



# AGENDA

## City Council Meeting

Monday, April 24, 2023 at 6:00 PM

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

---

### Homer City Hall

491 E. Pioneer Avenue  
Homer, Alaska 99603  
www.cityofhomer-ak.gov

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

<https://cityofhomer.zoom.us>  
Dial: 346-248-7799 or 669-900-6833;  
(Toll Free) 888-788-0099 or 877-853-5247

---

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
2. **AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual)
3. **MAYORAL PROCLAMATIONS AND RECOGNITIONS**
4. **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA** (The public may comment for three minutes on agenda items not schedule for public hearing.)
5. **RECONSIDERATION**
6. **CONSENT AGENDA** (Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Council Member.)
  - 6.A. Homer City Council Unapproved Regular Meeting Minutes of April 10, 2023. City Clerk. Recommend adoption. **Supplemental Packet**
  - 6.B. Appointment of Mel Kim to the Economic Development Advisory Commission and Cassidi Sorter to the ADA Advisory Board. Mayor. Recommend approval. **Page 6**
  - 6.C. Ordinance 23-22, An Ordinance of the City Council of Homer, Alaska amending the FY23 Capital Budget by Appropriating \$230,000 from the General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Purchasing, Refurbishing, and Transporting a Ladder Truck for the Homer Volunteer Fire Department. City Manager/Fire Chief. Recommend Introduction April 24, 2023, Public Hearing and Second Reading May 8, 2023. **Page 11**

- 6.D. Ordinance 23-23, An Ordinance of the City Council of Homer, Alaska Appropriating the Funds for the Fiscal Years 2024 and 2025 Capital Budget. City Manager. Recommend Introduction April 24, 2023, Public Hearing May 8 and May 22, 2023, Second Reading May 22, 2023. **Page 15**
- 6.E. Ordinance 23-24, An Ordinance of the City Council of Homer, Alaska Amending the City of Homer Water and Sewer Rates and Updating the Fee Schedule Accordingly. City Manager/Finance Director. Introduction April 24, 2023, Public Hearing and Second Reading May 8, 2023. **Page 91**
- 6.F. Resolution 23-039, A Resolution of the City Council of Homer, Alaska Approving a Recreational Use Agreement between the City of Homer and South Peninsula Little League, Inc. regarding the Maintenance and Operation of Little League Activities on City Owned Land at Karen Hornaday Park, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption. **Page 102**
- 6.G. Resolution 23-040, A Resolution of the City Council of Homer, Alaska, Expressing Support for the Homer Port Freight Resiliency & Efficiency – Improving Greater Homer Area Transportation (FREIGHT) Project, Endorsing the City’s Grant Application to the United States Department of Transportation Maritime Administration’s FY2023 Port Infrastructure Development Program And Committing Local Match Funds. City Manager. Recommend adoption. **Page 127**
- 6.H. Resolution 23-041, A Resolution of the City Council of Homer, Alaska Authorizing a Task Order in the amount of \$20,000 to Coble Geophysical Services to Support the Beluga Slough Green Infrastructure Storm Water Treatment System and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption. **Page 133**
- 6.I. Resolution 23-042, A Resolution of the City Council of Homer, Alaska Awarding a Sole Source Contract to Dibble Creek Rock to Dredge the Nick Dudiak Fishing Lagoon in Exchange for Dredge Spoils and Zero Dollars, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption. **Page 141**
- 6.J. Resolution 23-043, A Resolution of the City Council of Homer, Alaska Approving the City of Homer 2023 Land Allocation Plan. City Manager. Recommend adoption. **Page 144**
- 6.K. Resolution 23-044, A Resolution of the City Council of Homer, Alaska Approving New One-Year Contracts with Premera Blue Cross, VSP, and Prudential with a Renewal Date of July 1, 2023. City Manager. Recommend adoption. **Page 209**

- 6.L. Resolution 23-045, A Resolution of the City Council of Homer, Alaska Expressing Support for Continued Operations of the Mariner Theater and the Kate Kuhns Aquatic Center and Indicating Council Interest in Initiating Discussions with the Kenai Peninsula Borough and the Kenai Peninsula Borough School District Regarding Potential Partnership Opportunities. Lord. Recommend adoption. **Page 303**

**7. VISITORS** (10 minutes each)

- 7.A Safe and Healthy Kids Fair – Red Asselin Martin, Sprout Family Services
- 7.B. Kachemak Bay National Estuarine Research Reserve Report - Coowe Walker

**8. ANNOUNCEMENTS/PRESENTATIONS/REPORTS** (5 minutes each)

- 8.A. Work Session
- 8.B. Committee of the Whole
- 8.C. Mayor's Report
- 8.D. Borough Report
- 8.E. ADA Advisory Board
- 8.F. Economic Development Advisory Commission **Page 306**
- 8.G. Planning Commission
- 8.H. Library Advisory Board
- 8.I. Parks Art Recreation and Culture Advisory Commission
- 8.J. AML Legislative Committee Report –Aderhold
- 8.K. Lunch with a Council Member - Aderhold

**9. PUBLIC HEARING(S)**

- 9.A. Resolution 23-035, A Resolution of the City Council of Homer, Alaska Adopting the Revised Port and Harbor Tariff No. 1. City Manager/Port Director. **Page 311**
- 9.B. Ordinance 23-17, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 19.08.110 Disposition of Revenues, to Deposit all Revenue from Fees Paid for

Parking or Camping in City Campgrounds Located on the Homer Spit to the Port Operations Fund. City Manager. Introduction April 10, 2023, Public Hearing and Second Reading April 24, 2023. **Page 374**

9.C. Ordinance 23-18, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Operating Budget to Provide for Necessary Adjustments Connected to the Redirection of Campground Revenues in the Amount of \$60,000 from the General Fund to the Port Operations Fund. City Manager/Port Director. Introduction April 10, 2023, Public Hearing and Second Reading April 24, 2023. **Page 378**

9.D. Ordinance 23-19, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Authorizing a Transfer of \$144,360 from the Port Capital Projects Fund to the Port Reserves Fund to Establish a Dedicated Reserve for Required Maintenance or Repairs of the United States Coast Guard Cutter Berth Space. City Manager/Finance Director. Introduction April 10, 2023, Public Hearing and Second Reading April 24, 2023. **Page 382**

9.E. Ordinance 23-20, An Ordinance of the City Council of Homer, Alaska Appropriating Funds for the Fiscal Years 2024 and 2025 for the General Fund, the Water Fund, the Sewer Fund, the Port/Harbor Fund, and Internal Services Funds. City Manager. Introduction April 10, 2023, Public Hearing April 24 and May 8, 2023, Second Reading May 8, 2023. **Page 385**

**10. ORDINANCE(S)**

**11. CITY MANAGER'S REPORT**

11.A. City Manager's Report **Page 467**

**12. PENDING BUSINESS**

12.A. Resolution 23-036, A Resolution of the City Council of Homer, Alaska Directing the Port and Harbor Advisory Commission for Research and Reporting during the process of the Harbor Expansion General Investigation Study and Float Replacement Projects. Erickson/Venuti.

Resolution 23-036(S), A Resolution of the City Council of Homer, Alaska Directing the Port and Harbor Advisory Commission for Research and Reporting during the process of the Harbor Expansion General Investigation Study and Float Replacement Projects. Erickson/Venuti. **Page 476**

**13. NEW BUSINESS**

**14. RESOLUTIONS**



14.A. Resolution 23-046, A Resolution of the City Council of Homer, Alaska Authorizing a Task Order in the amount of \$379,661 to HDR Engineering, Inc. for the Homer Harbor Expansion Study's In-Kind Engineering Support Services and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director.

**Page 481**

**15. COMMENTS OF THE AUDIENCE** (The public may comment for three minutes on any topic.)

**16. COMMENTS OF THE CITY ATTORNEY**

**17. COMMENTS OF THE CITY CLERK**

**18. COMMENTS OF THE CITY MANAGER**

**19. COMMENTS OF THE MAYOR**

**20. COMMENTS OF THE CITY COUNCIL**

**21. ADJOURNMENT** Next Regular Meeting is Monday, May 8, 2023 at 6:00 p.m., Committee of the Whole at 5:00 p.m. There is a Work Session April 28, 2023 at 4:00 p.m. and a Special Meeting May 1, 2023 at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



# AGENDA ITEM REPORT

---

## **Appointment of Mel Kim to the Economic Development Advisory Commission and Appointment of Cassidi Sorter to the ADA Advisory Board. Mayor.**

**Item Type:** Action Memorandum  
**Prepared For:** City Council  
**Meeting Date:** 24 April 2023  
**From:** Ken Castner, Mayor

---

### **Summary Statement:**

Mel Kim is appointed to the Economic Development Advisory Commission to fill the seat vacated by Jay Cherok. The new terms expires April 1, 2025.

Cassidi Sorter is appointed to the ADA Advisory Board to fill a seat created by Resolution 22-008. The new terms expire August 31, 2025.

### **Staff Recommendations:**

Confirm the appointment of Mel Kim to the Economic Development Advisory Commission and Cassidi Sorter to the ADA Advisory Board.

### **Attachments:**

Mel Kim Appointment Application  
Cassidi Sorter Reappointment Application

Published on *City of Homer Alaska Official Website* (<https://www.cityofhomer-ak.gov>)

[Home](#) > [Application for Appointment to an Advisory Body](#) > [Webform results](#) > Application for Appointment to an Advisory Body

#### Submission information

Form: [Application for Appointment to an Advisory Body](#) [1]

Submitted by Visitor (not verified)

Tue, 04/11/2023 - 5:45pm

65.74.104.4

#### Applicant Information

**Full Name**

Melvin Nara Kim

**Physical Address Where you Claim Residency**

60871 Bear Creek Dr, Homer, AK 99603

**Mailing Address**

60871 Bear Creek Dr, Homer, AK 99603

**Phone Number(s)**

805 418 0337

**Email**

melvinnkim@gmail.com

**Advisory Bodies**

Economic Development Advisory Commission – Meetings held on the 2nd Tuesday of each month at 6:00 p.m.

#### Residency

**Are you a City Resident?** No

**How long have you been a resident of the South Peninsula Area?** 1 Year

#### Background Information

**Have you ever served on a similar advisory body?**

I have served in student government and model UN during my undergraduate career.

**Other memberships**

n/a

**Special Training & Education**

My educational background is in environmental science and resource management. I believe my education ties well with governance because of the familiarity with collaborative efforts to achieve common goals.

I also have a variety of work/volunteer experiences ranging from directing a composting program, researching endangered butterflies, to building yurts! My diverse experiences would serve well for the Economic Development Advisory Commission because of the wide array of people I have partnered with and the empathy/sympathy that provides.

**Why are you interested in serving on the selected Advisory Body?**

I am interested in serving on the Economic Development Advisory Commission because I want to see the city of Homer flourish into the future in a meaningful and sustainable manner. Also, I believe my experiences and skill set would suit well into service of the commission.

**Source URL:**<https://www.cityofhomer-ak.gov/node/9051/submission/50561>

**Links**

[1] <https://www.cityofhomer-ak.gov/cityclerk/application-appointment-advisory-body>

Published on *City of Homer Alaska Official Website* (<https://www.cityofhomer-ak.gov>)

[Home](#) > [Application for Appointment to an Advisory Body](#) > [Webform results](#) > Application for Appointment to an Advisory Body

#### Submission information

Form: [Application for Appointment to an Advisory Body](#) [1]

Submitted by Visitor (not verified)

Sat, 04/08/2023 - 2:11am

63.140.67.107

#### Applicant Information

**Full Name**

Cassidi Sorter

**Physical Address Where you Claim Residency**

40465 Sterling Hwy, Homer Alaska

**Mailing Address**

P.O. box 2524, Homer Alaska

**Phone Number(s)**

253-347-6940

**Email**

sortnatalie@gmail.com

**Advisory Bodies**

- Parks, Art, Recreation & Culture Advisory Commission – Meetings held on the 3rd Thursday of February through June and August through November at 5:30 p.m.
- ADA Advisory Board – Meetings held on the 2nd Thursday in the months of April, May, June, July, October, November, and as needed at 5:00 p.m.

#### Residency

**Are you a City Resident?** Yes

**If yes, how long have you been a City Resident?** 4 Months

**How long have you been a resident of the South Peninsula Area?** 4 months

#### Background Information

**Have you ever served on a similar advisory body?**

Not yet!

**Other memberships**

N/A

**Special Training & Education**

First aid training, was in college for nursing, have my CNA in Washington state. Motivation towards my career and education come from being the Mama to one beautiful boy on the spectrum.

**Why are you interested in serving on the selected Advisory Body?**

I want to ensure my son (who is on the spectrum and is non verbal) along with every other individual in Homer has a seat at the table. At 3 my son has been welcomed to Homer by many businesses already by exclusion or straight up rejection- which is a violation of the ADA. I want to work with you guys, and educate myself and others on how we can work to be more inclusive here to ALL. Working at Cole's Market- I feel so connected to this community already. On a daily basis I meet a wide array of individuals from all walks of life here in Homer. I truly hope for the opportunity to be even more involved here!

**Source URL:**<https://www.cityofhomer-ak.gov/node/9051/submission/50545>

**Links**

[1] <https://www.cityofhomer-ak.gov/cityclerk/application-appointment-advisory-body>



# AGENDA ITEM REPORT

---

**Ordinance 23-22, An Ordinance of the City Council of Homer, Alaska amending the FY23 Capital Budget by Appropriating \$230,000 from the General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Purchasing, Refurbishing, and Transporting a Ladder Truck for the Homer Volunteer Fire Department. City Manager/Fire Chief.**

**Item Type:** Ordinance  
**Prepared For:** Rob Dumouchel, City Manager  
**Meeting Date:** 24 April 2023  
**From:** Mark Kirko, Fire Chief

---

To better protect the community and to improve the chances of lowering our ISO rating in the community the Homer Fire Department needs a ladder truck in its fleet. Several months ago I provide an updated fleet plan to you and council that included the addition of a ladder truck and it also indicated the price of 1.6 million to acquire that unit.

Understanding that the fire department has significant fleet needs and that if all of them were met today it would exceed a price tag of 3.1 million. We currently have an opportunity to purchase a previously owned ladder truck that is in very good condition and would need little work to make it a viable truck fore Homer for several more years.

Additionally, with the arrival of a ladder truck, the department would surplus out our Heavy Rescue as the ladder would take its place.

I am asking that the City of Homer acquire this truck from the City of Ketchikan and spend up to \$225,000.00 to place it into service for the Homer Fire Department.

**Recommendation:**

Introduce Ordinance 23-22 with public hearing and second reading May 8, 2023.

**Attachments:**

Ordinance 23-22  
Financial Supplement

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager/Fire Chief

4 **ORDINANCE 23-22**

5  
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
7 AMENDING THE FY23 CAPITAL BUDGET BY APPROPRIATING  
8 \$230,000 FROM THE GENERAL FUND FLEET CAPITAL ASSET  
9 REPAIR AND MAINTENANCE ALLOWANCE (CARMA) FUND FOR THE  
10 PURPOSE OF FOR THE PURPOSE OF PURCHASING,  
11 REFURBISHING, AND TRANSPORTING A LADDER TRUCK FOR THE  
12 HOMER VOLUNTEER FIRE DEPARTMENT.  
13

14 WHEREAS, The Homer Volunteer Fire Department provides critical public safety  
15 services to the community; and  
16

17 WHEREAS, The City's fire fleet is aging and in need of many replacements, upgrades,  
18 and additions to include a ladder truck; and  
19

20 WHEREAS, Ladder trucks can run upwards of \$1.6 million brand new and take up to two  
21 years to be delivered; and  
22

23 WHEREAS, Administration has been looking for creative ways to handle the backlog of  
24 fire fleet needs; and  
25

26 WHEREAS, Chief Kirko identified a used ladder truck in Ketchikan available for sale  
27 which had high potential to be a good addition to our fire fleet; and  
28

29 WHEREAS, The Volunteer Fire Department has completed considerable due diligence  
30 to ensure that this particular vehicle would be a good purchase for the City; and  
31

32 WHEREAS, The ladder truck can be purchased, refurbished, and transported for  
33 \$230,000 which is a significant savings over a new vehicle.  
34

35 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:  
36

37 Section 1. The Homer City Council hereby amends the FY23 Capital Budget by  
38 appropriating \$230,000 for the purchase, refurbishment, and transportation of a ladder truck  
39 as follows:  
40

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
152	General Fund Fleet CARMA	\$230,000



43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68

Section 2. This is a budget amendment ordinance only, is not permanent in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this this \_\_\_ day of \_\_\_\_\_, 2023.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

YES:  
NO:  
ABSTAIN:  
ABSENT:  
  
First Reading:  
Public Hearing:  
Second Reading:  
Effective Date:

CITY OF HOMER  
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Ladder Truck</u>	DATE	<u>04/21/2023</u>
DEPARTMENT	<u>Fire</u>	SPONSOR	<u>City Manager/Fire Chief</u>
REQUESTED AMOUNT	<u>\$ 230,000</u>		

DESCRIPTION	A ladder truck belonging to the City of Ketchikan is available for purchase that could fill our needs in a very economical way and the Fire Chief has taken care to evaluate the ladder truck and worked with specialists to conduct inspections on the vehicle.
-------------	--

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

FUNDING SOURCE 1: GF Fleet CARMA	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 1,276,595</u>	Current Balance      _____	Current Balance      _____
Encumbered <u>\$ 546,108</u>	Encumbered            _____	Encumbered            _____
Requested Amount <u>\$ 230,000</u>	Requested Amount     _____	Requested Amount     _____
Other Items on Current Agenda <u>\$ 0</u>	Other Items on Current Agenda    _____	Other Items on Current Agenda    _____
Remaining Balance <u>\$ 500,487</u>	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     _____



# AGENDA ITEM REPORT

---

**Ordinance 23-23, An Ordinance of the City Council of Homer, Alaska Appropriating the Funds for the Fiscal Years 2024 and 2025 Capital Budget. City Manager.**

**Item Type:** Ordinance  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 24 April 2023  
**From:** Rob Dumouchel, City Manager

---

Ordinance 23-23 and back up materials are attached for Council consideration.

**Recommendation:**

Introduce Ordinance 23-23 with public hearings on May 8 and 22, 2023 and second reading May 22, 2023.

**Attachments:**

Ordinance 23-23  
Capital Budget Documents

CITY OF HOMER  
HOMER, ALASKA

City Manager

ORDINANCE 23-23

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
APPROPRIATING THE FUNDS FOR THE FISCAL YEARS 2024 AND  
2025 CAPITAL BUDGET.

THE CITY OF HOMER ORDAINS:

Section 1. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the fiscal year ending June 2024:

**Capital Projects Funds:**

General Fund Fleet CARMA (152)	\$ 165,000
General Fund CARMA (156)	\$ 627,397
Utility CARMA (256)	\$ 1,163,834
Port Fleet Reserves (452)	\$ 115,000
Port Reserves (456)	\$ 335,000
HART Roads (160)	\$ 3,070,667
HART Trails (165)	\$ 386,000
HAWSP (205)	\$ 0
Total Capital Expenditures	\$ 5,862,898

Section 2. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the fiscal year ending June 2025:

**Capital Projects Funds:**

General Fund Fleet CARMA (152)	\$ 0
General Fund CARMA (156)	\$ 0
Utility CARMA (256)	\$ 80,000
Port Fleet Reserves (452)	\$ 0
Port Reserves (456)	\$ 0
HART Roads (160)	\$ 0
HART Trails (165)	\$ 0
HAWSP (205)	\$ 0
Total Capital Expenditures	\$ 80,000





## City of Homer

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

## Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: Mayor Castner and Homer City Council  
FROM: Rob Dumouchel, City Manager  
DATE: April 19, 2023  
SUBJECT: FY24/25 Budget Narrative Introduction

---

### Overview

Welcome to the City of Homer's Operating and Capital Budget for fiscal years 2024 and 2025. Within this document you will find a plan to meet the City's financial goals for the next biennium.

This budget proposal for fiscal years (FY) 2024 and 2025 is presented in accordance with the requirements of Homer City Code (HCC) Chapter 3.05 Budget. The FY24/25 Operating and Capital Budgets are challenged with meeting increasing demands for services in a high inflationary economic environment. After exiting the COVID-19 pandemic, the City has seen both growth in revenues and growth in costs for labor, supplies, and equipment. The FY24/25 budgets attempt to provide sufficient capacity to continue meeting demands while accepting that the buying power of our revenue growth has been eroded by market price increases.

The proposed budget for FY24 includes approximately \$26.2 million in operational spending split between the General Fund (\$16.1M), Water & Sewer Special Revenue Fund (\$4.3M), and Port & Harbor Enterprise Fund (\$5.8M). The proposed budget for FY25 increases operational spending to approximately \$26.8 million split between the General Fund (\$16.4M), Water & Sewer Special Revenue Fund (\$4.5M), and Port & Harbor Enterprise Fund (\$5.9M). The \$5.94M Capital Budget includes \$5.86M in new projects for FY24 and \$80K in new projects for FY25 and an additional \$2.99M will be set aside for future grant matches and/or bond reserves. This new two-year budget, following in the model of the FY22/23 budget, separates the operating and capital budgets into separate ordinances.

### Short Term Factors

The inflationary environment and supply chain disruptions which followed the COVID-19 pandemic have created challenges for the City. We have also seen increased visitation from independent tourists (i.e., non-cruise ship tourists) who want to visit Alaska. At first, revenue growth exceeded the growth in the costs for goods in services. Now, those rates have become very similar. There is a hope that the inflation will ease and revenues will continue to increase as the biennium goes forward. In the meantime, interest from tourists remains very strong which is positive for our budget.

## **Significant Citywide Budgetary Items & Trends**

The City has a vision for growth and has identified opportunities for expansion, however, our revenues, while at record highs, only allow for incremental expansions at this time.

### **Personnel**

The FY24/25 Operating Budget creates some new positions to meet the capacity needs of the City, and includes freezing one position temporarily in order to balance the FY24 budget.

### **General Fund**

Under the General Fund, one new full-time Parks Coordinator position is created through the conversion of approximately four temporary park laborer/technician positions. One Finance position is being left unfilled, just for FY24. We forecast having enough revenue to reactivate the position in 2025.

In November 2022, Homer City Council Ordinance 22-82 approved the creation of two new Firefighter/EMT positions. These positions are to be funded by a transfer from the General Fund Fund Balance in 2024 and 2025 with the goal of being able to absorb the expense once we move into the FY26/27 budget. Based on current budget projections, both positions will have to be entirely funded by the General Fund in FY24; however a portion of the cost for the positions will be covered by revenues in 2025. We expect to be able to fully fund the positions into the FY26/27 budget if revenue trends remain on a similar track.

To expand capacity and fully meet demand for services, a number of General Fund positions have been identified as future needs for Council to consider:

- Jailer (grow an existing position from part-time to full-time, and consider an additional full-time position)
- Dispatcher/Evidence Technician
- Police Officer
- Recreation Assistant (full- or part-time)
- Human Resources Assistant
- Community Development Director (or replacement for the division head that takes the Director role)
- Building Official (when we're ready to implement building codes)
- Building Inspector/Code Enforcement Officer (when we're ready to implement building codes)
- Public Works Operator
- City Engineer (We should plan to split the Director and Engineer positions again in the future)

### **Utility Fund**

There are no plans to grow or contract the number of Water or Sewer personnel in the FY24/25 Budget. However, if the City experiences significant increases in the amount of pipe in the ground for the water and sewer utility, an increase in staffing will be necessary to maintain and operate the infrastructure.

### **Enterprise Fund**

The Port & Harbor Department is gearing up for a potential expansion of the port facility, a process that will take many years to complete. We are just now entering the three-year General Investigation study with the US Army Corps of Engineers, but we see the need to build Enterprise capacity now. Existing staff will be undergoing a reorganization which will be supplemented by the conversion of two existing summer temporary positions (one in port maintenance and one at the ice house) into regular full-time positions, the

addition of a property manager position in the Administration division, and the addition of one new custodian which will be funded by the Enterprise but managed by Public Works as part of the janitorial team. The Enterprise is also expanding its budget to include three temporary seasonal employees: one administrative position and two additional seasonal positions to cover expanded responsibilities related to parking and camping.

### **Health Insurance**

Every budget year is heavily influenced by our health insurance renewal. Health insurance is a very large and variable cost in the City's budget. Leading into the FY24/25 budget, we worked with a goal of holding the FY24 increase down to 8%. Human Resources staff worked with our provider and broker to get that number down to 6.8% over current enrollment (equal to 2% over FY23 total costs). This item will continue to be both expensive and volatile year after year. For FY25 we have budgeted for an 8% increase to be safe, with the hopes that it will be much less expensive to renew.

### **Other Increases in Expenditure**

This biennium sees notable increases for Fire (firefighter physicals and training), IT (cybersecurity improvements), and the contract-operated Animal Shelter. There is also a small increase for the Pratt Museum of \$10,000.

## **General Fund**

The General Fund is a governmental fund which serves as the City's chief operating fund. The General Fund powers the following departments: Administration, Police, Volunteer Fire, Finance, and a significant portion of Public Works.

### **General Fund Revenue**

#### **Sales Tax**

Sales tax revenue drives the City's budget. Forecasting sales tax revenue after the COVID-19 pandemic has been challenging, but the general trend has been upwards. All quarters throughout FY22 and FY23 have been experiencing new records. Looking back at the FY22/23 budget, our FY22 sales tax forecast was a little above our actuals. Since our FY22 sales tax was short of the forecast, we adjusted FY23 downward before applying the forecasted 7% increase for FY24. To be conservative for FY25, not knowing what changes the market may hold for us, we only budgeted for a 4% increase. This assumption should be closely examined and challenged during the mid-biennium adjustment period.

#### **Property Tax**

Property tax continues to trend upwards as real estate becomes more valuable and new structures are developed in Homer. Despite national trends in which housing starts have cooled slightly due to high interest rates, development interest in Homer has not subsided. In calendar year 2021, the City issued 62 zoning permits at a total estimated value of \$23.3 million. In calendar year 2022, those numbers grew to 66 and \$29.8 million respectively. When forecasting Property Tax revenues, we included modest year over year growth, however, we expect the actuals will exceed our conservative forecasts.

#### **Airport Revenue**

The airport is a State facility, however, the Homer Airport Terminal is owned and managed by the City. The City's long term lease is set to expire in 2023, and we are in the process of negotiating a five year renewal. The City subleases space within terminal to two airlines and a car rental business. Our second airline, Kenai Aviation is a recent addition and they appear to be doing well with their schedule of daily flights out of



Homer. While the airport does generate revenue, it does not exceed the costs of operations. Operating the airport terminal is a service to the community and is subsidized by General Fund dollars.

### **Charges for Services**

Charges for Services is a broad category that includes many items such as: Community Recreation fees, ambulance billing, campground fees, fire protection to Kachemak City, permits for building and development, fines, etc. Notable changes in the FY24/25 budget include movement of Spit camping fees to the Port Enterprise as part of a strategic move to have Spit-based campground operations fall under the management of Port & Harbor staff. Additionally, per Resolution 23-004, Animal Shelter fees will be retained by the Animal Shelter's operator and not remitted to the City's General Fund.

### **Operating Transfers**

Operating Transfers represent payment by other funds to the General Fund. These transfers used to be largely associated with Administrative Fees which were paid by the Utility and the Port Enterprise. The FY24/25 Operating Budget does not include Administrative Fees, although the General Fund is getting some support by way of wage allocation for positions that significantly support Utility and Enterprise operations. Operating Transfers to the General Fund also occur when a portion of sales tax revenue generated by HART is transferred into the General Fund to cover road and trail maintenance, as approved by Homer voters in 2018.

### **General Fund Expenses**

The truncation of FY21 to accommodate the move City finances from a calendar year to a July 1-June 30 fiscal year made comparisons in the FY22/23 budget difficult. We are expecting that they will become easier as we move into the future with uninterrupted two-year budget cycles.

### **Cost of Living Adjustment (COLA)**

COLAs are an important way to keep the City's wage scale competitive in the local market. A fair and equitable COLA helps with both recruitment and retention. In FY23, through a mid-biennium review of the prior budget, Council approved a 7% COLA as a way to keep pace with the high inflationary environment in which our employees are living. That COLA was a major reason why the wage parity study released by the City in early 2023 showed that the majority of our low- to mid-level positions were competitive with other public agencies with similar characteristics to Homer. We do however have issues with wage compression and salary ranges for positions at the director-level and above. The FY24 budget proposes a 1.5% COLA. FY25 is left open for renegotiation during the next mid-biennium budget adjustment. Given how difficult it has been to forecast the rate of growth, it will be better for staff and Council to consider FY25 COLA in the context of revenue trends at the time of the mid-biennium to determine a fair and equitable rate for the FY25 COLA.

### **Supplies and Materials**

The COVID-19 pandemic spiked prices for many things required by the City to provide services to the public. Vehicles, chemicals, staffing, electronics, etc. have all seen significant increases in recent times. There are many line items for necessary operating supplies, equipment, etc. which reflect these increases within the FY24/25 budget. It seems like that trend in rapid increases is slowing, however, it's very hard to say at this time if that will remain the case for an extended period of time. That said, while we may see a plateau in prices, we generally do not expect prices to go down.

## **General Fund Transfers to CARMA**

There are no planned transfers to General Fund CARMA accounts from operations in the FY24/25 Operating Budget. In 2022, both General Fund CARMAs were loaded with transfers from the General Fund Unassigned Fund Balance (\$1.5M for General CARMA and \$1M for General Fleet CARMA). Those transfers appear to have been sufficient to get through most General Fund needs running through the end of FY25 while leaving balances to take care of unforeseen circumstances. Administration recommends considering another transfer sometime during the biennium outside of the budget process.

## **Port and Harbor Enterprise Fund**

### **Port and Harbor Enterprise Fund Revenue**

The Port and Harbor generates revenue from many sources which include moorage, wharfage, parking, boat launching, and, beginning in 2023, camping. Generally speaking, we use three year averages to help forecast revenues for the budget. Because of plans to increase both parking rates and the amount of paid parking spaces, we had to do our best to conservatively forecast the impact of those moves. We also anticipate at least \$110,000 in new revenues coming to the Harbor via camping, which will also see a rate increase in 2023.

### **Port and Harbor Enterprise Fund Expenditures and Reserves**

Most elements of the Port Enterprise's budget are fairly status quo. Areas of significant change include the addition of three new full-time positions (two of which are upgraded from existing temporary positions), a new custodian (funded by harbor and managed by Public Works), and the addition of a legal line item to the Port budget. In regards to reserves, a large portion of what would typically go to the Port Reserves will instead be set aside in a Port Matching Reserve Fund where it will be staged for future use related to successful grants or future bonds.

### **Port and Harbor Enterprise Fund Budget Policy Considerations**

The Port Enterprise is not currently paying Administrative Fees. This has saved the Enterprise a significant amount of money that can be put towards reserves. With the ambitious plans for replacing float systems and expanding port infrastructure, it's very helpful to be able to set aside large amount of money for future grant matching funds or a bond debt reserve.

## **Water and Sewer Special Revenue Fund**

### **Water and Sewer Fund Revenue**

Most water and sewer revenues are forecasted by looking at a three-year running average to determine future needs. The pandemic provided some disturbance to our typical model, but by the end of FY25 that should be entirely out of our system.

### **Water and Sewer Fund Expenditures**

There are a number of places where increased costs of essential items like chemicals, travel for training, etc. are reflected in the proposed FY24/25 budget. Operations have been relatively stable outside of supply costs, so no other significant changes were made in the Water and Sewer Operating Budget.

### **Water and Sewer Fund CARMA**

Capital costs related to Water and Sewer is where we see much more action within the Utility. The Utility CARMA has subaccounts for water and sewer projects. Utility CARMA is typically funded via transfers from

the Water and Sewer Operating fund. In the FY24/25 budget, we do not have transfers to Utility CARMA, however, at the mid-biennium review we may have some accumulated surplus in the Utility Fund that could be appropriated to Utility CARMA by the Council.

### **Water and Sewer Fund Budget Policy Considerations**

On an annual basis, Council revisits the water and sewer rate model. During the last budget cycle we worked with a utility rate specialist from HDR to provide data and options for forecasting future needs that will be funded by the rate model. Our rates were last updated towards the end of calendar year 2022, and will be updated again as part of the FY24/25 budget to meet the goal of reviewing the rate models concurrently with budget development and adoption.

### **Capital Projects**

The Capital Budget will move through Council as a separate ordinance however, the Capital Budget is discussed here as part of the total budget overview. Capital projects are funded through eight different sources: General Capital Asset Repair & Maintenance Allowance (CARMA), General Fleet CARMA, Utility CARMA (water and sewer), Port Fleet Reserve, Port Reserve, Homer Accelerated Roads and Trails (HART) Roads, HART Trails, and Homer Accelerated Water and Sewer Program (HAWSP).

In the last two-year budget, most projects were released in the first year of the budget in order to give staff maximum opportunity to purchase difficult to acquire items or schedule difficult to hire contractors. Even with that method in place, we still ran into troubles when it came to ordering vehicles. There are some we still have not been able to order from FY22/23 despite making many attempts to do so. Others that we have been able to order are seeing lead times of up to two years for fulfillment. For FY24/25, I am moving forward with the same methodology of releasing virtually all projects immediately upon budget approval for staff to have maximum opportunity to pursue equipment, materials, labor, etc. for timely obligation of budgeted funds.

A new feature in this budget is the staging of match funds. After the pandemic, a number of once-in-a-generation opportunities emerged for local governments to compete for grants. The funds in which we are proposing to stage match funds are the port and harbor reserves, HAWSP, and HART Roads. This portfolio of matching funds aligns with the Federal programs available. There is also a proposal to put aside \$311,216 within General Fund CARMA for the redevelopment of the HERC campus which will be derived from the natural gas free main allowance fund (pending acceptance of the FY22 audit and Council approval of the use of funds).

### **General CARMA**

The General CARMA fund is used to fund capital projects for General Fund purposes. In FY24/25 \$627,397 in projects are proposed. Previously, General CARMA has been funded by transfers from the Operating Budget. In the recent FY22/23 budget, surplus Operating funds were instead directed to the General Fund where the Council could later decide how to appropriate them. In early 2022, the Council approved a \$1.5 million transfer from the General Fund to “reload” General CARMA. In the FY23 budget, surplus Operating funds were directed to the General Fund Unassigned Fund Balance. General CARMA is also the proposed recipient of a transfer of \$311,216 for future developments at the HERC which would be funded by the natural gas free main allowance fund.

### **General Fleet CARMA**

The General Fleet CARMA fund is used to fund purchases of fleet vehicles for General Fund purposes. In FY24/25 \$165,000 in new fleet-related purchases are proposed. In early 2022, Council approved a \$1 million

transfer from the General Fund to General Fleet CARMA, in part, to ensure funds were available to purchase a new pumper/tanker for the Volunteer Fire Department. In the FY24/25 Capital Budget, all proposed General Fleet CARMA purchases are directed at the Volunteer Fire Department which is still well behind on its fleet needs.

### **Utility CARMA**

The Utility CARMA fund is used to fund the replacement and repair of fixed assets and fleet purchases with a water and/or sewer nexus. A total of \$1,163,834 in projects are proposed for FY24 and \$80,000 for FY25. The Utility CARMA is generally funded by transfers from the Water and Sewer Special Revenue Fund.

### **Port Fleet Reserve**

The Port Fleet Reserve is used to fund fleet-related purchases for the Port and Harbor. In FY24/25 \$115,000 in projects are proposed. The Port Fleet Reserve is funded through transfers from the Port Enterprise Fund.

### **Port Reserve**

The Port Reserve is used for general port and harbor capital projects and has a special subaccount for the Load and Launch Ramp. The Port Reserve is funded through transfers from the Port Enterprise Fund. The FY24/25 budget proposes \$335,000 in projects from the general portion of the Port Reserve and roughly \$2.5 million in grant match/future bond reserve savings. There are no proposed projects related to the Load and Launch Ramp portion of the reserve.

### **HART Roads and Trails**

HART is a voter approved sales tax which dedicates funds to road and trail related projects in the City. In FY24/25 \$3,070,667 in roads projects and \$386,000 in trails projects are proposed. In the past biennium, we experimented with various small works projects that were great in theory but had difficulties in real world administration. The intention was to give Public Works maximum flexibility to deal with small to medium sized projects that we couldn't plan for – i.e., frost boils, small culvert failures, opportunities to tag on with larger projects to improve a piece of City transportation infrastructure, etc. The FY24/25 budget eliminates specific small works projects, but sets aside \$820,000 with the understanding that those funds will be used for unpredictable projects and that those unplanned projects will need to be approved by Ordinance. This approach is not quite as nimble as the small works programs we've been experimenting with, but it should be more efficient for staff to manage and more transparent for the public.

### **HAWSP**

Like HART, HAWSP is a voter approved sales tax which dedicates funds to water and sewer related projects in the City. HAWSP also receives a significant amount of money from special assessment district loan repayments each year. Much of the HAWSP fund goes to the repayment of Alaska Department of Environmental Conservation loans which support water and sewer projects. In FY24/25 no projects are proposed for the fund, however, we hope to be able set aside funds as a match for potential grant awards.

### **Conclusion**

The City of Homer, guided by the Council and the Mayor, has done an incredible job of navigating a very difficult period in time for all levels of government. We are surrounded by many challenges. This budget is meant to make the most of the funds we have available to keep up the work we're already doing, and set the stage to successfully meet un-met needs such as proposed Homer Harbor expansion and expansion of Homer's non-motorized transportation networks. It's a difficult balance, especially when we have demands for new or expanded services on many different fronts. As long as staff and Council continue to look forward with an open mind and the willingness to act on opportunities when they present themselves, I believe we

will have a strong FY24/25 biennium and continue to build a foundation for a prosperous future for the entire City.

The following pages contain detailed information regarding every fund, department, and division of the City of Homer.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Rob Dumouchel', with a stylized flourish at the end.

Rob Dumouchel  
City Manager

# FY24/25 Capital Budget



FY24/25 Capital Budget

Homer, Alaska

## Contents

Capital Budget Introduction.....	5
Capital Budget Ordinance .....	6
Department of Administration .....	7
Department of Administration: Administration Group .....	8
Open Projects from Capital Budgets and Off-Cycle Appropriations.....	8
FY24/25 Proposed Projects.....	8
Anticipated FY26/27 Projects.....	8
2023-2028 Capital Improvement Plan Projects .....	8
Department of Administration: Community Development.....	9
Open Projects from Capital Budgets and Off-Cycle Appropriations.....	9
FY24/25 Proposed Projects.....	9
Anticipated FY26/27 Projects.....	9
2023-2028 Capital Improvement Plan Projects .....	9
Department of Administration: Library & Information Technology.....	10
Open Projects from Capital Budgets and Off-Cycle Appropriations.....	10
FY24/25 Proposed Projects.....	10
Anticipated FY26/27 Projects.....	10
2023-2028 Capital Improvement Plan Projects .....	10
Department of Finance .....	11
Homer Volunteer Fire Department.....	12
Open Projects from Capital Budgets and Off-Cycle Appropriations.....	12
FY24/25 Proposed Projects.....	12
Anticipated FY26/27 Projects.....	12
2023-2028 Capital Improvement Plan Projects .....	12
Homer Police Department .....	13
Open Projects from Capital Budgets and Off-Cycle Appropriations.....	13
FY24/25 Proposed Projects.....	13
Anticipated FY26/27 Projects.....	13
2023-2028 Capital Improvement Plan Projects .....	13
Port & Harbor Department.....	14
Open Projects from Capital Budgets and Off-Cycle Appropriations.....	14
FY24/25 Proposed Projects.....	15

Anticipated FY26/27 Projects.....	15
2023-2028 Capital Improvement Plan Projects .....	15
Open Projects from Capital Budgets and Off-Cycle Appropriations.....	17
FY24/25 Proposed Projects.....	20
Anticipated FY26/27 Projects.....	21
2023-2028 Capital Improvement Plan Projects .....	21
Open Projects from Capital Budgets and Off-Cycle Appropriations.....	23
FY24/25 Proposed Projects.....	25
2023-2028 Capital Improvement Plan Projects.....	26
Fund Overviews.....	27
General Fund Fleet CARMA – Fund 152.....	27
General Fund CARMA – Fund 156.....	28
General Fund CARMA – Fund 156 – Continued.....	29
Utility CARMA – Fund 256.....	30
Utility CARMA – Fund 256 - Continued.....	31
Port & Harbor Fleet – Fund 452.....	32
Port & Harbor Reserve – Fund 456.....	33
Port & Harbor Reserve – Fund 456 Continued.....	34
HART Roads.....	35
HART Roads - Continued.....	36
HART Trails.....	37
HART Trails - Continued.....	38
HAWSP.....	39
Other Notable Funds.....	40
Land Reserves – Fund 150.....	40
Police Station Debt Service Fund – Fund 154.....	41
Capital Project Requests .....	42
Fleet CARMA – Fund 152.....	42
General CARMA – Fund 156.....	43
Utility CARMA – Fund 256 – Water.....	46
Utility CARMA – Fund 256 – Sewer.....	47
HART Roads – Fund 160.....	48
HART Trails – Fund 165.....	49



HAWSP – Fund 205 ..... 50  
Port & Harbor Fleet – Fund 452 ..... 50  
Port & Harbor Reserves – Fund 456 ..... 50  
Fleet Overview ..... 53

DRAFT

## Capital Budget Introduction

The last few years have been intense for capital projects. The City had a backlog of deferred maintenance along with needs to expand the reach, quality, and capacity of our many public facilities. The City undertook a tremendous amount of project work despite the disruptions from the COVID-19 pandemic. Post-COVID, the proliferation of infrastructure grant programs has added the leveraging grant funds into larger projects to our focus.

This document and the annually updated Capital Improvement Plan, when used in tandem, are intended to give the best available overview of intended future capital spending. The document begins with a department by department overview of current and future capital spending. That is followed by overviews of each fund, a breakdown of all capital projects made to the City Manager, and a look at our fleet from the Public Works' asset management program. The intent was to provide capital project data in multiple ways to give Council and the public the most complete view possible. Obviously things will change in the course of a two-year budget, projects will be added and dropped along the way, but the general pathway is sketched out here for use by the Council and the public.



*Figure 1 - Crews working on the Main Street Sidewalk completed in fall 2022*

## Capital Budget Ordinance

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
APPROPRIATING THE FUNDS FOR THE FISCAL YEARS 2024 AND  
2025 CAPITAL BUDGET.

THE CITY OF HOMER ORDAINS:

Section 1. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the fiscal year ending June 2024:

**Capital Projects Funds:**

General Fund Fleet CARMA (152)	\$ 165,000
General Fund CARMA (156)	\$ 627,397
Utility CARMA (256)	\$ 1,163,834
Port Fleet Reserves (452)	\$ 115,000
Port Reserves (456)	\$ 335,000
HART Roads (160)	\$ 3,070,667
HART Trails (165)	\$ 386,000
HAWSP (205)	\$ 0
Total Capital Expenditures	\$ 5,862,898

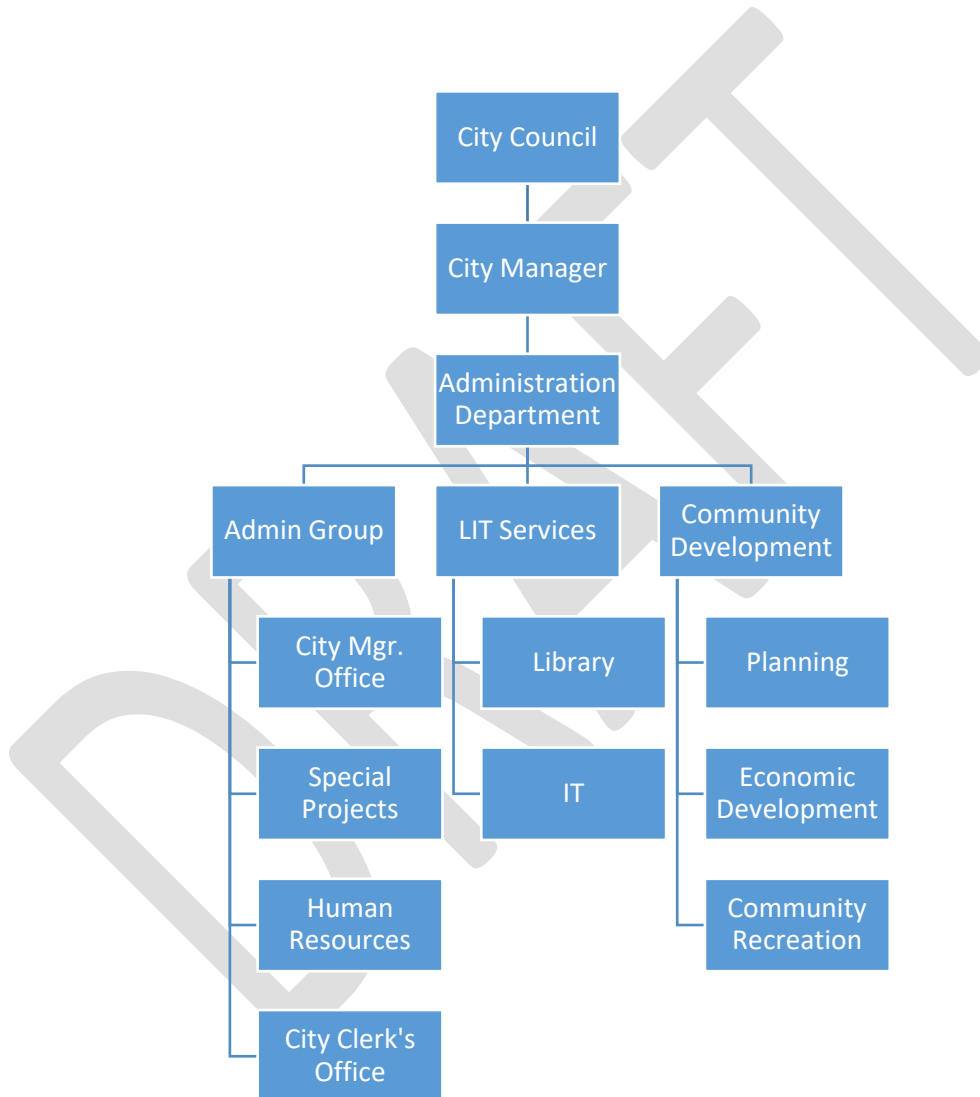
Section 2. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the fiscal year ending June 2025:

**Capital Projects Funds:**

General Fund Fleet CARMA (152)	\$ 0
General Fund CARMA (156)	\$ 0
Utility CARMA (256)	\$ 80,000
Port Fleet Reserves (452)	\$ 0
Port Reserves (456)	\$ 0
HART Roads (160)	\$ 0
HART Trails (165)	\$ 0
HAWSP (205)	\$ 0
Total Capital Expenditures	\$ 80,000

## Department of Administration

The Department of Administration is managed in three subsections: Administration (City Manager, Special Projects, Human Resources, and the City Clerk's Office), Community Development (Planning, Economic Development, and Community Recreation), and Library & IT Services (Library and IT). The City of Homer's Department of Administration is predominantly located in City Hall at 491 E Pioneer Avenue and the Homer Public Library at 500 Hazel Avenue. Administration also has a satellite offices at Homer High School and the HERC Campus for the Community Recreation Manager.



Department of Administration: Administration Group

Open Projects from Capital Budgets and Off-Cycle Appropriations

Description	Amount Requested	Status	Ordinance
Professional IJJA Grant Writing Services	\$125,000	In progress, working with HDR on multiple projects	22-39

FY24/25 Proposed Projects

Description	Amount Requested	CM Approved?
Personnel Regulations and Salary Schedule Overhaul	\$75,000	YES – General CARMA
HERC Match Funds	\$311,216	YES – To be Funded by Natural Gas Free Main Allowance Funds

Anticipated FY26/27 Projects

Description	Projected Cost
City Hall Renovations – Add new offices within existing footprint	Unknown at this time

2023-2028 Capital Improvement Plan Projects

Description	Projected Total Cost
City Hall Access Barrier Removal	\$400,000
Removing Parking & Pavement Accessibility Barriers at City Facilities	\$385,600

Department of Administration: Community Development

Open Projects from Capital Budgets and Off-Cycle Appropriations

Description	Amount Requested	Status	Ordinance
Feasibility Study of New Multi-Use Center	\$75,000	Phase 1 complete; Phase 2 will not be pursued, approximately \$25,000 to be returned to General CARMA	21-58
Pioneer Ave Banners (FY23 Only)	\$10,000	Designs under review and banners should be in place by summer 2023	22-54
Short Term Rental Tracking Services	\$20,239	Service provider is in the "set up" phase of the agreement	23-05
Comprehensive Plan and Complete Title 21 Zoning and Planning Code Rewrite	\$250,000	Scope of project being redeveloped after Mayor's veto to reduce appropriation	23-11

FY24/25 Proposed Projects

Description	Amount Requested	CM Approved?
Wayfinding & Streetscape Implementation	\$50,000	YES – HART Trails
Trail Design Criteria Manual Update	\$50,000	YES – HART Trails
Community Recreation Software	\$11,000	NO
Bounce House	\$15,000	NO
Building Code Implementation	\$470,000	NO – Waiting for FEMA grant approval decision before moving forward

Anticipated FY26/27 Projects

Description	Projected Cost
Subdivision Code Update	\$50,000

2023-2028 Capital Improvement Plan Projects

Description	Projected Total Cost
Pioneer Avenue Gateway Redevelopment: Multi-Use Community Center	\$15,796,000

Department of Administration: Library & Information Technology

Open Projects from Capital Budgets and Off-Cycle Appropriations

Description	Amount Requested	Status	Ordinance
Department Servers Replacement and Upgrade	\$120,000	Project in progress, nearing completion	21-65,21-19
Public Computer Replacement	\$40,000	Project in progress, nearing completion	21-36(S-2)(A)
Wi-fi Network Replacement	\$20,000	Funded by a grant, \$20,000 to be returned to General CARMA	21-36(S-2)(A)
Videoconference System Replacement	\$7,000	Not started	21-36(S-2)(A)
Email System Upgrade	\$30,000	Project in progress	21-36(S-2)(A)
Network Switches	\$32,000	Project in progress	21-36(S-2)(A)

FY24/25 Proposed Projects

Description	Amount Requested	CM Approved?
Upgrade City Workstations to Microsoft Office 2021	\$40,000	YES – General CARMA
Network Firewall Appliance Set Up	\$50,000	YES – General CARMA and ongoing service fee included in operating budget
Upgrade Internet link for City Hall	\$30,000	YES – General CARMA
Phone System Upgrade	\$35,000	YES – General CARMA
Replace Library Chairs	\$45,000	YES – General CARMA

Anticipated FY26/27 Projects

Description	Projected Cost
Citywide Cloud Productivity Upgrade	\$175,000
Council Chambers Tech Overhaul	\$300,000
IT Fleet Vehicle (Van?)	\$50,000

2023-2028 Capital Improvement Plan Projects

There are no Library or IT focused projects in the CIP at this time.

## Department of Finance

The Department of Finance is located at Homer City Hall at 491 E Pioneer Avenue. At this time, Finance does not have any open or proposed capital projects. In the proposed FY24/25 Operating Budget, the Department is requesting an increased amount of professional services budget to allow for more projects with finance contractors to help with technical projects and policy updates.

DRAFT



## Homer Volunteer Fire Department

The City of Homer Volunteer Fire Department is located at 604 E Pioneer Avenue and is also responsible for the former police station building which is co-located on the same parcel as the fire hall.

### Open Projects from Capital Budgets and Off-Cycle Appropriations

Description	Amount Requested	Status	Ordinance
Enforcer 2500 Gallon Tender Fire Truck	\$800,000	Purchased for \$706,606; waiting for delivery in 2024	22-22
Vehicle Lighting Upgrade	\$18,000	Nearly complete	21-36(S-2)(A)
Fencing Around Skyline Drive Fire Station	\$15,000	To be completed in spring 2023	22-57
Medic-1 Replacement	\$300,000	Working on ordering the ambulance	22-81

### FY24/25 Proposed Projects

Description	Amount Requested	CM Approved?
Off-Road Firefighting Apparatus	\$45,000	YES – Fleet CARMA
Fire Hose Replacement	\$78,000	YES – General CARMA
Engine 4 Replacement	\$819,000	NO
Deputy Chief Vehicle Replacement	\$95,000	YES – Fleet CARMA
Ladder Truck (Used)*	\$230,000	YES – Fleet CARMA
Pumper/Tanker Contingency	\$25,000	YES – Fleet CARMA

\*will be purchased via separate ordinance from capital budget

### Anticipated FY26/27 Projects

Description	Projected Cost
Quick Attack/Brush Truck	\$185,000
Training Trailer Repair	\$20,000
Type 3 Pumper	\$650,000
Two Utility Vehicles	\$150,000
Fire Hall Expansion/Redevelopment Design	\$1,500,000

### 2023-2028 Capital Improvement Plan Projects

Description	Projected Total Cost
Fire Hall Expansion	\$20,000,000
Fire Department Fleet Management	\$2,570,000

## Homer Police Department

The City of Homer Police Department is located at 625 Grubstake Ave. The Police Department is also responsible for the Animal Shelter which is located at 3577 Heath Street and operated under a contract currently held by Homer Animal Services, LLC.

### Open Projects from Capital Budgets and Off-Cycle Appropriations

Description	Amount Requested	Status	Ordinance
Four Patrol Vehicles and Jail Van	\$305,000	On order	21-36(S-2)(A), 21-09
Mobile Radio for Police Vehicle	\$6,950	On Order	23-07
Computer Aided Dispatch	\$206,360	In the early stages of implementation; still getting the system dialed in	21-36(S-2)(A); 21-59

### FY24/25 Proposed Projects

Description	Amount Requested	CM Approved?
Virtual Reality Training System	\$79,900	NO
Ballistic Shields (2)	\$23,000	YES – General CARMA (\$6,732) and seized asset account (\$16,268)
Security Fencing	\$27,000	YES – General CARMA
Night Vision Equipment	\$95,000	NO
In-Car Video Cameras	\$162,204	NO

### Anticipated FY26/27 Projects

Description	Projected Cost
Two Patrol Vehicles	\$150,000
Public Safety Drone	\$30,000
Noise Abatement in Dispatch	\$100,000
Body cameras for Officers	\$90,000
Computer Replacements	\$35,000

### 2023-2028 Capital Improvement Plan Projects

There are no Police Department focused projects in the CIP at this time.

## Port & Harbor Department

The City of Homer Port & Harbor Department is headquartered at the Harbormaster's Office located at 4311 Freight Dock Road, it has various facilities surrounding the harbor basin.

### Open Projects from Capital Budgets and Off-Cycle Appropriations

<b>Description</b>	<b>Amount Requested</b>	<b>Status</b>	<b>Ordinance</b>
<b>Port Maintenance Mobile Welding Van</b>	\$17,000	Trailer has been purchased and will be converted into a mobile welding support trailer	21-36(S-2)(A)
<b>Professional and Technical Assistance for PIDP Grant Application</b>	\$63,070	HDR has been hired and staff is working to support the application process	23-12
<b>Parking Support</b>	\$38,775	New fee stations are ordered, software contract is signed, and new signage is purchased	23-04
<b>New Large Vessel Harbor Project Owner Representative Contract</b>	\$408,073	HDR worked with the Corps on Work-in-Kind contract; Communications team is ramping up; General Investigation contract is signed and will begin soon	22-79
<b>HDL Parking Improvement Design</b>	\$49,690	Staff is coordinating with AKDOT to solve some existing problems before HDL proceeds on the parking lot upgrade design	22-78(A)
<b>Harbor Basin Pile Cathodic Protection</b>	\$374,051	Project initiated	21-36(S-2)(A) 22-75
<b>Ice Plan NH3 Line Repair</b>	\$7,400	Complete; remaining funds to be returned to Port Reserves	22-74(A)
<b>Replacement of NH3 Coolant</b>	\$20,250	Project complete, system is working much more efficiently, project will be closed when we receive our refunds for tank deposits and unused NH3	22-71
<b>Rebuild Crane #7</b>	\$69,110	In progress; expected completion in April 2023	22-66
<b>R&amp;M Consultants – Grant Services – Float Replacement</b>	\$56,450	Initial report complete; remaining funds to be returned to Port Reserves	22-19(A)
<b>Float Repair for End Caps K thru Q</b>	\$147,900	In progress; materials are on site, coordinating with Washington based vendor to organize installation	21-52
<b>Deep Water Dock Security Gate</b>	\$10,000	New gate is installed and functional, one more task left to complete	21-36(S-2)(A)

<b>Fish Grinder Building Replacement Design</b>	\$15,000	Task order for design issued by Resolution 23-025	21-36(S-2)(A)
<b>Fish Carcass Trailer x2</b>	\$30,000	One complete, other under construction soon	21-36(S-2)(A)
<b>Harbor Office ADA Entry Door Improvements</b>	\$10,000	Not started, waiting on specialty contractor	21-36(S-2)(A)
<b>Fish Grinder Building Replacement</b>	\$100,000	Special Projects applied for an Alaska Fish and Game grant to pay for the building; will hear decision in July 2023	21-36(S-2)(A)

#### FY24/25 Proposed Projects

<b>Description</b>	<b>Amount Requested</b>	<b>CM Approved?</b>
<b>New Patrol Truck</b>	\$55,000	YES – Port Fleet Reserve
<b>Port Maintenance Plow Truck</b>	\$60,000	YES – Port Fleet Reserve
<b>Ice Metering System</b>	\$145,000	YES – Port Reserve
<b>Outfall Line Pump</b>	\$25,000	YES – Port Reserve
<b>Harbor Bottom Survey</b>	\$25,000	YES – Port Reserve
<b>Tank 1 Sludge Removal</b>	\$40,000	YES – Port Reserve
<b>Electrical Works for Sewage Lift Station – Fish Grinder</b>	\$40,000	YES – Port Reserve
<b>Paid Parking Program Expansion – Planning and Permitting</b>	\$60,000	YES – Port Reserve
<b>Camera System Ramps 1-5</b>	\$344,000	NO
<b>Wood Grid Replacement Engineering</b>	\$25,000	NO
<b>Fish Grinder Building</b>	\$300,000	NO
<b>Spit Parking Lot Storm Drain Project</b>	\$1,198,628	NO

#### Anticipated FY26/27 Projects

It is expected that much of FY26/27 will be driven by how successful we are at landing grant funds for various large projects.

#### 2023-2028 Capital Improvement Plan Projects

<b>Description</b>	<b>Projected Total Cost</b>
<b>Port of Homer: New Large Vessel Harbor</b>	\$278,000,000
<b>Homer Harbor Critical Float System Replacements: Systems 1 &amp; 4</b>	\$41,000,000
<b>Homer Spit Coastal Erosion Mitigation</b>	\$3,960,000
<b>Nick Dudiak Fishing Lagoon Accessible Ramp &amp; Fishing Platform</b>	\$770,000
<b>Homer Spit Campground Renovations</b>	\$95,000
<b>Barge Mooring &amp; Large Vessel Haul Out Repair Facility</b>	\$5,297,626
<b>Fish Grinding Building Replacement</b>	\$275,000
<b>Harbor Ramp 8 Public Restroom</b>	\$400,000
<b>Homer Harbor Dredging</b>	\$980,000
<b>Homer Harbor Security Cameras: Ramp 1-5 Access Points</b>	\$120,000

<b>Ice Plant Upgrades</b>	\$40,000
<b>Large Vessel Sling Lift, Phase 1</b>	\$65,000
<b>Steel Grid Repair (engineering and design)</b>	\$25,000
<b>Wood Grid Replacement (engineering and design)</b>	\$25,000

DRAFT

# Public Works Department (General Fund)

The City of Homer Public Works Department is located at 3575 Heath Street. The Public Works capital items will be separated between general fund and the utility fund.

## Open Projects from Capital Budgets and Off-Cycle Appropriations

Description	Amount Requested	Status	Ordinance
Arctic Shark Ice Removal Attachment	\$40,000	Processing payment	23-09
Replacement E-103 Bldg Maint. Van	\$50,000	On order	21-36(S-2)(A)
Replacement E-126 Bldg Maint. Vehicle	\$50,000	Attempting to order	21-36(S-2)(A)
Demolish HERC2	\$153,000	Task order for PCB testing approved by Resolution 23-027	22-45
ADA Accessible Platform at Fishing Lagoon	\$30,000	Designs complete, next step is to apply for grants to construct	22-16
Mariner Park Lagoon Maintenance	\$6,000	Planned for next year	21-36(S-2)(A)
Skatepark Upkeep	\$10,000	Small projects completed in 2022, more expected in 2023	21-36(S-2)(A)
Airport ADA – Restrooms, Fountain, etc.	\$14,400	Initial design complete for concept	21-36(S-2)(A)
City Hall ADA – Ramp	\$14,400	Designed and Fire Marshall approval has been granted; implementation to be handled with Community Assistant Program funds appropriated by Council in 2022	21-36(S-2)(A)
Airport Terminal Painting (Exterior)	\$21,000	On hold, discovered damaged siding that may change scope of project	21-36(S-2)(A)
On-call Kachemak Bay Conservation Society	\$25,000	Working on a Kachemack sponge related project	22-77
Drainage Management Plan FY23	\$46,000	Nearing completion, expected before the end of the fiscal year	22-54;20-31

<b>Main Street Storm Drain/Sidewalk FY23</b>	\$17,000	Project complete	22-54
<b>Mt. Augustine Surface Water</b>	\$53,000	Work is ongoing; staff to connect with AKDOT about related culvert inspection	22-54
<b>Homer Soil and Water Contract FY23</b>	\$25,000	Conducting various small projects for the City	22-54
<b>Small Works Drainage FY23</b>	\$77,000	To be closed out and remaining funds sent to HART	22-54
<b>Hornaday Improvements FY23</b>	\$20,000	Canceled, to be replaced with Master Plan request in FY24/25 Budget	22-54
<b>Master Transportation Plan Update</b>	\$185,368	Work is underway	22-38
<b>Small Works Road Repair Program/IDIQ Contract to East Road Services</b>	\$705,137	Work has been underway; project to be closed out	22-69; 22-57; 21-36; 20-33
<b>Small Works Drainage Repair Program</b>	\$178,529	To be closed out and remaining funds sent to HART	22-27;21-36;20-34
<b>Pavement Restoration Program</b>	\$500,000	Design work is underway; construction funds to be requested in the future	22-26
<b>Non-motorized Transportation Opportunity Fund</b>	\$750,000	Completed shoulder extension on Eric Lane, planning shoulder extension on Fairview; built path on Adams Lane	22-25
<b>Main Street Sidewalk Project</b>	\$1,206,000	Project complete	22-24, 21-36(S-2)(A)
<b>Green Infrastructure Research – Appraisals</b>	\$80,000	Appraisals and other fieldwork complete; future work to be funded by grants	22-08
<b>Green Infrastructure Research</b>	\$60,000	Measuring glow and ground water data currently	22-08
<b>Design Criteria Manual</b>	\$15,000	Nearing completion, expect before the end of the fiscal year	22-07

<b>Small Works Pest Management Program</b>	\$25,000	Working on the project with Homer Soil and Water – 90% complete document on invasive species management	21-60
<b>Mt. Augustine Storm Drainage Improvements</b>	\$180,657	Work is continuing; staff to connect with AKDOT about related culvert inspection	21-39
<b>Iris Court Storm Drainage Improvements</b>	\$150,000	Trying to find a design that works for affected property owners	21-38(S)
<b>Grind and Pave Program</b>	\$177,895	Program to be closed and concept redeveloped through a future appropriation	21-36(S-2)(A)
<b>Road Base Reconstruction Program</b>	\$240,000	Program to be closed and concept redeveloped through a future appropriation	21-36(S-2)(A)
<b>Snow Storage Lots</b>	\$20,000	Haven't been able to acquire property; sending funds back to HART	21-36(S-2)(A)
<b>Ben Walters Way Sidewalk Design and Survey</b>	\$100,000	Design is 65% complete	21-36(S-2)(A)
<b>Hornaday Park Road Realignment</b>	\$120,000	Cancelling project until Hornaday Park Master Plan is reworked	21-36(S-2)(A)
<b>Small Works Drainage Repair Program</b>	\$25,000	Cancelling program and changing how this type of project is funded	21-36(S-2)(A)
<b>Replacement E-130 Service Truck</b>	\$26,667	Have not been able to order	21-36(S-2)(A)
<b>Replacement of E-114 PW Truck</b>	\$10,000	Have not been able to order	21-36(S-2)(A)
<b>PW Campus Mitigation Plan</b>	\$16,667	Not started	21-36(S-2)(A)
<b>Ground Water Research</b>	\$75,000	Work is underway by KBNERR	21-36(S-2)(A)
<b>Computerized Maintenance Management System</b>	\$23,333	Work is complete	21-36(S-2)(A)
<b>Design Betterment – Main Street</b>	\$12,700	Dehel Street drainage work is complete	21-12
<b>Small Works Trails Maintenance Program</b>	\$76,803	Project underway; looking at more for this season	22-28;21-36(S-2)(A)



<b>Non-motorized Transportation Opportunity Fund</b>	\$100,000	Completed shoulder extension on Eric Lane, planning shoulder extension on Fairview; built path on Adams Lane	22-25(A)
<b>Replacement of E-129 Parks Truck</b>	\$30,000	Ordered	21-36(S-2)(A)
<b>Replacement of E-120 Parks Truck</b>	\$30,000	Have not been able to order	21-36(S-2)(A)
<b>Replacement of E-107 Parks Truck</b>	\$30,000	Ordered	21-36(S-2)(A)
<b>Replacement of E-101 Parks Truck</b>	\$30,000	Have not been able to order	21-36(S-2)(A)
<b>Hornaday Park – New Pedestrian Access Trail Construction</b>	\$150,000	Had issues with grant, will not pursue, will return funds to HART Trails	21-36(S-2)(A)
<b>Fairview Ave Trail – East - Design</b>	\$30,000	Waiting for Master Transportation Plan	21-36(S-2)(A)

#### FY24/25 Proposed Projects

<b>Description</b>	<b>Amount Requested</b>	<b>CM Approved?</b>
<b>ADA Family Restrooms at Airport</b>	\$50,000	YES – General CARMA
<b>Airport Terminal Sidewalk Repairs</b>	\$76,175	YES – General CARMA
<b>Vehicle Contingency</b>	\$15,000	YES – HART Roads
<b>Vehicle Contingency</b>	\$15,000	YES – HART Trails
<b>GIS Upgrade</b>	\$16,490	YES – General CARMA
<b>HERC II Abatement and Demolition</b>	\$325,000	NO
<b>HERC I Roof Inspection</b>	\$15,000	YES – General CARMA
<b>Karen Hornaday Park Master Plan</b>	\$50,000	YES – General CARMA
<b>Nuclear Compaction Testing Device</b>	\$20,000	YES – HART Roads
<b>Air Conditioning Unit for PW Server Room</b>	\$8,000	YES – General CARMA
<b>HERC I Hazmat Abatement/Demo Design</b>	\$75,000	NO
<b>Tenant Improvements at Kachemak Center</b>	\$40,000	NO
<b>Kachemak Sponge Green Infrastructure Project – Design</b>	\$354,050	Supported by a grant
<b>Heath Street – Pavement Restoration Project</b>	\$2,328,668	NO
<b>Grader</b>	\$365,000	NO
<b>Kachemak Sponge Green Infrastructure Project – Property Acquisition</b>	\$418,100	YES – HART Roads
<b>Kachemak Sponge Green Infrastructure Project – Construction of Stormwater Facilities</b>	\$2,459,080	NO
<b>Fuel Island Replacement – Construction</b>	\$190,000	YES – HART Roads

<b>Bishop's Beach Restroom Replacement – Construction</b>	\$400,000	NO
<b>Bunnell Ave Road Restoration Project - Design</b>	\$50,000	YES – HART Roads
<b>Beluga Slough Green Infrastructure Project</b>	\$125,900	YES – HART Roads
<b>Ben Walters Sidewalk Construction</b>	\$1,700,000	YES – HART Roads
<b>Svedlund Herndon Sidewalk Design</b>	\$75,000	YES – HART Roads
<b>Iris Court Drainage</b>	\$100,000	YES – HART Roads
<b>Allowance for Matching Funds</b>	\$500,000	YES – HART Roads
<b>Design of PW Mechanics/Operators Shop</b>	\$100,000	NO
<b>Lee Avenue Trail</b>	\$15,000	YES – HART Trails
<b>Fairview Ave Trail – East - Construction</b>	\$30,000	YES – HART Trails
<b>Library Trails – West Lot and Storybook – ADA Upgrades</b>	\$25,000	YES – HART Trails
<b>Reber Trail Re-Route</b>	\$15,000	YES – HART Trails
<b>Trailhead Improvements</b>	\$12,000	YES – HART Trails
<b>Side-by-side Attachments for Trail Maintenance</b>	\$10,000	YES – HART Trails
<b>Powered Wheelbarrow</b>	\$4,000	YES – HART Trails
<b>Tajen Trail – Establishing New Tread</b>	\$10,000	YES – HART Trails
<b>Beaugard Court Trail – Establishing New Tread</b>	\$10,000	YES – HART Trails
<b>Vehicle Re-appropriation for E-129, E-120, E-107, E-101</b>	\$150,000	YES – HART Trails

#### Anticipated FY26/27 Projects

<b>Description</b>	<b>Projected Cost</b>
<b>Ohlson Lane – Construction – Road &amp; Sidewalk</b>	\$1,500,000
<b>Bishops Beach Restrooms</b>	\$500,000
<b>Hornaday Park Restrooms</b>	\$500,000

#### 2023-2028 Capital Improvement Plan Projects

<b>Description</b>	<b>Projected Total Cost</b>
<b>Slope Stability &amp; Erosion Mitigation Program</b>	\$8,140,000
<b>Karen Hornaday Park Public Restroom Facility</b>	\$425,000
<b>New Public Works Facility</b>	\$12,027,750
<b>Bayview Park Restoration</b>	\$190,000
<b>Homer Spit Trailhead Restroom</b>	\$400,000
<b>Jack Gist Park Improvements, Phase 2</b>	\$60,000
<b>Ben Walters Lane Sidewalk Facility</b>	\$1,673,436
<b>Heath Street Rehabilitation</b>	\$4,100,000
<b>Homer Airport Terminal Improvements</b>	\$1,402,570
<b>Homer All Ages &amp; Abilities Pedestrian Pathway</b>	\$3,900,000
<b>Svedlund/Herndon Street Sidewalks</b>	\$1,600,000
<b>Wayfinding &amp; Streetscape Plan Implementation</b>	\$271,000

DRAFT

# Public Works Department (Utility Fund)

The City of Homer Public Works Department provides water and sewer utility services. The wastewater treatment plan is located at 3575 Heath Street and the water treatment plant is located on Skyline Drive.

## Open Projects from Capital Budgets and Off-Cycle Appropriations

Description	Amount Requested	Status	Ordinance
<b>Interim Financing to Complete East Bunnell Ave/Charles Way Water/Sewer</b>	\$482,412	Just approved, project to start soon	23-10
<b>WTP Filter Media Train</b>	\$100,000	Applied for SRF loan; expected price has been reduced to \$80k	22-60
<b>RWP-1 Balance Motor/Shaft</b>	\$50,000	Utility state were able to make adjustments that will avoid this expenditure; money to return to HAWSP	22-60
<b>WTP Sludge Drying Bed</b>	\$100,000	RESPEC is working on this project	22-60
<b>Replace UV System</b>	\$430,000	Not ready to complete this year	22-60
<b>Replace Lift Station Access Hatch</b>	\$36,685	Planned for this year	22-60
<b>Bunnell/Charles Water Main Extension</b>	\$525,637	Chose a contractor, contract executed, construction prep underway	22-18(S)
<b>Bunnell/Charles Sewer Main Extension</b>	\$418,221	Chose a contractor, contract executed, construction prep underway	22-18(S)
<b>Alder Lane Water Improvement Project</b>	\$333,670	Project complete, working on closing it out	22-06(S); 20-83
<b>Pennock Street Water Main Gap</b>	\$45,000	Developer has not followed through, cancelling appropriation and sending money back to HAWSP	22-03
<b>Tasmania Court Water and Sewer Improvements</b>	\$138,399	Project is complete	21-71
<b>Water Main Extension on East Hill Road</b>	\$70,485	Expected completion by June 2023	21-69
<b>Ground Water Research</b>	\$75,000	Work is underway by KBNERR	21-36(S-2)(A)

<b>Betterment – Tasmania Court Water/Sewer SAD</b>	\$92,169	Project is complete	21-11
<b>Tasmania Court Water Improvement</b>	\$234,105	Project is complete	20-68
<b>Hydrant Replacement (10/yr)</b>	\$100,00	Underway	22-67
<b>Fleet Replacement</b>	\$50,000	Truck on order	22-67
<b>Replace Water Meters</b>	\$50,000	In process, the meters have been purchased and remaining funds will be used to hire plumbers for difficult installs	22-67
<b>Million Gallon Water Tank Aeration System</b>	\$163,000	Conducting disinfection byproducts studies; results have been good and may allow us to not have to complete the original project	22-54
<b>Raw Water Line Replacement Design</b>	\$86,000	Design is complete, waiting for FEMA to release grant funds	22-54
<b>PRV Replacement West Trunk Line</b>	\$21,000	Project complete	22-54
<b>Fire Hydrant Replacement Program</b>	\$100,000	Under review	22-37
<b>Water Share of Ocean Drive SAD</b>	\$52,606	Project complete	21-36(S-2)(A)
<b>PR Station Hatch Improvement</b>	\$35,279	Nearing completion, one more hatch required	21-36(S-2)(A)
<b>East Trunk FPI Mag Flow Meter</b>	\$9,000	Installed, project complete	21-36(S-2)(A)
<b>Replacement E-131 W/S Truck</b>	\$15,000	On order	21-36(S-2)(A)
<b>Replacement E-130 Service Truck</b>	\$26,667	Have not been able to order	21-36(S-2)(A)
<b>Replacement E-114 PW Truck</b>	\$10,000	On order	21-36(S-2)(A)
<b>PW Campus Mitigation Plan</b>	\$16,667	Not started	21-36(S-2)(A)
<b>Computerized Maintenance Management System</b>	\$23,333	Work is complete	21-36(S-2)(A)
<b>Raw Water Transmission Line Design</b>	\$33,185	Design is complete, waiting for FEMA to release grant funds	21-18
<b>½ of Utility Financial Management</b>	\$8,646	Original project complete; may conduct one more related plan under contract	21-03

<b>Rehab of Electrical Control Works for Lift Stations</b>	\$271,517	Project in process	22-80
<b>WWTP MCC Spare Parts</b>	\$30,000	Funded in other ways	22-67
<b>Beluga Lift Station</b>	\$20,000	Not required this year, to be completed later	22-67
<b>Lagoon Liner</b>	\$25,000	Researching options	22-67
<b>Replace Lift Station Access Hatch</b>	\$13,315	In process, one more hatch to buy	22-67
<b>Sludge Drying Beds</b>	\$25,000	Project to be closed	22-67
<b>Fleet Replacement</b>	\$50,000	Attempting to order	22-67
<b>Launch Ramp Lift Station Enclosure</b>	\$13,000	Cancel project and redirect funds to a different lift station project	22-54
<b>Replace Deep Shaft Air Compressor</b>	\$28,000	Project completed	22-54
<b>WWTP Digester Blowers</b>	\$167,000	Purchased but not yet installed	22-54
<b>Broken Clarifier Belt at WWTP</b>	\$596,181	Project underway	22-55; 22-34(S); 22-73(S)
<b>Aerators for the Solids Retention Pond</b>	\$51,000	Project complete	22-43
<b>Repair Pond Liner at Sewer Treatment Plant</b>	\$25,000	Waiting for fix on effluent pipe before proceeding	22-29
<b>Replacement of E-131 W/S Truck</b>	\$15,000	On order	21-36(S-2)(A)
<b>Replacement of E-130 Service Truck</b>	\$26,667	Attempting to order	21-36(S-2)(A)
<b>Replacement of E-114 PW Truck</b>	\$10,000	On order	21-36(S-2)(A)
<b>Computerized Maintenance Management System</b>	\$23,333	Project near completion	21-36(S-2)(A)
<b>½ of Utility Financial Management</b>	\$8,646	Original project complete; may conduct one more related plan under contract	21-03
<b>Engineering Beluga Lift Station</b>	\$1,550	Project complete	21-01

#### FY24/25 Proposed Projects

<b>Description</b>	<b>Amount Requested</b>	<b>CM Approved?</b>
<b>Coatings for Digestors</b>	\$300,000	NO
<b>Coatings for Clarifiers</b>	\$450,000	NO
<b>Final Design – Beluga Lift Station</b>	\$100,000	YES
<b>Paintbrush Booster Station Pump Upgrade</b>	\$250,000	YES
<b>WTP Membrane Filter Train FY24</b>	\$80,000	YES – Water CARMA
<b>WTP Membrane Filter Train FY25</b>	\$80,000	YES – Water CARMA

<b>WWTP Aeration Pond Effluent Box</b>	\$73,000	NO
<b>Kachekmak City Septic Pumping Contract</b>	\$55,770	NO
<b>Transfer Switch STP</b>	\$38,500	YES – Sewer CARMA
<b>Dredge Sludge Lagoon at WTP</b>	\$60,000	NO
<b>Design for Replacing 8” Cast Iron Distribution Line</b>	\$90,000	YES – Water CARMA
<b>Master Water &amp; Sewer Plan</b>	\$90,000	NO
<b>Electrical Works for Sewage Lift Station – 30 Acres</b>	\$67,000	NO
<b>Spit Parking Lot Storm Drain Project</b>	\$1,198,628	NO
<b>Vehicle Contingency</b>	\$15,000	YES – Water CARMA
<b>Vehicle Contingency</b>	\$15,000	YES – Sewer CARMA

2023-2028 Capital Improvement Plan Projects

<b>Description</b>	<b>Projected Total Cost</b>
<b>A-Frame Water Transmission Line</b>	\$804,092
<b>Beluga Sewage Lift Station</b>	\$2,934,353
<b>Water Storage/Distribution Improvements</b>	\$10,438,214

## Fund Overviews

### General Fund Fleet CARMA – Fund 152

<b>Fleet CARMA - Fund 152</b>			
<b>Current Information - as of 4/21/23</b>			
<b>Fund Name</b>	<b>Current Balance</b>	<b>Encumbrances</b>	<b>Available Balance</b>
General Fund Fleet CARMA	\$ 1,276,595	\$ 546,108	\$ 730,487

<b>Open Encumbrances - as of 4/21/23</b>			
<b>Description</b>	<b>Requestor</b>	<b>ORD #</b>	<b>Amount Remaining</b>
Mobile Radio for Police Vehicle	Police	23-07	\$ 6,950
MEDIC1 Replacement	Fire	22-81	\$ 300,000
Airport Sanding Truck - GF Unassigned Transfer	Public Works	22-05(A)	\$ 60,000
New Grader - GF Unassigned Transfer	Public Works	22-04(S)(A)	\$ 18,855
Replacement E-103 Bldg Maint Van	Public Works	21-36(S-2)(A)	\$ 50,000
Replacement E-126 Bldg Maint Vehicle	Public Works	21-36(S-2)(A)	\$ 50,000
Patrol Vehicle Replacement	Police	21-36(S-2)(A), 21-09	\$ 60,303
			<u>\$ 546,108</u>

<b>Requested Projects</b>			
<b>Description</b>	<b>Requestor</b>	<b>Fiscal Year</b>	<b>Requested Amount</b>
Off-Road Firefighting Apparatus	Fire	FY24	\$ 45,000
Deputy Chief Vehicle Replacement	Fire	FY24	\$ 95,000
Pumper/Tanker Contingency	Fire	FY24	\$ 25,000
			<u>\$ 165,000</u>

<b>Future Fund Activity</b>			
<b>Activity Description</b>	<b>FY23 Amount*</b>	<b>FY24 Amount</b>	<b>FY25 Amount</b>
Operating Budget Transfer	\$ -	\$ -	\$ -
Proposed Purchase of Ladder Truck (Used)*	\$ (230,000)		
Net Activity	\$ (230,000)	\$ -	\$ -

<b>Proposed Future State</b>					
<b>Fund Name</b>	<b>Current Balance</b>	<b>Encumbrances</b>	<b>FY23 Net Activity</b>	<b>Projects</b>	<b>Available Balance</b>
General Fund Fleet CARMA	\$ 1,276,595	\$ 546,108	\$ (230,000)	\$ 165,000	\$ 335,487

**Fleet CARMA Ending FY25 Balance (Est.):** \$ 335,487

\*Pending Council approval - Ordinance to be introduced 4/24



General Fund CARMA – Fund 156

General CARMA - Fund 156			
Current Information - as of 4/21/23			
Account Name	Current Balance	Encumbrances	Available Balance
General	\$ 1,834,920	\$ 561,971	\$ 1,272,949
Seawall	\$ 40,919	\$ -	\$ 40,919
HERC	\$ 290,155	\$ 138,075	\$ 152,081
Fishing Hole	\$ 91,351	\$ -	\$ 91,351
Total - General Fund CARMA	\$ 2,257,345	\$ 700,046	\$ 1,557,299

Open Encumbrances - as of 4/21/23			
Description	Requestor	ORD #	Amount Remaining
Planning and Zoning Updates	Planning	23-11	\$ 250,000
Short Term Rental Tracking Services	Planning	23-05	\$ 20,239
Fencing at Skyline Drive Fire Station	Fire	22-57	\$ 15,000
Pioneer Ave Banners - expires end of FY23	Parks	22-54, 19-51(A)	\$ 10,000
Demolish HERC 2	HERC	22-45	\$ 138,075
Professional IJJA Grant Writing Services	City Hall	22-39	\$ 53,073
Licensed Microwave WAN - expires 12/31/23	IT	21-66, 18-44(A)	\$ 86,947
Mariner Park Lagoon Maintenance	Parks	21-36(S-2)(A)	\$ 6,000
Skatepark Upkeep	Parks	21-36(S-2)(A)	\$ 8,787
Public Computer Replacement	Library	21-36(S-2)(A)	\$ 16,029
Videoconference System Replacement	Library	21-36(S-2)(A)	\$ 7,000
Email System Upgrade	IT	21-36(S-2)(A)	\$ 19,492
Network Switches	IT	21-36(S-2)(A)	\$ 25,523
Airport ADA - Restrooms, Fountain, etc.	Public Works	21-36(S-2)(A)	\$ 9,806
City Hall ADA - Ramp	Public Works	21-36(S-2)(A)	\$ 13,075
Airport Terminal Painting (Exterior)	Public Works	21-36(S-2)(A)	\$ 21,000
			\$ 700,046

Requested Projects			
Description	Requestor	Fiscal Year	Requested Amount
Fire Hose Replacement	Fire	FY24	\$ 78,000
Personnel Regulations/Salary Schedule Overhaul	Human Resources	FY24	\$ 75,000
Upgrade City Workstations to Microsoft Office 2021	IT	FY24	\$ 40,000
NextGen Firewall	IT	FY24	\$ 50,000
Upgraded Internet Link for City Hall	IT	FY24	\$ 30,000
Phone System Upgrade	IT	FY24	\$ 35,000
Replace Library Chairs	Library	FY24	\$ 45,000
Police Station Fencing	Police	FY24	\$ 27,000
Two Ballistic Shields - split funding	Police	FY24	\$ 6,732
Hornaday Park Playground Improvements	Public Works	FY24	\$ 25,000
ADA-Family Restroom at Airport	Public Works	FY24	\$ 50,000
Airport Terminal Sidewalk Repairs	Public Works	FY24	\$ 76,175
GIS Upgrade	Public Works	FY24	\$ 16,490
HERC I Roof Inspection	Public Works	FY24	\$ 15,000
Karen Hornaday Park Master Plan	Public Works	FY24	\$ 50,000
Air Conditioning for Public Works Server Room	Public Works	FY24	\$ 8,000
			\$ 627,397

Future Fund Activity			
Activity Description	FY23 Amount	FY24 Amount	FY25 Amount
Proposed Transfer to HERC CARMA*	\$ 311,216		

General Fund CARMA – Fund 156 – Continued

Account Name	Proposed Future State				
	Current Balance	Encumbrances	FY23 Net Activity	Projects	Available Balance
General	\$ 1,834,920	\$ 561,971	\$ -	\$ 627,397	\$ 645,552
Seawall	\$ 40,919	\$ -	\$ -	\$ -	\$ 40,919
HERC	\$ 290,155	\$ 138,075	\$ 311,216	\$ -	\$ 463,297
Fishing Hole	\$ 91,351	\$ -	\$ -	\$ -	\$ 91,351
	<u>\$ 2,257,345</u>	<u>\$ 700,046</u>	<u>\$ 311,216</u>	<u>\$ 627,397</u>	<u>\$ 1,241,118</u>
<b>General CARMA Ending FY25 Balance (Est.):</b>	<b>\$ 1,241,118</b>				

\*Pending Council approval - Ordinance yet to be introduced

DRAFT

Utility CARMA – Fund 256

Utility CARMA - Fund 256			
Current Information - as of 4/21/23			
Account Name	Current Balance	Encumbrances	Available Balance
Water	\$ 2,215,936	\$ 117,260	\$ 2,098,676
Sewer	\$ 2,120,430	\$ 1,257,852	\$ 862,578
	<u>\$ 4,336,366</u>	<u>\$ 1,375,112</u>	<u>\$ 2,961,254</u>

Open Encumbrances - as of 4/21/23			
Description	Requestor	ORD #	Budget Remaining
Fire Hydrant Replacement Program	Water	22-37	\$ 100,000
PR Station Hatch Improvement	Water	21-36(S-2)	\$ 13,385
1/2 of Utility Financial Mgmt	Water	21-03	\$ 3,875
Rehab of Electrical Control Works for Lift Stations	Sewer	22-80	\$ 263,417
Broken Clarifier Belt at Waste Water Treatment Plant	Sewer	22-73(S), 22-55, 22-34(S)	\$ 962,236
Manhole Repair for East Hill Repaving Project	Sewer	22-39	\$ 3,324
Repair Pond Liner at Sewer Treatment Plant	Sewer	21-36(S-2)	\$ 25,000
1/2 of Utility Financial Mgmt	Sewer	21-03	\$ 3,875
			<u>\$ 1,375,112</u>

Requested Projects			
Description	Requestor	Fiscal Year	Budget Amount
Fleet Replacement	Water	FY24	\$ 50,000
Replace Water Meters	Water	FY24	\$ 50,000
Million Gallon Water Tank Aeration System	Water	FY24	\$ 60,000
Raw Water Line Replacement Design	Water	FY24	\$ 86,000
PRV Replacement West Trunk Line	Water	FY24	\$ 21,000
Paint Brush Booster Station Pump Upgrade	Water	FY24	\$ 250,000
WTP Membrane Train	Water	FY24	\$ 80,000
Design for Replacing 8" Cast Iron Distribution Line	Water	FY24	\$ 90,000
Vehicle Replacement (E-131, E-130, E-114)	Water	FY24	\$ 66,667
WTP Membrane Train	Water	FY25	\$ 80,000
Replace Lift Station Access Hatch	Sewer	FY24	\$ 14,000
Fleet Replacement	Sewer	FY24	\$ 50,000
Launch Ramp Lift Station Enclosure	Sewer	FY24	\$ 13,000
WWTP Digester Blowers	Sewer	FY24	\$ 48,000
Transfer Switch, STP	Sewer	FY24	\$ 38,500
Vehicle Replacement (E-131, E-130, E-114)	Sewer	FY24	\$ 66,667
Beluga Lift Station	Sewer	FY24	\$ 100,000
			<u>\$ 1,163,834</u>

Future Fund Activity			
Activity Description	FY23 Amount	FY24 Amount	FY25 Amount
Operating Budget Transfer - Water CARMA <sup>1</sup>	\$ 106,804	\$ 309,240	\$ 316,946
Operating Budget Transfer - Sewer CARMA <sup>2</sup>	\$ 234,166	\$ 254,332	\$ 272,020
Utility Operations to Water CARMA Transfer	\$ -	\$ -	\$ -
Utility Operations to Sewer CARMA Transfer	\$ -	\$ -	\$ -
Water CARMA to Utility Operations Transfer <sup>3</sup>	\$ (200,000)	\$ -	\$ -
Sewer CARMA to Utility Operations Transfer <sup>4</sup>	\$ (238,315)	\$ -	\$ -
Net Activity	\$ (97,345)	\$ 563,572	\$ 588,966



Utility CARMA – Fund 256 - Continued

Utility CARMA - Fund 256				
Account Name	Proposed Future State		FY23 Net Activity	Available Balance
	Current Balance	Encumbrances		
Water	\$ 2,215,936	\$ 117,260	\$ (93,196)	\$ 2,005,480
			FY24 Projects \$	(753,667)
			FY24 Net Activity \$	309,240
			FY24 Ending Balance \$	1,561,054
			FY25 Projects \$	(80,000)
			FY25 Net Activity \$	316,946
			<b>FY25 Ending Balance \$</b>	<b>1,798,000</b>
Account Name	Current Balance	Encumbrances	FY23 Net Activity	Available Balance
Sewer	\$ 2,120,430	\$ 1,257,852	\$ (4,149)	\$ 858,429
			FY24 Projects \$	(330,167)
			FY24 Net Activity \$	254,332
			FY24 Ending Balance \$	782,594
			FY25 Projects \$	-
			FY25 Net Activity \$	272,020
			<b>FY25 Ending Balance \$</b>	<b>1,054,614</b>
<b>Utility CARMA Ending FY25 Balance (Est.):</b>	<b>\$ 2,852,614</b>			

(1) and (2) FY23 Budget transfers are done at end of fiscal year  
 (3) and (4) Transfer from Utility CARMA to Utility Operations - rate funded projects were closed and funds need to be returned to original funding source; FY23 Budget Amendment Ordinance coming



Port & Harbor Fleet – Fund 452

Port & Harbor Fleet - Fund 452			
Current Information - as of 4/21/23			
Fund Name	Current Balance	Encumbrances	Available Balance
Harbor Fleet	\$ 139,514	\$ 2,120	\$ 137,394

Open Encumbrances - as of 4/21/23			
Description	Requestor	ORD #	Amount Remaining
Port Maint. Mobile Welding Trailer	Port	21-36(S-2)(A)	\$ 2,120
			<u>\$ 2,120</u>

Requested Projects			
Description	Requestor	Fiscal Year	Requested Amount
Patrol Truck	Port	FY24	\$ 55,000
Port Maintenance Plow Truck	Port	FY24	\$ 60,000
			<u>\$ 115,000</u>

Future Fund Activity			
Activity Description	FY23 Amount	FY24 Amount	FY25 Amount
Operating Budget Transfer*	\$ 30,000	\$ 30,000	\$ 30,000
Net Activity	\$ 30,000	\$ 30,000	\$ 30,000

Proposed Future State				
Fund Name	Current Balance	Encumbrances	FY23 Net Activity	Available Balance
Harbor Fleet	\$ 139,514	\$ 2,120	\$ 30,000	\$ 167,394
			FY24 Projects	\$ (115,000)
			FY24 Net Activity	\$ 30,000
			FY24 Ending Balance	\$ 82,394
			FY25 Projects	\$ -
			FY25 Net Activity	\$ 30,000
			FY25 Ending Balance	\$ 112,394

Port & Harbor Fleet Ending FY25 Balance (Est.): \$ 112,394

\*FY23 Budget transfer will be done at end of fiscal year

Port & Harbor Reserve – Fund 456

<b>Port &amp; Harbor Reserve - Fund 456</b>			
<b>Current Information - as of 4/21/23</b>			
<b>Account Name</b>	<b>Current Balance</b>	<b>Encumbrances</b>	<b>Available Balance</b>
Harbor General	\$ 2,180,187	\$ 807,584	\$ 1,372,603
Load and Launch	\$ 314,381	\$ -	\$ 314,381
	<u>\$ 2,494,568</u>	<u>\$ 807,584</u>	<u>\$ 1,686,984</u>

<b>Open Encumbrances - as of 4/21/23</b>			
<b>Description</b>	<b>Requestor</b>	<b>ORD #</b>	<b>Amount Remaining</b>
Parking Signage and Mobile Parking Delineation Barriers	Port	23-14	\$ 25,000
Professional/Technical Support for PID Grant Application	Port	23-12	\$ 63,070
Parking Kiosks and Management Software	Port	23-04	\$ 14,199
Owner's Representative	Port	22-78(A)	\$ 408,073
Design of Parking Improvements to Select Lots	Port	22-78(A)	\$ 14,928
Crane 7 Rebuild	Port	22-66	\$ 69,110
R&M Consultants - Grant Assistance	Port	22-19(A)	\$ 15,268
Float Repair for End Caps K thru Q	Port	21-52	\$ 58,100
Deep Water Dock Security Gate	Port	21-36(S-2)(A)	\$ 3,980
Fish Grinder Building Replacement Design	Port	21-36(S-2)(A)	\$ 15,000
Fish Carcass Trailer x2	Port	21-36(S-2)(A)	\$ 10,856
Harbor Office ADA Entry Door Improvements	Port	21-36(S-2)(A)	\$ 10,000
Fish Grinder Building Replacement	Port	21-36(S-2)(A)	\$ 100,000
			<u>\$ 807,584</u>

<b>Requested Projects</b>			
<b>Description</b>	<b>Requestor</b>	<b>Fiscal Year</b>	<b>Requested Amount</b>
Outfall Line Pump	Port	FY24	\$ 25,000
Ice Metering System	Port	FY24	\$ 145,000
Harbor Bottom Survey	Port	FY24	\$ 25,000
Tank 1 Sludge Removal	Port	FY24	\$ 40,000
Electrical Works for Sewage Lift Station - Fish Grinder	Port	FY24	\$ 40,000
Paid Parking Program Expansion - Planning & Permitting	Port	FY24	\$ 60,000
			<u>\$ 335,000</u>

<b>Future Fund Activity</b>			
<b>Activity Description</b>	<b>FY23 Amount</b>	<b>FY24 Amount</b>	<b>FY25 Amount</b>
Operating Budget Transfer - Harbor General	\$ -	\$ 315,157	\$ 242,704
Operating Budget Transfer - Match Funding <sup>1</sup>	\$ 993,675	\$ 500,000	\$ 500,000
Operating Budget Transfer - Load and Launch*	\$ 29,186	\$ -	\$ -
Harbor General to Harbor Match Transfer <sup>2</sup>	\$ (500,000)	\$ -	\$ -
Harbor Match from Harbor General Transfer <sup>3</sup>	\$ 500,000	\$ -	\$ -
Net Activity	\$ 1,022,861	\$ 815,157	\$ 742,704



Port & Harbor Reserve – Fund 456 Continued

Account Name	Proposed Future State			
	Current Balance	Encumbrances	FY23 Net Activity	Available Balance
Harbor General	\$ 2,180,187	\$ 807,584	\$ (500,000)	\$ 872,603
			FY24 Projects	\$ (335,000)
			FY24 Net Activity	\$ 315,157
			FY24 Ending Balance	\$ 852,760
			FY25 Projects	\$ -
			FY25 Net Activity	\$ 242,704
			<b>FY25 Ending Balance</b>	<b>\$ 1,095,464</b>

Account Name	Current Balance	Encumbrances	FY23 Net Activity	Available Balance
Harbor Match	\$ -	\$ -	\$ 1,493,675	\$ 1,493,675
			FY24 Projects	\$ -
			FY24 Net Activity	\$ 500,000
			FY24 Ending Balance	\$ 1,993,675
			FY25 Projects	\$ -
			FY25 Net Activity	\$ 500,000
			<b>FY25 Ending Balance</b>	<b>\$ 2,493,675</b>

Account Name	Current Balance	Encumbrances	FY23 Net Activity	Available Balance
Load and Launch	\$ 314,381	\$ -	\$ 29,186	\$ 343,567
			FY24 Projects	\$ -
			FY24 Net Activity	\$ -
			FY24 Ending Balance	\$ 343,567
			FY25 Projects	\$ -
			FY25 Net Activity	\$ -
			<b>FY25 Ending Balance</b>	<b>\$ 343,567</b>

Account Name	
Harbor General	\$ 1,095,464
Harbor Match	\$ 2,493,675
Load and Launch	\$ 343,567
<b>Port &amp; Harbor Reserve Ending FY25 Balance (Est.):</b>	<b>\$ 3,932,706</b>

\*FY23 Budget transfers are done at end of fiscal year

- (1) FY23 Budget Amendment Ordinance coming to reappropriate this transfer from Harbor General to Harbor Match
- (2) and (3) Transfer \$500,000 of existing Harbor General balance to Harbor Match; FY23 Budget Amendment Ordinance coming





## HART Roads

HART Roads			
Current Information - as of 4/21/23			
Account Name	Current Balance	Encumbrances	Available Balance
HART Roads	\$ 5,906,216	\$ 374,245	\$ 5,531,971

Open Encumbrances - as of 4/21/23			
Description	Requestor	ORD #	Amount Remaining
Beluga Slough Green Infrastructure Storm Water Treatment System	Public Works	23-16(S)	\$ 81,313
On-call Kachemak Bay Conservation Society	Public Works	22-77	\$ 25,000
Master Transportation Plan Update	Public Works	22-38	\$ 93,201
Green Infrastructure Research - Appraisals	Public Works	22-08	\$ 53,900
Green Infrastructure Research	Public Works	22-08	\$ 15,892
Design Criteria Manual	Public Works	22-07	\$ 4,145
Ben Walters Way Sidewalk Design & Survey	Public Works	21-36(S-2)(A)	\$ 50,808
Ground Water Research	Public Works	21-36(S-2)(A), 21-16(A)	\$ 49,986
			<u>\$ 374,245</u>

Requested Projects			
Description	Requestor	Fiscal Year	Requested Amount
Drainage Management Plan	Public Works	FY24	\$ 7,000
Mt Augustine Surface Water	Public Works	FY24	\$ 193,000
Homer Soil and Water Contract	Public Works	FY24	\$ 20,000
Fuel Island Replacement - Construction	Public Works	FY24	\$ 190,000
Bunnell Ave Road Restoration Project - Design	Public Works	FY24	\$ 50,000
Beluga Slough Green Infrastructure Project	Public Works	FY24	\$ 125,900
Ben Walters Sidewalk Construction	Public Works	FY24	\$ 1,700,000
Svedlund-Herndon Sidewalk Design	Public Works	FY24	\$ 75,000
Iris Court Drainage	Public Works	FY24	\$ 240,000
Kachemak Sponge Green Infrastructure Project Property	Public Works	FY24	\$ 418,100
Vehicle Replacement (E-130 and E-114)	Public Works	FY24	\$ 51,667
			<u>\$ 3,070,667</u>

Future Fund Activity			
Activity Description	FY23 Amount*	FY24 Amount	FY25 Amount
Sales Tax (Budgeted)	\$ -	\$ 1,900,555	\$ 1,976,577
Transfer to General Fund (ORD 17-40(A)) <sup>1</sup>	\$ (866,100)	\$ (1,169,889)	\$ (1,187,628)
HART Roads to HART Roads Match Transfer <sup>2</sup>	\$ (500,000)	\$ -	\$ -
HART Roads Match from HART Roads Transfer <sup>3</sup>	\$ 500,000	\$ -	\$ -
HART Roads to Non-Motorized Transportation Program Transfer <sup>4</sup>	\$ (500,000)	\$ -	\$ -
Non-Motorized Transportation Program from HART Roads Transfer <sup>5</sup>	\$ 500,000	\$ -	\$ -
HART Roads to Small Works Roads Maintenance Program Transfer <sup>6</sup>	\$ (100,000)	\$ -	\$ -
Small Works Roads Maintenance Program from HART Roads Transfer <sup>7</sup>	\$ 100,000	\$ -	\$ -
HART Roads to Small Works Roads Maintenance Program Transfer <sup>8</sup>	\$ (20,000)	\$ -	\$ -
Small Works Roads Maintenance Program from HART Roads Transfer <sup>9</sup>	\$ 20,000	\$ -	\$ -
Net Activity	\$ (866,100)	\$ 730,666	\$ 788,948



## HART Roads - Continued

Account Name	Proposed Future State		FY23 Net Activity	Available Balance
	Current Balance	Encumbrances		
HART Roads	\$ 5,906,216	\$ -	374,245 \$ (1,986,100)	\$ 3,545,871
			FY24 Projects \$	(3,070,667)
			FY24 Net Activity \$	730,666
			FY24 Ending Balance \$	1,205,870
			FY25 Projects \$	-
			FY25 Net Activity \$	788,948
			FY25 Ending Balance \$	1,994,818
<b>Account Name</b>	<b>Current Balance</b>	<b>Encumbrances</b>	<b>FY23 Net Activity</b>	<b>Available Balance</b>
HART Roads Match	\$ -	\$ -	\$ 500,000	\$ 500,000
			FY24 Projects \$	-
			FY24 Net Activity \$	-
			FY24 Ending Balance \$	500,000
			FY25 Projects \$	-
			FY25 Net Activity \$	-
			FY25 Ending Balance \$	500,000
<b>Account Name</b>	<b>Current Balance</b>	<b>Encumbrances</b>	<b>FY23 Net Activity</b>	<b>Available Balance</b>
Non-Motorized Transportation Opportunity Program	\$ -	\$ -	\$ 500,000	\$ 500,000
			FY24 Projects \$	-
			FY24 Net Activity \$	-
			FY24 Ending Balance \$	500,000
			FY25 Projects \$	-
			FY25 Net Activity \$	-
			FY25 Ending Balance \$	500,000
<b>Account Name</b>	<b>Current Balance</b>	<b>Encumbrances</b>	<b>FY23 Net Activity</b>	<b>Available Balance</b>
Small Works Roads Maintenance Program	\$ -	\$ -	\$ 100,000	\$ 100,000
			FY24 Projects \$	-
			FY24 Net Activity \$	-
			FY24 Ending Balance \$	100,000
			FY25 Projects \$	-
			FY25 Net Activity \$	-
			FY25 Ending Balance \$	100,000
<b>Account Name</b>	<b>Current Balance</b>	<b>Encumbrances</b>	<b>FY23 Net Activity</b>	<b>Available Balance</b>
Small Works Pest Management Program	\$ -	\$ -	\$ 20,000	\$ 20,000
			FY24 Projects \$	-
			FY24 Net Activity \$	-
			FY24 Ending Balance \$	20,000
			FY25 Projects \$	-
			FY25 Net Activity \$	-
			FY25 Ending Balance \$	20,000
<b>Account Name</b>				
HART Roads	\$ 1,994,818			
HART Roads Match	\$ 500,000			
Non-Motorized Transportation Opportunity Program	\$ 500,000			
Small Works Roads Maintenance Program	\$ 100,000			
Small Works Pest Management Program	\$ 20,000			
<b>HART Roads Ending FY25 Balance (Est.):</b>	<b>\$ 3,114,818</b>			

\*FY23 Budget transfers are done at end of fiscal year

(1) HART Roads transfer to General Fund to cover roads maintenance

(2) and (3) Transfer \$500,000 of existing HART-Roads balance to HART-Roads Match; FY23 Budget Amendment Ordinance coming

(4) and (5) Transfer \$500,000 of existing HART-Roads balance to Non-Motorized Transportation Opportunity Program; FY23 Budget Amendment Ordinance coming

(6) and (7) Transfer \$100,000 of existing HART-Roads balance to Small Works Roads Maintenance Program; FY23 Budget Amendment Ordinance coming

(8) and (9) Transfer \$20,000 of existing HART-Roads balance to Small Works Pest Management Program; FY23 Budget Amendment Ordinance coming

## HART Trails

<b>HART Trails</b>			
<b>Current Information - as of 4/21/23</b>			
<b>Account Name</b>	<b>Current Balance</b>	<b>Encumbrances</b>	<b>Available Balance</b>
HART Trails	\$ 1,040,630	\$ 20,000	\$ 1,020,630

<b>Open Encumbrances - as of 4/21/23</b>			
<b>Description</b>	<b>Requestor</b>	<b>Ordinance #</b>	<b>Amount Remaining</b>
Small Works Trails Maintenance Program - expires end of FY23	Public Works	22-28, 21-36(S-2)(A)	\$ 20,000
			<u>\$ 20,000</u>

<b>Requested Projects</b>			
<b>Description</b>	<b>Requestor</b>	<b>Fiscal Year</b>	<b>Requested Amount</b>
Wayfinding and Streetscape Implementation	Economic Development	FY24	\$ 50,000
Trail Design Criteria Manual Update	Economic Development	FY24	\$ 50,000
Lee Avenue Trail	Public Works	FY24	\$ 20,000
Vehicle Replacement (E-129, E-120, E-107, E-101)	Public Works	FY24	\$ 150,000
Fairview Ave Trail - East - Construction	Public Works	FY24	\$ 30,000
Library Trails - West Lot and Storybook - ADA upgrades	Public Works	FY24	\$ 25,000
Reber Trail Re-Route	Public Works	FY24	\$ 15,000
Trail Head Improvements	Public Works	FY24	\$ 12,000
Side-by-Side Attachments for Trails Maintenance	Public Works	FY24	\$ 10,000
Powered Wheelbarrow	Public Works	FY24	\$ 4,000
Tajen Trail - Establishing New Tread	Public Works	FY24	\$ 10,000
Beauregard Court Trail - Establishing New Tread	Public Works	FY24	\$ 10,000
			<u>\$ 386,000</u>

<b>Future Fund Activity</b>			
<b>Activity Description</b>	<b>FY23 Amount*</b>	<b>FY24 Amount</b>	<b>FY25 Amount</b>
Sales Tax (Budgeted)	\$ -	\$ 194,526	\$ 202,307
Transfer to General Fund (ORD 17-40(A)) <sup>1</sup>	\$ (41,706)	\$ (105,993)	\$ (118,663)
HART Trails to Non-Motorized Transportation Program Transfer <sup>2</sup>	\$ (100,000)	\$ -	\$ -
Non-Motorized Transportation Program from HART Trails Transfer <sup>3</sup>	\$ 100,000	\$ -	\$ -
HART Trails to Small Works Trails Maintenance Program Transfer <sup>4</sup>	\$ (100,000)	\$ -	\$ -
Small Works Trails Maintenance Program from HART Trails Transfer <sup>5</sup>	\$ 100,000	\$ -	\$ -
Net Activity	\$ (41,706)	\$ 88,532	\$ 83,644

## HART Trails - Continued

Account Name	Proposed Future State		FY23 Net Activity	Available Balance
	Current Balance	Encumbrances		
HART Trails	\$ 1,040,630	\$ 20,000	\$ (241,706)	\$ 778,924
			FY24 Projects \$	(386,000)
			FY24 Net Activity \$	88,532
			FY24 Ending Balance \$	481,456
			FY25 Projects \$	-
			FY25 Net Activity \$	83,644
			<b>FY25 Ending Balance \$</b>	<b>565,100</b>
<b>Account Name</b>	<b>Current Balance</b>	<b>Encumbrances</b>	<b>FY23 Net Activity</b>	<b>Available Balance</b>
Non-motorized Transportation Opportunity Program	\$ -	\$ -	\$ 100,000	\$ 100,000
			FY24 Projects \$	-
			FY24 Net Activity \$	-
			FY24 Ending Balance \$	100,000
			FY25 Projects \$	-
			FY25 Net Activity \$	-
			<b>FY25 Ending Balance \$</b>	<b>100,000</b>
<b>Account Name</b>	<b>Current Balance</b>	<b>Encumbrances</b>	<b>FY23 Net Activity</b>	<b>Available Balance</b>
Small Works Trails Maintenance Program	\$ -	\$ -	\$ 100,000	\$ 100,000
			FY24 Projects \$	-
			FY24 Net Activity \$	-
			FY24 Ending Balance \$	100,000
			FY25 Projects \$	-
			FY25 Net Activity \$	-
			<b>FY25 Ending Balance \$</b>	<b>100,000</b>
<b>Account Name</b>				
HART Trails	\$	565,100		
Non-motorized Transportation Opportunity Program	\$	100,000		
Small Works Trails Maintenance Program	\$	100,000		
<b>HART Trails Ending FY25 Balance (Est.):</b>	<b>\$</b>	<b>765,100</b>		

\*FY23 Budget transfers are done at end of fiscal year

(1) HART Trails transfer to General Fund to cover trails maintenance

(2) and (3) Transfer \$100,000 of existing HART-Trails balance to Non-Motorized Transportation Opportunity Program; FY23 Budget Amendment Ordinance coming

(4) and (5) Transfer \$100,000 of existing HART-Trails balance to Small Works Trails Maintenance Program; FY23 Budget Amendment Ordinance coming

HAWSP

COMING SOON

DRAFT

## Other Notable Funds

### Land Reserves – Fund 150

The Land Reserves Fund is used to purchase lands with a strategic value to the City. An expected future purchase taking advantage of this fund is land for a new Public Works campus located outside of the tsunami zone. Staff has been working with the City’s realtor to located and purchase an appropriate parcel.

