painted portraits honoring the experience of reacquainting with one's 'inner child'. We also hosted an exhibit curated by the City of Homer celebrating the 40th anniversary as a Sister City with Teshio, Japan, showcasing art generously gifted to the City's Municipal Art Collection by the residents of Teshio.

The permanent galleries also experienced an update, as we accessioned and displayed Narwhal Tusk in the Marine gallery. Be on the lookout for further changes, thanks to generous support from the Roy A. Hunt Foundation, and Museums Alaska's Collections Management Fund. The Pratt Museum received funding from both institutions, allowing us to make major upgrades to the Gull Island exhibit in the Marine Gallery.



Detail from *Woods is Her Maiden Name*, a self-portrait included in Marjorie Scholl's exhibition, *Inner Stellar*, which was on display from May - September.



Light in Bloom, a series of oil paintings by Faith Revell, was inspired by changing light and ensuing form. This exhibit was on display from February - May.



Rarefied Light is Alaska's largest annual fine art photography exhibition and the 2023 show was on display in our Main Gallery from October to the end of the year. Pictured above is detail from *Kivalina Road 1* by Kevin Smith.

Education



ABOVE Third grade students visiting the Museum on a field trip from West Homer Elementary School enjoy a guided tour of the Museum led by Curator Monnig.

This fall we welcomed **Maghan Monnig** to the Pratt team in the role of Curator of Education & Public Programs. Maghan has a master's degree in Museum Cultures with recent experience with public outreach, facilitating tours, and Museum education programs.

Since arriving, Curator Monnig has **elevated** the educational opportunities available to our community, offering group tours of our galleries and grounds, themed field trip options, and classroom visits. **Education Kits** have been updated and are once again available to provide resources and interactive learning opportunities to local schools and homeschool families.

In October, our Education staff developed and hosted an **Educator Evening**, which offered a chance to network with educators in our community and provide information about resources and opportunities the Pratt can provide.

We continue to host **Storytime at the PRATT**, a free, weekly program available to families with children ages 3-10 which includes a simple craft and time to explore the Museum. Storytime has been updated by Curator Monnig to feature monthly themes, from *Native American Heritage Month* to *Marine Mammals* to *Our Planet*. Our team ensures that children's books written by Indigenous authors or inspired by traditional Alaska Native stories are included each month.

In November, Curators Liv Wisnewski and Maghan Monnig were **honored** to be a part of a Homer High School Alaska History Class research project, presenting information to the class on how to handle exhibits, museum donations, and repatriation efforts. We look forward to seeing the students' continued work validating their research and making connections with Alaska Native Culture Bearers across the state.

BELOW Students work together to complete an educational scavenger hunt in our permanent gallery, *Kachemak Bay: An Exploration of People & Place*.



Botanical Garden

2024 was a flourishing year for the Pratt Museum gardens. We offered guided tours of the Botanical Garden, Homestead Garden, and Forest Trails to over 150 visitors, held a variety of workshops, and deepened our working relationships with several outside institutions. Many long-time Homer residents commented on how lush and beautiful the Botanical Garden was this season, with the renovation efforts of 2021 now well in the past and the plants merging together to form their own ecosystem on our grounds. We highlighted some of our **weirdly wonderful** plants by offering workshops on native orchids and carnivorous plants, and some local participants took tiny sundew plants home with them.

Our collaborations afield have also borne fruit, with new grant opportunities arising to help fund our work in getting plant related programming into local schools. We have been collaborating with **Kachemak Bay National Estuarine Research Reserve** and the **Smithsonian Environmental Research Center** to bring orchid/fungal relationship experiments into several local middle school classrooms.

BELOW Our gardens were a highlight of many guests visits to the Museum this summer.



In May we held our **Annual Plant Sale**, our largest and most successful in recent years, generating income for the Museum while building relationships around gardening for community members. We often hear stories from local gardeners about plants they purchased in years past, which are still a source of delight in their home gardens.



ABOVE Cup'ig Knowledge Keeper and expert weaver, Emily Johnston, shows Pratt Museum Head Gardener and Ninilchik Tribal member, Shawn Jackinsky, how to identify grass ideal for weaving and how to harvest it correctly.

Throughout 2024 we also were community partners in an ethnobotanical project, *Woven Together: Taperrnat Research and Art*. Organized by Dawn Biddison, **Smithsonian Arctic Studies Center in Alaska**, in partnership with the **Bristol Bay Foundation** and Alaska Native community members, the project included collecting data on local populations of beach rye grass, and hosting Indigenous Knowledge Keepers in workshops on harvesting, processing, and weaving the grass in traditional ways.

We are looking forward to continuing to make the gardens more accessible and informational for visitors and residents alike. Stay tuned in 2025 for exciting new offerings and some long anticipated programs based on our ongoing experiments and propagation projects!

Public Programs

Here at Museum, we fulfill our mission by facilitating engagement between community members and strengthening understandings of our shared place through relevant educational programming. Building on previous seasons of high-quality art, culture, and science based educational programming, we were excited to include exciting new curricula in 2024, led by experienced and highly-qualified instructors.

Our programming was targeted to a diverse audience, ranging from children to lifelong learners, community members and visitors alike. Through each workshop, lecture, or program, we strove to inspire an enduring process of discovery to reflect the artist, historian, and citizen scientist within each of our participants.

We also continued to collaborate with key community organizations, such as the Homer Public Library, Kachemak Bay National Estuarine Research Reserve, Kenai Peninsula Borough School District public schools, Connections Homeschool, and the Alaska Maritime National Wildlife Refuge Visitor Center to provide a variety of activities and workshops. We are working to build connections with our Alaska Native stakeholders in the region to see how we can best create meaningful relationships and collaborations for current and future programs, exhibits, and projects.

BELOW *Pop Up Art with Faith Revell* offered a series of classes, including a walk on our Forest Trails followed by making Inky Tree paintings in our downstairs classroom.



ABOVE Over 45 community members came out for *Bones, Tusks & More: A Lecture by 'Bone Man' Lee Post*.



ABOVE During our *Nettle Fiber Workshop*, participants learned ways of working with nettle as a fiber plant with local multi-media artist and fiber explorer Carla Klinker.

2024 Financial Report



The financial statements provided in the accompanying handout, dated December 31, 2024, serve as a preliminary overview of the Pratt Museum’s financial position. A comprehensive set of statements will be generated through an upcoming financial audit, to be conducted by Foster and Company, LLC. This report presents an initial insight into our budget performance and financial standing.



2024 REVENUES + EXPENDITURES At year-end, we’ve exceeded revenue assumptions by 7% while keeping expenditures under 100%. Grants are at 99% of the budget, with state grants exceeding expectations by \$6,729.30 and foundation grants at \$15,000. Earned revenues are at 109%, driven by strong admissions and membership sales, though retail sales have declined. Fund Development reached 116%, mainly due to robust corporate donations and raffle revenues. Overall, we are operating within acceptable parameters at 100%. With the exception of Administrative Expenses tracking at 117%, Operational and Program of Work is tracking within range at 96% and 81% respectively.



2024 ASSETS + LIABILITIES Although our assets and liabilities decreased by 3%, the good news is that we have money in the bank to keep the doors open. While Bank Accounts and Accounts Receivable decreased by 34% and 22% respectively, Short-Term and Long-Term Investments grew by 1.23% and 10% respectively. The overall decrease is directly attributed to the Levinson legacy gift, whereby difference in net revenue and the need to transfer reserves from savings have impacted the change.

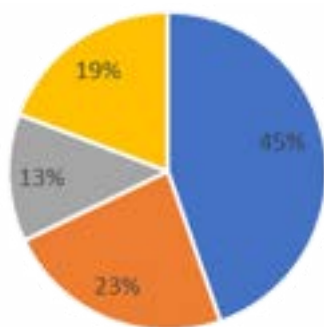
2025 Projected Budget

The 2025 Budget aims to maintain the same principles established in 2024 by adopting a business-oriented approach. Like the previous year, the 2025 budget focuses on diversifying income streams while responsibly streamlining costs to ensure sustainability and maximize our mission’s impact. Although grants remain a crucial part of our income, diversifying both earned and contributed revenue presents a valuable opportunity to strengthen relationships. This diversification also helps protect us from budget shortfalls when grants become unreliable.

While we have made positive strides in diversification, the reality is that the Museum cannot continue to grow without utilizing reserves generously donated by Nancy Levinson. Without these funds, the Museum faces a deficit budget, which we acknowledge is not sustainable. Therefore, we are implementing strategic efforts across the board to address this challenge.

2025 Reveue Proections

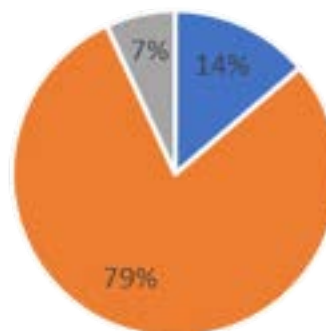
■ Grants ■ Earned Revenue
■ Fund Development ■ Other Revenues



| | |
|------------------|--------------|
| Grants | \$321,841.00 |
| Earned Revenue | \$167,450.00 |
| Fund Development | \$93,700.00 |
| Other Revenues | \$138,301.87 |

2025 Expense Projection

■ Administration Expenses
■ Operating Expenses
■ Program of Work



| | |
|--------------------------|--------------|
| Administration Expenses | \$96,292.00 |
| Operating Expenses | \$554,733.87 |
| Program of Work Expenses | \$48,267.00 |



Volunteer Recognition

Volunteers play a vital role here at the Museum, and we are incredibly grateful for each and every person who chooses to help in this way. We rely on volunteers to serve on our governing board, to help on committees, and support our mission-driven programming.

In 2024, community members spent over **685 hours** in volunteer service at our Museum! Those hours were spent greeting visitors, giving tours, educating visitors about our exhibits, and helping with the behind-the-scenes tasks necessary for the Museum to function.

We couldn't fulfill our mission without our volunteers, so **thank you** to all those who devoted their time and energy in 2024.

Pratt Museum Volunteers

Marcia Akresh
Jennifer Bartolowits
Savanna Bradley
Clark Fair
Tim Hatfield
Sue Fallon
Janet Klein
Milli Martin
Bob Neubauer
Emily Owens
Lee Post
Erik Pullman
Lukas Renner
Linda Rowell
Marilyn Sigman
Kathy Smith
Stephen Steiner
Mel Strydom



Lukas Renner was an Intern through our *History + Nature Come Alive!* public program series over the summer. After his internship came to a close, he continued to volunteer at the Museum throughout the year. Thank you Lukas!



Linda Rowell has volunteered as the guide for the Pratt Museum's Historic Walking Tour of the Homer Small Boat Harbor for over twenty-five years. Thank you Linda!