<b>Land Reserves - Fund 150</b>				
<b>Current Information - as of 4/21/23</b>				
<b>Fund Name</b>	<b>Current Balance</b>	<b>Encumbrances</b>	<b>Available Balance</b>	
Land Reserves	\$ 971,753	\$ 62,488	\$ 909,264	
<b>Open Encumbrances - as of 4/21/23</b>				
<b>Description</b>	<b>Requestor</b>	<b>ORD #</b>	<b>Amount Remaining</b>	
Purchase Lot 6 - Bridge Creek Watershed District	Administration	23-02(A)	\$ 9,321	
Two Parcels and Drainage Easements - Bridge Creek	Administration	22-01(A)	\$ 53,168	
			<u>\$ 62,488</u>	
<b>Requested Projects</b>				
<b>Description</b>	<b>Requestor</b>	<b>Fiscal Year</b>	<b>Requested Amount</b>	
			<u>\$ -</u>	
<b>Future Fund Activity</b>				
<b>Activity Description</b>	<b>FY23 Amount</b>	<b>FY24 Amount</b>	<b>FY25 Amount</b>	
Operating Budget Transfer				
Net Activity	\$ -	\$ -	\$ -	
<b>Proposed Future State</b>				
<b>Fund Name</b>	<b>Current Balance</b>	<b>Encumbrances</b>	<b>FY23 Net Activity</b>	<b>Available Balance</b>
Land Reserves	\$ 971,753	\$ 62,488	\$ -	\$ 909,264
			FY24 Projects	\$ -
			FY24 Net Activity	\$ -
			FY24 Ending Balance	\$ 909,264
			FY25 Projects	\$ -
			FY25 Net Activity	\$ -
			FY25 Ending Balance	\$ 909,264
<b>Land Reserves Ending FY25 Balance (Est.):</b>	<b>\$ 909,264</b>			





Police Station Debt Service Fund – Fund 154

The Police Station Debt Service Fund exists to pay off the bond debt for the new police station which was opened in 2020. We are forecasting that the City will have sufficient funds to pay off the bond debt during FY25, possibly the very end of FY24.

Police Station Debt Service - Fund 154				
Current Information - as of 4/21/23				
Fund Name	Current Balance	Encumbrances	Available Balance	
Police Station Debt Service	\$ 1,504,099	\$ -	\$ 1,504,099	

Open Encumbrances - as of 4/21/23			
Description	Requestor	ORD #	Amount Remaining
			\$ -

Requested Projects			
Description	Requestor	Fiscal Year	Requested Amount
			\$ -

Activity Description	Future Fund Activity			
	FY23 Amount	FY24 Amount	FY25 Amount	FY26 Amount
Sales Tax (Budgeted)		\$ 893,520	\$ 929,260	\$ 929,260
Debt Payment - Principal		\$ (230,000)	\$ (245,000)	\$ (255,000)
Debt Payment - Interest		\$ (164,000)	\$ (152,500)	\$ (140,250)
Net Activity	\$ -	\$ 499,520	\$ 531,760	\$ 534,010

Fund Name	Proposed Future State			
	Current Balance	Encumbrances	FY23 Net Activity	Available Balance
Police Station Debt Service	\$ 1,504,099	\$ -	\$ -	\$ 1,504,099
			FY24 Projects \$	-
			FY24 Net Activity \$	499,520
			FY24 Ending Balance \$	2,003,619
			FY25 Projects \$	-
			FY25 Net Activity \$	531,760
			FY25 Ending Balance \$	2,535,379
<b>Police Station Debt Service Ending FY25 Balance (Est.):</b>	<b>\$ 2,535,379</b>			
			FY26 Projects \$	-
			FY26 Net Activity \$	534,010
			FY26 Ending Balance \$	3,069,390
<b>Police Station Debt Service Ending FY26 Balance (Est.):</b>	<b>\$ 3,069,390</b>			
	FY23	FY24	FY25	FY26
Debt Balance	3,280,000	3,050,000	2,805,000	2,550,000

ORD 18-26(A)(S)(A) - GOB Issuance; 0.3% of sales tax expires 12/31 of the year when City has received sufficient funds to pay off all of debt service

## Capital Project Requests

The following tables include all requests made to the City Manager for the FY24/25 Capital Budget. Each item includes a brief description, estimated cost, and note as to whether it was approved for inclusion in the budget by the City Manager. Rejected items have brief commentary as to why.

### Fleet CARMA – Fund 152

Requesting Dept./Div.	Title	Description	Request	CM Approved
Fire	Ladder Truck (Used)	As the City has grown and allowed for larger structures to be built, the addition of a ladder truck to the fire fleet has become a necessary expansion. Ladder trucks can run \$1.4 – \$1.6 million new and appropriately equipped. We have an opportunity to purchase a used ladder truck from Ketchikan and staff is currently doing due diligence to inspect the vehicle and determine if it would be a good purchase for the City.	\$230,000	YES Purchase will come before the budget is adopted due to the availability of this specific apparatus
Fire	Off-road Firefighting Apparatus	This side-by-side vehicle with upgrades to haul water and crew for fire suppression purposes would replace the capabilities of Brush-2 which is at the end of its useful life. This vehicle would ensure we retain the capability to respond to fires off the road and on beaches.	\$45,000	YES
Fire	Deputy Chief Vehicle Replacement	The Deputy Chief is required as a Command Officer and paramedic to respond directly to calls with a reliable and tactical ready vehicle. The current vehicle is 19 years old and poorly suited to the job. The new vehicle will have all the required command equipment to manage emergency and disaster situations, communications systems, ALS medical supply storage, and rescue equipment. A plow will also be added to assist with response during winter weather.	\$95,000	YES
Fire	Pumper/Tanker Contingency	Council approved the purchase of an Enforcer 2500 gallon tender fire truck with Ordinance 22-22 at a price not to exceed \$800,000. The City received a large discount for prepayment and \$93,394 was left unspent. Administration would like to set \$25,000 aside as a contingency and return the rest (\$68,394) to Fleet CARMA.	\$25,000	YES
Fire	Engine-4 Replacement	Engine-4 is an essential part of the firefighting fleet in the city and is vital to sustaining an ISO rating that has been enjoyed by tax payers for years. Engine-4 is 40 years old, 20 years overdue for replacement and will not be classified during the next ISO visit due to its age which will have a noticeable impact on insurance premiums (increasing) on all insured businesses and homeowners in Homer. Engine-4 did not pass its last pump test in June of 2022 and was down with mechanical issues (failed brakes) for more than 5 months. With Engine-4 unable to pass its pump test it is essentially out of service and not to be used, leaving us with only one Engine.	\$819,000	NO Expecting an opportunity to purchase a ladder truck before FY24/25 is adopted; this request should be seriously considered at the time of the mid-biennium adjustment, if not sooner
Public Works	Grader	Procure a grader for the purpose of plowing snow, grading roads, repairing water/utilities, and otherwise supporting the installation and maintenance of PW infrastructure.	\$365,000	NO

General CARMA – Fund 156

Requesting Dept./Div.	Title	Description	Request	CM Approved
Admin	HERC Match Funds	Move money remaining in the natural gas free main allowance account after the audit into HERC CARMA for future use	\$311,216	YES
Community Recreation	Bounce House	In an effort to provide additional fun, active and engaging programs specifically for the younger youth demographic. A bounce house would provide indoor and outdoor opportunities. The estimate includes shipping cost	\$15,000	NO
Community Recreation	Recreation Management Software	Software would be used to improve and streamline the overall operations of the division by allowing for: online registration and payment; improved scheduling and communications; participant tracking; etc.	\$11,000	NO Community Rec only does \$30-40k per year in fees. A cheaper mobile solution or kiosk may be a better fit for the interim period between now and the HERC Replacement
Fire	Fire Hose Replacement	The existing fire hose system used to fight structural, vehicle, marine, and industrial fires is due to be replaced.	\$78,000	YES
Human Resources	Personnel Regulations and Salary Schedule Overhaul	Both personnel regulations and salary schedule-related items need to be reviewed and updated intermittently to keep up with trends in the workplace and a changing legal environment. This project would be used to hire a consultant to help staff update and modernize current HR systems	\$75,000	YES
IT	Upgrade City Workstations to Microsoft Office 2021	Most City workstations are running Office 2016. The IT Division recommends updating all of these machines to Office 2021.	\$40,000	YES
IT	NextGen Firewall	Unlike a traditional firewall, which prevents or allows network traffic based on simple criteria like source or destination, NextGen firewalls perform realtime deeper analysis of packet-level information as it enters the network to monitor for malicious content.	\$50,000	YES
IT	Upgrade Internet Link for City Hall	Industry standards generally recommend 5-15Mbps per office worker for Internet connectivity. Twenty office workers typically work from City Hall, sharing a 35Mbps link to the Internet, or about 1.75Mbps per office worker. Additionally, the City Hall link supports digital phones for all city staff, the city email server, business applications such as finance software, as well as video-conferencing from Council	\$30,000	YES



		Chambers. A fiber optic connection to the building would allow a bandwidth increase to a recommended ~300Mbps to support current needs and would enable us to consider moving more applications and services to cloud-based operations.		
IT	Phone System Upgrade	The majority of the City's phone system is antiquated and has suffered multiple challenges in recent years. This project would bring the system to a modern standard. Most of our phones are roughly 20 years old. Approximately 84 phones will be replaced across the City, those at the Police Station are still relatively new and will not be replaced.	\$35,000	YES
Library	Replace Library Chairs	When the library opened in 2006, the furnishings included 84 wooden chairs, 15 soft lounge chairs, and 49 office-style rolling chairs. The wooden chairs have held up well, but the rest are wearing out. This request would replace lounge and office chairs and includes shipping and a small contingency (\$2,500).	\$45,000	YES
Police	Police Station Fencing	This request will fund the purchase and installation of security fencing around the back of the police station. The fencing will be a six foot tall, 9 gauge chain link fence with a continuous top rail and it will include one 20 foot wide sliding gate. This fencing will close off the back perimeter of the police station grounds, running on the lot line between the station and the post office. This back area of the police station grounds is shadowed, thickly vegetated in areas and hard to monitor closely on our video surveillance system due to shadows, changing terrain elevations and vegetation. It is the area most vulnerable to approach and trespass around the station.	\$27,000	YES
Police	Two Ballistic Shields	These ballistic shields will replace two shields that over 25 years old. The new models are significantly upgraded larger shields with improved protection from higher powered rounds and viewing ports. This project will be supported by approximately \$16,000 from the seized assets account which may only be used for police related purchases.	\$23,000 - \$16,268 from seized asset account and \$6732 from CARMA	YES
Police	Virtual Reality Training System	This request is for a Virtual Reality Training system from InVeris Training Solutions for patrol and jail officer training. This system is an advanced training solution that uses virtual reality, (VR), for critical, real-world preparation of our officers for use of force situations.	\$79,900	NO Attempt to fund through Homeland Security Grant Programs first
Police	Night Vision Equipment	This request is to purchase night vision equipment for 12 police officers. We currently have four units that are 15 years	\$95,000	NO Attempt to fund through

		old and in poor condition. The new equipment will consist of 10 single tube units and 2 double tube units along with the required mounting hardware. The new units mount to the officer's helmets and are adjusted to each individual officer's physical characteristics.		Homeland Security Grant Programs
Police	In-Car Video Cameras	This project will equip 12 of our patrol vehicles with in-car video cameras. It will also provide the necessary data storage and retrieval equipment. Approximately 80% of police departments are now operating with in-car video recording equipment. The recordings offer excellent documentation of what an officer saw and did during traffic stops and the subsequent encounters. The recordings obtained will primarily be used as evidence in court room proceedings. The district attorney's office is now requiring video recordings to go to trial in some driving cases. Without the recordings we are in danger of having cases dismissed. The recordings can also be used for training, liability protection, improving officer safety and providing transparency of police conduct to the public. Statistically, a police department is more likely to be sued for use of force allegations and driving related incidents versus anything else.	\$162,204 Would also include an annual expense for service and data storage	NO Attempt to fund through Homeland Security Grant Programs first
Public Works	Seawall Maintenance	To be paid from the Seawall CARMA fund within the General CARMA Fund	\$4,000	YES
Public Works	Hornaday Park Playground Improvements	The Homer Foundation's board of trustees approved the use of left over funds from the original playground project and the boat house pavillion to be used for maintenance and improvement of the existing Hornaday Park playground. The request to Council is for \$25,000, however, \$20,363 will be reimbursed by the Homer Foundation.	\$25,000  \$20,363 to be reimbursed by Homer Foundation	YES
Public Works	ADA-Family Restroom at Airport	This Request will fund the design and purchase of construction materials to build an ADA-compliant, gender-neutral Family Restroom at the Airport. The design will cost \$25,000, based on an estimate from a local architect and engineering team, mostly to address Fire Marshall requirements. Then, we would buy the construction materials and built it with PW labor, during "shoulder" seasons.	\$50,000	YES
Public Works	Airport Terminal Sidewalk Repairs	This Capital Request will fund the replacement of a portion of the concrete sidewalk at the airport that has buckled due to frost heave. The cost is based on a quote from a reputable local concrete contractor, which I incased by 10% for escalation.	\$76,175	YES

Public Works	GIS Upgrade	One-time license upgrade for GIS system, addition of two extra "seats" for Public Works employees, and two Trimble tables for field work	\$16,490	YES
Public Works	HERC I Roof Inspection	With the challenges related to demolishing the HERC structures, age of the existing roof structure, and series of buildings that have collapsed under snow weight in Alaska recently, it seems wise to inspect the existing roof to determine its condition and how much life is left in it.	\$15,000	YES
Public Works	Karen Hornday Park Master Plan	Develop a new master plan for Karen Hornaday Park	\$50,000	YES
Public Works	Air Conditioning for Public Works Server Room	Request would fund purchase of an air conditioning unit to be installed in the server room	\$8,000	YES
Public Works	Tenant Improvements for Kachemak Center	Kachemak Center is a potential rental location for Building Maintenance and Parks to reside once they leave the HERC.	\$40,000	NO Uncertain if this will be the best location, looking for alternatives
Public Works	HERC II Abatement and Demolition	Increases the funds available for the demolition of the HERC II building.	\$325,000	NO Take separate action when Admin and Council are aligned on a solution
Public Works	HERC I – HazMat Abatement/Demo Design	Fund the develop of a hazardous materials abatement and demolition plan for HERC I	\$75,000	NO Ongoing issue

### Utility CARMA – Fund 256 – Water

Requesting Dept./Div.	Title	Description	Request	CM Approved
Public Works (Water)	Paint Brush Booster Station Pump Upgrade	The Paint brush booster Station supplies potable water to customers above the gravity feed water transmission main. In 2022 the electric components failed and left customer without water. The booster station was built in 2008. Parts are no longer available for this equipment. Operators were able to find old components at the STP, but those are limited. Funds will be used to replace existing booster pumps and upgrade electrical components and telemetry as needed. We submitted a ADEC SRF Questionnaire and expect this project will be added to the ADEC's Intended Use Plan, allowing us to access SRF Loan Funds.	\$250,000	YES
Public Works (Water)	WTP Membrane Filter Train FY24	This will buy one water filter membrane train for the Water Treatment Plant to replace one of the existing membrane trains that is beyond its useful life. A questionnaire for ADEC SRF has been submitted for this project.	\$80,000	YES

Public Works (Water)	WTP Membrane Filter Train FY25	This will buy one water filter membrane train for the Water Treatment Plant to replace one of the existing membrane trains that is beyond its useful life. A questionnaire for ADEC SRF has been submitted for this project.	\$85,000	YES
Public Works (Water)	Design for Replacing 8" Cast Iron Distribution Line	Fund the design of a replacement line	\$90,000	YES
Public Works	Vehicle Contingency	We have had difficulties in ordering vehicles, and when we do, the costs have gone up significantly. The intent of this funding is to cover overages for vehicles already approved in the prior budget.	\$15,000	YES

### Utility CARMA – Fund 256 – Sewer

Requesting Dept./Div.	Title	Description	Request	CM Approved
Public Works (Sewer)	Transfer Switch, STP	Backup power to the Sewer Treatment Plant is provided by an on-site diesel generator. During a power outage a transfer switch automatically transfers the plant to the generator. The original switch from 1990 is not transferring power properly. Funds will be used to purchase a new transfer switch and install it.	\$38,500	YES
Public Works	Vehicle Contingency	We have had difficulties in ordering vehicles, and when we do, the costs have gone up significantly. The intent of this funding is to cover overages for vehicles already approved in the prior budget.	\$15,000	YES
Public Works (Sewer)	Final Design – Beluga Lift Station	Final design of project. Eligible for ADEC loans	\$100,000	YES
Public Works (Sewer)	Coatings for Digesters	Fund the renovation of the concrete coating on the WWTP digesters. Project is eligible for Clean Water SRF and we have submitted a questionnaire to ADEC which is the first step towards getting a loan	\$300,000	NO
Public Works (Sewer)	Coatings for Clarifiers	Renovate the coating on the WWTP clarifiers. Project is eligible for Clean Water SRF and we have submitted a questionnaire to ADEC which is the first step towards getting a loan	\$450,000	NO
Public Works (Sewer)	WWTP Aeration Pond Effluent Box	Rebuild the electrical works for the aeration pond effluent box at the WWTP. A questionnaire for ADEC SRF loan funds has been submitted	\$73000	NO
Public Works (Sewer)	Portable 3 Phase Back Up Generator	Portable, 3 phase power backup generator. Public works does not have one at this time. The sewer plant does have a backup generator, but it is not always available and we need a dedicated unit in case of emergency.	\$95,000	NO
Public Works (Sewer)	Dredge Sludge Lagoon at WTP	Fund the dredging and renovation of the sludge lagoon at the WTP	\$60,000	NO
Public Works (Sewer)	Electrical Works for Sewage Lift Station – 30 Acres	Project will upgrade/renovate the electrical works at the sewage lift station on the Spit known as the 30 acres lift station.	\$67,000	NO

## HART Roads – Fund 160

Requesting Dept./Div.	Title	Description	Request	CM Approved
Admin	Road Grant Matching Funds	Seed a general grant match account for roads, stormwater, and sidewalk improvements	TBD	
Public Works	Nuclear Compaction Testing Device	Device measures compaction of soil and asphalt	\$20,000	YES
Public Works	Fuel Island Replacement - Construction	The fuel island at Public Works serves as a fueling station for vehicles citywide. It is over 30 years old and nearing end of life.	\$190,000	YES
Public Works	Bunnell Ave Road Restoration Project - Design	This project will fund the design of the Bunnell Avenue Road Restoration Project – road, sidewalks, and storm drain. The Council funded the design of the Ohlson/Bunnell Pavement Restoration Project in FY23. During preliminary design, it became apparent the local property owners wanted more discussion about what to do on Bunnell Avenue. The projects were split so that we can proceed with Ohlson Lanes final design and construction while the land use issues related to Bunnell Ave are addressed in other planning processes.	\$50,000	YES
Public Works	Beluga Slough Green Infrastructure Project	This request will fund matching funds required by the ACWA Grant to design/construct a green infrastructure project at the end of Bunnell Street	\$125,900	YES
Public Works	Ben Walters Sidewalk Construction	Fund the construction of the Ben Walters Sidewalk	\$1,700,000	YES
Public Works	Svedlund-Herndon Sidewalk Design	This request will fund the design of a sidewalk that connects pedestrians from Pioneer Avenue, north on Svedlund, and then west on Herndon to the Senior Citizen Housing Project	\$75,000	YES
Public Works	Iris Court Drainage	This request will extend an existing appropriation and increase the funds available to correct a drainage problem on Iris Court	\$240,000	YES
Public Works	Kachemak Sponge Green Infrastructure Project Property Acquisition	This project will fund property acquisition for the Kachemak Sponge Green Infrastructure Project. We expect approximately \$883,524 to be covered by grant funds and the remaining \$418,100 by the City or other funders.	\$418,100	YES
Public Works	Vehicle Contingency	We have had difficulties in ordering vehicles, and when we do, the costs have gone up significantly. The intent of this funding is to cover overages for vehicles already approved in the prior budget.	\$15,000	YES
Public Works	Kachemak Sponge Green Infrastructure Project Construction of Storm Water Works	The costs are eligible for ADEC SRF financing and currently listed on ADEC's intended use plan for \$1,000,000.	\$2,459,080	NO Currently seeking other funding sources first
Public Works	Kachemak Sponge Green Infrastructure Project Design and Other Professional Services	This request will fund the design and associated professional services for the Kachemak Sponge Green Infrastructure Project. Much of the work will be funded by a grant. The project is also listed on the ADEC's intended use plan for State Revolving Use Funds.	\$354,050	NO Currently seeking other funding sources first
Public Works	Allowance for HAPP Matching Funds	This request will fund matching funds required by the RAISE Grant, for which the City has submitted	\$500,000	NO

		an application for the planning and design of multiple non-motorized transportation improvements		Put funds towards a general HART match instead since specific grant awards are unknown at this time
Public Works	Heath Street – Pavement Restoration Project	Project design was funded in FY23 and implementation programmed into the Road Financial Plan. The cost estimate is based on the 35% design, which calls for the rebuilding of Heath Street from the Sterling Highway to the High School. As the design progresses, we will be isolating which portions of the street need to be rebuilt	\$2,328,668	NO Reconsider during mid-biennium adjustment if adequate funds are available
Public Works	Public Works Mechanics/Operators Shop - Design	This request will fund design and related professional services for a new mechanics and operators shop	\$100,000	NO Still seeking property

### HART Trails – Fund 165

Requesting Dept./Div.	Title	Description	Request	CM Approved
Economic Development	Wayfinding and Streetscape Implementation	Phase one of wayfinding implementation with a focus on pedestrian trailheads, wayfinding in downtown, at Spit campgrounds and major Spit facilities, and Baycrest visitor kiosk.	\$50,000	YES
Economic Development	Trail Design Criteria Manual Update	The current manual was created in 2009. Since then, new guidelines have been proposed for ADA access, which should be incorporated into City trail standards. Project intended for FY25 so the City has time to learn policy issues with the new requirements for non-motorized transportation in new subdivisions. Year round trail maintenance considerations also need to be incorporated into trail standards.	\$50,000	YES
Public Works	Lee Avenue Trail	Fund the completion of a new trail on Lee Avenue between Heath Street and Kachemak Way	\$20,000	YES
Public Works	Fairview Ave Trail – East – Construction	Description coming soon	\$30,000	YES
Public Works	Library Trails – West Lot and Storybook – ADA upgrades	Description coming soon	\$25,000	YES
Public Works	Reber Trail Re-Route	Description coming soon	\$15,000	YES
Public Works	Trailhead Improvements	Description coming soon	\$12,000	YES
Public Works	Side-by-side Attachments for Trails Maintenance	Description coming soon	\$10,000	YES
Public Works	Powered Wheelbarrow	Description coming soon	\$4,000	YES
Public Works	Tajen Trail – Establishing New Tread	Description coming soon	\$10,000	YES

Public Works	Beauregard Court Trail – Establishing New Tread	Description coming soon	\$10,000	YES
Public Works	Vehicle Re-appropriation for E-129, E-120, E-107, E-101	We have had difficulties in ordering vehicles, and when we do, the costs have gone up significantly. The intent of this funding is to extend the original appropriations and include additional funds to ensure we can afford the vehicles at current prices.	\$150,000	YES

### HAWSP – Fund 205

Requesting Dept./Div.	Title	Description	Request	CM Approved
Admin	Water/Sewer Expansion Grant Match	Seed a general grant match account for water and sewer expansion projects	TBD	
Public Works	Master Water and Sewer Plan	Develop a new water/sewer master plan. This plan is eligible for ADEC Drinking Water and Clean Water loans and the high probability of being awarded Principal Forgiveness subsidies. ADEC likes communities who care enough to plan their infrastructure.	\$90,000	NO Seeking other funding opportunities first
Public Works	Bishop’s Beach Restroom Replacement	This project will fund the construction of a new plumbed restroom at Bishop’s Beach Park	\$400,000	NO

### Port & Harbor Fleet – Fund 452

Requesting Dept./Div.	Title	Description	Request	CM Approved
Port	Patrol Truck	Harbor officers use the patrol vehicles throughout the various shifts to keep watch over the facilities. This expenditure replaces patrol truck 400 built in 2010. Once the new truck is in service, truck 400 will be moved to finish its useful life with seasonal port staff.	\$55,000	YES
Port	Port Maintenance Plow Truck	Port Maintenance has the responsibility of keeping the docks, ramps, ramp approaches, and some key parking areas cleared of snow.	\$60,000	YES

### Port & Harbor Reserves – Fund 456

Requesting Dept./Div.	Title	Description	Request	CM Approved
Admin	Future Grant Match Start of FY24	Create a Harbor Grant Matching Fund and seed it with \$500,000 already in Port Reserves	\$993,675	YES
Admin	Future Grant Match FY24	Add \$500,000 at the end of FY24	\$500,000	YES
Admin	Future Grant Match FY25	Add \$500,000 at the end of FY25	\$500,000	YES
Port	Outfall Line Pump	Purchase a spare replacement pump for the City outfall line. This outfall line is connected to the fish grinder building and its purpose is to pump the ground fish materials to the disposal site	\$25,000	

		between the first and second Pioneer Dock mooring dolphins at the end of the Homer Spit		
Port	Ice Metering System	This metering equipment upgrade will allow us to more accurately dispense the ice that we sell at the Fish Dock. The metering system currently in use for ice delivery is original equipment, not repairable, and also not accurate resulting in over-delivery of ice.	\$145,000	YES
Port	Harbor Bottom Survey	Survey the entire small boat basin and calculate the amount of materials that would need to be removed to get back to design depth. Based on the total number of cubic yards to be removed we would be able to estimate the cost to re-dredge the nonfederal portion of the harbor basin	\$25,000	YES
Port	Tank 1 Sludge Removal	Port Maintenance is tasked with collecting the used oil, antifreeze, filters, and absorbent rags from the ramp two and ramp seven collection satellite buildings. The materials are processed through our used oil building next to the Port Maintenance shop. We have three 10,000 gallon used oil tanks that we store the collected oil in. In an as needed agreement we pay a firm to pump the collected used oil into a tank truck and transport to a processing facility in Anchorage. Over time sludge (heavy contaminated oil waist) has accumulated on the bottom of the tanks resulting in less storage capacity. With this project, a team will be hired to clean the sludge out of the bottom of one of the three storage tanks.	\$40,000	YES
Public Works (Sewer)	Electrical Works for Sewage Lift Station – Fish Grinder	Project will upgrade/renovate the electrical works at the sewage lift station at the Fish Grinder.	\$40,000	YES
Port	Paid Parking Program Expansion – Planning and Permitting	The Spit’s parking inventory is frequently overlapped by state highway right-of-way which complicates its usage for parking purposes. This program will plan, permit, survey, and design solutions that will allow for the safe and efficient expansion of paid parking on the Spit.	\$60,000	YES
Port	Camera System Ramps 1-5	A project designing the system was funded in the previous budget. Cameras have been very effecting to deter theft, vandalism, and facility misuse. Ramps 1 thru 5 are very high use areas of the harbor and having a reliable camera system to support our mission will be a huge benefit to vessel, business, and vehicle owners in those areas.	\$344,000	NO This project can wait while larger financial needs are considered



Port	Wood Grid Replacement Engineering	Staff have determined that the Wood Grid is very near its end of live from a safe operations use standpoint. During the CIP review the Wood Grid was moved up to level 1 of importance in the Capital improvement project list by the port commission and council. Phase 1 of this project will be to complete engineering and design for the replacement of this vessel maintenance facility.	\$25,000	NO Wood grid is only expected to generate \$6,000 in usage for FY23; value of retaining this amenity needs to be evaluated
Port	Fish Grinder Building	Design and construct a new building for the Fish Grinder. This project, since it involves the disposal of waste products, qualifies for ADEC SRF loans. A questionnaire has been submitted.	\$300,000	NO Currently seeking other funding sources first
Port	Spit Parking Lot Storm Drain Project	This project will upgrade several parking lots on the Spit with paving and storm drain improvements so that the Enterprise can charge for parking. This project, since it involves storm water collection and treatment, qualifies for ADEC SRF funds. A questionnaire has been submitted.	\$1,198,628	NO Wait on outcome of loan questionnaire

DRAFT

## Fleet Overview

The City's fleet is attempting to go through a transformation. We have many older vehicles, particularly in the Fire Department, which need to be replaced in order to continue to meet Departmental missions. We budgeted for big strides in the FY22/23 Capital Budget, however, we have faced many supply chain challenges which have included extended wait times, or even extended periods of time in which dealers will not even take orders for new vehicles.

The following list shows all current fleet vehicles, pumps, plows, and other equipment maintained by the Public Works Motor Pool. The data contained within the table, direct from our rolling stock asset management program, includes the manufacture date and expected life span of the various items. There is also a Risk Rating which scores items from one to five, with one being low risk and five being high risk. The Risk Rating is a composite of a Likelihood of Failure (LOF) rating and a Consequence of Failure (COF) rating.

Department	Asset ID	Asset Description	Manufacture Date	Expected Life	Risk Rating	Notes
Public Works Vehicles						
PARKS	E101	1999 RANGER	1999	15	3	
WTP/STP	E102	1999 RANGER TRUCK	1999	15	3	
BUILDING MAINT	E103	1999 FORD E250 VAN	1999	15	5	This vehicle is slated for replacement and a replacement has been ordered.
WTP/STP	E104	2000 K2500 4X4 W/ FLATBED	2000	15	3	
PARKS	E107	2001 CHEV S-10 EXTEND CAB	2001	15	4	This vehicle is slated for replacement and a replacement has been ordered.
EQ OPS	E110	2022 F550 XL 4x4 Reg Chassis	2022	15	2	
MOTORPOOL	E111	2002 JEEP WRANGLER	2002	15	3	
WTP/STP	E112	2006 FORD F-150 4X4	2006	15	3	
ENGINEERING	E113	2006 FORD F-150 4X4	2006	15	3	
ENGINEERING	E114	1997 FORD RANGER XLT 4X4	1997	15	4	This vehicle is slated for replacement and a replacement has been ordered.
METER	E115	2006 FORD F-150 4X4	2006	15	3	
EQ OPS	E116	2022 FORD F-350 4X4	2022	15	1	
WTP/STP	E117	2007 FORD F-150 4X4	2007	15	3	
PARKS	E118	2008 FORD F-250 4X4 FLATBED	2008	15	3	
MOTORPOOL	E119	2008 FORD F-350 SD FLATBED	2008	15	2	

Department	Asset ID	Asset Description	Manufacture Date	Expected Life	Risk Rating	Notes
PARKS	E120	1995 FORD F-150 4X4	1995	15	3	
BUILDING MAINT	E121	2016 CHEVY EXPRESS 2500 VAN	2016	15	2	
WTP/STP	E122	2014 F-150	2014	15	3	
EQ OPS	E123	2014 F-150	2014	15	3	
BUILDING MAINT	E125	2007 FORD EXPEDITION	2007	15	3	This vehicle was repurposed from the Police Dept.
PARKS	E126	1998 FORD EXPEDITION XLT - 4X4	1998	15	4	This vehicle was repurposed from the Police Dept.
ENGINEERING	E127	2012 CHEVY COLORADO EXT CAB	2012	15	3	
Superintendent	E128	2012 CHEVY COLORADO CREW CAB	2012	15	2	
EQ OPS	E130	1994 CHEV SVC TRK	1994	15	4	Vehicle needs replacement, chassis is overloaded.
WTP/STP	E131	1994 FORD 4X4 F-150 P/U	1994	15	4	This vehicle is slated for replacement and a replacement has been ordered.
PARKS	E132	1999 FORD F-550 2 TON 4X4	1999	12	3	Vehicle was repurposed from Equipment Operations.
EQ OPS	E134	2003 FORD F-550 2-TON 4X4	2003	12	5	
EQ OPS	E135	2013 FORD F-550 2-TON 4X4 Truck/Sander	2013	12	4	
EQ OPS	E136	2016 FORD F-550 2-TON 4x4 Truck/Sander	2016	12	4	
MOTORPOOL	E137	2000 DODGE DURANGO	2000	15	3	Vehicle was repurposed from the Police Dept.
WTR DIST	E138	2019 FORD F350 CHASSIS	2019	15	2	
WTR DIST	E139	2019 FORD F350 CHASSIS w/crane	2019	15	2	
WTR DIST	E140	2019 FORD F-150 4WD SUPERCAB	2019	15	1	
EQ OPS	E150	1986 140 G CAT GRADER	1986	20	5	Taken out of Service 2022, Surplused 2023
EQ OPS	E150-A	SNOW WING				Surplused 2023

Department	Asset ID	Asset Description	Manufacture Date	Expected Life	Risk Rating	Notes
EQ OPS	E150-B	SNOW GATE				Repurposed to E169
EQ OPS	E151	2009 ISUZU SWEEPER TRUCK	2009	20	3	
EQ OPS	E151-A	2009 ELGIN CROSSWIND FURY ST SWEEPER	2009	20	3	
EQ OPS	E152	2007 HRL-50 ROADWAY STRIPER - <i>Out of Service</i>	2007			Surplused 2023
EQ OPS	E153	2007 D37 KOMATSU DOZER	2007	20	2	
PORT MAINT.	E154	P/H MV9-WIGGINS 4X4 FORK LIFT	1982	20	3	
WTP	E155	HYSTER 50F FORK LIFT - WTP (used 5,000lb	1998	20	4	
EQ OPS	E156	2022 TOOLCAT 4W56	2022	20	1	
EQ OPS	E157	2000 FREIGHTLINER END DUMP	2000	20	4	Has Transmission issues needs replacement soon.
EQ OPS	E159	2014 PELICAN-NP SWEEPER	2014	20	2	
EQ OPS	E160	1984 FORD 4X6 2-TON VAN - STEAM TRK	1984	25	3	
EQ OPS	E161	1987 950 CAT LOADER	1987	20	5	Taken out of Service 2022, Surplused 2023
STP	E162	CASE LOADER - SKID STEER	1991	20	5	
EQ OPS	E164	1994 720A CHAMPION GRADER	1994	20	5	Replaced Transmission 2022, Became back-up 2023
EQ OPS	E164-A	SNOW WING				
EQ OPS	E164-B	SNOW GATE				
EQ OPS	E166	2020 CAT 420 XE BACKHOE LOADER	2020	15	2	
EQ OPS	E167	2021 VOLVO L110H LOADER	2021	20	2	
EQ OPS	E168	2002 163H AWD CAT GRADER	2002	20	4	Needs Replacement by 2026
EQ OPS	E168-A	RYLIND 14' SNOW WING				
EQ OPS	E168-B	WLEDKO BEALES SNOW GATE				
EQ OPS	E168-C	RYLIND 6-WAY V-PLOW				

Department	Asset ID	Asset Description	Manufacture Date	Expected Life	Risk Rating	Notes
EQ OPS	E169	1980 CAT 12G GRADER - Herdon Grader	1980	20	3	
EQ OPS	E170	2003 TOOLCAT 5600	2003	15	5	This vehicle was removed from service and surplused in 2023.E156 ordered as replacement in 2022
EQ OPS	E171	1989 FORD F800 BUCKET TRUCK	1989	20	4	
	E171A	ALTEC450H BOOM/BUCKET	1989	20	3	
EQ OPS	E172	2003 644H JD FRONT END LOADER	2003	20	3	
EQ OPS	E172-A	Plow Blade				
EQ OPS	E173	2006 KOMATSU PC160LC-7 EXCAVATOR	2006	20	3	
WTP / STP	E174	2006 KOMATSU WA100M-5 LOADER	2006	20	2	
EQ OPS	E175	2004 VOLVO WHEELED EW180B EXCAVATOR	2004	20	2	
EQ OPS	E176	2006 FREIGHTLINER - STEAM TRUCK	2006	20	3	
EQ OPS	E177	2015 MAC DUMP TRUCK	2015	20	2	
EQ OPS	E178	2018 SEWER VAC TRUCK	2018	20	2	
EQ OPS	E180	2021 CAT 160 AWD GRADER	2021	20	2	
EQ OPS	E180-A	HI-GATE SNOWGATE				
EQ OPS	E180-B					
	E181	2022 CAT 160 AWD GRADER	2022	20	1	Replacement for E164
<b>MISCELLANEOUS</b>						
EQ OPS	E201	STIHL MS362 CM 28" CHAINSAW	2020	10	1	
EQ OPS	E204	STIHL BR 800 BACKPACK LEAF BLOWER X-Z	2020	10	1	
	E205	TS-420 STIHL CUT-OFF SAW	2007	10	1	
	E207	DYNAPAC JUMPING JACK COMPACTOR	2004	15	1	
WTP	E219	McELROY PITBULL FUSION MACHINE (1"-4")				

Department	Asset ID	Asset Description	Manufacture Date	Expected Life	Risk Rating	Notes
EQ OPS	E222	HI-WAY TAILGATE SPREADER				
BUILDING MAINT	E223	HONDA SNOW BLOWER				
	E224	2003 ALLMAND LIGHT TOWER - USED	2003	25	3	
	E225	2007 DYNAPAC DIESEL PLATE COMPACTOR - USED	2007	25	2	
STP	E226	2007 O'BRIEN SEWER JET	2007	20	3	
WTP	E234	350 RM TAPMATE ~ LIVE TAPPING TOOL		15	3	
STP	E237	RIGID SEWER CAMERA SYSTEM				
WTP	E242	ELECTRO FUSION UNIT FOR HDPE PIPE				
MOTORPOOL	E244	MILLERMATIC 252 WELDER				
	E249	INGERSOLL RAND JACK HAMMER				
	E250	BOMAG COMPACTOR				
EQ OPS	E251	20" STIHL CHAINSAW -PW				
EQ OPS	E253	OLD SHOP AIR COMPRESSOR				
EQ OPS	E254	SULLAIR 185 MOBILE AIR COMPRESSOR				
	E255	2018 - WACKER PLATE COMPACTOR	2018	20	1	
MOTORPOOL	E256	SHOP AIR COMPRESSOR				
	E258	TS-510 STIHL CUT-OFF SAW				
EQ OPS	E259	2020 KM INTERNATIONAL ASPHALT RECYCLER	2020	20	2	
EQ OPS	E260	2002 OJK125 MELETER - CRACK SEALER	2002	20	3	
WTR DIST	E261	2020 DUSTLESS BLASTER - DB500	2020	20	1	
EQ OPS	E267	HOLMS PV 4.0 SNOW PLOW	2022	20	1	
EQ OPS	E269	2012 VAPOR STEAM GENERATOR - E176	2012	20	3	
EQ OPS	E270	TEX STEAM STEAMER - E160				
EQ OPS	E271	LAURE D50 SNOW BLOWER	2011	15	3	

Department	Asset ID	Asset Description	Manufacture Date	Expected Life	Risk Rating	Notes
WTP	E272	HONDA TRACK SNOW BLOWER				
EQ OPS	E273	STIHL 101 PRUNING SAW				
EQ OPS	E274	2018 DIAMOND - BRUSH CUTTER FOR LOADER	2018	15	2	
EQ OPS	E274A	YANMAR POWER UNIT FOR BRUSH CUTTER ATTACH.				
EQ OPS	E274B	50" DIAMOND FLAIL MOWER HEAD				
EQ OPS	E274C	DIAMOND ROTARY HEAD				
EQ OPS	E275	FAIRE SNOW BLOWER (8')				
STP	E279	PORTABLE POWER JETTER - SEWER	2007	15		
	E285	CEMENT MIXER				
EQ OPS	E287	2017 HUSQVARNA CHAINSAW 562XP 24"	2017	10	1	
EQ OPS	E289	TS 700 14 CUTQUICK CHOP SAW				
<b>Pumps</b>						
WTP	E202	1997 GORMAN RUPP WATER MAIN BOOSTER PUMP	1997	20		
	E203	1996 3" DIAPHRAGM PUMP	1996	20		
	E208	4 " DIESEL PUMP	1981	20		
EQ OPS	E209	HONDA 3" TRASH PUMP WT30X	2013	10	1	
EQ OPS	E264	2" HONDA TRASH PUMP	2018	10	1	
	E265	FLYGT READY 4 ELEC. DEWATER PUMP	2006	15		
STP	E279	PORTABLE POWER JETTER - SEWER	1997	15		
PORT MAINT.	E282	2001 VIKING WAST OIL TRANSFER PUMP	2001	20		
		<b>Generators</b>				
EQ OPS	E206	2008 HONDA EU2000i PORTABLE GENERATOR	2008	15	1	
STP	E230	PERKINS MOBILE GENERATOR - 80KW	1998	20	3	
	E230-A	TRAILER - PERKINS MOBILE GEN SET	1998	20	3	

Department	Asset ID	Asset Description	Manufacture Date	Expected Life	Risk Rating	Notes
STP	E231	1990 ONAN MOBILE GENERATOR - 80 KW	1990	20	3	
	E232	YANMAR 2700 WATT PORTABLE GENERATOR	1999	15	2	
	E233	YANMAR 5500 WATT PORTABLE GENERATOR	1999	15	2	
PORT MAINT.	E235	1999 HONDA PORTABLE GENERATOR-3.5kw	1999	15	2	
PORT MAINT.	E236	1999 HONDA PORTABLE GENERATOR-3.5kw	1999	15	2	
	E241	2005 MILLER WELDER - BOBCAT 250	2005	15	3	
PORT MAINT.	E246	1999 HONDA PORTABLE GEN SET	1999	15	2	
PORT MAINT.	E252	PORTABLE HONDA GENERATOR	2005	15	2	
PORT MAINT.	E281	MILLER WELDER/GENERATOR LOCATED IN PORT VAN E422	2008	15	1	
Trailers						
PORT MAINT.	E240	T1-1996 FLATBED TRAILER	1999	20		
PARKS	E243	EQUIPMENT TRAILER - LG TILT TOP	1974	20		
PARKS	E245	PARKS UTILITY TRAILER #1	2011	20	1	
EQ OPS	E247	TRENCH BOX TRAILER	1991	20		
MOTOR POOL	E248	LIGHT VEHICLE RETRIEVAL TRAILER - DOLLY	1997	15		
EQ OPS	E276	2021 TRAFFIC CONTROL TRAILER	2021	20	1	
EQ OPS	E284	2003 TRAILMAX HEAVY EQUIPMENT TRAILER	2003	15		
MOTOR POOL	E286	2016 UTILITY_CAR HAULER TRAILER	2016	15	2	
	E288	WTP Boat Trailer				
PARKS	E210	PARKS UTILITY TRAILER #2				
MOTOR POOL	E211	Message Trailer				
MOTOR POOL	E212	Message Trailer				
MOTOR POOL	E213	Message Trailer				
MOTOR POOL	E214	Message Trailer				



Department	Asset ID	Asset Description	Manufacture Date	Expected Life	Risk Rating	Notes
<b>Sanders</b>						
EQ OPS	E257	MEYER LPV SPREADER/SANDER 4' STAINLESS	2017	10	3	
PORT MAINT.	E266	8' STAINLESS STEEL SPREADER P/U SANDER	2019	10	3	
PORT MAINT.	E266-A	HONDA GAS ENGINE FOR E266 SANDER				
EQ OPS	E268	2017 SWENSON SS SANDER - 1.5 CY - E135	2017	10	4	
	E268-A	HONDA GAS ENGINE FOR E268 SANDER				
EQ OPS	E277	HENDERSON 1.5 CY - 7' SS APT SANDER	2002	12	5	
	E277-A	11 HP HONDA GAS ENGINE FOR E277 SM SANDER				
EQ OPS	E278	10 CY HENDERSON SANDER - 2002	2002	15	3	
	E278-A	18 HP HONDAY GAS ENGINE FOR E278 LG SANDER				
EQ OPS	E280	2013 - 10 CY SWENSON SS AUGER SPREADER/SANDER	2013	15	3	
EQ OPS	E283	2017 SWENSON SS SANDER - 1.5 CY - E136	2017	15	4	
	E283-A	13 HP HONDA GAS ENGINE FOR E283 SANDER				
<b>Plows - Pick Up</b>						
BUILDING MAINT	E290	9.5' WESTERN V-PLOW (2019)	2019	10	3	
PORT MAINT.	E291	8000HD BLIZZARD STRAIGHT BLADE PLOW (2009)	2009	10	3	
EQ OPS	E292	9' WESTERN V-PLOW (2016)	2016	10	4	
PORT MAINT.	E293	MEYERS SV3 9.5	2020	10	3	
PORT MAINT.	E294	8' BLIZZARD PLOW w/ HYD WINGS (2010)	2010	10	3	
EQ OPS	E295	9' WESTERN V-PLOW (2013)	2013	10	4	
PORT MAINT.	E296	MEYERS SV 2 - 8.5' PLOW (2012)	2012	10	3	
		<b>City Hall Vehicles</b>				
CITY HALL	E308	2006 FORD FREESTYLE AWD BLUE	2006	20	2	

Department	Asset ID	Asset Description	Manufacture Date	Expected Life	Risk Rating	Notes
		<b>Port/Harbor Vehicles</b>				
PORT OPS	E400	2010 FORD F-150 NEW TO CREW 2014	2010	15	2	
PORT OPS	E401	2003 FORD F-250 4X4 Plow Truck Ice Plant	2003	15	3	
PORT OPS	E403	2009 CHEV COLORADO	2009	15	3	
	E404	2011 FORD ESCAPE HYBRID	2011	15	1	
PORT OPS	E405	2005 FORD F-150 2WD	2022	15	2	
PORT MAINT	E406	2022 FORD XL F-250 4X4 Plow Truck Maintenance	2022	15	1	
PORT OPS	E409	2016 F-SERIES SD F350 4X4 Sander	2016	15	3	
PORTS OPS	E410	P/H MV11-1995 GROVE MANLIFT	1995	20	3	
	E411	2011 VERSA HANDLER	2011	15	2	
PORT OPS	E412	T2-1995 FISH CARCASS DUMP TRAILER	1995	15	3	
PORT OPS	E413	T3-1997 PORTABLE FIRE PUMP TRAILER	1997	20	2	
PORT OPS	E414	20' PORT OPERATIONS SKIFF W/90 HP HONDA	1999	20	3	
PORT OPS	E415	2000 FISH CARCASS TRAILER	2000		3	
PORT OPS	E416	2004 FISH CARCASS TRAILER	2004	15	3	
PORT MAINT	E417	TRAILER FOR FIRE CARTS	2005	20	2	
PORT OPS	E418	2009 SWEEPSTER	2009	15	2	
PORT MAINT	E419	2006 KOMATSU WA100M-5 LOADER	2006	20	3	
PORT MAINT	E420	2011 MB SWEEPER	2011	15	3	
PORT MAINT	E421	2012 CHEVROLET SILVERADO 1500 1/2 TON	2012	15	2	
PORT MAINT	E422	2008 GENIE Z-45/25 ARTICULATING BOOM LIFT	2008	20	3	
PORT MAINT	E424	2001 F550 USED OIL VAC TRUCK	2001	20	3	
PORT MAINT	E426	2008 FORD F-350 4X4 Plow Truck	2008	15	3	
PORT MAINT	E427	1993 CHEV STEP-SIDE VAN	1993	20	3	
PORT MAINT	E428	2010 F-350 4X4 Plow Truck	2010	15	3	

Department	Asset ID	Asset Description	Manufacture Date	Expected Life	Risk Rating	Notes
PORT OPS	E429	2013 F-150 PICKUP	2013	15	2	
PORT MAINT	E430	2002, 25' Peregrine Harbor Tug W/Twin 150 HP Cummins 4B Series Engines	2002	20	3	
PORT MAINT	E431	2013 MB SWEEPER YUKON	2013	15	2	
Police Department Vehicles						
POLICE	E500	BLUE BIRD HOVER MOWER	2020	15	1	
POLICE	E501	2017 FORD EXPLORER INTERCEPTOR	2017	8	1	
POLICE	E502	2017 FORD EXPLORER INTERCEPTOR	2017	8	1	
POLICE CHIEF	E504	2018 FORD EXPLORER AWD 4DR K8AT	2018	8	1	
POLICE	E505	2015 FORD EXPLORER	2015	8	2	
POLICE	E506	2015 FORD EXPLORER (UNMARKED)	2015	8	2	
POLICE	E507	2020 FORD EXPEDITION XL	2020	8	1	
POLICE	E508	2020 FORD EXPEDITION XL	2020	8	1	
POLICE	E511	2019 CHEVY TAHOE	2019	8	1	
POLICE	E512	2019 CHEVY TAHOE	2019	8	1	
POLICE	E516	2003 FORD EXCURSION	2003	8	4	To be replaced
POLICE	E518	2007 FORD EXPEDITION	2007	8	3	To be replaced
POLICE	E519	2013 FORD EXPEDITION	2013	8	3	
POLICE	E520	MOBILE RADAR UNIT - "SMART CART"				
POLICE	E521	2015 POLARIS RZR 570	2015	12	1	Project Drive
POLICE	E521A	FOREST RIVER CARGO MATE, RZR TRAILER				Project Drive
POLICE	E523	2008 CHEV VAN (JAIL VAN)	2008	8	3	Transferred to public works, replaced by new van
POLICE	E527	2014 FORD EXPLORER	2014	8	3	
Fire Department Vehicles						
FIRE	E602	KACHEMAK CITY BUILDING AIR COMPRESSOR	2014			
FIRE	E603	INGERSOLL RAND MODEL 2340 AIR COMPRESSOR				
FIRE	E604	QUINCY AIR COMPRESSOR	1980			

Department	Asset ID	Asset Description	Manufacture Date	Expected Life	Risk Rating	Notes
FIRE	E605	2020 BAUER COMPRESSOR	2020			
FIRE	E612	2008 - ENGINE 2 - KME CUSTOM PUMPER	2008	15	3	15 yr front line, 5 yr reserve life.
FIRE	E613	2008 - BRUSH 2 - POLARIS RANGER 700	2008	15	2	Could be surplussed if we acquire new off-road vehicle inFY24/25
FIRE	E613A	2008 - BRUSH 2 - TRAILER POLARIS RANGER 700	2008	20	1	
FIRE	E614	1983 - ENGINE 4 - SPARTAN	1983	15	5	15 yr front line, 5 yr reserve life.
FIRE	E615	2013 - COMMAND-2 - FORD EXPEDITION	2013	15	1	ACTUALLY COMMAND 3
FIRE	E621	1997 - MEDIC 1 - FORD 4X4 F350	1997	12	4	6 yr front line, 12 yr reserve life. REPLACEMENT ON ORDER
FIRE	E622	2002 - MEDIC 2 - FORD F350	2002	12	3	6 yr front line, 12 yr reserve life.
FIRE	E623	2016 - MEDIC 3 - FORD F3HZ	2016	6	1	6 yr front line, 12 yr reserve life.
FIRE	E631	1990 - BRUSH 1 - FORD	1990	12	5	12 yr front line, 3 yr reserve life. SURPLUSED
CHIEF	E632	2020 - COMMAND 1 - CHEVEROLET TAHOE	2020	15	1	
FIRE	E633	2003 - UTILITY 1 - FORD F-350, CREW CAB	2003	15	2	
FIRE	E634	2001 - UTILITY 3 - F-550 FORD	2001	12	2	12 yr front line, 3 yr reserve life. SQUAD 3
OLD CHIEF	E635	2006 - UTILITY 2 - FORD EXPEDITION	2006	15	2	COMMAND 3 - Driven by Kahles
FIRE	E636A	2002 TRAILER POLARIS SPORTSMAN 6X6	2002	20	1	
FIRE	E637	2017 (ARGO) FRONTIER 8 X 8	2017	15	2	
FIRE	E637-A	2017 BIG TEX UTILITY TRAILER	2017	15	1	
FIRE	E641	1987 - TANKER 1 - HURI	1987	15	5	15 yr front line, 5 yr reserve life.
FIRE	E642	1989 - TANKER 2 - E-ONE	1989	15	5	15 yr front line, 5 yr reserve life.
FIRE	E651	1999 - RESCUE 1 TRUCK - FREIGHT LINER	1999	15	4	15 yr front line, 5 yr reserve life.

Department	Asset ID	Asset Description	Manufacture Date	Expected Life	Risk Rating	Notes
FIRE	E652	2009 ACHILLES INFLATABLE BOAT	2009	15	2	
Parks						
PARKS	E700	2017 - JOHN DEERE LAWN TRACTOR - NEW	2017	8	2	
PARKS	E701	2019 HUSQVARNA Z254 23HP KAW 54" FAB	2019	8	3	
PARKS	E702	1998 HONDA WATER PUMP	1998			
PARKS	E703	HONDA WEED TRIMMER	2001			
PARKS	E704	STIHL WEED TRIMMER - LARGE	2000			
PARKS	E705	STIHL LAWN/SIDEWALK EDGER	2000			
PARKS	E706	2019 HUSQVARNA Z254 26HP KOH 54" ZERO MOWER	2019	8	3	
PARKS	E707	2019 HONDA PUSH MOWER	2019	8	2	
PARKS	E708	1999 LANDA COLD WATER PRESSURE WASHER	1999			
PARKS	E709	DR. FIELD & BRUSH MOWER	1996	8		
PARKS	E710	2019 HUSQVARNA 48" RIDING MOWER	2019	8	3	
PARKS	E711	STIHL MM56C WEEDER/TRIMMER				
PARKS	E712	2006 HONDA 4-WHEELER	2006	15		
PARKS	E713	MS261C STIHL CHAINSAW	2015			
PARKS	E714	2019 HUSQVARNA HANDHELD BLOWER	2019			
PARKS	E715	HONDA TRIMMER	2019			
PARKS	E716	HONDA TRIMMER	2019			
PARKS	E717	BEN FIELD AND BRUSH MOWER	2020			
PARKS	E718	2019 NHU 580BTS BACKPACK BLOWER	2019			
PARKS	E719	2020 YAMAHA WOLVERINE X2	2020	15	1	
PARKS	E719-A	WOLVERINE X2 TRAILER				
PARKS	E720	HONDA LAWNMOWER	2020			
KS	E721	HONDA MOWER	2020	8	2	





# AGENDA ITEM REPORT

---

**Ordinance 23-24, An Ordinance of the City Council of Homer, Alaska Amending the City of Homer Water and Sewer Rates and Updating the Fee Schedule Accordingly. City Manager/Finance Director.**

**Item Type:** Ordinance  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 24 April 2023  
**From:** Melissa Jacobsen, MMC, City Clerk

---

Ordinance 23-24 and back up materials are attached for Council consideration.

**Recommendation:**

Introduce Ordinance 23-24 with public hearing and second reading May 8, 2023

**Attachments:**

Ordinance 23-24  
Memorandum from Finance Director  
Utility Rate Information

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager/Finance Director

4 **ORDINANCE 23-24**

5  
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 AMENDING THE CITY OF HOMER WATER AND SEWER RATES AND  
8 UPDATING THE CITY FEE SCHEDULE ACCORDINGLY.  
9

10 WHEREAS, Water and sewer utility services shall be reviewed annually and shall take  
11 effect the first full billing period in July 2023; and  
12

13 WHEREAS, Based on a the water sewer rate model prepared by the Water Sewer Rate  
14 Task Force and adopted by the Homer City Council in Resolution 13-048(S-2)(A-3) adjustments  
15 to the rates are recommended and warranted to reflect the true cost of water and sewer  
16 services.  
17

18 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:  
19

20 Section 1. The City Council of Homer, Alaska hereby amends the City Fee Schedule  
21 under water and sewer fees as follows:  
22

23 **WATER**

24  
25 A 4.85% of total charges charged to every customer outside of city limits in lieu of city sales tax will be  
26 applied to those water accounts outside city limits.  
27

28 **Customer Classification Definitions for Determining Water Connection and Extension**  
29 **Permit Fees**

30 Single Family Residential: A unit providing housing for one household; with less than 25% of the  
31 building area used for business or commercial purposes.

32 Multi-Family Residential: A building or lot occupied by more than one household: contained within one  
33 building or several building within one complex. Examples of multi-family units includes duplexes, four-  
34 plexes and up, apartments, condominiums, co-housing projects, and multiple structures on one lot  
35 (where units are normally rented or occupied for longer than one month at a time). Examples of units  
36 not considered as multi-family include hotels, motels, B&B's seasonal rooms/cabins (where units are  
37 routinely rented or occupied for less than one month at a time.)

38 Commercial: Any user not defined as Residential.

Water Connection Fee	
Single Family	\$300.00*



Multi-Family/Commercial	\$375.00*
*All other fees for delayed or deferred services, in lieu of assessments and necessary right-of-way permits, shall be in addition to the permit fee. A property owner installing a water connection which qualifies for a deferred assessment payment or makes a payment in lieu of assessment shall pay the assessment prior to issuance of the connection permit.	

39

40 **Customer Classification Definitions for Determining Water Rates**

41 Bulk Water Customers: The bulk water customers are the resellers of water or water users who  
 42 purchase water from the water plant directly and are not in the metered water distribution system.

43 Non-Bulk Customers: All customers who receive water from the metered water distribution system.

44 Multi-Units: An additional \$5 monthly charge shall apply to each of the units of a building or lot  
 45 occupied by more than one household or commercial entity contained within one building or several  
 46 buildings within one complex. Examples of multi-family units include duplexes, four-plexes and up,  
 47 apartments, condominiums, co-housing projects, and multiple structures on one lot (where units are  
 48 normally rented or occupied for longer than one month at a time). Examples of units not considered as  
 49 multi-family include hotels, motels, and B&B's seasonal rooms/cabins (where units are routinely rented  
 50 or occupied for less than one month at a time.)

51 This fee applies to all multi-unit structures defined in the sewer section of this for apartments, rental  
 52 units or multi-unit buildings where each unit would have one or more restrooms and are intended to  
 53 be rented on a monthly basis where there is only one meter installed, excluding a rental building  
 54 restroom used for shared or public use.

55

56 **Water Rate Schedule**

57 All water utility services shall be billed according to the following schedule. This schedule is for monthly  
 58 water service and is in addition to any charges for connecting or disconnecting the service, installation  
 59 of the service or any assessment of the improvements.

**Water Rates**

**Table III**

Customer Classification	Monthly Service	Usage Charge/Gallon
Non-Lift-Station Customer	<del>\$0.00</del> <b>\$0.00</b>	<del>\$0.0141</del> <b>\$0.0161</b>
Lift-Station Customer	<del>\$0.00</del> <b>\$0.00</b>	<del>\$0.0141</del> <b>\$0.0161</b>
Multi-units (additional per unit)	\$5.00	
Bulk Water	<del>\$0.00</del> <b>\$0.00</b>	<del>\$0.0181</del> <b>\$0.0201</b>

60

61 **Meter Size Deposits**

62 \$750 meter deposit shall apply to metered fire hydrant connections. The deposit will be returned when  
 63 the meter is returned undamaged. This deposit may be waived upon the recommendation of the Public  
 64 Works Superintendent.

65 If a bulk water customer purchases a meter from the City for measuring the quantity of water  
 66 purchased, it shall be exempt from the monthly meter service charge. It is the responsibility of the bulk

67 water customer to maintain that meter so the City can accurately determine the amount of water being  
 68 purchased. In the event the meter fails, it is the bulk water customer's responsibility, at its expense, to  
 69 repair it or purchase a replacement meter from the City. The City may at any time test the meter for  
 70 accuracy.

Size (inches)	Residential Users	Non-residential Users
5/8	\$75.00	\$220.00
3/4	\$80.00	\$230.00
1	\$90.00	\$250.00
1-1/2	\$115.00	\$310.00
2	\$150.00	\$370.00
3	\$220.00	\$525.00
4	\$310.00	\$730.00
6	\$520.00	\$1,225.00

71

72 **SEWER**

73

74 **Customer Classification Definitions for Determining Sewer Connection and Extension**  
 75 **Permit Fees**

76 Single Family Residential: A unit providing housing for one household; with less than 25% of the  
 77 building area used for business or commercial purposes.

78 Multi-Family Residential: A building or lot occupied by more than one household: contained within one  
 79 building or several buildings within one complex. Examples of multi-family units includes duplexes,  
 80 four-plexes and up, apartments, condominiums, co-housing projects, and multiple structures on one  
 81 lot (where units are normally rented or occupied for longer than one month at a time). Examples of  
 82 units not considered as multi-family include hotels, motels, B&B's seasonal rooms/cabins (where units  
 83 are routinely rented or occupied for less than one month at a time.)

84 Commercial: Any user not defined as Residential.

<b>Sewer Connection Permit Fee</b>	
Single Family	\$255.00*
Multi-Family/Commercial	\$330.00*
*All other fees for delayed or deferred services, in lieu of assessments and necessary right-of-way permits, shall be in addition to the permit fee. A property owner installing a sewer connection which qualifies for a deferred assessment payment or makes a payment in lieu of assessment shall pay the assessment prior to issuance of the connection permit.	

85

86

87

88

89 **Customer Classification Definitions for Determining Sewer Rates**

90 Lift Station Zone Customer: There are eleven sewage lift/pump stations that are used for pumping  
 91 wastewater or sewage from areas with lower elevation than the treatment plant. Customers who are  
 92 located in these areas shall be charged additional fees for the cost added to the services (see Table I  
 93 and II).

94 Non-Lift Station Zone Customer: Customers who are located in the zone that do not need lift/pump  
 95 station services.

96 Sewer System Dischargers (Sewer ONLY customers): Customers who use sewer service only shall be  
 97 charged a monthly fee of \$5 plus sewer usage fee based on assessed volume of 3,000 gallons per month  
 98 multiplied by the applicable sewage rate (see Table II). Kachemak City Local Improvement District (LID)  
 99 members have contributed to the initial cost of the sewer treatment plant and the collection system.  
 100 For Kachemak City LID dischargers connected within the LID, the City of Homer shall bill Kachemak City  
 101 in one single bill at the Lift-Station Zone Rate of ~~\$85.20~~ **\$88.50** (~~\$79.20~~ **\$82.50** + \$6.00) per month per  
 102 customer. Kachemak City shall be billed a \$5 monthly service charge to cover all Kachemak City sewer  
 103 customers and shall be responsible for payment to the City of Homer.  
 104

105 **Sewer Rate Schedule**

106 All sewer utility services shall be billed according to the following schedule (Table I, II). This schedule  
 107 is for monthly sewer services and is in addition to any charges for connecting or disconnecting the  
 108 service, installation of the service, or any assessment of the improvements.

**Sewer Rates**

**Table I**

Customer Classification	Monthly Service	Usage Charge/Gallon
Non-Lift-Station Customer		<del>\$0.0151</del> <b>\$0.0167</b>
Lift-Station Customer		<del>\$0.0264</del> <b>\$0.0275</b>
Multi-units (additional per unit)	\$5.00	N/A

**Sewer ONLY Customers Rates**

**Table II**

	Fees/Rate/Usage	Per Customer Per Month
Non-Lift-Station Customer	<del>\$0.0151/Gal</del> <b>\$0.0167/Gal</b>	<del>\$45.30</del> <b>\$50.10</b>
Lift-Station Customer	<del>\$0.0264/Gal</del> <b>\$0.0275/Gal</b>	<del>\$79.20</del> <b>\$82.50</b>
Monthly Service	\$5.00/customer/mo.	\$5.00 (Kachemak City customers will be exempt from \$5 monthly service fee. Kachemak City will be billed a \$5 monthly service fee to cover all Kachemak City sewer customers.)
Pumping Fee (If Applicable)		\$6.00
Assumption: Avg. Sewer Usage	3,000 Gal/Mo.	

109 Domestic sewer service customers who use large quantities of City water in addition to their domestic  
110 use shall be allowed, with the Public Works Director's approval, to install an additional water meter on  
111 the domestic water use line for the purpose of metering and charging for domestic sewer system use.  
112 Sewer system use will be billed monthly.

113 The City will allow, upon approval by Public Works and a permit from the Public Works Department, a  
114 second water usage meter – called a seasonal sewer meter – for each customer that desires to measure  
115 the flow of City water that is not discharged to the sewer system during the summer growing season,  
116 June 15 through September 15. Rates noted above do not apply.

117 Seasonal Sewer Meter Fee is \$251.75.

118 This second meter will be read monthly during the summer and sewer charges will be credited  
119 monthly. The meter may not be subject to read during the fall and winter months. Any charges  
120 accrued during that period will be reflected the first billing cycle the meter is read.

121

122 Section 2. This ordinance is a budget ordinance only, it is not permanent in nature and  
123 shall not be codified.

124

125 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_ day of \_\_\_\_\_,  
126 2023.

127

CITY OF HOMER

128

129

\_\_\_\_\_  
KEN CASTNER, MAYOR

130

131

132

133 ATTEST:

134

135

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

137

138 YES:

139 NO:

140 ABSENT:

141 ABSTAIN:

142

143 First Reading:

144 Public Hearing:

145 Second Reading:

146 Effective Date:



# City of Homer

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

Finance Department

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-8121

(f) 907-235-3140

## Memorandum

TO: Mayor Castner and Homer City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Elizabeth Walton, Finance Director  
DATE: April 19, 2023  
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.

Finance spent substantial time this year to complete the connection of this rate model to the operating budget. Going forward, the rate model will 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:

- FY24 Operating Revenue Required – pulled directly from the operating budget
  - Formula: Total Water Revenue - Budgeted Transfer to Water CARMA
    - $\$2,370,841 - \$309,240 = \$2,061,602$

- CARMA Transfer Requirement – pulled directly from the operating budget
  - Formula: Total Water Operating Expenditures \* 15%
    - $\$2,061,602 * 0.15 = \$309,240$
- Deduct Operating Fund Balance – amount of Utility Operating Fund Balance to be used for rate buyback. Not used in FY24 calculation.
- Deduct Portion Collected through Other Revenues – pulled directly from the operating budget
  - Formula: Connection Fees + Services & Meters + Penalty & Interest
    - $\$17,211 + \$31,829 + \$5,065 = \$54,105$
- Deduct Portion Collected through Service Fee – This input has been removed this fiscal year, as the Admin Fee is proposed to be waived for FY24.
- 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.
    - $(\$2,061,602 / 2) * 10\% = \$103,080$
- 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.
  - $18,859,000 \text{ gallons} * 0.004 = \$75,436$
- 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 has been removed this fiscal year, as the admin fee is proposed to be waived for FY24.

## **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 - Budgeted Transfer to Water CARMA
    - $\$1,949,879 - \$254,332 = \$1,695,547$
- CARMA Transfer Requirement – pulled directly from the operating budget
  - Formula: Total Sewer Operating Expenditures \* 15%
    - $\$1,695,547 * 0.15 = \$254,332$
- Deduct Operating Fund Balance – amount of Utility Operating Fund Balance to be used for rate buyback. Not used in FY24 calculation.
- Deduct Portion Collected through Other Revenues – pulled directly from the operating budget
- 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. It might be worth revisiting this fee now that the monthly fees for all users have again been waived this year.
- 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 Analysis:**

**Current Rates**

Water Rates:

Commodity (per gal): \$0.0141

Bulk (per gal): \$0.0181

Monthly Fees: \$0

Sewer Rates:

Non-Lift Station: \$0.0151

Lift Station: \$0.0264

**Proposed Rates**

Water Rates:

Commodity (per gal): \$0.0161

Bulk (per gal): \$0.0201

Monthly Fees: \$0

Sewer Rates:

Non-Lift Station: \$0.0167

Lift Station: \$0.0275

**Rate Comparison**

	Average Volume City Hall		High Volume Library		Lift-Station (Year-Round) Port & Harbor - Maintenance	
	Existing	Scenario 1	Existing	Scenario 1	Existing	Scenario 1
Consumption	3800	3800	6600	6600	1800	1800
Water Rate	0.0141	0.0161	0.0141	0.0161	0.0141	0.0161
Sewer Rate	0.0151	0.0167	0.0151	0.0167	0.0264	0.0275
<b>Charges:</b>						
Water	53.58	61.18	93.06	106.26	25.38	28.98
Sewer	57.38	63.46	99.66	110.22	47.52	49.5
Service	0	0	0	0	0	0
<b>Total Bill</b>	<b>\$ 110.96</b>	<b>\$ 124.64</b>	<b>\$ 192.72</b>	<b>\$ 216.48</b>	<b>\$ 72.90</b>	<b>\$ 78.48</b>
<b>Impact</b>		<b>\$ 13.68</b>		<b>\$ 23.76</b>		<b>\$ 5.58</b>

**Recommendation:**

Review the model and approve the rates as proposed.



# Rate Calculations

WATER Rate Model	
Revenues	
FY24 Operating Revenue Required - Water	\$ 2,061,602
CARMA Transfer Requirement	309,240
Deduct Operating Fund Balance - Rate Buydown	0
Deduct Portion Collected through Other Revenues	(54,105)
Deduct Portion Collected through Service Fee	0
Hydrant Rents (10% of Total)	(103,080)
Surplus Water Sales (Bulk) surcharge only	(75,436)
Revenue Required for Commodity Rate Calculation	\$ 2,138,220
Water Consumption (Gallons)	
Gross Meters Water Sales	133,014,300
Total Estimated Water Sales	133,000,000
Water Rates:	
Commodity Rate (per gal)	\$ 0.0161
Bulk Rate (per gal)	\$ 0.0201
Monthly Fees	\$ -
Consumption Additional Information:	
CY22 Gross Meters Water Sales (Gallons)	133,014,300
SEWER Rate Model	
Revenues	
FY24 Operating Revenue Required - Sewer	\$ 1,695,547
CARMA Transfer Requirement	254,332
Deduct Operating Fund Balance - Rate Buydown	0
Deduct Portion Collected through Other Revenues	(25,515)
Lift Stations Costs	(216,228)
Pumping Fee	(10,224)
Dumping Station Fees	(5,575)
Multi-Units and K-city (\$5/unit/mo.)	(76,020)
Revenue Required for Commodity Rate Calculation	\$ 1,616,317
Sewer Usage (Gallons)	
Projected Billable Volume	77,000,000
Projected Billable Volume - Lift Zone Only	20,000,000
Total Projected Billable Volume	97,000,000
Sewer Rate	
Non-Lift Station Rate	\$ 0.0167
Lift Station Rate	\$ 0.0275
Lift Station Additional Information:	
FY 22 Actually Billed Gallons (Lift-Station Zone Only)	19,581,500



# AGENDA ITEM REPORT

---

**Resolution 23-039, A Resolution of the City Council of Homer, Alaska Approving a Recreational Use Agreement between the City of Homer and South Peninsula Little League, Inc. regarding the Maintenance and Operation of Little League Activities on City Owned Land at Karen Hornaday Park, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager.**

**Item Type:** Resolution  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 24 April 2023  
**From:** Matt Steffy, Parks and Trails Planner

---

The City of Homer and South Peninsula Little League (Little League) have enjoyed a long, successful partnership, ensuring the community has the field use and organizational capacity to provide Little League baseball and softball activities to the community.

Having a Recreational Use Agreement (RUA) with an organization which provides regularly scheduled activities on City lands is a standard practice in most communities. The RUA clarifies which entity is responsible for which facilities and requirements for insurance.

After a successful 2022 season, we will be moving to a 5 year cycle on our RUA's. This will decrease annual burden on both sides, and should reflect the stable relationship established between the City of Homer and Homer Little League.

In 2022 City Attorney Gatti reviewed the template language in the document in addition to Alaska Municipal League/Joint Insurance Association having reviewed the agency insurance requirement. City staff put the time in to coordinate with Little League on the agreement.

**Recommendation:**

Adopt Resolution 23-039.

**Attachments:**

Resolution 23-039  
Recreational Use Agreement  
Little League Insurance Certificate

**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 23-039**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, APPROVING A RECREATIONAL USE AGREEMENT BETWEEN THE CITY OF HOMER AND SOUTH PENINSULA LITTLE LEAGUE, INC, REGARDING THE MAINTENANCE AND OPERATION OF LITTLE LEAGUE ACTIVITIES ON CITY OWNED LAND AT KAREN HORNADAY PARK, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENT.

WHEREAS, South Peninsula Little League (Little League) is a non-profit corporation which has been maintaining and operating Little League activities at Karen Hornaday Park for many years; and

WHEREAS, The City owns certain property commonly known as Karen Hornaday Park, and described as:

SW1/4 SE1/4 Section 18 Township 6S Range 13W, excluding South Peninsula Hospital Subdivision 2008 Addition, Kenai Peninsula Borough Parcel No. 17504023; and

WHEREAS, A part of Karen Hornaday Park has been developed with ball fields and a parking area; and

WHEREAS, The use of the ball fields in Karen Hornaday Park for Little League games and practice provides an valuable recreation resource to the youth of the Homer community; and

WHEREAS, A Recreational Use Agreement between the City and Little League is in the best interest of the public because it promotes public-private partnerships, saves tax dollars, enhances recreational and economic development opportunities, and provides access to public lands for the use and enjoyment of all.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves a Recreational Use Agreement between the City of Homer and South Peninsula Little League, a copy of which is attached and incorporated herein, and authorizes the City Manager to negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 24<sup>th</sup> day of April, 2023.

45  
46  
47  
48  
49  
50  
51  
52  
53  
54

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

## RECREATIONAL USE AGREEMENT

RECREATIONAL USE AGREEMENT (“Agreement”) dated as of May 1, 2023, between the CITY OF HOMER, an Alaska municipal corporation (“City”), and SOUTH PENINSULA LITTLE LEAGUE, INC., an Alaska nonprofit corporation (“Permittee”).

### RECITALS

WHEREAS, City owns certain property commonly known as Karen Hornaday Park, and described as:

SW1/4 SE1/4 Section 18 Township 6S Range 13W, excluding South Peninsula Hospital Subdivision 2008 Addition, Kenai Peninsula Borough Parcel No. 17504023; and

WHEREAS, A part of Karen Hornaday Park has been developed with ball fields and a parking area; and

WHEREAS, The use of the ball fields in Karen Hornaday Park for Little League games and practice provides a valuable recreation resource to the youth of the Homer community; and

WHEREAS, Permittee desires to continue to conduct Little League games and practice at the ball fields in Karen Hornaday Park, and City agrees that Permittee should be permitted to do so under the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the matters recited above, and the mutual covenants herein, the parties agree as follows:

### ARTICLE 1. DEFINITIONS AND ATTACHMENTS

**1.01 Definitions.** As used herein, the term:

(a) "Complete" and "Completion" mean, with regard to an improvement, that construction of the improvement is finished and the improvement is fully operational and ready for occupancy or use for its intended purpose, including without limitation the issuance of any applicable certificate of occupancy and other applicable permits, licenses, certificates or inspection reports necessary to the improvement's legally authorized use.

(b) "Council" means the City Council of the City of Homer, Alaska.

(c) "Environmental Laws" means all local, state, and federal laws, ordinances, regulations, and orders related to environmental protection; or the use, storage, generation, production, treatment, emission, discharge, remediation, removal, disposal, or transport of any Hazardous Substance.

(d) "Excusable Delay" means delay due to strikes, acts of God, inability to obtain labor or materials, orders of any governmental authority having jurisdiction, removal of Hazardous Materials discovered at any time after the commencement of the Term, enemy action, civil commotion, fire, unusual inclement weather, unavoidable casualty or similar causes beyond the reasonable control of Permittee.

(e) "Hazardous Substance" means any substance or material defined or designated as hazardous or toxic waste; hazardous or toxic material; hazardous, toxic, or radioactive substance; or other similar term by any federal, state, or local statute, regulation, or ordinance or common law presently in effect or that may be promulgated in the future as such statutes, regulations, and ordinances may be amended from time to time.

(f) "City" means the City of Homer, Alaska.

(g) "Property" is defined in Section 2.01.

(h) "Required Improvements" is defined in Section 5.02.

(i) "Permittee" means South Peninsula Little League, Inc.

(j) "Term" is defined in Section 3.01.

**1.02 Attachments.** The following documents are attached hereto, and such documents, as well as all drawings and documents prepared pursuant thereto, shall be deemed to be a part hereof:

Exhibit "A" Legal Description of Property

Exhibit "B" Site Plan

Exhibit "C" Certificates of Insurance

## **ARTICLE 2. THE PROPERTY**

**2.01 License for Use of Property.** Subject to the terms and conditions of this Agreement, City grants to Permittee and Permittee accepts from City a revocable, non-exclusive license to use the following described property ("Property"):

That part of the SW1/4 SE1/4 Section 18 Township 6S Range 13W, excluding South Peninsula Hospital Subdivision 2008 Addition, Homer Recording District, Third Judicial District, State of Alaska, also known as Kenai Peninsula Borough Parcel No. 17504023, that has been developed with ball fields and a parking area as depicted on **Exhibit A**, containing 7 acres, more or less, plus the improvements thereon, including without limitation three ball fields, storage connex, and batting cage platform;

Additionally, the Pavilions are available for use and must be scheduled. Pavilion use fees are waived provided the use agreement is not in violation.

This Agreement does not grant Permittee any real property interest in the Property. This Agreement is issued to allow Permittee to use the Property only for the purposes authorized in this Agreement or approved in writing by City. The City reserves the right to permit other uses of the Property.

**2.02 Property Accepted "As Is."** Permittee has inspected the Property, has made its own determination as to the suitability of the Property for Permittee's intended use, and accepts the Property "AS IS." City, its agents and employees make no warranties, expressed or implied, concerning the condition of the Property, including without limitation the fitness of the Property for any particular purpose, including those uses authorized by this Agreement, or subsurface and soil conditions, including the presence of any Hazardous Substance.

### **ARTICLE 3. TERM**

**3.01 Agreement Term; Termination.** The term of this Agreement is a five year term, commencing on May 13 2023, and ending on December 31, 2028 ("Term"). The Term is subject to termination by either party, with or without cause, at any time.

**3.02 Permit Renewal.** Permittee acknowledges that it has no right of any kind to continue using or occupying the Property after the expiration or earlier termination of the Term. Not less than 3 months before the expiration of the Term, Permittee may apply to City for a renewal of this Permit in the manner that a person then would apply for a new permit to use the Property. In response to a timely application, the Council will determine whether to renew this Agreement, and the term of any renewal, at its sole discretion. The Council is under no obligation to renew this Agreement, or to renew this Agreement for the term that Permittee requests. If the Council does not grant a timely renewal of this Agreement, Tenant shall prepare to surrender possession of the Property as required by Section 3.03, and dispose of improvements on the Property as required by Section 5.05.

**3.03 Surrender of Possession.** Upon the expiration or earlier termination of the Term, Permittee shall promptly and peaceably surrender the Property, clean, free of debris, and in as good order and condition as at the commencement of the Term, ordinary wear and tear excepted, and shall remove from the Property all personal property of Permittee, and all other personal property that was not present on the Property at the commencement of the Term. If Permittee fails to surrender the Property in the required condition, City may (i) restore the Property to such condition and Permittee shall pay the cost thereof on demand; and (ii) at its option retain any personal property remaining on the Property, which shall become property of the City, or dispose of such personal property without obligation to Permittee.

**3.04 Holding Over.** Permittee's continuing in possession of the Property after the expiration or earlier termination of the Term will not renew or extend this Agreement and will not give Permittee any rights in or to the Property.

#### **ARTICLE 4. PERMIT FEE, TAXES, ASSESSMENTS AND UTILITIES**

**4.01 Permit Fee.** City will not charge Permittee any fee for Permittee's use of the Property under this Agreement.

**4.02 Utility Charges.** City shall pay all charges for utility and other services required for its use of the Property under this Agreement, including without limitation ball field mowing, electric, water, sewer, snow removal and refuse removal. City shall be solely responsible for the cost of utility connections.

#### **ARTICLE 5. USE AND IMPROVEMENT OF PROPERTY**

**5.01 Use of Property.** Permittee shall use and maintain the Property during the months of May, June, July, August and September for Little League baseball games, practice, and events associated with league activities. Field use is anticipated to be greatest from May until early July, from 4 pm to 10:30 pm, Monday through Saturday. An extended season into September is possible due to clinics and playoff games. Permittee shall not use or improve the Property for any purpose or in any manner other than as described above without City's written consent, which consent City may withhold in its sole discretion. Permittee is not responsible for other park users not affiliated with Little League.

**5.02 Required Improvements.** Permittee shall, at Permittee's sole expense, construct, and at all times during the Term keep and maintain on the Property the following improvements ("Required Improvements"):

- Bases, base anchors, baselines, and infield.
- Dugouts



-Storage units

**5.03 Construction Prerequisites.** Permittee may not commence any construction on the Property, including without limitation construction of the Required Improvements, without first satisfying the following conditions:

(a) Not less than 30 days before commencing construction, Permittee shall submit to City preliminary plans and specifications, and an application for a City of Homer zoning permit, for the construction, showing the layout of proposed improvements, ingress and egress, dimensions and locations of utilities, drainage plans, and any other information required for the zoning permit or other required permits. The preliminary plans and specifications are subject to City's approval, which will not be unreasonably withheld. City shall communicate approval or disapproval in the manner provided for notices, accompanying any disapproval with a statement of the grounds therefor. Permittee shall be responsible for complying with all laws governing the construction, notwithstanding City's approval of preliminary plans and specifications under this paragraph.

(b) Not less than five days before commencing construction, Permittee shall deliver to City one complete set of final working plans and specifications as approved by the governmental agencies whose approval is required for Permittee to commence construction. The final working plans and specifications shall conform substantially to the preliminary plans and specifications previously approved by City, subject to changes made to comply with suggestions, requests or requirements of a governmental agency or official in connection with the application for permit or approval.

(c) Not less than five days before commencing construction, Permittee shall give City written notice of its intent to commence construction, and furnish to City with proof that all applicable federal, state and local permits required for the construction have been obtained.

**5.04 Extensions of Time for Completion of Required Improvements.** City shall grant an extension of the time to Complete the Required Improvements for a period of time equal to the duration of an Excusable Delay, upon Permittee's written request describing the nature of the Excusable Delay, provided Permittee has commenced construction in a timely manner and is proceeding diligently to Complete construction.

**5.05 Disposition of Improvements at End of Term.**

(a) At the expiration of the Term Permittee shall leave in place on the Property all improvements designated in **Exhibit B** for transfer to City and retention on the Property at the expiration of the Term. Permittee shall leave such improvements intact with all components in good condition and ready for use or occupancy. Permittee shall execute, acknowledge and

deliver to City a proper instrument in writing, releasing and quitclaiming to City all of Permittee's interest in such improvements. Except for improvements that Permittee is required to leave on the Property, Permittee shall remove any improvements constructed by Permittee or other occupants of the Property under this Agreement before the expiration of the Term.

(b) Permittee shall notify City before commencing the removal of an improvement as required by subsection (a) of this section, and coordinate the removal work with City. Once Permittee commences the removal work, Permittee shall execute the removal with reasonable diligence to Completion and shall repair all damages to the Property caused by such removal no later than the expiration of the Term, in accordance with a site restoration plan approved by the City. All salvage resulting from such work will belong to Permittee, who is responsible for its removal and lawful disposal.

(c) If Permittee fails to remove any improvements from the Property that Permittee is required to remove under subsection (a) of this section, Permittee shall pay City the costs that it incurs in removing and disposing of the improvements and repairing damages to the Property caused by such removal.

## **ARTICLE 6. CARE AND USE OF THE PROPERTY**

### **6.01 Maintenance of the Property.**

(a) Permittee at its own cost and expense shall keep the ball fields and all Little League storage buildings and batting cage and improvements that at any time may be situated thereon in a clean, safe and orderly condition, and in good repair at all times during the Term.

(b) Without limiting the generality of subsection (a) of this section, Permittee shall maintain the Property and ensure that the Property complies with all applicable health and safety standards. Permittee's maintenance responsibilities shall include without limitation:

- (i) repairing infield/outfield divots or damages,
- (ii.) performing minor fence repairs, and
- (iii) performing routine litter pick up and disposal on Park Property after all games and events.
- (iv) Inspecting dugouts and other wooden structures for nails or other snagging or puncture hazards and report all defects to the City Parks Division.

(c) City may close the Property on a daily basis if needed to control vandalism or inappropriate off-hours usage. The Property is not maintained in the winter by the City. The City shall provide Permittee with keys to the Property at the beginning of each season of its

occupancy of the Property, but Permittee must return all sets of keys provided to Permittee at the end of the season. City shall provide waste receptacles for garbage during the summer months and shall empty these receptacles as needed but Permittee shall enforce the “leave no trace behind” principle with participants and spectators at its activities on the Property. The City shall provide restroom facilities. Permittee may provide additional portable toilets, generators, water holding tanks and storage units as needed at its own expense with approval and communication with City staff.

(d) City shall provide mowing services on the fields.

(e) City shall provide major fence repairs such as chain link patching.

**6.02 Nuisances Prohibited.** Permittee while present on site shall keep the Property in a clean, orderly and sanitary condition. Permittee shall not use the Property in any manner that will constitute waste or a nuisance. City, at Permittee’s expense and without any liability to Permittee, may remove or abate any such junk, abandoned or discarded property, litter, rubbish or trash, or nuisance on the Property after 15 days written notice to Permittee, or after four hours notice to Permittee in writing, by telephone, facsimile or in person if City finds that such removal or abatement is required to prevent imminent harm to public health, safety or welfare. Permittee shall pay City all the costs of such removal. This section does not limit or waive any other remedy available to the City of Homer to abate any nuisance or for the violation of the Homer City Code.

**6.03 Supervision of Property Use.**

(a) On or before each May 15 during the term of this Agreement, Permittee shall develop a schedule of games and events to occur on the Property during its next period of occupancy of the Property, including without limitation adult and youth baseball games and practices and baseball tournaments and clinics. Permittee shall consult with the City before undertaking major maintenance or improvement of the Property or Permittee’s facilities, including informing the City regarding its planned use of donated labor and materials.

(b) Permittee shall provide general supervision of use of the parking lots before, during and after its activities on the Property to ensure that the Property and City parking procedures are used and the parking lots are properly maintained. Permittee shall notify all participants of the inherent risks of parking near the sports fields and inform these participants of the risk assumed by the participant when he or she utilizes the parking lots.

(c) Permittee may store equipment on the Property and provide other user groups with access to its equipment storage facilities. Any secured facility on site, requires two keys or combination information and must be provided to the City staff.

(d) Permittee may install sponsorship banners and/or signage only with review and approval from the City prior to installation,

(e) Permittee must assign two (2) points of contact or designees on behalf of the entire organization (one primary and one secondary in the absence of primary) to establish formal communication with City staff.

(f) Permittee must require all organization coaches and board members to have read this user agreement.

**6.04 Hours of Operation.** Permittee may use the Property, and invite members of the public onto the Property, only during the hours that City has made the Property open to the public. Permittee shall take such measures to close the field access roads to vehicles by locking the chains when daily Little League activities have concluded. Any vehicles beyond the locked chain on the access road is limited to approved coaches and maintenance personnel only.

**6.05 Compliance with Laws.** Permittee's improvement and use of the Property shall comply with all governmental statutes, ordinances, rules and regulations, including without limitation the City of Homer Zoning Code and all applicable building codes, now or hereafter in effect.

**6.06 Liens.** Permittee may not permit any lien, including without limitation a mechanic's or materialman's lien, to be recorded against the Property. If any such lien is recorded against the Property, Permittee shall cause the same to be removed; provided that Permittee may in good faith and at Permittee's own expense contest the validity of any such lien without subjecting the Property to foreclosure, and in the case of a mechanic's or materialman's lien, if Permittee has furnished the bond required in AS 34.35.072 (or any comparable statute hereafter enacted providing for a bond freeing the Property from the effect of such a lien claim). Permittee shall indemnify and save City harmless from all liability for damages occasioned by any such lien, together with all costs and expenses (including attorneys' fees) incurred by City in negotiating, settling, defending, or otherwise protecting against such lien and shall, in the event of a judgment of foreclosure of the lien, cause the same to be discharged and removed prior to any attempt at execution of such judgment.

**6.07 Access Rights of City.** City's agents and employees shall have the right, but not the obligation, to enter the Property at all reasonable times to inspect the use and condition of the Property; to serve, post or keep posted any notices required or allowed under the provisions of this Agreement, including notices of non-responsibility for liens; and to do any act or thing necessary for the safety or preservation of the Property.

**6.08 Special Events.** Permittee are not required to submit a Special Events permit unless there is an additional event beyond the typical and historical use of organization operations.

**6.09 Food and Concessions.** Permittee are allowed up to two (2) food trucks for their activities. These food trucks must fulfil the city's required food truck permitting process. The Pavilion #2 will be available for permittee to use for concession purposes.

## **ARTICLE 7. ASSIGNMENT**

**7.01 Consent Required for Assignment.** Permittee shall not assign its interest in this Agreement or in the Property without first obtaining the written consent of City, which City may grant or withhold in its sole discretion. No consent to any assignment waives Permittee's obligation to obtain City's consent to any subsequent assignment. An assignment of this Agreement shall require the assignee to assume Permittee's obligations hereunder, and shall not release Permittee from liability hereunder unless City specifically so provides in writing.

**7.02. Costs of City's Consent to be Borne by Permittee.** As a condition to City's consent to any assignment under section 7.01, Permittee shall pay City's reasonable costs, including without limitation attorney's fees and the expenses of due diligence inquiries, incurred in connection with any request by Permittee for City's consent to the assignment.

## **ARTICLE 8. LIABILITY, INDEMNITY AND INSURANCE**

**8.01 Limitation of City Liability.** City, its officers and employees shall not be liable to Permittee for any damage to the Property or the buildings and improvements thereon, or for death or injury of any person or damage to any property, from any cause; however, this provision shall not affect the liability of City, its officers and employees on any claim to the extent the claim arises from their negligence or willful misconduct.

**8.02 Indemnity Generally.** Permittee shall indemnify, defend, and hold harmless City, its officers and employees from all claims arising from death or injury of any person or damage to any property occurring in or about the Property; however, this provision shall not apply to any claim to the extent the claim arises from the sole negligence or willful misconduct of City, its officers and employees.

### **8.03 Insurance Requirements.**

(a) Without limiting Permittee's obligations to indemnify under this Agreement, Permittee at its own expense shall maintain in force such policies of insurance with a carrier or carriers reasonably satisfactory to City and authorized to conduct business in the state of Alaska, as City may reasonably determine are required to protect City from liability arising from

Permittee's activities under this Agreement. City's insurance requirements shall specify the minimum acceptable coverage and limits, and if Permittee's policy contains broader coverage or higher limits, City shall be entitled to such coverage to the extent of such higher limits.

(b) Permittee shall maintain in force at all times during the Term the following policies of insurance:

(1) Comprehensive general liability insurance with limits of liability not less than a combined single limit for bodily injury and property damage of \$1,000,000 each occurrence and \$2,000,000 aggregate. This insurance also shall be endorsed to provide contractual liability insuring Permittee's obligations to indemnify under this Agreement.

(c) Permittee shall furnish City with certificates evidencing the required insurance not later than the date as of which this Agreement requires the insurance to be in effect. The certificates of insurance shall be attached hereto as **Exhibit C**. The certificates and the insurance policies required by this Section shall contain a provision that coverages afforded under the policies will not be cancelled or allowed to expire, and limits of liability will not be reduced, without at least 30 days' prior written notice to City. City shall be named as an additional insured under all policies of liability insurance required of Permittee. City's acceptance of a deficient certificate of insurance does not waive any insurance requirement in this Agreement.

## **ARTICLE 9. ENVIRONMENTAL MATTERS**

**9.01 Use of Hazardous Substances.** Permittee shall not cause or permit the Property to be used to generate, manufacture, refine, transport, treat, store, handle, dispose of, transfer, produce or process any Hazardous Substance, except as is necessary or useful to Permittee's authorized uses of the Property stated in Section 5.01, and only in compliance with all applicable Environmental Laws. Any Hazardous Substance permitted on the Property as provided in this section, and all containers therefor, shall be handled, used, kept, stored and disposed of in a manner that complies with all applicable Environmental Laws, and handled only by properly trained personnel.