*With Gratitude: **Thank You** to Our Generous Supporters*

OUR MEMBERS **-A-** Donna + Wayne Aderhold, Kasey Aderhold, Jennifer Adleman, Marcia + Abe Akresh, Paul Allan + Louise Ashmun, Cassidy Allmendinger, Debbie Alpe, Martha E. Altman, Janet L. Ames, Ole Andersson + Jinky Handy, Eleanor Andrews, Tracy Asselin **-B-** Doug & Landa Baily, Kris Barnett, Jennifer Bartolowits, LaRae Bartolowits, Paul Bartolowits, Bill + Eileen Bechtol, Barbara Beeman + Glenn Arundell, Heather Beggs, Marvin + Annette Bellamy, Janice Blanchard, Donald + Tammy Bradley, Savanna Bradley, Ralph Broshes + Debra Lowney, Pam Brodie, Rosecarrie Brooks, Charles + Elaine Burgess, Marylou Burton **-C-** Sky + Jodi Cady, Kathryn Carssow, Ken Castner + Nancy Lord, Brittiny Cheatwood, Dotty Cline, Roger + Denice Clyne, Bobbie Coffey, Tom Collopy + Mary Frische, Dan + Jenny Coyle, Kay Curtis **-D-** Jeff Dean, Greg + Carole Demers, Regina Discenza, Ann Dixon, Kirsten Dixon, James + Brenda Dolma, Ginger Drais **-E-** Benay Egan, Kathleen Eagle, Tom Early, Dave + Lisa Ellington, Wendy Erd + Peter Kaufmann, Alivia Erickson, Leah Evans + Brad Thornburgh, Shirley Evans **-F-** Clark Fair, Sue Fallon, Kevin + Kathleen Fay, Rosemarie Fiala, Janet Fink, Hope Finkelstein, Aspen Firth, Stephen Fogarsi, Larry + Carol Ford, Jess Franklin + Allen Johnson, Tanya Freund, Greg + Mary Fries **-G-** Cynthia Gaguine, Amy Gilson, Robert + Monica Glen, Bernard Griffard, Laura Ground **-H-** Donna Hall, Steve + Whitney Harness, Dotti Harness-Foster + Rick Foster, Brian Harrison + Suzanne Haines, Erica Ono Hasche + Daniel Hasche, Tim Hatfield, Michael Hawfield, Jana Hayenga, Wes + Angela Head, Roberta Highland, Kirby Hobley, Kristine Holderied + Amy Holman, Edward Hutchinson + Jan Knutson **-J-** Susan Jackson, Suzanne + Tim Jerew, Margaret Johnson **-K-** Hassan Kaplan, Janette Keiser, Maureen Kennedy, Mairiis Kilcher, Marion Kinter, Marilyn Kirkham, Tom Kizzia, Janet Klein, Jackie Knutson, Art Koeninger, Kim + Charles Kraushar, Paula + Jon Kulhanek **-L-** Charlie + David Lahaie, Ken Landfield, Charles Landmesser, Kinna Ledger, Judy Lehman, Barbara +, Martin Leichtung, Richard Leirer, Anna Lewald, Doug + Shana Loshbaugh, Maygen Lotscher, David Lewis + Lyn Maslow **-M-** Martha Madsen, Megan Malcolm, Carl Markon, Karin Marks, Milli Martin, George Matz + Jeannie Woodring, Julie May, Neil McArthur, Michael McBride, Michael + Catherine McCarthy, Marie McCarty + Steve Baird, Kate McGregor + Lorne Kligerman, Michael + Roberta McKinney, Sharon McNab, Joe + Joan Mello, Peter + Jo Michalski, John Miles, Roberta Miller, Sandy Miller, Catherine Mitchell, Chris Morin + Shannon McBride-Morin, John + Rika Mouw, Margaret Mullen, Karen Murdock + Bill Marhsall, Michael + Martha Murray **-N-** Cindy Nelson, Robert Neubauer + Nancy J. York, Beverly + Leo Nikora, David + Ruby Nofziger, Jackie Norvell **-O-** Maddie O'Laire, Malia J. Oliver, Jenny Olson, Mike O'Meara, Debbie Oudiz **-P-** Laurie Palo, Patricia Partnow, De Pata, Pauula's Place B+B, Daniel Perry, Adele Person, Alice Porter, Erik Pullman **-R-** Amy Rattenbury, Jane Regan, Patricia Relay, Jill Rife, Francie Roberts, Mark Robinson + Nancy Lander, Michael Rocereta, Rhoda Roedl, Sharon Roufa, Linda Rowell, Priscilla Russell **-S-** Kirt Sampson, Jerry Scholand, Seaman Consulting + Tours, Paula + Tina Seaton, Amber Shadley, Chessie + Jon Sharp, Jessica Sharp, Marilyn Sigman, Carol + Wesley Skinner, Bill Smith, Deborah Smith, Jammie Smith, Maynard + Kathy Smith, South Peninsula Hospital Long-term Care, Emilie Springer, Mel Strydom + Nadia Klinge, Laurie Stuart, Carol Swartz, Kim Sweeny **-T-** Jim Thiele, Emmitt + Mary Trimble, David + Marcia Trudgen **-V-** Ginger + Steven Van Wagoner, Barbara Veeck, Franco + Caroline Venuti **-W-** Neil + Kyra Wagner, Dennis Wavrin, Betsy Webb, Susan Welsh-Smith, Patricia Westbrook, Dana Whittaker, Sharon Whytal, Annie Williams, Mark Williams, Judith Winn, Cora Mae Wise, Karen + Bill Wuestenfeld **-Y-** Aleda Yourdon **-Z-** Eric + Beat Zinck, Tom + Lori Zitzmann.

OUR DONORS

\$1-\$250 Samuel Cason, Mary Chouinard, Thomas Chouinard, Carey Curtis, Annamaria Dicola, Iris Fletcher, David Kasser, Thomas Kizzia, Jack Kvasnikoff, Carol Larson, Maynard Linder, Marie Lundstrom, Kathryn Mulder, Jeanne Parker, Lee Post, Patricia Relay, Stuart Relay, Peter Velsko, Jeffrey Walters, Miranda Weiss

\$250-\$500 George W Cutting III, Barbara Beeman + Glenn Arundell, Carl Markon, Milli Martin, Peter + Jo Michalski, South Peninsula Hospital, Ulmer's Drug & Hardware

\$501+ Anchor Point Foundation, Roger + Denice Clyne, Nina Faust, Margaret Johnson, Stephen Johnson, Richard Leirer, John + Rika Mouw, Michael + Martha Murray, Mel Strydom + Nadya Klinge, Beverly + Leo Nikora, Ninilchik Traditional Council, Northrim Bank, Patricia Partnow, David + Marge Raskin, Linda Rowell



The Homer Society of Natural History, Inc. Board of Directors and Pratt Museum staff gratefully acknowledge the support of our generous sponsors and donors who make our programming possible.

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The Hugh and Jane
Ferguson Foundation



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ALASKA



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& MUSEUM

Roy A Hunt Foundation



POPS

Patrons of the Pratt Society

TECHNOLOGY

Erik Pullman, *Kachemak Bay Technical Services*

Overheard from our Visitors

Worth Your Time

Spent a couple of hours here. Very interesting time - be sure to tour the cabin next door and walk the hiking trails. We saw a mamma moose with calves!

Amazing Museum!

They have a lot of information about wildlife and the Exxon Valdez oil spill. The highlight is definitely the homestead! There are so many old foods/medications/tools! If you are in Homer, visit this museum and make sure to talk to the front desk for a tour of the cabin!

Not to Miss

Such a great museum for learning about local and state history! They have a lot of hands-on activities for kids and adults.



Museum Store

The Pratt Museum Store carries artwork and merchandise that aligns with our mission to explore and preserve the culture, science, and art of the Kachemak Bay Region. We work closely with local artists and vendors to curate a shopping experience in which the objects purchased inspire echos of what each visitor observed, learned and felt while touring the Museum's galleries and exploring this incredible place.



STRATEGIC PLAN SUMMARY 2025–2030

In the spring of 2024, *The Homer Society of Natural History, Inc.* Board of Directors and Museum Staff came together to update the Museum's five-year strategic plan. They revised the mission and vision of the Pratt Museum, adopted principal values and purpose, and agreed upon three primary goals, with corresponding objectives and incremental milestones. The strategies and goals in this plan will allow the Museum to adapt and respond to changing circumstances. This document provides a broad overview of the 2025-2030 Strategic Plan; the full document is available upon request.

MISSION *The Pratt Museum explores and preserves the culture, science, and art of the Kachemak Bay Region.*

VISION *The Pratt Museum strives to strengthen the interconnected relationships between people and place by sharing and preserving stories and materials relevant to the communities of Kachemak Bay. Our vision reflects our sense of place within our community; collaborative and inclusive.*

CORE VALUES *Inclusive; Trustworthy; Interconnected; Sustainable; Innovative*

MISSION IMPACT

GOAL 2: The Pratt Museum will fulfill its mission by providing an engaging program of work

- Ensure that collections and exhibits are accessible to the public
- Provide educational programs to expand experiences and to broaden understanding of our region

SUSTAINABILITY

GOAL 1: The Pratt Museum will be a sustainable institution

- Expand and develop new sources of revenue
- Enhance Human Resources
- Improve efficiency of existing infrastructure including facility & technology

PUBLIC AWARENESS

GOAL 3: The Pratt Museum will have a dynamic communication program

- Broaden public awareness of what the Museum represents offers, and needs
- Deepen relationships with stakeholders
- Diversify information streams to reach full spectrum of stakeholders



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

February 4, 2025

The Honorable Lisa Murkowski
United States Senate
522 Hart Senate Office Building
Washington, DC 20510

Dear Senator Murkowski,

On behalf of the City of Homer, I am writing to express support for South Peninsula Hospital's request for \$9,835,760 of Congressionally Directed Spending to upgrade and expand medical services on the southern Kenai Peninsula. This project is included in our current City of Homer Capital Improvement Plan for 2025-2030.

The City of Homer has a unique partnership with South Peninsula Hospital. Recognizing that healthcare is a community necessity that underpins the wellbeing of residents and their livelihoods, the City supports the hospital by dedicating municipally-owned land for use by the facility at no cost. This relationship helps reduce costs for South Peninsula Hospital, and for the patients it serves.

Like all businesses and organizations, SPH must adapt to a changing regulatory environment and to the changing needs of its stakeholders. The project SPH is planning will provide a new healthcare service that is not currently being offered in our region—nuclear medicine—and it will bring the hospital's pharmacy into compliance with new federal regulations. The project will also expand the hospital's oncology and infusion department, a response to the growing need in the region for cancer care. The State of Alaska has already supported this project through issuance of a Certificate of Need.

If you have any questions, please feel free to contact me at mayor@ci.homer.ak.us or 907-435-7209.

Sincerely,

Rachel Lord
Mayor



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

February 7, 2025

Dear Mayor Razzo and Mayor Handeland,

On behalf of the City of Homer, I want to express our deepest condolences to everyone in the Bering Straits region in the wake of yesterday's devastating plane crash. Our hearts are with you as you stand strong together through search and rescue efforts, vigils, and moments of support, mourning the loss of family, friends, and loved ones.

Across Alaska, air travel is more than just transportation—it is a lifeline that connects our communities. We know our pilots and our air carriers, and understand this is a profound loss for them as well.

Please know that our thoughts and prayers are with you, holding your communities close as you navigate this difficult time.

With deepest care,

Rachel Lord
Mayor, City of Homer

CITY OF HOMER FINANCIAL SUPPLEMENT

| | | | |
|------------------|---|---------|--------------|
| PROJECT NAME | E-One Lift Station Property Owner Reimbursement | DATE | 02/07/2025 |
| DEPARTMENT | Administration | SPONSOR | City Manager |
| REQUESTED AMOUNT | \$ 67,481 | | |

| | |
|-------------|--|
| DESCRIPTION | <p>In a memo dated November 15, 2021 property owners were notified that the City would be installing E-One lift stations for existing homes as part of the sewer project to make the costs eligible for long term financing. Eleven properties benefitted from the purchase and installation of the E-One lift stations. Records indicate the cost to furnish and install the E-One lift stations totaled \$136,400, was included in the total cost of the district, and divided among property owners including the seven properties that did not benefit from the cost. The total cost of the units is reduced to \$102,300 to reflect 75% property owner share of the cost. This cost is then distributed across the 18 properties per the "hybrid assessment methodology". The total reimbursement equates to \$67,480.81 for those seven parcels that did not benefit from the cost. The City of Homer is one of those seven parcels impacted and per the "hybrid assessment methodology" the allocated reimbursement for the City parcel is \$48,553.91. The remaining \$18,926.90 is to be reimbursement to the other six impacted parcels per the same methodology. The purpose of this appropriation is to reimburse the owners of the seven parcels in an effort to resolve the inequity of cost of furnishing and installing the E-One units to those owners who did not receive the benefit.</p> |
|-------------|--|

| FUNDING SOURCE(S) | OPERATING | GF CARMA | GF FLEET CARMA | PORT RESERVES | WATER CARMA |
|-------------------|-----------|------------|----------------|---------------------|-------------|
| | 0% | 0% | 0% | 0% | 0% |
| | HAWSP | HART-ROADS | HART-TRAILS | PORT FLEET RESERVES | SEWER CARMA |
| | 100% | 0% | 0% | 0% | 0% |

| FUNDING SOURCE 1: HAWSP | | FUNDING SOURCE 2: | | FUNDING SOURCE 3: | |
|-------------------------------|--------------|-------------------------------|-------|-------------------------------|-------|
| Current Balance | \$ 7,276,201 | Current Balance | _____ | Current Balance | _____ |
| Encumbered | \$ 53,500 | Encumbered | _____ | Encumbered | _____ |
| Requested Amount | \$ 67,481 | Requested Amount | _____ | Requested Amount | _____ |
| Other Items on Current Agenda | \$ 0 | Other Items on Current Agenda | _____ | Other Items on Current Agenda | _____ |
| Remaining Balance | \$ 7,155,220 | Remaining Balance | _____ | Remaining Balance | _____ |
| FUNDING SOURCE 4: | | FUNDING SOURCE 5: | | FUNDING SOURCE 6: | |
| Current Balance | _____ | Current Balance | _____ | Current Balance | _____ |
| Encumbered | _____ | Encumbered | _____ | Encumbered | _____ |
| Requested Amount | _____ | Requested Amount | _____ | Requested Amount | _____ |
| Remaining Balance | _____ | Remaining Balance | _____ | Remaining Balance | _____ |



City of Homer

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Office of the City Manager

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citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

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

City Property on Main Street

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



Continued Efforts on Homer Spit protection

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

Joint Worksession with Kachemak City Council

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

Join the City of Homer to discuss the draft Comprehensive Plan

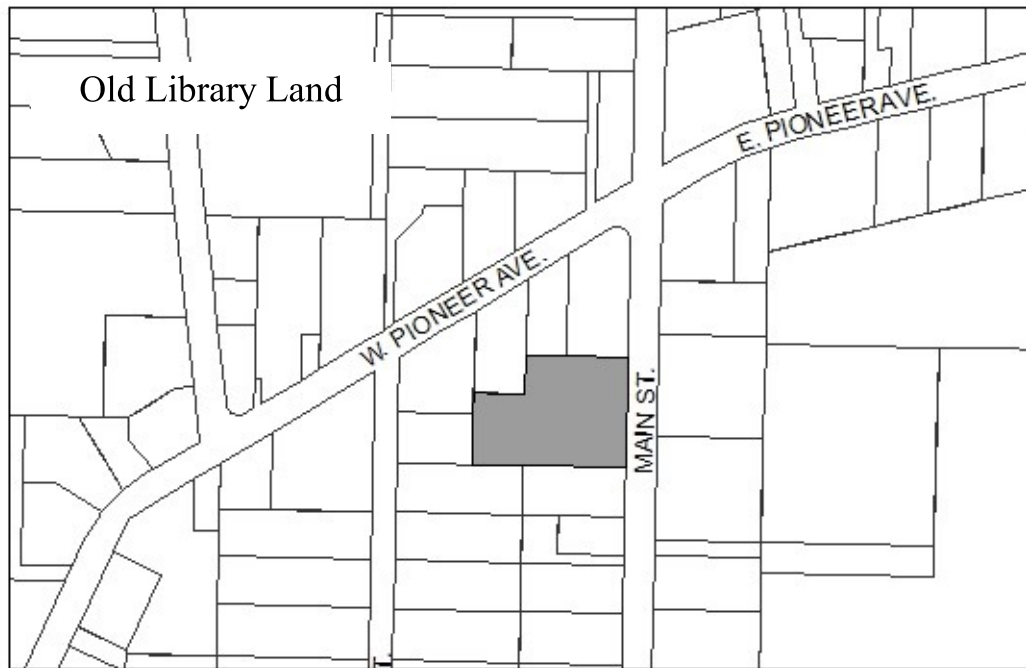
Come check out and be a part of Comprehensive Plan to explore how Homer could change over the next twenty years. Review the draft plan, add your input, and be a part of the conversation at the Open House on Tuesday, February 11 from 5:30 – 7:30 pm at Islands and Oceans, 95 Sterling Highway #1, Homer,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