**9.02 Prevention of Releases.** Permittee shall not cause or permit, as a result of any intentional or unintentional act or omission on the part of Permittee or any of its agents, employees, volunteers, contractors, invitees or other users or occupants of the Property, a release of any Hazardous Substance onto the Property or onto any other property.

**9.03 Compliance with Environmental Laws.** Permittee at all times and in all respects shall comply, and will use its best efforts to cause all of its agents, employees, volunteers, contractors, invitees or other users or occupants of the Property to comply, with all Environmental Laws, including without limitation the duty to undertake the following specific

actions: (i) Permittee shall, at its own expense, procure, maintain in effect and comply with all conditions of, any and all permits, licenses and other governmental and regulatory approvals required by all Environmental Laws, including without limitation permits required for discharge of (appropriately treated) Hazardous Substances into the ambient air or any sanitary sewers serving the Property; and (ii) except as discharged into the ambient air or a sanitary sewer in strict compliance with all applicable Environmental Laws, all Hazardous Substances from or on the Property to be treated and/or disposed of by Permittee will be removed and transported solely by duly licensed transporters to a duly licensed treatment and/or disposal facility for final treatment and/or disposal (except when applicable Environmental Laws permit on-site treatment or disposal in a sanitary landfill).

**9.04 Notice.** Permittee shall promptly give City (i) written notice and a copy of any notice or correspondence it receives from any federal, state or other government agency regarding Hazardous Substances on the Property or Hazardous Substances which affect or will affect the Property; (ii) written notice of any knowledge or information Permittee obtains regarding Hazardous Substances or losses incurred or expected to be incurred by Permittee or any government agency to study, assess, contain or remove any Hazardous Substances on or near the Property, and (iii) written notice of any knowledge or information Permittee obtains regarding the release or discovery of Hazardous Substances on the Property.

**9.05 Remedial Action.** If the presence, release, threat of release, placement on or in the Property, or the generation, transportation, storage, treatment or disposal at the Property of any Hazardous Substance (i) gives rise to liability (including but not limited to a response action, remedial action or removal action) under any Environmental Law, (ii) causes a significant public health effect, or (iii) pollutes or threatens to pollute the environment, Permittee shall, at its sole expense, promptly take any and all remedial and removal action necessary to clean up the Property and mitigate exposure to liability arising from the Hazardous Substance, whether or not required by law.

**9.06 Indemnification.** Subject to Section 9.09, Permittee shall indemnify, defend, and hold harmless City, its officers and employees from and against any and all claims, disbursements, demands, damages (including but not limited to consequential, indirect or punitive damages), losses, liens, liabilities, penalties, fines, lawsuits and other proceedings and costs and expenses (including experts', consultants' and attorneys' fees and expenses, and including without limitation remedial, removal, response, abatement, cleanup, legal, investigative and monitoring costs), imposed against City, arising directly or indirectly from or out of, or in any way connected with (i) the failure of Permittee to comply with its obligations under this Article; (ii) any activities on the Property during Permittee's past, present or future possession or control of the Property which directly or indirectly resulted in the Property being contaminated with Hazardous Substances; (iii) the discovery of Hazardous Substances on the Property whose presence was caused during the possession or control of the Property by Permittee; (iv) the clean-up of Hazardous Substances on the Property; and (v) any injury or

harm of any type to any person or damage to any property arising out of or relating to Hazardous Substances on the Property or from the Property on any other property. The liabilities, losses, claims, damages, and expenses for which City is indemnified under this section shall be reimbursable to City as and when the obligation of City to make payments with respect thereto are incurred, without any requirement of waiting for the ultimate outcome of any litigation, claim or other proceeding, and Permittee shall pay such liability, losses, claims, damages and expenses to City as so incurred within 10 days after notice from City itemizing in reasonable detail the amounts incurred (provided that no itemization of costs and expenses of counsel to City is required where, in the determination of City, such itemization could be deemed a waiver of attorney-client privilege).

**9.07 Survival of Obligations.** The obligations of Permittee in this Article, including without limitation the indemnity provided for in Section 9.06, are separate and distinct obligations from Permittee's obligations otherwise provided for herein and shall continue in effect after the expiration of the Term and any Renewal Term.

**9.08 Claims against Third Parties.** Nothing in this Article shall prejudice or impair the rights or claims of Permittee against any person other than City with respect to the presence of Hazardous Substances as set forth above.

**9.09 Extent of Permittee's Obligations.** Permittee's obligations under this Article apply only to acts, omissions or conditions that (i) occur in whole or in part during the Term or during any time of Permittee's possession or occupancy of the Property prior to or after the Term of this Agreement; or (ii) are proximately caused in whole or in part by the occupancy of, use of, operations on, or actions on or arising out of the Property by Permittee or its employees, agents, customers, invitees or contractors.

## **ARTICLE 12. GENERAL PROVISIONS**

**12.01 Authority.** Permittee represents and warrants that it has complete and unconditional authority to enter into this Agreement; this Agreement has been duly authorized by Permittee's governing body; this Agreement is a binding and enforceable agreement of and against Permittee; and the person executing the Agreement on Permittee's behalf is duly and properly authorized to do so.

### **12.02 Notices.**

(a) All notices, demands or requests from one party to another shall be delivered in person or be sent by (i) mail, certified or registered, postage prepaid, (ii) reputable overnight air courier service, or (iii) electronic mail (accompanied by reasonable evidence of receipt of the transmission and with a confirmation copy mailed by first class mail no later than the day after transmission).



(b) From and after the signing of this Agreement, Permittee at all times shall maintain on file with City the names, mailing addresses, telephone numbers and email addresses of two individuals with authority to receive notices on behalf of Permittee under this Agreement.

(c) All notices to City under this Agreement shall be addressed to the following:

City Manager  
City of Homer  
491 East Pioneer Avenue  
Homer, Alaska 99603  
Facsimile: (907) 235-3148  
Email: citymanager@ci.homer.ak.us

**12.03 Time.** Time is of the essence of each provision of this Agreement. The time in which any act provided by this Agreement is to be done is computed by excluding the first day and including the last, unless the last day is a Saturday, Sunday or a holiday, and then it is also excluded. The term "holiday" will mean all holidays as defined by the statutes of Alaska.

**12.04 Interpretation.** Each party hereto has been afforded the opportunity to consult with counsel of its choice before entering into this Agreement. The language in this Agreement shall in all cases be simply construed according to its fair meaning and not for or against either party as the drafter thereof.

**12.05 Captions.** The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provision of this Agreement.

**12.06 Independent Contractor Status.** City and Permittee are independent contractors under this Agreement, and nothing herein shall be construed to create a partnership, joint venture, or agency relationship between City and Permittee. Neither party shall have any authority to enter into agreements of any kind on behalf of the other and shall have no power or authority to bind or obligate the other in any manner to any third party.

**12.07 Parties Interested Herein.** Nothing in this Agreement, express or implied, is intended or shall be construed to give to any person other than City and Permittee any right, remedy or claim, legal or equitable, under or by reason of this Agreement. The covenants, stipulations and agreements contained in this Agreement are and shall be for the sole and exclusive benefit of City and Permittee, and their permitted successors and assigns.

**12.08 Successors and Assigns.** This Agreement shall be binding upon the successors and assigns of City and Permittee, and shall inure to the benefit of the permitted successors and assigns of City and Permittee.

**12.09 Waiver.** No waiver by a party of any right hereunder may be implied from the party's conduct or failure to act, and neither party may waive any right hereunder except by a writing signed by the party's authorized representative. The lapse of time without giving notice or taking other action does not waive any breach of a provision of this Agreement. No waiver of a right on one occasion applies to any different facts or circumstances or to any future events, even if involving similar facts and circumstances. No waiver of any right hereunder constitutes a waiver of any other right hereunder.

**12.10 Attorney's Fees.** In the event of litigation between City and Permittee concerning enforcement of any right or obligation under this Agreement, the non-prevailing party shall reimburse the prevailing party for the attorney's fees reasonably incurred and expended by the prevailing party in the litigation.

**12.11 Severability.** If any provision of this Agreement shall for any reason be held to be invalid, illegal, unenforceable, or in conflict with any law of a federal, state, or local government having jurisdiction over this Agreement, such provision shall be construed so as to make it enforceable to the greatest extent permitted, such provision shall remain in effect to the greatest extent permitted and the remaining provisions of this Agreement shall remain in full force and effect.

**12.12 Entire Agreement, Amendment.** This Agreement constitutes the entire and integrated agreement between City and Permittee concerning the subject matter hereof, and supersedes all prior negotiations, representations or agreements, either written or oral. No affirmation, representation or warranty relating to the subject matter hereof by any employee, agent or other representative of City shall bind City or be enforceable by Permittee unless specifically set forth in this Agreement. This Agreement may be amended only by written instrument executed and acknowledged by both City and Permittee.

**12.13 Governing Law and Venue.** This Agreement will be governed by, construed and enforced in accordance with, the laws of the State of Alaska. Any action or suit arising between the parties in relation to or in connection with this Agreement, or for the breach thereof, shall be brought in the trial courts of the State of Alaska for the Third Judicial District at Homer.

**12.14 Execution in Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be an original and all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

**CITY OF HOMER**

**SOUTH PENINSULA LITTLE LEAGUE, INC.**

By: \_\_\_\_\_  
Rob Dumouchel, City Manager

By: \_\_\_\_\_  
(Shelby Sims, Board President)

**EXHIBIT A**  
**LOCATION OF PROPERTY**  
**(Section 2.01)**



**EXHIBIT B**

**SITE PLAN**



**EXHIBIT C**  
**CERTIFICATE OF INSURANCE**  
**(Section 9.04(d))**

**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YY)  
01/18/23

PRODUCER <b>Keystone Risk Managers, LLC</b> 1995 Point Township Drive Northumberland, PA 17867	CERTIFICATE #: 4020112-2023-1	4 02 01
	<b>INSURERS AFFORDING COVERAGE:</b>	
ADDITIONAL NAMED INSURED: HOMER LL P.O.Box 11 Homer, AK 99603	INSURER A:	<b>Lexington Insurance Company</b>
	INSURER B: (Non-Liability)	<b>National Union Fire Insurance Company of Pittsburgh, PA</b>
	INSURER C:	<b>AIG Specialty Insurance Company</b>

**COVERAGES**

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.  
 \* SUBJECT TO \$5,000,000 AGGREGATE SUBLIMIT OF LIABILITY FOR ALL LEAGUES, COMBINED, UNDER THE MASTER D&O POLICY, FOR ALL LOSS ARISING FROM ALL CLASS ACTION CLAIMS AND COMMON LEAGUE CLAIMS, AS MORE FULLY DESCRIBED IN ENDORSEMENT #34 OF THE MASTER D&O POLICY.  
 \*\* SUBJECT TO \$5,000,000 AGGREGATE SUBLIMIT OF LIABILITY FOR ALL LEAGUES, COMBINED, UNDER THE MASTER CYBER POLICY, FOR SPECIFIED DEFENSE COSTS, AS MORE FULLY DESCRIBED IN ENDORSEMENT #14 OF THE MASTER CYBER POLICY.

INSR LTR	ADD'L NAMED INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS			
A	X	<b>GENERAL LIABILITY</b>	011405746	01/17/2023	01/01/2024	EACH OCCURRENCE	\$1,000,000		
		X OCCURRENCE				GENERAL AGGREGATE	\$2,000,000		
		X INCL PARTICIPANTS				<b>Property Damage Deductible: \$250</b>		PRODUCTS/COMP OPS AGGREGATE	\$1,000,000
		X SEXUAL ABUSE				Sexual Abuse OCCURRENCE	\$1,000,000		
						Sexual Abuse AGGREGATE	\$1,000,000		
		MEDICAL PAYMENTS				Any One Person			
C	X	<b>DIRECTORS &amp; OFFICERS</b>	015454400	01/01/2023	01/01/2024	EACH LOSS	\$1,000,000 *		
						AGGREGATE	\$1,000,000		
C	X	<b>CYBER LIABILITY COVERAGE</b>	015440383	01/01/2023	01/01/2024	LIMIT OF LIABILITY CLAIMS MADE	\$100,000 PER LEAGUE AGGREGATE		
						S&P	SECURITY AND PRIVACY LIABILITY INSURANCE	<b>\$100,000 PER LEAGUE SUBLIMIT OF LIABILITY **</b>	
		REGULATORY ACTION SUBLIMIT OF LIABILITY	<b>\$100,000 PER LEAGUE SUBLIMIT OF LIABILITY</b>		POLICY INCEPTION	POLICY INCEPTION			
		REGULATORY ACTION SUBLIMIT OF LIABILITY	<b>\$1,000 PER LEAGUE RETENTION</b>						
	EM	EVENT MANAGEMENT INSURANCE	<b>\$100,000 PER LEAGUE SUBLIMIT OF LIABILITY **</b>		NOT APPLICABLE	POLICY INCEPTION			
			<b>\$1,000 PER LEAGUE RETENTION</b>						
A	X	<b>CRIME COVERAGE</b>	9472683	01/01/2023	01/01/2024	EACH LOSS	\$35,000		
			<b>Crime Deductible: \$250 Property/\$1,000 Money</b>			AGGREGATE	NONE		
B	X	<b>SPORTS EXCESS ACCIDENT</b>	SRG9105434	01/01/2023	01/01/2024	As in Master Policy: Med. Max. \$100,000 Deductible \$50	As in Master Policy Excess		

**"X" INDICATES COVERAGE(S) SELECTED FOR ADDITIONAL NAMED INSURED**

**ADDITIONAL INSURED**

Who is an Insured (SECTION II) of the General Liability policy is amended to include as an insured the person or organization shown in the schedule, but only with respect to liability arising out of the above named Little League's maintenance or use of ball fields, or other premises loaned, donated, or rented to that Little League by such person or organizations and subject to the following additional exclusions:  
 1. Structural alterations, new construction, maintenance, repair or demolition operations performed by or on behalf of the person or organization designated in the Schedule and/or performed by the above named Little League; and  
 2. That part of the ball field or other premises not being used by the above named Little League.

**NAME AND ADDRESS OF PERSON OR ORGANIZATION:**

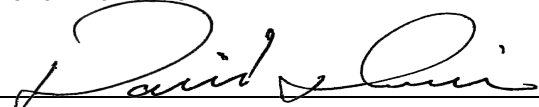
City of Homer  
 491 East Pioneer Avnue  
 Homer, AK 99603

**INSURED**

Little League Baseball Risk Purchasing Group, Incorporated  
 539 U.S.RT. 15 Highway  
 South Williamsport, PA 17702

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

  
 AUTHORIZED REPRESENTATIVE

## **IMPORTANT**

### **DISCLAIMER**

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/18/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Keystone Risk Managers, LLC 1995 Point Township Drive  Northumberland PA 17867	<b>CONTACT NAME:</b> David Irwin <b>PHONE (A/C. No. Ext):</b> (570) 473-2150 <b>E-MAIL ADDRESS:</b> Dlrwin@Keystoneinsgrp.com	<b>FAX (A/C. No):</b> (570) 473-2151
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> Little League Baseball Risk Purchasing Group, Incorporated HOMER LL P.O.Box 11 Homer AK 99603	<b>INSURER A:</b> Lexington Insurance Company	<b>NAIC #</b> 19437
	<b>INSURER B:</b> AIG Specialty Insurance Company	<b>NAIC #</b> 26883
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

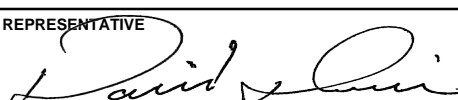
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: Per League	X		011405746	01/17/2023	01/01/2024	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000						
							MED EXP (Any one person) \$ Excluded
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 1,000,000
							SEXUAL ABUSE OCC/AGG \$ 1M/\$1M
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is named as Additional Insured per form CG 2026 (04/13)

**CERTIFICATE HOLDER****CANCELLATION**

City of Homer  491 East Pioneer Avne  Homer AK 99603	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
--	---

© 1988-2015 ACORD CORPORATION. All rights reserved.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED – DESIGNATED  
PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

**Name Of Additional Insured Person(s) Or Organization(s):**

City of Homer  
491 East Pioneer Avnue  
Homer, AK 99603

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

**A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

**B.** With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.



# AGENDA ITEM REPORT

---

**Resolution 23-040, A Resolution of the City Council of Homer, Alaska, Expressing Support for the Homer Port Freight Resiliency & Efficiency – Improving Greater Homer Area Transportation (FREIGHT) Project, Endorsing the City’s Grant Application to the United States Department of Transportation Maritime Administration’s FY2023 Port Infrastructure Development Program and Committing Local Match Funds. City Manager.**

**Item Type:** Resolution  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 24 April 2023  
**From:** Jenny Carroll, Special Projects & Communications Coordinator

---

- I. **Issue:** The purpose of this Memorandum is to request City Council support for the City’s FY23 Federal PIDP Grant application via Resolution 23-040. A Resolution of support from the governing body and match commitment is required to be included in the application, which is due April 28, 2023.
- II. **Background:** Resolution 22-018 authorized a Task Order for HDR to provide grant writing and cost benefit analysis services for the FY2023 PIDP grant to support the Homer Port & Harbor Float Replacement Project and authorized the City Manager to negotiate and execute the appropriate documents.

The project application, named Homer Port FREIGHT (short for **F**reight **R**esiliency & **E**fficiency - **I**mproving **G**reater **H**omer-area **T**ransportation) is in the final stages. The scope of the project designs, permits and replaces the floating docks, gangways and trestles on System 4 and System 1, brings electrical, fire suppression and water supply systems up to code and insures ADA standards are met.

A comprehensive Port & Harbor Condition Assessment performed by R&M Consultants in 2022 identified the need to replace Systems 1, 2, 4 and 5 which were found to be in poor or worse condition due to decades of deferred maintenance by the State under its prior ownership and the age of the float systems at a rough order magnitude cost of \$72.6M.

The Homer Port FREIGHT project prioritizes replacing Systems 4 and 1 and connecting float a, which range in age from 37 to 60 years old, were transferred to City ownership in 1999 through a Transfer Of Responsibility Agreement from the State of Alaska and are in serious to critical condition. Project cost is estimated at \$59.3M.

System 4 is in most need of repair:

- CC, DD, EE, GG, AAA are wooden floats built in the 1960’s – when the port itself was first built - and have far exceeded their life expectancy. All are rated as Serious or Critical.

- Many timber structural members are split or broken, and others have significant rot. Water has infiltrated uncontained Styrofoam floatation billets causing deterioration and loss of buoyancy. Due to listing and low freeboard, this float system is unable to support full design live load or full design snow loads without sinking. Winter ice often puts the floats just underwater. The weight load capacity of these floats is currently restricted.
- Reduced freeboard has exposed more of the wood and steel connecting hardware to the salt water, accelerating their degradation.
- The system does not include a built-in fire suppression system and does not meet NFPA standards.

System 1 also needs replacement:

- Seven floats (the 1986 concrete floats K, L, M, N, P, Q, plus connecting portions of A) are rated as Serious-Critical due to deterioration and broken structural elements.
- Three floats (the 1992 concrete floats B, C, D, plus connecting portions of A) are rated as Serious.
- Failures have occurred at the ends of K through Q floats, causing the fingers to wrack and twist to the point where we have condemned them.
- The fire suppression system is rated as being in poor condition; it does not meet NFPA standards.

These floatation, corrosion and wracking issues can no longer be adequately or economically addressed through continued maintenance and major repairs. In the near-term, doing nothing will require that we impose further load restrictions on the float systems; in the mid-term the float systems will need to be condemned and decommissioned to mitigate the risk of sudden and catastrophic float failure.

The PIDP (with an infusion of Infrastructure Improvement and Jobs Act funds) provides a unique opportunity to leverage significant Federal funding (79.5%) to rehabilitate critical port infrastructure and make significant progress on the float replacement project, a Legislative Priority project in the City's FY24 Capital Improvement Plan, and a 2022 City Council Priority project.

While ambitious, the City is seeking to replace two float systems to capture as much financial assistance as we can during this short window of Federal IJA funding, and maximize project cost savings by having to mobilize only once for construction of two float systems.

A commitment to 20.5 percent local match, or \$12,156,500 is required for application competitiveness.

The PIDP grant program gives extra consideration to projects with match in certain percentiles, and a match above 20% and under 39% appears to offer the best combination of competitiveness and match affordability for the City. Direction from the NOFO follows, with emphasis added in italics:

“MARAD will sort project applications’ non-Federal leverage percentage from high to low, and the assigned ratings will be based on quintile: projects in the 80th percentile and above receive the highest rating; the 60th-79th percentile receive the second highest rating; 40th-59th, the third highest rating; *20th-39th, the fourth highest rating*; and 0-19th, the lowest rating. A project in a higher quintile will be more competitive than a comparable project in a lower quintile.” (NOFO page 53, emphasis added)

“Projects that receive a “High” rating in Safety, Efficiency, or Reliability Improvements, no less than a “Medium” rating in Port Resilience, *and whose calculated non-Federal share of the project’s future eligible costs exceeds 20 percent* will be designated “Highly Recommended” and automatically advance for second-tier analysis.” (NOFO page 61, emphasis added).

The plan to meet local match is bonding. The Alaska Municipal Bond Bank Authority (AMBBA) provided the City with a Projected Debt Service Schedule that provides annual payments for a 20-year \$1M bond, which can be scaled to any estimated bond amount. Based on current interest rates, the bond for the 20.5% match amount of \$12,156,500 would require annual payments ranging between \$860,072 and \$923,894 over the lifetime of the bond. The actual payment may be lower as the draft FY24/25 Port Enterprise budget is proposing to set aside significant funds (over \$2 million by the end of FY25) to support large partially grant-funded projects.

These payments will be funded from a combination of new revenues and a diversion of existing Port & Harbor revenues currently in the FY24/FY25 budget under transfer to reserves. New revenues anticipated and/or proposed include campground revenues estimated at \$130,000 per season (beginning in FY23), and parking revenues estimated at \$130,000 per season (beginning in May of 2024). The Port & Harbor is also considering proposing a Passenger Vessel Transit Fee, which holds potential to generate an additional revenue source that could be utilized in the future.

The US Department of Transportation offers low-interest Transportation Infrastructure Finance and Innovation Act (TIFIA) financing options for qualified transportation infrastructure projects. USDA Rural Development makes Community Facilities direct loans available. Staff have scheduled meetings with program staff to determine if the FREIGHT project is eligible, and if so, what the interest rate would be.

Staff is seeking to leverage additional non-federal funds for the project. We submitted a State Legislative capital request for project support, and also plan to submit an application for FY25 State of Alaska Municipal Harbor Grant Fund and potentially to the Denali Commission. Even if successful, these grant program might potentially provide only small amounts of funding.

**Recommendation:**

Adopt Resolution 23-040.

**Attachments:**

Resolution 23-040

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager/  
4 Port and Harbor Director

5 **RESOLUTION 23-040**  
6

7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
8 EXPRESSING SUPPORT FOR THE HOMER PORT FREIGHT  
9 RESILIENCY & EFFICIENCY – IMPROVING GREATER HOMER-AREA  
10 TRANSPORTATION (FREIGHT) PROJECT, ENDORSING THE CITY’S  
11 GRANT APPLICATION TO THE UNITED STATES DEPARTMENT OF  
12 TRANSPORTATION MARITIME ADMINISTRATION’S FY2023 PORT  
13 INFRASTRUCTURE DEVELOPMENT PROGRAM AND COMMITTING  
14 LOCAL MATCH FUNDS.  
15

16 WHEREAS, The City of Homer strives to provide and improve city-operated facilities and  
17 services to meet the needs of the community; and  
18

19 WHEREAS, The City of Homer owns and maintains the Homer Port & Harbor, a regional  
20 maritime hub facility that provides broad community benefits, serving:

- 21 • barges and landing craft that deliver cargo and essential supplies to over 28 non-  
22 road connected communities and villages located in Southcentral, SW and Western  
23 Alaska,
- 24 • tugs and pilot boats that assist freight delivery to the Port of Alaska and industries  
25 located in Southcentral, SW, and Western Alaska, and
- 26 • commercial fishing vessels working nearly every fishery in the State of Alaska; and  
27

28 WHEREAS, A comprehensive Homer Port & Harbor Condition Assessment completed in  
29 2022 by R&M Consultants identifies the need to replace floating docks, trestles, and other items  
30 in poor or worse condition in Float Systems 1, 2, 4, and 5 due to decades of deferred  
31 maintenance by the State under its prior ownership and the age of the facility for a rough order  
32 of magnitude estimated cost of \$72.6M; and  
33

34 WHEREAS, The assessment report also noted that electrical, fire suppression and water  
35 supply to these float systems are not up to code; and  
36

37 WHEREAS, The assessment further concluded that the issues that can no longer be  
38 adequately or economically addressed through continued maintenance and major repairs;  
39 and  
40

41 WHEREAS, Demand for moorage and regional freight movement have increased over  
42 time, driving the need to safeguard and maximize moorage capacity and efficiencies in  
43 Homer's Port & Harbor to meet this demand; and,  
44

45 WHEREAS, the City of Homer has prioritized replacing Float Systems 4 and 1 and  
46 connecting float A, which range in age from 37 to 60 years old, are in serious to critical  
47 condition, were transferred to City ownership in 1999 through a Transfer of Responsibility  
48 Agreement from the State of Alaska, and would cost \$59,289,546 to replace; and  
49

50 WHEREAS, The Homer Port *Freight Resiliency & Efficiency – Improving Greater Homer-*  
51 *area Transportation* (FREIGHT) project designs, permits and replaces these two float systems  
52 to preserve the foundational integrity and maximum, efficient functioning of the Homer Port  
53 facility to serve regional maritime transportation needs; and  
54

55 WHEREAS, the Homer Port FREIGHT project will furnish float systems that are in  
56 compliance with modern safety, fire and electrical codes and ADA standards to address safety  
57 and accessibility issues; and  
58

59 WHEREAS, The project has strong local and regional support evidenced by being  
60 selected as Legislative Priority project in the City's Capital Improvement Plan and by letters of  
61 support; and  
62

63 WHEREAS, The project is aligned with Alaska's Statewide Long-Range Transportation  
64 Plan goal of sustainability of Alaska's public harbor system; and  
65

66 WHEREAS, The project is identified as an objective in the Kenai Peninsula Borough  
67 Comprehensive Economic Development Strategy: to advance the stability and resilience of  
68 Homer's marine transportation infrastructure so that it continues its critical role in facilitating  
69 regional economic activity and community resilience; and  
70

71 WHEREAS, The do-nothing option will require load restrictions in the short-term and in  
72 the mid-term that the float systems be condemned and decommissioned to mitigate the risk  
73 of sudden and catastrophic float failure; and  
74

75 WHEREAS, Losing these float systems will displace a significant number of vessels,  
76 increase rafting of vessels on the remaining floats, increase safety hazards for vessel owners  
77 and their crews, create vessel delays, and disrupt reliable, affordable means to move freight,  
78 supplies and people; and  
79

80 WHEREAS, The United States Department of Transportation Maritime Administration  
81 is making Port Infrastructure Development Program (PIDP) grant funds available to support  
82 investments in the planning, design and construction that improves port resilience, efficiencies  
83 in freight movement, equity and workforce development; and

84  
85 WHEREAS, the Homer Port FREIGHT project aligns with PIDP’s intent and merit criteria;  
86 and

87  
88 WHEREAS, PIDP provides a key funding opportunity to complete the rehabilitation of  
89 this critical port infrastructure for the benefit of the communities, industry and other regional  
90 stakeholders in southcentral and Western Alaska, which would otherwise be out of reach for  
91 us; and

92  
93 Whereas, In light of the regional importance of the project, the City of Homer has  
94 developed a financial plan to provide significant match funds through bond/loans, and  
95 meeting loan payments utilizing current and new revenues in the Port & Harbor Enterprise  
96 Reserve Account.

97  
98 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, supports  
99 the Homer Port FREIGHT project and the City’s application to the USDOT FY2023 PIDP Grant  
100 Program; and

101  
102 BE IT FURTHER RESOLVED that the City Council of Homer, Alaska commits to providing  
103 local match funds of twenty and one-half (20.5) percent of the project cost, the total of which  
104 is anticipated at \$59,289,546.

105  
106 PASSED AND ADOPTED by the Homer City Council this 24<sup>th</sup> day of April, 2023.

107  
108 CITY OF HOMER

109  
110  
111 \_\_\_\_\_  
112 KEN CASTNER, MAYOR

113  
114 ATTEST:

115  
116  
117 \_\_\_\_\_  
118 MELISSA JACOBSEN, MMC, CITY CLERK

119  
120 Fiscal Note: N/A





# AGENDA ITEM REPORT

---

**Resolution 23-041, A Resolution of the City Council of Homer, Alaska Authorizing a Task Order in the amount of \$20,000 to Coble Geophysical Services to Support the Beluga Slough Green Infrastructure Storm Water Treatment System and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents.**

**Item Type:** Resolution  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 24 April 2023  
**From:** Jan Keiser, Public Works Director  
**Through:** Rob Dumouchel, City Manager

---

**I. Issue:** The purpose of this Memorandum is to recommend award of a contract for design services to Coble Geophysical Services to support the Beluga Slough Green Infrastructure Storm Water Treatment System.

**II. Background**

At its regular meeting of April 10, 2023, The City Council passed Ordinance 23-16(S) authorizing the following funding to support the Beluga Slough Green Infrastructure Storm Water Treatment System (Project) as follows:

- a. \$153,307 2023-2025 Alaska Clean Water Actions (ACWA) Grant
  - b. \$83,388.44 HART Road Fund
  - c. \$23,792.43 Employee wages as in-kind services
- \$260,487.87 Total Project Cost

The work to complete the Project design involves the following representative activities:

- Task 1 – Collecting baseline data to properly characterize the site, including collecting data regarding sediment load and water volumes
- Task 2 – Researching containment structure alternatives & recommending a preferred alternative
- Task 3 – Designing the treatment facility
- Task 4 – Assisting the City with permitting
- Task 5 – Assisting the City with installation

Homer City Code 3.16.060 allows procurements of “consultant and technical services” to be exempt from competitive bidding. The City currently has a Term Contract with Coble Geophysical Services, which allows the City to issue Task Orders for specific Scopes of Work, with Not-To-Exceed Budgets for given scopes of work. This is a “time and material” contract, meaning the City pays for actual labor and cost of materials, with Not-to-Exceed amounts, which is a standard contract method for engineering

and other technical services. Coble conceived and developed the conceptual engineering for the Project and is prepared to develop the final design. The majority of Coble's professional fees will be covered by the ACWA grant proceeds.

**Recommendation:**

Adopt Resolution 23-041

**Attachments:**

Resolution 23-041  
Ordinance 23-16(S)

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager  
4 Public Works Director

5 **RESOLUTION 23-041**

6  
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
8 AUTHORIZING A TASK ORDER IN THE AMOUNT OF \$20,000 COBLE  
9 GEOPHYSICAL SERVICES TO SUPPORT THE BELUGA SLOUGH  
10 GREEN INFRASTRUCTURE STORM WATER TREATMENT SYSTEM  
11 AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND  
12 EXECUTE THE APPROPRIATE DOCUMENTS.  
13

14 WHEREAS, The City Council passed Ordinance 23-16(S) authorizing the following  
15 funding to support the Beluga Slough Green Infrastructure Storm Water Treatment System  
16 (Project):

- 17 a. Acceptance of a grant from the 2023-2025 Alaska Clean Water Actions  
18 (ACWA) Grant from the Alaska Department of Environmental Conservation  
19 (ADEC);  
20 b. Allocated \$83,388.44 from the HART Road fund; and  
21 c. Allocated \$23,792.43 of employee wages as in-kind services.  
22

23 WHEREAS, The work to complete the Project design involves the following  
24 representative activities:

- 25 • Task 1 – Collecting baseline data to properly characterize the site, including  
26 collecting data regarding sediment load and water volumes  
27 • Task 2 – Researching containment structure alternatives & recommending a  
28 preferred alternative  
29 • Task 3 – Designing the treatment facility  
30 • Task 4 – Assisting the City with permitting  
31 • Task 5 – Assisting the City with installation

32 WHEREAS, City code, HCC 3.16.060 allows procurements of “consultant and technical  
33 services” to be exempt from competitive bidding; and

34 WHEREAS, The City currently has a Term Contract with Coble Geophysical Services,  
35 which allows the City to issue Task Orders for specific Scopes of Work, with Not-To-Exceed  
36 Budgets for given scopes of work; and

37 WHEREAS, This is a “time and material” contract, meaning the City pays for actual labor  
38 and cost of materials, with Not-to-Exceed amounts, which is a standard contract method for  
39 engineering and other technical services; and

40 WHEREAS, Coble conceived and developed the conceptual engineering for the Project  
41 and is prepared to develop the final design; and

42  
43 WHEREAS, The majority of Coble’s professional fees will be covered by the ACWA grant  
44 proceeds; and

45  
46 WHEREAS, This Task Order will not be final until fully executed by the City of Homer.

47  
48 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, authorizes  
49 the issuance of a Task Order to Coble Geophysical Services in the Not to Exceed amount of  
50 \$20,000 and authorizing the City Manager to negotiate and execute the appropriate  
51 documents.

52  
53 PASSED AND ADOPTED by the Homer City Council on this 24th day of April, 2023.

54  
55 CITY OF HOMER

56  
57 \_\_\_\_\_  
58 KEN CASTNER, MAYOR

59  
60 ATTEST:  
61  
62 \_\_\_\_\_  
63 MELISSA JACOBSEN, MMC, CITY CLERK

64  
65 Fiscal note: Ordinance 23-16(S)

66 PASSED AND ADOPTED by the Homer City Council this 24<sup>th</sup> day of April, 2023.

67

68

CITY OF HOMER

69

70

71

\_\_\_\_\_  
KEN CASTNER, MAYOR

72

73 ATTEST:

74

75

76

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager/  
4 Public Works Director

5 **ORDINANCE 23-16(S)**

6  
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
8 AMENDING THE FY23 CAPITAL BUDGET BY ACCEPTING AND  
9 APPROPRIATING A 2023-2025 ALASKA CLEAN WATER ACTIONS  
10 (ACWA) GRANT FROM THE ALASKA DEPARTMENT OF  
11 ENVIRONMENTAL CONSERVATION (ADEC) IN THE AMOUNT OF  
12 \$153,307 FOR THE BELUGA SLOUGH GREEN INFRASTRUCTURE  
13 STORM WATER TREATMENT SYSTEM AND APPROPRIATING AN  
14 ADDITIONAL \$107,182 IN LOCAL MATCHING FUNDS, OF WHICH  
15 \$81,313 IS APPROPRIATED FROM HOMER ACCELERATED ROADS  
16 AND TRAILS (HART) ROADS FUND AND \$25,869 FROM AN IN-KIND  
17 MATCH FOR PROJECT MANAGEMENT SERVICES.

18  
19 WHEREAS, The ADEC administers the ACWA grant program that provides funding for  
20 projects that support local stewardship of clean waters; and

21  
22 WHEREAS, The Beluga Slough Green Infrastructure Storm Water Treatment System  
23 reduces sediments and contaminants in storm water runoff before it discharges into the  
24 natural wetlands of Beluga Slough and into the waters of Kachemak Bay, a designated critical  
25 habitat area; and

26  
27 WHEREAS, The City applied to ADEC for ACWA grant funds for the Beluga Slough Green  
28 Infrastructure Storm Water Treatment System; and

29  
30 WHEREAS, the City is pleased to have been awarded \$153,307 from ADEC to design and  
31 install the following components of the system:

- 32
- 33 • a stormwater retention/filtration structure to clean runoff from Main  
34 Street before it is conveyed to Beluga Slough wetlands, and
  - 35 • replace the gravel walkway to help re-establish natural waterflow to the  
36 area to enhance native vegetation habitat and its natural filtration  
37 capabilities; and

38 WHEREAS, To complete the project, local matching funds in the amount of \$107,182  
39 are required; and



40 WHEREAS, The 2023-2025 ACWA grant supports one of the projects within the Slope  
41 Stability and Erosion Mitigation Program, a Legislative Priority in the 2023-2028 City of Homer  
42 Capital Improvement Plan.

43  
44 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

45  
46 Section 1. The Homer City Council hereby amends the FY23 Capital Budget by  
47 accepting and appropriating a 2023-2025 Alaska Department of Environmental Conservation  
48 ACWA Grant in the amount of \$153,307 as follows:

49

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
Xxxx	2023-2025 ADEC ACWA Grant	\$153,307

52

53 Section 2. The Homer City Council hereby amends the FY23 Capital Budget by  
54 appropriating a total of \$107,182 matching funds for the purpose of implementing the Beluga  
55 Slough Green Infrastructure Storm Water Treatment System as follows:

56

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
160	HART-Roads Match	\$81,313
Various	In-Kind Match – Existing Employee Wages	\$25,869

60

61 Section 3. The total project appropriation is \$260,489, with \$153,307 from the 2023-  
62 2025 ADEC ACWA Grant and \$107,182 in local match.

63

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
Xxxx	2023-2025 ADEC ACWA Grant	\$153,307
160	HART-Roads Match	\$81,313
Various	In-Kind Match – Existing Employee Wages	\$25,869

68

69 Section 4. The City Manager is authorized to execute the appropriate documents.

70  
71 Section 5. This is a budget amendment ordinance, is temporary in nature, and shall  
72 not be codified.

73  
74 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 10<sup>th</sup> day of April, 2023.

75  
76 CITY OF HOMER

77  
78 

79  
80 KEN CASTNER, MAYOR

81

82 ATTEST:

83

84

85

*Melissa Jacobsen*

86

MELISSA JACOBSEN, MMC, CITY CLERK

87

88 YES: 6

89 NO: 0

90 ABSENT: 0

91 ABSTAIN: 0

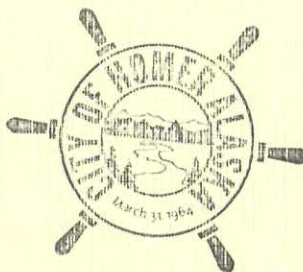
92

93 First Reading: 3.28.23

94 Public Hearing: 4.10.23

95 Second Reading: 4.10.23

96 Effective Date: 4.11.23







## AGENDA ITEM REPORT

---

**Resolution 23-042, A Resolution of the City Council of Homer, Alaska Awarding a Sole Source Contract to Dibble Creek Rock to Dredge the Nick Dudiak Fishing Lagoon in Exchange for Dredge Spoils and Zero Dollars, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director.**

**Item Type:** Resolution  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 24 April 2023  
**From:** Bryan Hawkins, Port Director  
**Through:** Rob Dumouchel, City Manager

---



Attached is an overview of the Cities Fishing lagoon on the Spit.

Periodic maintenance is needed in order to keep the lagoon from filling in with sediment and gravel. From the photo, you can see the fan of material that is collecting in the narrow part of the lagoon and, if it's not cleared out, it will continue to fill in the lobes. Fish and game report to me that although it's not critical yet

they are seeing a reduction in depth beneath the salmon fry pens. If not corrected at this stage, we may later need to bring in the hydraulic dredge to get the lagoon back to design depth. Resolution 23-042 is a stop gap measure to address the issue in an attempt to save the City from having to take on the expense and scope of that kind of dredging project.

For this stop gap project the contractor will walk a large excavator down the entrance of the lagoon, which is at +11 feet, so they can clean out all the materials that they can reach with the 60' boom. The materials will be loaded into trucks and moved off site to the contractor's materials storage yard on the spit. Our plan is that they also clear out the materials that have accumulated in the entrance (shown in the photo) and clean behind the East groin.

It is recommended and encouraged by coastal engineers that we keep the East groin cleared out enough so that the tongue material that you see in the photo is not allowed to migrate around the groin and then down the entrance into the lagoon.

The challenge in all this is that the Fishing Lagoon does not have a fund to support it and never has. Every time we have an expense it's a scramble to find the dollars to address the issue. Without a fund to support such maintenance, this time around, we've managed to make a trade. Dibble Creek has agreed to use their equipment, man power, and expertise to perform this task. In return for those services they accept in trade any materials that they remove as part of the project as well as an equal amount of dredged materials from the harbor entrance. The Port and Harbor agrees to the use of dredge spoils in this way for this project/trade. This proposed work is properly permitted and covered under the Army Corps permit currently in place and held by Public Works.

**Recommendation:**

Adopt Resolution 23-042

**Attachments:**

Resolution 23-042

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/Port Director

**RESOLUTION 23-042**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
AWARDING A SOLE SOURCE CONTRACT TO DIBBLE CREEK TO  
DREDGE THE NICK DUDIAK FISHING LAGOON IN EXCHANGE FOR  
DREDGE SPOILS AND ZERO DOLLARS AND AUTHORIZING THE  
CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, Homer City Code requires an open market procurement where the  
estimated value is more than \$25,000 unless an exception exists; and

WHEREAS, The authorized exception applicable to the subject transaction is the one  
referring to Sole Source Procurements, HCC 3.16.060(i); and

WHEREAS, The Dibble Creek is a sole source for the subject transaction because that  
company is the only company currently contracted to dredge the Homer Harbor and thus, the  
only company currently positioned to dredge the Fishing Lagoon; and

WHEREAS, Dibble Creek's proposal is deemed fair and reasonable because it allows the  
City to resolve a long-standing maintenance issue with an important City asset, dredging the  
Fishing Lagoon, with no exchange of cash.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby  
authorizes award of a sole source contract to Dibble Creek to dredge the Nick Dudiak Fishing  
Lagoon in exchange for dredge spoils and zero dollars and authorizes the City Manager to  
negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council on this 24th day of April, 2023.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A



# AGENDA ITEM REPORT

---

## **Resolution 23-043, A Resolution of the City Council of Homer, Alaska Approving the City of Homer 2023 Land Allocation Plan. City Manager.**

**Item Type:** Resolution  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 24 April 2023  
**From:** Julie Engebretsen, Economic Development Manager  
**Through:** Rob Dumouchel, City Manager

---

### **Introduction**

The Land Allocation Plan (LAP) serves two purposes; one is a code requirement regarding leases, and the other is as land management tool.

HCC 18.08.020 states in part that the city administration will have a list of properties available for lease, and that the Council can adopt preferences or restrictions on that land. In section A of the plan, Lands Available for Lease, you can find the terms that Council has set. After a work session and approval of the plan by resolution, the Administration must provide public notice of plan adoption and properties available for lease within 60 days.

The City also uses the LAP as an index of all municipal lands. Generally each parcel has its own page with acquisition history, any adopted plans, and the most recent council designation. Changes to the plan are adopted by resolution of the City Council. Staff uses the LAP and the annual Council work session to identify policy issues with municipal lands and seek direction.

As part of the annual approval process, comments are solicited from the Economic Development (EDC) and Port and Harbor (PHC) Advisory Commissions. Both Commissions reviewed the plan.

### **Staff Discussion with the Commissions:**

You'll notice the over slope areas around the harbor on page A-3. These are locations someone would build a boardwalk out over the edge of the harbor, and there are four locations available for lease. Staff recommends removing areas 2, 3 & 4 from lease. Area 1 has a prospective tenant that has been working through the process, so I would not want to change the status of that area at this time. But for the others, there has been no interest. These locations are very complex to develop, and the City

needs a plan for parking, etc. We've learned a lot through the process on Area 1. I don't think the City is really ready to lease these over slope areas, and our time is better spent on other work.

Lots 9A and 10A on Fish Dock Road; those two lands should be fisheries uses or short term lease.

**Both Commissions recommended:**

1. Removing overslope areas 2,3 and 4 from Section A of the Land Allocation Plan.
2. Designating Lots 9A and 10A on Fish Dock Road for fishery use or short term leases and facilities parking.

The Chair of each Commission has been invited to participate in the annual work session with council.

**Recommendation:**

Adopt Resolution 23-043

**Attachments:**

Resolution 23-043

Draft 2023 Land Allocation Plan

Memorandum and Minutes from the Economic Development and Port and Harbor Advisory Commission meetings

**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 23-043**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
APPROVING THE CITY OF HOMER 2023 LAND ALLOCATION PLAN.

WHEREAS, Chapter 18.08.020(c) requires the City to adopt a land allocation plan; and

WHEREAS, The Port and Harbor and Economic Development Advisory Commissions reviewed the draft Land Allocation Plan and had two recommendations; and

WHEREAS, The City Council discussed the Land Allocation Plan during a Committee of the Whole meeting on April 24, 2023; and

WHEREAS, Over slope development around the harbor is expensive and has only garnered one interested applicant; and

WHEREAS, Lots 9A and 10A on Fish Dock Road be designated for fishery use or short term leases and facilities parking.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that the City of Homer 2020 Land Allocation Plan is hereby amended as follows:

1. Remove overslope areas 2, 3 and 4 from Section A.
2. Designating Lots 9A and 10A on Fish Dock Road for fishery use, or short term leases and facilities parking.

PASSED AND ADOPTED by the Homer City Council this 24th day of April, 2023.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A

# 2023 Land Allocation Plan City of Homer

Adopted by Resolution 23-xx



# Table of Contents

## Sections

- A. Lands Available For Lease**
- B. Leased Lands**
- C. Port Facilities**
- D. City Facilities and other city lands**
- E. Parks, Green space, cemeteries**
- F. Bridge Creek Lands**
- G. Conservation Easement Lands**

**Index—City lands listed by parcel number**

**Appendix - Homer Harbor Map**

### **Statement of Purpose:**

Homer City Code Title 18 regulates municipal property management. Per HCC 18.08.020, the Council annually adopts a land allocation plan that identifies which properties are available for lease, the rate and referred lease terms, and any particular requirements or preferences. Once the plan is adopted by resolution, the City provides public notice of available real estate.

Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.



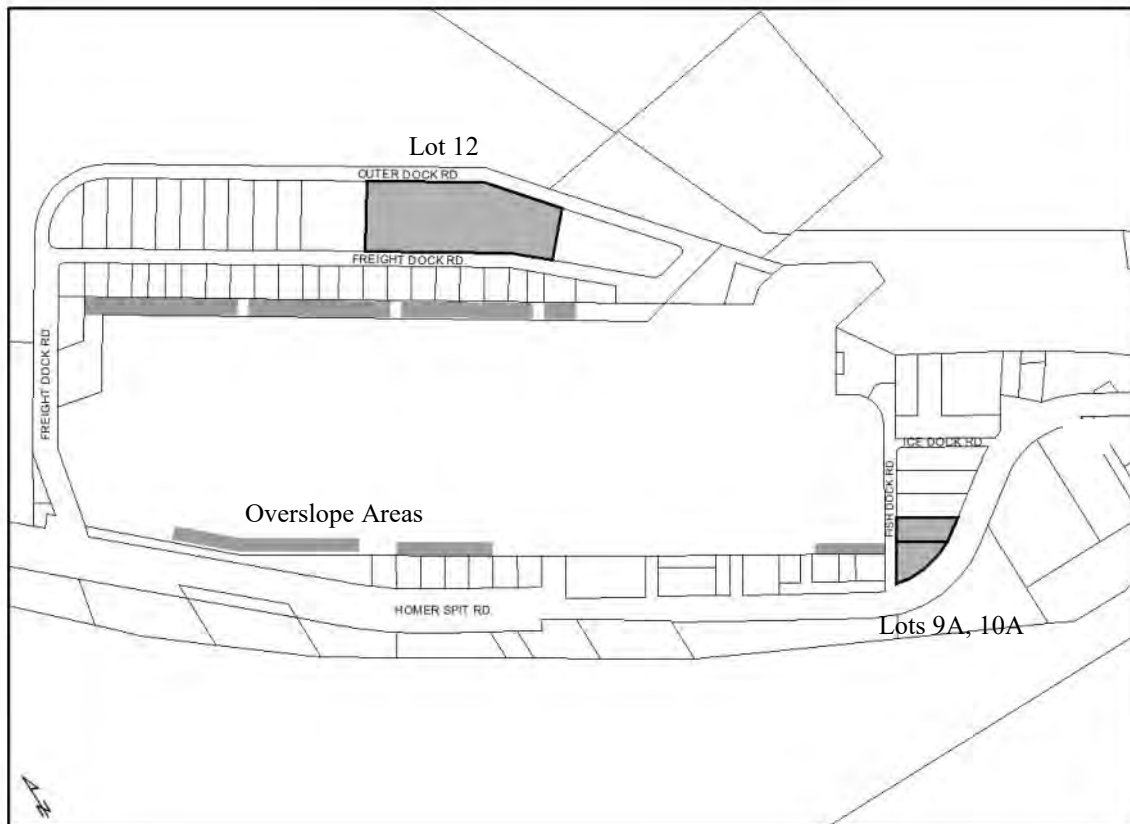
# Section A

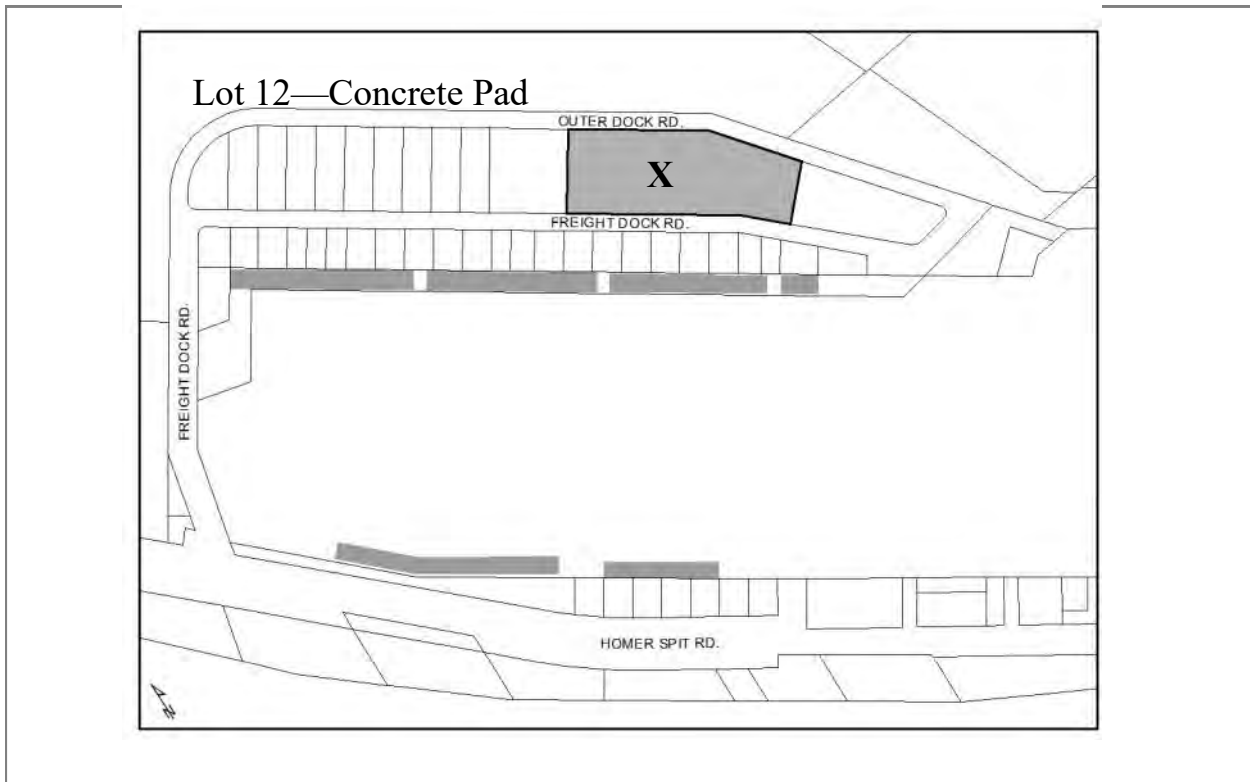
## Lands available for lease

The following lots, and select areas within the Homer Airport are available for lease in 2020. Lease procedures follow the City of Homer City Code, Title 18.

The ~~Port and Harbor~~ **Economic Development** Office provides information on long term leasing on the Homer Spit **as well as**. ~~The Harbor also manages~~ short term leases and license agreements, such as vending machines, bike rentals and itinerant merchants. For more information, contact 907-435-3119.

The City Manager's Office handles airport terminal leasing. For more information, contact 907-235-8121 ext 2222.





**Designated Use:** Lease  
**Acquisition History:**

<b>Area:</b> 5 acres	<b>Parcel Number:</b> 18103220
----------------------	--------------------------------

**2022 Assessed Value:** \$764,700 (Land: \$507,400, Structure/Improvements: \$257,300)

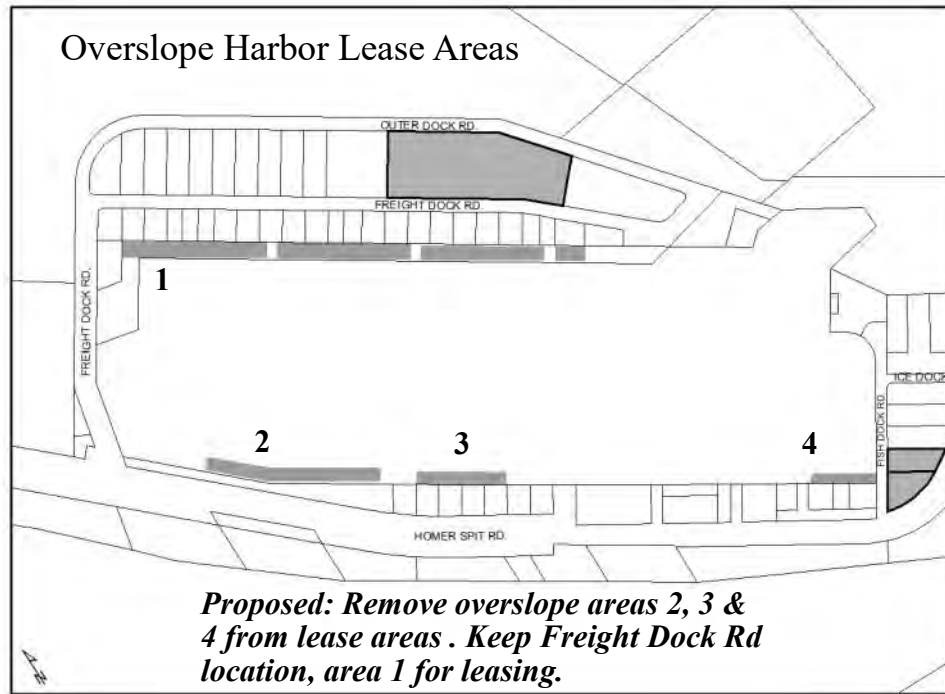
**Legal Description:** Homer Spit Subdivision no 5 Lot 12

**Zoning:** Marine Industrial

<b>Infrastructure:</b> Water, sewer, paved road access, fenced, security lighting	<b>Address:</b> 4380 Homer Spit Road
---	--------------------------------------

Notes: 1 acre portion under lease per Resolution 18-084 to Alaska Scrap and Recycling, 5 year lease

Prior to a long-term lease the site is appraised. The appraised lease rates for up-lands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the **Economic Development at 907-435-3119**. Harbor Office at 907-235-3460.



**Designated Use:** Lease  
Resolution 17-33

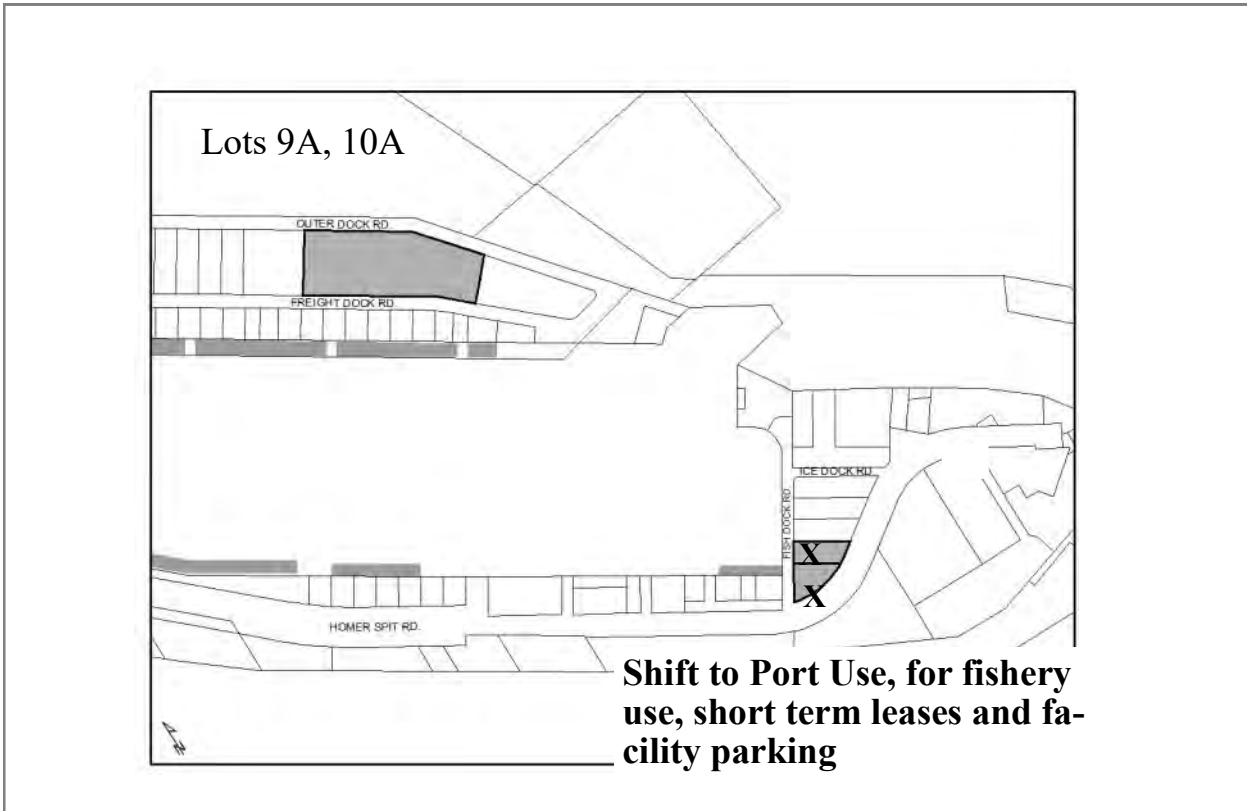
<b>Area:</b>	<b>Parcel Number:</b>
--------------	-----------------------

**Legal Description:**

<b>Zoning:</b> Marine Commercial and Small Boat Harbor Overlay	
--	--

<b>Infrastructure:</b>	<b>Address:</b>
------------------------	-----------------

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the **Economic Development at 907-435-3119**. Harbor Office at 907-235-3160.



<b>Designated Use:</b> Lease Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 1.05 acres (0.52 and 0.53 acres)	<b>Parcel Number:</b> 18103477, 78
<b>2022 Assessed Value:</b> Land value \$333,500	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, gas, Spit Trail, paved road access	<b>Address:</b>
<p>Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact <del>the</del> <b><u>Economic Development at 907-435-3119</u></b>. Harbor Office at 907-235-3160.</p>	
<b>Finance Dept. Code:</b>	

Homer Airport Terminal



**Designated Use:** Airport  
**Acquisition History:**

Available for lease

- Concession area across from baggage claim, 110 square feet, \$2/psf plus concession fees plus taxes.

Contact the City Manager's office at 907-235-8121 ext. 2222 for more information

**Finance Dept. Code:**

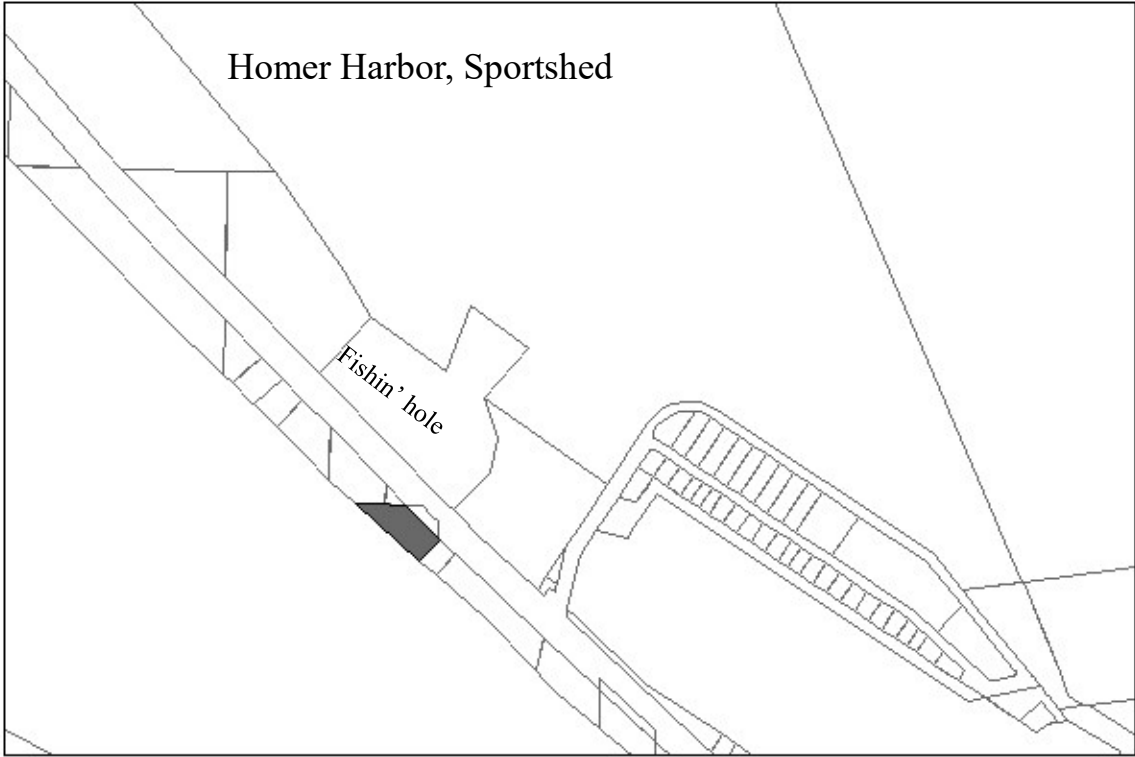


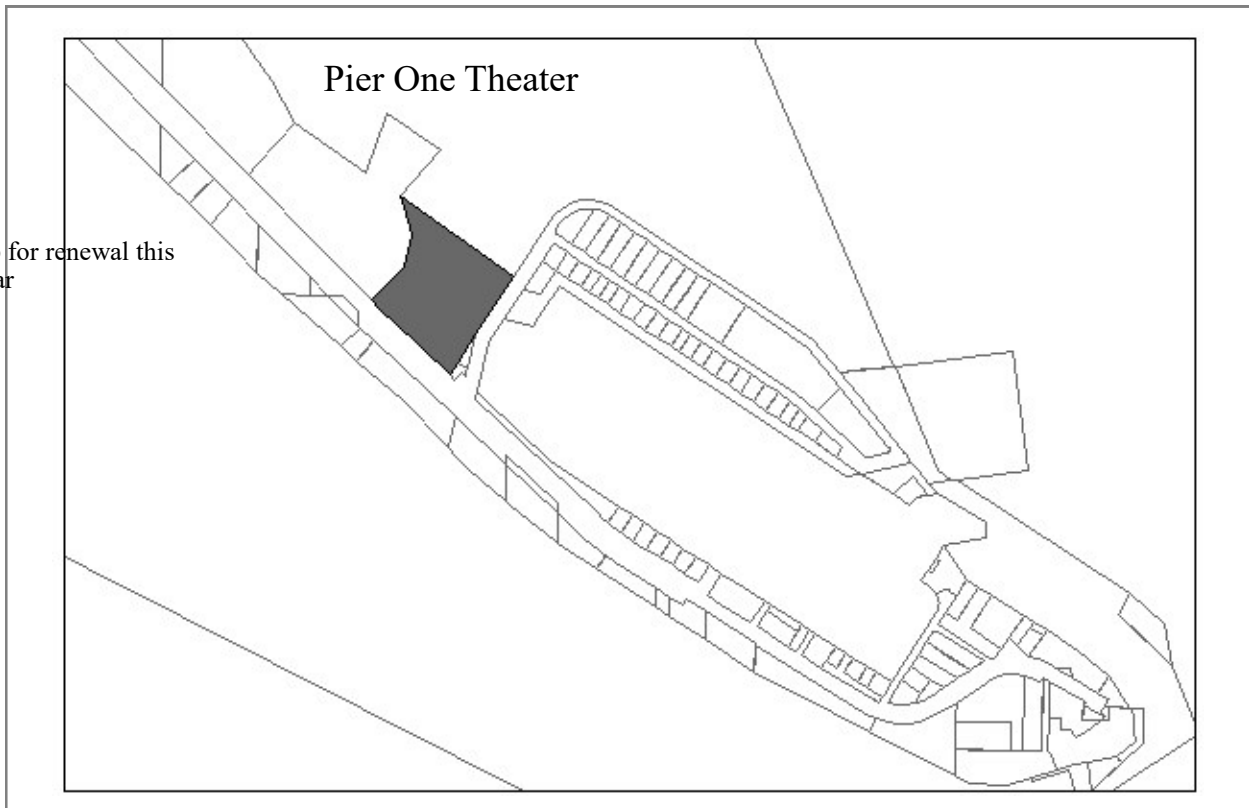
## **Section B Leased Lands**

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. Individual lease files contain information on rents and formal agreements.





 <p>Homer Harbor, Sportshed</p>	
<p><b>Designated Use:</b> Leased Land  <b>Acquisition History:</b></p>	
<p><b>Area:</b> 1.6 acres</p>	<p><b>Parcel Number:</b> 18103105, LH01</p>
<p><b>Legal Description:</b> HM0890034 T06S R13W S35 HOMER SPIT SUB AMENDED LOT 5</p>	
<p><b>Zoning:</b> Marine Commercial</p>	<p><b>Wetlands:</b> None</p>
<p><b>Infrastructure:</b> Paved road, water and sewer.</p>	<p><b>Address:</b> 3815 Homer Spit Road</p>
<p><b>Lease:</b> Resolution 20-081, leased to Homer Enterprises LLC for the remaining term of 18 years 4 months with two 5 year options.</p> <p>Storm damage, fall 2014, resulted in partial collapse and removal of part of one building. 2019-2020, 2022-2023 continued erosion and parking lot damage</p>	
<p><b>Finance Dept. Code:</b></p>	



**Designated Use:** Fishing Lagoon  
**Acquisition History:** Ordinance 83-26. Purchase from World Seafood.

<b>Area:</b> 11.27 acres	<b>Parcel Number:</b> 18103117
--------------------------	--------------------------------

**Legal Description:** HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
----------------------------------	----------------------

<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 3854 Homer Spit Road
--	--------------------------------------

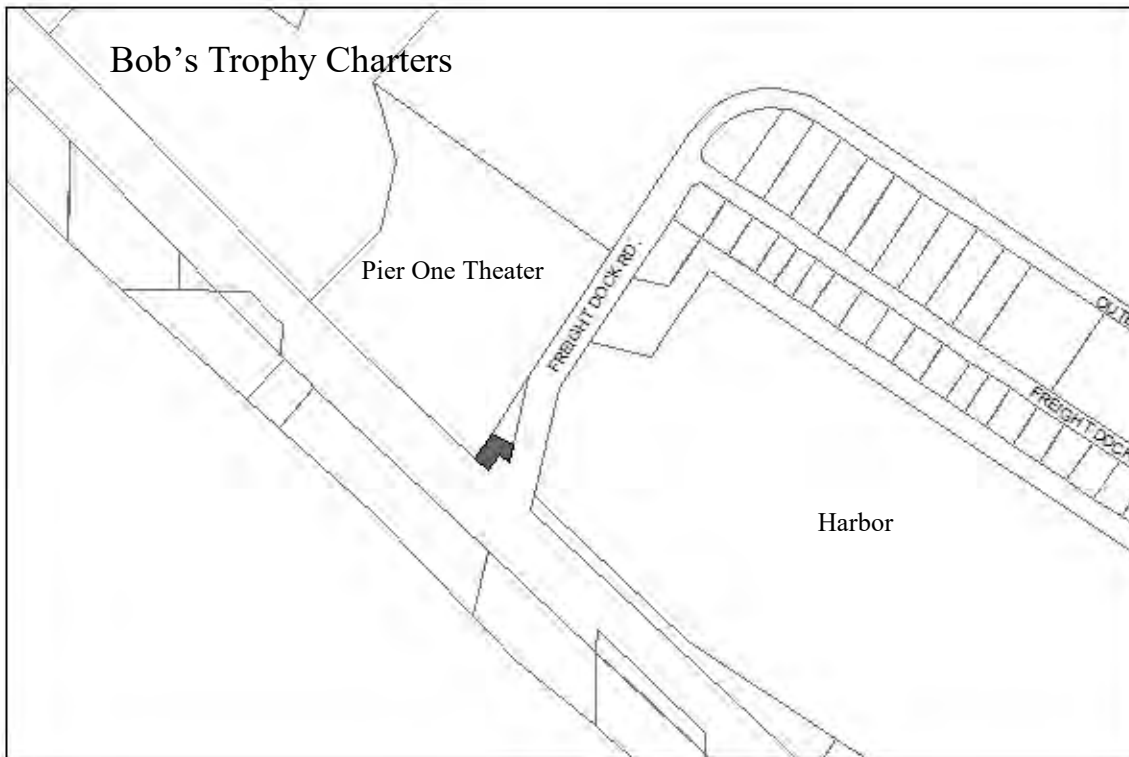
This is a large parcel that is used several ways.

- Dredge spoils dewatering and storage, winter barge haul out activity
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.

**Resolution 13-020:** Designated the north east corner of the lot for use as a trailhead for the Kachemak Bay Water Trail.

**Leased to:** Pier One Theater, Resolution 21-060 9/13/21, 5 year lease no options

**Finance Dept. Code:**



**Designated Use:** Lease  
**Acquisition History:** Ord 1983-26. Purchased from World Seafood

<b>Area:</b> 0.15 acres or 6,692 sq ft	<b>Parcel Number:</b> 18103118
--	--------------------------------

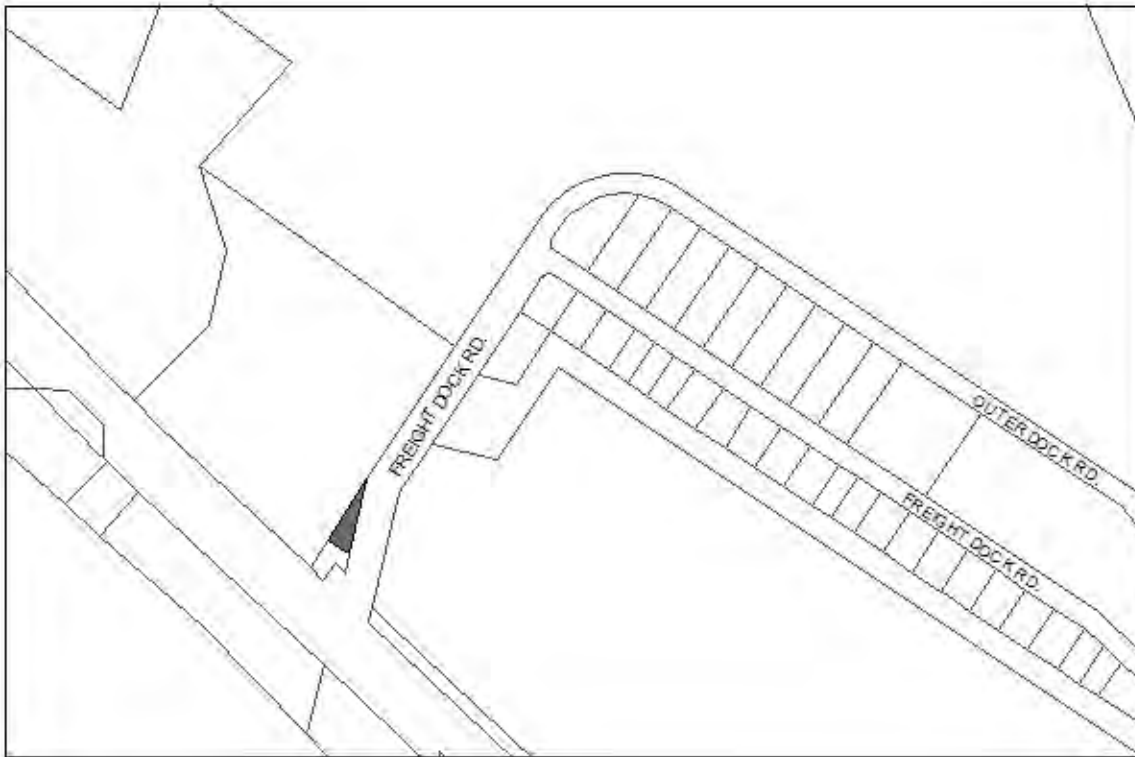
**Legal Description:** HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
----------------------------------	-----------------------

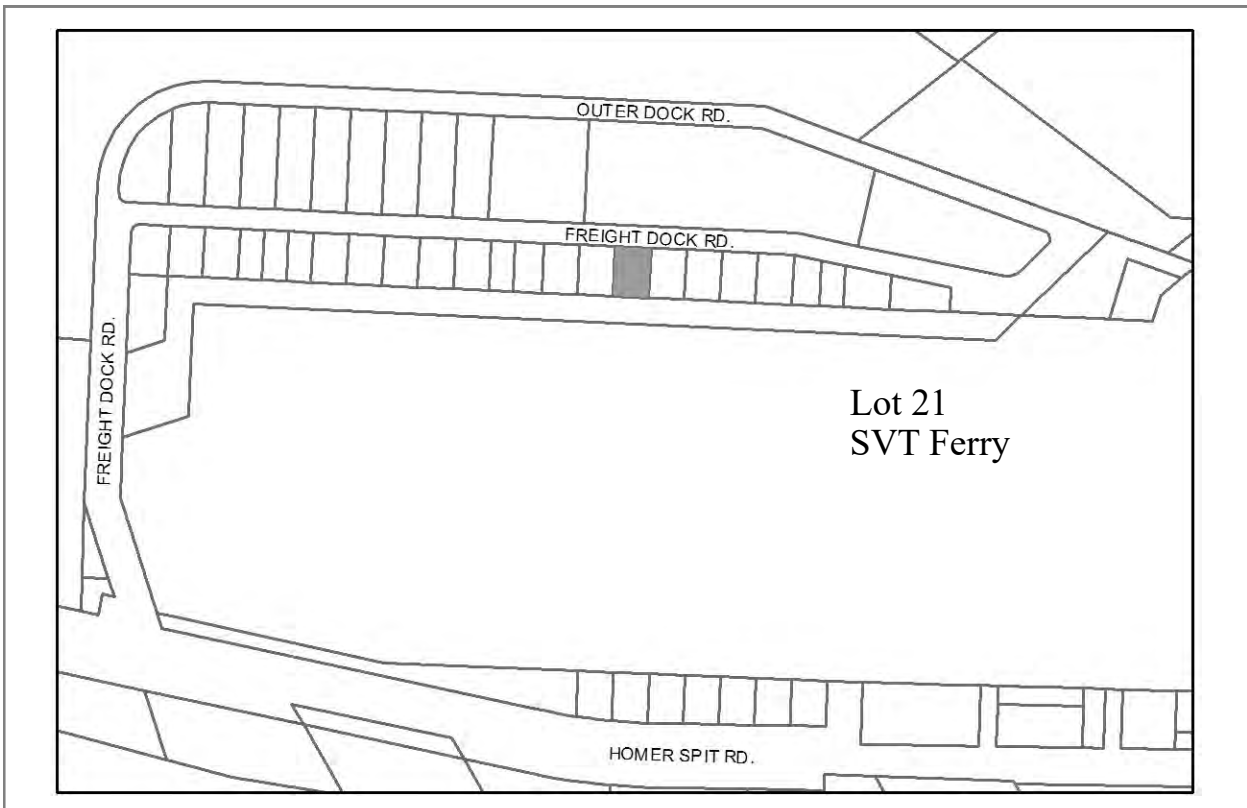
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 3978 Homer Spit Road
---	--------------------------------------

Leased: Resolution 22-084 authorized a lease assignment. Lease expires 2036.

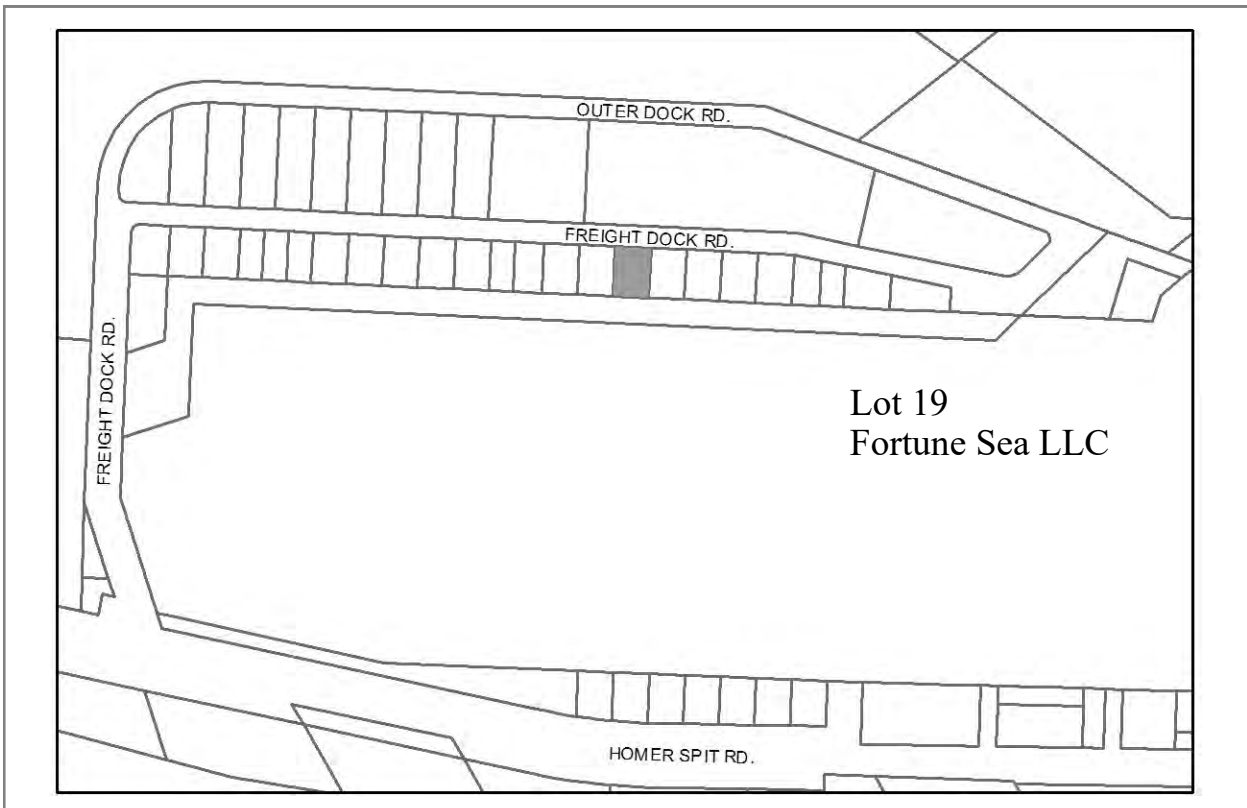
**Finance Dept. Code:** 400.600.4650



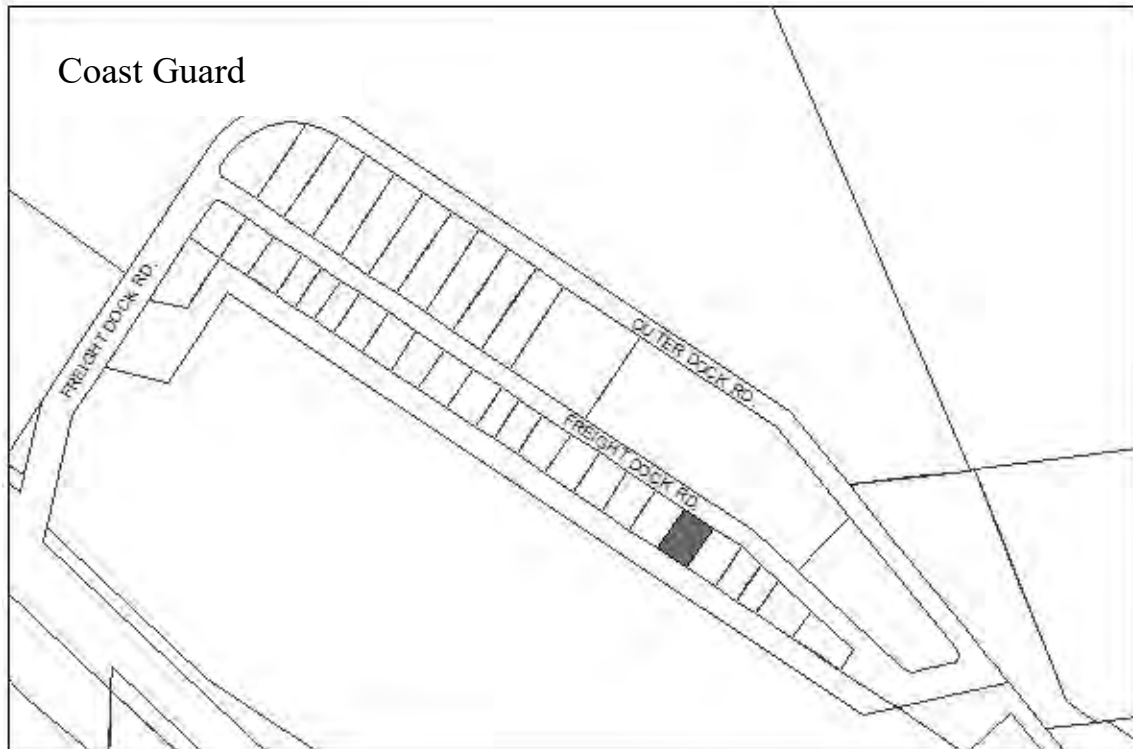
<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b> Ord 83-26 purchase from World Seafood	
<b>Area:</b> 0.18 acres	<b>Parcel Number:</b> 18103119
<b>Legal Description:</b> HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 1114 Freight Dock Road
<b>Leased to:</b> L.H. and Marcia Pierce. Sportsman Supply/RV Expiration: April 1, 2038.	
<b>Finance Dept. Code:</b> 400.600.4650	



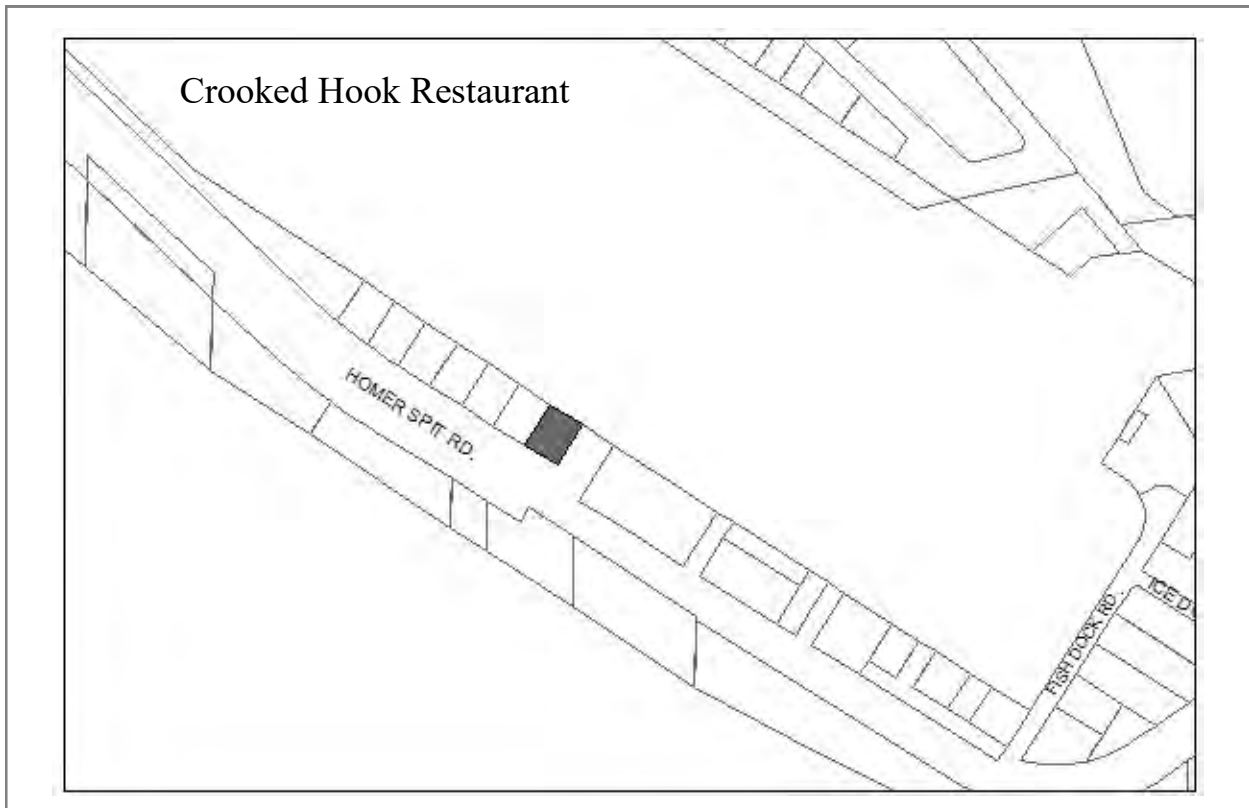
<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 0.32 acres	<b>Parcel Number:</b> 18103240
<b>Legal Description:</b> Homer Spit No 5 Lot 21	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4323 Freight Dock Road
<b>Leased to:</b> Seldovia Village Tribe, for Kachemak Bay Ferry Resolution 10-41. Expiration May 31, 2030, two 5 year options	
<b>Finance Dept. Code:</b> 400.600.4650	



<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 0.32 acres	<b>Parcel Number:</b> 18103238
<b>Legal Description:</b> Homer Spit No 5 Lot 19	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4357 Freight Dock Road
<p><b>Leased to:</b> Fortune Sea, LLC                  Resolution 23-033. Expiration 2023. Eight year lease with two, one year extensions.</p>	
<b>Finance Dept. Code:</b> 400.600.4650	

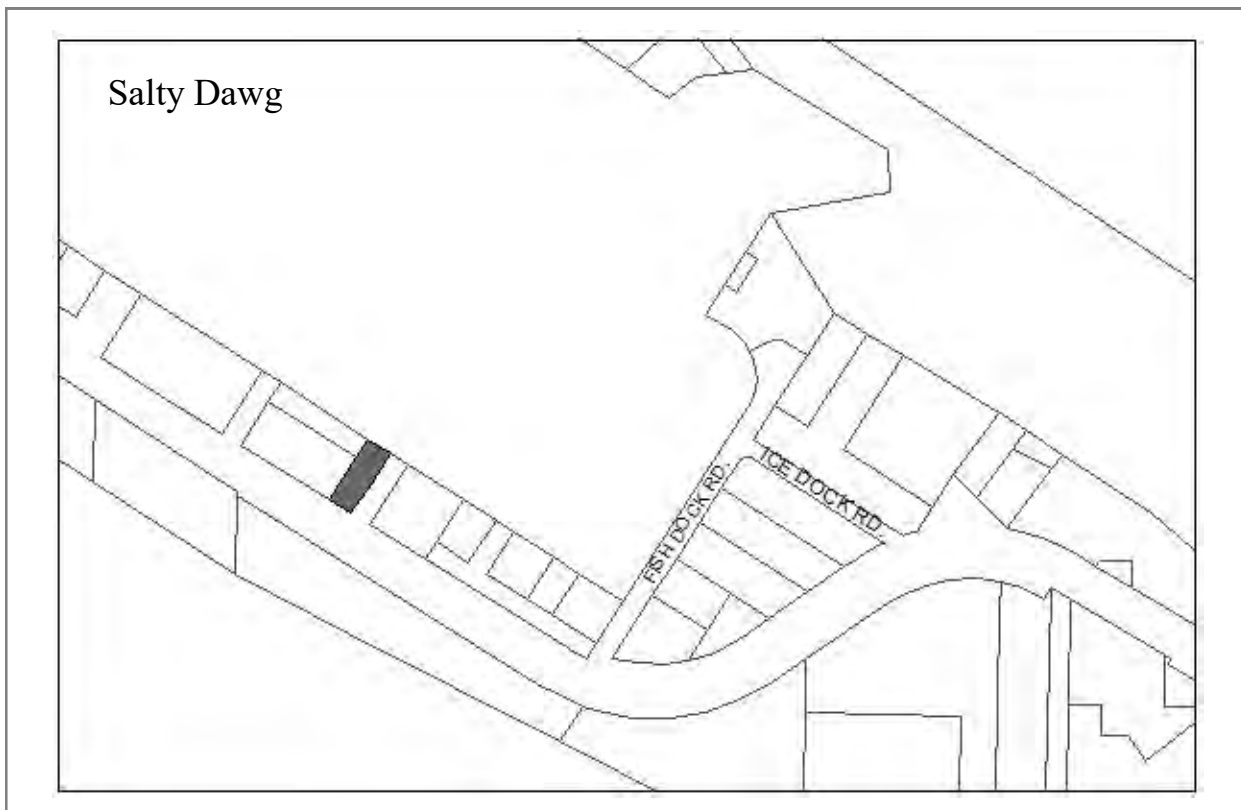


<b>Designated Use:</b> Leased to USCG	
<b>Acquisition History:</b>	
<b>Area:</b> 0.34 acres	<b>Parcel Number:</b> 18103218
<b>Legal Description:</b> Homer Spit Four subdivision Lot 2	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4373 Freight Dock Rd
<b>Leased to:</b> USCG Lease Renewal Options: None Expiration: September 30, 2026	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Leased Land	
<b>Acquisition History:</b>	
<b>Area:</b> 12,700 sq ft	<b>Parcel Number:</b> 18103316
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer	<b>Address:</b> 4262 Homer Spit Road
<p><b>Leased to:</b> Harbor Bar &amp; Grill                  Expiration: Lease expires 2/1/2046, no options.</p>	
<b>Finance Dept. Code:</b>	





**Designated Use:** Leased Lands  
**Acquisition History:**

<b>Area:</b> 0.23 acres	<b>Parcel Number:</b> 18103309
-------------------------	--------------------------------

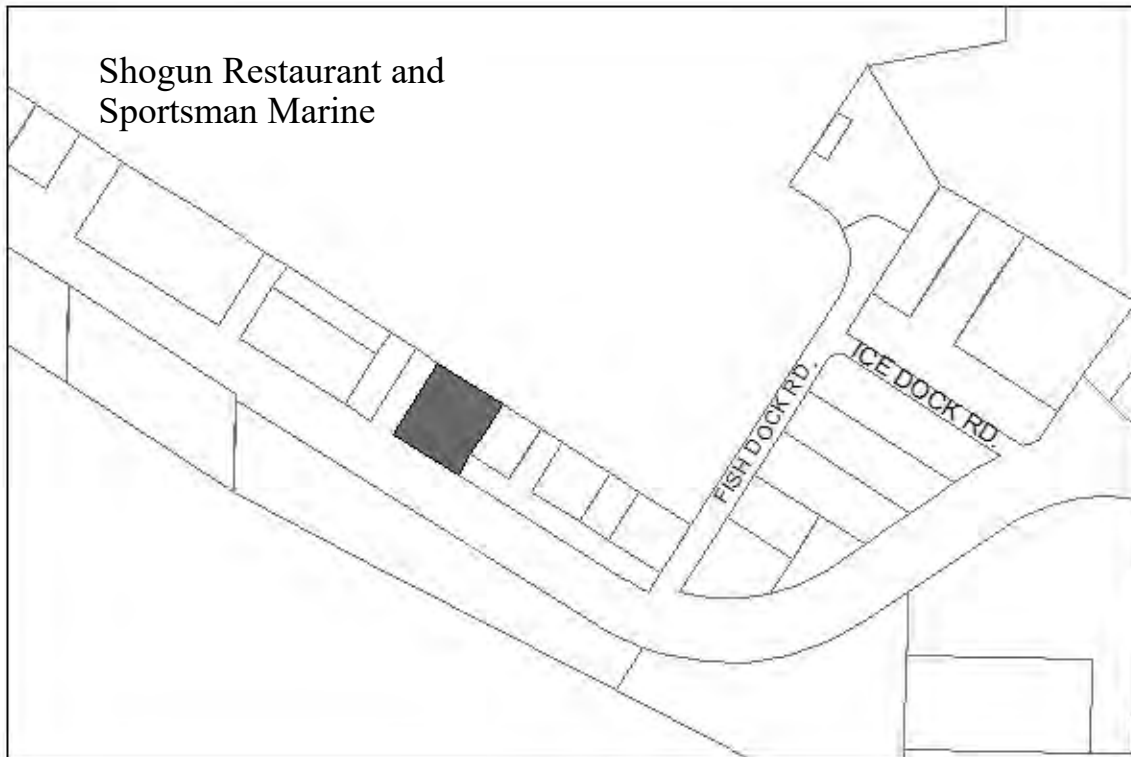
**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
----------------------------------	----------------------

<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4390 Homer Spit Road
--	--------------------------------------

**Leased to:** John Warren, Salty Dawg  
 Expiration: 1/31/2026. No options.

**Finance Dept. Code:**



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 24,639 sq ft (0.57 acres)

**Parcel Number:** 18103432

**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT AMENDED LOT 32

**Zoning:** Marine Commercial

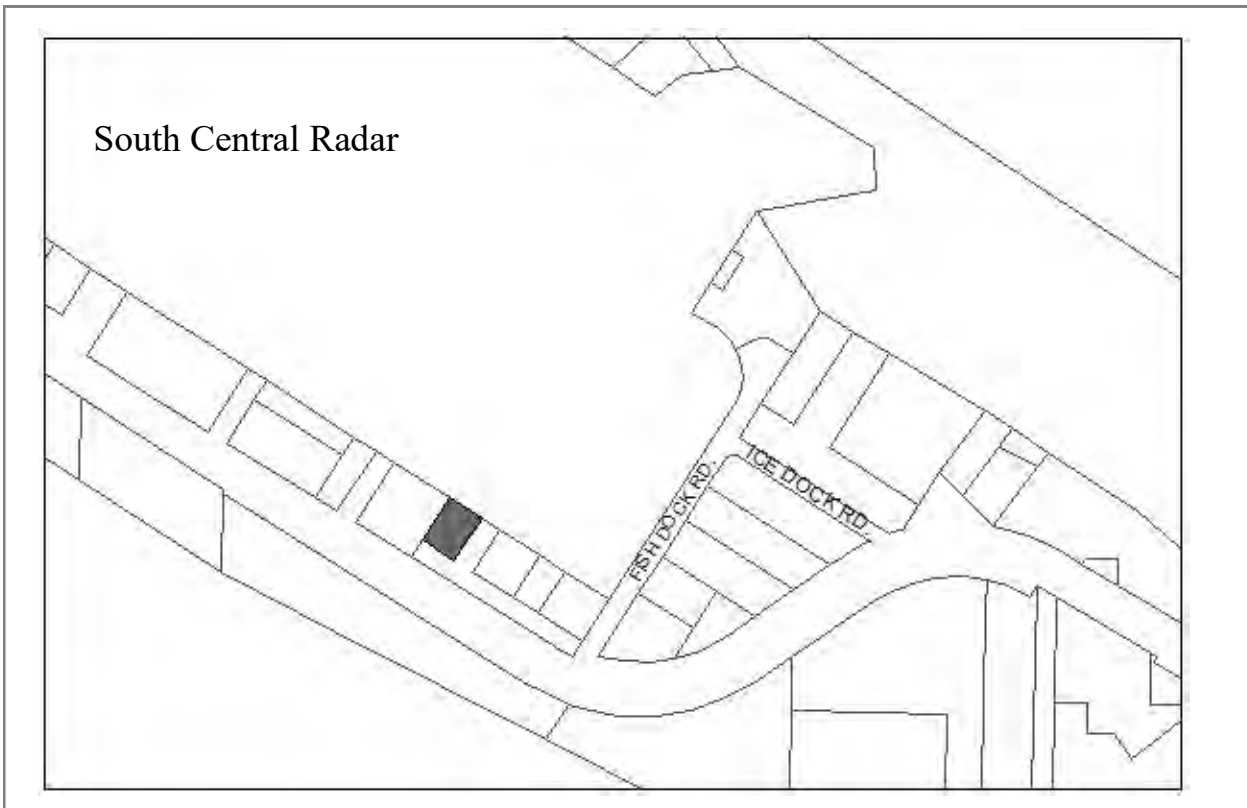
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 4400 Homer Spit Road

**Leased to:** Shogun Restaurant and Sportsman Marine. Resolution 2019-02  
 Expiration: 2039 with two 5 year options.

**Finance Dept. Code:**



**Designated Use:** Leased Land  
**Acquisition History:**

<b>Area:</b> 0.2 acres	<b>Parcel Number:</b> 18103431
------------------------	--------------------------------

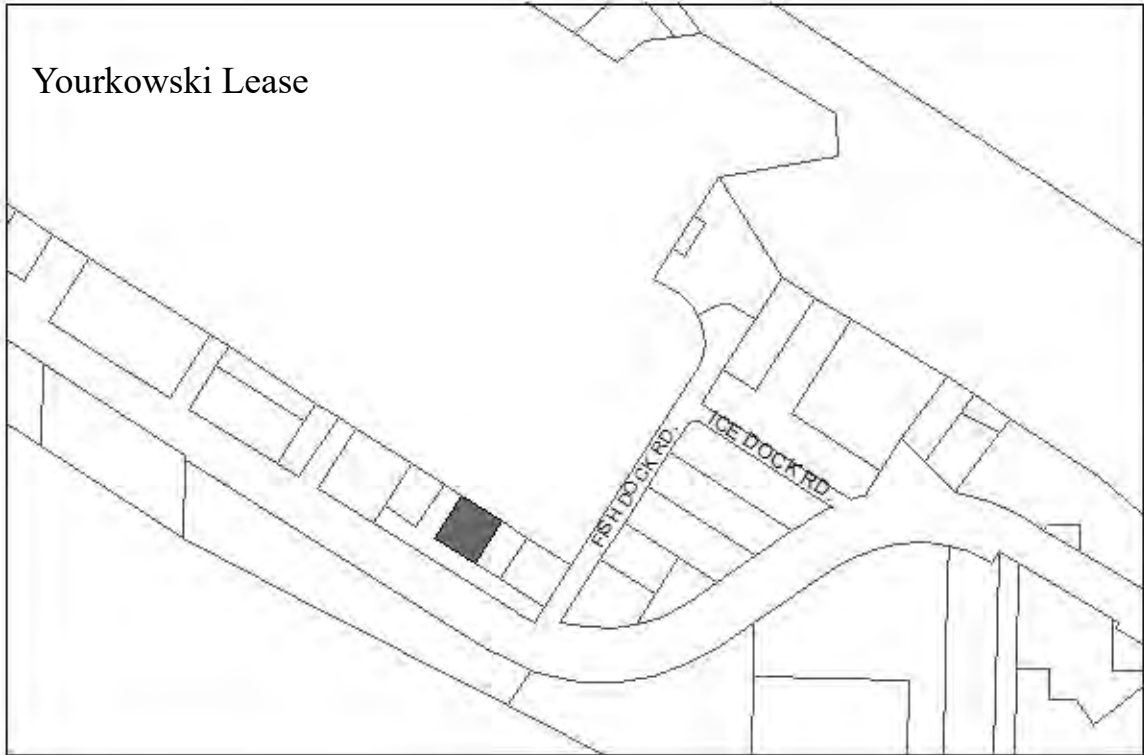
**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1

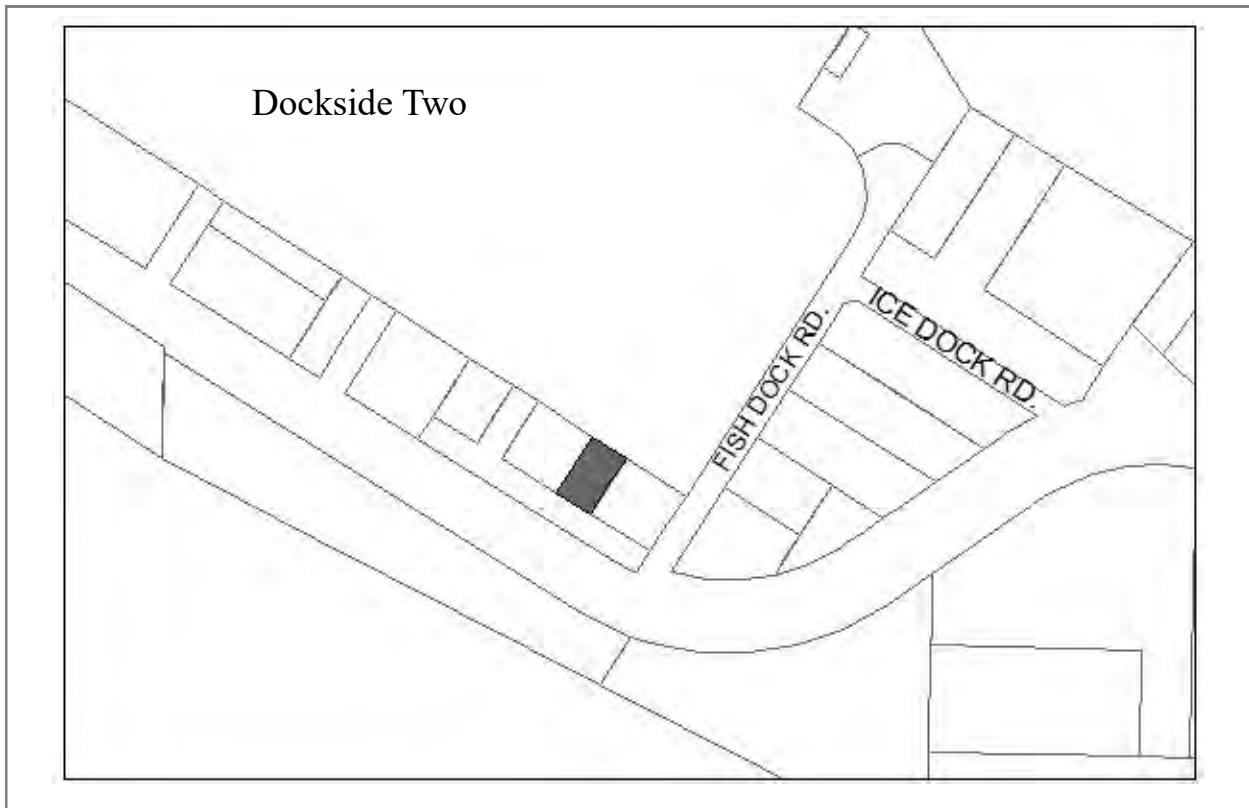
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
----------------------------------	----------------------

<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4406 Homer Spit Road
--	--------------------------------------

**Leased to:** Mark & Laura Zeiset dba South Central Radar. Resolution 2012-086(S)  
 Expiration: 11/1/2032, two additional 5 year renewal options. Resolution 22-056 leased a portion of lot 88 -1 for parking.

**Finance Dept. Code:**

<p>Yourkowski Lease</p> 	
<p><b>Designated Use:</b> Leased Lands  <b>Acquisition History:</b></p>	
<p><b>Area:</b> 0.29 acres</p>	<p><b>Parcel Number:</b> 18103442</p>
<p><b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2</p>	
<p><b>Zoning:</b> Marine Commercial</p>	<p><b>Wetlands:</b> N/A</p>
<p><b>Infrastructure:</b> Water, sewer, paved road access</p>	<p><b>Address:</b> 4460 Homer Spit Road</p>
<p><b>Leased to:</b> Mike Yourkowski                  Lease Renewal Options: one 10 year renewal option.                  Expiration: 11/30/15, plus renewal option. Leaseholder is exercising options.</p>	
<p><b>Finance Dept. Code:</b></p>	



**Designated Use:** Leased Land  
**Acquisition History:**

<b>Area:</b> 7,749 sq ft. (0.18 acres)	<b>Parcel Number:</b> 18103443
--	--------------------------------

**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
----------------------------------	-----------------------

<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4470 Homer Spit Road
---	--------------------------------------

**Leased to:** William Sullivan dba Docks Two dba Kachemak Bay Seafoods  
 Expiration: 2027, no options.

**Finance Dept. Code:**



**Designated Use:** Leased land  
**Acquisition History:**

<b>Area:</b> 0.31 acres, or 13,383 sq ft	<b>Parcel Number:</b> 18103444
--	--------------------------------

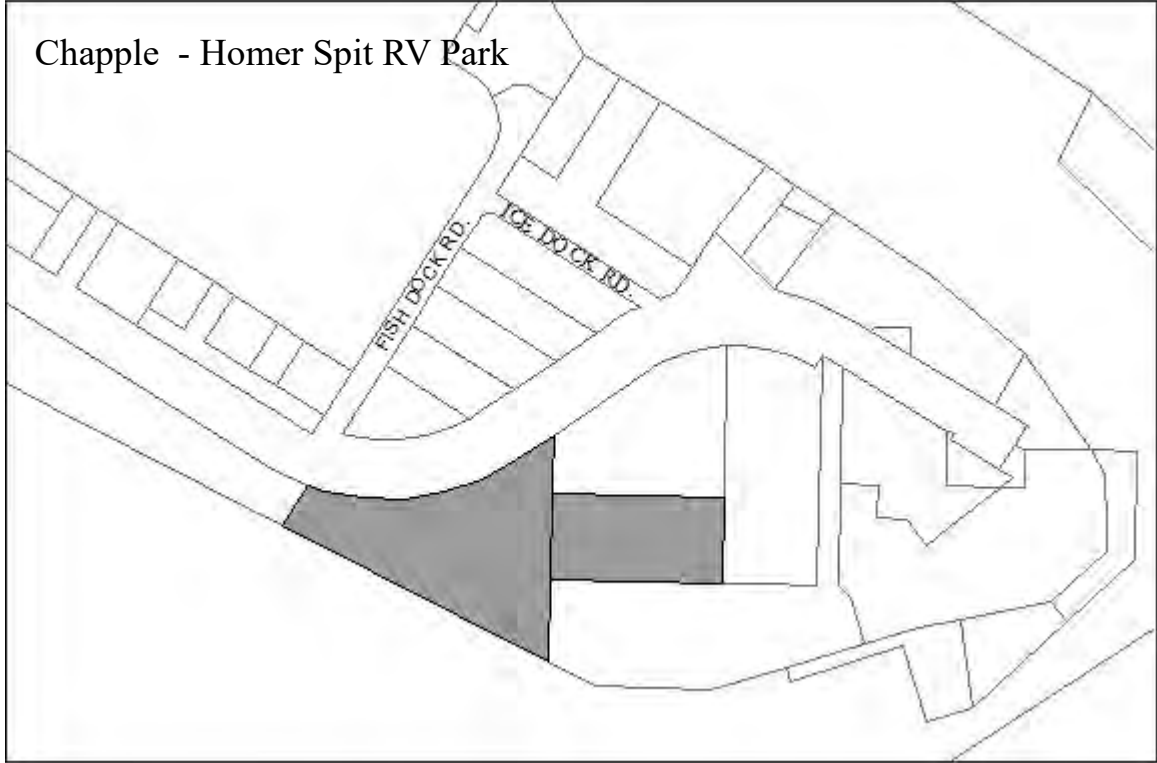
**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-4

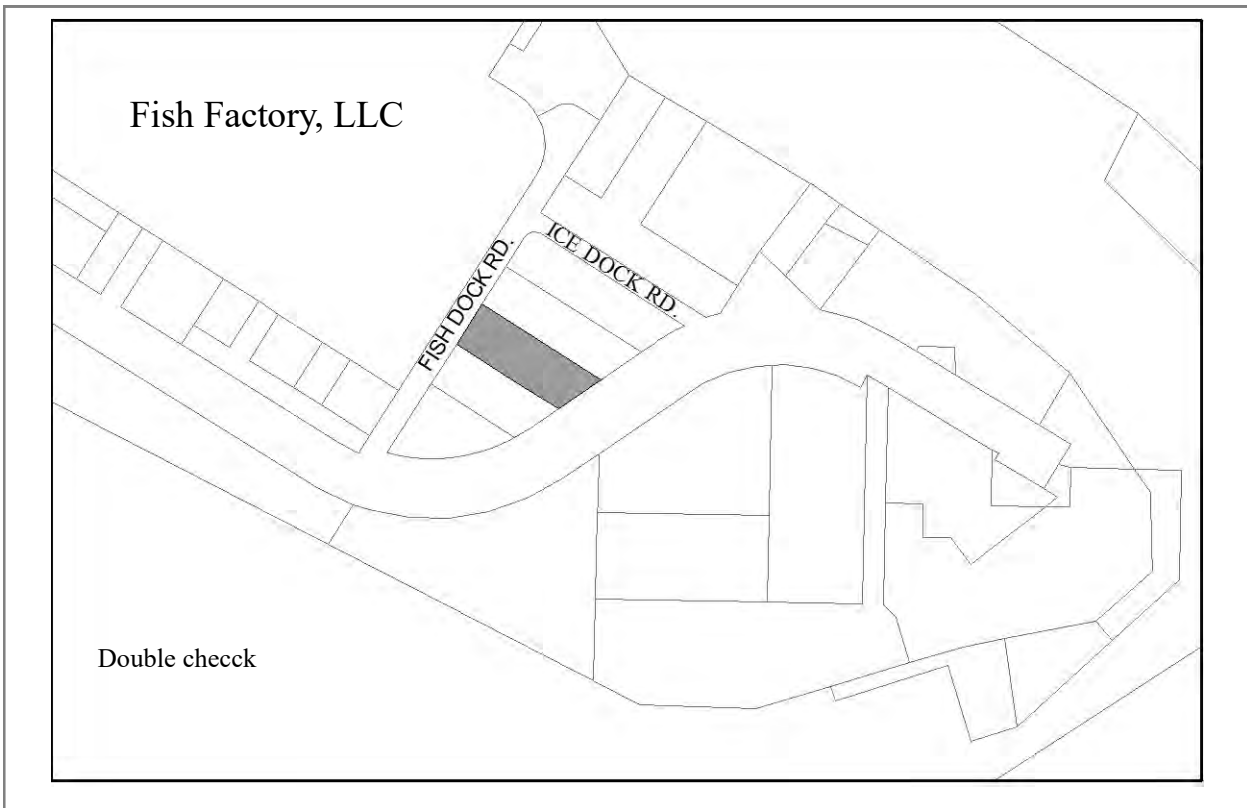
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
----------------------------------	-----------------------

<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4474 Homer Spit Road
---	--------------------------------------

**Leased to:** Brad Faulkner DBA Alaska Custom Seafoods, Inc. Expires 2043.

**Finance Dept. Code:**

<p><b>Chapple - Homer Spit RV Park</b></p> 	
<p><b>Designated Use:</b> Leased Land  <b>Acquisition History:</b></p>	
<p><b>Area:</b> 192,970 sq ft</p>	<p><b>Parcel Number:</b> 18103402, 03</p>
<p><b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50. HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 205/928.</p>	
<p><b>Zoning:</b> Marine Industrial</p>	<p><b>Wetlands:</b> None</p>
<p><b>Infrastructure:</b> Paved road, water and sewer.</p>	<p><b>Address:</b> 4535 Homer Spit Road</p>
<p><b>Leased to:</b> Truxton Management Inc. Homer Spit Campground. Resolution 19-069                  Expiration: 12/31/2026, two addition 3 year options.</p>	
<p><b>Finance Dept. Code:</b> 400.600.4650</p>	



**Designated Use:** Leased Land  
**Acquisition History:**

<b>Area:</b> 27,470 sq ft (0.63 acres)	<b>Parcel Number:</b> 18103421
--	--------------------------------

**Legal Description:** HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1

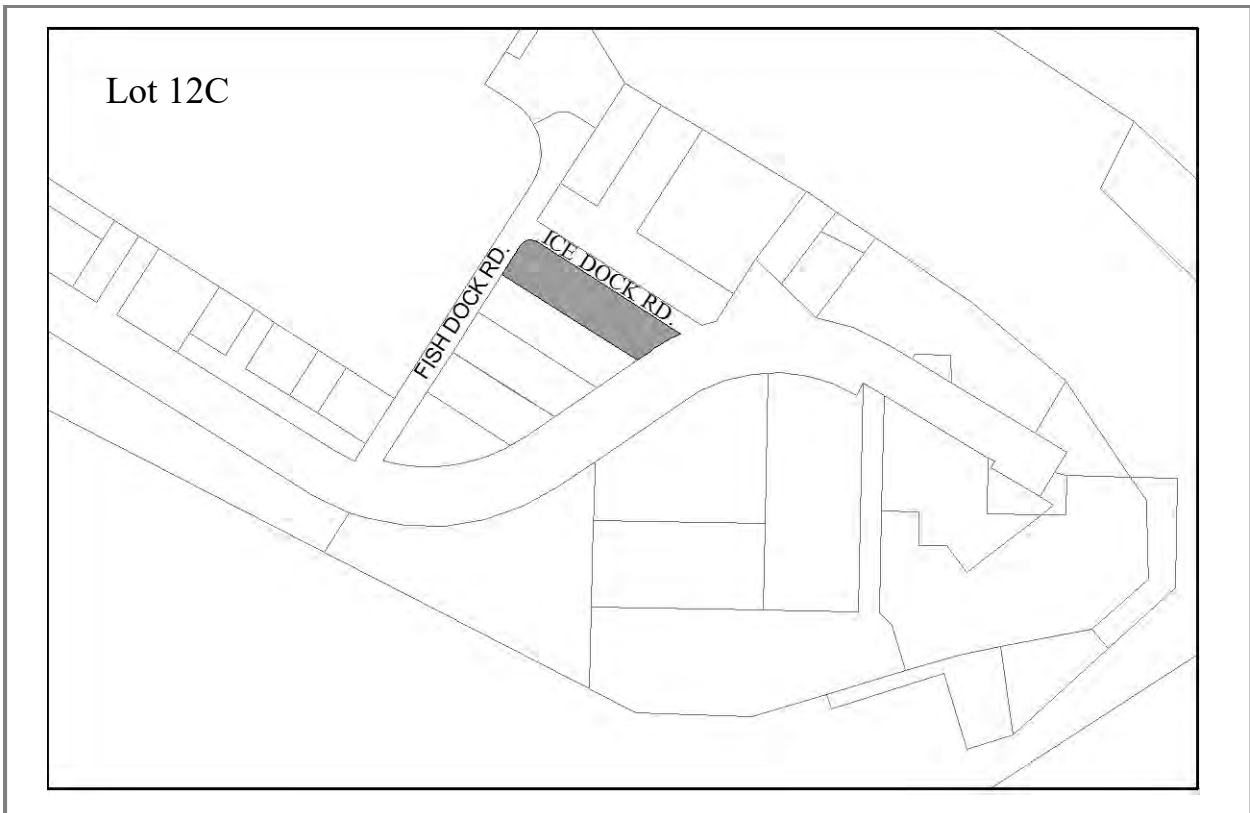
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
----------------------------------	-----------------------

<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 800 Fish Dock Road
---	------------------------------------

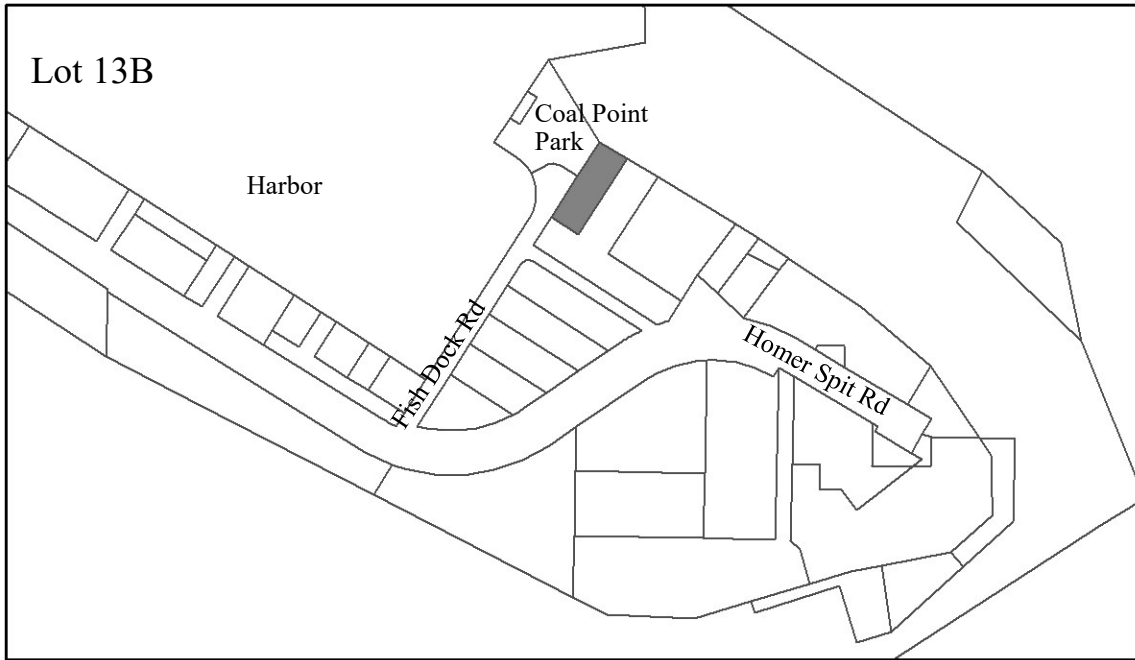
**Leased to:** Fish Factory, LLC  
 Expiration: 12/31/2036 with two 5 year options

**Finance Dept. Code:**





<b>Designated Use:</b> Lease land	
<b>Acquisition History:</b>	
<b>Area:</b> 0.79 Acres	<b>Parcel Number:</b> 18103452
<b>Legal Description:</b> City of Homer Port Industrial No 2 Lot 12C	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4501 Ice Dock Road
Leased to Salmon Sisters Holding LLC, 2021, 20 yr lease with two five year options.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Lease  
**Acquisition History:**

**Area:** 0.52 acres

**Parcel Number:** 18103425

**Legal Description:** City of Homer Port Industrial Subdivision No 2 Lot 13B

**Zoning:** Marine Industrial

**Wetlands:** N/A

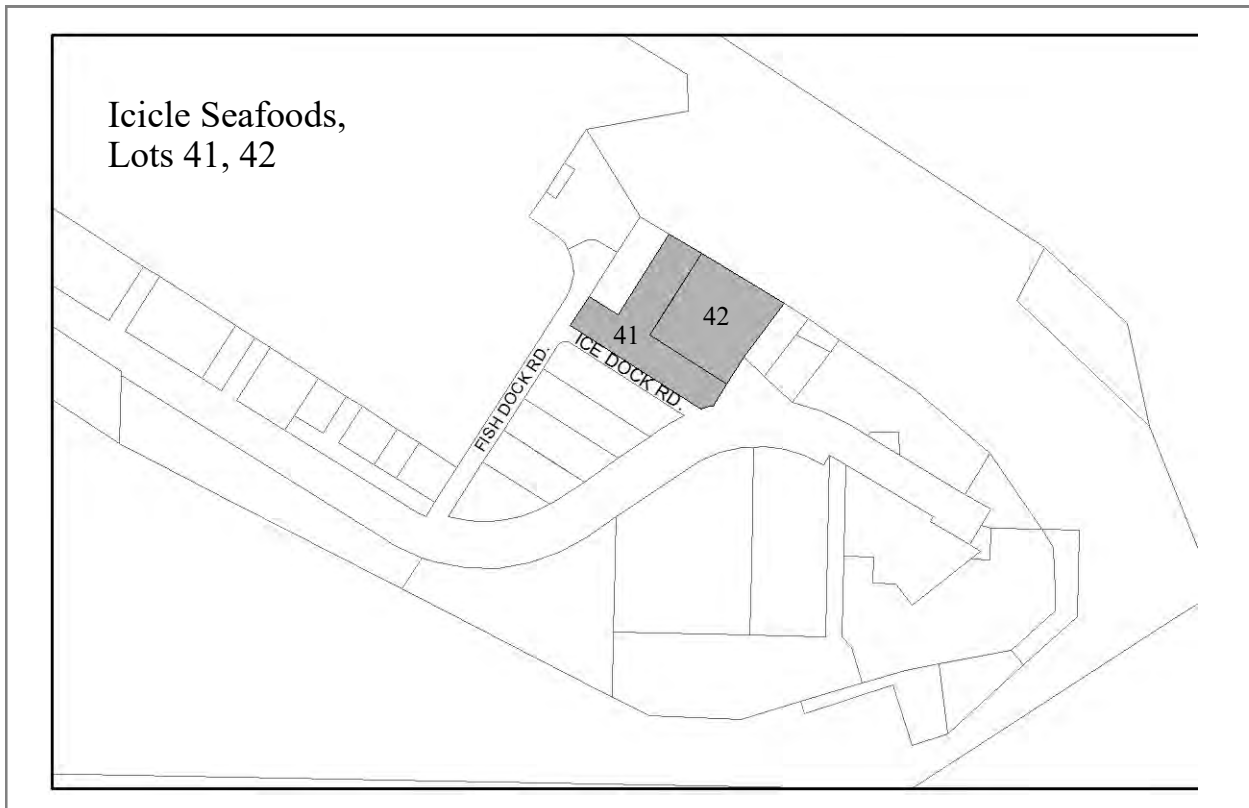
**Infrastructure:** Water, sewer, paved/gravel road access

**Address:** Fish Dock Road

Former Porpoise Room lot. Fisheries use encouraged but not required.

Copper River Seafoods Lease, Resolution 22-028. Lease expires 2039.

**Finance Dept. Code:**



**Designated Use:** Leased Land  
**Acquisition History:** Lot 42, ordinance 17-41

<b>Area:</b> 2.96 acres	<b>Parcel Number:</b> 18103419, 18103418
-------------------------	--

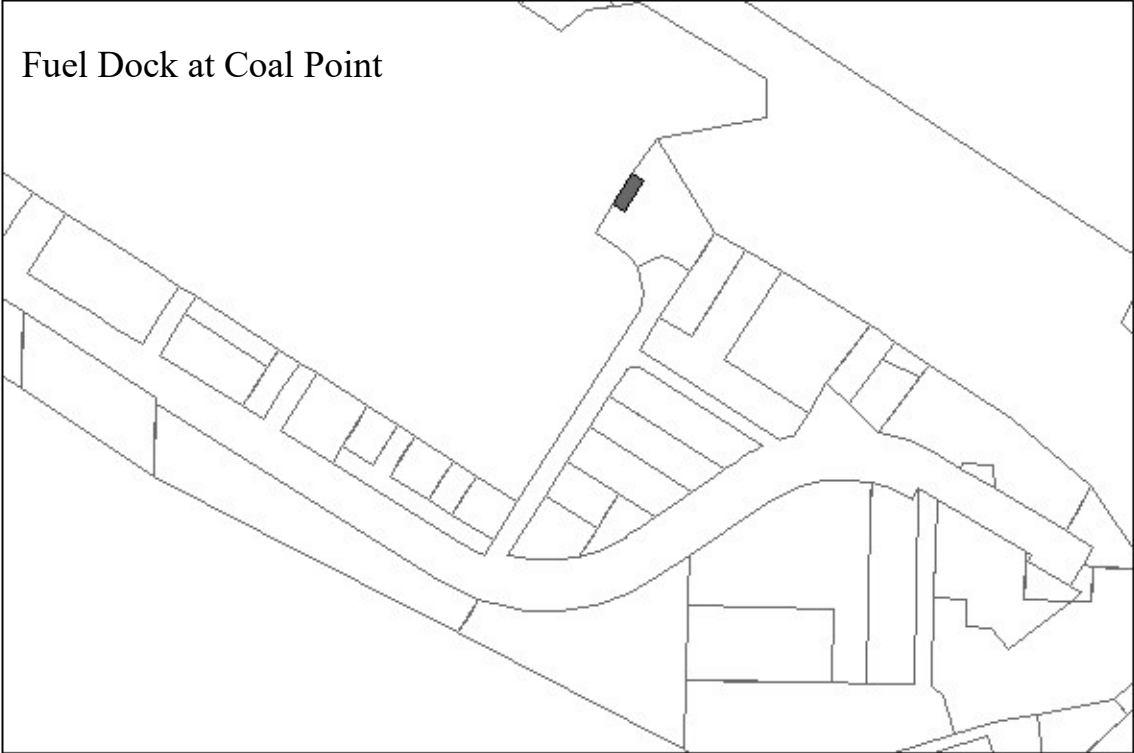
**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009) , and Lot 42

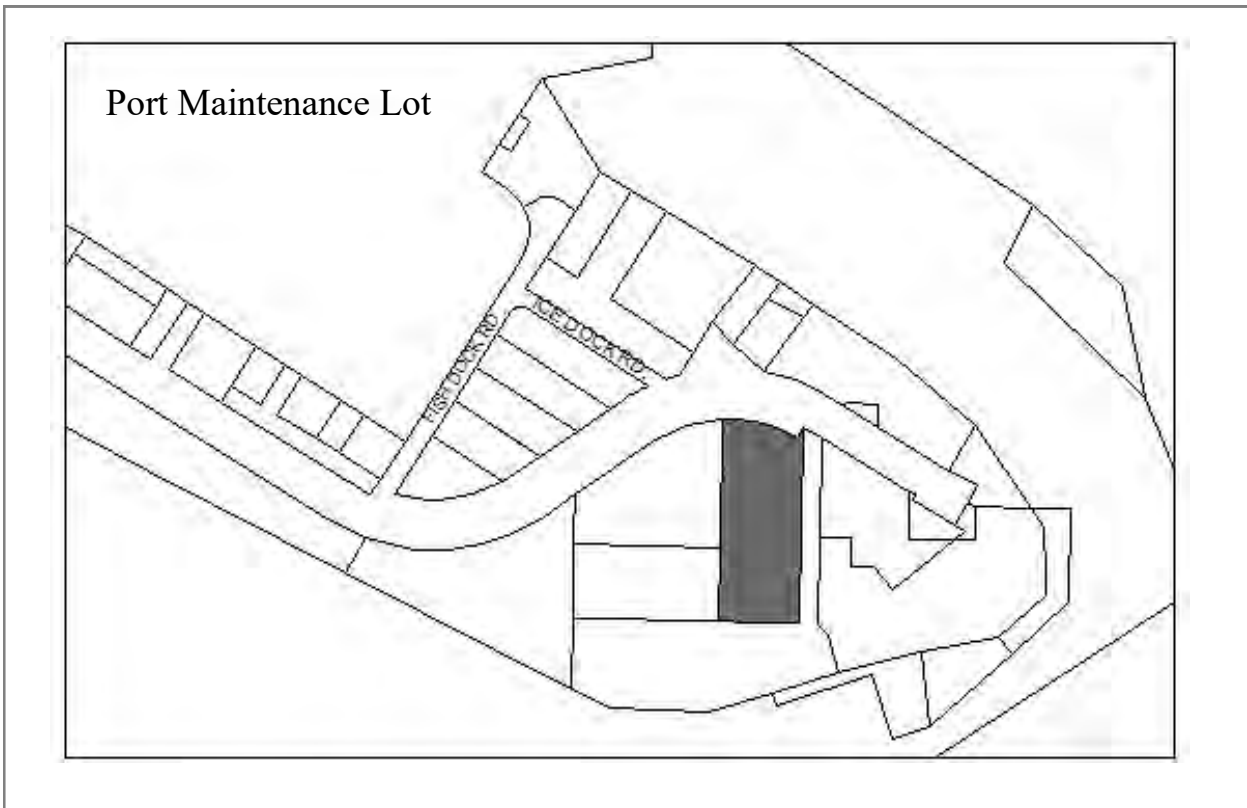
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
----------------------------------	----------------------

<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 842 Fish Dock Road
--	------------------------------------

**Leased to:** Ocean Beauty Icicle, Inc  
 Expiration: 2039 with options. Resolution 17-008, Resolution 20-043

**Finance Dept. Code:**

 <p>Fuel Dock at Coal Point</p>	
<p><b>Designated Use:</b> Leased Land  <b>Acquisition History:</b></p>	
<p><b>Area:</b> 0.07 acres</p>	<p><b>Parcel Number:</b> 18103427</p>
<p><b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921</p>	
<p><b>Zoning:</b> Marine Industrial</p>	<p><b>Wetlands:</b> None</p>
<p><b>Infrastructure:</b> Paved road, water and sewer.</p>	<p><b>Address:</b> 843 Fish Dock Road</p>
<p><b>Leased to:</b> Petro 49, expires 11/30/2038</p>	
<p><b>Finance Dept. Code:</b></p>	



**Designated Use:** Leased Land. Also includes the Port Maintenance Shop, large water tank, and two story office structure.

**Acquisition History:**

**Area:** 2.23 acres  
(Lease is for a small portion of the lot)

**Parcel Number:** 18103404

**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 48 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

Address: 4667 Homer Spit Road

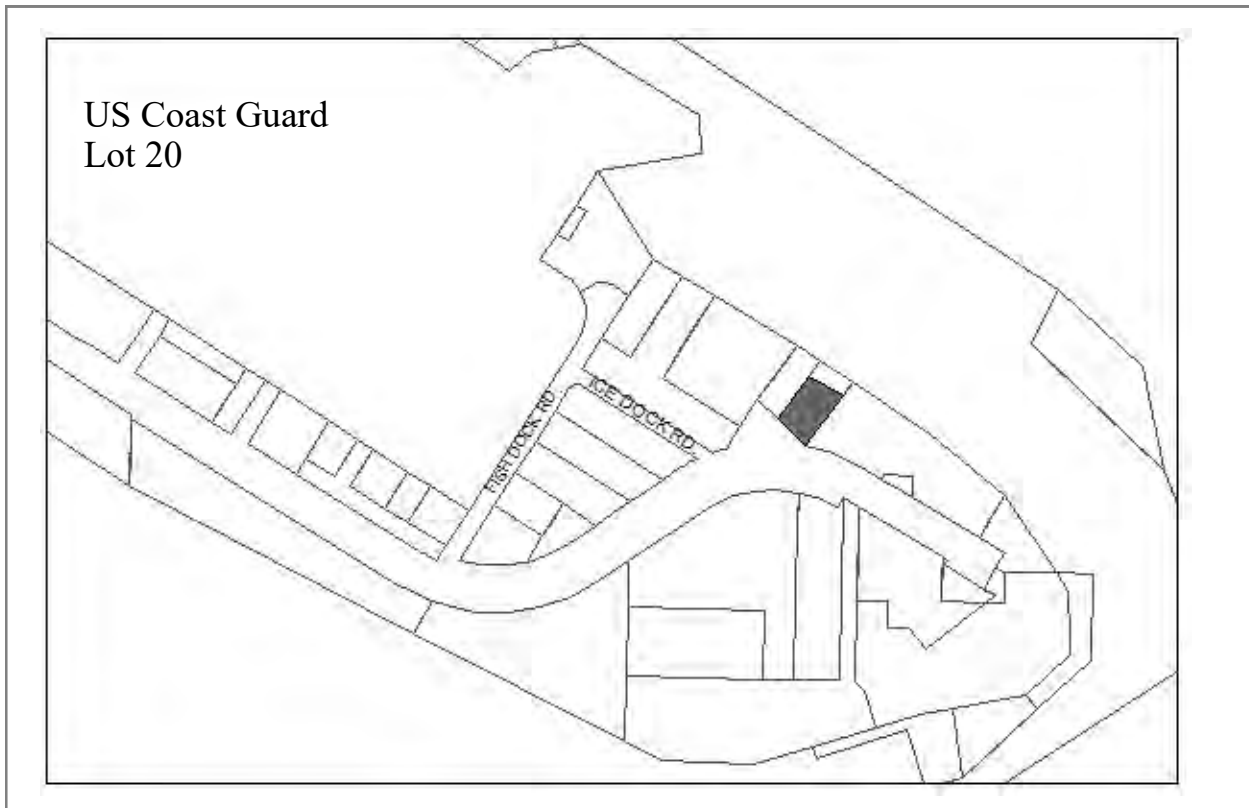
**Leased to:**

**ACS MACTel lease:** Expires 11/21/2033 with two additional one year options. (875 sq ft lease)

**Alaska Marine Highway lease:** Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)

The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.

**Finance Dept. Code:**



**Designated Use:** Lease  
**Acquisition History:**

<b>Area:</b> 0.35 acres	<b>Parcel Number:</b> 18103445
-------------------------	--------------------------------

**Legal Description:** Portion of Government Lot 20

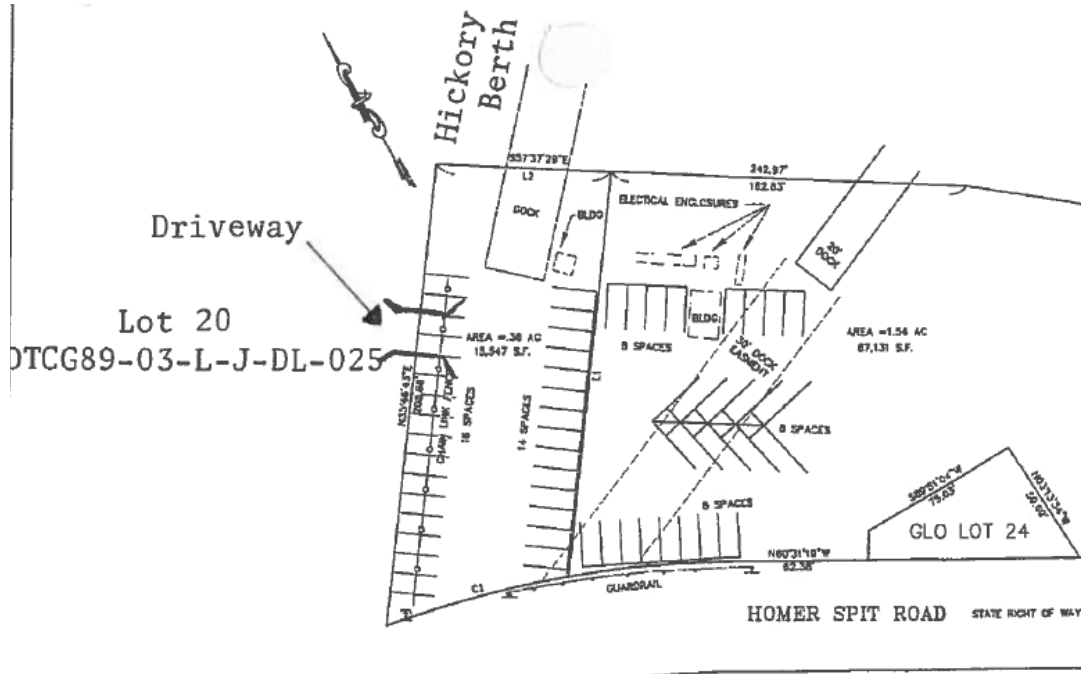
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
----------------------------------	----------------------

<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4688 Homer Spit Road
--	--------------------------------------

**Leased to:** US Coast Guard.  
 Resolution 15-009 approved an additional 20 year lease.

**Finance Dept. Code:**

Hickory Lease

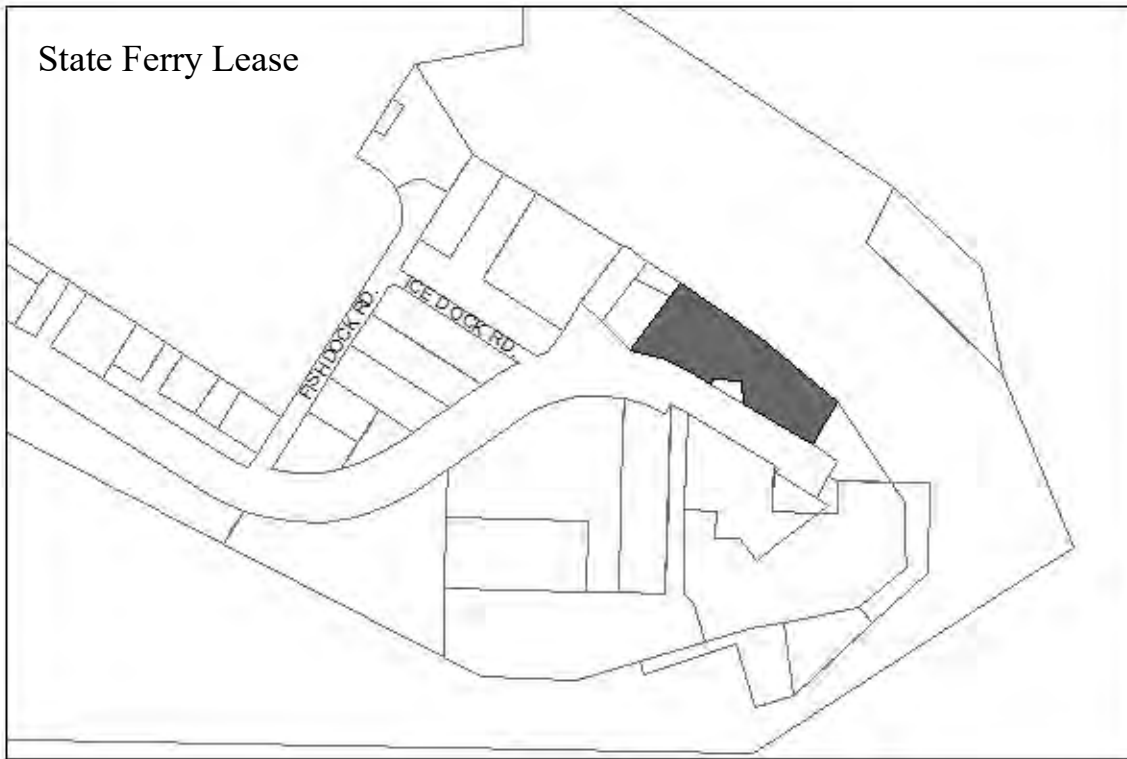


See page B-25. This lease is a portion of the Pioneer Dock.

**West trestle of the Pioneer Dock, for mooring and parking on west trestle and Lot 45A.**

**Leased to:** Coast Guard. Expiration September 30, 2022. DTCG89-03-L-J-DL-034. Now month to month, working through federal level, to work out a new long term lease.

**Finance Dept. Code:**



**Designated Use:** Ferry Terminal and Staging  
**Acquisition History:** Quitclaim Deed to KPPUDIST #1 2/18/64: Orig Cert filed between KPPUD and BLM for Harbor use for 25 years on 7/29/55.

**Area:** 1.83 acres or 79,799 sq ft

**Parcel Number:** 18103447

**Legal Description:** HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A

**Zoning:** Marine Industrial

**Wetlands:** None

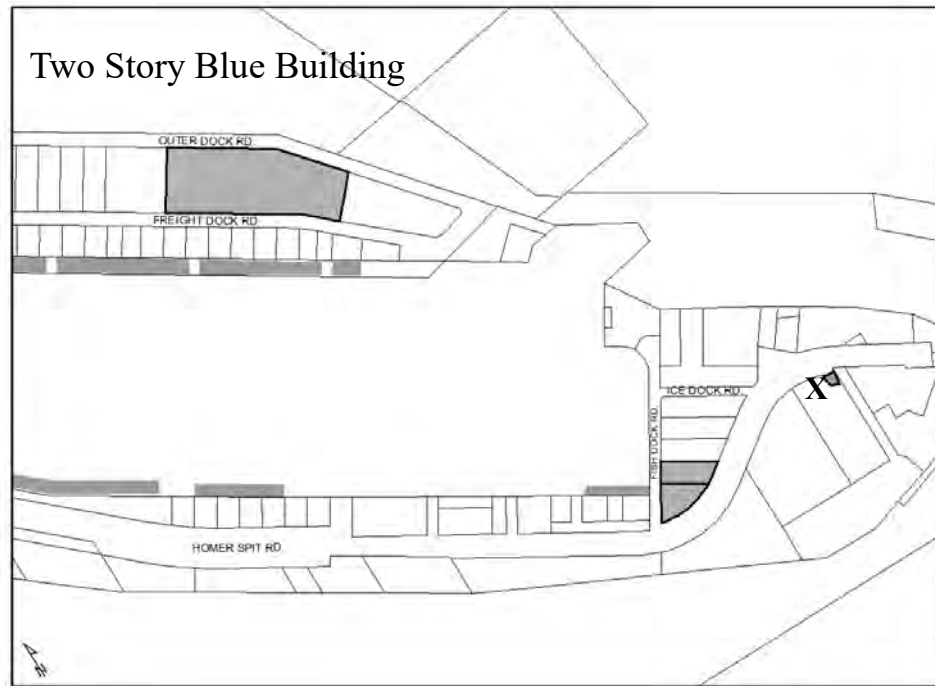
**Infrastructure:** Paved road, water and sewer.

**Address:** 4690 Homer Spit Road

**Leased to:** Alaska Marine Highway  
 Expiration: April 30, 2060  
 MOA on file regarding ferry terminal and city maintenance shop.

**Finance Dept. Code:**





**Designated Use:** Leased Lands

**Acquisition History:**

**Area:** 1.05 acres (0.52 and 0.53 acres)

**Parcel Number:** 18103477, 78

**2019 Assessed Value:** Land value \$325,700

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A

**Zoning:** Marine Industrial

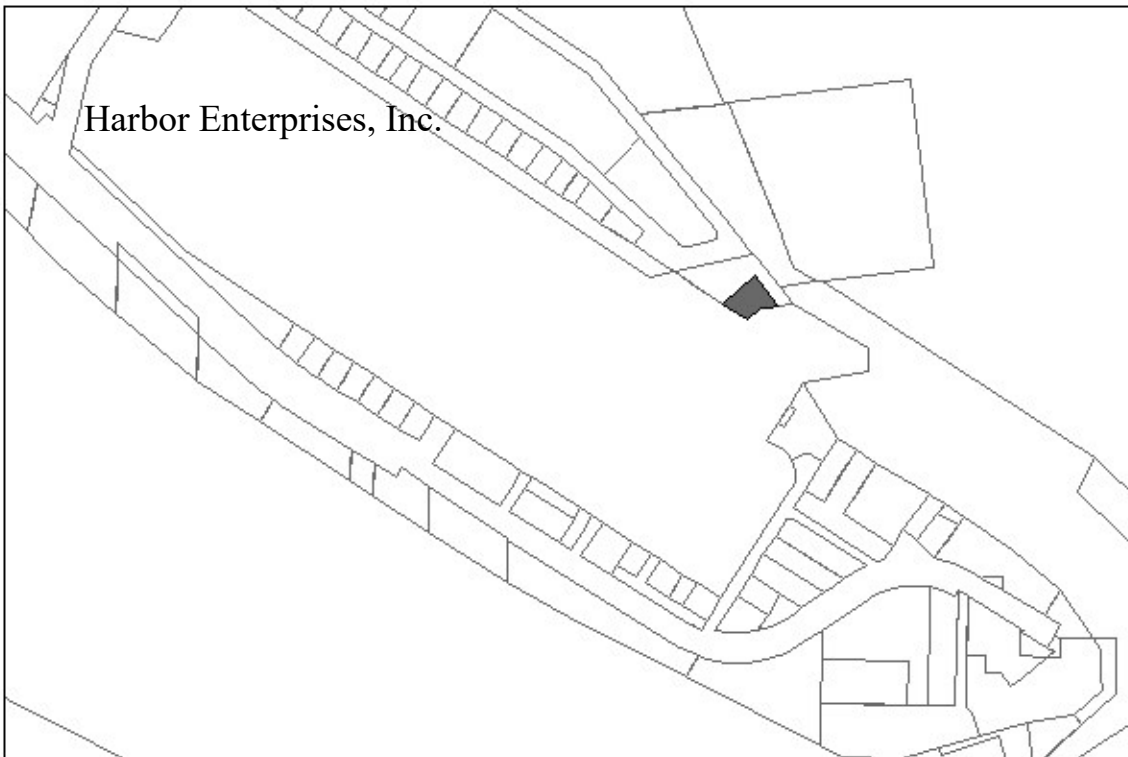
**Infrastructure:** Water, sewer, natural gas, paved road access

**Address:** 4667 Homer Spit Road

Leased to Homer Sea Tow, Resolution 20-036, expiration 3/31/2025

Lower level of the building contains a large water pump and is part of the city water infrastructure. That portion of the building is not available for lease.

**Finance Dept. Code:**



**Designated Use:** Leased Land (Fuel tanks for fuel dock)  
**Acquisition History:**

**Area:** 20,000 sq ft (0.459 acres)

**Parcel Number:** 18103260

**Legal Description:** HM0970072 T07S R13W S01 HOMER SPIT NO 6 8-E-1

**Zoning:** Marine Industrial

**Wetlands:** None

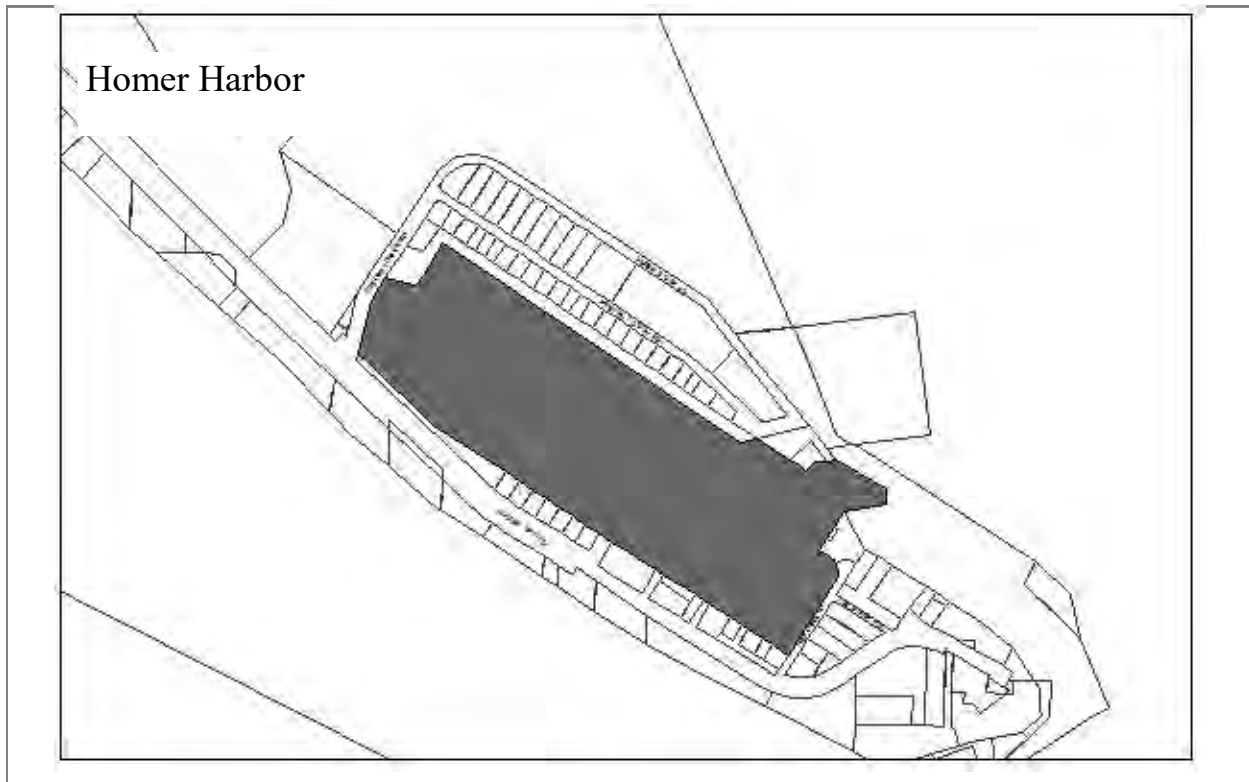
**Infrastructure:** Paved road, water and sewer.

**Address:** 4607 Freight Dock Road

**Leased to:** Harbor Enterprises/Terminal Oil Sales  
 Resolution 16-031(S) 20 yr lease

**Finance Dept. Code:**

**Section C**  
**Port Facilities**



**Designated Use:** Homer Small Boat Harbor  
**Acquisition History:** Reso 99-51 Reconveyed from ACOE

<b>Area:</b> 72.94	<b>Parcel Number:</b> 18103214
--------------------	--------------------------------

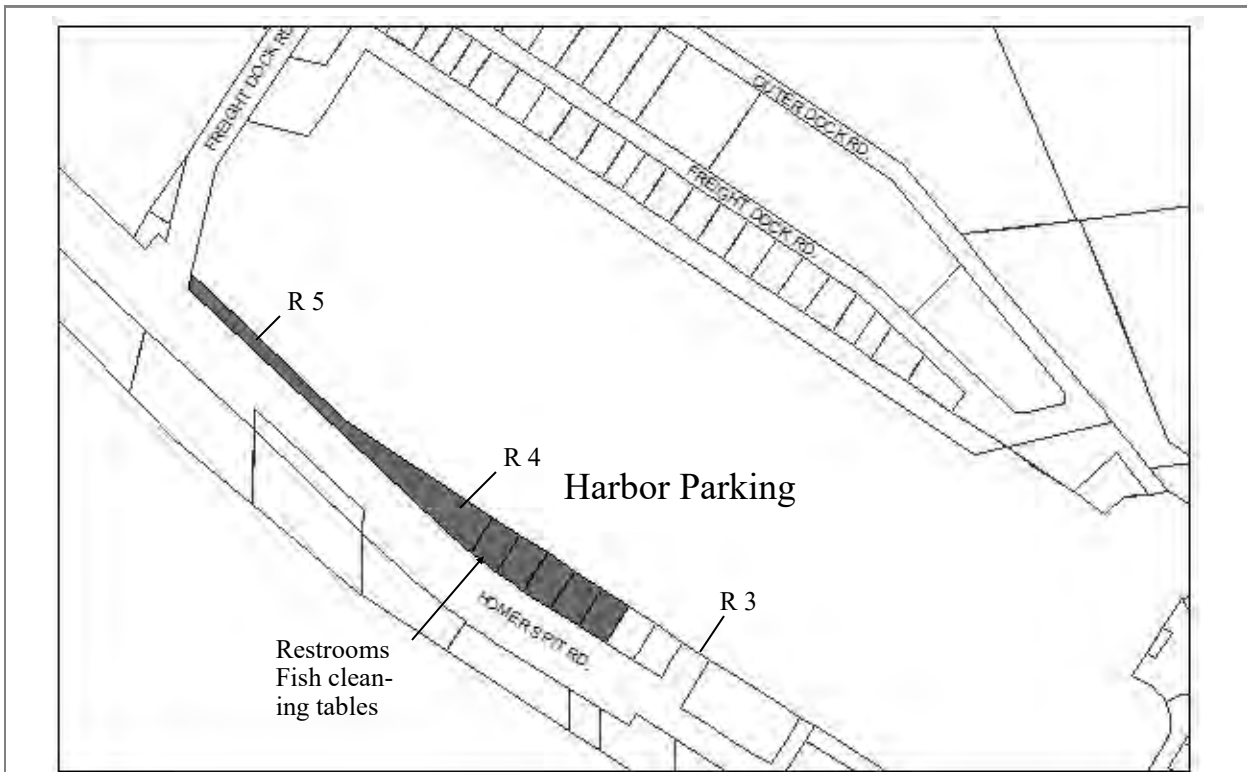
**Legal Description:** T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN

<b>Zoning:</b> Marine Commercial/Small Boat Harbor Overlay	<b>Wetlands:</b> N/A
--	----------------------

**Infrastructure:** floats, road access, water and sewer

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Parking  
**Acquisition History:**

**Area:** 3.12 acres

**Parcel Number:** 181033 18-22, 24

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A

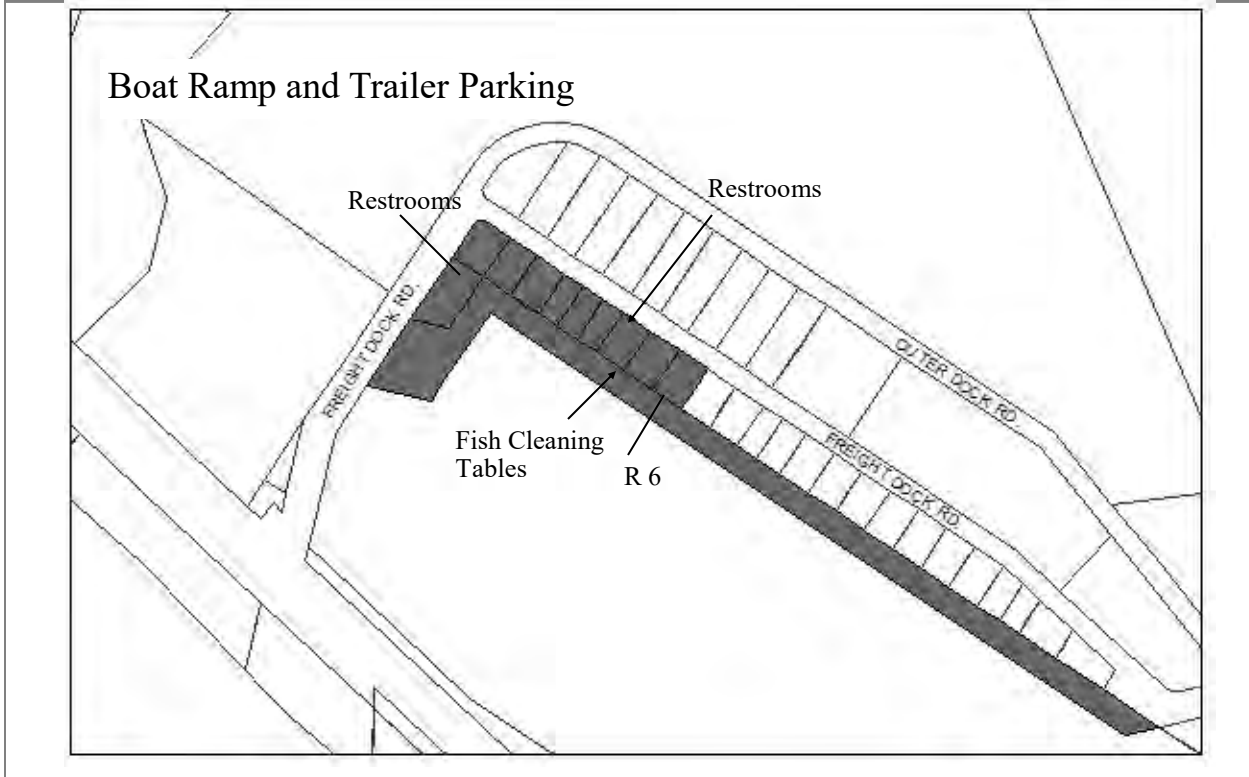
**Zoning:** Marine Commercial

**Wetlands:** N/A

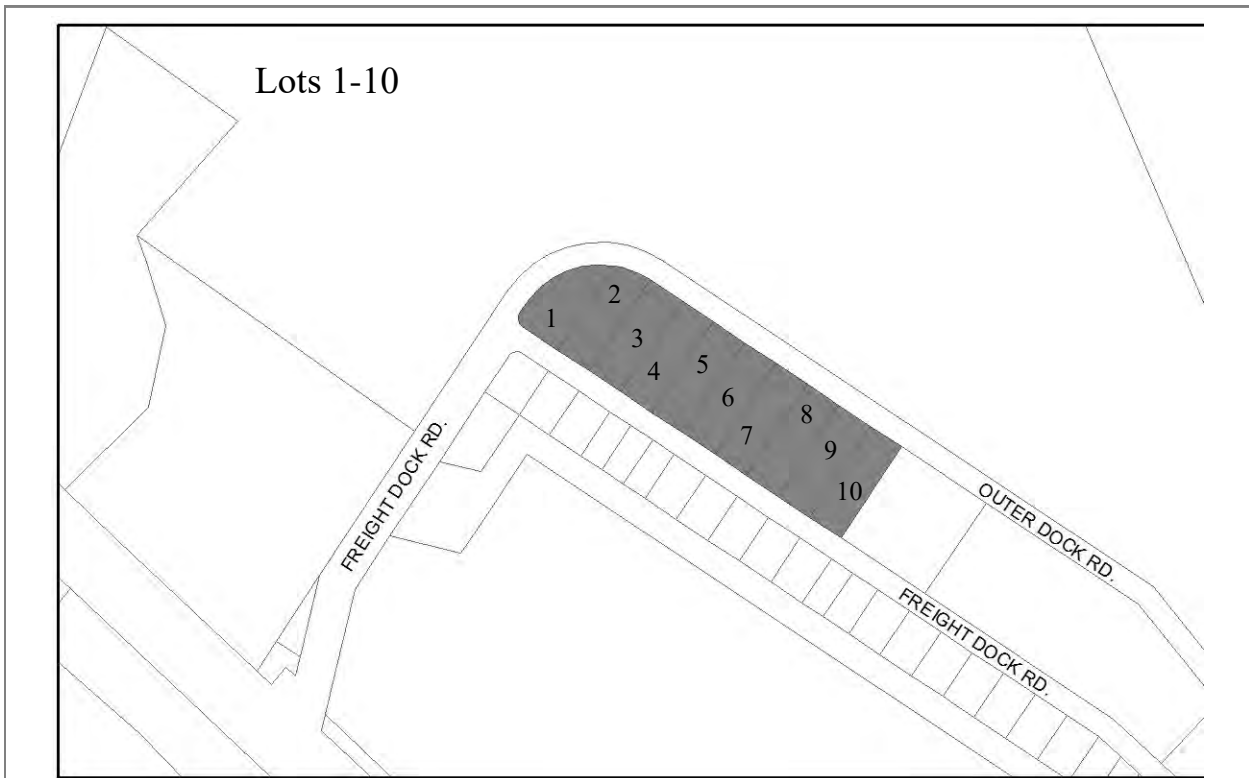
**Infrastructure:** Paved road, gas, Spit Trail, water and sewer, public restrooms

**Notes:** New restrooms at Ramp 5 constructed 2015/2016

**Finance Dept. Code:**



<b>Designated Use:</b> Boat ramp and trailer parking	
<b>Acquisition History:</b>	
<b>Area:</b> 8.32 acres	<b>Parcel Number:</b> 181032 47-58, 18103216
<b>Legal Description:</b> Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8	
<b>Zoning:</b> Marine Industrial, over slope area is Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, gas, water and sewer, public restrooms	
<p><b>Notes:</b> Includes boat launch (reconstructed in 2016), Spit Trail, boat trailer parking, two public restrooms and over slope area along the harbor.</p> <p>Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use: Port Use**  
**Acquisition History:**

**Area:** 6.67 acres

**Parcel Number:** 181032-21,22-29, 31

**Legal Description:** T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOTS 1-10

**Zoning:** Marine Industrial

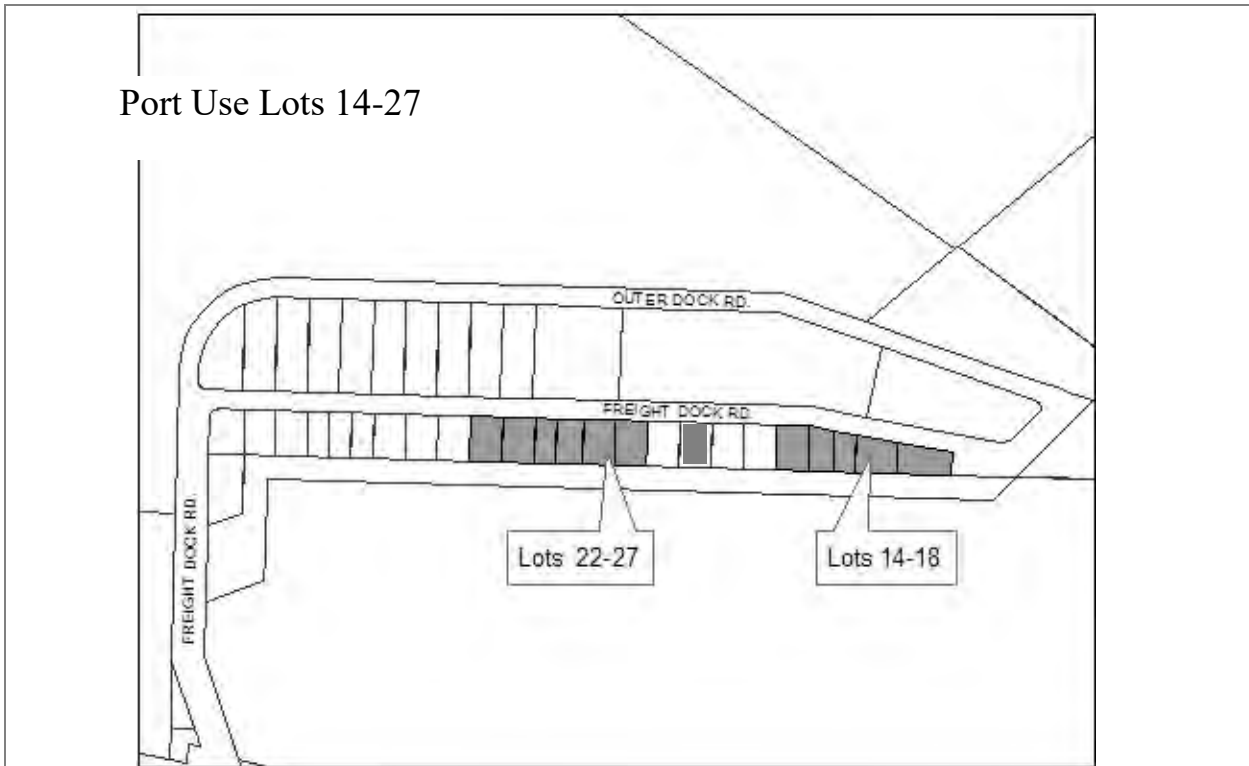
**Wetlands:** N/A

**Infrastructure:** paved road, gas, water and sewer, Barge ramp

**Notes:**

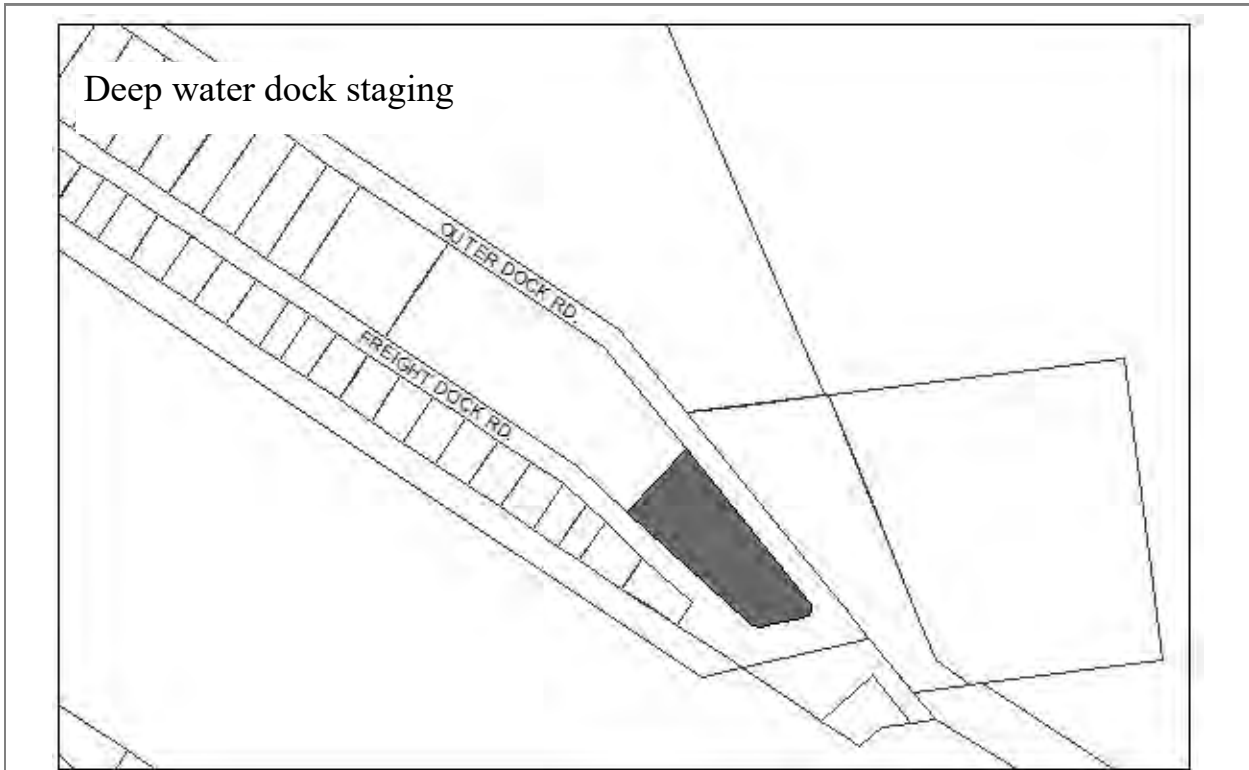
Lots 1,2,3: Summer boat trailer parking  
 Resolution 14-041, Lots 9 and 10 are available for short term lease only

**Finance Dept. Code:**



<b>Designated Use:</b> Port Use	
<b>Acquisition History:</b>	
<b>Area:</b> 3.16 acres	<b>Parcel Number:</b> 18103233-37, 41-46
<b>Legal Description:</b> Homer Spit No 5 Lots 14-18, 22-27	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, gas, Spit Trail, water and sewer	
<p><b>Notes:</b>                  Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.</p> <p>The harbor office completed in 2015 is on lots 22 and 23.</p>	
<b>Finance Dept. Code:</b>	





**Designated Use:** Deep water dock staging  
**Acquisition History:**

**Area:** 2.08 acres

**Parcel Number:** 18103232

**Legal Description:** T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13

**Zoning:** Marine Industrial

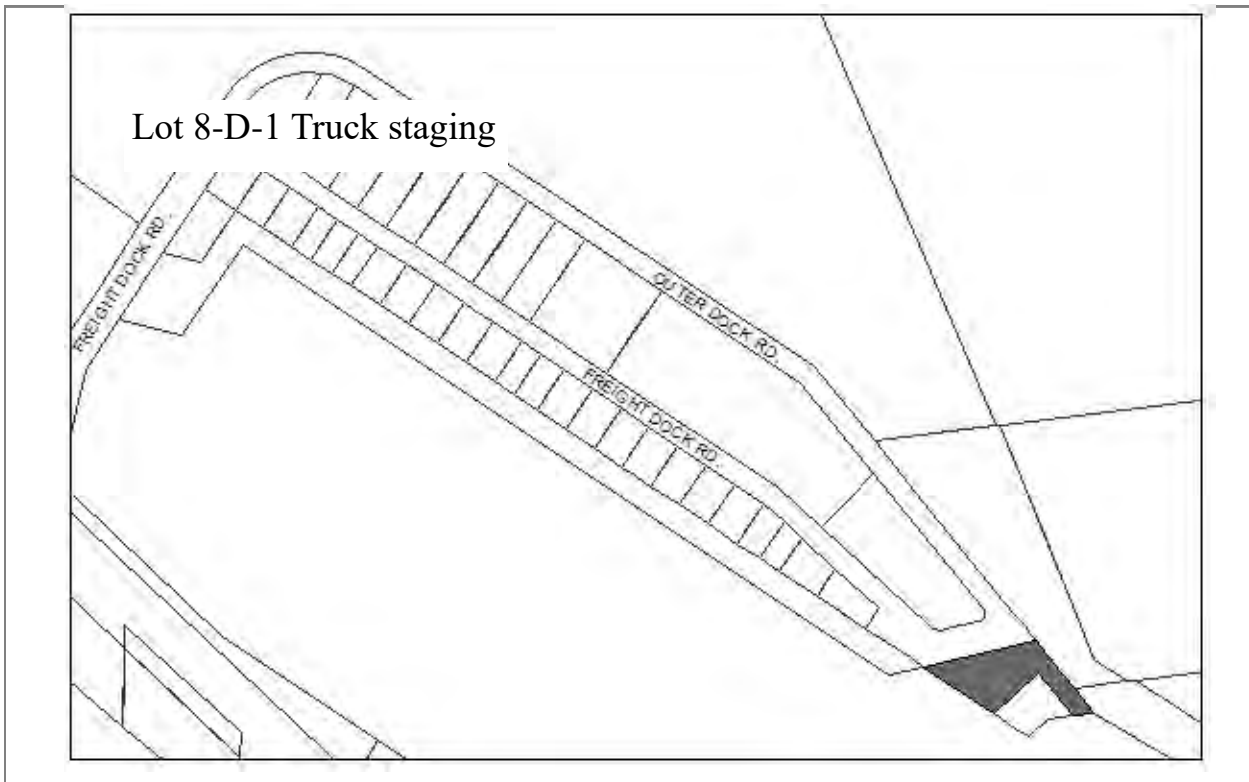
**Wetlands:** N/A

**Infrastructure:** paved road, gas, water and sewer

**Notes:**

Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.

**Finance Dept. Code:**



**Designated Use:** Commercial Truck Staging  
**Acquisition History:**

<b>Area:</b> 1.12 acres	<b>Parcel Number:</b> 18103259
-------------------------	--------------------------------

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
----------------------------------	----------------------

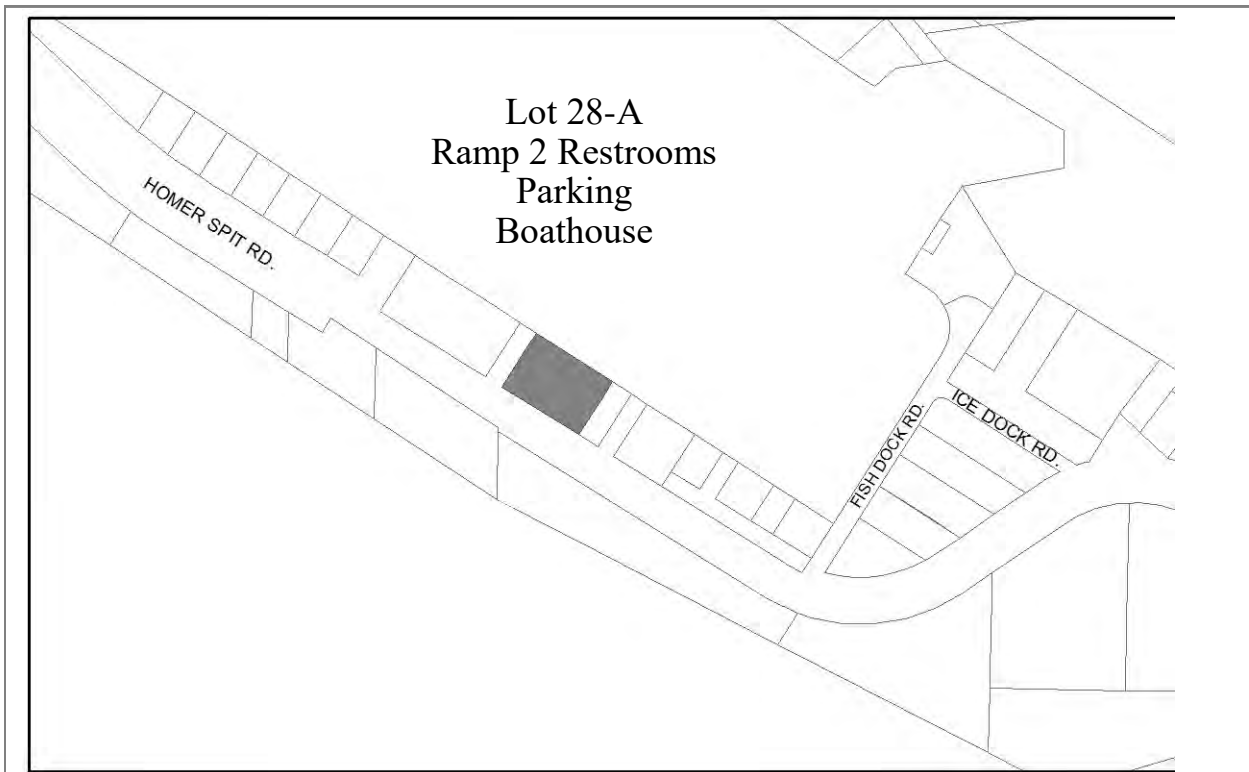
**Infrastructure:** Gravel road access, water and sewer

**Notes:**

Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.

2014 construction of guard shack for Deep Water Dock, restrooms and picnic facility, completion of Spit Trail, and paved the lot for dock staging.

**Finance Dept. Code:**



**Designated Use:** Parking, restrooms and boathouse (Reso 16-043)  
**Acquisition History:**

<b>Area:</b> 0.93 acres	<b>Parcel Number:</b> 18103397
-------------------------	--------------------------------

**Legal Description:** Homer Spit Subdivision Amended Homer Boathouse Replat Lot 28-A

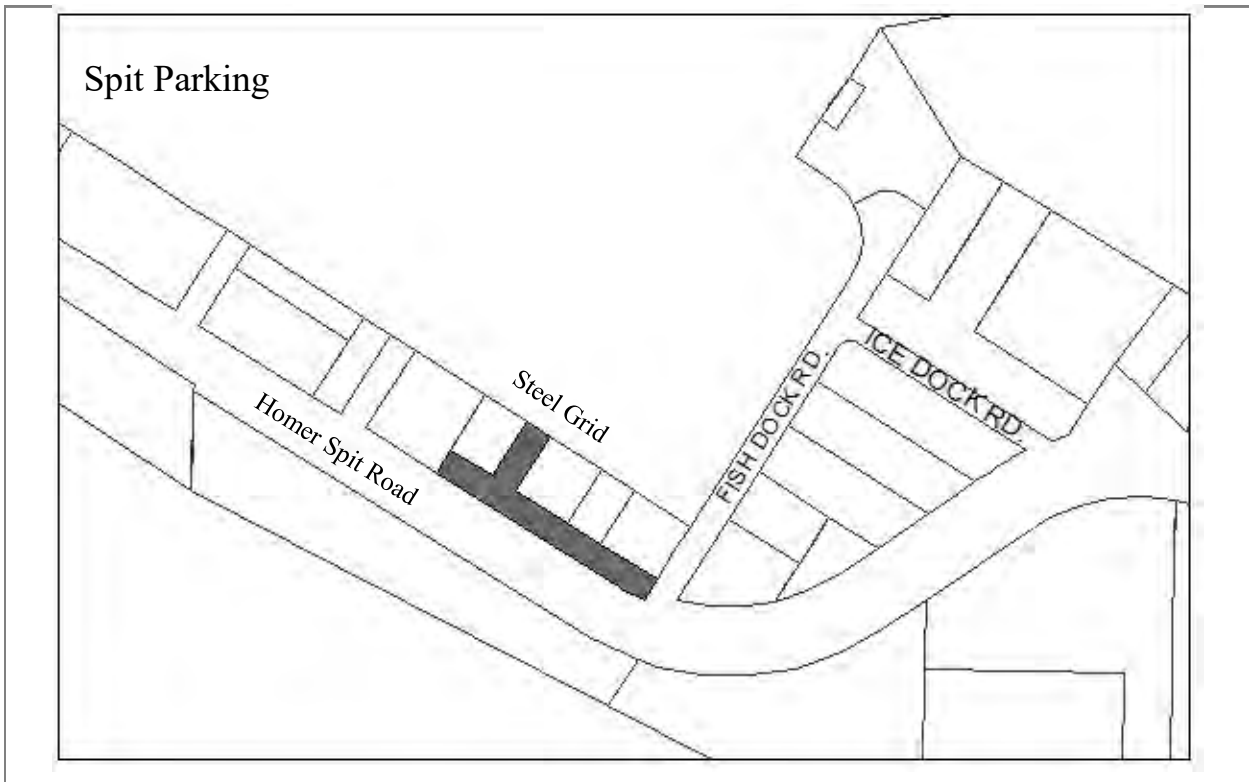
**Zoning:** Marine Commercial

**Infrastructure:** Paved road, gas, water and sewer

Former site of Harbormaster Office.  
 Boat house constructed 2017/18 on a portion of the property.

Original Restrooms built in 1974. Property was part of a Land and Water Conservation Fund Grant in 1972, Project #02-00072. Land may be required to remain parkland in perpetuity. New restrooms constructed 2018-2019, LWCF agreement amended.

**Finance Dept. Code:**



**Designated Use:** Parking and Access  
**Acquisition History:**

**Area:** 0.6 acres

**Parcel Number:** 18103441

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA

**Zoning:** Marine Commercial

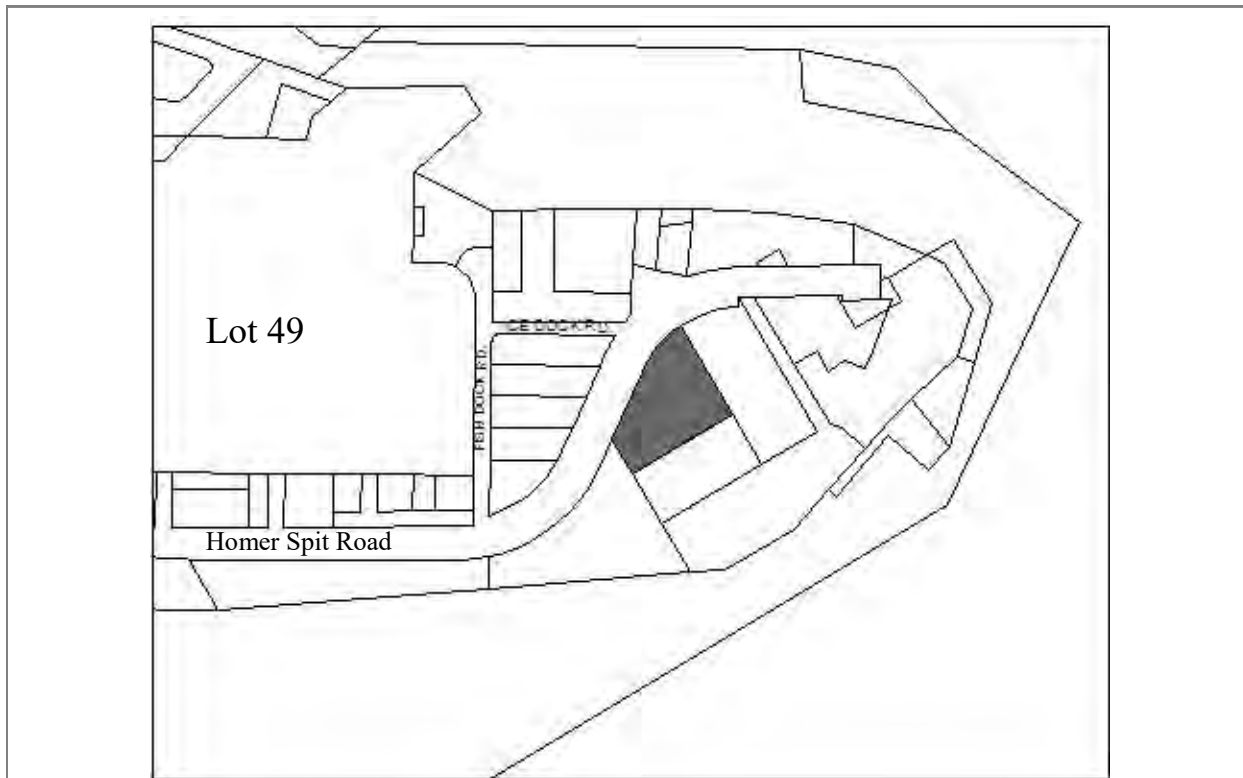
**Wetlands:** N/A

**Infrastructure:** Paved road

**Notes:**

Provides parking for adjacent businesses, and harbor access.

**Finance Dept. Code:**



**Designated Use:** Main Dock Staging  
**Acquisition History:**

<b>Area:</b> 2 acres	<b>Parcel Number:</b> 18103403
----------------------	--------------------------------

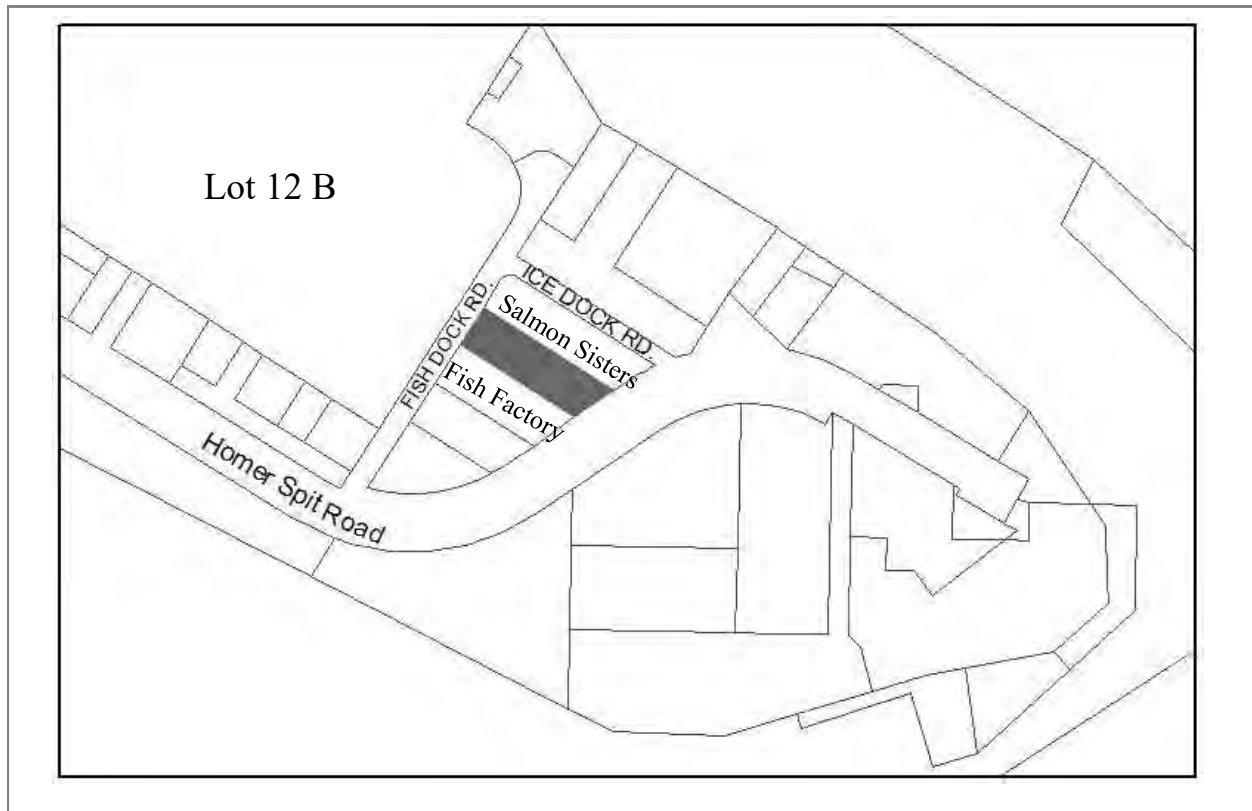
**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
----------------------------------	----------------------

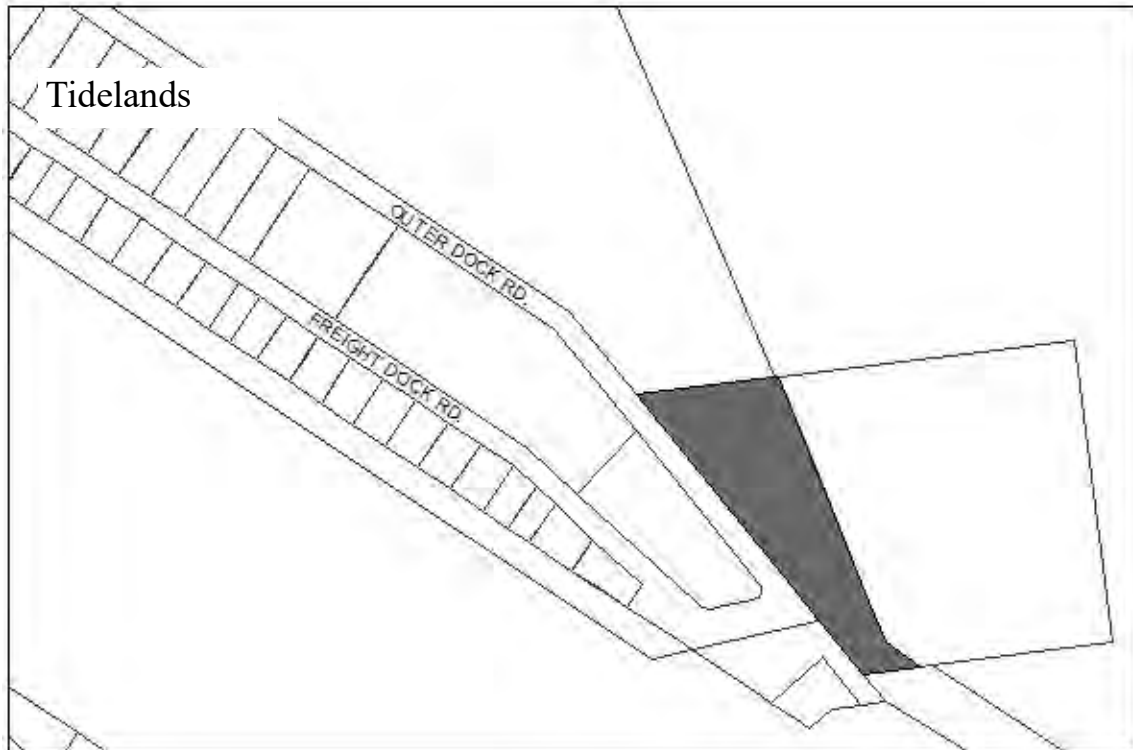
**Infrastructure:** Paved road, gas, water and sewer

**Notes:**  
 Resolution 2007-51: Continue to use for dredge material dewatering.

**Finance Dept. Code:**



<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 0.68 acres	<b>Parcel Number:</b> 18103451
<b>Legal Description:</b> City of Homer Port Industrial Subdivision No 4 Lot 12-B	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<p>Parcel has the fish grinder on it, and possibly a short term lease for storage from neighboring business. The whole parcel is not readily available for a long term lease.</p> <p>Resolution 09-33: Remove Lot 12-B City of Homer Port Industrial Subdivision No 4 from lots that may be leased until the drainage issues are resolved.</p> <p>Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Tidelands  
**Acquisition History:**

**Area:** 4.19 acres

**Parcel Number:** 18103213

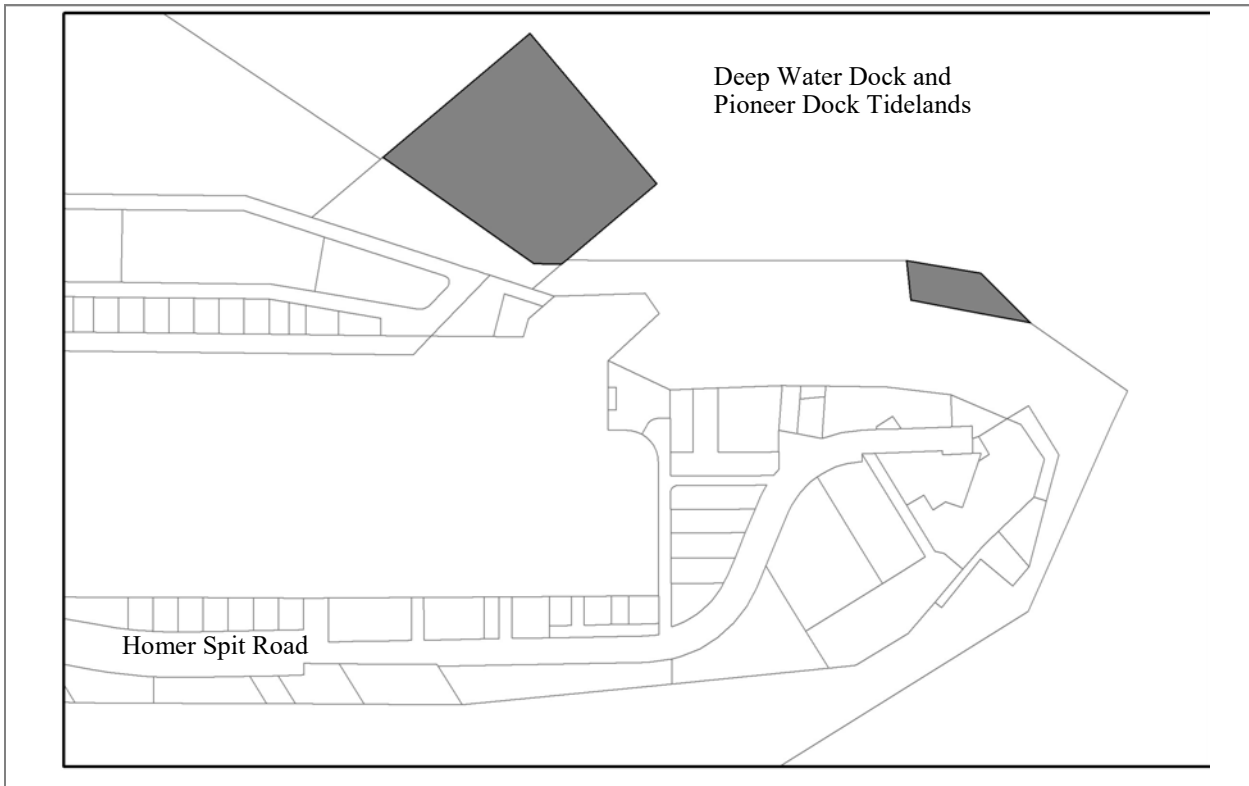
**Legal Description:** T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A

**Zoning:** Not zoned

**Wetlands:** Tidelands

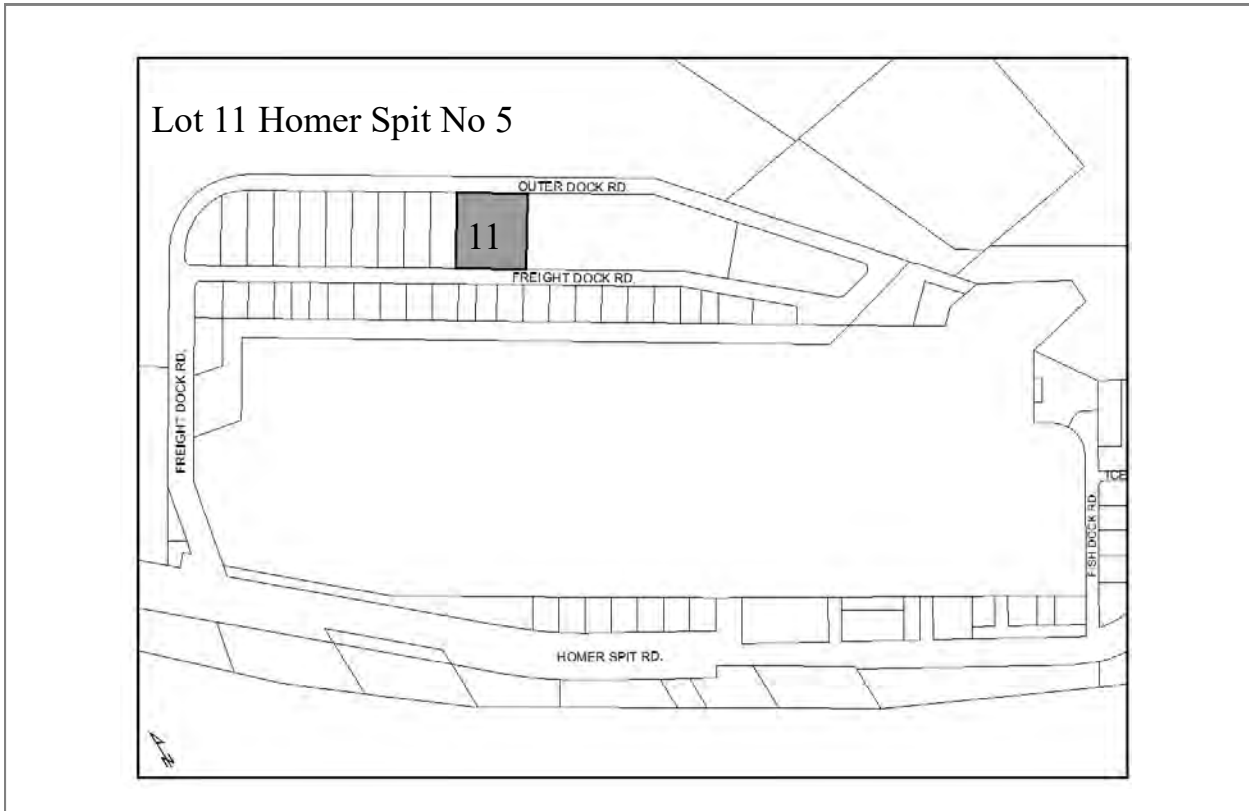
**Infrastructure:**

**Finance Dept. Code:**



<b>Designated Use:</b> Port and Harbor Use	
<b>Acquisition History:</b> Resolution 17-81	
<b>Area:</b> 11.91 acres, 1.37 acres	<b>Parcel Number:</b> 18103203, 18107005
<b>Legal Description:</b> ATS 1373 and ATS 1603	
<b>Zoning:</b> Outside city limits	<b>Wetlands:</b> N/A
<b>Infrastructure:</b>	
<b>Notes:</b> Acquired from the State of Alaska	
<b>Finance Dept. Code:</b>	





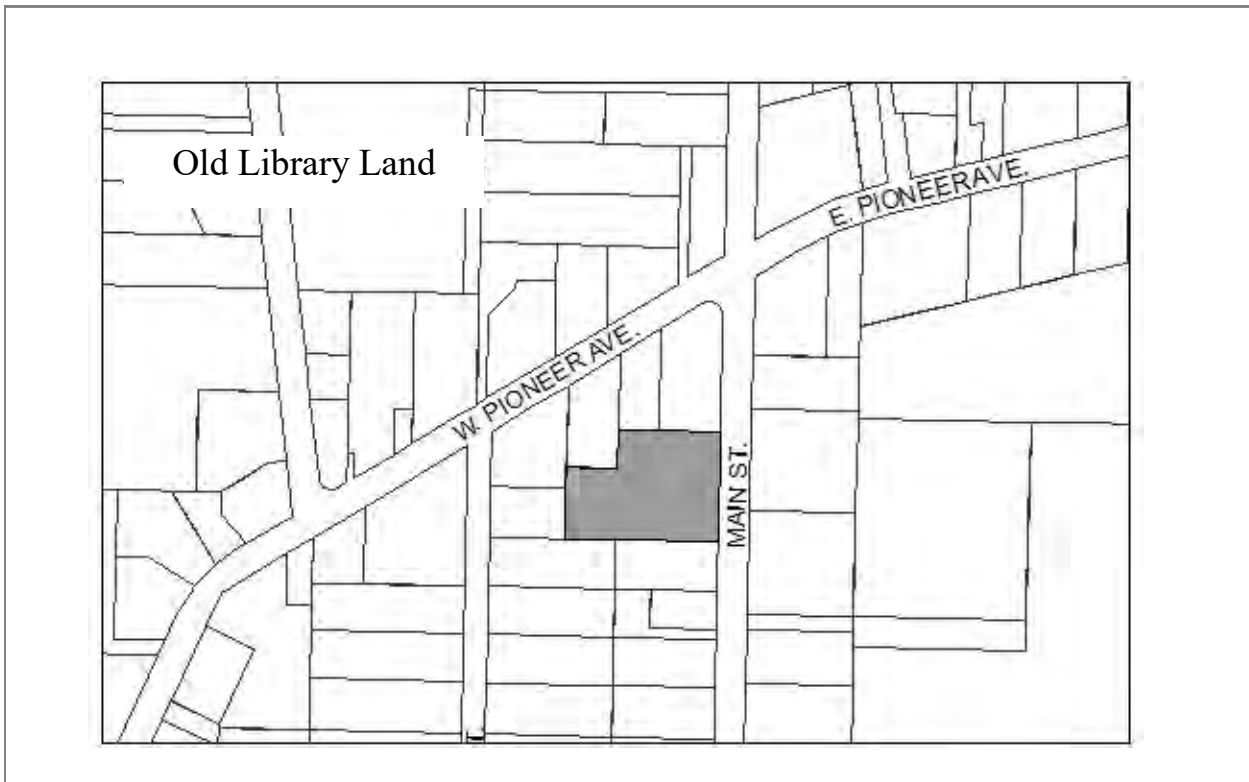
<b>Designated Use:</b> Port Facility	
<b>Acquisition History:</b>	
<b>Area:</b> 1.78 acres. A small portion is leased for a telecommunications tower	<b>Parcel Number:</b> 18103230
<b>Legal Description:</b> Homer Spit Subdivision No. 5 Lot 11	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4300 Freight Dock Road
<p>A portion of Lot 11 is under lease for a telecommunications tower. (18103230LH01 )</p> <p>This lot is withheld from long term lease pending the General Investigation Study with ACOE for the Large Vessel Moorage Facility. (Resolution 20-19)</p>	
<b>Finance Dept. Code:</b>	



**Section D**  
**City Facilities and Other Lands**

Blank Page

<b>Designated Use:</b>	
<b>Area:</b>	<b>Parcel Number:</b>
<b>2015 Assessed Value:</b>	
<b>Legal Description:</b>	
<b>Zoning:</b>	<b>Wetlands:</b>
<b>Infrastructure:</b>	
<b>Notes:</b>	
<b>Finance Dept.</b>	



**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)

<b>Area:</b> 1.31 acres	<b>Parcel Number:</b> 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

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> 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:**



**Designated Use:** Library. Resolution 2003-72  
**Acquisition History:** KPB Ord 93-09

**Area:** 5.25 acres

**Parcel Number:** 17710739, 17710740

**2019 Assessed Value:** \$8,248,000 (Land 272,600, Structure 7,975,400)

**Legal Description:** HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26

**Zoning:** Central Business District

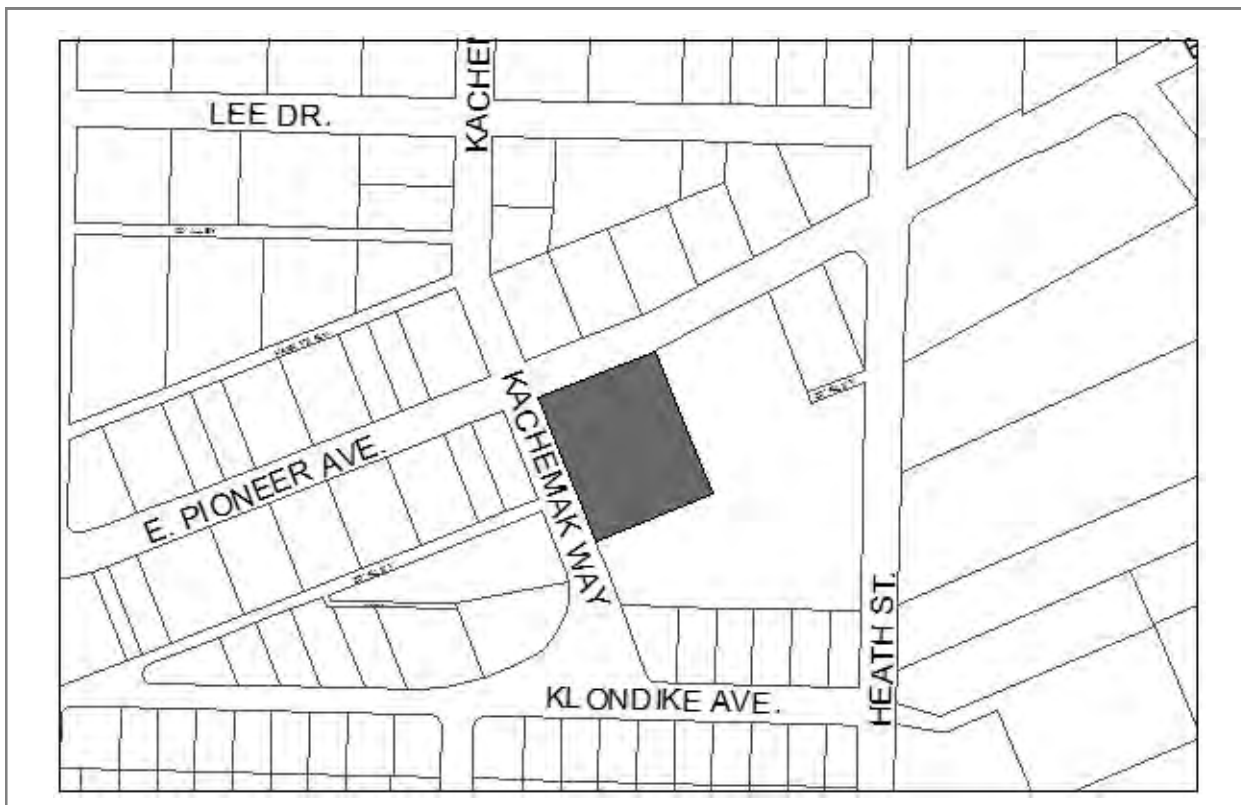
**Wetlands:** Some wetlands present

**Infrastructure:** Paved road access, trail access, gas, water and sewer available.

**Notes:**

Resolution 23-030 supported improvements on the lots based on a design plan developed by Friends of the Homer Library.