City Manager Meetings and Events:

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

Attachments:

- Land Allocation Plan Old Library Land page



Designated Use: City Facility and Other Lands (Resolution 20-019)

Acquisition History: Deed: Jewel July 1982 (back lot portion) Deed: Watson 1978 (library/Pioneer area)

Area: 1.31 acres

Parcel Number: 17514416

2019 Assessed Value: \$69,400

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

Zoning: Central Business District

Wetlands: Drainage and wetlands may be present

Infrastructure: Paved road, water, sewer, natural gas

Notes: This land was part of the former library site. The library building was subdivided onto its own lot, and sold.

The land has a nice bay view, but would require stumping. Driveway access off of Main Street is very steep. It is likely significant dirt work would be needed to make this lot viable for commercial or multifamily development.

Finance Dept. Code:

Fund Balance Report
Actuals through Quarter Ending December 2024

| Fund Name | Fund # | FY23 Actual | FY24 Actual | FY25 Actual | Obligated | Available |
|---|--------|----------------------|----------------------|----------------------|----------------------|----------------------|
| General | 100 | 7,502,125 | 7,787,967 | 11,181,881 | 6,332,888 | 4,848,993 |
| Utility Operations | 200 | 556,443 | 786,144 | 1,430,827 | 1,400,845 | 29,983 |
| Utility Capital Projects | 215 | (1,248,186) | (833,263) | (898,454) | | (898,454) |
| Utility Reserves | 256 | 4,146,186 | 3,514,147 | 3,378,563 | 1,705,793 | 1,672,770 |
| HAWSP Debt Service | 205 | 6,426,287 | 7,400,377 | 8,317,174 | 53,500 | 8,263,674 |
| HART Roads | 160 | 5,159,608 | 5,650,107 | 5,858,654 | 3,380,875 | 2,477,779 |
| CARES | 119 | 9,035 | 2,235 | 2,235 | | 2,235 |
| Police Station Debt Service | 154 | 1,621,766 | 2,032,027 | 2,693,103 | | 2,693,103 |
| HART Assessments | 155 | 1,131,469 | 1,218,727 | 1,237,718 | | 1,237,718 |
| Non-Capital Projects | 157 | 43,092 | 25,521 | 37,129 | | 37,129 |
| Retainage Reimbursements | 159 | (1,453) | - | - | | - |
| Seawall Assessments | 173 | 294,559 | 302,875 | 311,458 | | 311,458 |
| PERS Funding | 615 | 38,743 | 303,621 | 311,213 | | 311,213 |
| Fire Department Donations | 802 | 41,238 | 38,213 | 44,259 | | 44,259 |
| Library Donations | 803 | 180,408 | 189,184 | 193,658 | | 193,658 |
| Animal Shelter Donations | 804 | 335 | 335 | 343 | | 343 |
| Community Schools | 805 | 270 | 269 | 276 | | 276 |
| Sustainability | 807 | 16,155 | 17,079 | 17,506 | | 17,506 |
| Ocean Dr Loop Assessments | 808 | 43,734 | 46,409 | 49,373 | | 49,373 |
| Land Reserves | 150 | 971,500 | 386,415 | 382,965 | 21,986 | 360,979 |
| Capital Projects | 151 | 54,927 | 300,997 | (350,303) | | (350,303) |
| GF Fleet CARMA | 152 | 1,303,770 | 740,647 | 543,932 | 322,084 | 221,849 |
| GF CARMA | 156 | 2,165,742 | 1,651,044 | 2,035,747 | 1,186,496 | 849,251 |
| Community Rec Center | 158 | - | 900,000 | 1,320,305 | | 1,320,305 |
| HART Trails | 165 | 1,035,775 | 1,043,034 | 1,203,440 | 240,799 | 962,641 |
| Gas Line | 175 | 874,747 | 300,203 | 330,957 | | 330,957 |
| Energy Revolving Loan | 620 | 398,910 | 411,776 | 411,776 | | 411,776 |
| Total By Fund - Governmental | | \$ 32,767,184 | \$ 34,216,090 | \$ 40,045,737 | \$ 14,645,266 | \$ 25,400,470 |
| Port & Harbor Operations** | 400 | 1,560,475 | 2,149,952 | 4,689,269 | 26,572 | 4,662,697 |
| Port Capital Projects | 415 | 842,719 | 974,396 | 695,477 | | 695,477 |
| Port Fleet Reserves | 452 | 169,514 | 87,410 | 87,306 | 8,305 | 79,001 |
| Port Reserves | 456 | 3,413,534 | 4,066,855 | 4,062,186 | 981,304 | 3,080,882 |
| Port Bonds | 457 | (2,300,000) | (1,967,192) | (1,986,956) | | (1,986,956) |
| Cruise Ship Landing Tax | 460 | (35,446) | (35,093) | (35,093) | | (35,093) |
| Total By Fund - Enterprise | | \$ 3,650,796 | \$ 5,276,327 | \$ 7,512,189 | \$ 1,016,181 | \$ 6,496,008 |
| Health Insurance | 600 | 36,915 | 243,104 | 69,386 | | 69,386 |
| Leave Cash Out | 610 | (143,157) | (122,404) | (242,944) | | (242,944) |
| Total By Fund - Internal Service | | \$ (106,242) | \$ 120,701 | \$ (173,557) | \$ - | \$ (173,557) |
| Total By Fund - All Combined | | \$ 36,311,738 | \$ 39,613,118 | \$ 47,384,368 | \$ 15,661,447 | \$ 31,722,921 |

**Determined by formula: Current Assets - Current Liabilities

Capital Asset and Maintenance Allowance Fund and Depreciation Reserves

| General Fund CARMA | | Estimated | Actuals 7/1/24 through 12/31/24 | | | YTD | Encumbered | Available |
|--------------------|-----------------------|---------------------------|---------------------------------|-----------------|----------------|---------------------------|------------------|----------------|
| Fund # - Account # | Account Name | Ending Balance FY 2024 | Transferred In/(out) | Other Income | Expenditures | Ending Balance FY 2025 | | |
| 156-0369 | Seawall | 60,730 | - | | 347 | 60,383 | 554 | 59,830 |
| 156-0372 | ADA | 60,000 | - | | - | 60,000 | - | 60,000 |
| 156-0375 | General | 13,906 | (72,135) | 223,591 | - | 165,361 | - | 165,361 |
| 156-0384 | City Hall | 43,170 | 13,000 | | - | 56,170 | 55,350 | 820 |
| 156-0385 | Recreation | 20,414 | 2,000 | | - | 22,414 | 6,079 | 16,335 |
| 156-0387 | Community Development | 618,057 | - | | 177,839 | 440,218 | 353,412 | 86,806 |
| 156-0388 | Airport | - | - | | - | - | - | - |
| 156-0390 | Library | 82,212 | - | | 21,540 | 60,672 | 44,114 | 16,558 |
| 156-0393 | Fire | 92,699 | 30,000 | | 63,488 | 59,211 | 54,211 | 5,000 |
| 156-0394 | Police | 66,135 | - | | - | 66,135 | 13,135 | 53,000 |
| 156-0395 | Public Works | 100,560 | 470,000 | | 14,184 | 556,377 | 526,722 | 29,655 |
| 156-0396 | HERC | 277,903 | - | | - | 277,903 | 117,905 | 159,997 |
| 156-0397 | Fishing Hole | 91,351 | - | | - | 91,351 | - | 91,351 |
| 156-0398 | IT | 104,573 | - | | 36 | 104,537 | - | 104,537 |
| 156-0399 | Sister City | 19,335 | - | | 4,320 | 15,015 | 15,015 | - |
| Total | | 1,651,044 | 442,865 | 223,591 | 281,753 | 2,035,747 | 1,186,496 | 849,251 |

| General Fund Fleet CARMA | | Estimated | Actuals 7/1/24 through 12/31/24 | | | YTD | Encumbered | Available |
|--------------------------|----------------|---------------------------|---------------------------------|-----------------|----------------|---------------------------|----------------|----------------|
| Fund # - Account # | Account Name | Ending Balance FY 2024 | Transferred In/(out) | Other Income | Expenditures | Ending Balance FY 2025 | | |
| 152-0375 | General | 4,749 | 12,228 | - | | 16,977 | - | 16,977 |
| 152-0380 | Administrative | 20,000 | - | | - | 20,000 | - | 20,000 |
| 152-0381 | Fire | 285,995 | - | | 103,631 | 182,364 | 38,746 | 143,618 |
| 152-0382 | Police | 150,120 | - | | - | 150,120 | 150,000 | 120 |
| 152-0383 | Public Works | 279,783 | 50,355 | | 155,666 | 174,472 | 133,338 | 41,134 |
| Total | | 740,647 | 62,583 | 0 | 259,297 | 543,932 | 322,084 | 221,849 |

| Water & Sewer CARMA | | Estimated | Actuals 7/1/24 through 12/31/24 | | | YTD | Encumbered | Available |
|---------------------|--------------|---------------------------|---------------------------------|-----------------|----------------|---------------------------|------------------|------------------|
| Fund # - Account # | Account Name | Ending Balance FY 2024 | Transferred In/(out) | Other Income | Expenditures | Ending Balance FY 2025 | | |
| 256-0378 | Water | 2,353,705 | 54,608 | 22,286 | 201,655 | 2,228,944 | 1,158,071 | 1,070,872 |
| 256-0379 | Sewer | 1,160,443 | 53,178 | 22,286 | 86,287 | 1,149,620 | 547,722 | 601,898 |
| Total | | 3,514,147 | 107,785 | 44,573 | 287,941 | 3,378,563 | 1,705,793 | 1,672,770 |

| Port & Harbor Depreciation Reserve | | Estimated | Actuals 7/1/24 through 12/31/24 | | | YTD | Encumbered | Available |
|------------------------------------|-------------------------|---------------------------|---------------------------------|-----------------|---------------|---------------------------|----------------|------------------|
| Fund # - Account # | Account Name | Ending Balance FY 2024 | Transferred In/(out) | Other Income | Expenditures | Ending Balance FY 2025 | | |
| 456-0380 | P & H Reserve | 1,266,385 | (119,376) | 204,265 | 89,557 | 1,261,717 | 672,780 | 588,937 |
| 456-0386 | Load and Launch Reserve | 657,949 | - | | - | 657,949 | - | 657,949 |
| 456-0389 | Match Reserve | 1,993,675 | - | | - | 1,993,675 | 288,524 | 1,705,151 |
| 456-0373 | USCGC Berth Space | 148,845 | - | | - | 148,845 | 20,000 | 128,845 |
| 456-0382 | P & H Bond Reserve | 0 | - | | - | 0 | - | 0 |
| Total | | 4,066,854 | (119,376) | 204,265 | 89,557 | 4,062,186 | 981,304 | 3,080,882 |

| Port & Harbor Fleet Reserve | | Estimated | Actuals 7/1/24 through 12/31/24 | | | YTD | Encumbered | Available |
|-----------------------------|--------------|---------------------------|---------------------------------|-----------------|--------------|---------------------------|--------------|---------------|
| Fund # - Account # | Account Name | Ending Balance FY 2024 | Transferred In/(out) | Other Income | Expenditures | Ending Balance FY 2025 | | |
| 452-0374 | P & H Fleet | 87,410 | (104) | - | - | 87,306 | 8,305 | 79,001 |
| Total | | 87,410 | (104) | 0 | 0 | 87,306 | 8,305 | 79,001 |

From: [Michael Armstrong](#)
To: [Department Clerk](#)
Subject: B Street right-of-way vacation
Date: Friday, February 7, 2025 2:11:58 PM
Attachments: [Screen Shot 2025-02-07 at 1.27.17 PM.png](#)

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

City Clerk Rene Krause:

Please add these comments below to the Homer City Council packet.

Best,

Michael Armstrong

#

Dear Homer Mayor Rachel Lord and Homer City Council members:

I am a resident of the greater Homer area. My interest in the B Street right-of-way vacation application is as a member of the birding community and a member of the Kachemak Bay Shorebird Festival planning committee. My views here are my own and not necessarily those of the committee.

Regarding the B Street right-of-way vacation application by Doyon Corporation for its Lighthouse Village project, please note this condition that was added by the Homer Planning Commission regarding Doyon's amended Conditional Use Permit:

"3. A 20-FOOT PUBLIC PEDESTRIAN EASEMENT MUST BE DEDICATED AS DEPICTED ON ARCHITECTURAL SITE PLAN AS0.01."

In that site plan (attached), the 20-foot public pedestrian easement is shown in red as an easement running north-south west of the B Street right-of-way. That includes part of feature 11, "bike and pedestrian path," as depicted in the site plan. The easement also includes a portion of the upper viewing platform.