**Finance Dept. Code:**



**Designated Use:** City Hall

**Acquisition History:** Purchased, Schoulz 12/31/86

**Area:** 1.12 acres

**Parcel Number:** 17720408

**2019 Assessed Value:** \$2,377,700 (Land 188,800 Structure 2,218,900)

**Legal Description:** HM2004048 T06S R13W S20 Glacier View Subdivision Campus Addition Lot 6-A-2

**Zoning:** Central Business District

**Wetlands:** None

**Infrastructure:** Paved road access, gas, water and sewer.

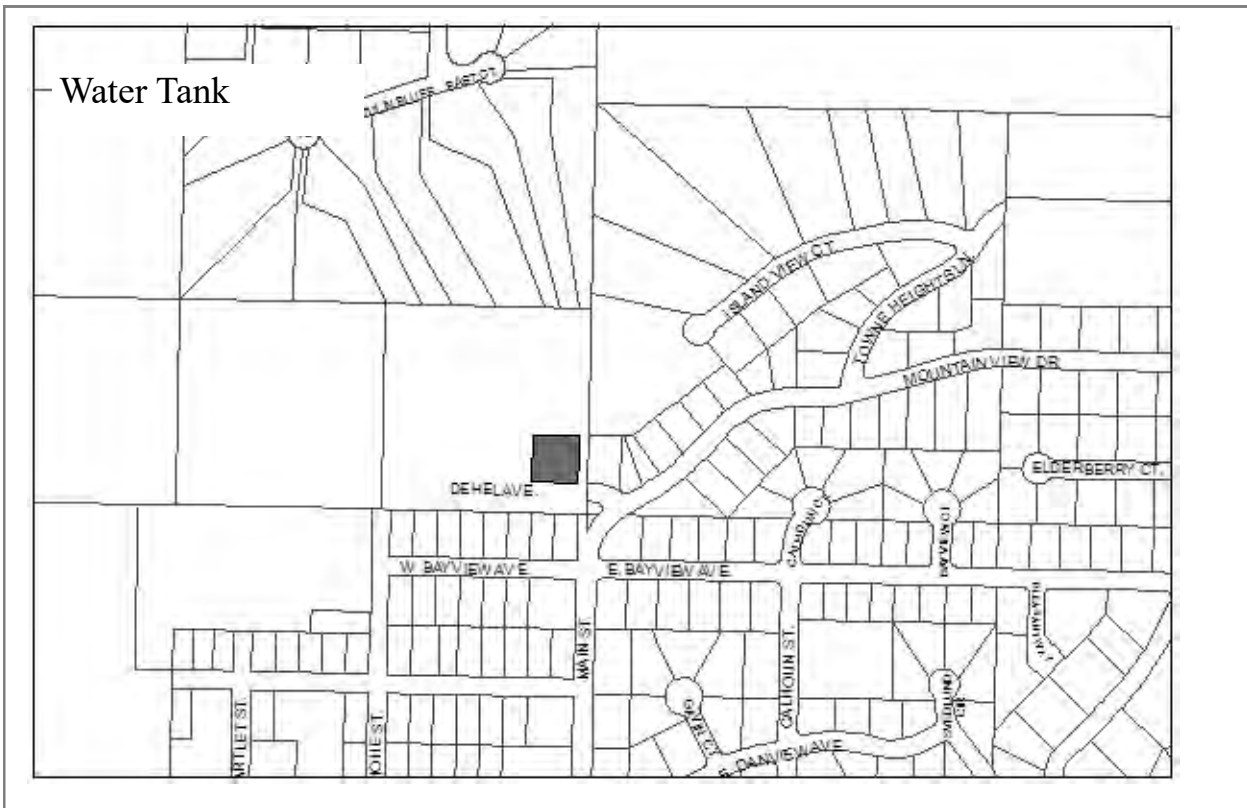
**Notes:** New addition and remodel 2011/12. Lower parking area paved.

**Finance Dept. Code:**

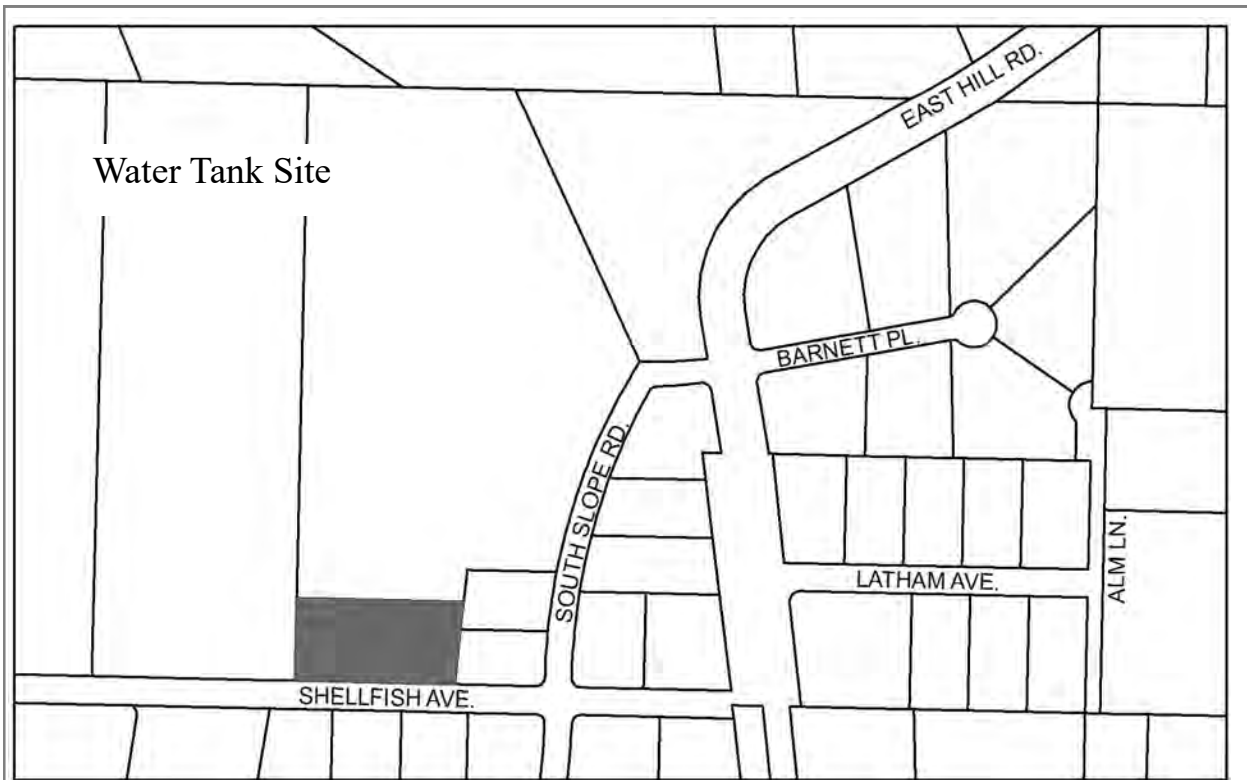


<b>Designated Use:</b> Fire Station and former police station	
<b>Acquisition History:</b> Straub Warr Deed 4/74, partial purchase Straub 4/5/74	
<b>Area:</b> 1.57 acres	<b>Parcel Number:</b> 17702057
<b>2019 Assessed Value:</b> \$1,567,900 ( Land: \$224,900 Structures: \$1,303,300)	
<b>Legal Description:</b> HM 0870011 NEW HOMER HIGH SCHOOL NO 2 Tract 1-B	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, Sewer, Paved access	
<b>Notes:</b> Fire hall remodel 2017/2018 Resolution 20-031 assigned management and use of the former police station to the Homer Volunteer Fire Dept	
<b>Finance Dept. Code:</b>	





<b>Designated Use:</b> Water Tank (A Frame Tank)	
<b>Acquisition History:</b> Dehel Deed 6/1/65	
<b>Area:</b> 0.5 acres	<b>Parcel Number:</b> 17504011
<b>2019 Assessed Value:</b> \$480,900 (Land: \$134,100, Structure: \$346,800 (water tank))	
<b>Legal Description:</b> HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Possible drainage through site
<b>Infrastructure:</b> N/A	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Future Water Tank  
**Acquisition History:** Ordinance 14-39

**Area:** 1.5 acres

**Parcel Number:** 17701009

**2019 Assessed Value:** \$82,000

**Legal Description:** T6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2

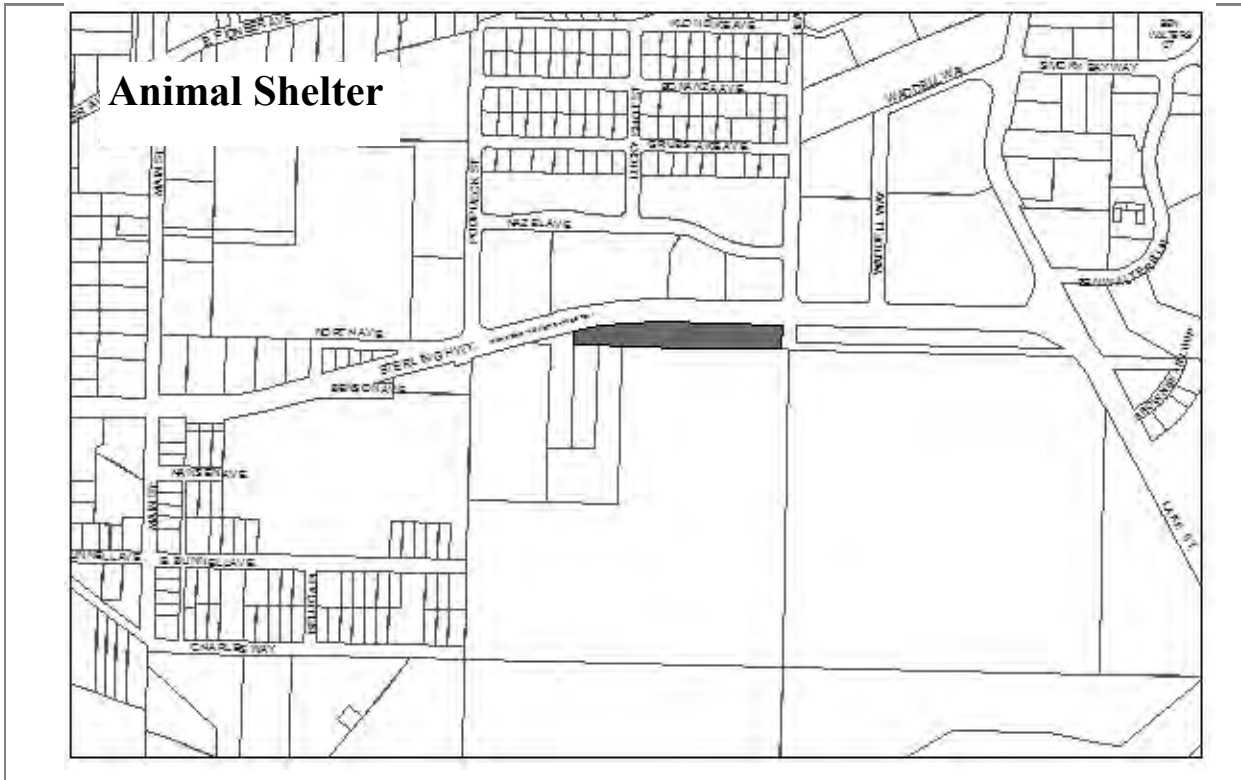
**Zoning:** Rural Residential

**Wetlands:**

**Infrastructure:** N/A

**Notes:** Future location of a new water tank. Project is shovel ready if federal funding becomes available.

**Finance Dept. Code:**



**Designated Use:** Animal Shelter  
**Acquisition History:** Heath Deed 3/10/71

<b>Area:</b> 1.85 acres	<b>Parcel Number:</b> 17714020
-------------------------	--------------------------------

**2019 Assessed Value:** \$1,474,100 (Land \$311,700, Structure \$1,162,400)

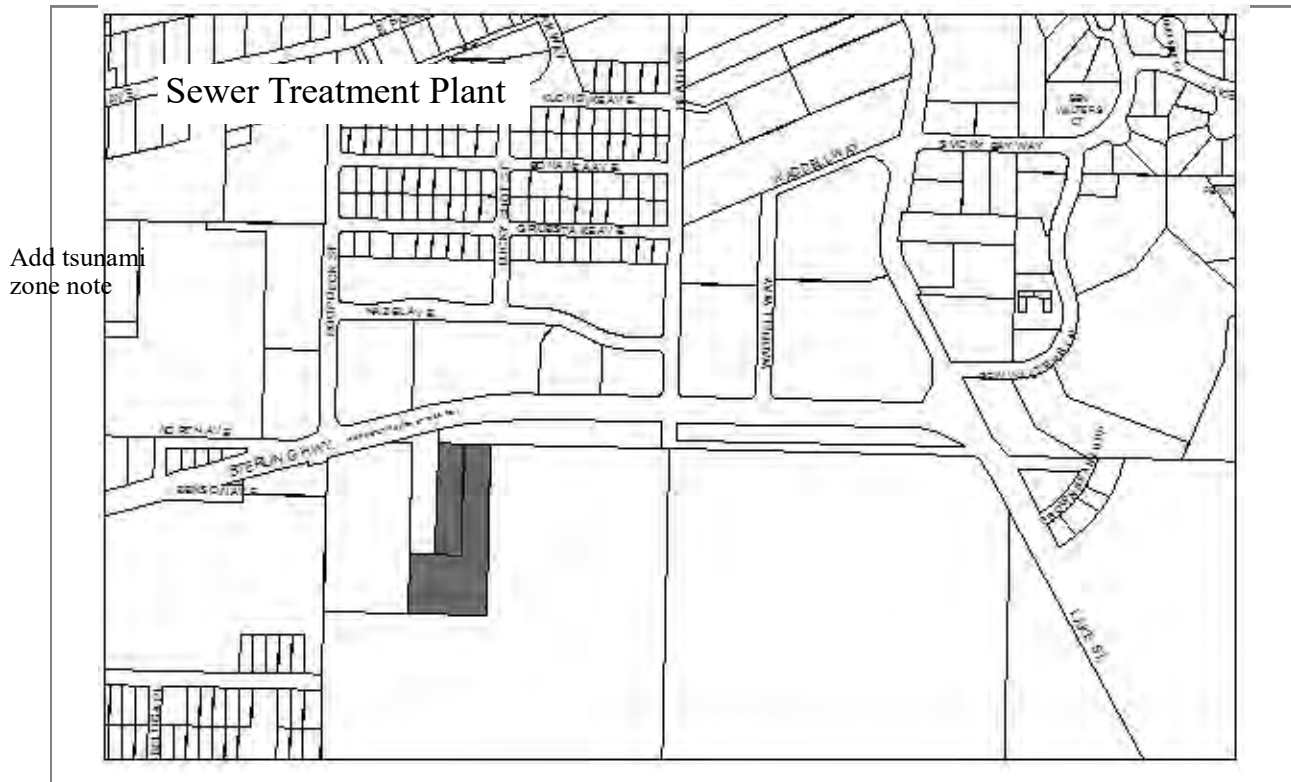
**Legal Description:** Glacier View Subdivision No 18 Lot 1

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
--	----------------------

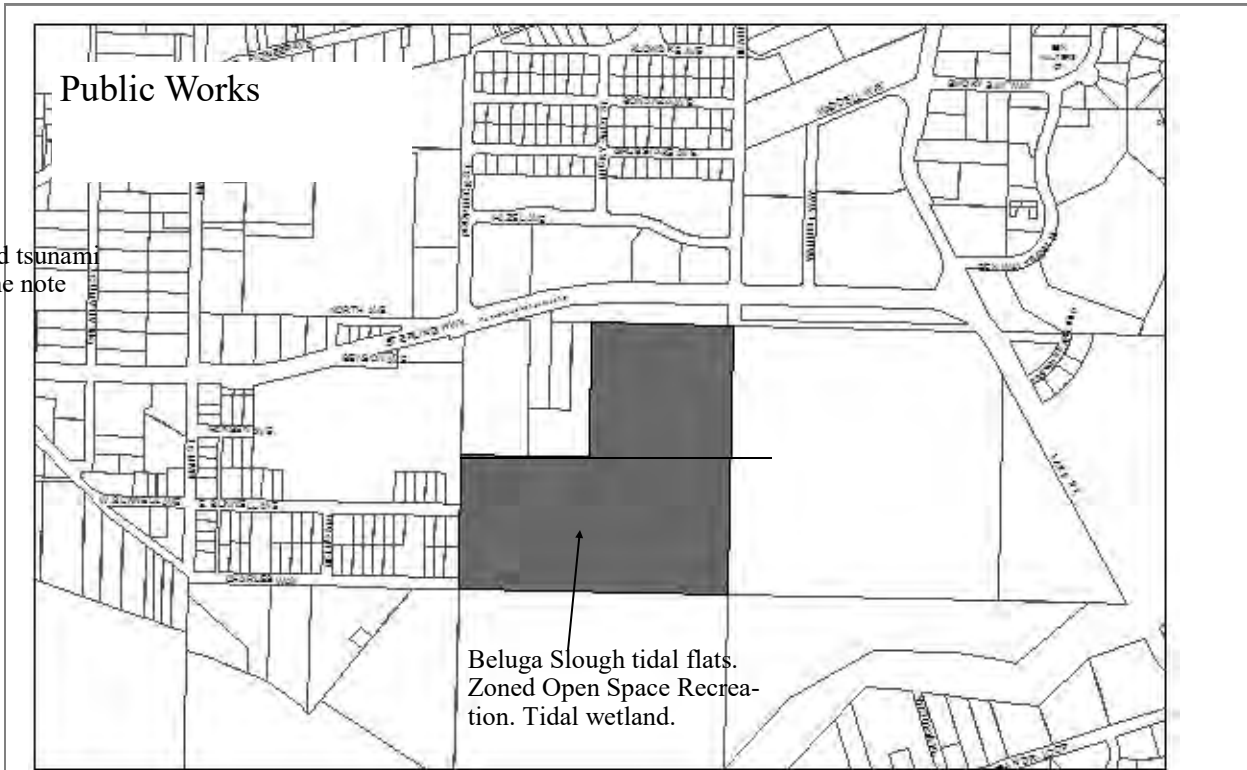
**Infrastructure:** Water, Sewer, gas, gravel access via Public Works

**Notes:** Also includes landscaped area along the Sterling Highway maintained by Parks and Recreation, and named Superintendent's Park.  
  
 Constructed in 2004. 3,828 sq feet.

**Finance Dept. Code:**



<p><b>Designated Use:</b> Sewage Treatment  <b>Acquisition History:</b> see below</p>	
<b>Area:</b> 4.08 acres	<b>Parcel Number:</b> 177140 14, 15
<b>2019 Assessed Value:</b> \$3,248,400 (Land: \$196,100 Structures/Improvements: \$3,052,300)	
<p><b>Legal Description:</b> T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164, T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05</p>	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Yes
<b>Infrastructure:</b> Water and Sewer. Access via PW complex	
<p><b>Notes:</b>                  Acquisition:                  17414014: Mitchell Warr Deed 1/9/84                  17714015: Heath/Whitmore Deed 3-71</p> <p>2008 Resolution 08-48 recommends a replat to vacate common lot lines. Resolution 10-35(A) Replat the Sewer Treatment Plant lots to vacate the common lot line. Staff note: additional funding is required to pay for replatting.</p> <p>Lower section within a FEMA mapped flood hazard area.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Public Works  
**Acquisition History:** Heath Dead 3/10/71

<b>Area:</b> 30 acres	<b>Parcel Number:</b> 17714016
-----------------------	--------------------------------

**2019 Assessed Value:** \$4,567,700 (Land: \$2,973,600, Structures: \$1,594,100)

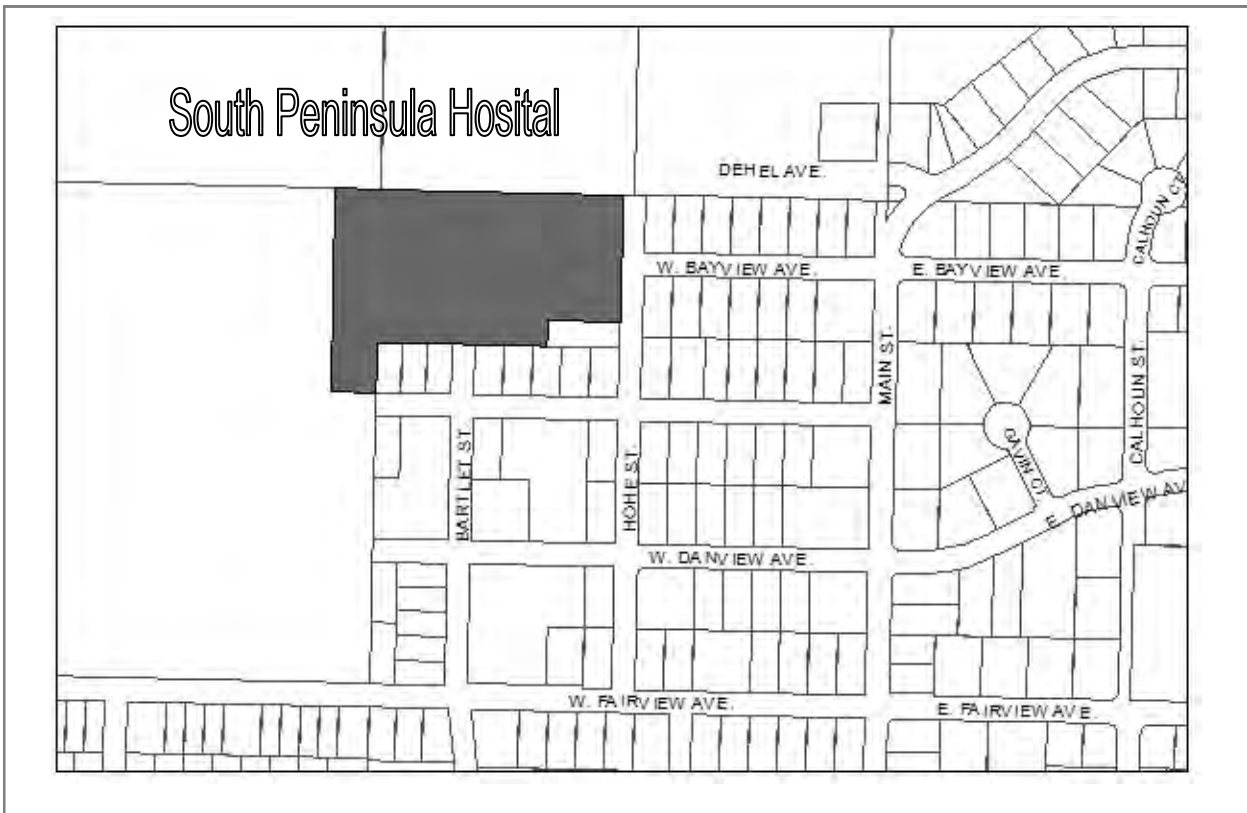
**Legal Description:** T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4

<b>Zoning:</b> Central Business/Open Space	<b>Wetlands:</b> Yes
--	----------------------

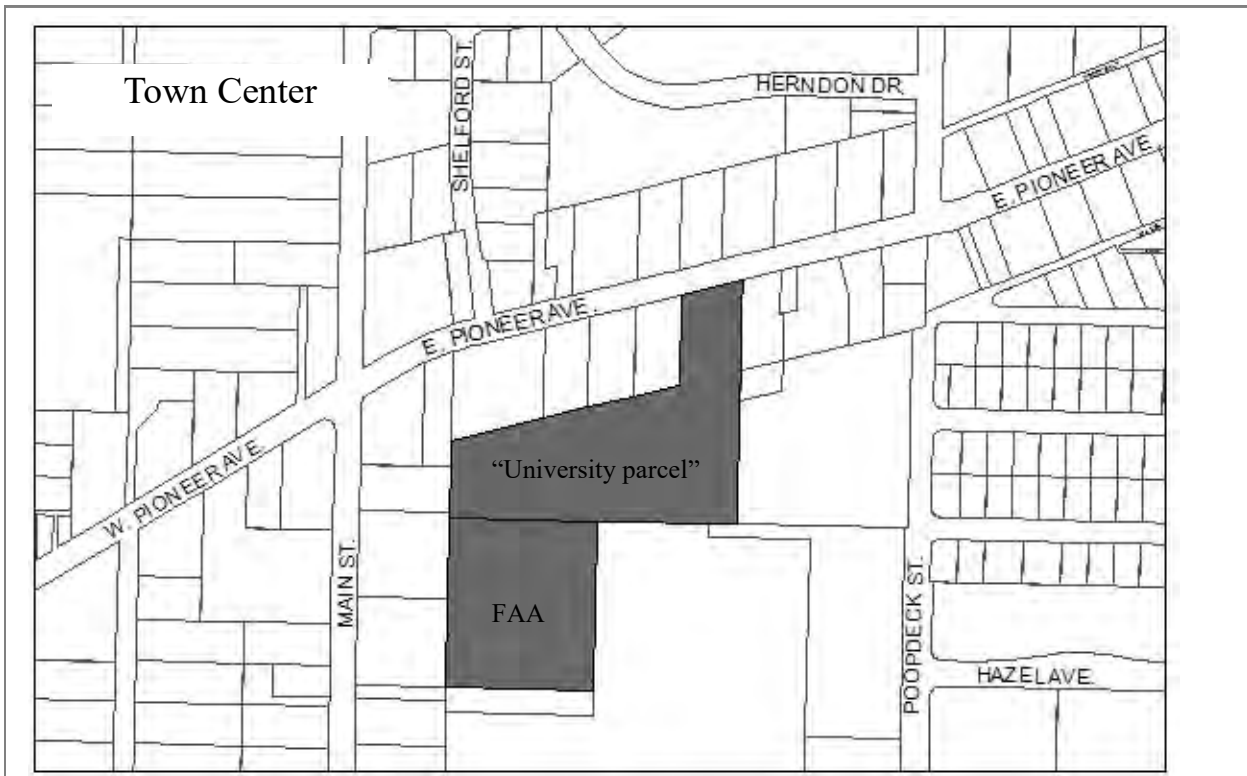
**Infrastructure:** Paved Road, water and sewer

**Notes:**  
 Within a FEMA mapped flood hazard area.  
 Lower portion of lot also nominated for inclusion in the Western Hemisphere Shorebird Reserve network, Resolution 15-064.  
 2015/16: Equipment shed constructed, Conditional Use Permit 15-02.

**Finance Dept. Code:**



<b>Designated Use:</b> South Peninsula Hospital	
<b>Acquisition History:</b>	
<b>Area:</b> 7.12 acres	<b>Parcel Number:</b> 17504024
<b>2019 Assessed Value:</b> \$87,292,800 (Land \$705,800, Structures \$86,587,000)	
<b>Legal Description:</b> HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2	
<b>Zoning:</b> Medical District	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	
<b>Notes:</b> Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KPB.	
<b>Finance Dept. Code:</b>	



**Designated Use:** UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek. Resolution 14-084 Identifying Homer FAA Site Sub Tract 38A in the Town Center as a Viable Location for a Community Center.

**Acquisition History:** UA: Ord 03-61 purchase.

**Area:** 7.69 acres

**Parcel Number:** 17719234, 17708015

**2019 Assessed Value:** \$382,800

**Legal Description:** Homer FAA Site Sub Tract 38A, UA lot: Nils O Svedlund Sub 2013 Replat lot 7-A tract B, long legal.

**Zoning:** Town Center District

**Wetlands:** City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.

**Infrastructure:** Must be built as land is developed.

Trail constructed on Lot 7-A, connecting north to Pioneer Ave (2019)

**Finance Dept. Code:**



**Designated Use:** Tidelands. Very small portion leased to Northern Enterprises for boat hoist, 2019  
**Acquisition History:**

**Area:** 6,784 acres

**Parcel Number:** 18107001, 17728001, 17528001  
 18101025, 18101026

**2019 Assessed Value:** \$12,753,300

**Legal Description:** Portions of ATS 612

**Zoning:** Not zoned

**Wetlands:**

17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$96,500 assessed value. Patent title 1977, 84-25 Annexed by City.

17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$316,700. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

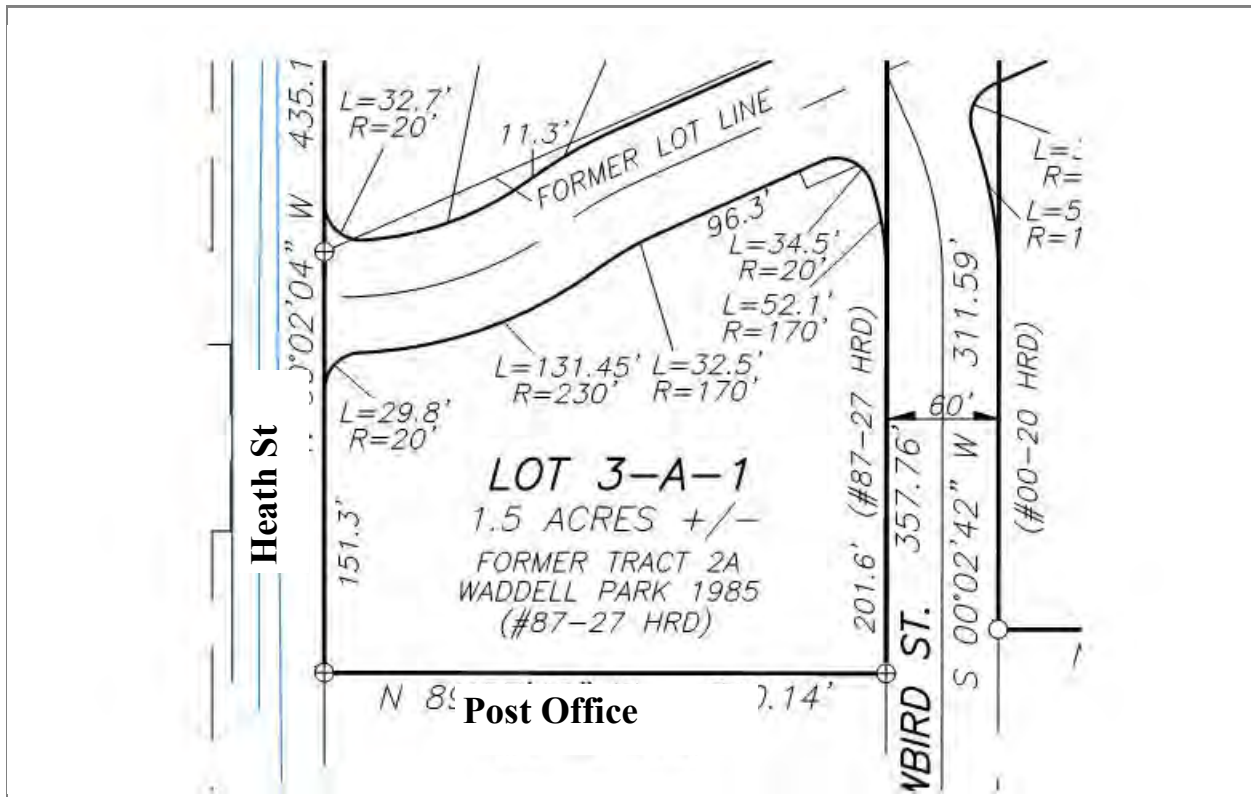
18107001—HM0770064 T07S R13W S14 ALASKA TIDELANDS SURVEY 612 THAT PORTION LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T06SR13W & WITHIN SEC 1 & 2 OF T07SR13W EXCLUDING THAT PORTION OF TIDELANDS VESTED TO STATE OF ALASKA & EXCE. 4753 acres. \$12,154,100, includes Pioneer Dock improvements

Patent 1974 002459-0 Book 80 Page 171

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern" ). They are recognized as sites of international importance. <http://www.whsrn.org/>

**Finance Dept. Code:**





**Designated Use:** New Police Station Resolution 18-013(A)  
**Acquisition History:** Purchased

<b>Area:</b> 1.5 acres	<b>Parcel Number:</b> 17712034
------------------------	--------------------------------

**2020 Assessed Value:** \$1,922,500

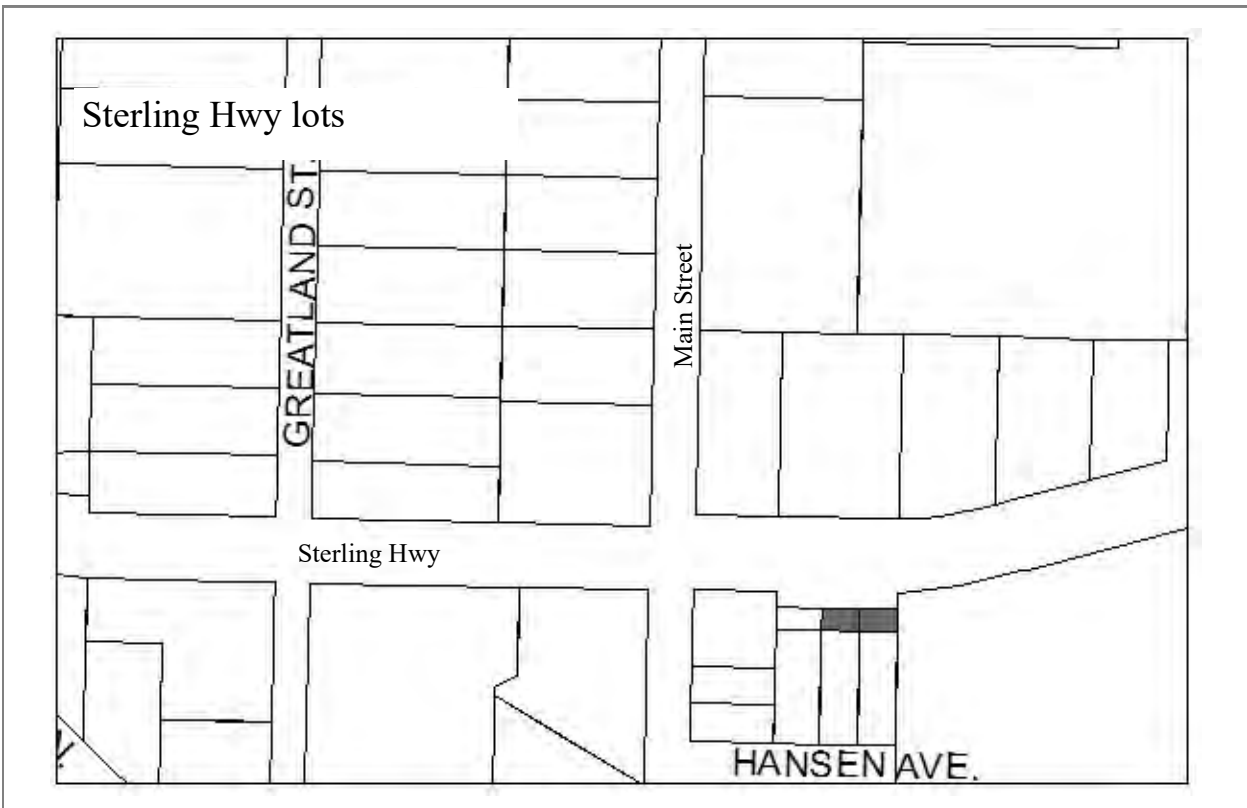
**Legal Description:** T 06S R 13W SEC 20 Seward Meridian HM 2016021 WADDELL PARK 2016 REPLAT LOT 3- A-1

<b>Zoning:</b> CBD	<b>Wetlands:</b> N/A
--------------------	----------------------

**Infrastructure:** full utilities, Grubstake extension will include paved road and sidewalk.

**Notes:** Road construction in 2016. Project funding from State appropriation and matching City HART funds.  
 New police station construction 2019-2020, opened fall 2020.

**Finance Dept. Code:**



**Designated Use:** Undesignated  
**Acquisition History:** Detling Deed 6/10/82

<b>Area:</b> 0.03 acres each. Total of 2,613 sq ft	<b>Parcel Number:</b> 177154 02, 03
--	-------------------------------------

**2019 Assessed Value:** \$2,600

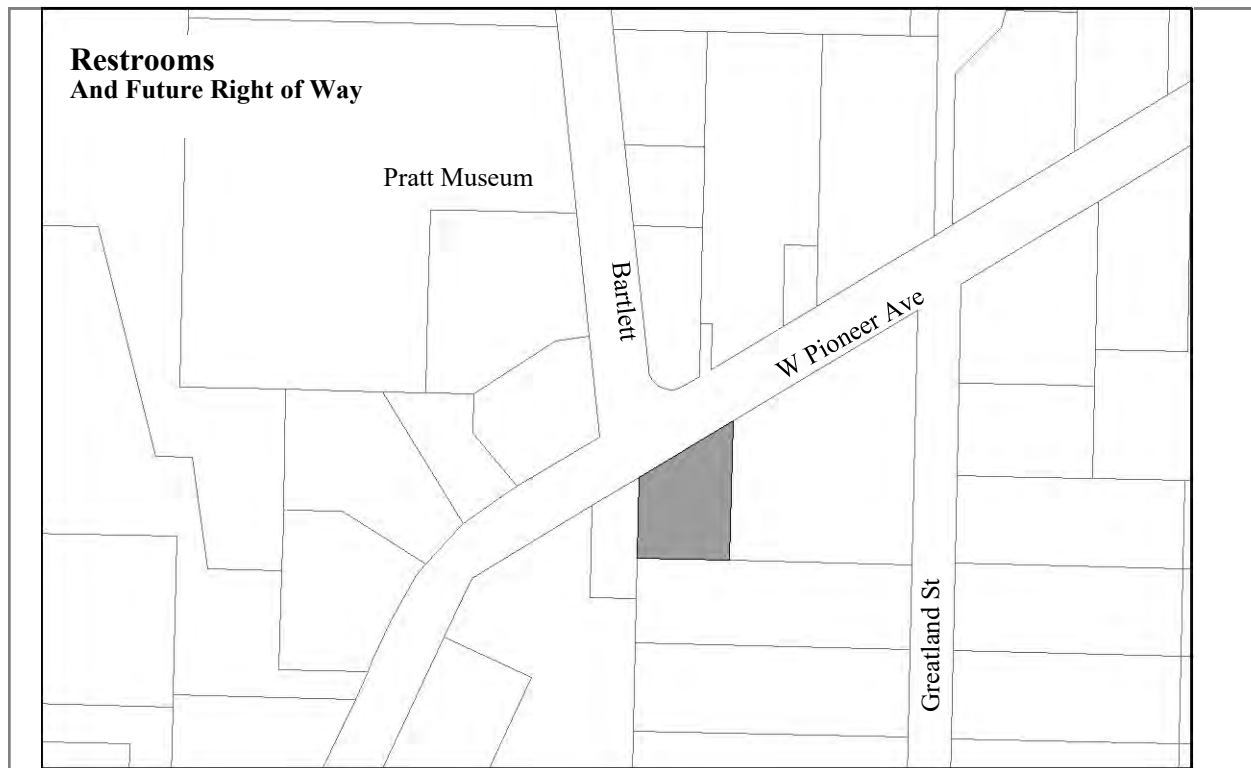
**Legal Description:** T6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD, T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD\*

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Possibly. Lots are steep.
--	--

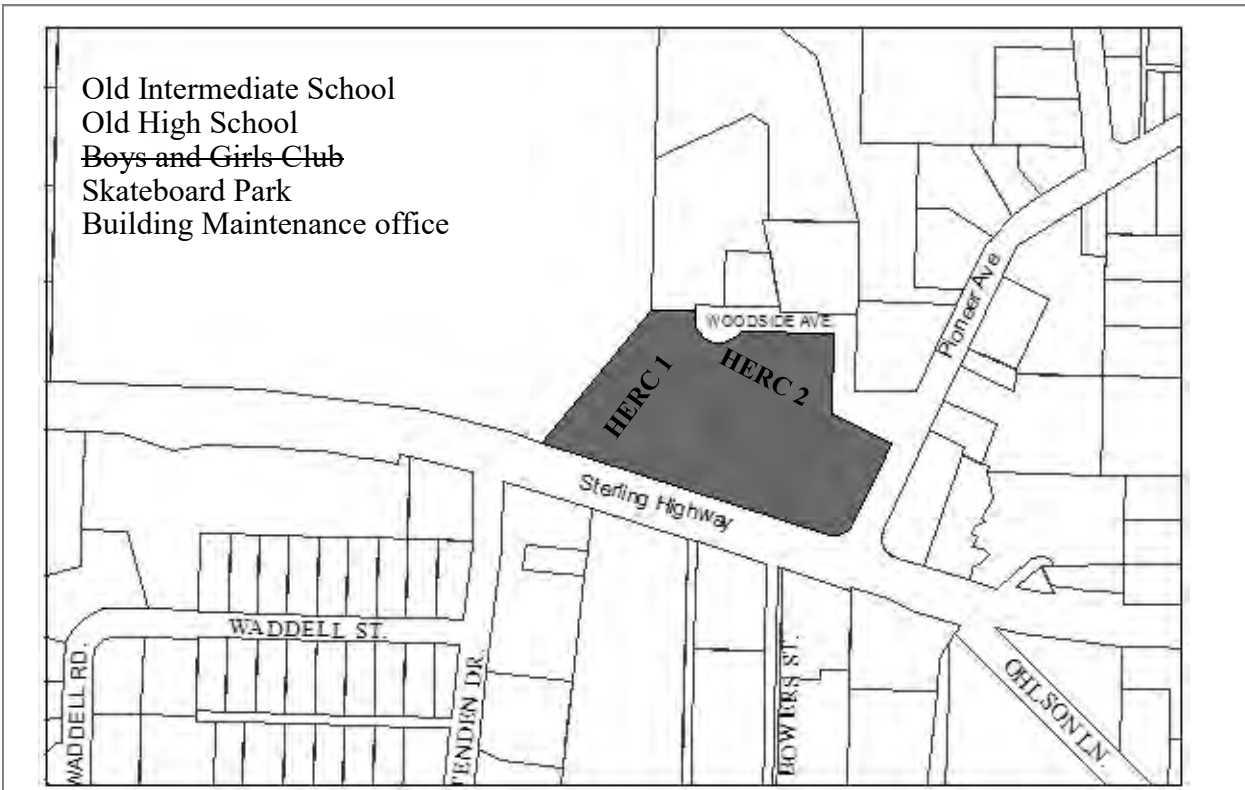
**Infrastructure:** Paved Road and sidewalk

**Notes:** Lots are steep; they run from the Sterling Highway grade down the slope to the adjoining property. Lot dimensions are approximately 50'x30'.

**Finance Dept. Code:**



<b>Designated Use:</b> Restroom and Future right of way	
<b>Acquisition History:</b> Ordinance 2012-42	
<b>Area:</b> 0.27 acres	<b>Parcel Number:</b> 17514301
<b>2019 Assessed Value:</b> \$77,300	
<b>Legal Description:</b> T 6S R 13W SEC 19 SEWARD MERIDIAN HM 000049 BUNNELLS SUB LOT 75	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Yes
<b>Infrastructure:</b> Paved Road, water and sewer	
<p><b>Notes:</b>                  Public restroom constructed 2013-2014                  Future road extension for Bartlett.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** City Facility and other city lands (Resolution 20-019)

**Acquisition History:** Given to the City by KPB. Old Middle School and HS. Reso 98-63

<b>Area:</b> 4.3 acres	<b>Parcel Number:</b> 17510070
------------------------	--------------------------------

**2019 Assessed Value:** \$4,724,700 (Land \$724,700 Structure, built in 1956 25,000 sq ft \$4,000,000)

**Legal Description:** HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Creek on western edge
--	--

**Infrastructure:** Paved access and parking. Water and Sewer.

**Notes:**

- Skateboard Park on premises.
- Deed restrictions removed by Kenai Peninsula Borough, fall 2014
- HERC 1 is the larger building
- HERC 2 is the smaller building that contains PW Maintenance

**Finance Dept. Code:** 170.0032 175.100.05



**Designated Use:** Storm Water Retention Area (Resolution 20-059)

**Area:** 0.32 acres

**Parcel Number:** 17510230  
935 Soundview Ave

**2020 Assessed Value:** \$0

**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 2 BLOCK 2

**Zoning:** Rural Residential

**Wetlands:** Yes; part of an ACOE permit

**Infrastructure:**

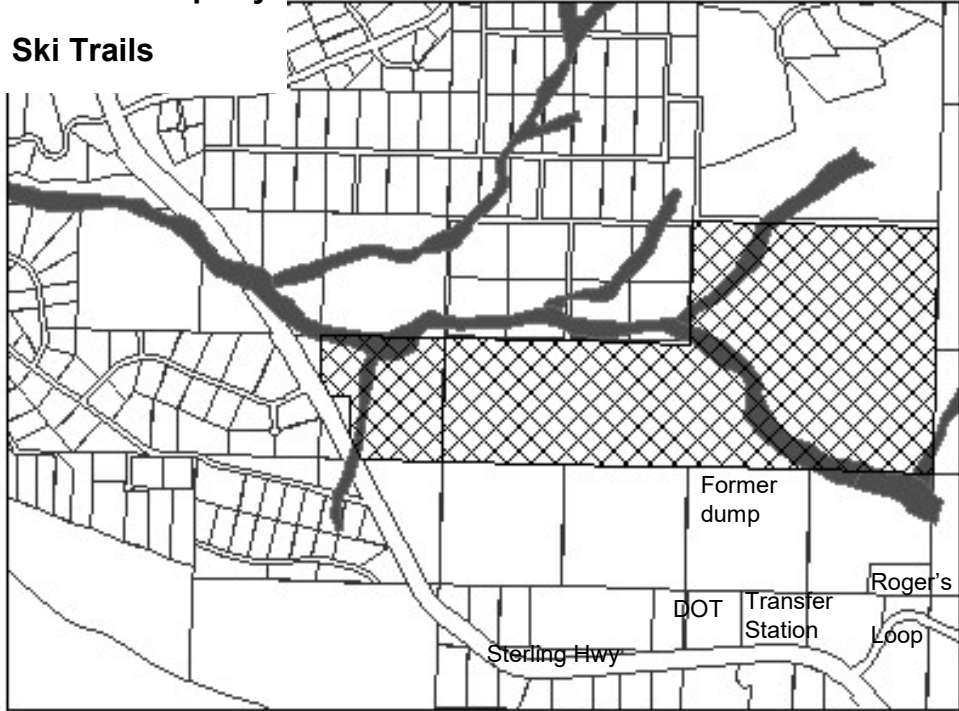
**Notes:** Parcel is part of the storm water infrastructure for the subdivision and is bound by an ACOE permit. Property is mostly used as a storm water retention area.

**Finance Dept.**

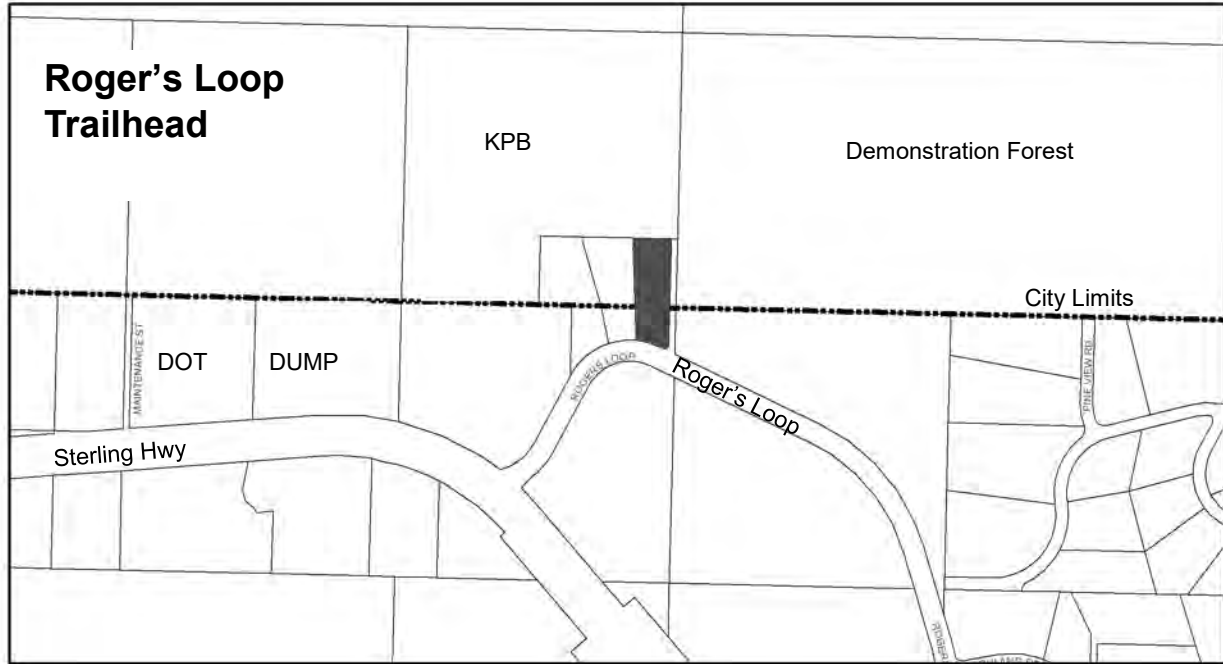


# **Section E**

Parks + Beaches  
Cemeteries + Green Space

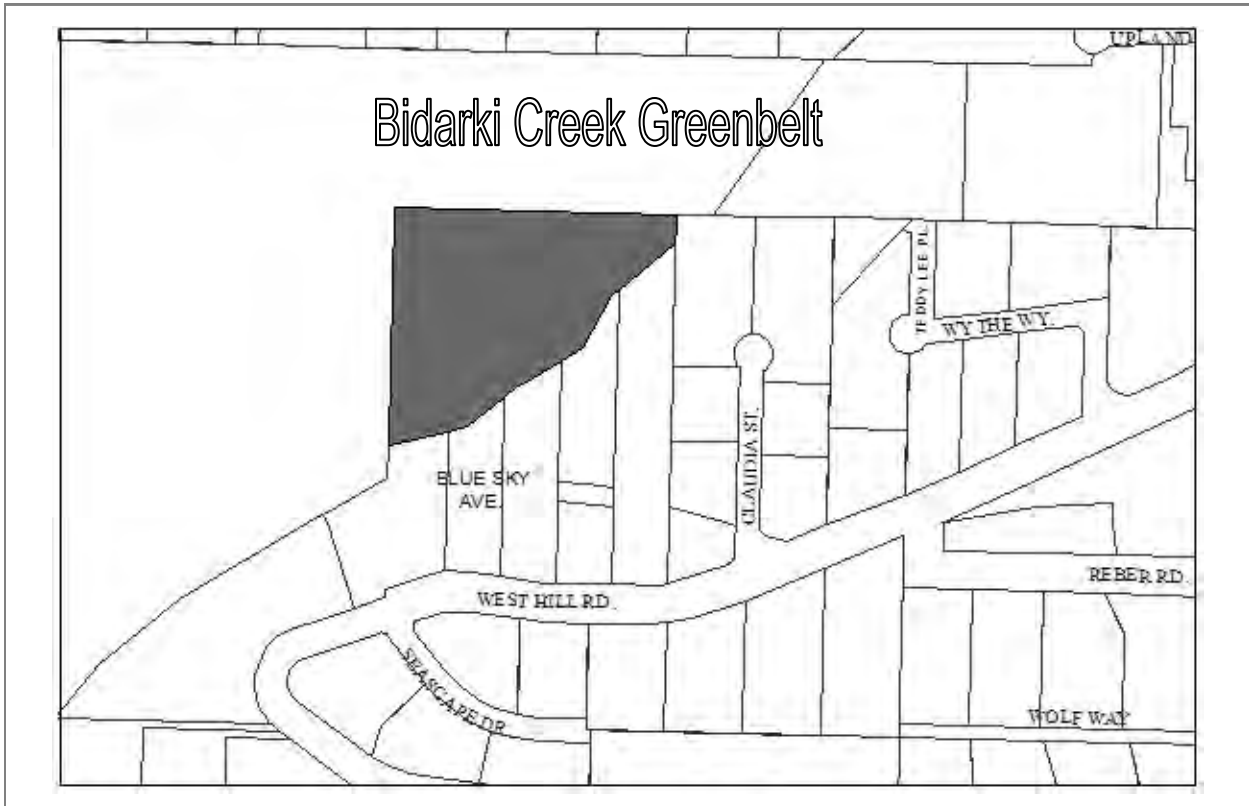
<p><b>Diamond Creek Property</b></p> <p><b>Ski Trails</b></p> 	
<p><b>Designated Use:</b> Public Purpose for park land  <b>Acquisition History:</b> Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership</p>	
<p><b>Area:</b> 273 acres (240 acres and 33 acres)</p>	<p><b>Parcel Number:</b> 17302201, 17303229</p>
<p><b>Legal Description:</b> HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and HM T06S R14W S10 SE1/4 &amp; S1/2 SW1/4.</p>	
<p><b>Zoning:</b> Not in city limits</p>	<p><b>Wetlands:</b> Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.</p>
<p><b>Infrastructure:</b> Limited legal and physical access. Western lot has Sterling Highway frontage.</p>	
<p><b>Notes:</b> Ski trails, managed by Kachemak Nordic Ski Club</p> <p>Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.</p> <p>Conservation Easement Resolution 2010-48, Recording# 2010-003220-0                  Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan                  The Plan was accepted by the State of Alaska Forest Legacy Program on 11/19/2014. Management and development of the property must follow the adopted and approved plan.</p>	
<p><b>Finance Dept. Code:</b></p>	





<b>Designated Use:</b> Roger's Loop Trailhead	
<b>Acquisition History:</b> Ordinance 14-51(A)	
<b>Area:</b> 2 acres	<b>Parcel Number:</b> 17316066, 1736067
<b>Legal Description:</b> T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1	
<b>Zoning:</b> Rural Residential. Lot is split by city limits	<b>Wetlands:</b> none
<b>Infrastructure:</b> Paved road access	
<b>Notes:</b> Purchased in 2016 with HART Trail funds (\$63,465.85). Future trailhead to city owned Diamond Creek lands	
<b>Finance Dept. Code:</b>	

<p><b>Designated Use:</b> Hickerson Memorial Cemetery  <b>Acquisition History:</b> Deed American Legion Gen Buckner Post 16 4/23/70. Ordinance 10-30</p>	
<p><b>Area:</b> 6.91 acres</p>	<p><b>Parcel Number:</b> 17321011, 13, 14, 15</p>
<p><b>Legal Description:</b> HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B &amp; 11-C</p>	
<p><b>Zoning:</b> Not within city limits</p>	<p><b>Wetlands:</b> N/A</p>
<p><b>Infrastructure:</b> paved access</p>	
<p><b>Notes:</b> Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30. 2017: Phase 1 cemetery expansion completed.</p>	
<p><b>Finance Dept. Code:</b></p>	



**Designated Use:** Public Purpose. Retain as undeveloped Greenbelt and to protect drainage.  
**Acquisition History:** KPB Ordinance 83-01

**Area:** 6.57 acres

**Parcel Number:** 17503025

**Legal Description:** HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB

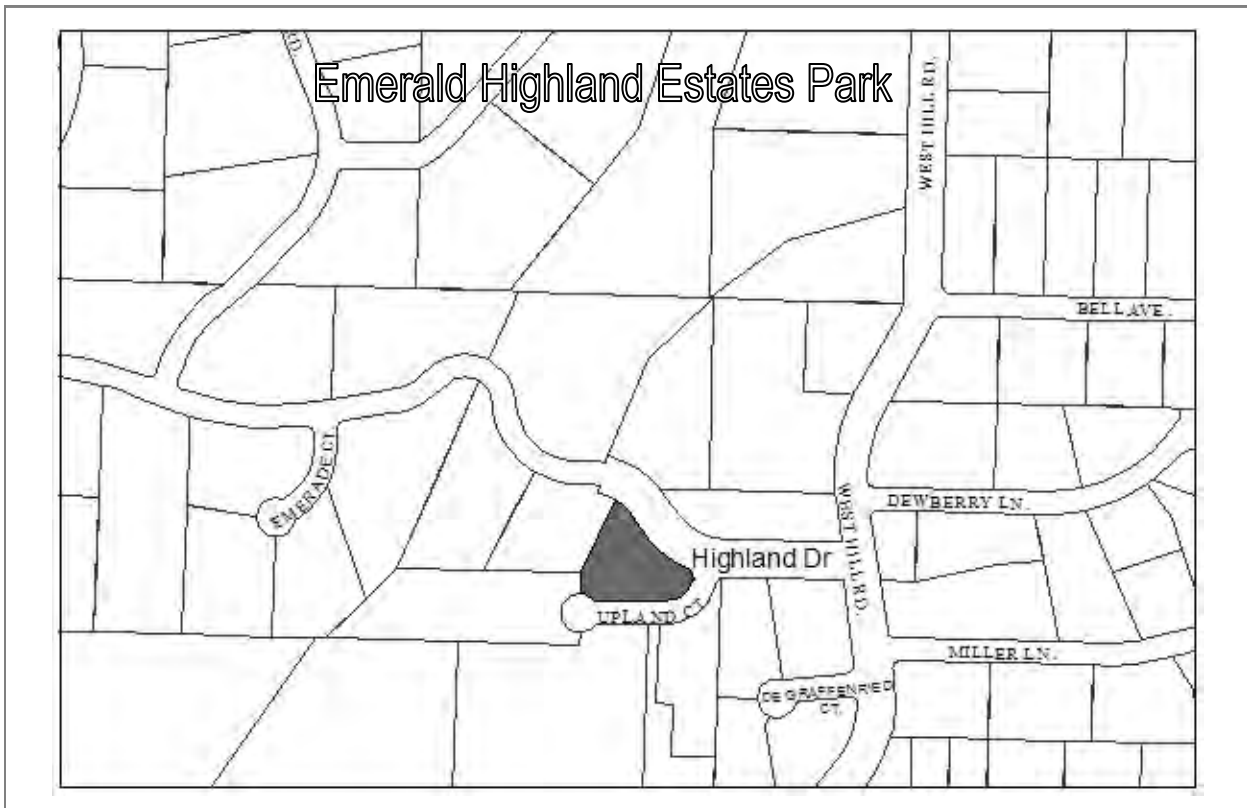
**Zoning:** Rural Residential

**Wetlands:** Bidarki Creek runs through the lot

**Infrastructure:** No access, no utilities

**Notes:** Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.

**Finance Dept. Code:**



**Designated Use:** Public Use/Emerald Highland Estates Park  
**Acquisition History:** Gangle Deed, 12/1989

**Area:** 1.04 acres

**Parcel Number:** 17502056

**Legal Description:** HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3

**Zoning:** Rural Residential

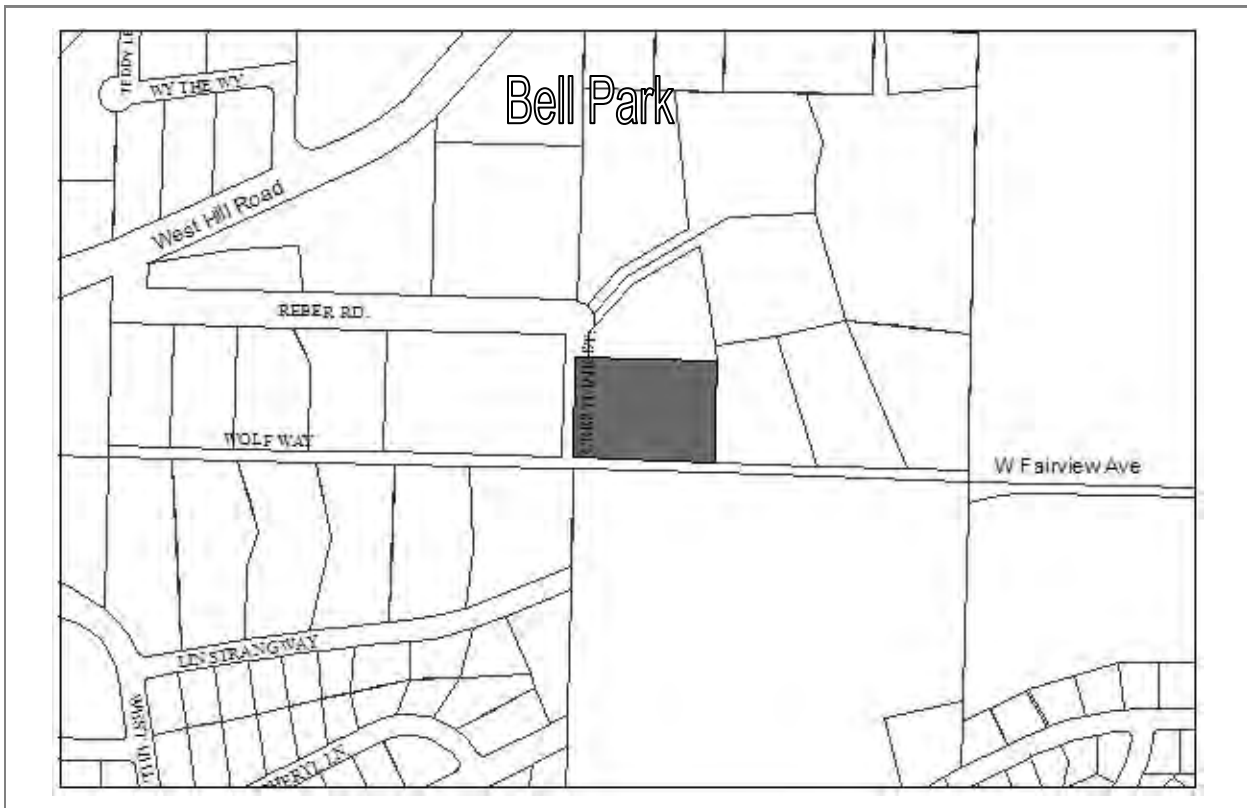
**Wetlands:** The whole lot is potential wetlands. Creek present long western property line.

**Infrastructure:** Gravel road access

**Notes:** This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.

**History:**  
 Resolution 2004-24A, Land Allocation Plan  
 Resolution 2007-03 Emerald Park Master Plan

**Finance Dept. Code:**



**Designated Use:** W.R.Bell Public Park.  
**Acquisition History:** Gifted by Daughter, Dene and Husband Edward Reber 8/20/1970

<b>Area:</b> 2.75 acres	<b>Parcel Number:</b> 17524006
-------------------------	--------------------------------

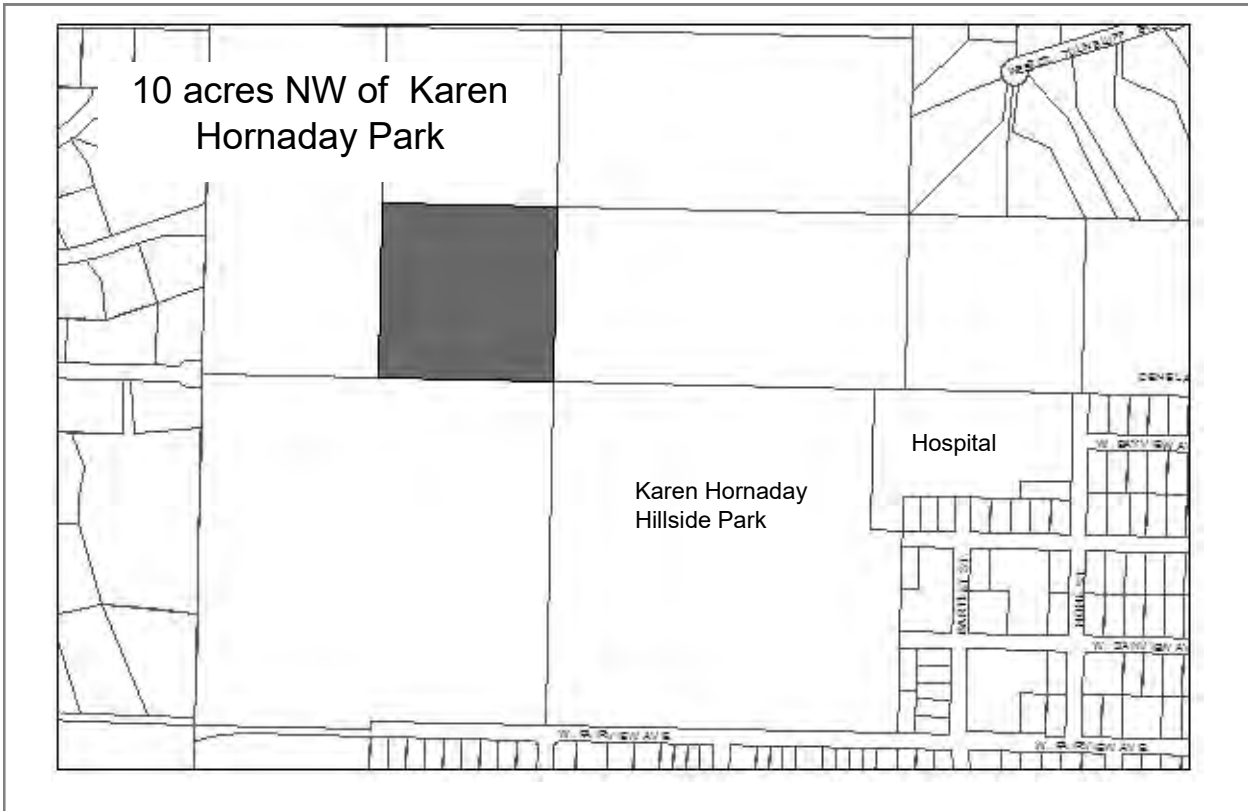
**Legal Description:** HM0700402 T06S R13W S18 TRACT E W R BELL SUB

<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Drainages on lot.
----------------------------------	------------------------------------

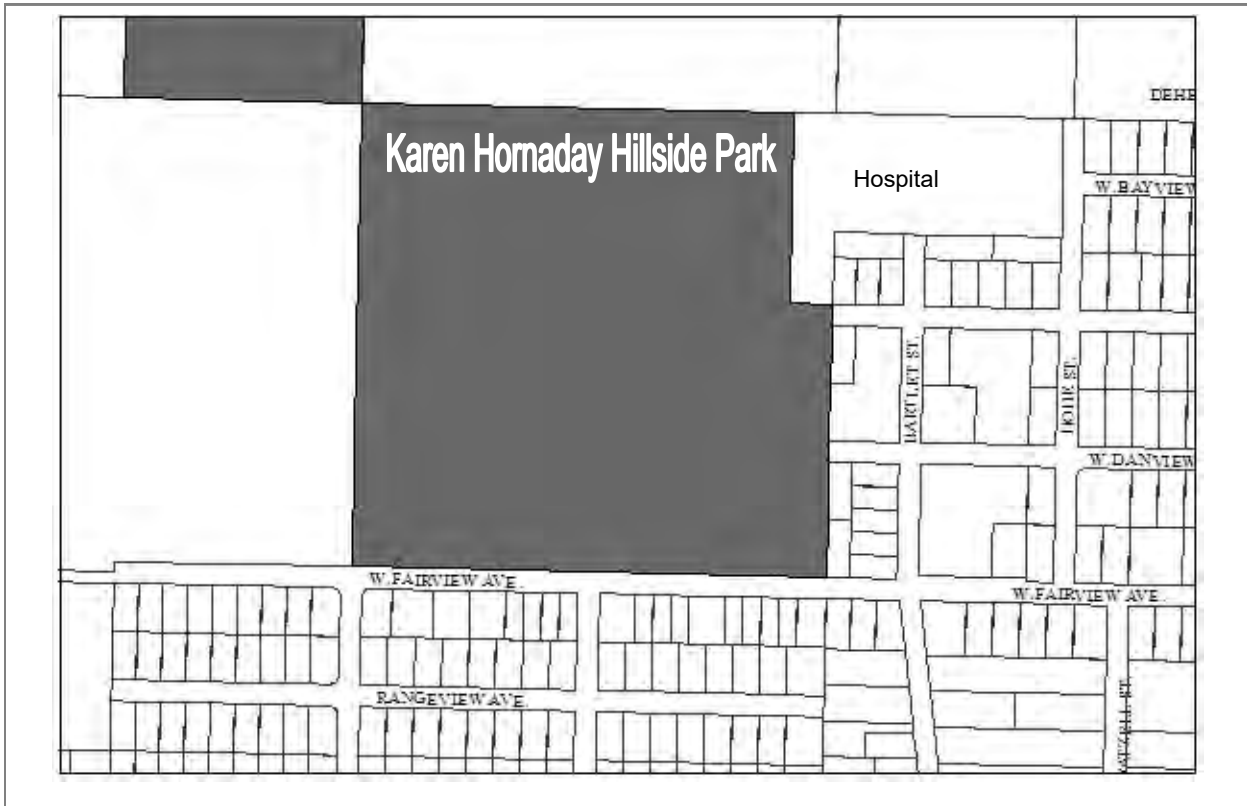
**Infrastructure:** Gravel road access. Rough trails across property.

**Notes:**  
 Book 57 Page 177 Serial #70-564 Homer City Council meeting of August 24, 1970.  
 Park contains the gravesite of W.R. Bell.  
 It can be expected that the land to the south will be come a housing development. Some homes will be accessed from W Fairview Ave.  
 2009: Completion of Reber Trail, with HART funds and a state trails grant.

**Finance Dept. Code:**



<b>Designated Use:</b> Retain for a future park Resolution 2011-37(A)	
<b>Acquisition History:</b>	
<b>Area:</b> 10 acres	<b>Parcel Number:</b> 17504003
<b>Legal Description:</b> T6S R13W Sec 18 SE1/4 NE1/4 SW1/4	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Drainages and wetlands may be present
<b>Infrastructure:</b> None. No access.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Public Recreational Purpose/Karen Hornaday Hillside Park  
**Acquisition History:** Homer Fair Association, Deed 8/1966 with covenants

<b>Area:</b> 38.5 acres	<b>Parcel Number:</b> 17504023
-------------------------	--------------------------------

**Legal Description:** HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Addn

<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> Some drainages
--------------------------------------	---------------------------------

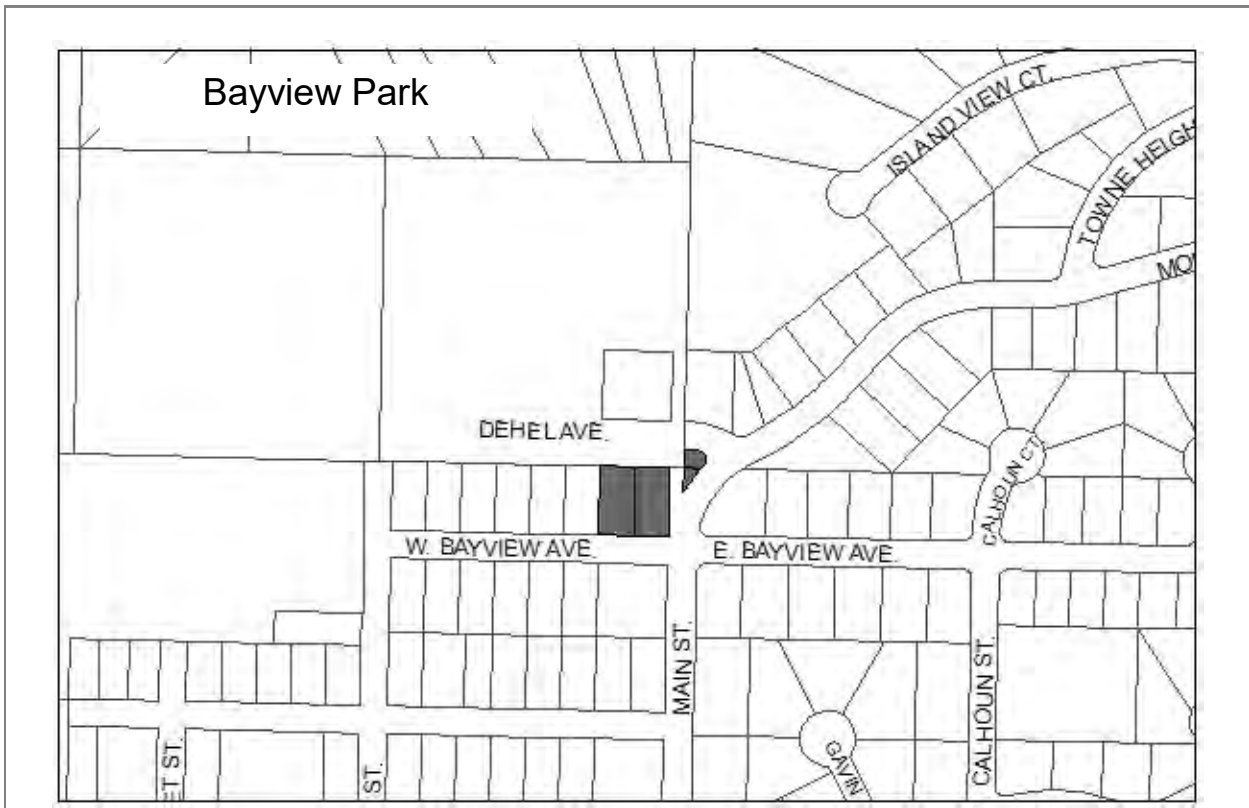
**Infrastructure:** Water, sewer and road access

**Notes:** The park has been part of two Land and Water Conservation Fund grants: 1980, #02-00270, and 2011/12, #02-00408. Land to remain parkland in perpetuity.

Campground, ball fields, day use picnic and playground area.

Resolution 09-59(A) adopted the park master plan.

**Finance Dept. Code:** 175.0003 (driveway, parking), 175.0007 (campground)



**Designated Use:** Public Purpose/Bayview Park/Water tank access  
**Acquisition History:** Large lots: Klemetsen Warranty Deed 5/8/67. Water tank access and part of Bayview Park.

<b>Area:</b> 0.58 acres total	<b>Parcel Number:</b> 175051 07, 08 17726038, 17727049
-------------------------------	---

**Legal Description:** 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2  
 17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1  
 17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE  
 17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK

<b>Zoning:</b> Urban Residential	<b>Wetlands:</b> N/A
----------------------------------	----------------------

**Infrastructure:** Paved road access, water, sewer

**Notes:**

**Finance Dept. Code:**





**Designated Use:** ROW and Woodard Park  
**Acquisition History:** ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53

<b>Area:</b> ROW 0.85 acres Woodard Park: .025 acres	<b>Parcel Number:</b> 17513329 17513328
---	--

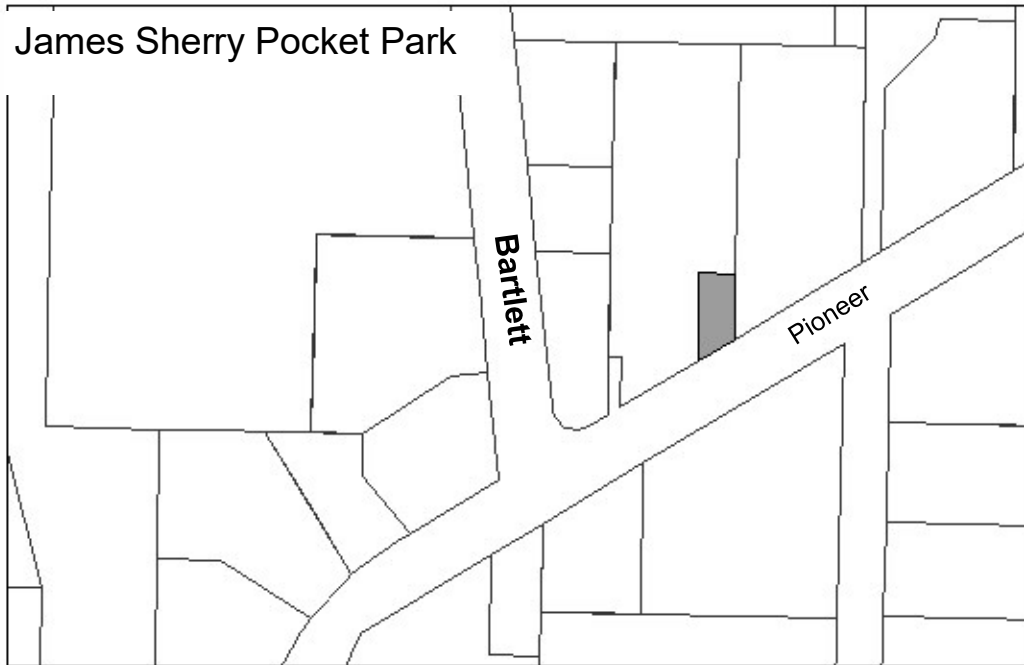
**Legal Description:** LEGAL T 06S R 13W SEC 19 SEWARD MERIDIAN HM 2020010 BUNNELL'S SUBD NO 17 2018 REPLAT TRACT A

<b>Zoning:</b> Residential Office	<b>Wetlands:</b> Woodard Creek and wetlands present
-----------------------------------	---

**Infrastructure:** Paved access on Bartlett. Woodard Creek flows through much of the property.

**Notes:**

**Finance Dept. Code:** ROW: 500.0051 Park:



**Designated Use:** Retain for use as public park or parking  
**Acquisition History:** Ord 83-01 (KPB)

**Area:** 0.06 acres or 2,766 sq ft

**Parcel Number:** 17514235

**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1

**Zoning:** Central Business District

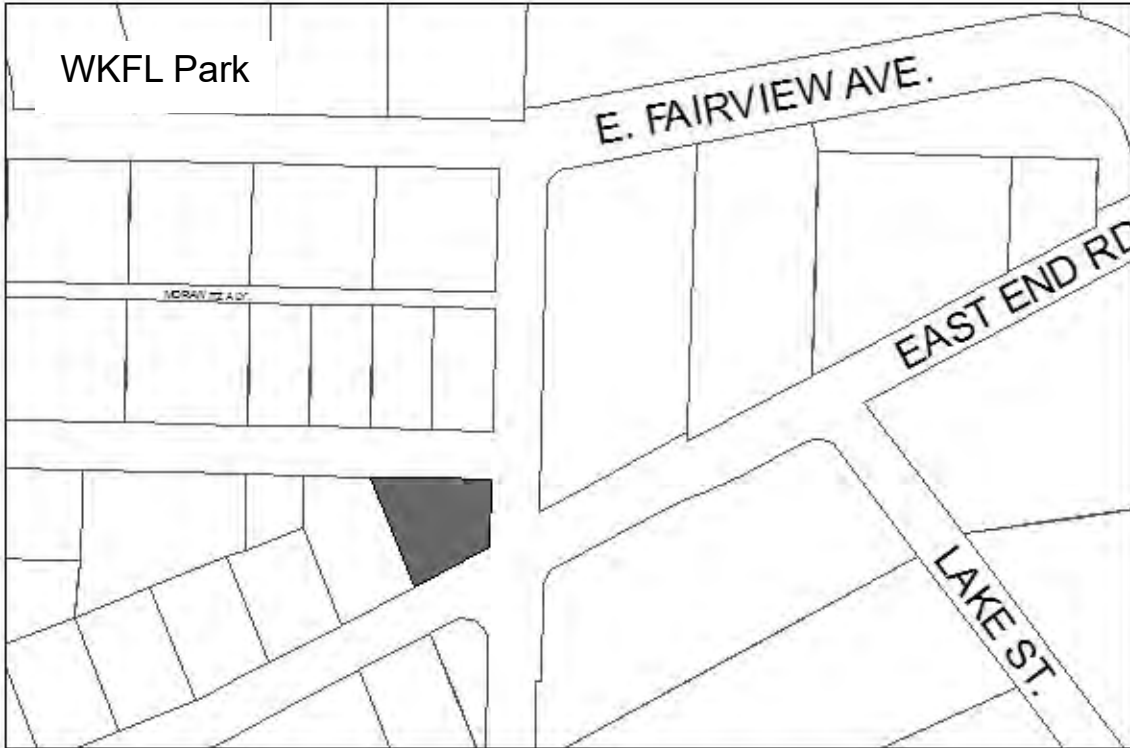
**Wetlands:** Ditch across property

**Infrastructure:** Water and Sewer, paved sidewalk

**Notes:**

HEA/phone company utility infrastructure on lot—big green boxes.

**Finance Dept. Code:**



**Designated Use:** WKFL Park  
**Acquisition History:** Asaiah Bates Deed 3/88

<b>Area:</b> 0.31 acres	<b>Parcel Number:</b> 17720204
-------------------------	--------------------------------

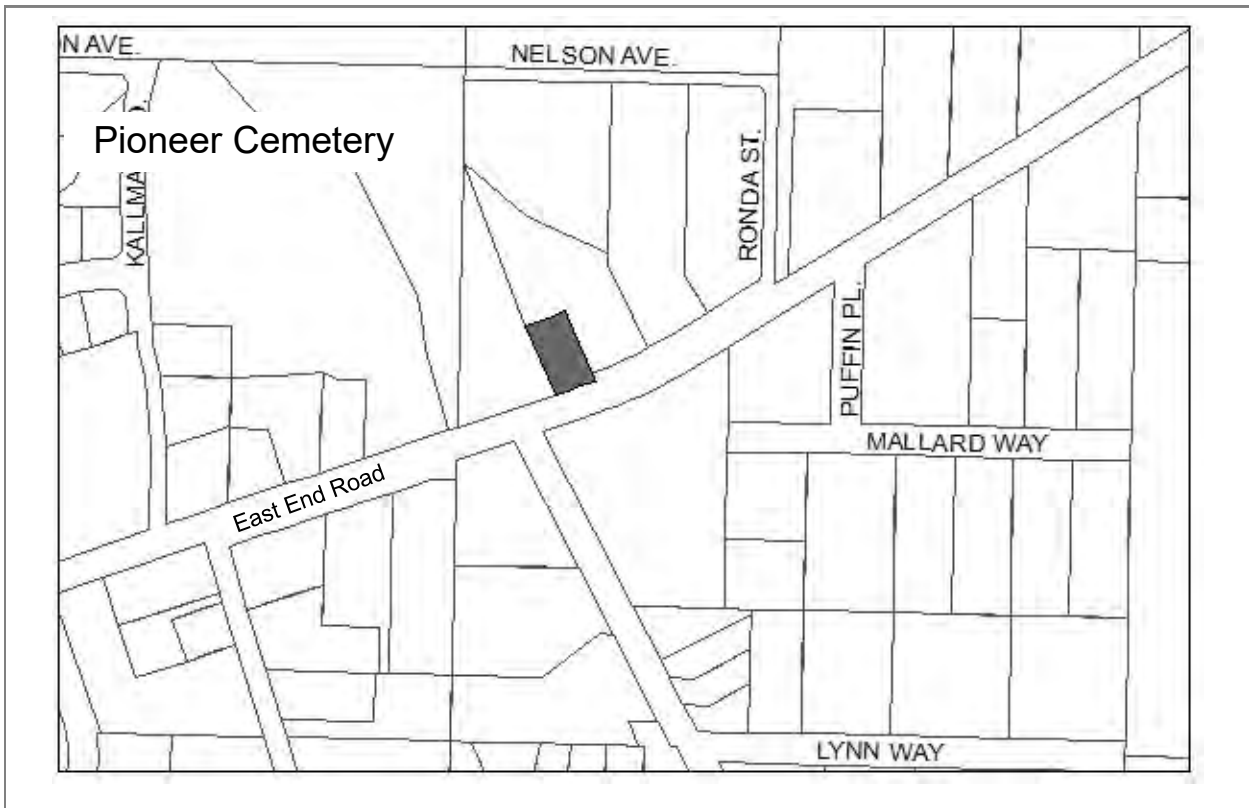
**Legal Description:** Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
--	----------------------

**Infrastructure:** Water, paved road, electricity

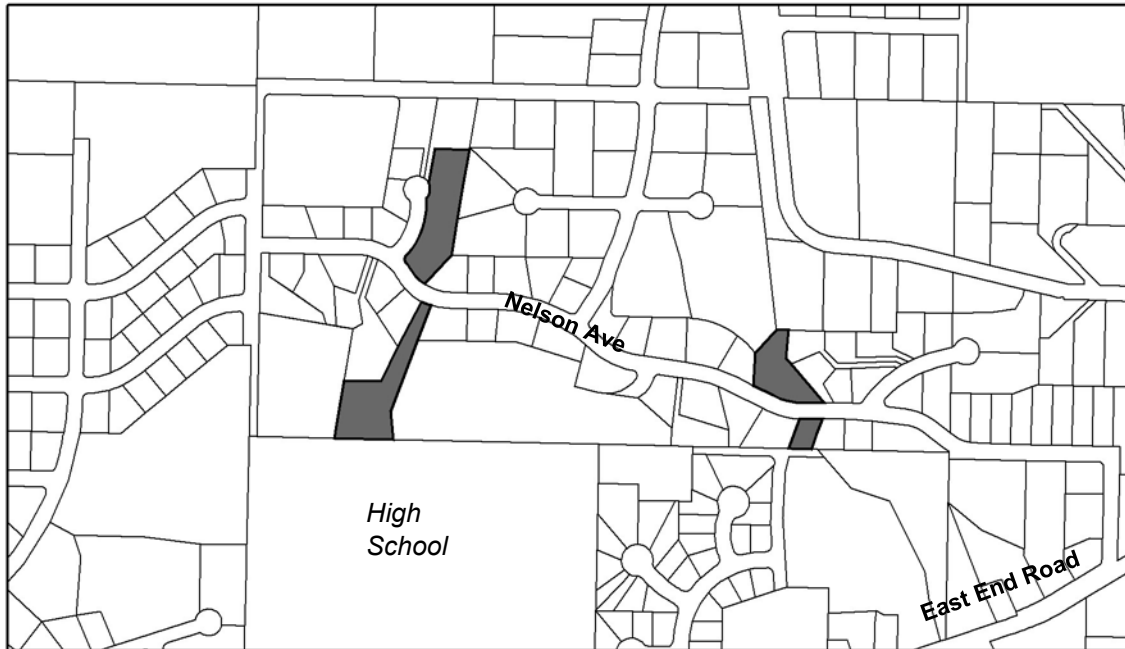
Public restroom constructed in 2013.

**Finance Dept. Code:**



<b>Designated Use:</b> Pioneer Cemetery	
<b>Acquisition History:</b> Quitclaim Deed Nelson 4/27/66	
<b>Area:</b> 0.28 acres	<b>Parcel Number:</b> 17903007
<b>Legal Description:</b> James Waddell Survey of Tract 4 Lot 4A	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved Road	
<b>Finance Dept. Code:</b>	

Quiet Creek Parks



**Designated Use:** Parks (Resolution 20-019, 22-006)

**Acquisition History:** Barnett's South Slope Subdivision Quiet Creek Park Unit 1

**Area:** 0.86 acres and 0.21 acres

**Parcel Number:** 17702112, 17702125

**Legal Description:** T 06S R 13W SEC 17 SEWARD MERIDIAN HM 2018040 BARNETT'S SOUTH SLOPE SUB QUIET CREEK PARK UNIT 2 TRACT C and TRACT D

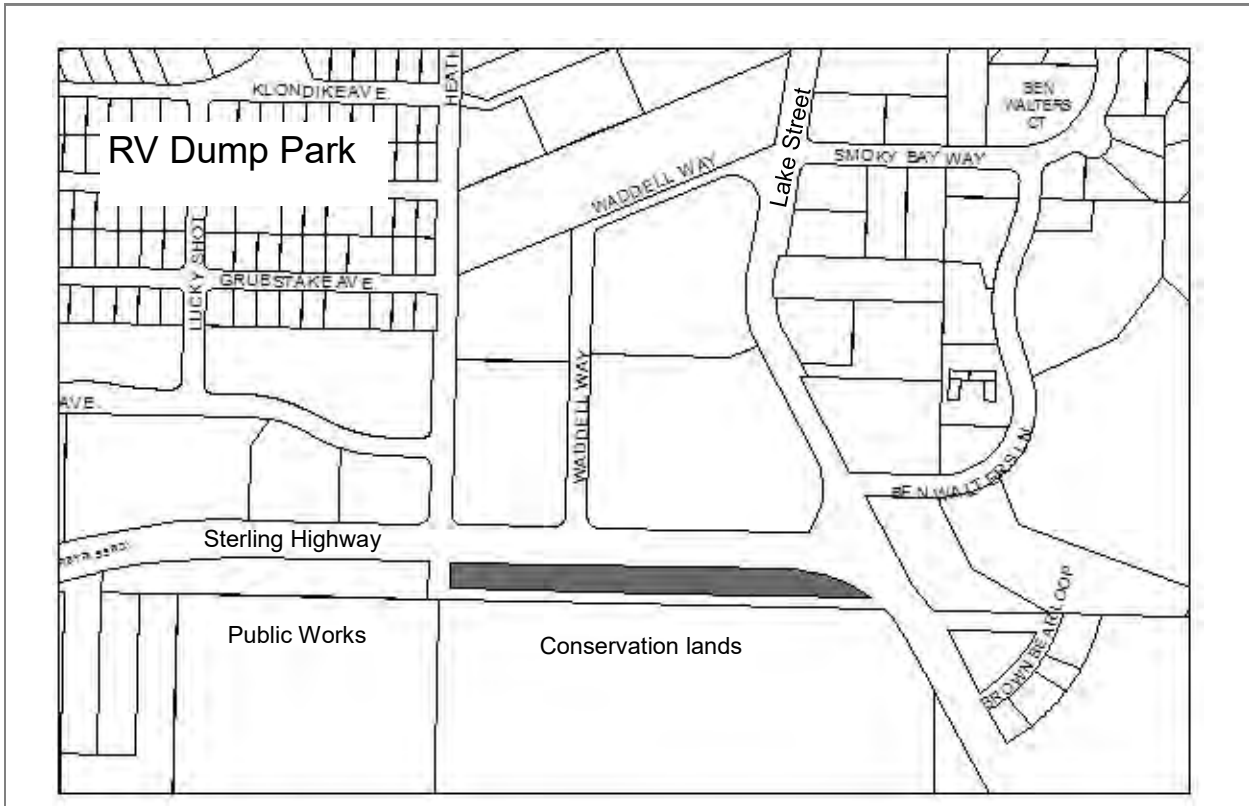
**Zoning:** Rural Residential

**Wetlands:** A creek runs through both lots

**Infrastructure:** Paved Road, water, sewer, natural gas

These lots are generally steep and contain creeks. A small portion of the northwestern lot has a usable area for a small neighborhood pocket park in the future, if requested by the neighborhood.

**Finance Dept. Code:**



**Designated Use:** RV Water/Dump station  
**Acquisition History:** Deed states "Waddell Park Tract"

<b>Area:</b> 1.73 acres	<b>Parcel Number:</b> 17712014
-------------------------	--------------------------------

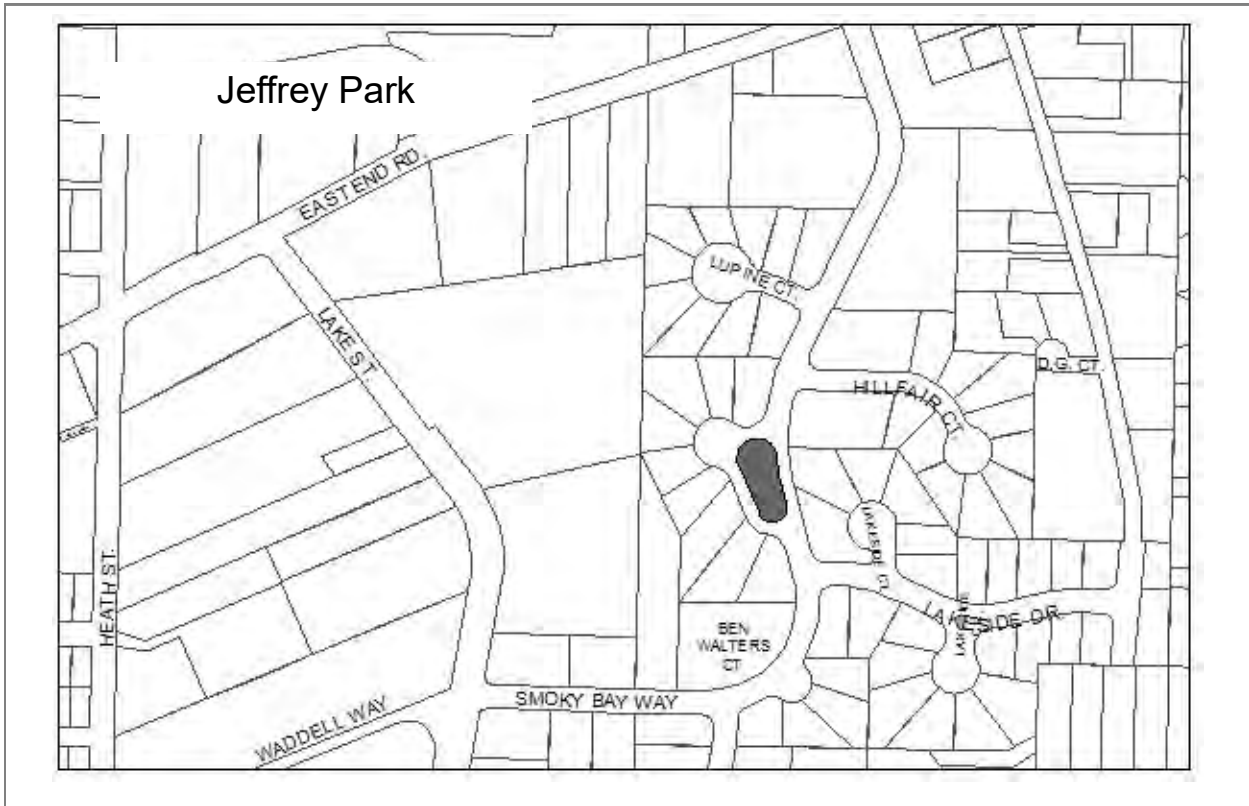
**Legal Description:** Waddell Subdivision, portion S of Homer Bypass Road

<b>Zoning:</b> Central Business District	<b>Wetlands:</b>
--	------------------

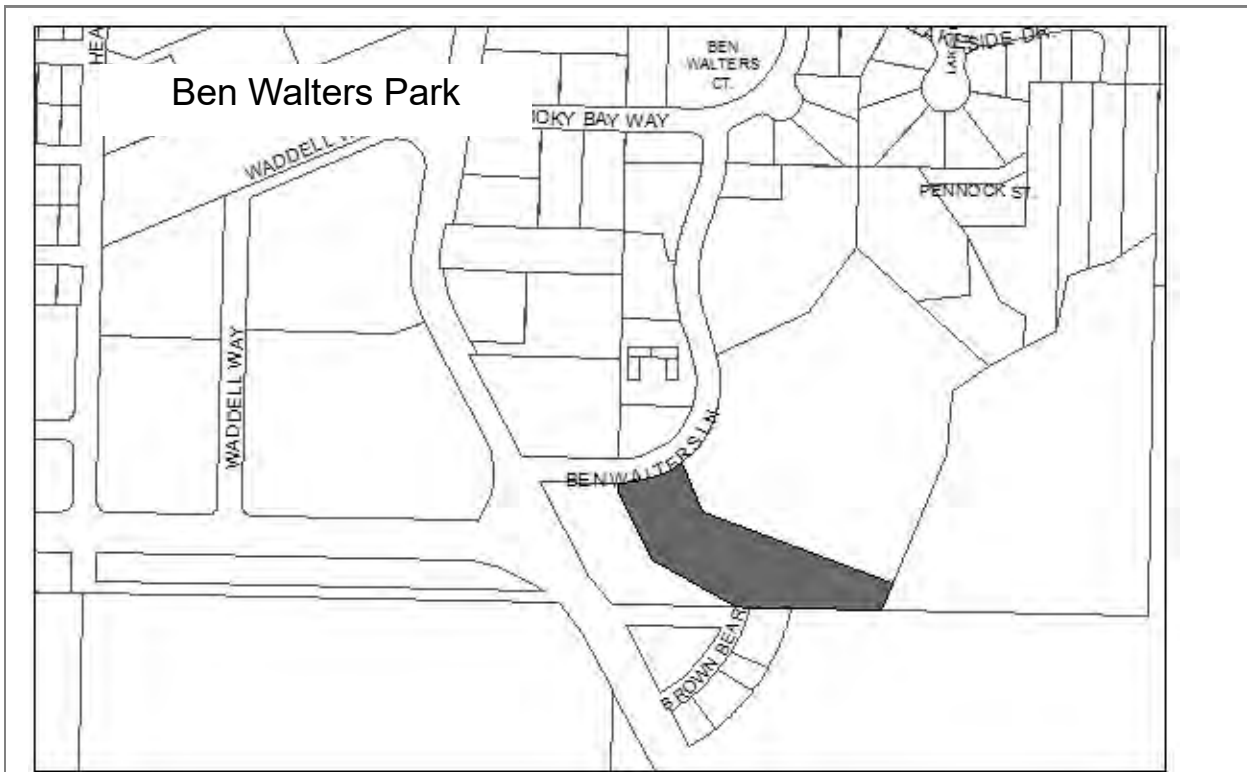
**Infrastructure:** Water, Sewer, gravel/paved access

**Notes:** Part of Land and Water Conservation Project #02-00263.4, signed January 1983. Land to remain in park status in perpetuity.

**Finance Dept. Code:**



<b>Designated Use:</b> Public Purpose/Greenbelt/Jeffrey Park	
<b>Acquisition History:</b> Ordinance 83-27 (KPB)	
<b>Area:</b> 0.38 acres	<b>Parcel Number:</b> 17730251
<b>Legal Description:</b> Lakeside Village Amended Jeffrey Park	
<b>Zoning:</b> Urban Residential	<b>Wetlands:</b>
<b>Infrastructure:</b> Paved Road, water, sewer	
<b>Notes:</b> Neighborhood park. Grass and new swing sets installed in 2005. Fill brought in to the park to raise the ground level and deal with drainage issues in 2007.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Ben Walters Park. Public park or greenbelt per deed.  
**Acquisition History:** Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.

<b>Area:</b> 2.48 acres	<b>Parcel Number:</b> 17712022
-------------------------	--------------------------------

**Legal Description:** Lakeside Village Park Addition Replat Lot 1A-2

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> 3664 Ben Walters Lane
--	--

**Infrastructure:** Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.

Notes: In May 1982, a project agreement was executed for a Land and Water Conservation Fund project to develop the park. Project #02-00305. Land to remain park in perpetuity.

New swing set installed, 2008. New dock installed in 2009. Brushing and drainage work 2018. New playground equipment installed 2019.