While it is a good-faith gesture by Doyon to have a path on the dedicated easement, that easement is insufficient unless the entire path through the property down to the viewing platform is also dedicated. Doyon should also include public parking on its property for access to that path, and it should provide an additional easement to the Homer Spit Road pedestrian and bike path. Note that the path continues along the middle of the B Street ROW.

In seeking approval from the council on vacating the B Street ROW, Doyon is engaging in what is in essence a business transaction. Doyon asks the city to give it a valuable piece of property that without it their project cannot happen. The project will bring additional tax revenues as well as jobs. It is fair for the council to ask Doyon for its calculation on construction and post-construction revenues. The council should also assess the value of the B Street ROW if it was sold on the open market. Note that Doyon's lot west of the B street ROW is assessed at \$154,600.

But the council also can ask Doyon to grant a larger easement in return for giving up the B Street ROW. The planning commission should have extended the easement to include the pedestrian and bike path on Doyon's property. The council has a chance to correct this.

I recommend the council take this action:

- Ask Doyon to dedicate the bike and pedestrian path from Bay Avenue along the B Street ROW through the Doyon property to the lower viewing platform. Doyon also will enter into a Memorandum of Agreement with the city to provide parking for use of this trail and grant access through its property to the Homer Spit Road sidewalk and trail. This potentially could be done as an amended CUP or as a plat note.

If Doyon does not agree to this dedication and MOA, do the following:

- Deny the ROW vacation application.
- Table the rezoning ordinance indefinitely.
- Include in a resolution an explanation that the ROW denied the application because the CUP does not address and Doyon does not offer dedicated access through its property.

In short, if Doyon will dedicate a public easement not only through the B Street ROW, but to the lower viewing platform and to the Homer Spit Road, this can be considered a fair trade for the city giving up a valuable piece of city property — and a property necessary for the Doyon project to proceed.

The Homer City Council holds considerable negotiating power in this business transaction. It should use that to get the best deal for the city. The council's duty here is to represent the best interests of the public and city.

The council also should consult with the city attorney on the legal fine points of making a dedicated public easement happen and be binding on all future owners and with no expiration date. Note that the CUP has dedicated an easement not on city property.

Best,

Michael Armstrong
65240 Diamond Ridge Road
Homer, AK 99603

From: forqhoak@xyz.net
To: [Department Clerk](#)
Subject: Doyon Site
Date: Saturday, February 8, 2025 7:20:34 AM

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

To all council members, please deny the ROW for this plan. Also figure out some way to not make the traffic a nightmare.

Thank you,
Shirley Forquer
907 235-8317

From: [Cooper Freeman](#)
To: [Department Clerk](#)
Subject: Comment on CC-25-028 & Ordinance 25-01
Date: Sunday, February 9, 2025 2:27:18 PM

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

Dear Homer City Council,

The comment is in regards to CC-25-028 and Ordinance 25-01.

The decision on the Doyon corporate development in one of the most visible and environmentally sensitive locations in Homer is a massive responsibility. The City Council must think clearly about the consequences of this decision for the next 100 years. The city of Homer owes Doyon nothing, and it must remember that Doyon, despite any of their slick corporate talk, has only one purpose, and that is to make profits for their shareholders who do not live in Homer. Despite Doyon presenting themselves as being good corporate neighbors, and being victims when they are pushed to reconsider their plans, they should be granted no deference or trust. Homer has the upper hand in what is essentially a negotiation with Doyon. Should the city of Homer not get this right, I fear it will lead to extensive litigation which could be a big drain on the city's already limited finances. Doyon, on the other hand, will keep coming back regardless of what they are told to do because they know that whatever the ultimate size of this development, it will be lucrative for them. Homer City Council needs to keep this in mind, and be unafraid to be frank with Doyon and only approve their requests when absolutely sure it is aligned with city code and the community's priorities and best interests.

This development should not be allowed to build higher than 35ft. Despite potential flexibility, the Homer City Council should not begin the slippery process of allowing a slow slide of building height limits to rise, especially in locations on and at the base of the spit. This is a dangerous precedent and one that the city code clearly intended to avoid. The City Council should deny the rezone until the building height is lowered to 35ft maximum. Don't fall for Doyon's excuses or victimization, they can build a profitable business within that height limit. Land's End is under 35 ft. and Doyon must be as well.

Moreover, there are many access issues that must be addressed before the City Council commits to a decision: Doyon must provide an additional easement to the Homer Spit Road pedestrian and bike path; There is a lack of parking for the proposed access from Bay Ave. and Doyon must provide guaranteed parking access on their property; There is a need to include platted/required pedestrian access through to the Spit Road; If parking is to take place from the Spit Road, changes to the plan need to be made to get pedestrians across the road safely at this blind intersection before approval. The City Council must fully consider the traffic impacts from this, especially as Homer grows.

In sum, the City Council must deny the ROW vacation and the rezone and send Doyon back to the drawing board to lower their building heights to at or below 35 ft. and work to provide legally binding parking and access solutions. It is completely reasonable to send Doyon back for a second round of revisions. Again, this project will have impacts on Homer for the next 100-years. City leadership must not feel rushed into a decision by Doyon and must use their significant negotiating leverage to get the best deal possible for the public interest. While I wish this development was not going in at all, it's the least we can do.

Thank you,

Cooper Freeman

Date: February 9th, 2025

To: Homer City Council

From: Gregor Welpton, Dr Douglas Welpton

Subject: B-Street ROW Vacation and Lot 163 Rezone

We appreciate the opportunity to voice our concerns regarding this final stage of the Doyon ROW Vacation. We are residents of the Bay Avenue Subdivision, Lot number 161. There is one lot between us and Lot 163, and the only lot between us has no vegetative buffer on it from the proposed development. We have heard many constructive comments regarding the rezone and the overall project and would wish to bring a few questions to bear regarding the proposed pedestrian pathway.

As I understand the way the current project proposal sits, we are looking at a hotel with 70 rooms, the proposed condominiums, a conference center which will host 100 – 150? people (I'm not sure of those numbers), a restaurant and bar, and in general it sounds like a wonderful little package. I know there have been traffic studies in the shoulder months, and we have all heard quite a bit of concern about what the impacts that will have at the base of the Spit. But what really concerns me, and this has a great deal to do with the easement and the rezone, is parking.

As I understand it, the current proposal is calling for 80 parking spaces. 80. For 70 rooms, the conference center, and a restaurant / bar. Not to mention all the staff and employees to run the operation. So where are all of the users and providers of these services going to park? Add into that mix the birders and recreational users who will be accessing the wetlands and the new viewing station. Sure there is parking across Kachemak Drive for the Spit Trail but when that is full where else are all these people going to park? It comes down to a math problem. And the only answer that I can see is that they will line the sides of B St and Bay Ave because there really isn't anywhere else around.

The end result is that this will turn a very sleepy residential street through a neighborhood zoned rural residential into a defacto overflow parking lot. The rezone of Lot 163 will have spillover consequences which will impact all of the residents of the rest of the subdivision. Sure, this may not seem like a problem to most Homer residents, as they will just drive by on Ocean Drive with no concern for what happens back on Bay Ave. But Bay Ave is a narrow street. When cars are parked on one side of the street for a neighborhood function or a party, there is not room for regular traffic to negotiate past each other. If cars were to park on both sides of the road it would really place a choke on the street. And what happens when one of the residents here on the street wants to pull their boat out onto the street, or get into their driveway with their boat and trailer. I haven't counted them, but there are quite a few boat 'condos' on this street, and with the requirements for swinging wide while driving a trailer I can foresee some real problems and conflicts.

For these reasons we would really ask you to carefully consider the larger impacts of this potential Vacation / Rezone and change to the nature of this easement creating a paved, improved walkway between the new Hotel and Bay Ave which truly is not capable of handling

Doyon's parking problem. Essentially Doyon is mitigating their parking math problem by passing it on to the rest of the residents of our street.

The other issue I have some questions about regarding Lot 163 is the vegetative buffer that is being called for. The 30' proposed buffer is a nice add on to help sell this new nature trail / walkway between Bay Ave and the Hotel. My concern is that the buffer will get clear cut for the construction phase of the project, and then get replanted with whatever species are deemed nice and pretty to beautify the trail rather than to truly provide a buffer between what is to be a commercial operation and a rural residential neighborhood. My understanding is that Doyon's representative has been elusive about committing to preserving the natural forest which currently exists and is preventing hillside erosion in this area. I would ask that the city seek a firm commitment regarding this.

We are not against this project. However, we would ask that City Council does not approve this Vacation nor the Rezone of Lot 163 until real answers can be provided regarding the parking problem before us, and that there can be solutions and relief found prior to creating another problem which becomes all of the landowner's on B St and Bay Avenue rather than the project owner's who will be creating it in the first place.

Thank you for your consideration.

Gregor Welpton, Dr Douglas Welpton

1475 Bay Ave, Homer AK 99603

From: [Donna Aderhold](#)
To: [Renee Krause](#)
Cc: [Melissa Jacobsen](#)
Subject: Reso 25-014 proposed amendment
Date: Sunday, February 9, 2025 5:24:59 PM

Hi Renee,

In preparing Reso 25-014, I completely skipped over a house bill that AML just developed an impact statement for (<https://files.constantcontact.com/2dccc9a7701/d74491e1-ac0d-40a6-8b57-0b9c569a8ecd.pdf>).

Based on AML's impact statement, I prepared the proposed amendment below:

After line 81, add a new bullet to read "HB60, municipal and state procurement: HB60 proposes a mandate that public institutions, including jails, prioritize the procurement of Alaska-grown agricultural and seafood products. While the bill aims to support local producers, it has significant implications for municipal operations, fiscal policy, and economic competitiveness. The Homer jail provides prisoner meals through a competitively bid contract. Requiring the contractor to provide meals with Alaska-grown agricultural and seafood products could impose undesirable constraints on the contractor and increase our costs, resulting in an unfunded mandate."

Please include this email and a printout of the AML position statement in the supplemental packet.

Thank you,
Donna

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Municipal Impact Statement for HB 60: Municipal and State Procurement Preferences

Overview

House Bill 60 proposes a mandate that public institutions, such as municipally-owned hospitals, jails, and other state-funded entities, prioritize the procurement of Alaska-grown agricultural and seafood products. While the bill aims to support local agricultural producers, it has significant implications for municipal operations, fiscal policy, and economic competitiveness.

Impacted Communities

The bill primarily affects municipalities that operate public institutions reliant on food procurement, including:

- Municipal hospitals and healthcare facilities
- Correctional facilities operated by or in partnership with municipalities
- Public schools and educational institutions (if included under procurement guidelines)
- Senior centers and public meal programs

These entities would need to restructure their procurement practices to comply with the bill's requirements, potentially leading to increased costs and administrative burdens.

Current Use and Available Data

- There is limited publicly available data on the current percentage of Alaska-grown products in municipal procurement. An assessment of institutional food purchasing trends would be necessary to understand how much this would shift purchasing patterns.
- State and municipal food procurement is generally structured around cost efficiency and contract competitiveness. Any shift toward mandated local purchasing should be accompanied by an impact analysis on overall costs and availability.

Effect on Agricultural Production

- There is no clear data indicating that mandating procurement of Alaska-grown food will directly lead to increased agricultural production.
- Agricultural expansion depends on factors such as market conditions, infrastructure, labor availability, and climatic constraints. Without investments in agricultural capacity and food distribution infrastructure, this policy alone may not lead to increased local supply.
- If demand increases faster than supply, it could drive up food prices, affecting municipal budgets.

Fiscal and Economic Considerations

- The bill relies on existing funding rather than allocating new resources. This means:
 - Institutions would have to redirect existing budgets to comply with new procurement mandates, potentially cutting funds from other programs.

- If local options are more expensive, municipalities and state-funded entities may see increased costs without additional revenue sources.
- Without additional state funding, municipalities may face pressure to raise local taxes or reallocate resources from other critical services.
- Market Competition & Free Market Considerations
 - The bill could disrupt open market principles by mandating price-setting rather than incentivizing cost reduction or efficiency.
 - Without competitive pricing mechanisms, innovation in local food production may be stifled.
 - Local producers may struggle to scale up efficiently, reducing their ability to compete in a broader market.

Unfunded Mandate & Compliance Challenges

- This legislation represents an unfunded mandate for municipalities that operate affected facilities.
- Compliance costs could include:
 - Administrative burden of adjusting procurement policies and tracking local purchases.
 - Potential increased costs if local food is priced higher than current suppliers.
 - Limited availability of certain products due to Alaska's short growing season and distribution challenges, requiring exemptions or workarounds.

Conclusion

HB 60 introduces a well-intentioned policy to support Alaska's agricultural sector but does so without a clear funding mechanism, economic impact analysis, or market expansion strategy. The bill:

- Imposes new costs on municipalities operating public institutions without additional financial support.
- Potentially increases food prices for institutions, reducing funds available for other municipal services.
- Creates compliance challenges due to supply chain limitations.
- Risks reducing market competitiveness by setting procurement requirements rather than incentivizing affordable local production.

To mitigate negative impacts, further study is recommended, including:

1. A fiscal impact assessment on municipalities and affected institutions.
2. An analysis of Alaska's agricultural production capacity to meet new demand.
3. Consideration of financial support mechanisms for affected institutions to absorb potential cost increases.

Without these considerations, HB 60 may inadvertently burden local governments while failing to deliver meaningful agricultural expansion.