**Finance Dept. Code:**





**Designated Use:** Bishop's Beach Park  
**Acquisition History:** McKinley Warrant Deed 1/9/1984, Ordinance 2020-76(A)

<b>Area:</b> 3.46 acres	<b>Parcel Number:</b> 17714010, 17714011
-------------------------	--

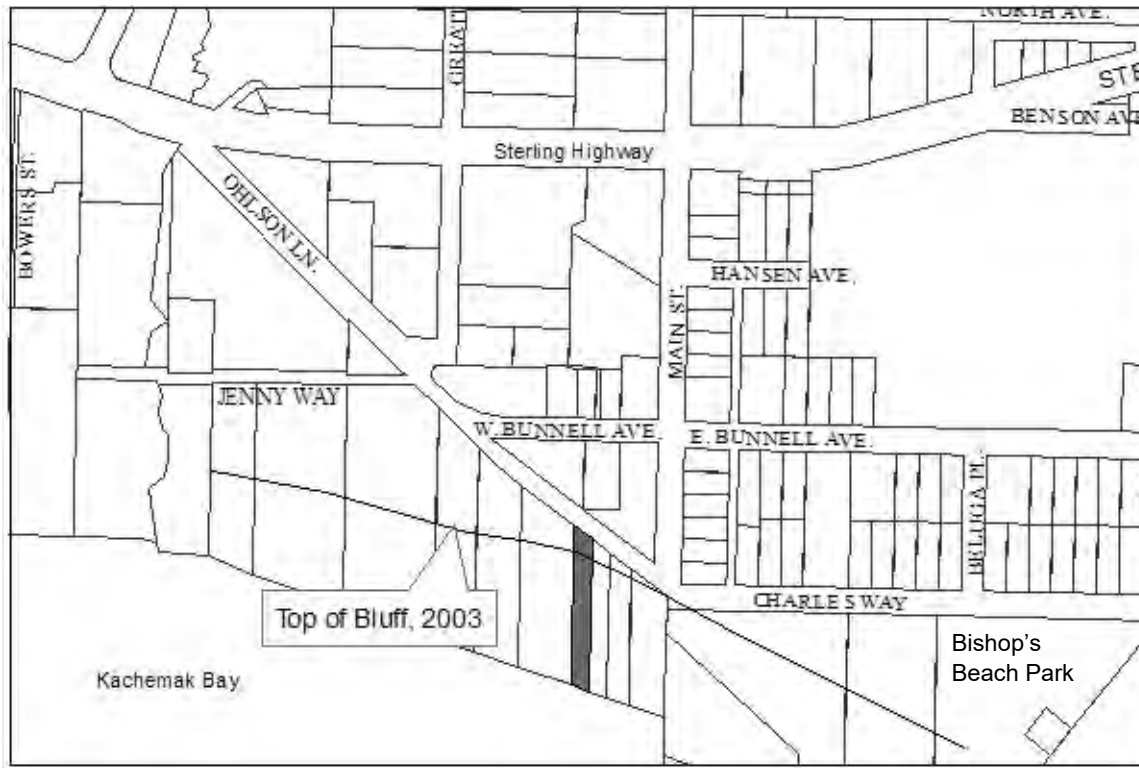
**Legal Description:** HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E, AND T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER OF GL 2 TH S 89 DEG 57'30" E 1094.3 FT TO PT TH S 38 DEG 0' W 310 FT TO POB TH 90 DEG W 75 FT TO CORNER 2 TH S 38 DEG W 75 FT TO CORNER 3 TH 90 DEG E 75 FT TO CORNER 4 TH N 38 DEG E 75 FT TO POB

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands (along boardwalk). Flood hazard area.
--	--

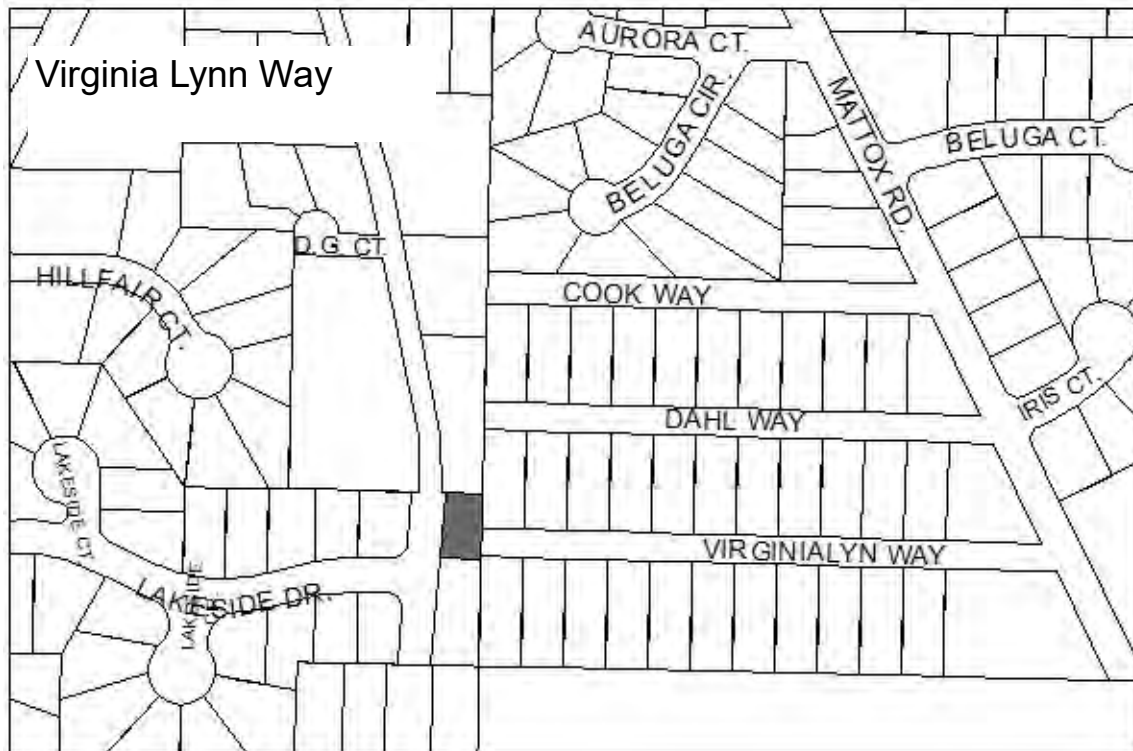
**Infrastructure:** Paved road access. No water or sewer. City maintained outhouses.

**Notes:**

**Finance Dept. Code:**



<b>Designated Use:</b> City Park	
<b>Acquisition History:</b> Donated by Herrick, Resolution 90-7	
<b>Area:</b> 0.32 acres	<b>Parcel Number:</b> 17520009
<b>Legal Description:</b> HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> None. Bluff property.
<b>Infrastructure:</b> Gravel Road access, no water or sewer	
<b>Notes:</b> Resolution 15-030(A), Designate as park	
<b>Finance Dept. Code:</b> 392.0008	



**Designated Use:** Public use easement for Virginia Lynn Way, public park  
**Acquisition History:** Quit Claim Deed from NBA 1/4/83

**Area:** 0.21 acres

**Parcel Number:** 17730239

**Legal Description:** T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4

**Zoning:** Urban Residential

**Wetlands:** possibly on a small portion

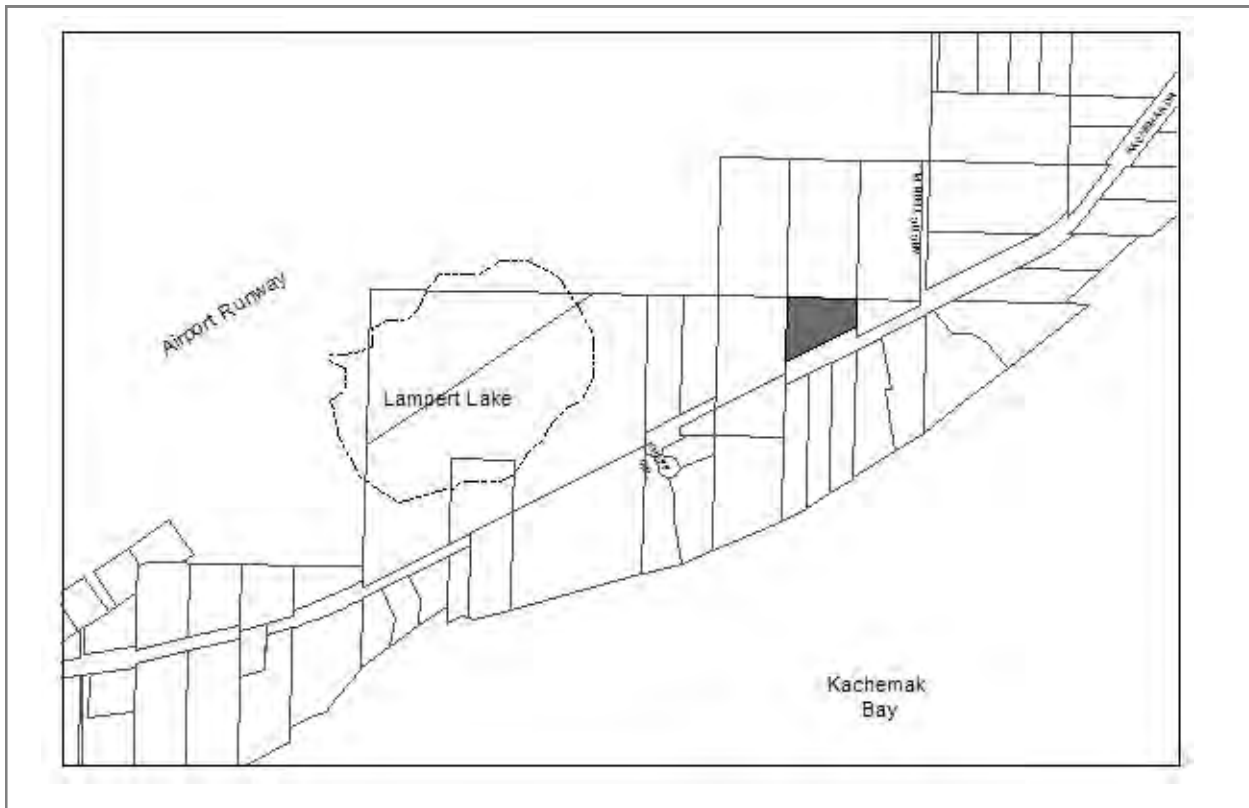
**Infrastructure:** Road access

**Notes:** This lot has a public use easement granted by the plat. A road was constructed across the parcel in 2020.

**Finance Dept. Code:**



<b>Designated Use:</b> Jack Gist Ball Park	
<b>Acquisition History:</b> Warranty Deed Moss 8/27/98	
<b>Area:</b> 14.6 acres	<b>Parcel Number:</b> 17901023
<b>Legal Description:</b> HM0990063 T06S R13W S15 JACK GIST SUB LOT 2	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> May be present. Site is mostly fill and old dump.
<b>Infrastructure:</b> Gravel road access.	
<p><b>Notes:</b> Former dump site. Land and Water Conservation Fund Grant Project #02-00369 for construction of 3 ball fields and parking area. Land to remain parkland in perpetuity.</p> <p>No water or sewer to service the new ball fields. Parking lot constructed in 2006. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.</p> <p>2023: Adjacent property to the west is being developed into a subdivision, providing water, sewer, power and additional road access to the park in the next 2-4 years.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Future Kachemak Drive Trail and rest area Resolution 2011-37(A)  
**Acquisition History:** Ord 96-16(A) (KPB)

<b>Area:</b> 1.65 acres	<b>Parcel Number:</b> 17936020
-------------------------	--------------------------------

**Legal Description:** Scenic Bay Lot 4

<b>Zoning:</b> General Commercial 2	<b>Wetlands:</b> 100% Wetlands
-------------------------------------	--------------------------------

**Infrastructure:** Paved Road, city water and sewer

**Notes:** Part of Kachemak Drive Phase 3 water and sewer SAD

**Finance Dept. Code:**



**Designated Use:** Resolution 15-030(A): Sell  
**Acquisition History:** Lot 1: Ordinance 97-06(S) KPB

<b>Area:</b> Harry Feyer Subdivision Lot 1: 0.39 acres	<b>Parcel Number:</b> 17911005
---	--------------------------------

**2019 Assessed Value:** \$16,000 (lot 1)

**Legal Description:** Harry Feyer Subdivision Lot 1

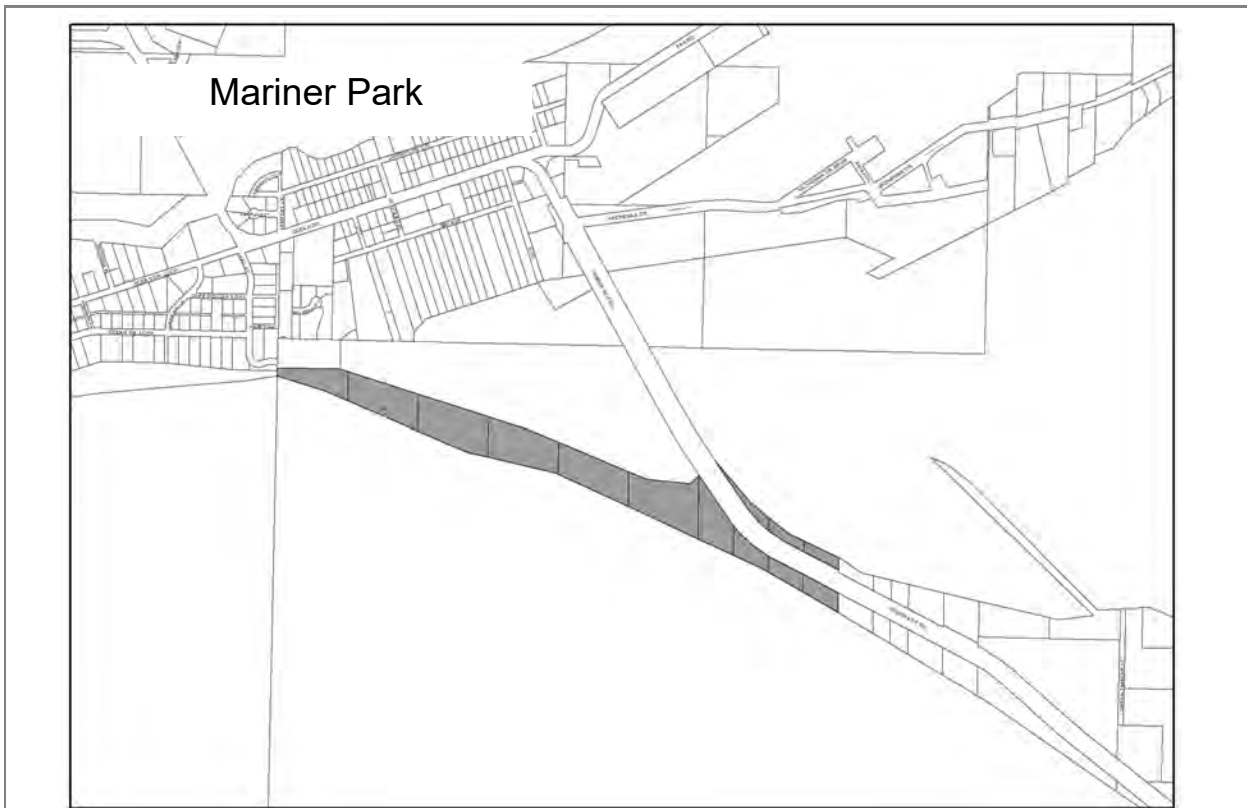
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> none known
----------------------------------	-----------------------------

**Infrastructure:** Paved Road access, power.

**Notes:**

Has water and sewer assessments.  
 Resolution 15-030(A): For sale. Lot 1 has not yet sold.

**Finance Dept. Code:**



**Designated Use:** Park

**Acquisition History:** Lot 10: Simmons purchase, 1983. Other are EVOS purchases.

**Area:** 32.32 acres

**Parcel Number:** 18101002-14

**Legal Description:** T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 5-8, 10-15

**Zoning:** Open Space Recreation/Conservation

**Wetlands:** Tidal

**Infrastructure:** No infrastructure

**Notes:** Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern" ). They are recognized as sites of international importance. <http://www.whsrn.org/>

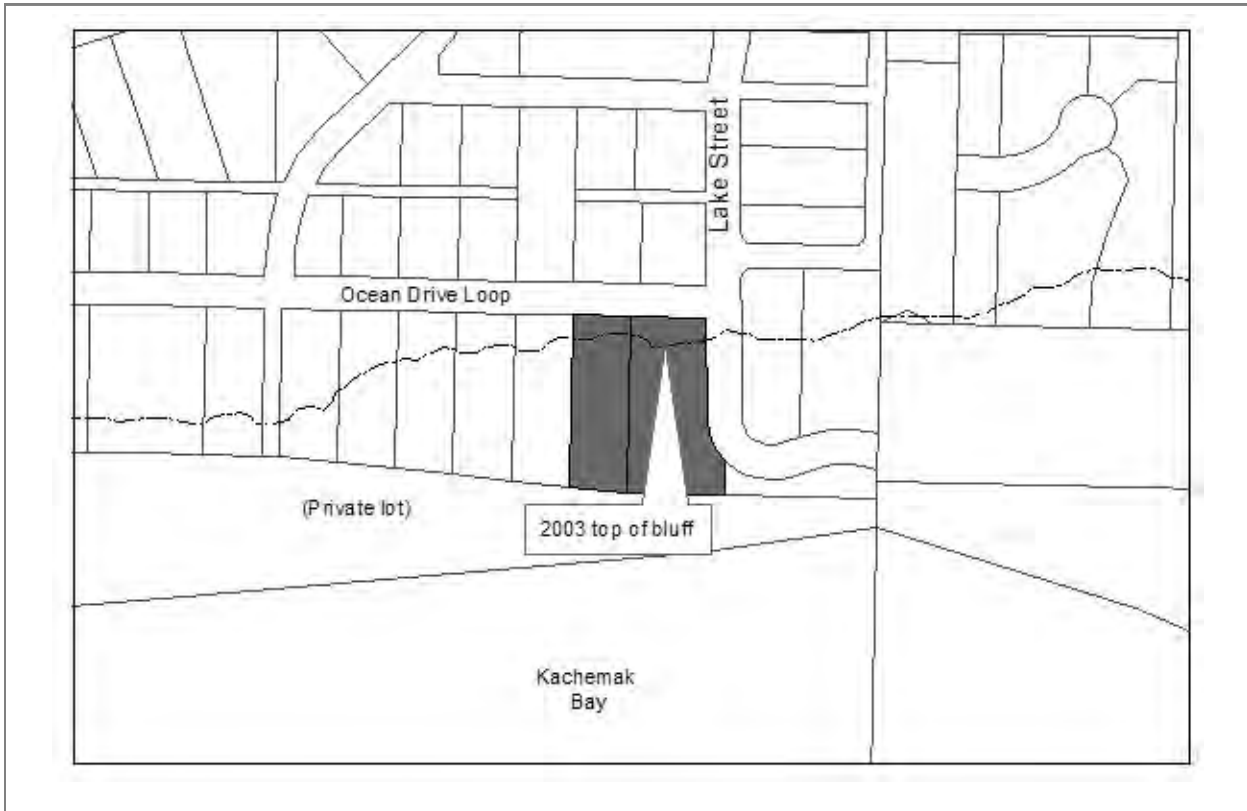
2012 Mariner Park driveway was relocated to the north.

Resolution 15-030(A): designate as park.

2016: new campground office located at Mariner Park.

12/2018: Relocated mouth of Slough away from Campground area

**Finance Dept. Code:**



**Designated Use:** Open Space (Resolution 2018-035)

**Acquisition History:** Tax foreclosure (seawall) KPB Ord 02-41

**Area:** 1.66 acres

**Parcel Number:** 177177-06, 07

**Legal Description:** Lot 43 and 44, Oscar Munson Subdivision

**Zoning:** Rural Residential

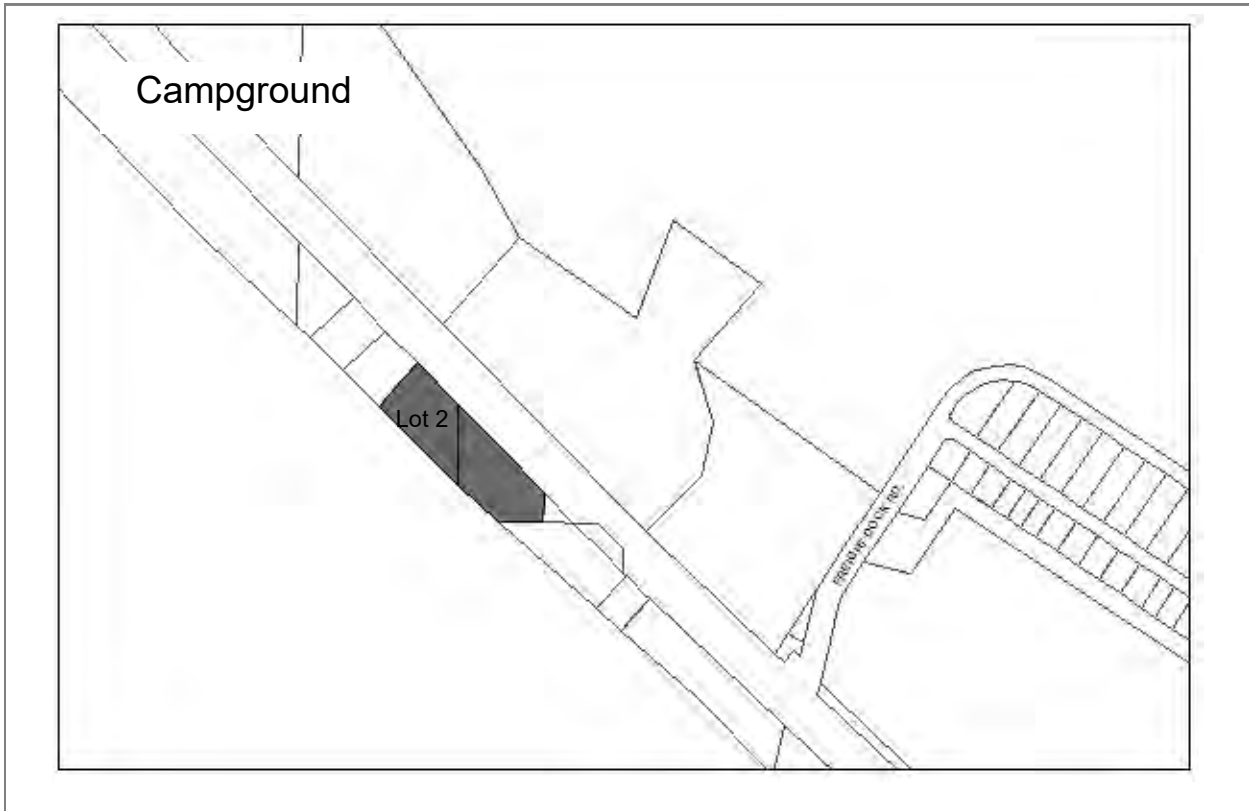
**Wetlands:** Most of these lots are tidal and critical habitat.

**Infrastructure:** Gravel road, water and sewer, natural gas, seawall.

**Notes:** These lots contain seawall frontage. There is little to any developable area. There continues to be bluff erosion above the seawall on these lots. There are seawall and SAD assessments on these properties. Resolution 22-005 levied a seawall assessment of \$103,461.73 (combined amount for both lots).

**Finance Dept. Code:**





**Designated Use:** Camping  
**Acquisition History:**

<b>Area:</b> 3.92 acres (2.1 and 1.82 acres)	<b>Parcel Number:</b> 18103101, 02
--	------------------------------------

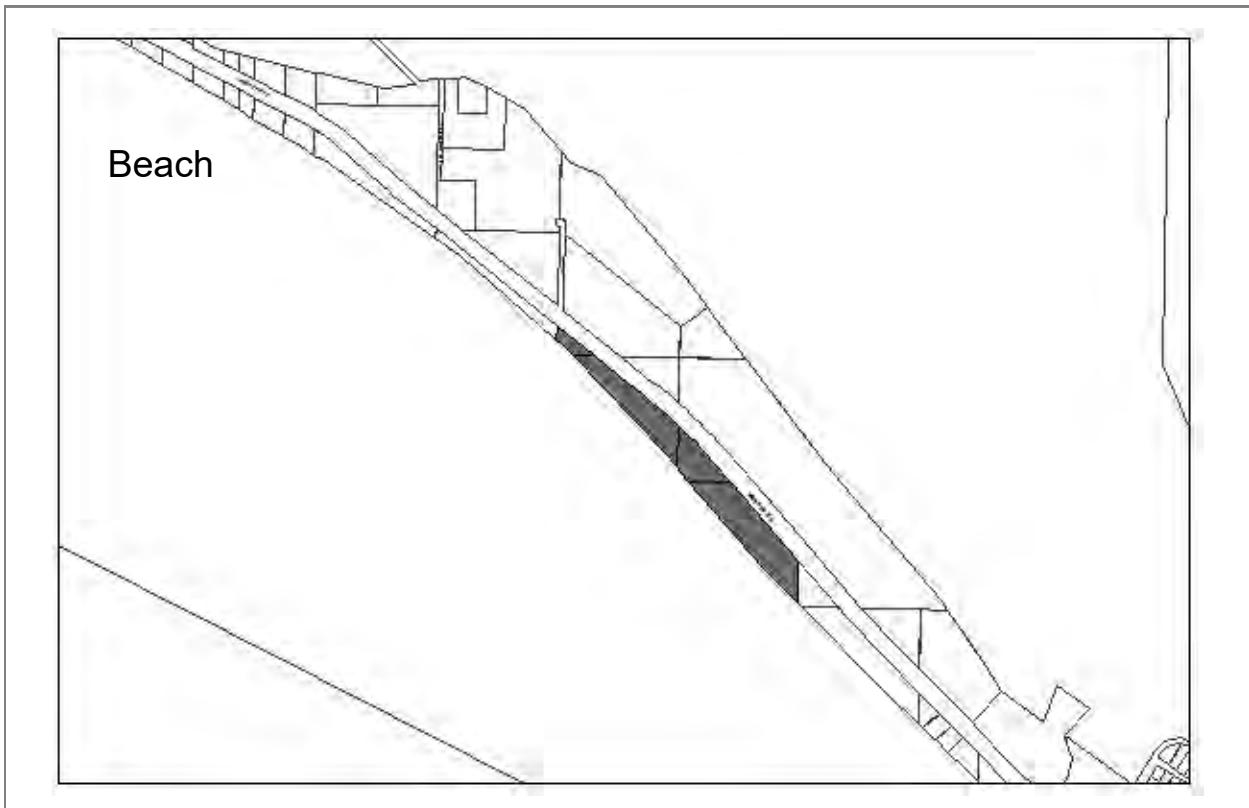
**Legal Description:** Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

<b>Zoning:</b> Open Space Recreation.	
---------------------------------------	--

**Infrastructure:** Paved road, water and sewer

**Notes:** At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.  
 2016: Campground office sold and removed due to repeated erosion and storm damage.  
 2018: Campground closure due to erosion  
 2019: Significant erosion, placement of dredge spoils to protect the road. No camping permitted.

**Finance Dept. Code:**



**Designated Use:** Public Use/ Open Space Recreation  
**Acquisition History:** Ord 90-26 (KPB). Lot 6: EVOS purchase

<b>Area:</b> 23 acres	<b>Parcel Number:</b> 181030 02, 04, 06 18102011
-----------------------	--

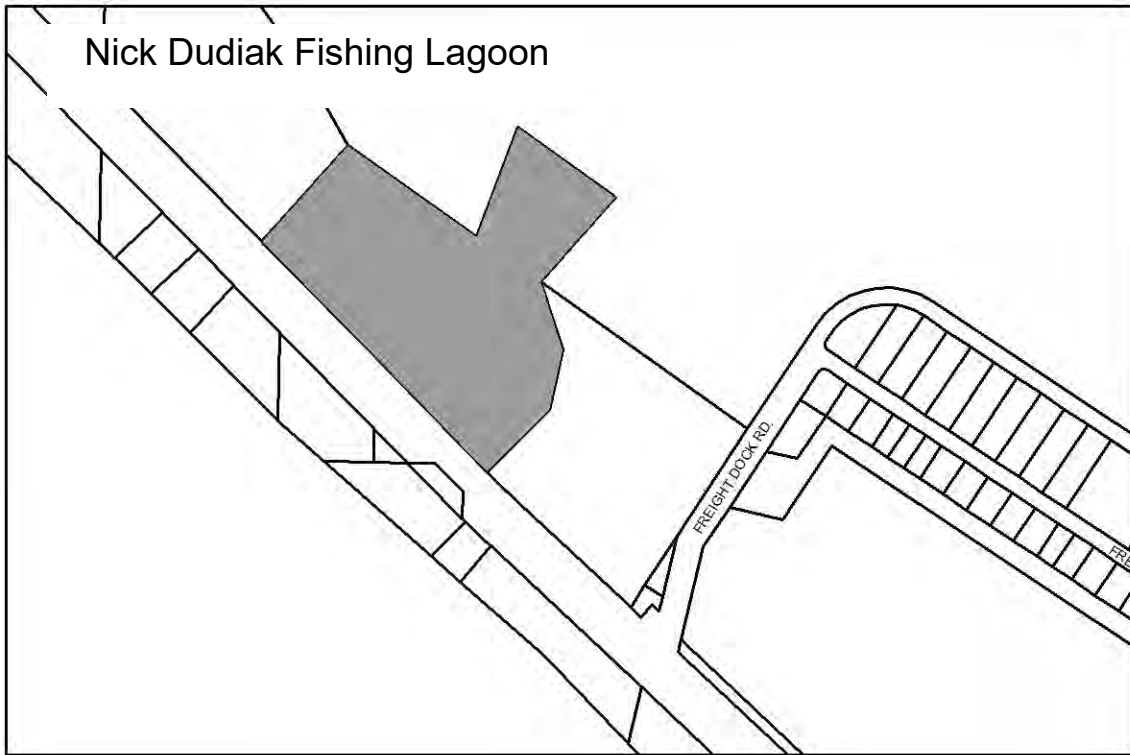
**Legal Description:** T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27

<b>Zoning:</b> Open Space Rec	<b>Wetlands:</b> Tidal
-------------------------------	------------------------

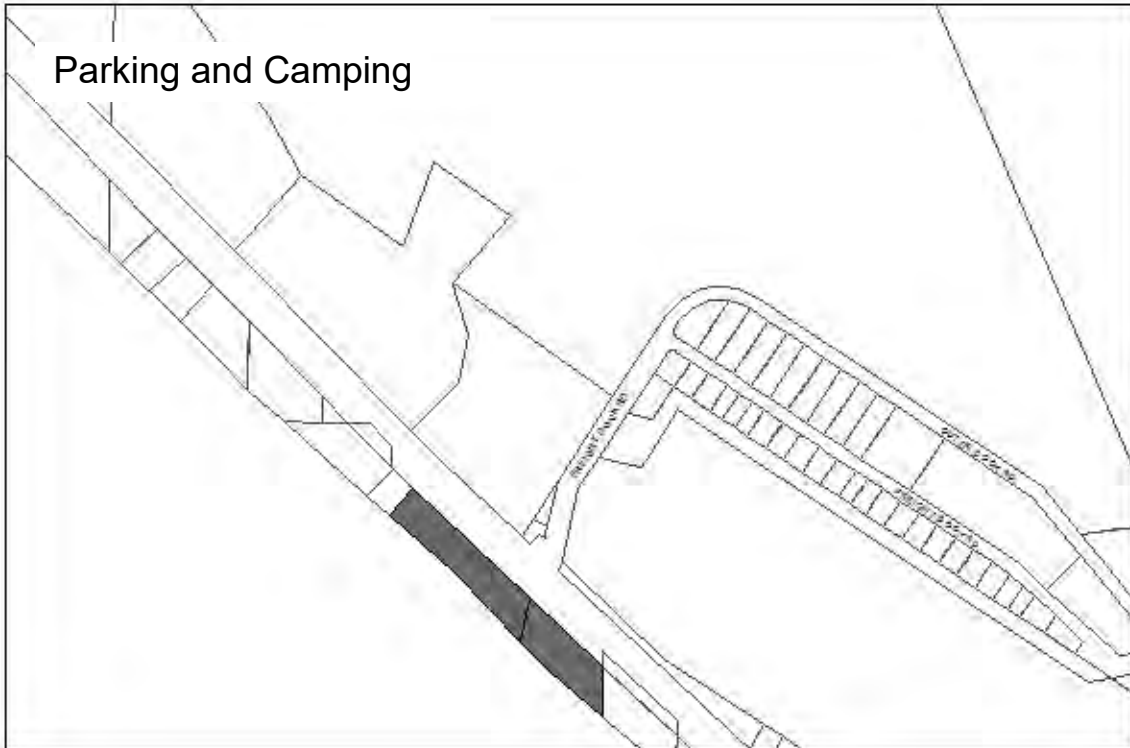
**Infrastructure:** Paved Road access

**Notes:**  
 Acquisition history of lot 6 should be researched as budget allows

**Finance Dept. Code:**



<b>Designated Use:</b> Fishing Lagoon	
<b>Acquisition History:</b> Ord 83-26 Purchase from World Seafood	
<b>Area:</b> 17.71 acres	<b>Parcel Number:</b> 18103116
<b>Legal Description:</b> T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> N/A. Portions in floodplain.
<b>Infrastructure:</b> City Water and Sewer, paved road access. Restroom.	
<p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Dredged in 2012</li> <li>• 2016 construction of Kachemak Bay Water Trail shelter</li> <li>• 2016 new fish cleaning tables built (ADFG funded)</li> <li>• 2018: paved trail extended to fish cleaning tables and water trail pavilion. ADA campsites constructed.</li> <li>• Dredging planned in 2023</li> </ul>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Western lot: Camping. East lot, parking  
**Acquisition History:**

**Area:** 5.7 acres

**Parcel Number:** 18103301, 18103108

**Legal Description:** Homer Spit Amended Lots 7 and 9

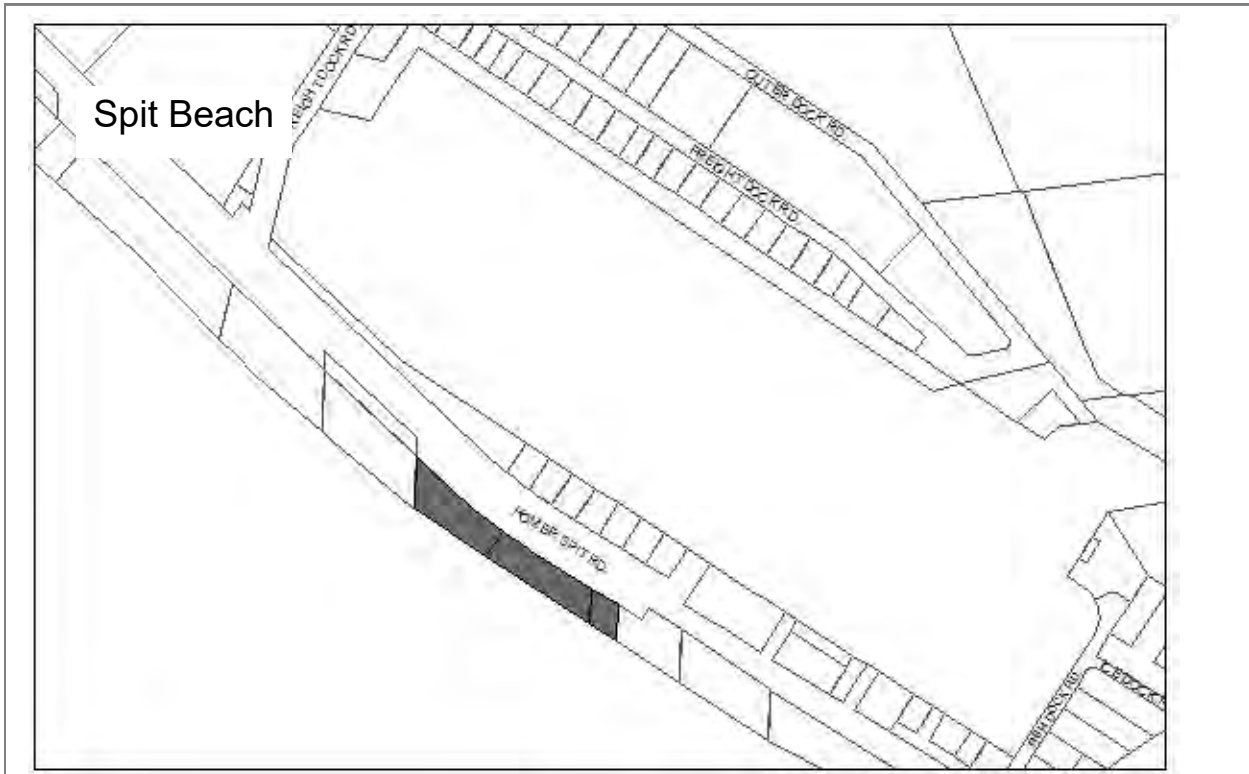
**Zoning:** Open Space Recreation

**Wetlands:** N/A

**Infrastructure:** Paved Road

Continued erosion of campground area. Dredge spoils are placed every spring to protect the highway.

**Finance Dept. Code:**



**Designated Use:** Open Space Recreation  
**Acquisition History:** Lot 11B: Reso 93-14, 3/24/93 Deed. Acquired through an exchange for lot 18.

**Area:** 2.36 acres

**Parcel Number:** 181033 4, 5, 6

**Legal Description:** Homer Spit Subdivision Amended Lots 11 and 20. Lot 11B of HM 0640816.

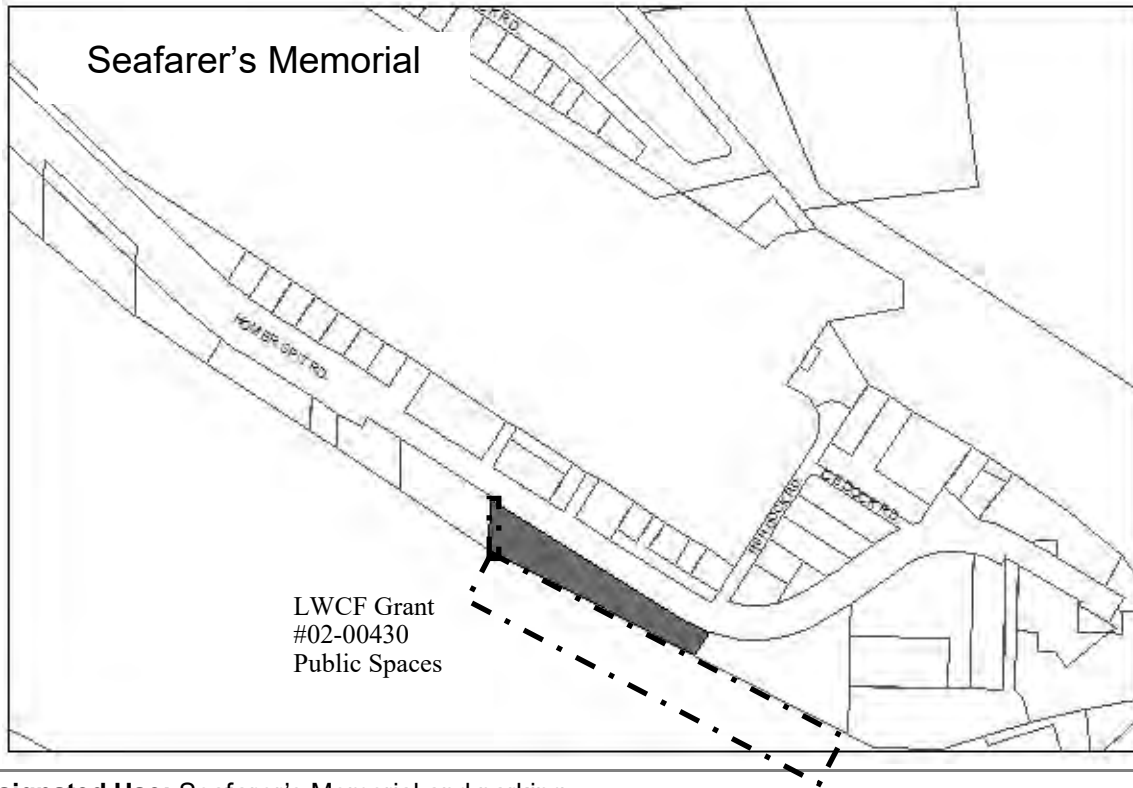
**Zoning:** Open Space Recreation

**Wetlands:** N/A

**Infrastructure:** Paved Road

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Seafarer's Memorial and parking  
**Acquisition History:**

**Area:** 2.52 acres

**Parcel Number:** 18103401

**Legal Description:** Homer Spit Amended Lot 31

**Zoning:** Open Space Recreation

**Wetlands:** N/A

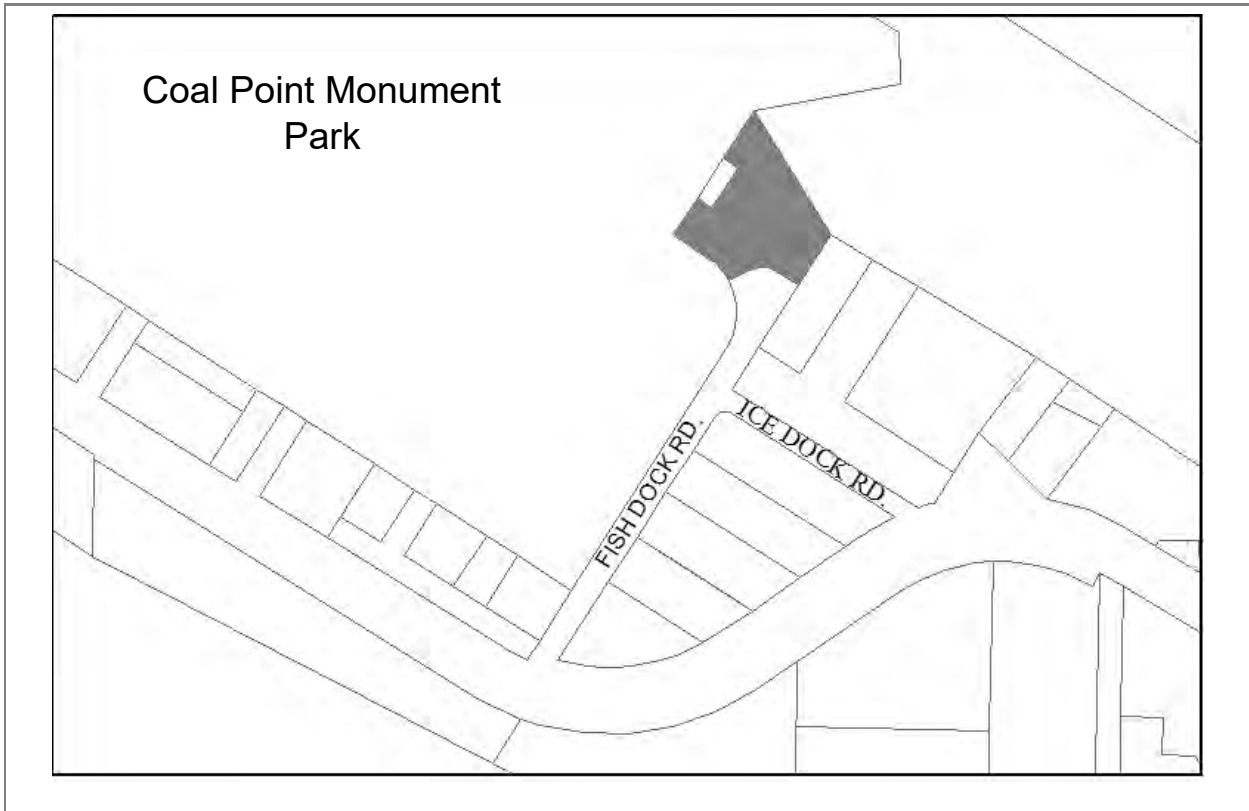
**Infrastructure:** Paved Road

LWCF Grant #02-00430 (Ramp 2 restrooms) encumbered a 20 foot strip along the northwest property boundary to provide permanent public beach access from Homer Spit Road to the tideland parcel. Seaward of the park parcel, a 250 foot wide strip of the tideland lot was also encumbered.

Memorial is a 100x100 foot area.

Resolution 20-008(S-3)(A) adopted a land management policy for this parcel.

**Finance Dept. Code:**



**Designated Use:** Park  
**Acquisition History:**

<b>Area:</b> 1.09 acres	<b>Parcel Number:</b> 18103426
-------------------------	--------------------------------

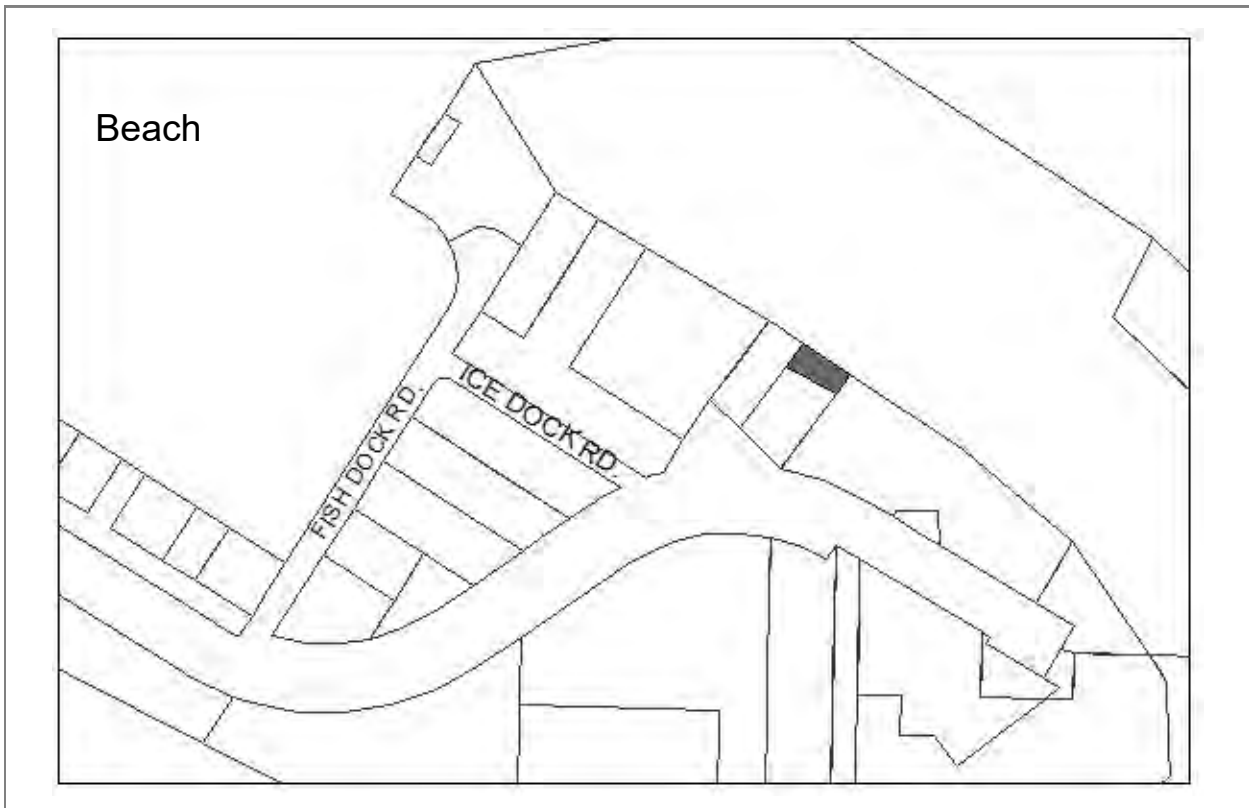
**Legal Description:** LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b>
----------------------------------	------------------

**Infrastructure:** gravel parking area

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Beachfront between Icicle and Main Dock  
**Acquisition History:**

<b>Area:</b> 0.11 acres	<b>Parcel Number:</b> 18103446
-------------------------	--------------------------------

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE

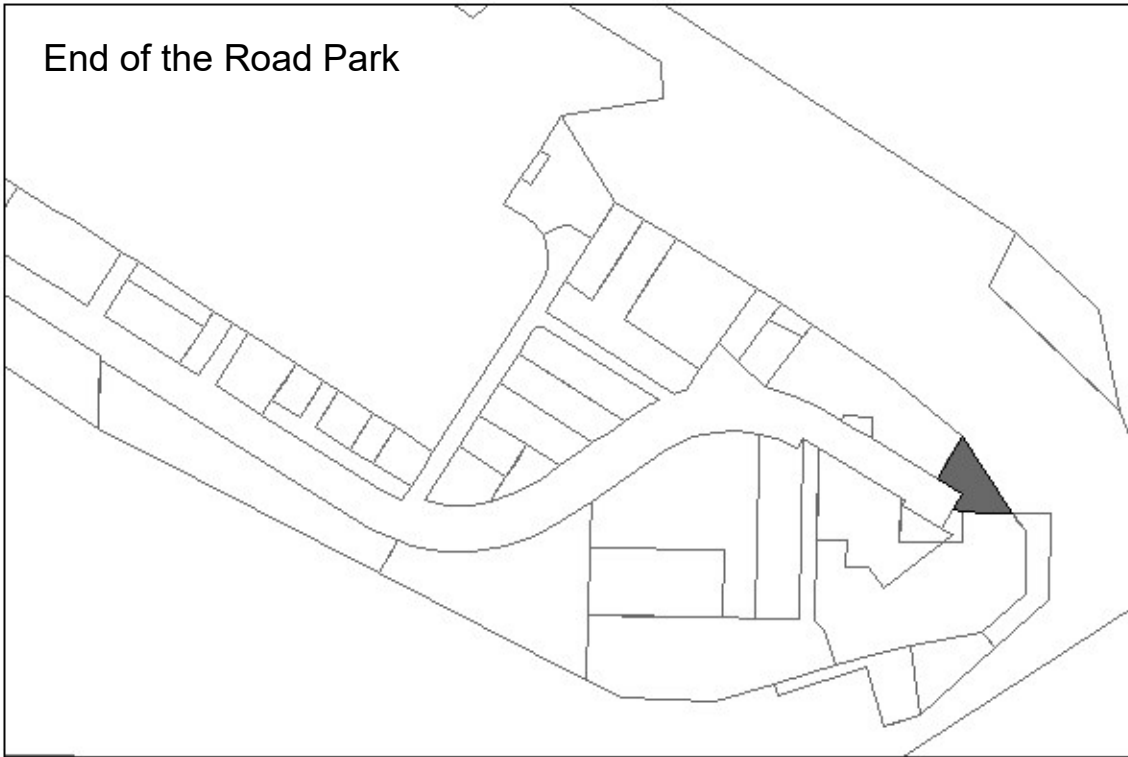
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A tidal, flood plain
----------------------------------	---

**Infrastructure:**

**Notes:**

**Finance Dept. Code:**





**Designated Use:** End of the Road Park Resolution 13-032  
**Acquisition History:**

**Area:** 0.43 acres

**Parcel Number:** 18103448

**Legal Description:** HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

**Address:**

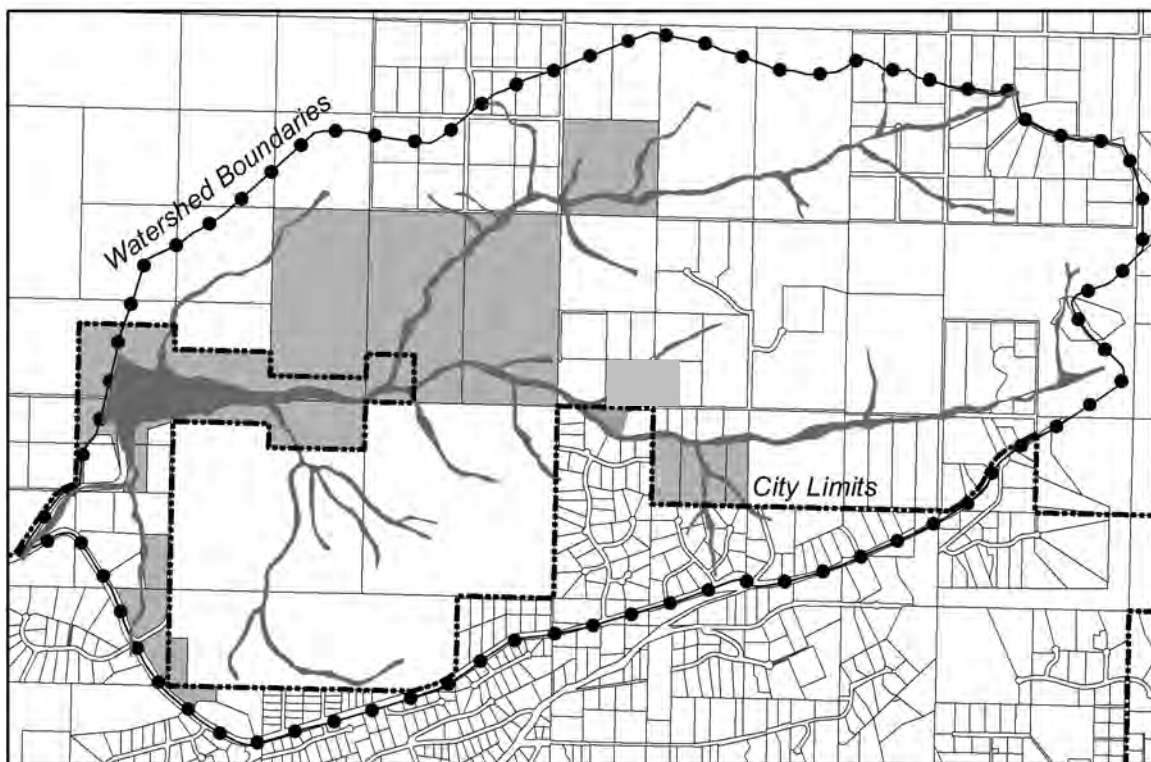
- Restroom construction 2013/14, parking lot paved, and spit trail completed
- Access easement granted to Land's End for fire egress, due to erosion of beach.
- Coastal Erosion occurring, 2018—

**Finance Dept. Code:**

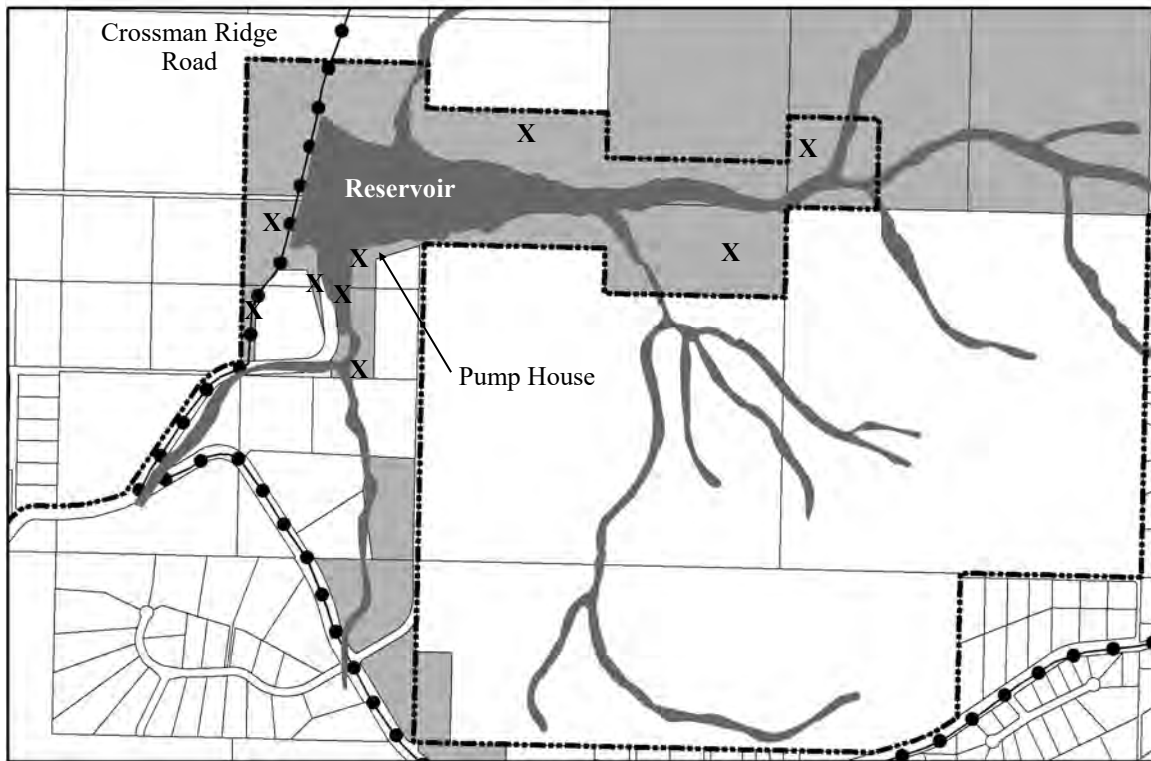
### City Lands within the Bridge Creek Watershed Protection District

These properties lie within the Bridge Creek Watershed Protection District. Not all the lands within the district are in Homer City limits. The city owns 22 lots totaling 438.46. Lands include conservation purchases from the University of Alaska, Bureau of Indian Affairs, Kenai Peninsula Borough tax foreclosure, private parties, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.

**2023 update: three additional properties have been purchased and will be included in this section**



Section updated November 30, 2020



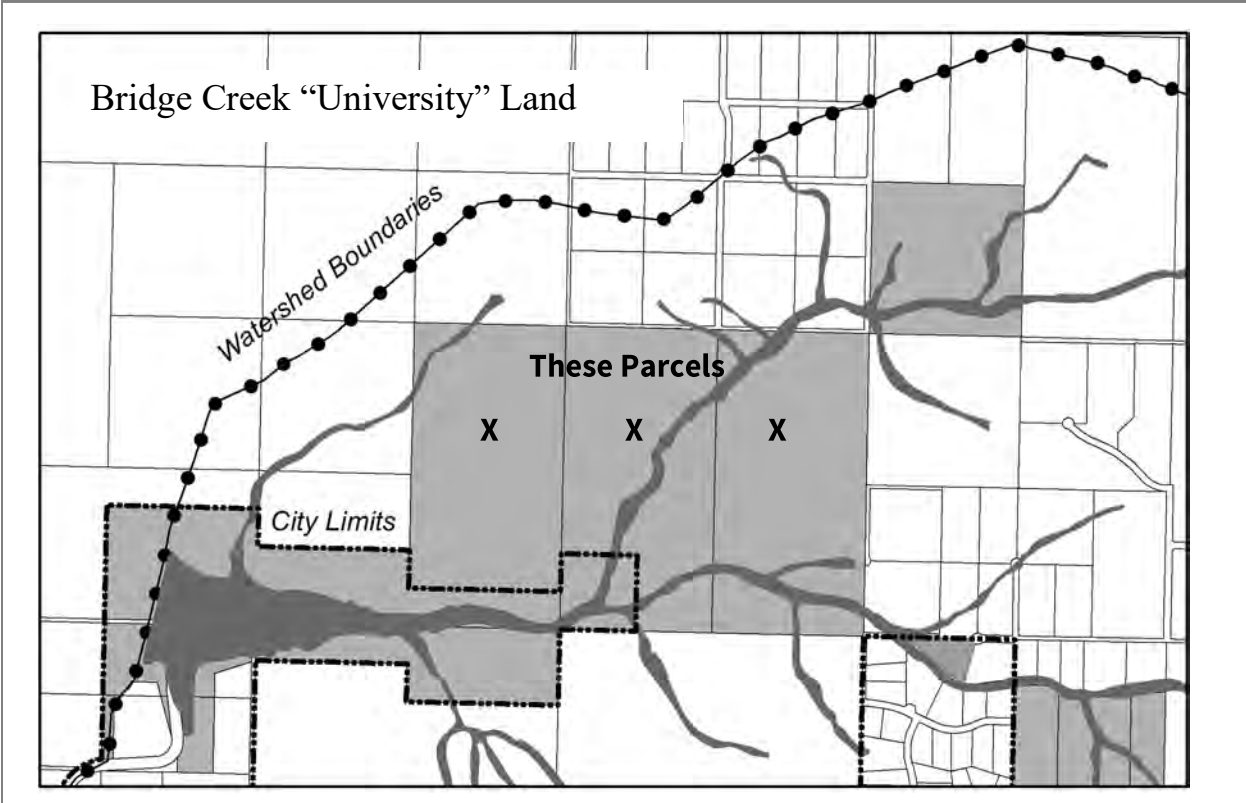
**Designated Use:** Bridge Creek Watershed, Reservoir and pump house  
**Acquisition History:**

**Area:** 120.9 acres      **Zoning:** Conservation

**PARCEL ACREAGE LEGAL**

17307053	0.410	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD
17307057	1.470	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307059	0.130	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307062	7.350	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF
17307064	6.940	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF
17305301	30.000	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4
17305111	60.000	T 6S R 13W SEC 5 T 6S R 13W SEC 6 HM SEWARD MERIDIAN S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6
17305236	10.000	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4
17307060	4.600	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF

**Finance Dept. Code:**



**Designated Use:** Bridge Creek Watershed Property  
**Acquisition History:** Ordinance 2003-7(A). Purchased from UAA.

<b>Area:</b> 220 acres	<b>Parcel Number:</b> 173 052 34, 35, 17305120
------------------------	--

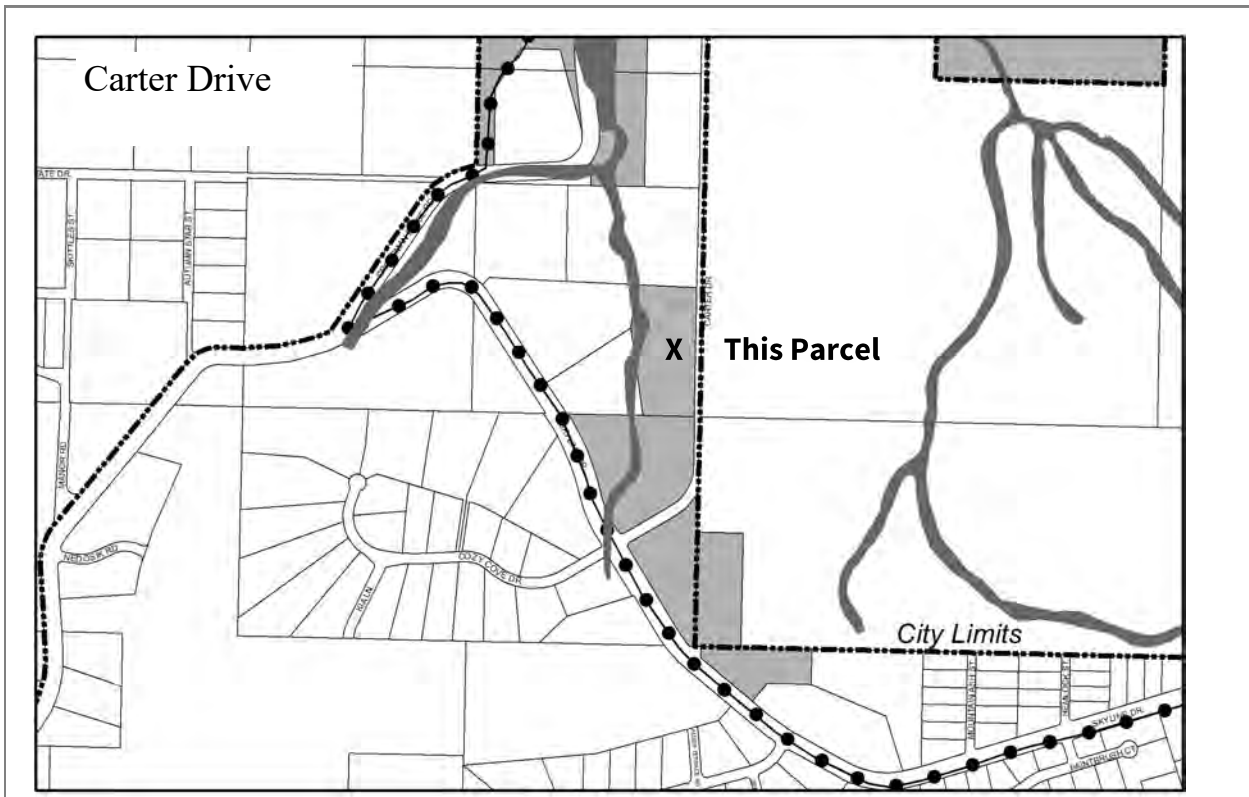
**Legal Description:** The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) and the North one-half of the South one-half of the Southeast one-quarter of the Southwest one-quarter (N1/2 S 1/2 SE1/4 SW1/4) and the East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section 5, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, State of Alaska.

<b>Zoning:</b> Bridge Creek Watershed Protection District. Not within City Limits.	<b>Wetlands:</b> Some wetlands. Bridge Creek flows through the property.
--	--

**Infrastructure:** None. Limited legal and physical access.

**Notes:**  
 Paid \$265,000 for land in 2003.  
 Fire hazard mitigation conducted in 2011.

**Finance Dept. Code:**



**Designated Use:** A public use to protect and enhance the City's Bridge Creek Watershed and thereby protect its water quality.

**Acquisition History:** Emergency Ordinance 2005-40, 2005-45.

**Area:** 5.93 acres

**Parcel Number:** 173070760

**Legal Description:** HM0840119 T06S R13W S07 Pioneer Valley Subdivision Lot 2

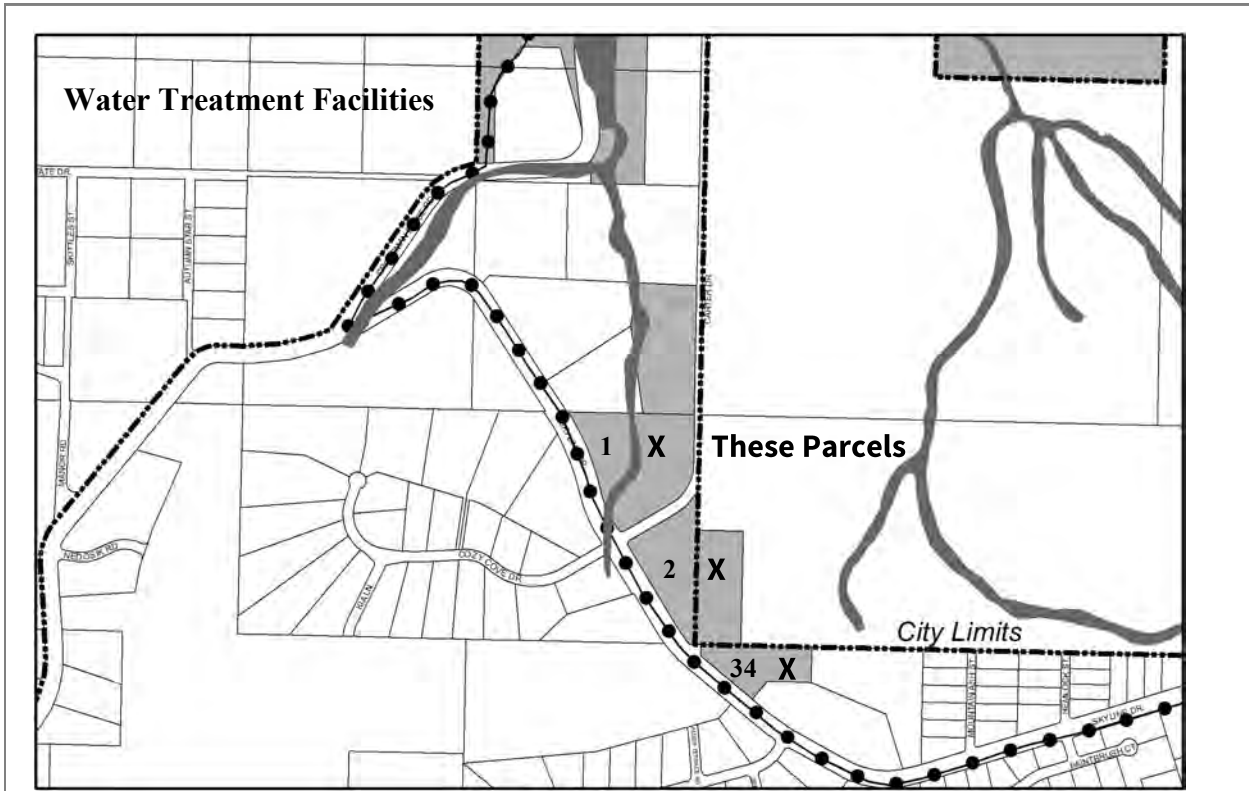
**Zoning:** Rural Residential, Bridge Creek WPD

**Wetlands:** Some discharge slope wetland, possibly a creek to the Reservoir.

**Infrastructure:** Driveway access to property.

**Notes:** Property includes a small cabin.

**Finance Dept. Code:**



**Designated Use:** Protecting the watershed and providing alternate access to property north of the City's water treatment plant, Water Tank and building, City Well Reserve Water Tank and building/Public Purpose.

**Acquisition History:** Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin

**Area:** Lot 1: 7.83 acres  
 Lot 2: 8.34 acres  
 Lot 34: 3 acres

**Parcel Number:** 17307094, 95, 96, 17308034

**Legal Description:** Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34

**Zoning:** Rural Residential, Bridge Creek WPD

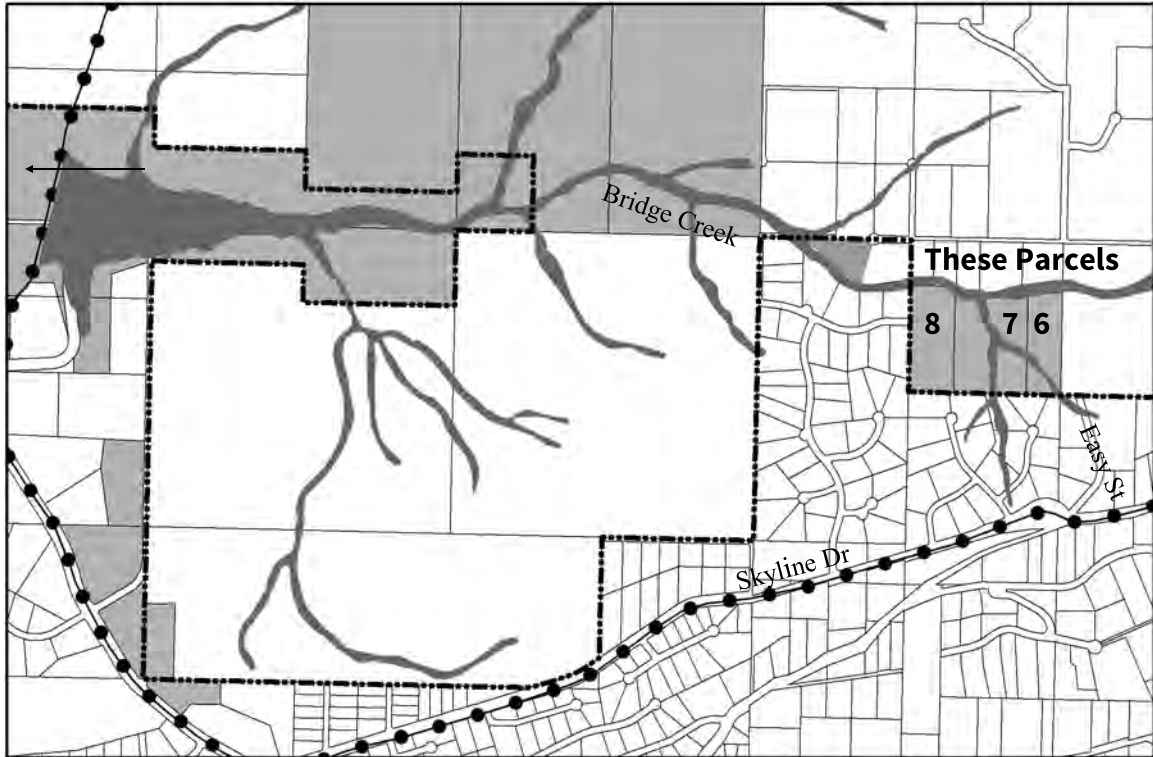
**Wetlands:** Some discharge slope wetland, possibly a creek to the Reservoir.

**Infrastructure:** Paved road, electricity

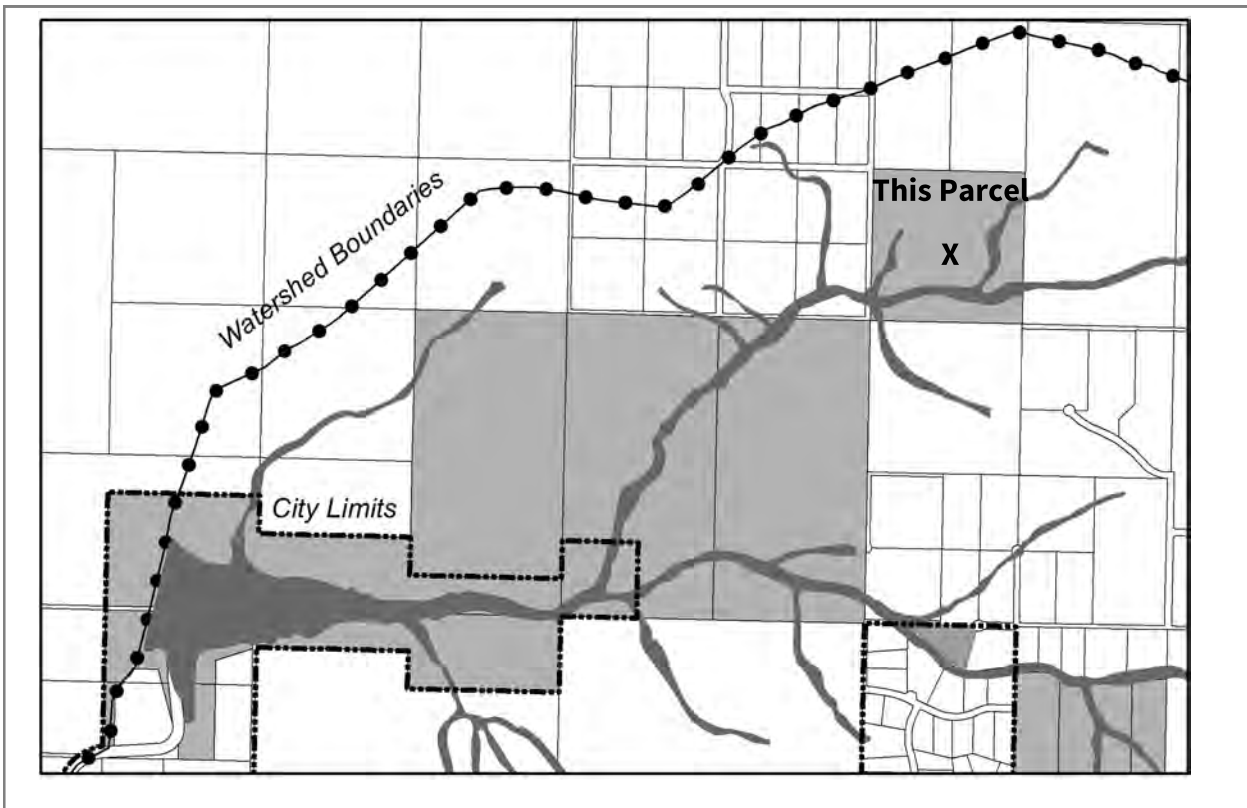
**Notes:**

Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr  
 Former water treatment plant site. A fire station/equipment storage was constructed in 2014.  
 Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant.  
 Lot 34 is the site of a 1 million gallon water tank.

**Finance Dept. Code:**



<b>Designated Use:</b> Watershed Protection Purposes	
<b>Acquisition History:</b> Ordinance 2009-08(A)	
<b>Area:</b> Lot 6: 6.91 acres, Lot 7: 13.38 acres Lot 8: 8.89 acres Total: 28.81 acres	<b>Parcel Numbers:</b> 1736600 6, 7, 8
<b>Legal Description:</b> Lots 6,7 and 8, Roehl Parcels Record of Survey Amended	
<b>Zoning:</b> Not in city limits.	<b>Wetlands:</b> about half the land is wetland. Bridge Creek is the northern boundary of these lots.
<b>Infrastructure:</b> Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.	
<p><b>Notes:</b>                  Lots purchased 2/25/09 from BIA                  Lot 6, \$58,735, recorded document 2009-000612-0                  Lot 7, \$113,730, recorded document 2009-000613-0                  Lot 8, \$75,565, recorded document 2009-000611-0                  Total Cost: \$248,030</p> <p>The northern lot line of these lots is bridge creek, and meanders as the creek meanders.</p> <p>Public roadway easement granted 7/29/21 2001-002825-0 Homer Recording District</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Public Purpose, Watershed Protection Purposes (Reso 16-043 Ord 16-19)  
**Acquisition History:** Tax foreclosure from KPB, Ordinance 15-15,

<b>Area:</b> 40 acres	<b>Parcel Numbers:</b> 17305219
-----------------------	---------------------------------

**Legal Description:** T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4

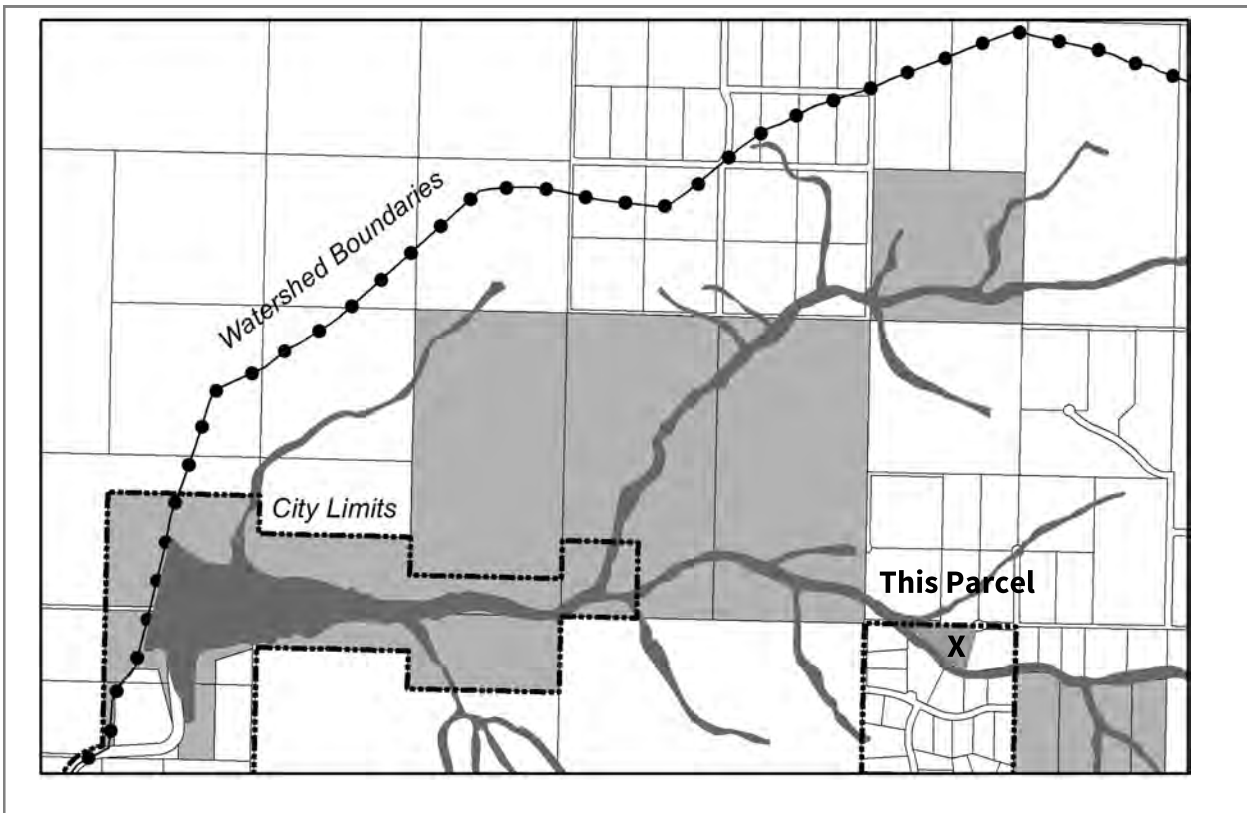
<b>Zoning:</b> Not in city limits, part of the Bridge Creek WPD.	<b>Wetlands:</b> about half the land is wetland. Bridge Creek is the northern boundary of these lots.
--	---

**Infrastructure:** Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

**Notes:**  
 Purchase cost: \$2,805.21 in 2015.  
 Legal and physical access to this property is difficult. Bridge Creek flows through a ravine along the bottom third of the lot, and the property is generally steep.

**Finance Dept. Code:**





**Designated Use:** Watershed Protection Purposes (Ord 17-27)

**Acquisition History:** City purchased from private land owner

**Area:** 2.86 acres

**Parcel Number:** 17305408

**Legal Description:** T 6S R 13W SEC 9 SM Kelly Ranch Estates Sub Lot 8 Block 1

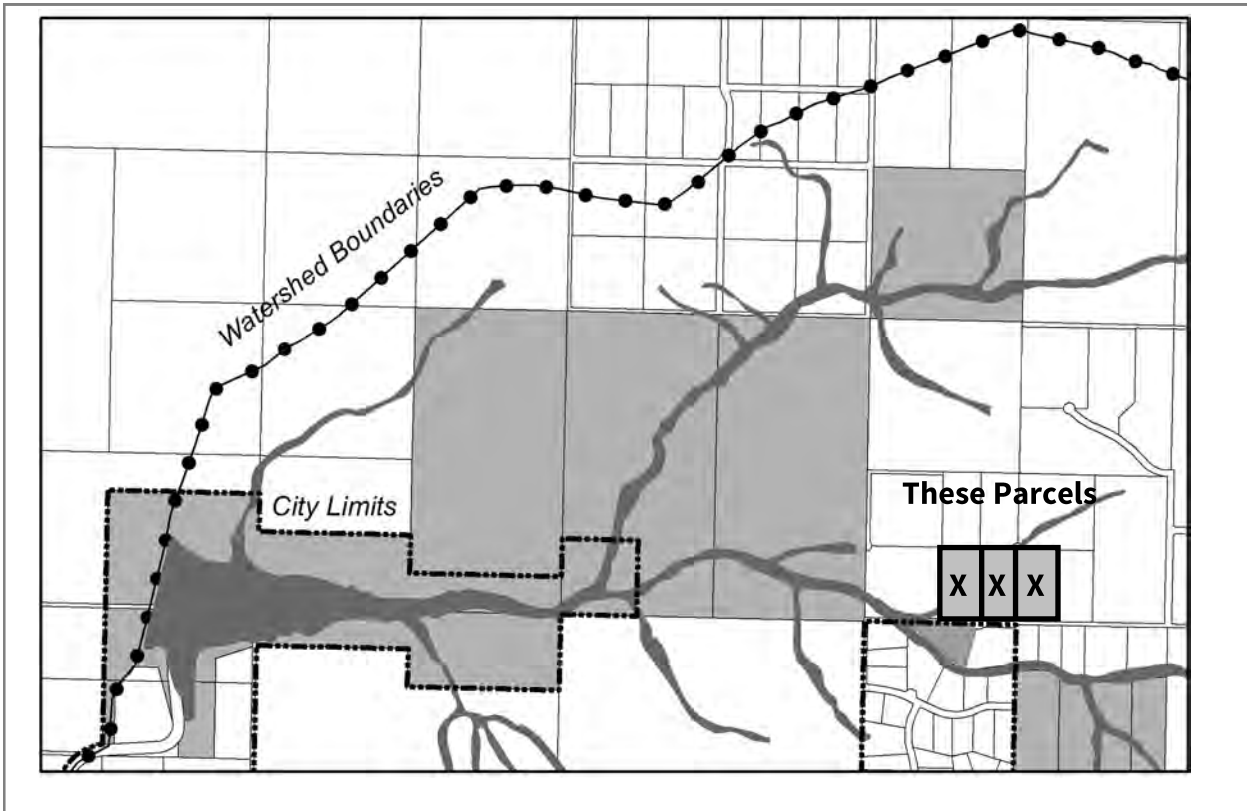
**Zoning:** RR, and part of the Bridge Creek WPD.

**Wetlands:** Lot is all wetlands. Bridge Creek runs through the valley on the south side of the lot.

**Infrastructure:** Access by foot or ATV via a section line and undeveloped right of way.

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Watershed Protection Purposes (Ord 22-01(A) and 23-02(A))  
**Acquisition History:** City purchased from private land owner

**Area:** 13.86 acres

**Parcel Number:** 17370003, 04, 05

**Legal Description:** T 6S R 13W SEC 4 SM Bridge Creek Cooperative Sub Lots 6,7,8

**Zoning:** Bridge Creek WPD.

**Wetlands:** Wetlands present, and a tributary to Bridge Creek.

**Infrastructure:** Access by foot or ATV via a section line and undeveloped right of way.

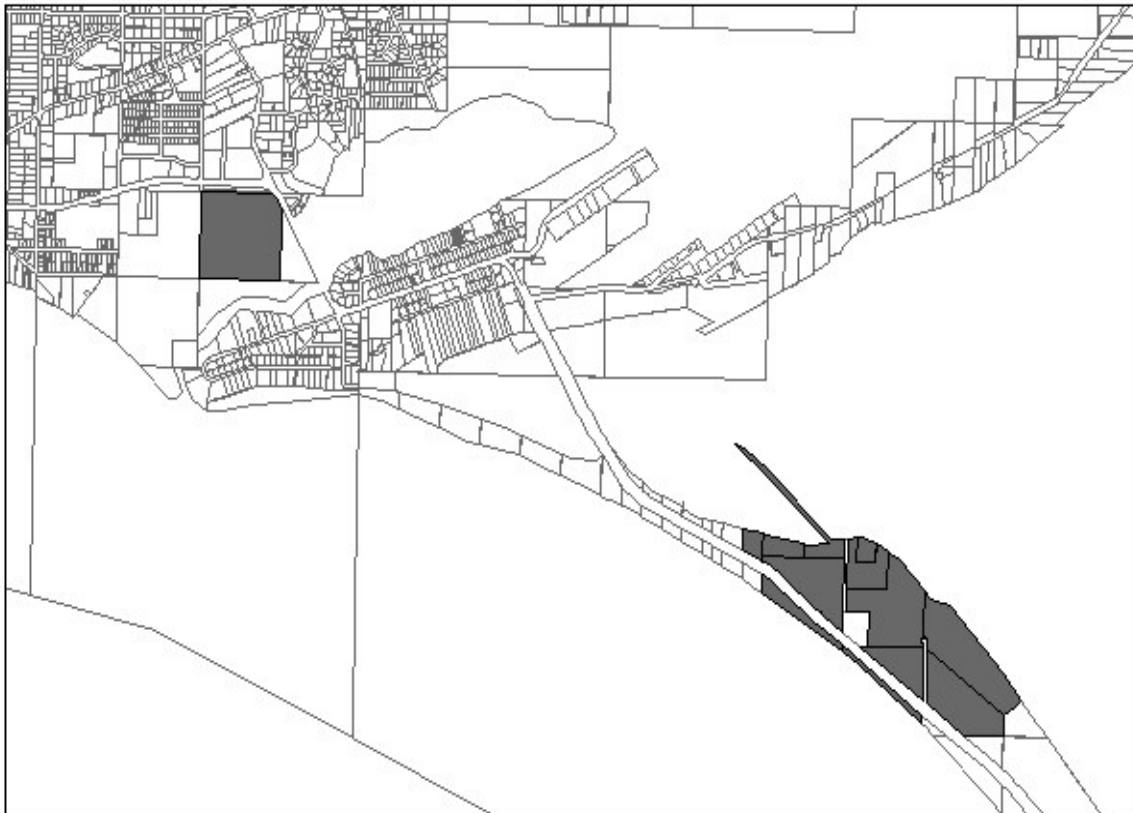
**Notes:**

**Finance Dept. Code:**

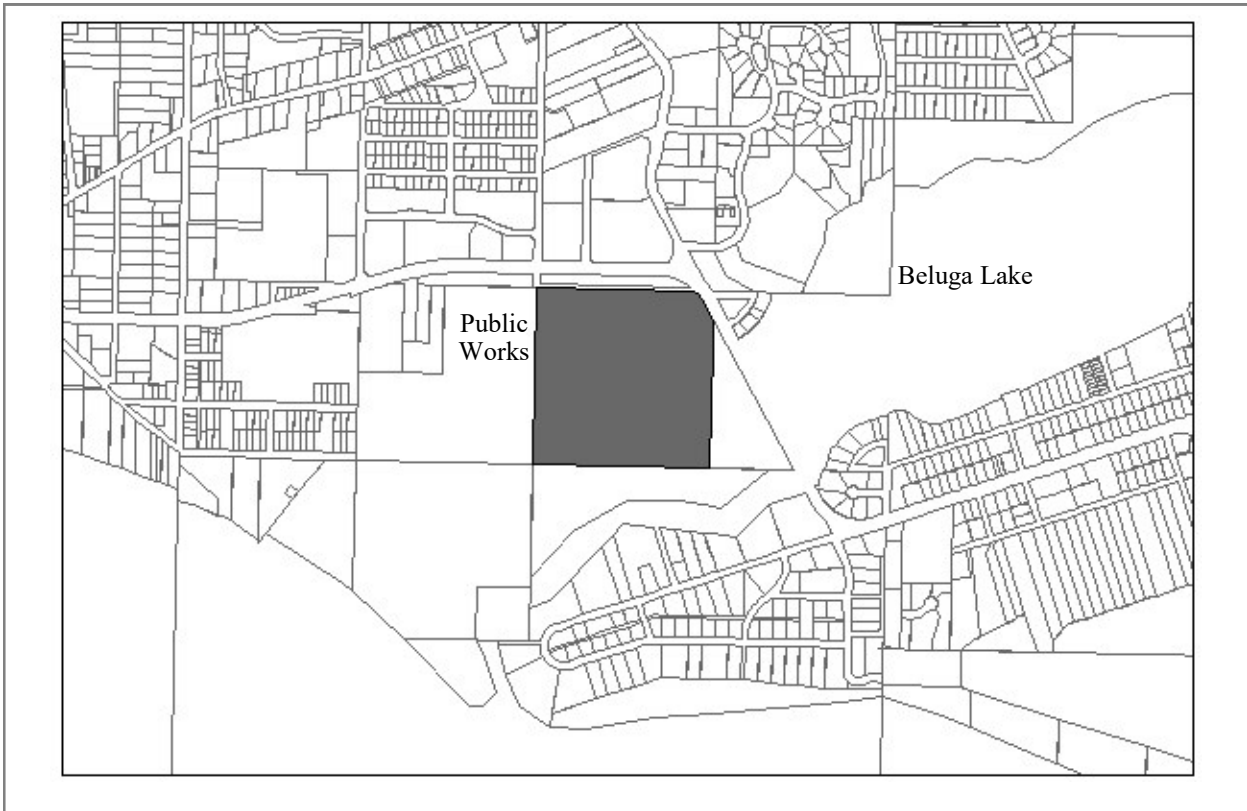
## Homer Conservation Easement Lands

Most conservation lands in Homer were acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by the Kachemak Heritage Land Trust. In 2020, The Nature Conservancy donated a 2.62 acre parcel along the Homer Spit to the city.

Total acreage: 172.34 acres.



This section updated 11/30/2020



**Designated Use:**  
**Acquisition History:** EVOS purchase and conservation easement.

<b>Area:</b> 39.24 acres	<b>Parcel Number:</b> 17714006
--------------------------	--------------------------------

**Legal Description:** HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD

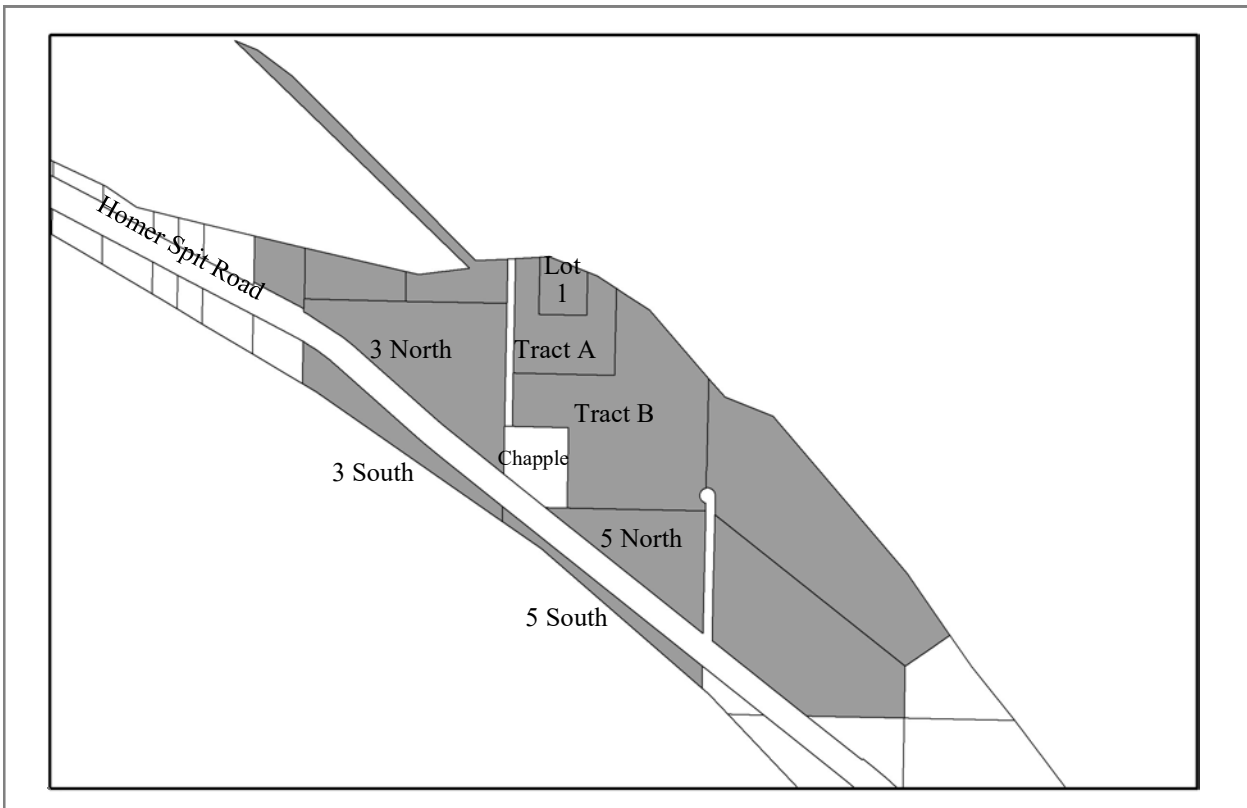
<b>Zoning:</b> Conservation	<b>Wetlands:</b> Beluga Slough Estuary
-----------------------------	--

- Notes:**
- Conservation Easement document recorded in Book 0275, Page 243, Homer Recording District, 4/21/98.
  - Parcel is within a FEMA-mapped floodplain.
  - Resolution 15-064 supported the inclusion of this land in the Western Hemisphere Shorebird Reserve Network

**Finance Dept. Code:** 392.0013



<b>Designated Use:</b>	
<b>Acquisition History:</b> EVOS purchase and conservation easement. Resolution 97-72 and 104.	
<b>Area:</b> Lot 7: 7.1 acres Lot 8: 3.94 acres Lot 9: 3.00 acres Lot 9 S of Road: 2.16 acres (no EVOS Conservation Easement)	<b>Parcel Number:</b> 181020 02, 01, 18101023, 24
<b>Legal Description:</b> HM T06S R13W S27 GOVT LOT 7 (east) and 8 (west) HM T06S R13W S28 THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	
<b>Zoning:</b> Conservation—lots 7 and 8 Open Space Recreation—Lot 9	<b>Environment:</b> State Critical Habitat Area below 17.4 ft . mean high tide line.
<b>Notes:</b> <ul style="list-style-type: none"> <li>• Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98.</li> <li>• Parcels are within a FEMA-mapped flood hazard area.</li> </ul>	
<b>Finance Dept. Code:</b>	



**Designated Use:**  
**Acquisition History:** EVOS purchase and conservation easement.

<b>Area:</b> Total: 70.97 acres	<b>Parcel Number:</b> 18102 03, 04, 05, 06, 09, 10,14
---------------------------------	---

**Legal Description:** T 6S R 13W SEC 27 SEWARD MERIDIAN HM:

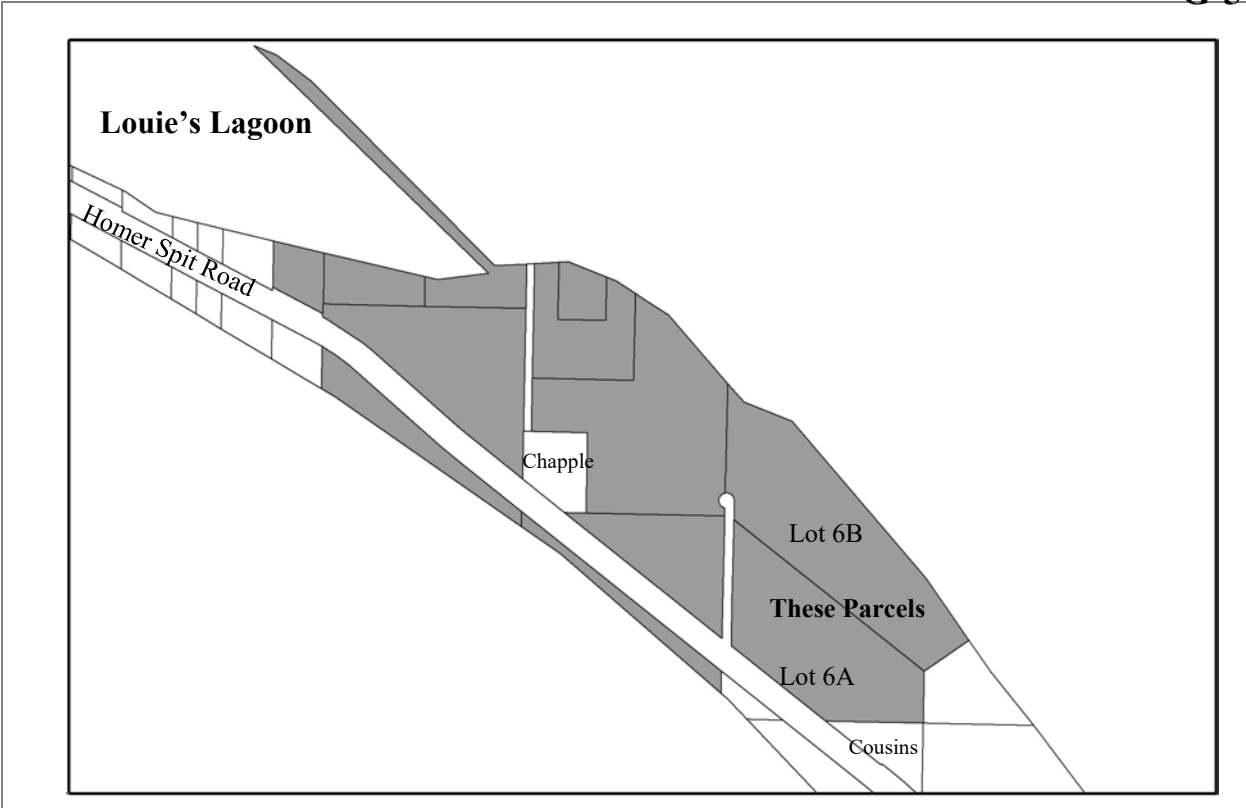
- 0630660 WALTER DUFOUR SUB LOT 1, 0630060 WALTER DUFOUR SUB TRACT A
- THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD
- PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY
- 0770055 WALTER DUFOUR SUB TRACT B TRACT B

<b>Zoning:</b> Conservation South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.	<b>Environment:</b> State Critical Habitat Area below 17.4 ft. mean high tide line.
--	---

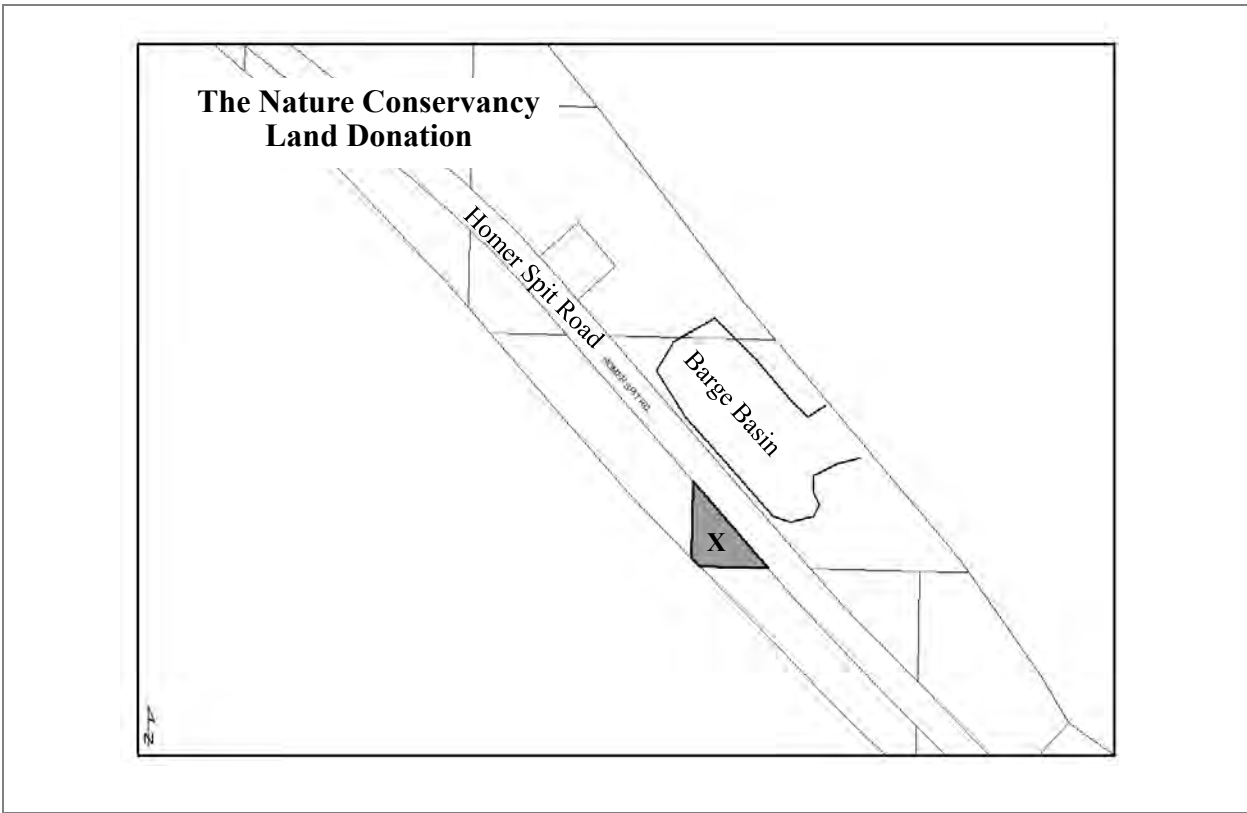
**Notes:**

- Conservation easement recorded in Book 0275, Page 222, Homer Recording District,4/21/98.
- Deeded to the City on same date, Book 0275, Page 236, HRD.
- Parcels are within a FEMA-mapped flood hazard area.

**Finance Dept. Code:**



<b>Designated Use:</b>	
<b>Acquisition History:</b> EVOS purchase and conservation easement.	
<b>Area:</b> Total: 45.47 acres	<b>Parcel Number:</b> 181-020 - 18, 19
<b>Legal Description:</b> HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-A HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-B	
<b>Zoning:</b> Conservation	<b>Environment:</b> State Critical Habitat Area below 17.4 ft. mean high tide line.
<b>Notes:</b> <ul style="list-style-type: none"> <li>• Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. This easement covers former Lot 6. See plat 2001-008.</li> <li>• Conservation easement with Kachemak Heritage Land Trust on Lot 6B. Executed 10/4/02, document 2004-004843-0 HRD.</li> <li>• Parcels are within a FEMA-mapped flood hazard area.</li> </ul>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Conservation  
**Acquisition History:** Land donation from The Nature Conservancy, Resolution 20-006

<b>Area:</b> Total: 2.62 acres	<b>Parcel Number:</b> 18103007
--------------------------------	--------------------------------

**Legal Description:** T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHWEST OF THE HOMER SPIT RD

<b>Zoning:</b> Open Space Recreation	<b>Environment:</b> State Critical Habitat Area below 17.4 ft. mean high tide line.
--------------------------------------	---

- Notes:**
- Property is bound by the original grant agreement terms between the US Fish and Wildlife Service and the Nature Conservancy under Agreement Number 98210-0-G70. The North American Conservation Fund funds used by The Nature Conservancy to purchase the property require the parcel to be held in perpetuity as conservation land.
  - Parcel is within a FEMA-mapped flood hazard area.
  - Recording information: 2020-003888-0 11/10/2020, 2020-00300889-0

**Finance Dept. Code:**



PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17302201		33.00	T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4	E-2
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4	E-2
17305111		60.00	T 6S R 13W SEC 5 & 6 SEWARD MERIDIAN HM S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6	F-2
17305120		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 & N1/2 SE1/4 SW1/4 & N1/2 S1/2 SE1/4 SW1/4	F-3
17305219		40.00	T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4	F-7
17305234		80.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM E1/2 SE1/4	F-3
17305235		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NW1/4 SE1/4 & E1/2 SW1/4 SE1/4 & NW1/4 SW1/4 SE1/4	F-3
17305236		10.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4	F-2
17305301		30.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4	F-2
17305408		2.86	T 6S R 13W SEC 9 SM Kelly Ranch Estates Sub Lot 8 Block 1	F-8
17307053		0.41	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD	F-2
17307057		1.47	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307059		0.13	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307060		4.60	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF	F-2
17307062	160 CROSSMAN RIDGE RD	7.35	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF	F-2
17307064		6.94	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF	F-2
17307076	5601 CARTER DR	5.93	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0840119 PIONEER VALLEY SUB LOT 2	F-4
17307094	184 SKYLINE DR	7.83	Hillstrands Homestead Lot 1	F-5
17307095	188 SKYLINE DR	4.32	Hillstrands Homestead Lot 2 inside city limits	F-5

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17307096	188 SKYLINE DR	4.02	Hillstrands Homestead Lot 2, portion outside city limits	F-5
17308034	192 SKYLINE DR	3.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0960051 TULIN TERRACE SUB UPPER TERRACE LOT 34	F-5
17316067	4540 ROGERS LOOP	2.00	T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1 S PRTN IN HOMER CITY LIMITS	E-3
17321011		3.34	T 6S R 14W SEC 3 SEWARD MERIDIAN HM 0631146 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY	E-4
17321013	40722 STACEY ST	1.68	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-A	E-4
17321014	40746 STACEY ST	0.94	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-B	E-4
17321015	41170 BELNAP DR	0.95	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-C	E-4
17366006		6.95	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 1020 FT TO POB; TH N 995 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK TO N-S CEN	F-6
17366007		13.55	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK 650 FT; TH	F-6
17366008		9.10	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN OF NE1/4 NW1/4 STARTING @ 1/4 CORNER OF SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH W ON THREAD OF BRIDGE CREEK 400	F-6
17502056		1.04	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 0770024 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLK 3	E-6
17503025		6.57	T 6S R 14W SEC 13 SEWARD MERIDIAN HM SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	E-5
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	E-8

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17504011	102 DEHEL AVE	0.50	T 6S R 13W SEC 18 SEWARD MERIDIAN HM N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	D-7
17504023	360 W FAIRVIEW AVE	38.30	T 6S R 13W SEC 18 SEWARD MERIDIAN HM THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB AND SOUTH PENINSULA HOSPITAL SUB 2008 ADDN	E-9
17504024	4300 BARTLETT ST	7.12	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2	D-12
17505107	122 W BAYVIEW AVE	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 TRACT A	E-10
17505108	110 MOUNTAIN VIEW DR	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 TRACT A	E-10
17510070		4.30	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	D-18
17510230		0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 2 BLOCK 2	D-19
17513353		0.56	T 06S R 13W SEC 19 SEWARD MERIDIAN HM 2020010 BUNNELL'S SUBD NO 17 2018 REPLAT TRACT A	E-11
17514235	224 W PIONEER AVE	0.06	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1	E-12
17514301		0.27	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	D-17
17514416	3713 MAIN ST	1.31	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2	D-3
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	E-20
17524006		2.75	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W R BELL SUB TRACT E	E-7
17528001		1641.24	T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY NO 612	D-14
17701009		1.50	T 6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2	D-8
17702057	604 E PIONEER AVE	1.57	T 6S R 13W SEC 17 & 20 SEWARD MERIDIAN HM 0870011 NEW HOMER HIGH SCHOOL NO 2 TRACT 1-B	D-6
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	D-13
17710739	400 HAZEL AVE	2.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT B	D-4

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17710740	500 HAZEL AVE	3.01	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT A	D-4
17702112		0.86	Barnett's South Slope Subdivision Quiet Creek Park Unit 2 TRACT C	E-15
17702125		0.21	Barnett's South Slope Subdivision Quiet Creek Park Unit 2 Tract D	E-15
17712014		1.73	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0003743 WADDELL SUB THAT PORTION S OF HOMER BY PASS RD	E-16
17712022	3664 BEN WALTERS LN	2.48	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840122 LAKESIDE VILLAGE PARK ADDN REPLAT LOT 1A-2	E-18
17712034	3755 SNOWBIRD ST	1.50	T 06S R 13W SEC 20 SEWARD MERIDIAN HM 2016021 WADDELL PARK 2016 REPLAT LOT 3-A-1	D-15
17714006		39.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4 EXC HOMER BY PASS RD	G-2
17714010	3300 BELUGA PL	3.46	T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DE	E-19
17714011		0.13	T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER OF GL 2 TH S 89 DEG 57'30" E 1094.3 FT TO PT TH S 38 DEG 0' W 310 FT TO POB TH 90 DEG W 75 FT TO CORNER 2 TH S 38 DEG W 75 FT TO CORNER 3 TH 90 DEG E 75 FT TO CORNER 4 TH N 38 DEG E 75 FT TO POB	E-19
17714014	3575 HEATH ST	0.92	T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164	D-10
17714015	3575 HEATH ST	3.16	T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	D-10
17714016	3575 HEATH ST	30.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	D-11
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-9
17715402		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY- PASS ROAD	D-16

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17715403		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	D-16
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	E-25
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	E-25
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000251 - A NILS O SVEDLUND SUB LOT 7 TRACT B & PTN OF TR B AS FOLLOWS: BEG AT SE CORNER OF LOT 7 TH N 0 DEG 2' W 545 FT TO S ROW OF STERLING HWY, CORNER 2; TH N 75 DEG 15' E ALONG ROW 62.6 FT TO CORNER 3 TH S 00 DE	D-13
17720204	580 E PIONEER AVE	0.31	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0750018 GLACIER VIEW SUB NO 1 REPLAT LTS 1 8 & 9 BLK 4 LOT 9-A	E-13
17720408	491 E PIONEER AVE	1.12	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2004048 GLACIER VIEW SUB CAMPUS ADDN LOT 6-A-2	D-5
17726038		0.02	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760026 KAPINGEN SUB UNIT 3 PARK RESERVE	E-10
17727049		0.04	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065 ISLAND VIEW SUB PARK	E-10
17728001		499.54	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM 0742265 ALASKA TIDELAND SURVEY 612	D-14
17730239		0.21	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	E-20
17730251		0.38	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-17
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 JACK GIST SUB LOT 2	E-21
17903007	1136 EAST END RD	0.28	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003373 JAMES WADDELL SURVEY OF TRACT 4 LOT 4A	E-14
17911005		0.39	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712 HARRY FEYER SUB LOT 1	E-23
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087 SCENIC BAY SUB LOT 4	E-22
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-24
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-24

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-24
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-24
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-24
18101007		6.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-24
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	E-24
18101009		1.44	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING SOUTH OF HOMER SPIT RD	E-24
18101010	1920 HOMER SPIT RD	0.81	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING NORTH OF HOMER SPIT RD	E-24
18101011		0.77	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING NORTH OF HOMER SPIT RD	E-24
18101012		1.20	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING SOUTH OF HOMER SPIT RD	E-24
18101013		1.32	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT RD	E-24
18101023		3.00	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	G-3
18101024		2.16	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING SOUTH OF HOMER SPIT RD	G-3
18101025		19.23	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 21 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	D-14
18101026		51.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM 0742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 28 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	D-14
18102001		3.94	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 8	G-3
18102002	3079 HOMER SPIT RD	7.10	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 7	G-3

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18102003		1.02	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630660 WALTER DUFOUR SUB LOT 1	G-4
18102004		6.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630060 WALTER DUFOUR SUB TRACT A	G-4
18102005		17.46	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD	G-4
18102006		7.50	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD	G-4
18102009		9.00	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	G-4
18102010		3.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY	G-4
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-27
18102014		25.19	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0770055 WALTER DUFOUR SUB TRACT B TRACT B	G-4
18102018		19.66	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-A	G-5
18102019		25.81	T 6S R 13W SEC 26 & 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-B	G-5
18103002		7.51	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-27
18103007		2.62	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHWEST OF THE HOMER SPIT RD	G-6
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 2	E-26
18103102	3735 HOMER SPIT RD	2.10	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-26
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-3
18103108		3.72	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-29

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-28
18103117	3854 HOMER SPIT RD	11.27	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-4
18103118	3978 HOMER SPIT RD	0.15	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B	B-5
18103119	1114 FREIGHT DOCK RD	0.18	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-C	B-6
18103203		11.91	ATS 1373	C-14
18103213	4666 FREIGHT DOCK RD	4.19	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A	C-13
18103214	795 FISH DOCK RD	72.94	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR	C-2
18103216		5.22	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT G-8	C-4
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-8
18103220	4380 FREIGHT DOCK RD	5.00	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 12	A-2
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	C-5
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	C-5
18103223		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 4	C-5
18103224		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 5	C-5
18103225		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 6	C-5
18103226		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 7	C-5
18103227		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 8	C-5
18103228	4290 FREIGHT DOCK RD	0.67		C-5
18103229		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 10	C-5
18103230		1.78	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 11	C-15



## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	C-5
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	C-7
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	C-5
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	C-5
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	C-5
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	C-5
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	C-5
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	B-27
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	D-17
18103240	4323 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 21	B-7
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	C-5
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	C-5
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	C-5
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	C-5
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	C-5
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	C-5
18103247	4171 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 28	C-4
18103248	4155 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 29	C-4
18103249	4147 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 30	C-4
18103250	4123 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 31	C-4

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103251	4109 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 32	C-4
18103252	4081 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 33	C-4
18103253	4065 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 34	C-4
18103254	4035 FREIGHT DOCK RD	0.31	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 35	C-4
18103255	4001 FREIGHT DOCK RD	0.35	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 36	C-4
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	C-4
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	C-8
18103260	4607 FREIGHT DOCK RD	0.46	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-E-1	B-26
18103301		1.98	T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-29
18103304		1.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-30
18103305		0.99	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-30
18103306	4225 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0640816 SUB OF LOT 11 HOMER SPIT ALASKA LOT 11B EXCLUDING THE HOMER SPIT RD	E-30
18103309	4390 HOMER SPIT RD	0.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	B-10
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-20
18103397	4350 HOMER SPIT RD	0.28	HOMER SPIT SUB AMENDED BOATHOUSE REPLAT LOT 28-A	C-9
18103316	4262 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	B-9
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	C-3
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	C-3
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	C-3

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	C-3
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	C-3
18103324	4166 HOMER SPIT RD	1.59	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0910003 HOMER SPIT SUB NO TWO LOT 12A	C-3
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-31
18103402	4535 HOMER SPIT RD	2.93	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	B-16
18103403	4603 HOMER SPIT RD	2.00	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49	C-11
18103403		1.50	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER LEASE 205/928	B-16
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-22
18103408		0.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47	C-10
18103419	842 FISH DOCK RD	1.49	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	B-20
18103418		1.47	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 42 (ADL 18009)	B-20
18103421	800 FISH DOCK RD	0.63	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	B-17
18103425	874 FISH DOCK RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0800092 CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	B-19
18103426		1.09	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	E-32
18103427	843 FISH DOCK RD	0.07	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	B-21
18103431	4406 HOMER SPIT RD	0.20	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMD LOT 88-1	B-12

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103432	4400 HOMER SPIT RD	0.57	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	B-11
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	C-10
18103442	4460 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	B-13
18103443	4470 HOMER SPIT RD	0.18	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	B-14
18103444	4474 HOMER SPIT RD	0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	B-15
18103445	4688 HOMER SPIT RD	0.35	T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF GOVT LOT 20 PER A/L 207 @ 73	B-23
18103446		0.11	T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	E-33
18103447	4690 HOMER SPIT RD	1.83	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	B-25
18103448		0.43	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	E-34
18103451	810 FISH DOCK RD	0.68	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-B	C-12
18103452	4501 ICE DOCK RD	0.79	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-C	B-18
18103477	4480 HOMER SPIT RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A	A-4
18103478		0.53	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	A-4
18107001		4573.00	T 6S & 7S R 13W SEC 13 22 24 27 33 35 01 & 14 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY 612 THAT PTN LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T6S & WITHIN SEC 1 & 2 OF T7S EXCLUDING THAT PTN OF TIDELANDS VESTED TO S	D-14
18107005		1.37	ATS 1603	C-14
Airport				A-5
Harbor Overslope				A-3






# 2023 Land Allocation Plan Spit Map - draft

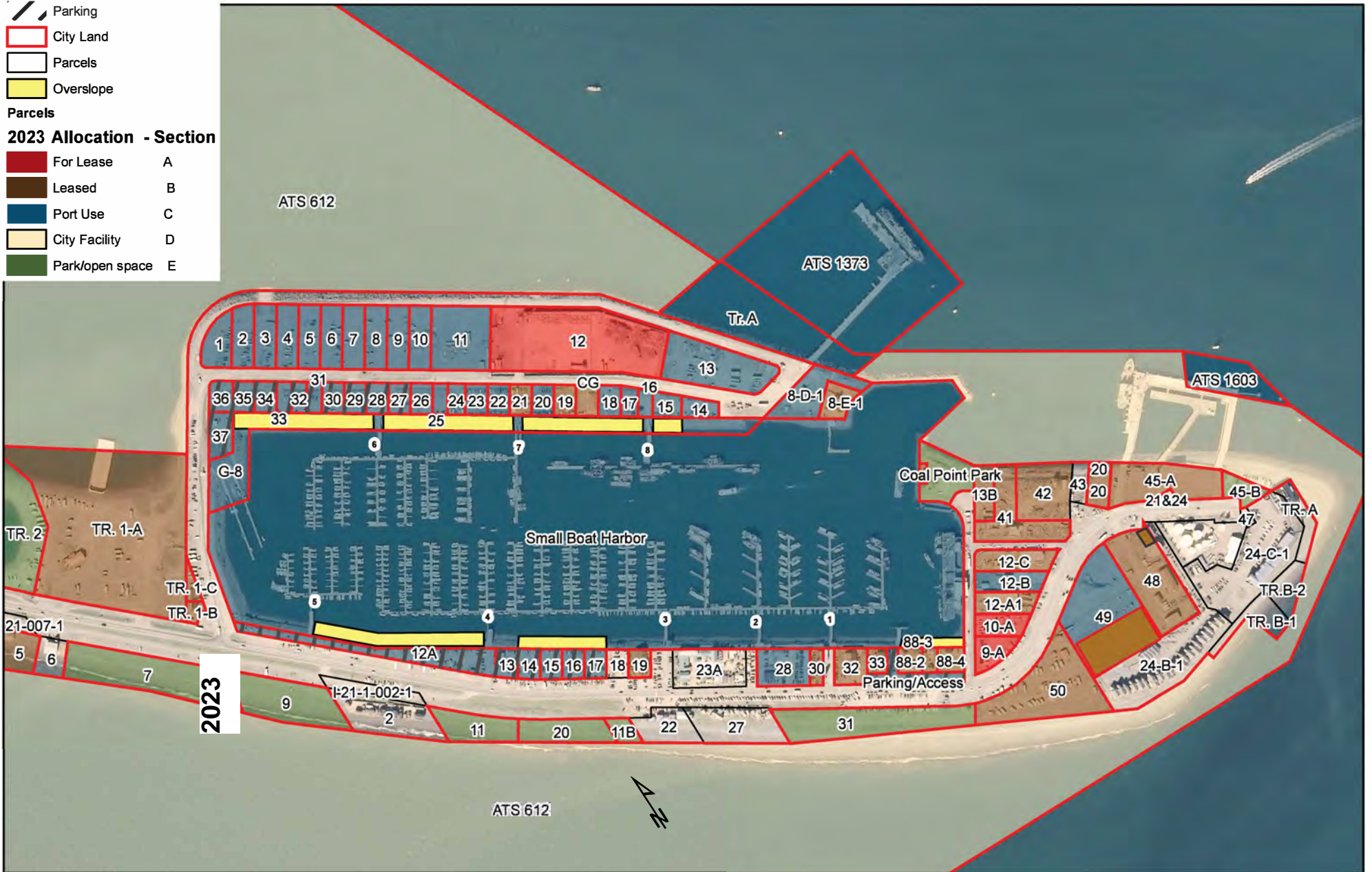
## Legend

-  Parking
-  City Land
-  Parcels
-  Overslope

## Parcels

### 2023 Allocation - Section

-  For Lease A
-  Leased B
-  Port Use C
-  City Facility D
-  Park/open space E



City property outlined in red.  
Photo taken in 2013.  
Property lines are  
not exact - use with care P & Z 2/19/23 JE



**10.B. Land Allocation Plan**

Agenda Item Report EDC 23-007

Chair Marks introduced the agenda item by reading the title and deferred to Economic Development Manager Engebretsen.

Ms. Engebretsen explained the process for the EDC's annual review of the Land Allocation Plan. She gave an overview of staff's recommendations for removing Overslope Areas 2, 3, and 4 from Section A, land available for lease, and updating the descriptions for Lots 9A and 10A to reserve them for fisheries uses or short term leases. She facilitated discussion with the commission on the rationale for removing those overslope areas, or if there were ways to leave the areas on.

Chair Marks asked for a motion.

PITZMAN/CHEROK MOVED TO REMOVE OVERSLOPE AREAS 2, 3, AND 4 FROM SECTION A OF THE LAND ALLOCATION PLAN, AND RECOMMEND TO CITY COUNCIL FOR APPROVAL.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

AREVALO/PITZMAN MOVED TO RECOMMEND TO COUNCIL THAT LOTS 9A AND 10A ON FISH DOCK ROAD BE DESIGNATED FOR FISHERY USE LEASES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**10.C. Chamber of Commerce Strategic Plan Worksession**  
Agenda Item Report EDC 23-008

Chair Marks introduced the agenda item by reading the title. She noted the EDC Strategic Plan and the Homer Chamber of Commerce's Strategic Plan in the packet and explained the purpose behind the joint worksession will be to discuss their mutual economic development goals.

Economic Development Manager Engebretsen spoke to the structure of the worksession and that Adele Person will be facilitating the dialogue and asking the groups questions, so to come prepared.

**10.D. EDC Mission Statement and Defining Positive Economic Development**  
Agenda Item Report EDC 23-009

Chair Marks introduced the agenda item by reading the title and deferred to Economic Development Manager Engebretsen and Commissioner Perez.

Ms. Engebretsen summarized the EDC wanting to work on a mission statement and some guiding principles for what the EDC does, and Commissioner Perez volunteered to work on that statement.



# AGENDA ITEM REPORT

---

## Land Allocation Plan

**Item Type:** Action Memorandum  
**Prepared For:** Economic Development Advisory Commission  
**Meeting Date:** 14 Feb 2023  
**Staff Contact:** Julie Engebretsen  
**Attachments:** [Section A Available for lease](#)

---

### Summary Statement:

Each year, the EDC and the Port and Harbor Advisory Commission (PHC) review the City's Land Allocation Plan (LAP). The purpose of the review is to make a recommendation to Council on which City lands should be available for lease. Most years these lands are on the Spit, and PHC provides the majority of the comments. Staff also uses this process to bring up problems with City lands. For this meeting please review Section A of the LAP, Lands Available for Lease.

Staff Discussion: You'll notice the over slope areas around the harbor on page A-3. These are locations someone would build a boardwalk out over the edge of the harbor, and there are four locations available for lease. *Staff recommends* removing areas 2,3 & 4 from lease. Area 1 has a prospective tenant that has been working through the process, so I would not want to change the status of that area at this time. But for the others, there has been no interest. These locations are very complex to develop, and the City needs a plan for parking, etc. We've learned a lot through the process on Area 1. I don't think the City is really ready to lease these over slope areas, and our time is better spent on other work. Commission thoughts?

On Page A-4, those two lands should be reserved for fisheries uses or short term lease.

### Staff Recommendation:

Make a recommendation on lands available for lease.

### Attachments:

[Section A Available for lease](#)



# AGENDA ITEM REPORT

---

## Land Allocation Plan Annual Review & Recommendations

**Item Type:** Action Memorandum  
**Prepared For:** Port & Harbor Advisory Commission  
**Meeting Date:** 22 Feb 2023  
**Staff Contact:** Julie Engebretsen

---

### Summary Statement:

Each year, the Economic Development Advisory Commission (EDC) and the Port and Harbor Advisory Commission (PHC) review the City's Land Allocation Plan (LAP). The purpose of the review is to make a recommendation to Council on which City lands should be available for lease. Most years these lands are on the Spit, and PHC provides the majority of the comments. Staff also uses this process to bring up problems with City lands.

For this meeting please review Section A of the LAP, Lands Available for Lease. Other sections of the plan will be discussed in March.

### Recommended LAP Amendments from Staff:

1. You'll notice the overslope areas around the harbor on page A-3. These are locations someone would build a boardwalk out over the edge of the harbor, and there are four locations available for lease. Staff recommends removing areas 2, 3, and 4 from lease. Area 1 has a prospective tenant that has been working through the process, so I would not want to change the status of that area at this time. But for the others, there has been no interest. These locations are very complex to develop, and the City needs a plan for parking, etc. We've learned a lot through the process on Area 1 and I don't think the City is really ready to lease these overslope areas, and our time is better spent on other work. Commission thoughts?
2. On Page A-4, Staff recommends Lots 9A and 10A should be reserved for fisheries uses or short term lease.

### Staff Recommendation:

Make a motion to remove Overslope Areas 2, 3, and 4 from Section A of the Land Allocation Plan, and recommend to City Council for approval.

Make a motion to recommend to City Council that Lots 9A and 10A on Fish Dock Road be designated for fishery use leases.



**Attachments:**

[Land Allocation Plan Section A - Land Available for Lease](#)



# ACTION ITEM REPORT

---

## Land Allocation Plan – Part 2

**To:** Port and Harbor Advisory Commission  
**From:** Julie Engebretsen, Economic Development Manager  
**Meeting Date:** 22 Mar 2023

---

### Summary Statement:

At the PHC's February meeting, the Commission made the following recommendations on changes to City property available for lease:

SIEKANIEC/SHAVELSON MOVED TO REMOVE OVERSLOPE AREAS 2, 3, AND 4 FROM SECTION A OF THE LAND ALLOCATION PLAN, AND RECOMMEND TO CITY COUNCIL FOR APPROVAL.

No discussion; approved unanimously

SIEKANIEC/ZEISET MOVED TO RECOMMEND TO CITY COUNCIL THAT LOTS 9A AND 10A ON FISH DOCK ROAD BE DESIGNATED FOR FISHERY USE LEASES OR SHORT TERM LEASES.

No discussion; approved unanimously.

This draft of the Land Allocation Plan includes the full plan, with all city lands. It's divided into sections based either on how it's used, or how it's classified by City Council. The document is sort of an encyclopedia of city properties with a snapshot of important information, such as new construction, or actions of Council.

### Staff Recommendation:

For review/discussion. No recommended action from staff.

### Attachments:

2022 Land Allocation Plan Spit Map  
DRAFT 2023 City of Homer Land Allocation Plan

Commissioner Zeiset gave verbal report. He highlighted the letter HMTA issued to Governor Dunleavy on supporting upgrades and improvements to the marine communications infrastructure in Alaska's Arctic region.

**8. PUBLIC HEARING**

**9. PENDING BUSINESS**

**10. NEW BUSINESS**

**10.A. Comprehensive Plan Update & Title 21 Re-write  
Agenda Item Report PHC 23-009**

Chair Matthews introduced the agenda item by reading the title. She recapped the presentation they just had at the worksession and the motion requests from staff.

There was discussion on delineating Lots 9A and 10A for fishery use only versus leaving it open to any ocean-related use that needs access to the Fish Dock. Deputy City Clerk Tussey clarified that the Land Allocation Plan agenda item is under Item 10.B.; the current agenda item is staff requesting a motion on supporting the Comprehensive Plan and Title 21 re-write.

Chair Matthews reviewed the requested action from staff. Economic Development Manager Engebretsen and Mayor Castner explained Ordinance 23-11 and why they recommend the PHC supports it. Discussion ensued on the request for a Comprehensive Plan Update and Title 21 Re-write, what the project entails, and what kind of product the City will get at that high of a cost. There was a unanimous consensus it was needed, and the strong requirement for a lot of public input.

Chair Matthews requested a motion. She suggested the inclusion of prioritizing the Spit Comprehensive Plan, any support to the Mayor for pairing down the pricing, or some type of caveat that allows an included update without additional new contract expenses if the General Investigation Study returns results sooner than the two-year timeframe.

SHAVELSON/ZEISET MOVED TO SUPPORT ORDINANCE 23-11 FUNDING THE COMPREHENSIVE PLAN UPDATE AND TITLE 21 RE-WRITE WITH EMPHASIS ON PRIORITIZING THE HOMER SPIT COMPREHENSIVE PLAN IN THE PROCESS IN A COST EFFECTIVE WAY AND RECOMMEND TO CITY COUNCIL FOR ADOPTION.

There was discussion on the commission's desire to have the Spit Comprehensive Plan expedited. While the Comprehensive Plan is going to have an effect over all the City plans, the commission agreed that the port and harbor is a social, cultural, and economic hub for our community and Spit planning should be prioritized. They would like to see any kinds of Spit draft plans as soon as they're available even while the other components are coming together.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**10.B. Land Allocation Plan Annual Review & Recommendations  
Agenda Item Report PHC 23-010**

Chair Matthews introduced the agenda item by reading the title. She recapped the discussions that took place during the worksession and earlier under Item 10.A. She inquired on which lots in particular

were still being designated for parking improvements, and deferred to Port Staff and Economic Development Manager Engebretsen to facilitate discussion.

There was discussion on if delineating Lots 9A and 10A for fishery use would interfere with harbor operations still using those lots for gear storage and the current parking improvements that are being implemented. The current designation is that the lots are available for leasing, nothing else, and the current use has been fishing gear storage during the winter and parking in the summer. Concerns were raised about losing the valuable gear storage areas that are close to the Fish Dock, long-term parking needs and it potentially making more money as a paid-parking lot, and the desire to have the lots still be available for a marine-related, land development project if the opportunity arose.

The commission voiced being in favor of designating those lots for harbor operations and parking use, and not having them available for lease.

Chair Matthews noted the overslope recommendations were reasonable and opened the floor for discussion or a motion. Discussion ensued on the history of designating overslope lots available for lease, and the significant costs and issues with the City developing those areas at this time. Ms. Engebretsen explained how the lots remain in the Land Allocation Plan; all the work staff and the PHC has done to identify those locations doesn't go away. It just means staff is not expending the time and resources to advertise lots that are not reasonably developable.

SIEKANIEC/SHAVELSON MOVED TO REMOVE OVERSLOPE AREAS 2, 3, AND 4 FROM SECTION A OF THE LAND ALLOCATION PLAN, AND RECOMMEND TO CITY COUNCIL FOR APPROVAL.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

SIEKANIEC/ZEISET MOVED TO RECOMMEND TO CITY COUNCIL THAT LOTS 9A AND 10A ON FISH DOCK ROAD BE DESIGNATED FOR FISHERY USE LEASES OR SHORT TERM LEASES, AND FACILITATES PARKING USE.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

10.C. Port of Homer Tariff No. 1 Revisions for 2023  
Agenda Item Report PHC 23-011

Chair Matthews introduced the agenda item by reading the title and deferred to Port Director Hawkins.

Mr. Hawkins explained the revisions staff are proposing to the Port of Homer Terminal Tariff No. 1 to ensure it reflects current policies and rates. Mr. Hawkins and Port Administrative Supervisor Woodruff went through the changes section-by-section with the commission and facilitated questions and discussion, specifically on the following topics:

- Staff introducing new Lightering and Passenger Wharfage fees.
- Cold storage fees and clarifying the RFP process for cold storage lockers.

In response to Mayor Castner's suggestion on timing it with the upcoming 2-year budget cycle, Ms. Woodruff explained how the rate increases are already factored into the budget. There was discussion on how this item is laid out in the budget process and overall agreement to review it again in October for the mid-biennium budget.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**9.C. Land Allocation Plan – Part 2**

Agenda Item Report PHC 23-016

Chair Matthews introduced the agenda item by reading the title and deferred to Economic Development Manager Engebretsen.

Ms. Engebretsen presented the final draft of the Land Allocation Plan (LAP) with all the city lands and invited the commissioners to ask questions about the document.

There was discussion on the following:

- Identifying the portion of Lot 12, Concrete Pad, that is leased out
- What parts of the map will get updated after Council approves the 2023 LAP
- Leased land is a valuable resource; appraisal amounts are low

**10. NEW BUSINESS**

**10.A. E-Bike Discussion**

Agenda Item Report PHC 23-017

Chair Matthews introduced the agenda item by reading the title. She noted the information they received during the presentation earlier and opened the floor for discussion.

Mayor Castner voiced his suggestions for installing e-bike infrastructure, such as charging stations and the necessary signage, and that the City enter into public private partnerships to pay for those items.

Port Administrative Supervisor Woodruff recommended Homer Drawdown be involved as a resource/partner. They are likely to have more capacity to make it happen. Commissioner Shavelson commented on Homer Drawdown being the logical choice for a partnership, and the importance of incorporating electrification into our Transportation Plan. It could assist with alleviating a little bit of the parking out on the Spit.

SHAVELSON/FRIEND MOVED TO RECOMMEND TO CITY COUNCIL THAT THE CITY OF HOMER PARTNER WITH HOMER DRAWDOWN TO EXPLORE THE EXPANSION OF ELECTRIC CHARGING STATIONS FOR BIKES AND OTHER SMALL VEHICLES ON THE HOMER SPIT IN CONJUNCTION WITH PRIVATE BUSINESS.

There was discussion on Homer Drawdown having good suggestions for locations of these charging stations, the costs associated with them, considerations for weather and water, the need for good signage, and relocating existing bike racks to better areas.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.



# AGENDA ITEM REPORT

---

## **Resolution 23-044, A Resolution of the City Council of Homer, Alaska Approving New One-Year Contracts with Premera Blue Cross, VSP, and Prudential with a Renewal Date of July 1, 2023. City Manager.**

**Item Type:** Resolution 23-044  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 24 April 2023  
**From:** Andrea Browning, HR Director  
**Through:** Rob Dumouchel, City Manager

---

The City of Homer's employee benefit plans are due to renew on July 1, 2023.

Below is a summary of the upcoming renewal:

- The City's renewal position was weaker than last year, based on overall usage and group activity (high claims).
- The renewal rates in the packet provided by USI show rates based on current enrollment.
- Our enrollment numbers fluctuate throughout the year, however enrollment has decreased by an average of two employees in the past year. This is due to attrition, and a general shift in a fewer number of new-hires enrolling in healthcare, due to having separate coverage through the military, alternate spousal coverage, etc.
- VSP and Prudential provided a rate pass (no increase) and a two-year rate guarantee during this enrollment. Premera Dental was flat. Only Premera Medical/Rx increased.
- Municipalities in the Premera Political Subdivision Group fell into three tiers for renewal rates for the upcoming year. The City of Homer fell into the highest renewal tier, at a whopping 23%.
- The City went out to bid with other insurance groups, who declined to bid on the COH for the upcoming year.
- The City worked with our USI broker and his team to request a bid through Premera direct, which would require us to leave the Poli Sub Group. This worked in our favor!
- The City's renewal shows an overall healthcare increase of 2% from FY23 budget, and a 6.8% increase (based on current enrollment).

\*\*\*To better illustrate the decrease in enrollment numbers - last year's enrollment numbers vs. current:

The July 1, 2022 renewal rates were reflective of 81 total employees on the plan

- 26 Employee Only
- 12 Employee + Spouse
- 16 Employee + Child(ren)
- 27 Employee + Spouse + Child(ren)

The July 1, 2023 renewal rates are reflective of 79 total employees on the plan

- 26 Employee Only
- 14 Employee + Spouse
- 15 Employee + Child(ren)
- 24 Employee + Spouse + Child(ren)

	FY 2023 Budget	July 1, 2023 (Renewal)	Difference \$	Increase/ Decrease %
Budget	FY23 \$2,260,621	\$2,304,994	\$44,373	2% Increase

**Recommendation:**

Adopt Resolution 23-044

**Attachments:**

Resolution 23-044  
 City of Homer Renewal Group Benefits Renewal Analysis Report



**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 23-044**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
APPROVING NEW ONE-YEAR CONTRACTS WITH PREMIERA BLUE  
CROSS, VSP, AND PRUDENTIAL WITH A RENEWAL DATE OF JULY  
1, 2023.

WHEREAS, Premera Blue Cross extended an initial renewal offer of a 23% increase for the City to remain on the Political Subdivision Plan (APS) for the 2023-24 plan year; and

WHEREAS The City has the option of leaving the Political Subdivision Group and requesting a bid for through Premera directly and independently; and

WHEREAS, Renewing the contract with Premera Blue Cross direct, effective July 1<sup>st</sup>, 2023 provided a significantly lower renewal rate, resulting in an overall health care increase of 2% over FY2023 budget, and a 6.8% increase based on current enrollment and rates; and

WHEREAS, VSP extended a rate pass for Vision, and Prudential Life extended a rate pass for Life Insurance, and both rates were offered with a two-year rate guarantee, which provides the City with the best rate for those benefits; and

WHEREAS, The Employee Committee reviewed the benefit coverage and cost projections for the July 1<sup>st</sup>, 2023 renewal, and supports this recommendation.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves new one-year contracts based upon the proposals with terms beginning on July 1, 2023, and authorizes the City Manager to execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 24<sup>th</sup> day of April, 2023.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: \$2,304,994 annual cost of employee health care and life insurance.





April 6, 2023

GROUP BENEFITS RENEWAL ANALYSIS REPORT

# City of Homer

Brian Hardy | Amanda Estocapio | Tom McCauley  
[www.usi.com](http://www.usi.com)



CONFIDENTIAL © 2023 USI Insurance Services. All rights reserved. The information contained herein is presented for informational purposes only. No part of this document should be construed as a contractual obligation.



**City of Homer  
Cost Summary  
July 1, 2023 Renewal Date**

<b>Carriers</b>	<b>Current</b>	<b>Renewal</b>	<b>Option 1</b>
Medical	Premera BCBS of AK (APS)	Premera BCBS of AK (APS)	Premera BCBS of AK (Direct)
Dental	Premera BCBS of AK (APS)	Premera BCBS of AK (APS)	Premera BCBS of AK (Direct)
Vision	VSP	VSP	VSP
Life / AD&D	Prudential	Prudential	Prudential
Voluntary Life / AD&D	Prudential	Prudential	Prudential
Flexible Spending Account Admin.	Premera BCBS of AK	Premera BCBS of AK	Premera BCBS of AK

**Total Annual Cost**

Medical	\$2,029,128	\$2,495,567	\$2,176,223
Dental	\$104,741	\$104,741	\$104,741
Vision	\$13,596	\$13,596	\$13,596
Life / AD&D	\$9,264	\$9,264	\$9,264
Flexible Spending Account Admin.	\$1,170	\$1,170	\$1,170
<b>Annual Total</b>	<b>\$2,157,899</b>	<b>\$2,624,338</b>	<b>\$2,304,994</b>
Change from Current		\$466,439	\$147,095
Percentage Change		21.6%	6.8%

**Notes**

1. Voluntary Life / AD&D is omitted from total annual cost as this coverage is fully employee paid.



**City of Homer  
Medical Plan  
Benefit Outline and Cost Summary  
July 1, 2023 Renewal Date**

<b>Benefit Outline</b>	<b>Current</b>	<b>Renewal</b>	<b>Option 1</b>
Carrier	Premera BCBS of AK (APS)	Premera BCBS of AK (APS)	Premera BCBS of AK (Direct)
Plan Type, Name, Network	PPO, HeritagePlus	PPO, HeritagePlus	<b>PPO, Preferred Choice Plus</b>
Deductible (Individual / Family)	\$1,500 / \$4,500	\$1,500 / \$4,500	<b>\$1,000 / \$2,000</b>
Non-Network Deductible (Individual / Family)	Shared w/ In-Network	Shared w/ In-Network	<b>\$2,000 / \$4,000</b>
Deductible Embedded / Non-Embedded	Embedded	Embedded	Embedded
Out-of-Pocket Maximum (Individual / Family)	\$4,000 / \$12,000	\$4,000 / \$12,000	<b>\$4,500 / \$9,000</b>
Non-Network OOP Max (Individual / Family)	\$45,000 / \$135,000	\$45,000 / \$135,000	<b>\$45,000 / \$90,000</b>
Prescription OOP Max (Individual / Family)	Included w/ Medical	Included w/ Medical	Included w/ Medical
Coinsurance (Pref. / Part. / Out)	80% / 60% / 40%	80% / 60% / 40%	80% / 60% / 40%
Wellness / Preventive Care	100% (dw)	100% (dw)	100% (dw)
Primary Care Office Visit	\$35 Copay (dw)	\$35 Copay (dw)	<b>\$25 Copay (dw)</b>
Specialist Office Visit	\$35 Copay (dw)	\$35 Copay (dw)	<b>\$60 Copay (dw)</b>
Walk-In / Urgent Care Visit	\$35 Copay (dw)	\$35 Copay (dw)	<b>\$40 Copay (dw)</b>
Emergency Room	\$150 Copay / 80%	\$150 Copay / 80%	<b>\$100 Copay / 80%</b>
Outpatient Lab / X-Ray	80%	80%	80%
Complex Imaging (MRI, CAT, PET, et al.)	80%	80%	80%
Outpatient Surgical Facility	80%	80%	80%
Inpatient Hospital Facility	80%	80%	80%
Retail Prescription Drug Copays	\$20 / \$40 / \$80 (dw)	\$20 / \$40 / \$80 (dw)	<b>\$20 / \$40 / \$60 (dw)</b>
Mail Order Prescription Drug Copays	2.5x Retail	2.5x Retail	2.5x Retail
Specialty Prescription Drugs	Same as Retail	Same as Retail	Same as Retail

**Rates & Total Cost**

Employee	26	\$1,034.97	\$1,272.88	\$1,109.99
Employee + Spouse	14	\$2,377.93	\$2,924.55	\$2,550.32
Employee + Child(ren)	15	\$1,965.73	\$2,417.59	\$2,108.20
Employee + Spouse & Child(ren)	24	\$3,308.66	\$4,069.23	\$3,548.53
<b>Total Employees</b>	<b>79</b>			
<b>Annual Premium Total</b>		<b>\$2,029,128</b>	<b>\$2,495,567</b>	<b>\$2,176,223</b>
Change from Current			\$466,439	\$147,095
Percentage Change			23.0%	7.2%

**Notes**

1. All coinsurance applies after deductible unless denoted "(dw)" for deductible waived.
2. Enrollment provided by Premera, March 2023.
3. Benefits are illustrated at the Preferred level.



**City of Homer  
Dental Plan  
Benefit Outline and Cost Summary  
July 1, 2023 Renewal Date**

<b>Benefit Outline</b>	<b>Current / Renewal</b>	<b>Option 1</b>
Carrier	Premera BCBS of AK (APS)	Premera BCBS of AK (Direct)
Plan Type	Dental PPO	Dental PPO
Deductible (Individual / Family)	\$0 / \$0	<b>\$50 / \$150</b>
Annual Maximum	\$2,000	\$2,000
Max Rollover	Not Included	<b>Pending Confirmation</b>
Preventive Services	100%	100%
Basic Services	80%	80%
Major Services	50%	50%
Endodontics / Periodontics	Basic	Basic
Implants	Major	Major
Orthodontia	50%	<b>100%</b>
Eligibility	Adult and Child	Adult and Child
Lifetime Maximum	\$1,000	<b>\$1,500</b>
Waiting Periods (Prev. / Basic / Major)	0 / 0 / 0	0 / 0 / 0
Non-Network	AK: 80th UCR Lower 48: 90th UCR	AK: 80th UCR Lower 48: 90th UCR
Rate Guarantee	To 7/1/2024	To 7/1/2024

**Rates & Total Cost**

Employee	26	\$58.96	\$58.96
Employee + Spouse	14	\$120.19	\$120.19
Employee + Child(ren)	15	\$103.68	\$103.68
Employee + Spouse & Child(ren)	24	\$164.90	\$164.90
<b>Total Employees</b>	<b>79</b>		
<b>Annual Total</b>		<b>\$104,741</b>	<b>\$104,741</b>

**Notes**

1. Enrollment provided by Premera, March 2023.



**City of Homer  
Vision Plan  
Benefit Outline and Cost Summary  
July 1, 2023 Renewal Date**

<b>Benefit Outline</b>	<b>Current/Renewal</b>
Carrier	VSP
Exam Copay	\$10
Materials Copay	\$25
Lenses	100%
Frames	100% to \$130
Elective Contacts	100% to \$130
Lasik Surgery Discount	Discount Available
Benefit Frequencies (E / L / F / C)	12 / 12 / 24 / 12
Non-Network Benefits	Scheduled
Rate Guarantee	To 7/1/2025

**Rates & Total Cost**

Employee	26	\$8.17
Employee + Spouse	15	\$13.07
Employee + Child(ren)	14	\$13.34
Employee + Spouse & Child(ren)	25	\$21.51
<b>Total Employees</b>	<b>80</b>	
<b>Annual Total</b>		<b>\$13,596</b>

**Notes**

1. Enrollment provided by VSP, February 2023.



**City of Homer**  
**Life / AD&D Plan**  
**Benefit Outline and Cost Summary**  
**July 1, 2023 Renewal Date**

<b>Benefit Outline</b>	<b>Current/Renewal</b>
Carrier	Prudential
Definition of Earnings	Base Salary Only
Contributory / Non-Contributory	Non-Contributory
Eligibility	FTE Working ≥ 40 HPW
Benefit Amount	1x Earnings
Benefit Maximum	\$100,000
Guarantee Issue	Full Benefit Amount
Benefit Reductions	Reduces To: 65% at Age 65; 50% at Age 70
Waiver of Premium	9 Mo. Elimination Period
Benefits Extend To	Age 65
If Disabled Prior To	Age 60
Accelerated Benefits	Included
Benefit Amount Accessible	90%
Portability	Not Included
Conversion	Life: Included
Rate Guarantee	To 7/1/2025

**Volumes, Rates & Total Cost**

Number of Employees	97
Benefit Volume	\$6,955,000
Life Rate Per \$1,000	\$0.092
AD&D Rate Per \$1,000	\$0.019
<b>Annual Total</b>	<b>\$9,264</b>

**Notes**

1. Enrollment and volume provided by Prudential, February 2023.





**City of Homer**  
**Voluntary Life / AD&D Plan**  
**Benefit Outline and Cost Summary**  
**July 1, 2023 Renewal Date**

<b>Benefit Outline</b>	<b>Current/Renewal</b>
Carrier	Prudential
Definition of Earnings	Base Salary Only
Eligibility	FTE Working ≥ 40 HPW
Child Age Requirement	15 Days to Age 19, 25 if FTS
<b>Benefit Increments</b>	
Employee	\$10,000
Spouse	\$5,000
Children	\$2,000
<b>Benefit Maximums</b>	
Employee	7x Earnings to \$500,000
Spouse	50% of Ee Amt to \$150,000
Children	50% of Ee Amt to \$10,000
<b>Guarantee Issue</b>	
Employee	\$100,000
Spouse	\$20,000
Children	Full Benefit Amount
Benefit Reductions	Reduces To: 65% at Age 65; 50% at Age 70
Waiver of Premium	9 Mo. Elimination Period
Benefits Extend to	Age 65
If Disabled Prior to	Age 60
Portability	Not Included
Conversion	Life: Included
Participation (Req. / Actual)	15% / 19.6% (19 Ees)
Rate Guarantee	To 7/1/2025
<b>Life Per \$1,000</b>	
<b>Employee / Spouse</b>	
Under Age 25	\$0.120
25-29	\$0.120
30-34	\$0.130
35-39	\$0.170
40-44	\$0.220
45-49	\$0.340
50-54	\$0.600
55-59	\$1.010
60-64	\$1.360
65-69	\$2.110
70-74	\$3.950
75-99	\$6.850
Child Life	\$0.180
<b>AD&amp;D Per \$1,000</b>	
EE AD&D	\$0.019
SP AD&D	\$0.020
Child AD&D	\$0.010

**Notes**

1. Participation provided by Prudential, February 2023.



**City of Homer**  
**Flexible Spending Account**  
**Benefit Outline and Cost Summary**  
**January 1, 2024 Renewal Date**

<b>Benefit Outline</b>		<b>Current</b>
Administrator		Premera Blue Cross of AK
Annual Contribution Maximum		
Section 125 Health Care	20	\$2,850
Section 129 Dependent Care	10	\$5,000
Reimbursement Method		Paper, Direct Deposit
Web Based Administration		Included
Preparation of Plan Document & SPD		Not Included
IRS Form 5500 Preparation		Included
Discrimination Testing		Not Included
\$550 Carry-Over		Included
Rate Guarantee		To 1/1/2024

**Fees & Total Cost**

Per Participant/Account Per Month Fee	\$3.25
Debit Card Fee	Included
<b>Total Annual Cost</b>	<b>\$1,170</b>





Section III

---

Renewal Timeline



# Benefits Renewal Timeline for City of Homer

July 01, 2023

## Pre-Renewal

Action	Responsibility	Due Week of	Date Completed
Request Employee Census	USI	03/06/2023	02/27/2023
Receive Employee Census	City of Homer / USI	03/28/2023	03/16/2023
Pre-Renewal Meeting	City of Homer / USI	04/11/2023	N/A

## Marketing

Action	Responsibility	Due Week of	Date Completed
Carrier Renewals Due	Carriers / USI	04/09/2023	03/28/2023
Request for Proposal Sent to Market*	USI	04/09/2023	03/28/2023
Proposals Received from Market*	USI	04/23/2023	Pending
Renewal / Analysis Meeting	City of Homer / USI	05/06/2023	TBD

## Implementation

Action	Responsibility	Due Week of	Date Completed
Carrier/Benefit Decisions Due	City of Homer	05/13/2023	
Enrollment Material	USI	05/27/2023	
Employee Meetings	USI	05/27/2023	
Open Enrollment Paperwork Complete	City of Homer / USI	06/11/2023	
Enrollment Complete	USI	06/18/2023	

## Post-Renewal

Action	Responsibility	Due Week of	Date Completed
Post-Renewal Meeting	City of Homer / USI	08/19/2023	
Population Health Management Strategy	USI		
Creditable Coverage Reminder	USI	08/19/2023	
Creditable Coverage Notification to CMS	City of Homer / USI	08/29/2023	

\*If deemed to be necessary



## AGENDA ITEM REPORT

---

**Resolution 23-045, A Resolution of the City Council of Homer, Alaska Expressing Support for Continued Operations of the Mariner Theater and the Kate Kuhns Aquatic Center and Indicating Council Interest in Initiating Discussions with the Kenai Peninsula Borough and the Kenai Peninsula Borough School District Regarding Potential Partnership Opportunities. Lord.**

**Item Type:** Resolution  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 24 April 2023  
**From:** Melissa Jacobsen, MMC, City Clerk

---

Council Member Lord has provided Resolution 23-045 for Council consideration.

**Recommendation:**

Adopt Resolution 23-045

**Attachments:**

Resolution 23-045

**CITY OF HOMER  
HOMER, ALASKA**

Lord

**RESOLUTION 23-045**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA EXPRESSING SUPPORT FOR CONTINUED OPERATIONS OF THE MARINER THEATER AND THE KATE KUHNS AQUATIC CENTER AND INDICATING COUNCIL INTEREST IN INITIATING DISCUSSIONS WITH THE KENAI PENINSULA BOROUGH AND KENAI PENINSULA BOROUGH SCHOOL DISTRICT REGARDING POTENTIAL OPERATIONAL PARTNERSHIP OPPORTUNITIES.

WHEREAS, The Kenai Peninsula Borough (KPB) owns and maintains all school facilities around the Borough; and

WHEREAS, In Homer, these facilities include the Mariner Theater and the Kate Kuhns Aquatic Center located at Homer High School; and

WHEREAS, The Kenai Peninsula Borough School Board (KPBSD) is responsible for the theater and pool operational costs which include keeping the doors open to both students and the wider Homer community; and

WHEREAS, The wider Homer community cares deeply about both of these facilities and utilizes them heavily within the current KPBSD operations; and

WHEREAS, The operational costs for both of these facilities are funded by the Base Student Allocation (BSA) and KPB school funding; and

WHEREAS, The lack of educational funding from the State of Alaska has resulted in the KPBSD School Board placing the operations of the theater and the pool on cut lists this year and in past years when facing multi-million dollar budget deficits; and

WHEREAS, There may be an opportunity for the City of Homer to partner with the Kenai Peninsula Borough and the Kenai Peninsula Borough School District to ensure these facilities are managed for the maximum benefit of the entire community; and

WHEREAS, There are many things for all parties to consider and evaluate as part of envisioning possible changes to the operations of these facilities that could more sustainably and robustly support school and community use year-round.

42 NOW, THEREFORE, BE IT RESOLVED that the City Council supports the continued  
43 operations of the Mariner Theater and the Kate Kuhns Aquatic Center and directs the City  
44 Manager to engage with the Kenai Peninsula Borough and the Kenai Peninsula Borough School  
45 District in conversations about potential partnership opportunities and to return to the City  
46 Council with an update and/or recommendation by August 2023 at the latest.

47  
48 PASSED AND ADOPTED by the Homer City Council this 28<sup>th</sup> day of April, 2023.

49  
50  
51 CITY OF HOMER

52  
53 \_\_\_\_\_  
54 KEN CASTNER, MAYOR

55 ATTEST:  
56  
57 \_\_\_\_\_  
58 MELISSA JACOBSEN, MMC, CITY CLERK

59  
60 Fiscal Note: N/A



# AGENDA ITEM REPORT

---

## **Recommendation from the Economic Development Advisory Commission Re: funding Alaska Small Business Development Center (AKSBDC) part time business advisor position in Homer**

**Item Type:** Informational Item  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 24 April 2023  
**From:** Economic Development Advisory Commission

---

### **Summary Statement**

The Economic Development Advisory Commission recommends the Homer City Council fund the Alaska Small Business Development Center (AKSBDC) part time business advisor position in Homer for \$15,000 per year for FY 24 and FY 25.

For the past two budgets, the Alaska Small Business Development Center (AKSBDC) has requested financial support from the City of Homer to help fund a part time business advisor position in Homer. The local advisor helps new businesses and existing businesses access resources such as business planning, preparation for buying and selling businesses, and education for small business owners. This is an important service and staff is increasingly referring people to the AKSBDC, rather than taking the time to explain all the ins and outs of starting a business in Homer or the southern peninsula.

The AKSBDC also receives financial support from the Kenai Peninsula Borough. The Borough has increased their funding of this position, so the cost to the City has been reduced from prior years. Funding in the amount of \$15,000 per year for FY 24 and 25 is requested to continue the funding partnership to allow this service to be continued in the community.

The Economic Development Advisory Commission supports this service for businesses in the Homer community.

Attachments:  
Budget Request staff report  
EDC minutes of 4/11/23  
Funding request letter





# ACTION ITEM REPORT

---

## Budget – AKSBDC Request

**To:** Economic Development Advisory Commission  
**From:** Julie Engebretsen, Economic Development Manager  
**Meeting Date:** 11 April 23

---

### Summary Statement:

For the past two budgets, the Alaska Small Business Development Center (AKSBDC) has requested financial support from the City of Homer to help fund a part time business advisor position in Homer. The local advisor helps new businesses and existing businesses access resources such as business planning, preparation for buying and selling businesses, and education for small business owners. This is an important service and I am increasingly referring people to the AKSBDC, rather than taking the time to explain all the ins and outs of starting a business in Homer or the southern peninsula. (I continue to provide information on local regulations and City specific topics).

The AKSBDC also receives financial support from the Kenai Peninsula Borough. The Borough has increased their funding of this position, so the cost to the City has been reduced from prior years. Funding in the amount of \$15,000 per year for FY 24 and 25 is requested to continue the funding partnership to allow this service to be continued in the community.

### Staff Recommendation:

Request funding for the AKSBDC Homer Business Advisor Position in the amount of \$15,000 for FY 24 and \$15,000 for FY 25.

### Attachments:

April 4<sup>th</sup> letter from AKSBDC



April 4, 2022

City of Homer  
491 E. Pioneer Ave  
Homer, AK 99603

Dear Mayor Castner, City Council, and City Staff,

I am writing in support of the city adding \$15,000 per year in the biennial budget for the Alaska SBDC to retain the Homer Business Advisor position. The Alaska SBDC is funded by the Small Business Administration, the State of Alaska, private sector donations, and local governments. For smaller communities, like Homer, a 50% local match is required to maintain an on-site position. In order to continue staffing the Homer Business Advisor position, the Alaska SBDC requires funding in the amount of \$15,000 each year, in FY24 and FY25.

The Alaska SBDC has maintained a presence on the Kenai Peninsula for nearly three decades. In 2009, Bryan Zak was hired to replace Mark Gregory as the Kenai Peninsula Center Director. Since the position is based in Soldotna, Mr. Zak was required to commute to Soldotna each week, being allowed to work from the Homer Chamber of Commerce part-time to support South Peninsula clients. This position is supported primarily by funding from the Kenai Peninsula Borough. When Mr. Zak left the SBDC in 2018, he was replaced by Cliff Cochran, who works out of the Soldotna office. From 2018 to 2020, Mr. Cochran provided business advising to Homer area clients from his office in Soldotna.

At the start of the COVID-19 pandemic, it became clear an Alaska SBDC advisor was needed for the Homer area. Outside the main population centers in Alaska, Homer became a hot spot for SBDC demand. In June 2020, the Alaska SBDC allocated part of its CARES Act funding to hire a temporary business advisor for Homer. Robert Green has served as our Homer Business Advisor since then and has experienced success. In 2022, Mr. Green provided 556.8 hours of advising to 115 clients in Homer, helping 16 new businesses launch, while supporting 342 jobs and \$3.2 million in business loans.

The total cost of the Homer Business Advisor position is an estimated \$70,928 in FY24 and \$72,577 in FY25, which includes salary, benefits, taxes, supplies, fixed and administrative expenses. With \$20,000 in support provided by the Kenai Peninsula Borough, the Alaska SBDC shall retain the Homer Business Advisor position with \$15,000 in support from the City of Homer, each year, in FY24 and FY25.

We would like to thank the City of Homer for the support provided to keep our Homer Business Advisor position staffed. If you have any questions, please do not hesitate to contact me.

Sincerely,



Cliff Cochran, MBA  
Kenai Peninsula Center Director  
Alaska SBDC

In response to her request for a commissioner to join her for the presentation to Council, Commissioner Perez volunteered to be present.

There was discussion on Mayor Castner's veto of the Comprehensive Plan contract, and the line item reduction to conduct a planning and zoning code rewrite but not the Comprehensive Plan.

## 10. NEW BUSINESS

### 10.A. Alaska Small Business Development Center (AKSBDC) Budget Request

Action Item Report EDC 23-021

Chair Marks introduced the agenda item by reading the title and deferred to Economic Development Manager Engebretsen.

Ms. Engebretsen explained the Alaska Small Business Development Center's request to budget the Homer Business Advisor position in the upcoming budget cycle. In the past the amount has been higher, but the Kenai Peninsula Borough was able to increase their funding level specifically for this Homer position so that the City would not have to pay as much. Chair Marks spoke to the number of councilmembers that have been sponsors of this funding in the past, and then asked for a motion.

PITZMAN/PEREZ MOVED TO RECOMMEND TO CITY COUNCIL FUNDING FOR THE ALASKA SMALL BUSINESS DEVELOPMENT CENTER HOMER BUSINESS ADVISOR POSITION IN THE AMOUNT OF \$15,000 FOR FY24 AND \$15,000 FOR FY25.

Commissioner Brown confirmed with Ms. Engebretsen that this request would add it to the upcoming budget where it was not initially included.

Commissioner Perez commented on the information provided and his support for the funding request. He spoke to the value of this position's service in our community.

Commissioner Arevalo opined having the position be a little bit more mobile in terms of finding things out for people with particular types of businesses for our area is good.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### 10.B. Port Expansion Update

Action Item Report EDC 23-022

Chair Marks introduced the agenda item by reading the title and deferred to Economic Development Manager Engebretsen.

Ms. Engebretsen reported on the three different resolutions about the harbor expansion project that were discussed at last night's City Council meeting. She requested feedback from the commission on what their level of interest is on this subject, and if there is an interest, if it should be a running agenda item or a type of report.

Commissioners each voiced their support for regular updates and the importance of staying abreast of the harbor expansion investigation study and project as they interact with the community. There was mutual agreement that as updates come up a written report in their meeting packet would suffice.



# AGENDA ITEM REPORT

---

## **Resolution 23-035, A Resolution of the City Council of Homer, Alaska Adopting the Revised Port and Harbor Tariff No. 1. City Manager/Port Director.**

**Item Type:** Resolution  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 24 April 2023  
**From:** Bryan Hawkins, Port Director  
**Through:** Rob Dumouchel, City Manager

---

### **Background**

Staff conduct an annual review of our Port of Homer Tariff No. 1 to make sure it reflects our current polices and rates, submitting any prospective changes to the City for review and approval. The following information listed below pertains to this years proposed edits/changes. Per HCC 10.04.055 changes to the port and harbor tariff may be approved by City Council via resolution, but per JDOLaw recommendation we've drafted a Resolution to allow for extra public hearing review time.

Additional review components to our process include:

- Review by Jeff Monroe IAMPE, HDR's senior maritime consultant whose professional assistance we recruited to rewrite Tariff during major revision in 2017
- Review by the City's law firm, JDOLaw.
- US Federal Maritime Commission (FMC) provides federal oversight of our tariff and periodic review (our tariff is publicly posted on our website for easy access), verifying that the Tariff applies equally to all vessels and cargo handled.
- The Port and Harbor Advisory Commission (PHC) reviewed the staff proposed tariff changes at their February 22 and March 22 2023 meetings and made a motion of support recommending council approve the proposed tariff change Resolution (see attached meeting minutes for detail).

- Clarification changes prompted by PHC meeting: Components of the lightering fees and passenger wharfage fee definitions were combined in the language for regulated vessels in the version presented to PHC. After discussion with the commission at their March 22 meeting, those two fees have been separated and independently defined to better represent the specific usage activity they represent. The passenger wharfage fee was better defined for passengers within the port facilities, and is set as \$0 for both regulated and unregulated vessels at this time as a place holder for possible use in the future.

### **Changes to Fees and other updates**

Changes are outlined below in general summary description. Each individual change is highlighted in **red** in the Tariff for detailed reference (*attachment to this memo*)

- All specific fee amounts, rates, and fee tables have been moved to Appendix A fee schedule for easier reference and edit.
- Fee changes- Increase of daily parking rate from \$5 per day to \$10 per day. Addition of lightering fee. Increase of cruise ship service charge to bring it closer to other Alaskan port's fees in this area. Definition added of a Passenger wharfage fee to capture description of facility usage, fee currently set at \$0.00.
- Language and conditions for Survivorship (transfer of reserved stall agreement upon death) have been revised with City lawyer input to make the conditions of transfer more representatively even between LLC's and individuals.
- Proof of vessel insurance will be required for all tenants of reserved stalls.
- Clarifying language edits throughout.

### **Recommendation**

Conduct a public hearing and adopt Resolution 23-035

### **Attachments**

Resolution 23-035

March 22 2023 PHC Meeting Minutes

Proposed Draft Terminal Tariff No. 1 with red marked edits/changes

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/Port

**RESOLUTION 23-035**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
ADOPTING THE REVISED PORT AND HARBOR TARIFF NO. 1

WHEREAS, The Port and Harbor Tariff No. 1 is reviewed and updated annually; and

WHEREAS, Staff has completed its annual review and submitted edits, changes, and additions for review; and

WHEREAS, The proposed changes were reviewed by: Jeff Monroe IAMPE, HDR's senior maritime consultant regarding tariffs; JDOLaw, the city's contracted law firm; and the Port and Harbor Advisory Commission; and

WHEREAS, The Port and Harbor Advisory Commission reviewed the revised tariff at their February 22 and March 22 2023 meetings and, at the march meeting, recommended support for City Council to approve and adopt the revised Tariff No1; and

WHEREAS, The revised Tariff No. 1 accurately represents the Homer Harbor's current and planned operational and fiscal policies.

NOW, THEREFORE, BE IT RESOLVED that the City of Homer City Council adopts the revised Port and Harbor Tariff No. 1.

PASSED AND ADOPTED by the Homer City Council this 24th day of April, 2023.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal note: N/A



**PORT OF HOMER ALASKA  
TERMINAL TARIFF NO. 1  
RATES, CHARGES, RULES, & REGULATIONS  
-AT-  
MARINE TERMINAL**

---

**SECTION I: ALL FACILITIES  
SECTION II: PIONEER DOCK & DEEP WATER  
DOCK SECTION III: FISH DOCK  
SECTION IV: SMALL BOAT HARBOR**

---

**Issued by City of Homer**  
**4311 Freight Dock Road, Homer, Alaska 99603**  
Phone 907.235.3160 Fax 907.235.3152  
<http://www.Cityofhomer-ak.gov/port>  
**Bryan Hawkins, Port Director and Port Director**  
[bhawkins@ci.homer.ak.us](mailto:bhawkins@ci.homer.ak.us)

**FMC Organization #011879**

**EFFECTIVE June 26, 2017 AS AMENDED**



---

## **AMENDMENTS**

<u>DATE</u>	<u>PAGE</u>	<u>RULE</u>
June 26, 2017		Original Issued
June 1, 2018		28
June 20, 2018		12 and 34
January 1 2020		9, 12,13,26,27, 34 and 37
June 30 2021		12, 26, 35, 39



**TABLE OF CONTENTS**

**SECTION I: ALL FACILITIES**

<b>RULE</b>		<b>PAGE</b>
Rule 1	SCOPE AND APPLICABILITY	1
Rule 2	AUTHORITY TO ESTABLISH SUPPLEMENTAL RULES AND CONTRACTS	2
Rule 3	ABBREVIATIONS AND DEFINITIONS	2
Rule 4	HOURS OF OPERATION AND HOLIDAYS	6
Rule 5	LIABILITY, INDEMNITY, INSURANCE	6
Rule 6	RIGHTS OF THE CITY AND USE OF FACILITIES	8
Rule 7	CARGO	10
Rule 8	HAZARDOUS AND DANGEROUS CARGOES	12
Rule 9	ANCHORING	14
Rule 10	SANITATION, HOT WORK AND VESSEL MAINTENANCE	14
Rule 11	SAFETY	17
Rule 12	VEHICLE PARKING	17
Rule 13	WHARFAGE, DEMURRAGE AND FREE TIME	19
Rule 14	MISCELLANEOUS RULES – Smoking, Property Damage, Defacement, Animals	22
Rule 15	CHARGES – Applications, Rules & Regulations	22
Rule 16	RATES – Labor, Towing, Equip., Special, Sewage, 3 <sup>rd</sup> Party, Search & Rescue	23

**SECTION II: PIONEER DOCK & DEEP WATER DOCK**

<b>RULE</b>		<b>PAGE</b>
Rule 17	DOCKS - RULES & REGULATIONS	26
Rule 18	DOCK SECURITY	28
Rule 19	DOCK CONDITIONS OF BERTHING/BERTH REQUESTS	29
Rule 20	DOCK BULK PETROLEUM PRODUCTS	30
Rule 21	DOCK FUELING & BUNKERING AT THE PIONEER & DEEP WATER DOCKS	31
Rule 22	DOCK RATES	32

**SECTION III: FISH DOCK**

<b>RULE</b>		<b>PAGE</b>
Rule 23	FISH DOCK RULES & REGULATIONS	34
Rule 24	FISH DOCK USE PERMITS	34
Rule 25	FISH DOCK CRANES	35
Rule 26	FISH DOCK RATES	35





**SECTION IV: SMALL BOAT HARBOR**

<b>RULE</b>		<b>PAGE</b>
Rule 27	SMALL BOAT HARBOR RULES & REGULATIONS	37
Rule 28	SMALL BOAT HARBOR VESSEL MOORAGE	38
Rule 29	RESERVE STALL ASSIGNMENTS	40
Rule 30	SMALL BOAT HARBOR RESERVE STALL WAIT LIST	42
Rule 31	SMALL BOAT HARBOR FLOAT PLANE MOORAGE / FEES	43
Rule 32	SMALL BOAT HARBOR ELECTRICITY	43
Rule 33	SMALL BOAT HARBOR TIDAL GRIDS	44
Rule 34	SMALL BOAT HARBOR PUBLIC LAUNCH RAMP	45
Rule 35	UPLAND STORAGE	46
Rule 36	BOAT TRAILER STORAGE	47
Rule 37	BEACHES AND BARGE RAMP	47
Rule 38	MARINE REPAIR FACILITY	48
Rule 39	FISH DISPOSAL / GRINDING / FEES	49
<b>Appendix A</b>	<b>FEE SCHEDULE</b>	<b>50</b>



---

## **SECTION I**

### **All Facilities**

### **Rules & Regulations**

#### **RULE 1 – SCOPE AND APPLICABILITY**

1.01. SCOPE – The Port of Homer is operated by the City of Homer; a municipal entity of the State of Alaska. The intent of the Tariff is to specify rates, charges, rules and regulations for users of the facilities owned by the City of Homer. The Tariff specifies charges and associated requirements for authorized parties using or accessing the marine terminal facility.

1.02. APPLICABILITY – The rules, regulations, conditions commodity rates and/or charges set forth in this schedule apply to or from the following facilities:

- a. Port of Homer Docks –Deep Water Dock and Pioneer Dock
- b. Homer Harbor Fish Dock
- c. Homer Small Boat Harbor

1.03. COMPLIANCE – Use of the City docks and Terminal facilities shall be deemed acceptance of this Tariff and the terms and conditions named herein. The Port reserves the right to revoke or deny access to the Port of Homer, or any other facility operated by the Port, or any person or company who violates these Rules and Regulations. Use of City docks and Terminal facilities and the acceptance of services shall comply with any additional Conditions of Berthing set forth in any subsection contained herein.

1.04. FMC COMPLIANCE – This Tariff is published and compliant with the Federal Maritime Commission Tariff Requirements as required by law and is therefore notice to the public, shippers, consignees and carriers, that the rates, rules and charges apply to all traffic for which contract rates have not been arranged.

1.05. MUNICIPAL ORDINANCES – In addition to the Port and Harbor Tariff, the public, shippers, consignees and carriers using City of Homer facilities should consult and be aware that the City of Homer Code of Ordinances, including but not limited to Chapter 5 (Health and Public Safety), Chapter 21 (Zoning and Planning) and Chapter 10 (Port and Harbor), all as amended, apply and govern where not specifically provided otherwise in this Tariff.

1.06. AREA OF OPERATIONAL APPLICABILITY – Rates, charges, rules and regulations provided in this Tariff shall apply to persons and vessels for the use of designated terminal facilities under jurisdictional control of the City of Homer and located within the Harbor bounded by the City of Homer with the Small Boat Harbor entrance located at latitude 59 36’15” N and longitude 151 24’48” W, and specifically to docks, appurtenant structures thereto, and waterways managed and owned by the City of Homer. Special terms and conditions exist for the dock operations by the State of Alaska, ~~Alaska~~–Marine Highway System, ~~for operations of the State Ferry System~~ **and the US Coast Guard for operations** on the Pioneer Dock.



1.07. FACILITY APPLICABILITY – Rates, charges, rules and regulations named in this Tariff and any additions, revisions, or supplements thereto shall apply to all vessels or users and to all freight received at facilities subject to the Tariff on and after the effective date of revisions, or supplements thereto. Unless otherwise specified, all transit freight received at the Terminal and undelivered prior to effective dates of Tariff, revisions, or supplements thereto shall be charged the rates in effect on the date such freight was received until entire lot or shipment has been withdrawn.

1.08. CONTACT AND COMPLAINTS – Contact, requests and complaints may be made by any shipper, user, vessel, or vessel agent or other interested parties through the Port Director, 4311 Freight Dock Road, Homer, Alaska, 99603, or by facsimile, number (907) 235-3152 or by email port@ci.homer.ak.us. Requests and complaints must be in writing.

## **RULE 2 – AUTHORITY TO ESTABLISH SUPPLEMENTAL RULES AND CONTRACTS**

2.01. SUPPLEMENTAL RULES AND REGULATIONS – The provisions, rules and regulations in this Tariff may be supplemented by other rules and regulations in conformance with Federal, State and City of Homer requirements under a separate document. Such Rules and Regulations shall constitute an agreement by terminal users to comply with all Rules and Regulations of the Port as specified and shall apply to all terminal(s) users in the same manner as the Tariff. Authority is granted under this Tariff to the Port Director to establish and revise those rules as appropriate.

2.02. SEPARATE CONTRACTS – The Port reserves the right to execute supplemental or separate contracts outside of this Tariff, as approved by the City Council and subject to Federal Maritime Commission Rules, Regulations and Administrative procedures as well as Alaska Statutes and local law. Such contracts shall be consistent with the provisions of this Tariff. However, where provisions of a separate contract differ, the terms and conditions of the contract shall supersede this Tariff to the extent permitted by law. 10.04.055 (b) HCC

2.03. RESERVATION OF AGREEMENT RIGHTS – Right is reserved by the City of Homer to enter into agreement with carriers, shippers, consignees, and/or their agents concerning rates and services providing such agreements are consistent with existing Local, State and Federal law governing the civil and business relations of all parties concerned.

## **RULE 3 – ABBREVIATIONS AND DEFINITIONS**

The following abbreviations and definitions shall apply in this Tariff.

- 3.01. ABBREVIATIONS
- |         |               |
|---------|---------------|
| \$      | U.S. Currency |
| %       | Per Cent      |
| A.M.    | Before Noon   |
| Bbl.    | Barrel        |
| C.T.    | Cubic Ton     |
| Cu. Ft. | Cubic Feet    |




---

F	Degrees Fahrenheit
FMC	Federal Maritime Commission
Gals.	U.S. Gallons
GRT	Gross Register Ton
LCL	Less than container load
LBS	Pounds
LOA	Length over all
M.B.M.	1,000 feet Board Measure
N.O.S.	Not otherwise specified
NRT	Net Registered Ton
P.M.	After Noon
S.T.	Weight by short ton (2,000 lbs)
Sq. Ft.	Square foot/feet
U.S.	United States of America
W/M	Weight ton (2,000 lbs)

3.02. DEFINITIONS

- a. BARREL – For the purposes of this Tariff, quantity measure for a barrel shall be 42 gallons per barrel of bulk petroleum products corrected to 60 F. net or 376 lbs. per barrel of bulk cement.
- b. BEAM – For the purpose of this Tariff, “beam” means greatest width of the vessel, including booms, spars, gins, or any affixed extensions.
- c. BOARD MEASURE – A board foot is equal to a piece of wood 12 inches long x 12 inches wide and 1 inch thick, or 144 cubic inches. Board measure shall be calculated as per 1,000 feet of lumber, rough or processed.
- d. CARGO – Merchandise or goods accepted for transportation, including commodities that are transported in commercial enterprise, either domestic or international trade, by a common carrier.
- e. CURRENCY – all rates shall be in United States Dollars (\$USD).
- f. DEMURRAGE – A fee assessed to cargo stored or remaining on site after it has been discharged or beyond free period by a vessel which is applied to cargo not covered under ground leases.
- g. DERELICT – For the purpose of this Tariff, and to the extent consistent with State of Alaska law, “derelict” means any vessel moored or otherwise located within the boundaries of the **Port of Homer Terminal facilities** ~~Homer Harbor~~ including all City owned tidelands and uplands which is forsaken, abandoned, deserted or cast away, or which by appearance gives perception of being in an unsound or unseaworthy condition as determined by Port Director.



- 
- h. DOCKAGE – The term dockage refers to the charge assessed against a vessel for berthing at the facility or for mooring to a vessel so berthed.
  - i. DOCKS – The Homer City docks include the Deep Water Dock, the Pioneer Dock and the Fish Dock.
  - j. FLOAT; FLOAT SYSTEM – Those portions of the Homer small boat harbor that rise and fall with the tide including the stalls, transient moorings, pilings, ramps, gangways, ladders, and utility connections.
  - k. FREE TIME – The specific period during which cargo may occupy space assigned to it on terminal property free of wharfage, demurrage or terminal storage charges immediately prior to the movement of such cargo on or off the vessel.
  - l. **LIGHTERING FEE- A fee charged to a ship using small boats to transport passengers from the ship into the harbor and or from the harbor to the ship.**
  - m. PORT DIRECTOR – The senior manager, or his/her representative/designee, as designated by the City of Homer, to manage the marine terminal Port and Harbor facilities under the control of the City of Homer.
  - n. **PORT OF HOMER/HOMER HARBOR** – For the purpose of this Tariff, **“Port of Homer” and “Homer Harbor”** shall mean all salt water or tide water lying within the boundaries of the City, including that area known as the Small Boat Harbor.
  - o. LENGTH – For the purpose of this Tariff, “length” means the longest overall length (LOA) as measured from the furthestmost forward position including booms, spars, gins or any fixed extensions, to the further most after portion of the vessel including the booms, spars, gins or any fixed extensions.
  - p. MEASUREMENT TON/**TONNAGE (US)** – The measurement of one (1) ton **of water** is ~~40~~ **32.1** cubic feet (CFT). **The value one (1) ton shall be 2,000 pounds (LBS) of weight.**
  - q. OPERATOR – For the purpose of this Tariff, “operator” means any lessee of a vessel, and Master or Captain who has actual physical use, control and/or possession of a vessel and who is in the employ of, or who has a contractual relationship with the owner.
  - r. OWNER – For the purpose of this Tariff, “owner” means the individual, LLC, or legal partnership or corporation holding legal title to the vessel and the individual, LLC, legal partnership or corporation representing or holding his, her, or itself out to be the owner of the vessel when there is a dispute regarding title.
  - s. PASSENGER **WHARFAGE** FEE (Non Regulated) – A **Non-regulated** passenger **wharfage** fee shall be defined as a fee charged for a passenger embarking, disembarking or landing aboard a passenger vessel for hire at the Port of Homer.



- t. **PASSENGER WHARFAGE FEE (Regulated) – A regulated passenger wharfage fee shall be defined as a fee charged for a passenger embarking, disembarking or landing aboard a passenger vessel for hire that is subject to Coast Guard CFR 33 104 regulations and located at the Port of Homer.**
- u. POINT OF REST STAGING AREA – “Point of Rest Staging Area” is defined as that area on the Terminal facility which is assigned for the receipt of inbound cargo from the vessel and which inbound cargo may be delivered to the consignee, and that area which is assigned for the receipt of outbound cargo from shippers for vessel loading.
- v. PORT OF HOMER – The Port of Homer or Port shall mean all marine facilities including controlled berths and associated waterways, as well as associated facilities under the control of the City of Homer, Alaska.
- w. REGISTRATION – “Registration” means completing a moorage or use agreement with all necessary information concerning the vessel and vessel owner.
- x. RESERVED MOORING – “Reserved Mooring” means having a specific assigned stall the use of which, after payment of reserved mooring fees, takes precedence over the use of the stall by any other vessel.
- y. **RESERVED STALL PERMITTEE – “Reserved stall permittee” is an individual or corporation that has entered into an annual priority use agreement for a City assigned stall, to be used to moor one vessel that meets the length and beam requirement of the assigned stall and is owned by the permittee.**
- z. SMALL BOAT HARBOR – “Small Boat Harbor” means that area of water protected by breakwaters constructed by the Federal government and the Harbor basin created within, including docks, floats, berths, tidal grids and other mooring facilities owned and operated by the City.
- aa. STALL – Berthing location within the float system of the Homer Small Boat Harbor. A stall does not include the float or finger of the float; only the mooring space between or adjacent to it.
- bb. TERMINAL FACILITIES – Include the Deep Water Dock and the Pioneer (Ferry) Dock, Fish dock and small boat harbor, commercial barge ramps, recreational load and launch ramp, wood and steel tidal grids, wharves, piers, bulkheads, sea walls, associated equipment, offices, warehouses, storage space, roads, paved areas, uplands, beaches and shorelines under the management, ownership and control of the City of Homer, Port and Harbor including the tidelands within the boundaries of the City of Homer. ~~Any reference to “Terminal Facilities” in this Tariff is for reference only.~~
- cc. TRANSIENT – “Transient” means any vessel using the mooring space on a temporary basis or which does not have a specific reserved mooring space.



- dd. VESSEL – Whenever reference is made to a “vessel” in the Tariff, the term shall mean any boat, motor boat, ship, aircraft when waterborne, boathouse, floats, scows, rafts, pile drivers, or any floating structure or object used for recreational, commercial or any other purpose upon waterways.
- ee. WATERWAY – “Waterway” means any water, waterway, lake, river, tributary or lagoon within the boundaries of the City.
- ff. WHARFAGE, **INBOUND OR OUTBOUND- All wharfage is calculated in short Tons U/S/ (1 ton=2000 pounds).** A charge assessed against all cargo and other materials such as fuel, stores or equipment, passing or conveyed over, onto, or under piers or between vessels (to or from barge, lighter, or water) when berthed in a pier or when moored in a slip adjacent to the pier. Wharfage is solely the charge for use of pier for the purpose of moving cargo or materials and does not include charges for any other service such as dockage **or demurrage.**

**RULE 4 – HOURS OF OPERATION AND HOLIDAYS**

- 4.01. HOURS OF OPERATION – The Port of Homer marine facilities are available for use 24 hours a day, 7 days per week and are open all year. Homer harbor officers are on duty 24 hours a day, 7 days per week. They can be contacted by phone 907 235-3160 or hailed on Channel 16 on VHF radio.
- 4.02. HOLIDAYS – Whenever in this Tariff reference is made to holidays the following are included:
 

New Year’s Day	Washington’s Birthday (President’s Day)
Seward’s Day	Memorial Day
Independence Day	Labor Day
Alaska Day	Veteran’s Day
Thanksgiving Day	Christmas Day
Day after Thanksgiving	

**RULE 5 – LIABILITY, INDEMNITY, INSURANCE**

- 5.01. LIABILITY – The City of Homer, its Port personnel, its employees and agents, are not responsible for loss or damage caused by fire, frost, heat, dampness leakage, weather damage, evaporation, natural shrinkage, waste, insects, decayed and live animals, leakage or discharge from fire protection systems, collapse of buildings or structures, breakdown of plant protection systems, breakage of plant or machinery or equipment, or by floats, logs, piling or camel logs required in breasting vessels away from wharf.
- 5.02. LABOR ACTIONS OF CIVIL UNREST – The City of Homer is not responsible for any loss, damage, delays, costs or from any consequences as a result of civil unrest, shortage of or action by labor, riots or strikes of any persons in their employ or in the service of others.
- 5.03. INDEMNITY – Users of the City of Homer’s Port facilities including vessels and crews, vessel owners and its agents or instruments, shippers or consignees, and shore personnel shall indemnify and hold harmless the City against any and all claims arising from any breach or default in performance of any obligation to such parties to be performed under the terms of this Tariff or arising from any act or



omission of said parties for all costs, attorneys' fees, expenses and liabilities incurred in the defense of any such claims, action or proceeding brought against the City of Homer except for those caused by the City's own negligence.

5.04. LIMITS OF LIABILITY – No provisions contained in this Tariff shall limit or relieve the Port of Homer from liability for its own negligence nor require any person, vessel or lessee to indemnify or hold harmless the Port of Homer from liability for its own negligence.

5.05. INSURANCE – Rates named in the Tariff do not include insurance of any kind. The City of Homer shall be under no obligation to provide any insurance of any type for any vessel, cargo, or liability arising out of use of the City docks or Terminal facilities. Terminal facility users shall comply with any applicable insurance requirements included in the Homer City Code or Alaska Statutes.

5.06. ADDITIONAL INSURANCE – The City reserves the right to request additional insurance coverage by users of the Port's facilities or to be named additional insured at the discretion of the City. The City may request any additional insurance as deemed appropriate for port activities. For vessels that may be hazardous or become a menace to other vessels, their occupants, City facilities, the Port Director or City Manager may require an operator or owner of a vessel to furnish evidence that there is currently in effect liability insurance in an amount satisfactory to the City. The vessel's owner or agent shall file a certificate of insurance or other satisfactory evidence signed by an agent or officer of the insurance company and stating the effectiveness and expiration date.





---

**RULE 6 – RIGHTS OF THE CITY AND USE OF FACILITIES**

6.01. NO LIMITS TO CITY AUTHORITY – Nothing in this Tariff shall limit the general authority of the City of Homer.

6.02. NON-CONFORMANCE – Persons found NOT in full conformance with state, federal, and local laws and regulations can be barred from the **Terminal** facility.

6.03. CAPACITY OF FACILITIES – The Port does not obligate itself to provide vessel berthing, storage, equipment, labor, or other form of service beyond the reasonable capacity of its facilities.

6.04. ARRANGEMENTS FOR USE OF FACILITIES – Arrangements must be made in advance for the handling or storage of cargo or equipment; otherwise the Port retains the right to decline such business.

6.05. CONSENT OF USERS – The entry upon or use of the facilities under the jurisdiction of the Port shall constitute a consent to the terms and conditions of this Tariff, as well as an agreement on the part of all vessels, their owners or agents and other users of such facilities to pay all charges specified in the Tariff and be governed by all rules and regulations of the Port.

6.06. COOPERATION – All authorized representatives or agents of businesses or organizations shall so conduct and carry on their business at the Port as to maintain a cooperative relationship with others engaged in authorized business at the Port. Said persons shall not engage in open and public disputes, disagreements, or conflicts tending to deteriorate the quality of service or be incompatible to the best interest of the Port, the workers at the Terminal or the Port’s customers.

6.07. REVIEW AND APPEAL – Reviews of violations under these Rules and Regulations shall take place within one (1) week of the violation with the Port Director and the party committing the violation or as otherwise provided in the Homer City Code. Repeated violations will result in the loss of privilege to provide services in any Terminal facility. This loss of privilege, and the duration, will be determined by the Port Director whose decision shall be final.

6.08. RIGHT OF REMOVAL – The Port Director shall at all times have the right to move or rearrange any vessel or cargo from its present location to any other location in order to reduce congestion within or on the terminal, the docks or the harbor to prevent disruption of customary services to the public.

6.09. RIGHT OF REFUSAL – The City shall at all times have the right to refuse the use of any City dock, terminal or harbor facility by any person, equipment, materials or vessel and may remove any vessel, person or cargo at any time from any City dock, terminal, harbor facility, or City property. This right shall be reserved at all times to the City without responsibility for demurrage, loss or damage when:

- a. Previous arrangements for berthing, space, receiving or unloading have not been made with the Port Director; or
- b. The vessel is unsafe or hazardous and may pose risk to life or property; or
- c. The value of the vessel, in the opinion of the Port Director is less than the probable service charges and other charges to its use of the City dock or terminal, or harbor facility; or
- d. During periods of congestion, or in cases of emergency, when, in the judgment of the Port Director, the circumstances, prevailing or likely to occur, will prevent the City docks or



terminal, or harbor facilities, or any portion of them from providing customary services to the public. The decision of the Port Director in the event of dispute shall be final.

6.10. VESSELS POSING A HAZARD – The City of Homer reserves the right to deny use of its Port facilities to any vessel that may prove to be, or may potentially be, a hazard to the City’s property or users. The City reserves the right to order a vessel to move, or remove any such vessels that may pose a hazard to its property or other users at its discretion and at the cost of the owner or operator. If in such removal, a vessel causes damage to any Port facilities, the vessel shall be held fully responsible for repair of such damages.

6.11. RIGHT TO SCHEDULE VESSELS AND CARGO – The Port Director shall at all times have the right to schedule access to any harbor or port facility by any person or vessel but may manage any harbor or port facility on a first come, first serve basis.

6.12. VESSEL REQUIRED TO USE ASSIGNED BERTH– All vessels are required to use the berth or mooring assigned. Assignments of berth are not transferable. In the event of failure to use berths as and when assigned, the Port reserves the right to use such unoccupied berth for other purposes.

6.13. DAMAGE – Users are held liable for all claims, losses, costs or expenses by reason of property damage, personal injury or death which may occur, directly or indirectly as the result of improper handling of cargo on site or overweight or improperly stowed cargo, without regard as to whether such omissions are intentional or accidental.

6.14. VESSELS TRANSITING TO/FROM BERTHS – Vessels approaching or departing from berths when passing in and out of Federal channels, over submerged lands outside of terminal berths, and in periods of extreme tides and weather do so at their own risk and shall not hold the Port responsible for any vessel casualty during such transit.

6.15. PERSONAL RISK – Persons entering upon or using Port **Terminal** facilities do so at their own risk.

6.16. OWNER’S RISK – All of the following shall be at the owner’s risk except for those damages caused by the City’s own negligence:

- a. Glass, liquids and fragile articles will be accepted only at owner’s risk for breakage, leakage or chafing;
- b. Freight on open ground is at owner’s risk for loss or damage;
- c. Freight subject to freezing will be accepted only at owner’s risk;
- d. All water craft, moored in the Harbor or berthed at Port facilities, or on beach or uplands are at owner’s risk for loss or damage. This includes vessels, if and when permitted by the Port Director or his authorized agent, moored alongside of vessels;
- e. Property of any kind including vehicles not owned by the City but on City property is at owner’s risk for loss or damage.

6.17. RIGHT TO REMOVE AND DISPOSE OF NUISANCES – The City retains the right to abate and remove nuisances including vessels which are derelicts, unfit, unseaworthy or which are maintained in such manner as to make them liable to sinking for lack of being pumped or other maintenance. The provisions of Homer City Code 10.04.130, governs the declaration and abatement of nuisances including vessels, refuse and debris.



6.18. IMPOUNDMENT OF VESSELS FOR VIOLATIONS – The Port Director is authorized to impound any vessel in Homer Harbor, or at the terminal and dock facilities whose owner or operator is not aboard and which is not properly identified by name and/or number; or any vessel in violation of any provisions of this Tariff. The Port Director may also impound a vessel whose owner or operator has not paid harbor fees or any vessel which is unsafe and whose owner or operator has failed to remove it after notice. The Port Director may impound a vessel by immobilizing it or removing or having it removed from the water and placed in City or commercial storage with all expenses and risk of haul- out and storage to be borne by the owner of such vessel. The owner or operator of any vessel impounded by the City shall be subject to and liable for storage charge and shall be subject to and liable for all costs incurred by the City by reason of impounding or removal. The procedure for impoundment, including notice and pre-impoundment hearing are set forth in 10.04.120 of the Homer City Code.

### **RULE 7 – CARGO**

7.01. LAY-DOWN AREAS – Cargo may not be placed on City docks or Terminal facilities except in designated laydown areas. All cargo is expected to vacate City docks, and piers as soon upon arrival as possible. Cargo is not to be stored on City piers awaiting pick up by vessels unless prior arrangements are made with the Port Director.

7.02. DESIGNATED LAY-DOWN AREAS – The Port Director shall designate laydown areas for cargo and shall have the discretion to refuse all cargo activities and/or laydown, either in-bound or out- bound.

7.03. REMOVAL OF CARGO OR OTHER EQUIPMENT OR GEAR NOT PLACED IN LAY-DOWN AREAS – Cargo, freight, equipment or other gear not placed in designated laydown area must be immediately removed from a City dock or Terminal facility upon order of the Port Director. A vessel, shipper or consignee who refuses to move any material on demand will be assessed wharf demurrage at five times its applicable rate, starting at the time the vessel, shipper or consignee is notified to move the cargo. In addition, the Port Director may, in his discretion move cargo or freight. Any expense or damages, including damage to cargo, freight, equipment or gear during such movement, are the responsibility of the vessel, shipper or consignee.

7.04. RIGHT TO REFUSE CARGO – In his discretion the Port Director shall at all times have the right to refuse to accept, receive or unload, or to permit a vessel to discharge:

- a. Cargo for which previous arrangements for space, receiving, unloading or handling have not been made with the Port Director by shipper, consignee or vessel.
- b. Cargo not suitably packed for safe transportation.
- c. Cargo deemed by the Port Director in the reasonable exercise of his discretion to be offensive, perishable or hazardous. Hazardous cargo must have been prepared for shipment in accordance with the applicable Department of Transportation regulations (including 49 C.F.R. Parts 171-179).
- d. Cargo, deemed by the Port Director in the reasonable exercise of his discretion to be less in value than the probable service charges and other charges related to it.
- e. Cargo during periods of congestion, or in cases of emergency, when, in the judgment of the Port Director, the circumstances prevailing or likely to occur will prevent the City docks or terminal, or harbor facilities, or any portion of them from providing customary service to the public.



7.05. CARGO BEYOND FREE TIME – Any cargo remaining on City dock, terminal, or harbor facilities after expiration of any free time, may be removed to public warehouses, and all expenses of removal and risk of loss or damage shall be charged to the account of the owner, shipper, consignee or vessel as responsibility may appear on shipping documents, manifests or other sources.

7.06. UNPAID FREIGHT CHARGES – Freight on which unpaid terminal, dock or harbor charges have accrued may be sold to satisfy such charges and costs; provided, such sale has been publicly advertised. Freight of a perishable nature or of a nature liable to damage other freight may be sold at public or private sale without advertising; provided owner has been given proper notice to pay charges and to remove said freight and has neglected or failed to do so within a prescribed and reasonable time.

**RULE 8 – HAZARDOUS AND DANGEROUS CARGOES**

8.01. HAZMAT OR DANGEROUS SHIPMENTS – Shipments of dangerous and hazardous cargoes moving via marine terminals of the Port must be accompanied by all required information including handling instructions. Shipments must be documented, marked, labeled, and/or placarded according to the US Department of Transportation (DOT) and other applicable Federal, State and City Regulations, as well as the International HAZCOM regulations. Shippers of dangerous articles are required to comply with all of the above and must present necessary permits from proper authorities, as well as obtain permission from the Port Director before such cargo shall be received on or transferred at the Terminal.

8.02. PERMIT REQUIRED – It shall be unlawful for any person, vessel, or firm, to handle, transport, load, discharge or store any hazardous materials or dangerous cargo, on any vessel, lighter, barge or other conveyance at any dock, wharf, bulkhead area or in any shed or storage area on Port property unless a permit has been obtained from the Coast Guard Marine Safety Division and also signed by the Port Director. Such materials are handled, stored, or transported according to Federal, State, and Local governmental law.

8.03. EXPLOSIVES – The Port Director upon pre-approval by the City of an approved location shall allow the acceptance, handling or storage of explosives within the confines of the Port but not in the Homer Small Boat Harbor. Class 1 (explosive) hazardous cargoes may not remain on the Port property beyond what is necessary to transfer the cargo to or from the vessel unless preapproved by the Port Director.

8.04. RIGHT TO REMOVE, TRANSFER OR WAREHOUSE HAZARDOUS OR DANGEROUS CARGO – The Port Director shall at all times have the right to remove hazardous or offensive cargo, which by its nature, is liable to damage other cargo or City docks, terminal or harbor facilities. The cargo may be removed from its present location on City property with all expenses, including labor, and risk of loss or damage to be charged to the account of the owner, shipper, or consignee.

8.05. HAZARDOUS VESSELS OR VESSELS WITH HAZARDOUS CARGO – The Port Director shall at all times have the right to immediately remove or direct to be removed any hazardous or offensive vessel, any vessel containing hazardous cargo, any vessel containing cargo, which by its nature, is liable to damage other vessels from the Harbor or Port facilities. The vessel may be removed from its present location to any other location at the expense and liability of the owner, shipper, vessel or consignee.

8.06. HAZARDOUS MATERIAL, NOTICE OF HAZARDOUS CARGO AND PERMIT – Hazardous materials, as established by the Department of Transportation Hazardous Materials Commodity List, will not be permitted without the express consent of the Port Director and previous arrangement (at least 12



hours prior to landing) and receipt of all appropriate manifests and U.S. Coast Guard Permits, and only at those locations designated by U.S. Coast Guard Permit.

8.07. HAZMAT SHIPMENTS – Hazardous and dangerous cargoes which are permitted to enter Port of Homer facilities must be prepared for shipment in accordance with the applicable US Department of Transportation regulations contained within 49 CFR 100-199. All shipping documents required by 49 CFR for the shipment of hazardous and dangerous cargoes must be submitted to the Port Director prior to the cargo’s arrival.

8.08. HAZMAT STORAGE – Temporary storage and/or shipment through the Port of Homer of quantities of hazardous waste in excess of 400 pounds of acutely hazardous material requires a minimum 14 day advance request for a permit, in compliance with the “Interim Policy for the Port and City of Homer concerning notification by hazardous waste carriers and/or generators, municipal review and public notification.”

8.09. DISCHARGE PROHIBITED – No person shall throw or discharge any gasoline, oil, hazardous waste or petroleum contaminated refuse nor pump bilge waters containing petroleum products into the water or uplands of the Homer Harbor and/or on Terminal facilities.

8.10. STORAGE – All hazardous and dangerous cargoes stored at Port of Homer facilities must be placed in designated areas which conform to regulations as prescribed in “Handling of Explosives or other Dangerous Cargoes within or Contiguous to Waterfront Facilities” (33 CFR 126) and the applicable Uniform Fire Code.

8.11. STORAGE DRUMS – Drums or any other type of container (full, partly full or empty) which has been used for the storage or transportation of hazardous materials, dangerous cargo or petroleum products shall not be allowed to remain within the Port area after sunset of the day received without securing permission from the Port Director. Storage on water or land of such materials must be secured in approved containers, properly labeled, and stored in a manner to preclude any accidental or intentional release into the waters of the Harbor. Storage of such materials must comply with Federal, State, Port and Local governmental rules and regulations.

8.12. WATCHMEN – Vessels may be required to employ special watchmen at their expense to keep vigil over any dangerous cargo on the Terminal facility in order to protect property against fire or other hazards until the condition is eliminated. Furthermore, vessels on docks with said cargo will not be left unattended.

8.13. RIGHT OF REFUSAL – The Port Director is authorized to refuse permission to any person, vessel or firm transporting hazardous materials or other dangerous cargo to berth at any dock, wharf, bulkhead area or alongside any transit shed; or to store such materials at any dock, wharf, bulkhead area or in any transit shed on Port property.



8.14. MOVEMENT OF HAZMAT CARGO BY DIRECTION – The Port Director may, at any time, cause any hazardous materials or dangerous cargoes to be removed at the sole expense of the vessel, cargo owner or assignee.

### **RULE 9 – ANCHORING**

9.01. UNAUTHORIZED ANCHORING – Unauthorized anchoring in open areas in or adjacent to the City of Homer’s Port and Harbor facilities (Terminal) is prohibited.

9.02. ANCHORAGE MANNING REQUIREMENT – Any vessel anchoring on city property (tidelands) outside the city of Homer’s Port and Harbor (terminal) must be manned at all times and the vessel’s position monitored on a regular basis to insure that vessel anchors are not dragging and must comply with Coast Guard lighting requirements.

9.03. **LIGHTERING (PASSENGER) – Any ship either at anchor or adrift off shore of the Port of Homer for the purpose of transferring passengers to or from shore using the vessel’s small boats. All lightering operations require advance notice and must be approved by the Port of Homer. Associated lightering fees shall be assessed to the mothership for passengers that are lightered into and out of the port by way of the ship’s small boats. The passenger count used to determine the fee amount shall be based on the ship’s passenger manifest, not the actual number of persons that come ashore. Fee amounts are listed in Appendix A fee schedule.**

### **RULE 10 – SANITATION, HOT WORK AND VESSEL MAINTENANCE**

10.01. GENERAL PROVISIONS – All users of City docks, Terminal and Harbor facilities shall exercise due care for the protection of life, property and the public from injury or damage. Additional safety and sanitation rules applicable to docks and terminals should be consulted including the Ordinances of the City of Homer stated in Homer City Code, Chapter 5.06, (Nuclear Free Zone Which Includes Harbor Facilities), Chapter 5.08 (Garbage and Solid Waste Disposal), Chapter 5.16 (Public Nuisances), Chapter 5.20 (Fire Prevention and Explosives), and Title 10 (Port and Harbor).

10.02. SANITATION – All sanitation laws, regulations and policies of the City of Homer, Homer Harbor’s Facility Security Plan, the Kenai Peninsula Borough, the State of Alaska, the United States Coast Guard and the United States Department of Homeland Security, including those adopted by international treaty, apply to City docks, Terminal or Harbor facilities. All users, including shippers, vessels, and consignees are hereby warned that the party or parties responsible for infractions of such laws, regulations or policies will be subject to and responsible for any penalties that may result from their violation of those laws, regulations and policies.

10.03. RESPONSIBILITY FOR HOUSEKEEPING – Users of docks and other terminal and harbor facilities will be required to maintain same in an orderly manner as directed by the Port Director. It is unlawful for any person to dump or otherwise dispose of refuse, sewage, garbage, rocks, and/or debris of any kind or type whatever into the water under the jurisdiction of the City of Homer Port and Harbor. Deposit of fish carcasses, including heads, bones or viscera from fishing activities is authorized only at designated locations.

10.04. MATERIAL IN WATER – Persons using City facilities shall not permit material of any type to enter the water. All persons are subject to the provisions of Homer City code and the Federal Clean Water Act.





10.05. DISCHARGE OF OIL OR REFUSE – It shall be unlawful for any person to pump, discharge, deposit or allow any oil, spirits, inflammable liquids, coal tar, refuse, residuary product of coal, petroleum, asphalt, bitumen, carbonaceous material or substance, any related product or compound, any bilge water containing any of these materials or substances into the waters of the Harbor.

10.06. USED OIL AND PETROLEUM PRODUCTS DISPOSAL – All used oil and petroleum products must be properly disposed of by the vessel/owner. The City of Homer provides disposal for used oil, antifreeze, oil filters, batteries, and oil absorbents at two locations at the harbor, Ramp 2 and 8. The disposal containers are for vessels that are currently moored in the small boat harbor and for small quantities of fluids. Twenty five (25) gallons or less for oil and twenty five (25) gallons or less for antifreeze. Vessels stored in any privately owned storage yards are not allowed to dispose of their waste materials at the Homer harbor. Likewise for home owners, area businesses or other related vessel industry.

Harbor patrons who have quantities larger than twenty five (25) gallons of used oil to dispose of should contact the harbor office for options. Clean used oil (meaning not contaminated with water, solvents, soaps, or other) is of value to local businesses that burn it for heating large buildings. Contact the harbor office for a list of businesses that may be willing to accept the clean oil for free.

Disposal of more than twenty five (25) gallons of used oil or antifreeze or any amount of oily water in one calendar day may be done by appointment with Port Maintenance. **Fee for disposal is listed in Appendix A fee schedule.**

Ships moored at either the Pioneer or Deep Water Dock need to contact the harbor office and make arrangements for disposal of used oil or other hazardous materials.

There shall be no storage, even of a temporary nature, of used oil or petroleum products on City docks, wharves, piers, or finger floats. Any vessel/owner/agent storing or disposing of used oil in an inappropriate or illegal manner may be barred from further use of the Homer Port and Harbor and/or penalized according to the provisions of Federal, State and Local law.

10.07. OVERBOARD DISCHARGE – Pumping untreated sewage into the waters of the Harbor is strictly prohibited by Federal and State law. The discharge of gray water, dirty ballast or other fluids deemed inappropriate by the Port Director while berthed at Port facilities is prohibited. Discharges by vessels utilizing treatment equipment approved under US Federal Standards is permitted under the authority of the Port Director whose determination shall be final. Discharge of fluids overboard does not apply to cooling water but does apply to the cleaning of decks and anchors/chain when in the sole discretion of the Port Director, it impacts Terminal property.





10.08. TRASH – The disposal of trash into the water is prohibited.

10.09. CLEANING OF OPERATIONAL AREAS – All authorized cargo handling entities and permit holders are responsible to clean up wharves, docks, and assigned premises used by them, in their operation, within twenty-four (24) hours after completion of a cargo operation, and within six (6) hours after completion of a cruise ship operation

10.10. TRASH AND OTHER MATERIALS – Trash, rubbish, refuse or other material must be removed from any property controlled by the Port. This includes floats in the harbor. Storing materials on the floats is prohibited due to public access. Materials may be removed by the Port Director at any time with all expenses of removal and liability assigned to the person or the vessel that last used the facility. This includes the owner, shipper, consignee or other responsible party as may appear on moorage agreements, shipping documents, manifests, or other sources. Material removed by the Port will be removed at the expense of the party responsible.

10.11. ABANDONED CARGO – The vessel shall bear the expense of removing from piers abandoned cargo, such as damaged or unaccepted goods, and shall be responsible for payment of wharfage, storage and other accrued charges on such cargo.

10.12. UTILITY SERVICES – No person shall tap, connect, disconnect, or interfere with any water outlet, water pipe, water connection, telephone equipment, as well as electrical devices of any kind on docks or in stalls maintained or operated by the City in the Homer Port or Small Boat Harbor without first having obtained the permission of the Port Director; or interfere with or tamper with any wharf, float, gangway, ramp, or any other facility operated by the City.

10.13. HARBOR EQUIPMENT – No person shall use or disturb any port or harbor equipment or facilities; except fire extinguishers in a fire emergency and harbor carts. City provided harbor carts are for use on the floats carts should be returned to floats after each use.

10.14. HOT WORK – Hot work is any operation involving oxyacetylene or electric welding, burning, cutting, open flame or other heat producing activities. Hot work is prohibited on any Marine Terminal or vessel moored thereto unless it is approved by the Port Director and it is in compliance with all Federal, State, Port and Local governmental rules and regulations.

10.15. HOTWORK PERMIT – Hot Work permit must be completed and approved by the Port Director prior to the start of any approved hot work. This Hot Work –permit shall include the **location of hotwork within the harbor or port facilities, the** expected start date, time and expected duration of the hot work.

10.16. PROHIBITION – Hot work is prohibited at any time, on the marine facilities, during the movement or transfer of dangerous cargoes or petroleum products.



10.17. COMPLIANCE – All hot work shall be conducted in accordance with the Rules and Regulations established by the Port and fire safety standards.

10.18. FIRE EXTINGUISHER REQUIREMENTS – Fire extinguishers in operating condition must be readily available on or immediately adjacent to all welding, cutting, or open flame equipment being used on vessels. Fire extinguishers in operating condition must be readily available on all machines, cranes, and welders used on the docks or within the Terminal.

### **RULE 11 – SAFETY**

11.01. COMPLIANCE – All safety regulations as established by the Port Director, City of Homer, State of Alaska and Federal agencies shall be complied with at all times.

11.02. PERSONAL SAFETY EQUIPMENT – Personal safety equipment is required to be used at all times by Terminal staff, contract labor, truck drivers and vessel crews in open Terminal areas. This shall include an appropriate floatation work vests or coats, hard hats, hearing protection, steel toed shoes, high visibility safety vests, life jackets, and clothing offering full body coverage, respirators, gloves or other equipment.

11.03. DEFECTIVE OR UNSAFE PROPERTY – Whenever any wharf, wharf premise, property or any portion located in the Port of Homer is in such defective or damaged condition as to be unsafe or dangerous to persons or property, it shall be the duty of the owner, agent or person in charge to immediately advise the Port Director of said damage or dangerous condition. No person shall interfere with, remove or disturb in any manner any warnings, fences or other barriers which have been erected or set in place as protection or warnings against a dangerous condition.

11.04. FIRE EXTINGUISHERS – Hand held fire extinguishers are provided by the City and are located on all harbor floats, docks, laydown demurrage yards, barge ramp and the load and launch ramp. Any use of City fire extinguishers must immediately be reported to the Port Director.

11.05. STOVES, FIRES & EQUIPMENT – No person shall leave a stove or other heating equipment in unattended operation on a vessel moored or docked on the harbor facilities unless such equipment has been certified as safe for such unattended use. No person shall leave any vessel unattended while fire or open flame is burning or is present.

### **RULE 12 – VEHICLE PARKING**

12.01. VEHICLE ACCESS LIMITED ON DOCKS (Pioneer dock, Deep Water Dock, Fish Dock) – It shall be unlawful for any person to operate any vehicle ~~within the Port~~ on the dock facilities area except while engaged in the performance of necessary duties which require the presence of such vehicle on a dock facility or while loading or discharging freight or passengers ~~Port property~~. Any vehicle shall be under the constant attendance of the operator and subject to the rules in this Tariff. It shall be the duty of such operator to immediately remove such vehicle from the



wharf or pier upon the completion of the transaction of necessary business. The Port Director has the authority to remove any vehicle in violation of this rule at the sole expense of the owner and may be refused further access to any Port property at the discretion of the Port Director.

12.02. STORAGE OF VEHICLES – It shall be unlawful for any motor vehicle to be stored on any wharf unless such vehicle shall first have been drained of all gasoline or other liquid petroleum products, except at such places as the Port Director may designate.

12.03. VEHICLE WARNING LIGHTS/ALARMS – Maintenance or vehicles working on piers or in Terminal yards, when moving or stationary, in working areas shall display an operating overhead **amber** warning light. All maintenance vehicles shall be equipped with backup alarms.

12.04. VEHICLE ACCESS TO VESSEL – Access to a berthed vessel by taxi, van, bus or other vehicle shall not be granted by the vessel without permission of the Port Director or designee.

12.05. SPEED LIMIT ON PORT PROPERTY – Any person operating a vehicle on any wharf area, within any transit shed, warehouse, marine terminal area, or in any other area where cargo is handled, shall not operate at a greater rate of speed than ten (10) miles per hour, unless otherwise posted. During cargo handling or other operations, no person shall operate a vehicle at such speed or in any manner so as to endanger life, limb or property.

12.06. PARKING OF VEHICLES – It shall be unlawful for any person to leave or park a vehicle upon any portion of any City property outside of designated parking areas or without the permission of the Port Director. The Port Director shall erect and maintain appropriate signage giving notice that no parking is allowed in restricted areas. Parking of motor vehicles, other than motor vehicles that are cargo, shall be permitted only in those areas designated for such parking. Vehicles are only permitted on wharf areas with the permission of the Port Director.

12.07. PARKING LIMITS – Parking of motor vehicles in areas designated for parking shall be for the time limits specified and posted for those areas. The parking of motor vehicles in areas in which parking is prohibited or the parking of motor vehicles in areas designated for parking beyond the time limits specified are subject to ticketing and towing or impound in accordance with applicable law.

~~12.08. PARKING FEES (SHORT TERM) – Parking fees are to be collected at Ramp 1, Ramp 2, Ramp 3 and Ramp 4 seasonally (Friday of Memorial Day weekend through Labor Day). Parking fee is \$5 per calendar day. Posted parking time limits will be established and enforced as per Homer City Code.~~

**Parking fees are to be collected on the port terminal facility. Locations and times will be clearly marked with the appropriate signage, enforced by Port parking enforcement officers, and authorized in title 7 of Homer City Code.**

12.09 PARKING FEES – VEHICLES WITH BOAT TRAILERS (7 DAYS) – The City owns and provides access to 7 day public use parking for vehicles with boat trailers. Persons with vehicles and boat trailers using the load and launch ramp are obligated to pay a levied parking impact fee at the time of load and launch pass purchase. Persons purchasing a season Load and Launch pass are similarly obligated to pay a seasonal levied parking impact fee. **Levied Parking impact fee costs can be found in Appendix A fee schedule.**



12.10. ~~LONG TERM~~ PARKING PERMITS – ~~Vehicles over 20’ are not eligible for long term parking permits.~~ **Listed below are the types of permits that are available for purchase and the rules associated with them. Parking permit fees/costs can be found in Appendix A fee schedule.**

**TYPES OF PERMITS**

- a. Seasonal permits for day use parking ~~(Ramps 1-4): \$250.00.~~
- b. Monthly permits for day use parking ~~(Ramps 1-4): \$100.00.~~
- e. Long Term parking annual permit fee for vessel owners paying annual moorage in the Homer Harbor: ~~fee \$100.00.~~
- f. Long Term parking annual permit (January 1st through December 31st): ~~fee \$200.00.~~
- e. **Long Term** Monthly parking permit for vehicles less than 20’: ~~fee \$70.00~~ ( for 30 consecutive days).
- f. **Long Term** Monthly parking permit for non-commercial vehicles over 20’: ~~fee \$85.00 for 30 consecutive days in a portion of Lot 9 only.~~
- g. **Long Term** Weekly parking permit for vehicles less than 20’: ~~fee \$25.00~~ (for 7 consecutive days)
- h. **Long Term** Weekly parking permit for non-commercial vehicles over 20’: ~~fee \$30.00~~ (for 7 consecutive days)

**RULES**

- a. Long Term parking permits required for vehicles 20’ or less parked in excess of seven (7) consecutive 24-hour days.
- b. Long term parking will be enforced year-round.
- c. ~~Parking lot restrictions for long term parking, May 1 through October 1, as depicted on harbor map (Resolution 11-036(A)).~~ **Fee Pay Daily Parking requirements active from Memorial Day to Labor Day**
- d. Existing code definitions for restricted parking, vehicles, junk vehicles, and fines for violations apply. ~~Fines, \$25.00 per calendar day, provided that the fine for overtime parking in long term parking area will be limited to \$250.00 fine per calendar year, with \$200.00 of the fine credited towards the long term parking annual permit.~~
- e. Failure to pay violations will result in an additional ~~\$25.00~~ fee per month and any other legal or collection fee authorized by law.

**RULE 13 – WHARFAGE, DEMURRAGE AND FREE TIME**

13.01. WHARFAGE

- a. APPLICATION – Wharfage is the charge assessed against any freight or merchandise placed in transit sheds, on a wharf, passing through, over or under a wharf, transferred between vessels, loaded to or unloaded from a vessel at a wharf, regardless of whether or not a wharf is used. Wharfage is solely the charge for use of wharf and does not include handling, sorting, piling of freight or charges for any other services. Wharfage rates named in the Tariff will be charged for all merchandise or cargoes received inbound or shipped outbound over the City docks, barge ramp or barge beaching site, and will be in addition to all other charges made under provisions of this Tariff. Wharfage is applied to all inbound and outbound cargo.
- b. WHARFAGE REPORTS – Wharfage from all docks, ramps and beaches is self-reported. Report and payment are due to the Homer harbor office by date stated on the Wharfage report. Report forms are available at the harbor office and on the City of Homer Port



- c. EXCEPTIONS – No wharfage shall be charged to ship’s gear, such as strong-backs, lines, hatch covers, walking boards, etc., placed on wharf during unloading operations. This shall also exclude cargo moving to or from alongside a vessel for loading or unloading, or cargo between any place on the Terminal which are handled on trucks, lighter, barges or any other means of conveyance to and from the terminal facility. No wharfage shall be charged to gear used in commercial fishing operations, such as nets, reels, tendering equipment, or deck shelters. This shall also exclude cargo destined for direct use in a fishing operation.
- d. FUEL WHARFAGE – Fuel handled over wharf will not be considered as ship stores and will be subject to wharfage and other charges that may be incurred.
- e. LOG WHARFAGE – Logs that are unloaded at Port of Homer barge beaching site will be charged 50% of the wharfage rate applicable to outbound (export) shipment. However, if these cargoes are not exported over Deep Water Dock with full payment of outbound wharfage within 60 days of unloading at the barge beaching site, then the additional 50% of wharfage will be owed and paid for the inbound product. Log quantities will be reported by manifest to the Port Office for subsequent billing. The basis for measuring 1,000 board feet (M.B.M.) log scale shall be the Scribner Rule or Scribner Dec. C Log Rule. All log scales will be performed by an independent log scaling bureau. Certified copies of log scale tickets and/or log scale books shall be provided to the Port for all logs shipped. The basis for the Tariff payment to the City will be computed on a net log scale, with a maximum of a twenty five percent (25% deduct factor for defects and taper; that is gross scale minus 25% total deduct.
- f. OVERSIDE WHARFAGE – One-half of wharfage named herein will be charged to merchandise or cargo discharged or loaded over the side of vessels directly to or from another vessel or to the water when vessel is berthed at wharf.
- g. **PASSENGER WHARFAGE (REGULATED) – A fee charged for a passenger embarking, disembarking or landing aboard a passenger vessel for hire that is subject to Coast Guard CFR 33 104 regulations and located at the Port of Homer.**
- h. **PASSENGER WHARFAGE (NON-REGULATED) – A fee charged for a passenger embarking, disembarking or landing aboard a passenger vessel for hire at the Port of Homer**



- i. RESTOWED CARGO WHARFAGE – Restowed cargo destined for discharging at another port will be exempt of wharfage charges, provided such cargo is not removed from the wharf prior to re-loading to the vessel.
- j. BONE DRY UNITS – A Bone Dry Unit (BDU) is defined as 1.2 bone-dry tons of wood chips. A bone dry ton is that quantity of wood chips which would weigh 2,000 lbs. when dry.
- k. APPLICATION – Rates provided for commodities herein are specific and may not be applied by analogy. If rates are not provided for specific commodities, rates to be applied are those established for “Freight N.O.S.”
- l. RATE VALUES – Except as otherwise provided herein, rates apply per short ton which is 2,000 lbs., or per ~~40~~ **32** cu.ft. as rated by ocean carriers, or per 1,000 feet board measure, or 42 gallons per barrel of bulk petroleum products corrected to 60 degrees Fahrenheit net, or 376 lbs. per barrel of bulk cement, or per bone dry wood chips as rated by ocean carrier
- m. SCHEDULE OF WHARFAGE RATES – Except as otherwise specifically provided, rates are in U.S. dollars (USD) per short ton of 2000 lbs. or per ~~40~~ **32** cubic foot. **Specific rate table can be found in Appendix A fee schedule.** Short ton =0.907185 metric tons
  - (1) Finished lumber per MBM (Note: Industry standard conversion formulas shall be used in converting pounds to board feet measure.)
  - (2) In absence of board feet measure on bill of lading, a load-out rate will be assessed by converting the weight of logs to board foot measure, for the average diameter of logs (small end diameter) in accordance with the following table for white spruce logs:

Scaling Diameter of Logs-Inches	Weight per Board Feet-Pounds
8”	14.5
12”	11.5
16”	9.5
20”	8.5
24”	7.8

Kiln dried lumber: Three pounds will equal one board foot measure.

13.02. DEMURRAGE

- a. APPLICATION – Demurrage shall be assessed against cargo remaining in or on terminal facilities after the expiration of free time, unless arrangements have been made for storage.
- b. RATE – Demurrage will be assessed at a ~~rate of nine cents (\$.09)~~ **set rate** per square foot per day, based on the “foot print” occupied by cargo in the laydown area. For cargo with overhangs, the footprint plus the area under the overhang that is unusable for other



storage will be assessed. **Demurrage rate can be found in Appendix A fee schedule.**

13.03. FREE TIME

- a. APPLICATION – Free time is the specified period during which cargo may occupy space assigned to it on terminal property free of demurrage or terminal storage charges, immediately prior to the loading, or subsequent to the discharge, of such cargo from the vessel. Free time periods may be adjusted or changed at any time by the Port Director.
- b. FREE TIME PERIODS – Free time is calculated inclusive of Saturdays, Sundays or holidays. Free time starts the first 7 A.M. after freight is received or unloaded onto the Terminal from car, truck, or, in the case of freight received from a vessel, the first 7 A.M. after completion of vessel's discharge. When freight is transshipped between deep sea vessels and involves application of a long and short free time period, the longer period shall be used, but not the aggregate of any two free time periods. Free time of 3 days will be allowed on all inbound traffic. Free time of 3 days will be allowed on all outbound traffic.

**RULE 14 – MISCELLANEOUS RULES: Smoking, Property Damage, Defacement, Animals**

14.01. SMOKING PROHIBITED – No smoking shall be allowed on any wharf, pier or in any port or harbor facility during fueling operations or at any time on any fuel station. Persons violating this rule may be barred, at the discretion of the Port Director, from the further use of any wharf or facility and, in addition, shall be subject to prosecution under applicable Federal, State and Municipal laws.

14.02. DAMAGE TO PROPERTY – Users damaging City docks, floats, ramps, or other property of the City of Homer will be responsible for cost of repairs. User will be billed for repairs to damaged property at cost, including **materials, labor and administration overhead.**

14.03. NO POSTING OR DEFACEMENT – No person shall write or post any written or printed matter in any place within or on any Homer Port or Harbor facilities, except upon bulletin boards constructed for the purpose only after having obtained permission from the Port Director. **No person or organization shall install permanent signage on the Port facilities without permission from the Port Director and a signed Memorandum of Agreement (MOA).** No person shall disregard, deface, remove, tamper with or damage any sign or notice posted or installed by the Port Director.

14.04. ANIMALS – All dogs or other animals will at all times be under the physical control of the owner or person in charge of the animal in accordance with 20.08.020 of the City Code.





**RULE 15 – CHARGES: Applications, Rules & Regulations**

15.01. SALES TAXES – All rates in this Tariff will have a combined Borough and City sales tax applied. Exceptions: The load and launch ramp daily fee, seasonal launch ramp fee, and vehicle parking permits fees all have the Borough and City sales taxes included in the fee for ease of collection.

15.02. SERVICE CHARGES – A service charge is assessed, in addition to other charges set forth in this Tariff, for specific services provided by the City of Homer or its agents.

15.03. RESPONSIBILITY FOR CHARGES – The vessel, its owner or agents, shippers or consignees, and the owner of cargo on the vessel shall be jointly and severally responsible for payment of charges named herein. Payment responsibility applies without regard to the provisions of bills of lading, charter party agreements, contracts or other conflicting provisions.

15.04. PREPAYMENT, TIME OF PREPAYMENT, ACCEPTABLE SECURITY – All charges for services rendered by the Port or for the use of terminal, dock and harbor facilities are due and payable in United States currency as they accrue upon completion of such services or uses. Failure to pay an invoice when due shall render the account delinquent and subject to legal collection efforts. The Port Director may require payment in advance of any or all charges prior to rendering services or granting use of terminal, dock or harbor service.

15.05. CHARGES ON DELINQUENT ACCOUNTS – All invoices, except for damages to City of Homer property will be declared delinquent 45 days after billing date (Statement date) and will be charged interest at the rate of 10.5% per annum (.875% per month).

15.06. DELAYS AT BERTH – Delays occasionally associated with loading, unloading, receiving or delivering freight, or the berthing of vessels as a result of harbor, terminal or dock congestion, equipment failure or breakdown, or combinations of issues will not excuse the owners, shippers, consignees or carriers of the freight or vessel from full wharfage, demurrage, berthing, terminal, dock or harbor charges or expenses which may be incurred as a result of such actions.

15.07. COSTS RELATED TO STRIKES OR CIVIL ACTIONS – Strikes of any persons in the employ of the City of Homer or other parties, arising from any other cause not reasonably within the control of the City of Homer, will not excuse the owners, shippers, consignees or carriers of the freight or vessel from full wharfage, demurrage, berthing, terminal, dock or harbor charges or expenses which may be incurred as a result of such actions.





**RULE 16 – RATES: Labor, Towing, Pumping, Equipment, Special Services, Sewage, Third Party Billing, Search & Rescue**

**16.01. LABOR/PERSONNEL**

- a. City Labor-When labor is furnished by the City at the request of a user it is expressly stipulated that the City acts as agent of the user. The City shall charge for labor provided by the City for the following services not specifically described in this Tariff:
  - i. Rates Not Specified-Services for loading, unloading, or transferring cargo for which no specific commodity rates are provided and which cannot be performed at the rates named N.O.S. as well as cargo in packages or units of such unusual bulk, size, shape or weight as to preclude performing such services at rates named under individual items of this Tariff.
  - ii. Services for which no specific commodity rates are provided and any other services for which specific rates are named in this Tariff because of unusual conditions or requirements of shippers not normally incidental to such services preclude the performance.
  - iii. Services of cleaning City docks or terminal facilities of dunnage, stevedore gear, and other equipment or material when the shipper, vessel owner or consignee fails to promptly clear the facility as requested by the Port Director.
- b. Application Period-When a user notifies the Port Director for labor for a specific time and labor is on the job ready for work at that time, labor costs shall be charged from the time the labor is ready for work until the work is concluded even if the work is delayed through no fault of the City.
- c. Rates-All labor provided by City personnel shall be charged at **a rate \$102.00** per hour. (½ hour minimum ~~at \$51.00~~). Work requiring call-outs shall be charged at a minimum of two hours. **Rate for labor can be found in Appendix A fee schedule.**

**16.02. TOWING SERVICES – Towing inside of the Small Boat Harbor shall be assessed ~~at the~~ **by using the** following ~~rates~~ **criteria:****

- a. Skiff with operator ½ hour ~~\$68.00~~
- b. Skiff with operator 1 man hour ~~\$102.00.~~
- c. Any additional personnel required will be charged **additionally at the skiff with operator 1 man hour rate** ~~rate of \$102.00 per hour.~~

**Towing services fees/rates can be found in Appendix A fee schedule.**

**16.03. PUMPING VESSELS – Use of an electric pump **is billed at a rate** per day or portion of day. Use of gas pump **is billed at a rate** per hour, minimum charge of one hour, which includes attendant time. **Fee rates for use of pumps can be found in Appendix A fee schedule.****

**16.04. EQUIPMENT – City Equipment-When the City utilizes their equipment to provide services; it will**



charge users for the cost of that equipment on an hourly basis.

16.05. SPECIAL SERVICES – Special services including waste, bulk oil, or garbage disposal shall be billed at the City’s actual cost, including City labor costs, plus 125% of City costs for services. This includes the costs for outside services arranged and paid for by the City. Except where otherwise required by law, the Port Director has the authority to provide, arrange for or refuse the provision of services in addition to those set out in this Tariff.

16.06. SEWAGE – Special services shall not include the taking or handling of sewage of any kind. Sewage disposal must be accomplished by the vessel owner or his agent pursuant to Federal, State and Municipal laws, codes and ordinances.

16.07. THIRD PARTY BILLING ADMINISTRATIVE FEE – The City requires charges be billed to the vessel receiving the services. If arrangements are made with the Port Director for third party billing, a 5% Administrative Fee will be assessed to the vessel receiving services.

16.08. SEARCH AND RESCUE/EQUIPMENT & PERSONNEL – In addition to other Tariff provisions, when the City utilizes City equipment and personnel to provide search and rescue assistance to vessels including towing, outside of the Homer’s Port and Harbor, the Port Director may charge users of those services ~~\$102.00~~ per hour for skiff **or tug** and operator for the first hour or any part, and for additional

search and rescue assistance beyond one hour. **When skiff AND tug are used each will be charged at the hourly rate independently.**



## SECTION II

### Pioneer Dock and Deep Water Dock

#### Rules, Regulations, & Rates

#### **RULE 17 – DOCKS: RULES AND REGULATIONS**

17.01. RESPONSIBILITY LIMITED – No person other than employees of the holders of authorized Terminal Use Permits or Special Use Permits shall be permitted to perform any services on the Pioneer Dock or the Deep Water Dock except on written authorization of the Port Director. The City of Homer, its employees and agents, shall not be liable for the injury of persons or any loss, damage or theft caused by their presence on the City docks or terminal facilities. The City of Homer shall be liable for any portion of loss or damage that is directly caused by its own negligence.

17.02. TERMINAL USE PERMITS – Handling, loading and unloading services are provided by independent agents at all terminal facilities covered by this Tariff. ~~An annual~~ **A** Terminal Use Permit is required for any qualified agent desiring to provide longshoring services for hire (~~loading and unloading ships~~) at the terminal facilities. Terminal Use Permit holders only shall report and pay monthly to the City a permit fee equal to five percent (5%) of Permit charges invoiced to a customer for all handling, loading and unloading services.

17.03. APPLICATION FOR BERTHING – All vessels, or their owners or berthing agents, desiring a berth at the Deep Water Dock and Pioneer Dock shall, within a minimum time of twenty-four (24) hours, make advance application for berthing (namely a Berth Scheduling Request Form). Priority is given to dock use when reserved in advance. Reservation of dock use must specify the dock requested, arrival and departure dates, billing information, email address and the nature and quantity of the freight to be loaded or discharged.

- a. Preferential berthing rights may be accorded by contract.
- b. Berth Requests may require the timely filing of financial responsibility information in accordance with, and otherwise governed by, the terms and conditions set forth in this section.
- c. The berthing agent shall be held personally liable to the City of Homer as a result of the agent's failure to accurately report the information submitted on the Berth Request.
- d. Should any information change after submission of an application, the owner or berthing agent shall promptly file an amended Vessel Berthing Application with the Port Director before such berthing takes place.

17.04. TUG REQUIREMENT AND SPEED LIMITATIONS – Vessels berthing or departing docks subject to the Tariff must use sufficient tugs so vessel can be berthed or removed in a safe manner. Berthing speed



shall not exceed the maximum speed allowable for the tonnage or displacement of the vessel by the design of the facility.

17.05. MOORING AT PIERS – Tying to piling is prohibited. All vessels using the Deep Water Dock and Pioneer Dock will use bits and bollards provided.

17.06. DEEP WATER DOCK MAXIMUM CAPACITY – The Deep Water Dock (DWD) has the following maximum fender capacity:

<b>Homer Deep Water Dock Fender Capacity</b>									
<b>Berthing Contact at Interior Fenders</b>									
Vessel Weight (displacement)		Max forward velocity @ 15 degrees				Max velocity perpendicular to dock			
Short Ton	Metric Ton	ft/s	ft/min	m/s	knot	ft/s	ft/min	m/s	knot
8000	7500	3.4	200	1	2	0.88	53	0.27	0.5
44000	40000	1.3	78	0.4	0.77	0.38	23	0.12	0.2
72000	65000	0.9	54	0.27	0.53	0.26	16	0.08	0.2
<b>Berthing Contact at Corner Fender</b>									
Vessel Weight (displacement)		Max forward velocity @ 15 degrees				Max velocity perpendicular to dock			
Short Ton	Metric Ton	ft/s	ft/min	m/s	knot	ft/s	ft/min	m/s	knot
17000	15000	8.4	500	2.6	5	1.5	90	0.46	0.9
44000	40000	3.5	210	1.1	2	0.9	54	0.27	0.5
72000	65000	2.5	150	0.8	1.5	0.7	42	0.21	0.4
<b>Berthing Contact with Foam Camel Fenders Deployed</b>									
Vessel Weight (displacement)		Max forward velocity @ 10 degrees				Max velocity perpendicular to dock			
Short Ton	Metric Ton	ft/s	ft/min	m/s	knot	ft/s	ft/min	m/s	knot
107000	97000	0.67	40	0.2	0.4	0.12	7.2	0.04	0.07

17.07. PIONEER DOCK MAXIMUM CAPACITY – The Pioneer Dock has the following maximum fender capacity:

<b>Homer Pioneer Dock Fender Capacity</b>									
Vessel Weight (Displacement)		Max forward velocity @ 20 degrees				Max velocity perpendicular to dock			
Short Ton	Metric Ton	ft/s	ft/min	m/s	knot	ft/s	ft/min	m/s	knot
20000	18000	1.20	72.00	0.37	0.71	0.41	24.62	0.13	0.24
40000	36000	0.87	52.20	0.27	0.52	0.30	17.85	0.09	0.18
60000	55000	0.68	40.80	0.21	0.40	0.23	13.95	0.07	0.14
80000	73000	0.60	36.00	0.18	0.36	0.21	12.31	0.06	0.12

(Note: Vessel weight or displacement is the total weight of the vessel including hull, machinery, and all contents at the dock.)



17.08. NON-CITY EQUIPMENT – Non-City owned mobile cranes or boom trucks may not be brought onto the Deep Water Dock or Pioneer Dock for use in loading/unloading without advance Port Director approval.

17.09. RAT GUARDS – The vessel shall deploy, properly affix and maintain rat guards on all mooring lines after berthing and when alongside piers as required.

17.10. VESSELS ALONGSIDE – The vessel is responsible, at all times, for keeping mooring lines of vessels alongside, tightly secured whenever supply vessels, bunker barges, or other vessels are tied up alongside.

17.11. WINCHES – The vessel is responsible, at all times, for tending mooring winches to insure that the vessel is adequately moored alongside the berth. This shall include the frequent inspection of constant tension winches.

17.12. ADEQUATE CREW ABOARD – All vessels berthed at piers controlled by the Port shall at all times have sufficient crew to comply with orders issued by the Port and to tend to mooring lines or move the vessel at all times.

17.13. WEATHER AND TRAFFIC – The vessel shall, at all times, pay strict attention to weather conditions, water levels, currents, condition of mooring or other circumstances while at facilities. In the event of surge, operations as well as access to/from the vessel may be suspended and the gangway removed until any vessel surge has abated. The Port Director may require a vessel to get underway from facility if weather dictates to avoid facility damage.

17.14. LIGHTS AT NIGHT OR IN RESTRICTED VISIBILITY – All vessels, barges, cranes and other equipment, while anchored or moored at the Port, must show lights in accordance with applicable Federal, State and Municipal laws, rules and regulations.

17.15. LINEHANDLING – Line handling services may be contracted through a permitted stevedore or other approved provider.

#### **RULE 18-DOCK SECURITY**

18.01. REGULATORY APPLICABILITY – The Maritime Transportation Security Act OF 2002 (33 CFR Parts 101, 102, 103, 105 ET AL) applies to the Port of Homer. Those vessels subject to the Act are required to interface with the Port. The Maritime Transportation Security Act and US Coast Guard/Federal Regulations (33 CFR part 105) applies to the Port of Homer. The Port operates the terminals under a Facility Security Plan approved by the US Coast Guard. The Port by advance notification to U.S.



Customs and Border Protection is a border entry point, and all persons, effects, and vehicles are subject to search under Federal Statute 19 US Code Section 482.

18.02. DECLARATION OF SECURITY – Declaration of Security (DOS) when required under the US Code of Federal Regulations will be signed by the Vessel Security Officer and the Facility Security Officer or designee where the DOS is required. The vessel and Port will comply with all items agreed to on the DOS while in Port.

18.03. NOTIFICATIONS – Regulated vessels 33 CFR 104 rules require that the vessel will notify the Port if any crew or passengers intend to disembark and provide the names of all personnel leaving the ship. The vessel will provide advance notification of any visitors, and stores or goods to be delivered to the vessel while in the Port. The vessel must notify the Port and the US Coast Guard of any maritime incidents while in the Port.

18.04. SEARCHES – All vehicles and persons permitted to travel on piers may be searched prior to being permitted into the Terminal by security personnel.

#### **RULE 19-DOCK -CONDITIONS OF BERTHING /BERTH REQUESTS**

19.01. PAYMENT DUE – Unless otherwise arranged, the terms of payment for all applicable terminal or dockage charges shall be cash in advance. A cash deposit or acceptable security in an amount equal to 125% of the estimated applicable charges will be required to be posted with the Port Director six days prior to the vessel's scheduled arrival or at such time as may be authorized or directed by the Port Director, but in all cases in advance of actual services rendered.

19.02. CREDIT OR SECURITY – The Port Director may waive the requirement of cash in advance as to all or any category or categories of its anticipated Port charges when the party responsible for such charges has been identified by berthing agent to the satisfaction of the Port Director, and:

- a. That the party responsible has established credit worthiness acceptable to the Port Director; or
- b. Adequate security, acceptable to the Port Director in an amount equal to 125% of the applicable estimated port charges, has been posted; or
- c. The agent requesting the berth, or another entity, in each case applicable to the Port Director is credit worthy, has personally accepted financial responsibility for the applicable charges.

19.03. ESTIMATE REQUIRED-The vessel agent or other person requesting a berth shall provide an estimate of the amount of each category of port charges, as enumerated, and the party responsible there for.

19.04. APPROVAL REQUIRED – All estimates of terminal and dockage charges are subject to approval and/or adjustment by the Port Director.



19.05. ACKNOWLEDGEMENT – The Port Director shall promptly, after receipt of the berthing application form, advise the berthing agent as to its approval or provide an adjusted estimate of terminal charges. The Port Director will also advise whether posting of cash or security is required for any one or more categories of such charges and the amount due.

19.06. COMPLIANCE – In addition to the terms for berth reservation and establishment of financial responsibility as set forth herein, request for berth reservation and assignment of berths shall otherwise be in accordance with all Local rules and regulations established by the City of Homer.

19.07. TEMPORARY BERTHING – For safety or other reasons, the City of Homer in some circumstances may grant a vessel a temporary berth before the owner or agent has paid all applicable charges or otherwise complied with all applicable Tariff provisions of conditions of berthing. In such circumstances, the vessel may unload its cargo only if the Port Director determines that a regular berth is available. The owner shall pay all applicable charges and shall comply with all other Tariff provisions and conditions of berthing. If no regular berth is available, or the vessel owner or agent has not answered all financial responsibilities as required by the Port Director, the vessel may not unload its cargo and shall depart as soon as possible. The vessel shall be assessed appropriate fees as set forth in this Tariff.

## **RULE 20 – DOCK BULK PETROLEUM PRODUCTS**

20.01. APPLICATION OF TARIFF – Except as otherwise provided in this section, the rates, rules and regulations published in other sections of this Tariff apply to vessels, shippers, and consignees of Bulk Petroleum Products.

20.02. CLEARING AND HEATING PETROLEUM LINES – Shippers, consignees, or vessels and persons in charge are responsible for providing steam or other heating means to assure the proper flow of asphalt and other petroleum products requiring heat. Shippers, consignees, or vessels and persons in charge will be responsible for clearing all petroleum products from lines located on or adjacent to any Terminal facility after a vessel completes loading or discharge unless otherwise authorized by the Port Director.

20.03. REGULATIONS GOVERNING PETROLEUM PRODUCTS – The transfer of bulk petroleum products shall be made in compliance with City of Homer Code provisions including Chapter 5.20 (Fire Prevention), as well as other Federal, State and Municipal laws, rules or regulations.

20.04. SPILLS AND CONNECTIONS – Flammable liquids and all hydrocarbons leaked or spilled on wharves shall be cleaned up immediately. Vessels or consignees shall remove temporary lines immediately upon completion of receipt or discharge of flammable liquids. Spillage from disconnected lines shall be cleaned up immediately by vessel or consignee.

20.05. MANIFEST REQUIREMENTS – Masters, owners, agents or operators of vessels are required to furnish the City of Homer with complete copies of vessel's manifests showing the name of consignees or consignors and the weights or measurements of all freight loaded or discharged at the docks,



terminal or harbor facilities of the City of Homer. Such manifests must be certified as correct by an authorized official of the company and must also designate the base weight or measurement on which ocean freight was assessed. In lieu of manifests, freight bills containing all information as required above may be accepted.

20.06. BERTH OCCUPANCY – Vessels may occupy a berth, subject to charges named in this Tariff providing such vessel shall vacate the berth upon demand by the Port. Vessels refusing to vacate berth upon demand may be moved by tug or otherwise, and any expense, including damages to other vessels or to the facility during such removal, shall be charged to the vessel so moved. Vessels at berth engaged in loading or discharging cargo may be required to work overtime at the discretion of the Port. Overtime differentials shall be the responsibility of the vessel’s owners, agents or operators.

20.07. PREFERENTIAL BERTHING, PIONEER DOCK – Preferential privileges per agreements are given to the Alaska Marine Highway System ferry vessels for docking on the face of the Pioneer Dock and the U.S. Coast Guard vessel assigned for docking on the northwest trestle berth of the Pioneer Dock.

#### **RULE 21 – DOCK FUELING & BUNKERING AT THE PIONEER DOCK & DEEP WATER DOCK**

21.01. SPECIAL TERMINAL USE PERMIT AND REQUIREMENTS: For Petroleum Product Transfer – Fueling vessels at the Pioneer Dock and the Deep Water Dock by truck or vessel is permitted with the permission of the Port Director and the completion of a Special Terminal Use Permit. The Special Terminal Use Permit shall be completed annually with an annual permit issuance fee of ~~\$200~~. **Fee cost can be found in Appendix A fee schedule.** In addition, the Permittee shall file timely fuel wharfage reports stating the gallons of petroleum product dispensed with the required payment.

21.02. INSURANCE – Vendors shall provide proof of liability insurance to the Port Director, naming the Port as co-insured. The level of insurance shall be determined by the Port Director whose decision shall be final.

21.03. SMOKING – Smoking shall not be allowed on vessel weather decks or the pier during fuel transfer operations.

21.04. SIGNAGE – Proper signage stating “No Smoking, No Visitors, No Open Lights” shall be posted at the head of the gangway on the pier during fueling operations in conformance with Federal Regulations. The Permittee shall observe all rules and signs posted at the Port, including “No Smoking” signs posted at the marine terminal and all U.S. Coast Guard Safety Requirements, whether or not they are posted.

21.05. FIRE FIGHTING EQUIPMENT – Prior to transfer operations, at least two ship fire hoses shall be laid out and connected to the fire main nearest the transfer station; one forward and one aft. At least two handheld dry chemical fire extinguishers shall be conveniently placed for use at the vessel’s manifold. The Permittee shall keep fire lanes clear and maintain fire control equipment in a readily accessible location.





21.06. SPILL PLAN – An oil spill response and contingency plan must be filed with the Port in advance for review by the Port Director.

21.07. CONTAINMENT – Permittee shall outfit its delivery trucks with spill containment and/or clean up equipment and materials sufficient to contain and clean up spills of petroleum products that may occur from its operations. Proper spill containment must be provided by the vessel at or near the manifold, including if necessary plugging of vessel scuppers.

21.08. COMMUNICATIONS – The vessel and vendor shall maintain direct communications with each other at all times during transfer operations.

21.09. NOTICES – The Port Director shall be notified in advance that fueling operations will take place. In the event of a spill on board or into the water it is the vessel Master's responsibility to shut down operations, contain the spill, immediately notify the US Coast Guard, the Port Director and other required Federal, State and Local authorities.

21.10. ACCESS TO VESSEL DURING FUELING – Access to the vessel by way of the gangway will not normally be prohibited during fueling operations. The Port Director shall prohibit access to the vessel if, in his/her opinion, an unsafe situation has developed or is developing.

21.11. FLAGS AND LIGHTS – During fueling operations a "Bravo" flag shall be flown on the vessel where clearly visible. A red light shall be displayed on the mast in times of darkness or restricted visibility.

21.12. EMERGENCY SHUTDOWN – If the Port Director, vessel Master or Person in Charge (PIC) of fueling operations finds cause or suspects a cause of an unsafe condition, or the potential of a spill, the transfer operations shall immediately stop. Transfer operations shall also be stopped during thunderstorms.

## **RULE 22 – DOCK RATES**

22.01. DOCKAGE RATES – Vessels are charged by their length over all and by the calendar day. For billing purposes, the LOA shall be obtained from the vessel's Certificate of Registry or from another published reliable source, or actual measurement at the discretion of the Port Director. **Dockage rate chart can be found in Appendix A fee schedule.**

22.02. SUPPLEMENTAL SERVICE CHARGE IN ADDITION TO DOCKAGE

- a. A service charge ~~of \$52.00~~ per landing will be assessed to each vessel in addition to the dockage rates above.
- b. A service charge ~~of \$481.53~~ per landing will be assessed for each Cruise Ship in addition to dockage rates above.



**22.03.** POTABLE WATER – Potable water furnished to vessels at the Deep Water Dock and Pioneer Dock shall be assessed ~~at~~ **in** the following **rates ways**:

- a. Quantity charge, ~~\$38.81 dollars~~ per one thousand gallons (minimum five thousand gallons).
- b. Scheduled deliveries will have a minimum charge ~~of \$102.00~~ for combined connection and disconnection.
- ~~c. —Unscheduled deliveries will have a minimum charge of \$139.32 for combined connection and disconnection.~~

**Rates for supplemental service fees can be found in Appendix A fee schedule.**

**22.04.** CRANE – The crane at the inside of (berth No. 2) of Deep Water Dock shall be subject to the same charges and usage requirements. ~~See Section III for crane rules & rates.~~

**22.05.** REGULATED GARBAGE HANDLING

- a. APPLICATION – Regulated garbage, as per the Code of Federal Regulations, is garbage from foreign going vessels that contains, or that is suspected of containing, food scraps or food waste.
- b. REQUIRED DOCUMENTS – Foreign flagged vessels not in possession of a valid USA Customs issued “purge document” and who are requesting to dispose of regulated garbage are required to have their agent contact the Port of Homer prior to arrival for a contact list of qualified Terminal Use Permit vendors capable of providing this specialized service. Only qualified and approved vendors will be allowed to remove regulated garbage.



## SECTION III

### Fish Dock

#### Rules, Regulations, & Rates

##### **RULE 23 – FISH DOCK RULES AND REGULATIONS**

23.01. USE OF FISH DOCK BY COMMON CARRIERS – The use of the Fish Dock by Common Carrier Vessels is prohibited.

23.02. FISH DOCK USE – The Fish Dock is an open access dock. Use of the Fish Dock is on a first-come, first-served basis, but the loading and unloading of fish and delivery of ice at the City’s ice delivery station between cranes 4 and 5 will have priority. Vessel owners are encouraged to communicate and cooperate with other Fish Dock patrons to avoid congestion.

23.03. RESPONSIBILITY LIMITED –The City of Homer, its employees and agents, shall not be liable for the injury of persons or any loss, damage or theft caused by their presence on the City docks or terminal facilities. The City of Homer shall be liable for any portion of loss or damage that is directly caused by its own negligence.

23.04. USE OF VESSEL OR MOBILE CRANES – Cranes located onboard the vessel moored at Fish Dock may be utilized for loading/unloading the vessel only with prior approval granted by the Harbor staff on duty. No non-City owned mobile cranes mounted on the back of a truck may be brought onto Fish Dock for use in loading/unloading without advance Harbor staff approval. If approved, these trucks for hire must have a Terminal Use Permit to operate on any terminal facility. Mobile cranes mounted on the back of a truck may not work over side unless they are certified and inspected for that purpose by the State of Alaska.

23.05. NO UNATTENDED VESSELS AT THE FISH DOCK – Vessels moored at Fish Dock must have sufficient crew on board to move the vessel upon request or direction of Harbor staff. A fee ~~of one hundred fifty dollars (\$150.00)~~ per hour will be assessed against the owner or operator of a vessel per hour left unattended at Fish Dock that obstructs access to the Fish Dock by other vessels. **In the case that the vessel must be moved to a transient moorage location, standard tow rates apply in addition to the unattended vessel fine. Unattended vessel and tow rate fee amounts can be found in Appendix A fee schedule.**

##### **RULE 24 – FISH DOCK USE PERMITS**

24.01. FISH DOCK USE PERMITS – An annual Fish Dock Use Permit is required for any qualified agent desiring to provide services (loading and unloading vessels) at the Fish Dock facilities of the City of Homer. Applied and approved Fish Dock Use Permit holders shall pay an annual ~~\$5.00~~ permit issuance fee plus provide the required insurance and state permitting documents. **For annual permit amount see Appendix A fee schedule.**

24.02. WHARFAGE – Seafood wharfage, regardless of species is self-reported and paid monthly by Fish Dock Permit Holders. Freight NOS, Non-seafood wharfage at the Fish Dock is also self-reported and paid monthly. Fishing gear is free from wharfage. Ice brought onto the Fish Dock in totes or transferred



to boats at the dock shall be charged wharfage at the Ice Wharfage rate, unless said ice was purchased from the City Ice Plant. Wharfage rates are listed under Fish Dock Rates.

**RULE 25 – FISH DOCK CRANES**

25.01. CRANE ACCESS CARD-Every person or business using a crane on the Fish Dock shall first obtain an electronic crane access card from the City. All crane access card holders shall:

- a. Complete the required training,
- b. Sign an agreement(s) to comply with all crane use policies,
- c. Pay the annual access card fee as well as actual crane time set forth in this subsection
- d. Provide proof of insurance that meets the terms of the crane use policies

**Fees associated with crane access cards can be found in Appendix A Fee Schedule.**

**RULE 26 – FISH DOCK RATES – COLD STORAGE**

**Cold storage lockers are seasonally available for non-edible product/bait storage only, and are open from mid-march to the beginning of November each year, season dependent. An Invitation To Bid (ITB) shall be issued in the Fall for the following season allowing the public to bid on seasonal cold storage rental space for the next year. The ITB shall be publicly posted and advertised per City policies. Any questions regarding ITB procedures or polices can be answered at any time by contacting the City of Homer Clerk’s office. Rates for cold storage rental fees can be found in Appendix A Fee Schedule.**

~~26.01. GENERAL LIST OF FEES AS SET BY THE HOMER CITY COUNCIL (Section moved to Appendix A)~~

- ~~a. Annual Access Card (Private License) \$52.00 per year~~
- ~~b. Card replacement fee \$5.00 per occurrence~~
- ~~c. Cold Storage Lockers #2 #8 (8 feet X 10 feet) \$334.75/month~~
- ~~d. Cold Storage Rate (2 consecutive months) \$309.00/month~~
- ~~e. Cold Storage Rate (3 consecutive months) \$283.25/per month~~
- ~~f. Cold Storage Rate (9 month season) \$257.50 per month~~
- ~~g. Cold Storage Locker #9 (10’X22’) \$920.90/month~~
- ~~h. Cold Storage Locker #9 (2 consecutive months) \$849.60/month~~
- ~~i. Cold Storage Locker #9 (3 consecutive months) \$778.90/month~~
- ~~j. Cold Storage Locker #9 (9 month season) \$708.20/month~~
- ~~k. Inspections \$ 50.00 per hour~~
- ~~l. Bait Storage Fee per bin (4x4x4)~~
  - ~~1. Per Day \$5.15~~
  - ~~2. Per Week \$25.75~~
  - ~~3. Per Month \$77.25~~
- ~~m. Fish Dock Crane (Minimum 15 minutes) \$90.64/hour~~
- ~~n. Ice (Accumulated throughout year. Accounts reviewed each Dec. for rate adjustment based on previous year’s actual tons of ice purchased.)~~
  - ~~1. 0>100 tons \$130.90 per ton~~
  - ~~2. 101>300 tons \$128.00 per ton~~
  - ~~3. 301>500 tons \$124.00 per ton~~
  - ~~4. 501>700 tons \$121.00 per ton~~
  - ~~5. 701>1000 tons \$118.00 per ton~~
  - ~~6. Over 1001 tons \$115.00 per ton~~



Port of Homer Terminal Tariff No. 1

Section III: Fish Dock

- ~~o. After hours ice delivery call out fee \$250.00 per call out~~
- ~~p. Wharfage for Seafood \$4.76/ton or \$.00238/lb.~~
- ~~q. Ice Wharfage (not purchased from City) \$14.50/ton~~
- ~~r. Freight NOS Non-seafood Wharfage at Fish Dock \$14.50/ton~~



---

## SECTION IV

### Small Boat Harbor & Upland Facilities

#### Rules, Regulations, & Rates

#### **RULE 27 – SMALL BOAT HARBOR RULES & REGULATIONS**

27.01. MAXIMIZATION OF FACILITIES – The Homer Port and Harbor is often congested and it is the policy of the City of Homer to provide for the maximum public use of available facilities. The Port Director shall have discretion to implement that policy.

27.02. MOORAGE AGREEMENTS – As a condition to securing mooring space in the Homer small boat harbor, a signed Moorage Agreement must be on file with the Port Director's office. There are separate forms for Reserved Stall vessels and for Transient vessels. By completing the Moorage Agreement, the applicant agrees to the terms and conditions. Providing false or misleading information on the Moorage Agreement is grounds for immediate termination of services.

27.03. UNDERWAY REQUIREMENT – On at least two days in each calendar year, separated by at least 60 days, a vessel moored in the Homer harbor shall depart under its own power from the Homer harbor and travel beyond the one-quarter-mile turning basin of the Pioneer and Deep Water Docks before returning under the vessel's own power to the Homer harbor. The moorage charge for a vessel that fails to comply with this requirement shall be increased by 50 percent commencing at the time the vessel fails to comply and continuing during the period of noncompliance.

27.04. TRANSIENT MOORAGE SPACE – transient moorage space throughout the Homer small boat harbor is designated by a yellow painted bullrail (approximately 6,000 lineal feet). There are no transient stalls. If there is no available transient space at the bullrail, a vessel is permitted to side tie to a vessel of similar size that is already secured to the bullrail.

27.05. RENEWING RESERVE STALLS – A written renewal letter, **or an e-mail for customers who have chosen paperless billing**, is mailed to each Reserve Stall holder. Payment of fees, any updates to their contact information, current proof of ownership, **and current proof of insurance** is required each year by October 1 to renew.

27.06. SEWAGE DISCHARGE – In the small boat harbor an Eco barge is staged during the summer months to transfer sewage from small boats.

27.07. STACK EMISSIONS – The visible emission of stack gases or other emissions that contain any odors as deemed objectionable by the Port Director while berthed at the Port's facilities is prohibited.

27.08. SMALL BOAT HARBOR RESTRICTED SPEED – All craft shall restrict their speed to two miles per hour, no wake, while inside the Small Boat Harbor entering or leaving and shall operate at a reduced speed within one quarter mile of the docks outside the Harbor. It shall be unlawful for any vessel to travel at a speed within any waterway causing a wake, wash or wave action which will damage, endanger or cause undue distress to any other boat or occupant, regardless of established speed limits.



27.09. PLACEMENT OF GEAR PROHIBITION – The placement of fishing nets in the waters of the Homer Small Boat Harbor is prohibited. The physical limits of the “Small Boat Harbor” are set forth in this Tariff, section 1.06.

27.10. MOORING LINES – The vessel is responsible, at all times, for keeping all mooring lines tightly secured. Supplemental mooring lines and/or fenders may be required by the Port Director as conditions dictate.

27.11. AUTHORITY TO CHANGE MOORING CONDITION – If, in the opinion of the Port Director, any vessel or other watercraft, arriving, anchoring, moored or fastened to any wharf, pier, bulkhead, or another vessel in the Port of Homer, is so moored or placed in an unsafe or dangerous manner or impeding the proper operation of the facility, the Port Director is hereby authorized to order and direct the vessel or other watercraft to be moved or moored in an acceptable manner to prevent damage to City facilities. The Master or any other person having charge of such vessel or other watercraft shall immediately comply with such orders or directions as may be issued by the Port Director.

27.12. LIVE ABOARDS – No live aboard situations longer than three months in any one year is permitted in the Homer small boat harbor without the Port Director’s approval in writing after an evaluation of the sanitary, service and congestion problems that may be a result of such an arrangement. No live aboard situation exceeding one year will be allowed in the Homer small boat harbor.

27.13. BUSINESSES ON VESSELS IN HOMER SMALL BOAT HARBOR – No Bed & Breakfast, Air B&Bs, lodging business, coffee shops or sandwich shops, cafes or similar types of businesses are allowed on boats in the Homer small boat harbor. **Vessels that conduct their business elsewhere and only use the harbor as a point of loading and offloading are permitted (e.g. fishing vessels when selling or distributing fish, crab, or other products of the sea; charter, tour boats, and water taxis, when loading or unloading customers, supplies or gear; etc)**

#### **RULE 28 – SMALL BOAT HARBOR VESSEL MOORAGE**

APPLICABLE PERIOD – Mooring charges shall commence when a vessel is made fast to a wharf, pier, harbor float or other facility, or when a vessel is moored to another vessel so berthed (rafting). Charges shall continue until such vessel is completely free from and has vacated the Port and Harbor facilities. A vessel moored in the Harbor at any time between 12:01 A.M. and 10:00 A.M. shall be charged a full day’s moorage. Port Director may, in his sole discretion, waive a daily charge for a vessel **provided that: (1) Notice is made in writing prior to mooring in the Homer Boat Harbor, (2) Vessel stay is no more than 4 hours, and (3) Port Director determines that congestion and use of the public facilities by others will not be adversely affected. The City of Homer retains the right, in its sole discretion, to determine whether a vessel berthed at any time will be charged a full day’s charge.**

28.01. CALCULATION OF RATES – Mooring charges shall be calculated on the overall length of the vessel, (LOA), or in the case of a reserved stall, the length of the float stall assigned, whichever is greater. LOA shall be construed to mean the distance in feet from the most forward point at the stem to the aftermost part of the stern of the vessel, measured parallel to the base line of the vessel. The length shall include all hull attachments such as bowsprits, dinghies, davits, etc. For billing purposes, the LOA



shall be obtained from the vessel’s Moorage Agreement or from another published reliable source, or actual measurement at the discretion of the Port Director.

28.02. APPLICATION OF RATES/WORK SKIFFS – All vessels in the Small Boat Harbor are subject to these moorage rates, **except** properly registered seine skiffs or work skiffs attached to the mother vessel. Work skiff is defined as a boat that is usually carried on the deck or super structure of the mother vessel and is regularly used in the commercial enterprise of the mother vessel. When work /seine skiffs are moored with the mothership, the combined length overall or beam may not exceed the allowed criteria for the size of stall. If it does exceed, the skiff must be moved to a transient area and moorage fees will apply.

28.03. MOORAGE RATES

- a. The annual moorage fee for reserved moorage and transient moorage privileges is based on the overall length of the vessel (**LOA**), including all hull attachments such as bowsprits, davits, dinghies, swim steps, etc. and is calculated as follows:

**Annual Moorage Rate = [Commodity Rate + (LOA x \$0.05)] x LOA**, plus an ~~fifty dollar (\$50.00)~~ administration fee and subject to sales tax. The (\$0.05 per foot) increase is capped at the eighty six (86) foot vessel size. For a reserved stall, the length of the finger float stall assigned, or the overall length of the vessel, whichever is greater plus an ~~fifty dollar (\$50.00)~~ administration fee.

**Commodity Rate shall be adjusted annually by the percentage of increase (between the first 6 months of the current year and the first 6 months of the previous year) in the Consumer Price Index Urban Alaska/Anchorage section. Changes in moorage rates will be effective on January 1 of each year.**

- b. All reserved stall assignments are on an annual basis beginning October 1 and ending September 30 of the following year. Prepayment of a full year’s moorage is due on or before October 1 of each year. Payment for reserved moorage will only be accepted from the individual assigned the reserved stall. The reserved stall payment **as well as all other harbor fees owed by the reserved stall permittee** shall be paid in full at the time the reserved stall/moorage agreement is executed to the satisfaction of the Port Director.
- c. A semi-annual transient rate is available on a prepaid basis only for transient vessels mooring in the Small Boat Harbor for a period of six consecutive months. The transient semiannual rate is 67% of the annual rate plus an ~~thirty three dollars and fifty cents (\$33.50)~~ administration fee. Vessels that do not renew will automatically be charged the monthly rate if not removed after five days.
- d. The monthly transient rate will be 17% of the annual rate plus an ~~eight dollars and fifty cents (\$8.50) per month~~ administration fee. Vessels that are properly registered and pay all moorage fees in advance may **receive a deduction calculated fifty cents (\$.50)** per foot per month.





- e. The daily transient rates are: 3% of the annual rate plus an ~~one dollar and fifty cents (\$1.50) per day~~ administration fee. Vessels that properly register and pay all moorage fees in advance may **receive a deduction calculated five dollars (\$5.00)** per day from the daily rate.
- f. Any moorage fee that expires for a registered **vessel that** has a Moorage Agreement on file or an unregistered vessel will, after five days, automatically be charged a monthly rate retroactive to the expiration date.
- g. Refunds for cancellations of reserved stalls and annual prepaid moorage are calculated using the number of months used times the monthly prepaid rate.
- h. **Current Moorage rates and fees can be found in Appendix A Fee Schedule**

**RULE 29 – RESERVE STALL ASSIGNMENTS IN HOMER SMALL BOAT PORT AND HARBOR**

~~29.01. PREFERENTIAL USE—A Reserve stall assignment grants the holder the preferential use of the stall. In order to maximize the public’s use of existing facilities, the Port Director has the authority to temporarily assign (hot berth) vessels to stalls normally used by another vessel when that vessel is out of the Harbor. No person shall sell, lease, transfer or assign a moorage agreement for the use or control of the assigned stall to any other person or entity, or otherwise charge another person for the use of a stall. The City has the sole control of the assignment, transfer and use of the individual stalls.~~

**29.01 PREFERENTIAL USE, NOT EXCLUSIVE USE – A Reserve stall assignment provides the reserved stall permittee the preferential use of the stall. To maximize the public’s use/benefit of existing facilities the Port Director has the authority to temporarily assign (hot berth) vessels to reserved stalls issued to another vessel when that vessel is out of the Harbor.**

**No person or entity shall sell, lease, transfer or assign a moorage agreement for the use or control of the stall to any other person or entity, or otherwise charge another person for the use of a stall. The City has the sole control of the assignment, transfer and use of the municipally owned vessel moorage slips at the Port of Homer. Upon issuance of a reserved stall in the Homer harbor the reserved stall permittee shall have one moorage year to occupy with a vessel they can document that they own or lease. In the case that a reserved stall permittee loses possession of their vessel for whatever reason, they shall have one moorage year to replace the vessel in their reserved stall with a vessel of appropriate size that they can prove they own or lease.**

**Except as provided in 29.04 it is the policy of the Port of Homer to prohibit the transfer of a reserved moorage slip or space assignment if the assignee no longer has ownership control of the vessel occupying the slip or space.**

~~29.02. CHANGE BOAT IN RESERVE STALL—Reserve stall assignments are made to a particular combination of vessel and owner/operator and are not assignable by the owner/operator. A stall holder who no longer has possession, control or custody of the vessel or loses the vessel to fire, sinking or other casualty may continue to retain reserved use of the stall for a period of not more than one year from the date the stall holder lost possession, control or custody of the vessel so long as the stall holder has replaced the vessel with another vessel of appropriate size for the stall assigned. A Reserve stall holder may place another vessel of permitted size in the stall with permission of the Port Director and upon~~



~~payment of the Change Boat fee of \$25.00. Reserve stall holder must complete a new Moorage Agreement and show proof of ownership, lease, or bill of sale within 12 months for the replacement vessel for the duration of the stall lease.~~

**29.02. CHANGE BOAT IN RESERVE STALL** Reserve stall assignments are made by the City to a specific combination of vessel and vessel owner and are not assignable by the vessel owner. A Reserved stall permittee may exchange another vessel of qualifying/appropriate size that they own or lease in their reserved stall with permission of the Port Director and upon payment of the Change Boat fee contained in Appendix A Fee Schedule. In order to change or exchange the named vessel to a reserved stall the reserved stall permittee must complete a new Moorage Agreement and submit proof of ownership (bill of sale, title, USCG Documentation, and or state of Alaska DMV registration in the reserved stall permittee’s name. A reserved stall permittee may occupy their assigned stall with a leased vessel provided that the ownership, Current USCG Documentation, or State of Alaska DMV registration, and or title are provided to the Port Director along with a legal lease document for the new vessel.

~~29.03. SALE OR ASSIGNMENT OF MOORAGE CONTRACT– A sale, lease, transfer or assignment of a reserve stall by an individual owner or entity is prohibited. If it is determined that the reserve stall permittee has violated the terms of the reserve stall moorage agreement contract,~~ the Port Director shall revoke the moorage agreement after 10 days’ written notice to the reserved stall permittee holder Port Director of the moorage agreement.

~~An entity may not assign or transfer the reserve stall assigned to the vessel without written consent by the Port Director. Transfer or assignment of the reserve stall may only occur after the Port Director determines that 1) the entity is in full compliance with the Reserve Stall Moorage Agreement; 2) there has been a change of ownership of an entity, or reorganization of an agency; and 3) the nature of the entity’s business or enterprise, if applicable, and the use of the vessel and the stall will remain substantially the same after the transfer or assignment.~~

~~29.03. SURVIVORSHIP—Upon the death of any reserved stall holder, reserved mooring privileges shall be transferred to the surviving spouse, son or daughter upon written request to the Port Director.~~

**29.04 SURVIVORSHIP - Upon the death of any reserve stall holder, the reserved moorage permit may be transferred (one time) to the surviving spouse, or child of original permittee upon written application to the Port Director. The following survivorship transfer/changes to the individual named as the reserved stall permittee will not cause the loss of a reserve stall:**

- A. A transfer, to surviving spouse, or child as listed above;**
- B. For a partnership or corporation, a (One Time) change where the new assignee**
  - 1. Was a partner or corporate member of the original corporation at the time the wait list application was submitted to the harbor office. OR**
  - 2. Has applied for a reserved moorage and receives an assignment for the vessel in their own name. OR**
  - 3. Is a privately owned and managed corporation whose sole business is fulfilling Government required pilot boat services that are critical and essential to Port and harbor operations and whose reserved stalls are specifically for the vessels that are actively engaged in providing those services.**

~~29.05. NOTIFICATION OF DEPARTURE/ARRIVAL – A vessel assigned a reserved stall permittee shall~~



~~should~~ notify the Port Director when departing for more than 5 days. With 24 hour advance notice, reserve stall ~~holders~~ **permittee should shall** notify the Port Director when vessel is returning to allow the harbor staff to clear the stall. If, despite reasonable efforts, the Port Director is unable to clear a stall due to congestion, high winds, or safety considerations, a reserved stall vessel may be required to temporarily use another moorage space as directed by the Port Director.

**RULE 30 – SMALL BOAT HARBOR RESERVE STALL WAITING LIST**

~~30.01. WAITING LIST FOR RESERVED STALL ASSIGNMENT—Vessels will be assigned~~ **Issued a permanent reserved stall based on seniority there position on the waiting lists maintained by the Port Director’s office. Separate waiting lists shall be maintained for the following size stalls:**

<del>20</del> <b>20</b> Feet	<del>24</del> <b>24</b> Feet	<del>32</del> <b>32</b> Feet	<del>40</del> <b>40</b> Feet	<del>50</del> <b>50</b> Feet	<del>60</del> <b>60</b> Feet	<del>75</del> <b>75</b> Feet
------------------------------	------------------------------	------------------------------	------------------------------	------------------------------	------------------------------	------------------------------

30.01. ~~WAITING LIST FOR RESERVED STALL ASSIGNMENT – Owners~~ **Reserved stall permittees** will be assigned a reserved stall based on seniority position on waiting lists maintained by the Port Director’s office. **Any individual, corporate entity or governmental agency may apply for a reserved stall at the Port of Homer for the purposes of mooring a vessel owned by the individual, entity or agency. All applicants (either individuals or entities), except government agencies, shall designate a single individual whose name shall appear on the waiting list and who shall be responsible for payment of all fees. Any change in the individual designated may result in the applicant’s loss of priority on the waiting list.** Separate ~~waiting~~ lists shall be maintained for the following size stalls:

20 Feet	24 Feet	32 Feet	40 Feet	50 Feet	60 Feet	75 Feet
---------	---------	---------	---------	---------	---------	---------

30.02. APPLICANT RANKING – The Port Director shall place applicants on the waiting list on a first-come, first-serve basis only upon receipt of all requested information and payment of the annual waiting list fee. There is an **annual** fee ~~of \$30.00 per year~~ per listing **to remain on the stall wait list for a permanent reserved stall assignment.** An applicant may sign up at any time during the year and pay a prorated fee to the May 1 Stall Wait List due date. Nonpayment of the fee by the May 1 due date means automatic cancellation from the waiting list. The annual waiting list fee will be accepted only from the individual whose name appears on the waiting list. The fee is neither refundable nor creditable to stall applicant. An applicant or existing reserved stall assignee may be placed on one or more of these lists. An applicant need not own or operate a vessel to be placed on the waiting list.

~~30.03.~~ **NEW RESERVED STALL ISSUES** – In mid-October of each year, after all Reserve stalls are renewed and any SWAP requests have been satisfied, new stall offers to those on the stall wait lists are issued in the order they were received. New ~~stall holders~~ **reserved stall permittees** must complete and sign a Reserve Stall Moorage Agreement, pay the annual moorage, **provide proof of insurance,** and provide proof of ownership or a written lease agreement ~~on~~ for the vessel. New reserved stall ~~holders~~ **permittees** have one year to ~~obtain~~ occupy the stall. ~~a vessel for the stall.~~

30.04. DECLINING STALL OFFER – If applicant does not want to accept the stall offer, it can be declined and the applicants name will be placed at the bottom of the stall wait list.



~~30.05. — SURVIORSHIP — Upon the death of a Stall Wait List applicant, the applicant's rank on the waiting list shall be transferred to the surviving spouse, son or daughter upon written request to the Port Director.~~

30.05 SURVIORSHIP In **the case of the death of a Stall Wait List applicant, the applicant's rank on the waiting list may be transferred to the surviving spouse or child. In the case of an entity, and the death of the entity member who was designated as the representative individual on the waitlist, a corporate member who was a partner at the time the wait list application was filed with the harbor office may request a transfer. The transfer may be allowed upon written request to the Port Director.**

30.06 CHANGE OF CONTACT INFORMATION – An applicant shall notify the Port Director in writing of any change of address or telephone number(s) immediately.

### **RULE 31-SMALL BOAT HARBOR FLOAT PLANE MOORAGE / FEES**

31.01. APPLICATION – With proper registration and specific permission from the Port Director, float planes may arrange for short-term moorage in the Homer Small Boat Harbor providing space is available. This is only allowed when ice and weather conditions prevent float planes from landing on Beluga Lake.

31.02. FEES – A fee in the amount equal to the daily rate for moorage of two (2) 24' vessels shall be assessed on a daily basis for float planes mooring within the confines of the Homer Small Boat Harbor. A monthly rate in the amount equal to the monthly rate for two (2) 24' vessels shall be assessed for float plane moorage for longer periods

### **RULE 32 – SMALL BOAT HARBOR ELECTRICITY**

32.01. RESERVE STALL ELECTRICITY (per kilowatt) – Reserved stalls having a meter base at the berth shall be charged a meter availability fee.

- a. There **will be a meter availability fee charged** ~~will be \$23.95~~ per month.
- b. There will be an electrical usage charge cost per kilowatt determined by the Local public utility.
- c. Reserve stall assignees shall notify the Port Director of any period when the assigned vessel will not occupy the stall. The Port Director, upon payment of a ~~\$28.80~~ connect/disconnect fee, shall discontinue charging the meter availability fee until the vessel returns.
- d. **Current reserve stall electric rates and fees can be found in Appendix A Fee Schedule**

**32.02. TRANSIENT VESSEL WINTER POWER**

- a. Transient Vessel Winter Power -Subject to availability, transient vessel may buy electrical power on a metered basis from October 15 to April 15. There will be a ~~\$28.80~~ connect/disconnect fee.
- b. Metered transient vessels will be charged a meter availability fee ~~of \$28.80~~ per month.
- c. There will be an electrical usage charge per kilowatt as determined by the Local public utility.
- d. **Current transient vessel winter power rates and fees can be found in Appendix A Fee Schedule**

**32.03. TRANSIENT VESSEL SUMMER POWER** – Transient vessels shall be charged ~~the following~~ rates **as listed in Appendix A Fee Schedule.** (where metered power is unavailable) from April 16 to October 14. The provided service is 110 volt, 220 volt, 208 volt 1 phase, 208 volt 3 phase & 480 volt 3 phase.

- a. Actual Consumption Charge-If a transient vessel consumes more electricity than would be covered by these flat rates, then such transient vessel shall be charged for the actual consumption.
- b. Vessels requiring conversion plugs may purchase them from at the Port Director's office for a nominal fee.

**32.04. SYSTEM 5 ELECTRICAL SERVICE** – 208 volt/3 phase & 480 volt electrical power is available at System 5 on a first come-first serve basis, for which the vessel will be charged the following rates:

- a. There will be an electrical usage charge per kilowatt hour as determined by the Local public utility.
- ~~b. Vessels will be charged a meter availability fee of \$28.80 per month.~~
- c. Vessels plugged in less than seven (7) consecutive days will be charged the daily rate.

**RULE 33 – SMALL BOAT HARBOR TIDAL GRIDS**

**33.01. USE OF TIDAL GRIDS** – The City of Homer operates two tidal grids. The wooden grid is for vessels less than 60 feet in length. The steel grid is generally for use by vessels 60 feet or greater in length. Vessels over 60' may not use the wooden grid without specific approval of the Port Director. Vessels over 300 displacement tons or over 120' may not use the steel grid without specific approval of the Port Director. Vessels that remain on either grid after their scheduled tide may be assessed a 50% surcharge for each unscheduled tide. Use of the steel grid shall be charged at the minimum rate applicable for a 60' boat if a boat of less length is allowed to use this grid.



33.02. SANDBLASTING PROHIBITED – Sandblasting of vessel is not permitted on tidal grids; water blasting of vessel to remove barnacles or other marine growth is permitted provided that the water pressure used does not result in removal of paints onto the grid work platform or into the water of the Harbor.

33.03. RATES – ~~The following rates apply to use of Tidal Grids:~~ **Current rates and fees for use of the tidal grids can be found in Appendix A Fee Schedule**

- ~~a. The rate per foot per tide is \$1.05 for vessels 0’-59’~~
- ~~a. The rate per foot per tide is \$2.55 for vessels 60’-80’~~
- ~~b. The rate per foot per tide is \$3.25 for vessels 81’-100’~~
- ~~c. The rate per foot per tide is \$3.82 for vessels 101’-120’~~
- ~~d. The rate per foot per tide is \$4.24 for vessels 121’-140’~~

33.04. USE OF TIDAL GRIDS – Use of the tidal grids must be scheduled in advance. For Steel Grid use, upon the discretion of the Port Director, prepayment is required. Prepayment may be refunded if cancellation of reservation is at least seven days prior to scheduled use. A working tide on the Steel Grid is defined as +1 and below.

33.05. WRITTEN PERMISSION FOR USE OF GRIDS – No vessel shall be moored onto the tidal grids until permission has been granted by the Port Director and the appropriate Utilization Agreement/Waiver and Release forms completed by User.

33.06. NO UNATTENDED VESSELS ON GRID – No vessels will be unattended while on the grids.

**RULE 34 – SMALL BOAT HARBOR PUBLIC LAUNCH RAMP**

34.01. BOAT PUBLIC LAUNCH RAMP – The City owns and provides access to public launch ramps. The principal intended use of the LAUNCH RAMP is the launch and recovery of small, boats on trailers. An authorized subsidiary use is the incidental, commercial and noncommercial, loading or unloading of goods, supplies or materials. **Fueling vessels (either as a private vessel owner or commercial fuel distribution company) at the Load and Launch Ramp is prohibited.** **Rates for use of the load and launch ramp and season passes can be found in Appendix A Fee Schedule.** ~~for a single launch is \$13.00 plus the addition of a \$7 levied parking impact fee for a total of \$20.00(see also 12.09); A season pass covers from covering April 1 to October 15. is \$130.00 with the addition of a \$70 levied parking impact fee for a total of \$200.00(see also 12.09).~~ The person who is obligated to pay the fee for using the load and launch ramp must make the ~~ticket~~ **receipt** verifying payment available upon request, or display the seasonal permit on the port side of the permit holder’s vessel. There is a ~~\$20.00~~ **per hour fee located in Appendix A Fee Schedule**. Reserved stall holders **and vessels paying transit annual moorage in the harbor** are exempt from launch fees for the vessel assigned to and registered to the stall or **has a transit annual sticker displayed on the vessel** only, not for other boats owned by the same individual. At the Port Director’s discretion, reasonable restrictions may be placed on the use of the public launch ramp.



34.02. COMMERCIAL LOADING - Commercial loading shall be defined as loading any amount of materials that exceed a total weight of 500 lbs. Commercial Loading at the Load and Launch Ramp shall be subject to the same use, application of fees, and charges as the Beaches and Barge Ramp. See Rule 37 Beaches and Barge Ramp Section 37.01 Use, 37.02 Application of Fees, and Section 37.03 Charges.

To avoid congestion at the Load and Launch Ramp during peak months, load and launch activities will be prioritized and commercial loading at the load and launch ramp will be restricted to the evening hours of 6pm to 6am from Memorial Day to Labor Day. Any commercial loading, not pre-approved by the Port Director that occurs during the hours of 6am to 6pm from Memorial Day to Labor Day will be prohibited and violators will be charged a penalty ~~of \$100~~ per occurrence. **(for fee reference Appendix A Fee Schedule)**

**RULE 35 – UPLAND STORAGE**

35.01. APPLICATION – Upland storage area is primarily for fishing related gear and cargo laydown. No vehicle or boat trailers may be placed on the upland storage area without prior permission of the Port Director.

35.02. AVAILABLE SPACE – The City of Homer may make available a limited area of land for gear storage on a first-come, first-serve basis. All storage assignments must be approved by the Port Director **or their designee**. Storage lots are a minimum of 1,000 square feet

35.03. RATE PERIODS – Charges shall be based on type of storage required, gear or equipment. Provided wharfage fees have been generated, No charge for storage shall be ~~generated~~ implemented for free time of 3 days or less. Storage time beyond 7 days shall generate a full, one month charge. There are no prorated daily fees for storage. A storage month shall extend from a date in one calendar month to, but not including, the same date of the next and all succeeding calendar months. Less than one month’s storage will be charged for the full month. The Port Director may negotiate storage contracts for six months or longer.

35.04. RATES – Fees for general storage ~~are as follows:~~ **can be found in Appendix A Fee Schedule.**

<del>Open Areas, fishing gear (unsecured)</del>	<del>————— \$ .12 per square foot</del>
<del>Open Areas, non fishing gear (unsecured)</del>	<del>————— \$ .17 per square foot</del>
<del>Secure Storage</del>	<del>————— \$ .22 per square foot</del>
<del>Deck Shelter Storage — Prearranged</del>	<del>————— \$35/per month</del>

35.05. ARRANGEMENTS FOR STORAGE – Arrangements must be made in advance for the use of storage lots with the Port Director. Use of storage lots will be on a month to month basis. No prorated daily rates are allowed. Storage lot fees will be billed out to the renter until agreement is cancelled and lot is returned clean with all personal items removed. Unauthorized storage of gear is prohibited. Unauthorized stored gear or equipment may be removed by the Port Director at the owner’s expense, may be subject to fines or may be billed out at the daily demurrage rate set by the Port Director.





35.06. IMPROPER ARRANGEMENTS – Equipment and materials stored without proper registration and advance payment will be charged according to storage fees or at demurrage rates at the Port Director’s discretion.

**RULE 36 – BOAT TRAILER STORAGE**

36.01. SHORT TERM STORAGE – Short term storage of boat trailers not to exceed 7 days will be provided on a space available basis at no charge.

36.02. LONG TERM STORAGE – Long term storage rates for boat trailers (8 or more days) is available in a designated lot ~~for \$7.00 per foot on a~~ per month basis. Current rates for long term trailer storage can be found in Appendix A fee schedule. This storage is for trailers only, no boats on trailers or attached vehicles.

**RULE 37 – BEACHES AND BARGE RAMP**

37.01. USE – The use of beaches and barge ramp under the City ownership or control for commercial barge vessel repair, equipment loading or similar purposes, must be approved by the Port Director. At the Port Director’s discretion, reasonable restrictions may be placed on the use of the beach and barge ramp. Congestion, risk of loss of public or private property and public safety and/or response may result in restrictions. A beach use agreement will be filled out and signed by the user and Port Director prior to each use of the beach. The city of Homer is the titled owner of the tidelands immediately adjacent to the Homer Spit and extending to the city boundaries.

37.01 (b) Any vessel over 50’ in length will have priority use of the small boat harbor barge ramp facility and, depending on need, may be required to schedule use in order to avoid conflicts. All other users must work around the priority vessel use and schedule.

Any vessel going dry on the barge ramp, and thereby causing blockage or restricted access to the ramp, without permission/approval of the Port Director’s office, shall be charged a penalty ~~of \$150~~ per tide cycle.

37.02. APPLICATION OF FEES – The Port Director shall charge a fee per foot based on length overall of the vessel, for vessels landing or parking on the beaches under City ownership or control. This same rate shall apply to vessels using the barge ramp. The rate per linear foot for all vessels is ~~\$1.50~~ per day and can be found in Appendix A Fee Schedule. Charges for extended beach or barge ramp use may be adjusted by the Port Director under appropriate circumstance. Additionally, an annual pass covering from January 1 to December 31 of each year is available for vessels less than or equal to 50’ at the following rate:

Annual Pass for vessels ≤ 50’ = (single landing + wharfage) x10





37.03. CHARGES – Wharfage rates shall ~~also~~ apply for the beaches and barge ramp. Charges for extended beach or barge ramp use may be adjusted by the Port Director under appropriate circumstances. A flat rate fee of one ton wharfage per landing will be applied to vessels under or equal to 36’ using the beaches or barge ramp. Vessels from 37’ to 50’ using the beaches or barge ramp will be charged a flat rate of two tons wharfage per landing. Vessels over 50’ are required to report and pay for wharfage monthly at the tariffed rate. See Wharfage, Section I, Rule 13.

37.04. DAMAGE – The user of any beach area or barge ramp must repair any damage to the beach or ramp and remove all debris. Failure to make such repairs and removal will result in repairs and cleanup by Harbor staff. The costs incurred by the Harbor staff will be fully charged to the beach user **at the current** Labor rate for the Harbor staff ~~on a will be one hundred and two dollars (\$102.00 USD)~~ per hour basis.

**RULE 38 – MARINE REPAIR FACILITY**

38.01. HOMER MARINE REPAIR FACILITY – Facility can be utilized by vessels after approval by the Port Director. A User Agreement is required along with a Work Plan, proof of insurance and proof of ownership. The season for use of the Homer Marine Repair Facility is from September to May. Permission for use in June, July, or August may be granted by the Port Director under special circumstances. Complete information can be found in the City of Homer Marine Repair Facility Policies and Best Management Practices document.

38.02. FEES

- a. UPLAND DRY DOCKAGE FOOTPRINT CALCULATION – Charges are calculated as square feet, and are based on the overall length and beam of the vessel, plus a ten foot perimeter on all sides. If additional equipment is on site, it will be added to the total square footage.
- ~~b.~~ **UPLAND DRY DOCKAGE USE FEE PER MONTH will be rated with consideration to whether annual moorage, transient moorage, or no moorage is currently in effect for the vessel being hauled out/stored. (ANNUAL MOORAGE) – \$ 0.17 per square foot for vessels paying annual moorage in Homer Harbor**
- ~~c.~~ **UPLAND DRY DOCKAGE USE FEE PER MONTH (TRANSIENT MOORAGE) – \$ 0.20 per square foot for transient daily, monthly, semiannual moorage vessels**
- ~~d.~~ **UPLAND DRY DOCKAGE USE FEE PER MONTH (NO MOORAGE PAID) – \$0.25 per square foot for vessels not paying harbor moorage.**
- e. **~~c.~~ ADMINISTRATION FEE – per month of Dry Dockage uplands usage: \$50.00**
- f. **~~d.~~ BEACH LANDING FEE – per calendar day: \$1.50 per foot**
- g. **~~e.~~ VENDOR FEE – per calendar year: \$150.00**
- h. **~~f.~~ HARBOR LABOR FEE – \$102.00 per hour/\$51.00 minimum**
- i. **g. Current rates and fee costs can be found listed in Appendix A Fee Schedule.**

**RULE 39 – FISH DISPOSAL / GRINDING AND FEES**

39.01. FISH GRINDING AND FEE – The City owns a regulated fish disposal system that grinds and flushes fish waste through an outfall line. In addition to grinding sport caught fish carcasses collected at the fish cleaning tables, the City's fish disposal system can facilitate disposal of fish waste generated from commercial enterprises who shall self-report their fish carcasses brought to the facility.

a. The rates for commercial enterprises are ~~calculated \$30.00~~ per tote (approximately 1,000 lbs.) and ~~\$5.00~~ per tub (approximately 100 lbs.). **Current Rates can be found listed in Appendix A Fee Schedule.**

b. For off-site Fish Processors discharging effluent using the City's Outfall Line connection directly from the fish disposal system at their processing facility there is a one-time connection fee ~~of \$7,000.00~~. Processor has the option to pay the connection charge in five equal annual installments ~~of \$1400.00~~ plus 7.5% interest. Additionally, there shall be an annual operation and maintenance fee ~~of \$2,400.00~~. **Rates and fees for connection to the outfall line can be found in Appendix A Fee Schedule.**



## APPENDIX A- FEE SCHEDULE

**The Port Director has authority to protect rates against inflation, raising them by a calculated percentage using the Consumer Price Index –Urban Alaska/Anchorage table, at the Port Director’s discretion and with City Council’s approval.**

### **PORT & HARBOR FEES**

Effective 1/1/2023

Please add 7.85% sales tax to fees unless otherwise noted

#### **FISH DOCK**

**Note: Vessels left unattended at Fish Dock or obstructing access will be charged \$150.00 per hour**

- Fish Dock use permit: \$5.00 per issuance
- Special Terminal use permit: \$200 per issuance
- Annual Crane Card: \$52.00 w/signed Authorization Agreement
- Crane Card Replacement: \$5.00 per card replaced
- Cranes:

0 - 15 minutes \$22.66	<u>Crane Capacity:</u>
16 - 30 minutes \$45.32	2½ ton #1, #3, #4, #5, #6, #8
31 - 45 minutes \$67.98	5 ton #2, #7
46 - 60 minutes \$90.64	
- Ice: Accumulated throughout year. Accounts reviewed each December for rate adjustment based on previous year’s actual tons of ice purchased.)

0>100 tons	\$130.90 per ton	501>700 tons	\$121.00 per ton
101>300 tons	\$128.00 per ton	701>1000 tons	\$118.00 per ton
301>500 tons	\$124.00 per ton	Over 1001 tons	\$115.00 per ton

After hours call out for Ice delivery = \$250.00 fee per call out
- Seafood Wharfage: \$4.76 per ton of seafood/fish product across the dock, regardless of species
- Ice/Non Fish Wharfage: \$14.50/ton, Includes ice not purchased from City & transferred Freight NOS over Fish Dock
- Community Fish Grinder: \$5 per tub (approx. 100lbs), \$30 per tote (approx. 1,000lbs); processing plant connection fee to outfall line \$7,000 (can be in 5 annual installments plus 7.5% interest); Annual outfall connection maintenance fee \$2,400.
- Cold Storage:
  - Lockers #2 – 8 (8’ x 10’) \$334.75 per month
  - Locker #9 (10’ x 22’) \$920.90 per month
  - Inspections \$50.00 per hour



**HARBOR**

- Harbor Labor: \$102.00 per hour, plus equipment and direct costs (towing)  
\$51.00/half hour minimum
- Pumps: \$40.79/day for electric pump  
\$69.97/hour for gas pump, minimum charge of one hour. Includes attendant time
- Tow: Skiff with operator ½ hour \$68.00; skiff with operator 1 hour \$102.00
- Load & Launch Ramp: (Fees are inclusive of sales tax)  
\$20 per day - (\$13.00 launch fee plus a \$7 parking impact levy for a total of \$20)  
\$200 per season (April 1 – Oct. 15) - (\$130.00 launch fee plus a \$70 parking impact levy = \$200)  
\$20.00 per hour for unattended vessel/blocking ramps  
\$100 penalty for commercial loading @ L&L ramp during peak hours between 6am-6pm

**GRIDS**

Required: moorage agreement, grid utilization form, schedule, & pay in advance for first tide

- Wood: Max. 59 feet  
0-59 feet \$1.05/ft/tide
- Steel: Max. 200 displacement tons - vessels 60 ft. to 120 ft
 

60-80 feet	\$2.55/ft/tide	101-120 feet	\$3.82/ft/tide
81-100 feet	\$3.25/ft/tide	121-140 feet	\$4.24/ft/tide

**STALL WAIT LIST**

Stalls are offered once a year, mid-October

- Stall Wait List: \$30.00 per year per listing; prorated fee to the May Stall Wait List due date
- Stall Swap Request: \$25.00 per request

**ELECTRICITY**

Billing cycle is the 16<sup>th</sup> to the 15<sup>th</sup> of each month; Kilowatt cost determined by public utility

- Daily/Flat Rate:

110v	\$10.20/calendar day (monthly rate after 15 days)
208v/single phase	\$20.12/calendar day (monthly rate after 17 days)
208v/3 phase	\$45.20/calendar day (monthly rate after 7 consecutive days)
- Monthly Rate:

110v	\$152.67
208v/single phase	\$341.70
208v/3 phase & 480v	\$28.80 + electrical usage charge per kilowatt
- Metered Reserved Stalls: \$23.95/month + electrical usage charge per kilowatt  
Vacancy notification waiver available w/\$28.80 connect/disconnect fee
- Winter Power: \$28.80 connect/disconnect fee + \$28.80/month + electrical usage charge per kilowatt

Available October 16 – April 15 with signed application

**Note: A transient vessel connected to power April 16 - October 15 will be charged the daily rate. If a transient vessel consumes more electricity than would be covered by these flat rates, then such transient vessel shall be charged for the actual consumption. Charges for kilowatts may be adjusted without advance notice.**



**PORT**

- Barge Ramp/Beach Use: 01' - 36' = \$1.50 per ft based on length overall of vessel + 1 ton wharfage (\$5.14)  
 37' - 49' = \$1.50 per ft based on length overall of vessel + 2 tons wharfage (\$10.28)  
 50'+ = \$1.50 per ft based on length overall of vessel (+ wharfage as reported)  
 Annual Pass (Jan 1-Dec 31) for vessels ≤ 36' = (landing + 1 ton wharfage) x 10  
 Annual Pass (Jan 1-Dec 31) for vessels 37' to 49' = (landing + 2 tons wharfage) x 10  
 Penalty for going dry on barge ramp/causing restricted access- \$150 per tide cycle

- Dockage:

Note: These charges are applicable to all berthing locations on the Deep Water Dock and Pioneer Dock

0' to 100'	\$338.00	451' to 475'	\$1,604.00	651' to 675'	\$3,917.00
101' to 200'	\$506.00	476' to 500'	\$1,762.00	676' to 700'	\$4,420.00
201' to 300'	\$788.00	501' to 525'	\$1,996.00	701' to 725'	\$5,119.00
301' to 350'	\$1,005.00	526' to 550'	\$2,154.00	726' to 750'	\$5,858.00
351' to 375'	\$1,098.00	551' to 575'	\$2,334.00	751' to 775'	\$6,644.00
376' to 400'	\$1,206.00	576' to 600'	\$2,582.00	776' to 800'	\$7,459.00
401' to 425'	\$1,337.00	601' to 625'	\$2,957.00		
426' to 450'	\$1,490.00	626' to 650'	\$3,443.00		

- ~~\$481.53~~ **963.06** Cruise Ship Service Charge

- \$52.00 Dockage Service Charge

- **Lightering Fee \$1,500, plus \$6.00 per passenger**

- **Passenger wharfage fee (non-regulated) \$0.00 per passenger**

- **Passenger wharfage fee (regulated) \$0.00 per passenger**

***(passenger lightering fees and passenger wharfage fees shall be calculated by full passenger manifest regardless of how many passengers disembark)***

- Storage: Open areas, fishing gear \$.12 per square foot/month  
 Open areas, non-fishing gear \$.17 square foot/month  
 Fenced storage yard \$0.22/sq ft/month  
 Deck Shelter Storage- prearranged \$35/per month  
 Demurrage - \$.09 per sq ft per day

*(Haul- Out Facility)*

Upland Dry Dockage for vessel w/annual moorage=\$.17 per sq ft/month  
 Upland Dry Dockage for vessel w/transient moorage = \$.20 per sq ft/month  
 Upland Dry Dockage for vessel w/ no moorage= \$.25 per sq ft/month  
 Dry Dockage admin fee \$50  
 Haul Out facility Vendor Fee \$150

- Water: \$38.81 per 1,000 gal. – minimum 5,000 gals  
 Scheduled delivery – \$102.00 connect/disconnect  
 Unscheduled delivery – \$139.32 connect/disconnect



- **Wharfage:** \$5.14/ton wharfage on N.O.S. Freight (Not Otherwise Specified) for the Barge Ramp & Beach  
 \$7.96/ton wharfage on N.O.S. Freight for the Deep Water Dock & Pioneer Dock

Except as otherwise specifically provided, rates are in U.S. dollars (USD) per short ton of 2000 lbs. or per 32 cubic foot. Short ton = 0.907185 metric tons (mt)

COMMODITY	WHARFAGE RATE (\$USD)
Aggregate (Gravel, stone, minerals)	\$1.00 per short ton/\$1.10 per mt
Agricultural Products (Grains, corn, legumes, etc.)	\$3.50 per short ton/\$3.86 per mt
Containerized Cargo	\$8.00 per short ton/\$8.82 per mt
Freight N.O.S. (Pioneer/Deep Water Docks) 1 ≥ 100 Short tons	\$7.96 per short ton/\$8.77 per mt
Freight N.O.S. (Pioneer/Deep Water Docks) 101 ≥ 1,000 Short Tons	\$6.00 per short ton/\$6.61 per mt
Freight N.O.S. (Pioneer/Deep Water Docks) 1,001 ≥ 10,000 Short Tons 10,000 + Short Tons	\$5.00 per short ton/\$5.51 per mt \$4.50 per short ton/\$4.96 per mt
Freight N.O.S. (Barge Ramp and Beach)	\$5.14 per short ton/ \$5.67 per mt
Freight N.O.S. (Fish Dock) ICE Fish Dock	\$14.50 per short ton/ 15.98 per mt \$14.50 per short ton/ 15.98 per mt
Hazardous materials, as established by Dept of Transportation materials commodity List. At location designated for loading, unloading or staging by USCG permit	\$8.00 per ton /Min. 1 ton
Livestock (horses, mules, cattle, hogs, sheep, goats, fowl)	\$10.12 per head
Petroleum	\$0.84 per barrel/\$0.02 per gallon
Poles, Logs, cant or cut	\$3.95 per thousand board feet
Seafood/Fish Products (regardless of species) (all docks)	\$4.76 per short ton/\$5.24 per mt

- **Disposal**
  - Oil \$3.35/gallon
  - Used Antifreeze \$8.00/gallon
  - Oily Water/Bilge Slop \$5.00/gal delivered in drums



**PARKING**

- Fee pay day use parking:

Day Use Fee Parking	<b>\$5 <u>\$10 per calendar day</u></b>
Seasonal permits for day use parking	\$250.
Monthly permits for day use parking	\$100.
- Long term parking:

Annual parking permit	\$200
Monthly parking permit >20ft	\$70
Monthly parking permit <20ft	\$85
Weekly parking permit >20ft	\$25
Weekly parking permit <20ft	\$35
Trailer parking (no boat)	\$7 per linear ft./month
Parking Citation	\$25 per citation
Failure to pay parking citation	\$25 for each month past due

\* Parking permits refer to vehicles unless otherwise specified as “trailer”. Citations specific to long term parking overstay shall be limited to \$250 per calendar year, with \$200 of the fine credited toward an annual permit if applicable

**MOORAGE**

**Note: Mooring charges commence when a vessel is made fast to a wharf, pier, harbor float or other facility. A vessel moored between 12:01 a.m. and 10:00 a.m. shall be charged a full day’s moorage.**

- Reserved: [\$63.41 + (LOA x \$.05)] x LOA, plus a \$50.00 administrative fee. (\$.05/ft caps at 86’)
- Annual Transient: [\$63.41 + (LOA x \$.05)] x LOA, plus a \$50.00 administrative fee. (\$.05/ft caps at 86’)
- Semi-Annual Transient: [\$42.48 + (LOA x \$.05)] x LOA, plus \$33.50 administrative fee (\$.05/ft caps at 86’)
- Monthly Transient: [\$10.78 + (LOA x \$.05)] x LOA, plus \$8.50 administrative fee (\$.05/ft caps at 86’)  
**\*Vessels that properly register and prepay moorage may deduct \$0.50/foot/month**
- Daily: [\$1.90 + (LOA x \$.05)] x LOA, plus \$1.50 administrative fee (\$.05/ft caps at 86’)  
**\*Vessels that properly register and prepay moorage may deduct \$5.00/day**

HMTA March 1, 2023 Meeting Minutes

Friend, Hawkins gave verbal report

## **8. PUBLIC HEARING**

## **9. PENDING BUSINESS**

- 9.A. Port of Homer Tariff No. 1 Revisions for 2023  
Agenda Item Report PHC 23-014  
Submitted Written Testimony

Chair introduced the agenda item by reading the title and reconvened the discussion on the Terminal Tariff that took place at the PHC's 4pm worksession.

- Legality of reserved stall assignments not being able to transfer with the sale of vessels
- Equal access to public facilities and not being able to provide preferential use to any particular group over another
- Changing boat in reserved stalls and hotberth assignments
- How Survivorship works for the transferring of reserved stall holders
- Request for more legal scrutiny on the tariff document
- How the seasonal 20' stall reservations work
- Ranking of applicants in the stall wait list, and how ownership is proven to remain on the list

PITZMAN/SHAVELSON MOVED TO SUSPEND THE RULES TO ALLOW ADDITIONAL PUBLIC COMMENTS ON THE TARIFF FOR 3 MINUTES EACH.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Katherine Brennan, comments on parking costs

Brian Ritchie, comments on harbor costs and issue of finding revenue sources

Chair requested a motion to approve the tariff, but with their added amendments and the idea staff will be doing further review with the City Attorney.

Shavelson commented on how it needs a thorough legal vetting before it should go to Council. Chair requested to see more wording regarding LLCs and stalls, and inquired if a parking pass discount is a viable option for business owners and their workers. Woodruff and Hawkins explained the logistical issues and staff constraints as to how providing preferred discounts has not worked and is not recommended by staff. Discussion ensued on employers buying parking passes for themselves and their employees.



Shavelson move to support and recommending City Council adopt the proposed amendments to the Port of Homer Terminal Tariff No. 1 for 2023 with the understanding that there will be a more significant legal vetting when it comes up for review within the year.

No discussion

Vote: Yes: Velsko, Friend, Siekaniec, Pitzman, Shavelson

No: Matthews

Motion carried.

9.B. Timing of Consumer Price Index Increases to Moorage Rates  
Agenda Item Report PHC 23-015

Chair introduced the agenda item by reading the title and deferred to Woodruff.

Woodruff comments, facilitated discussion with the commission on Chair's request to change the timing of when the CPI increase is applied to moorage rates and her recommendations.

Siekaniec/Friend moved to request the City Manager direct staff to evaluate the timing of rate increases to more closely match inflation, at the time of the 2024 tariff review.

Discussion; agreement to review again in October for the mid-biennium budget

Approved unanimously

9.C. Land Allocation Plan – Part 2  
Agenda Item Report PHC 23-016

Chair introduced the agenda item by reading the title and deferred to Engebretsen.

Engebretsen presented the final draft of the Land Allocation Plan with all the city lands and invited the commission to ask questions about the document.

- Identifying the portion of Lot 12 that is leased out
- What parts of the map will get updated after Council approves the 2023 LAP
- Leased land is a valuable resource; appraisal amounts are low

**10. NEW BUSINESS**

10.A. E-Bike Discussion  
Agenda Item Report PHC 23-017

Chair introduced the agenda item by reading the title and opened the floor for discussion.

Mayor voiced his suggestions for installing e-bike infrastructure, such as charging stations and the necessary signage, and that the City enter into public private partnerships to pay for those items.

Woodruff recommended Homer Drawdown be involved to take action.

Shavelson comments



# AGENDA ITEM REPORT

---

**Ordinance 23-17, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 19.08.110 Disposition of Revenues, to Deposit all Revenue from Fees Paid for Parking or Camping in City Campgrounds Located on the Homer Spit to the Port Operating Fund. City Manager.**

**Item Type:** Ordinance  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 24 April 2023  
**From:** Bryan Hawkins, Port Director  
**Through:** Rob Dumouchel, City Manager

---

Working with the City Manager, Public Works, and Port and Harbor staff, we have come up with a plan for Port and Harbor to assume the responsibilities of campground management this season. The leading factors behind this move include: that the Port has a good working relationship with the company that supplies the machines we use at the pay stations, we have a very solid cash-handling program, and by code we have the ability to write citations for parking and camping violations. Utilizing port seasonal parking officers to help with enforcement of both parking and campground areas will alleviate some of the burden for HPD, who would previously have been called out for issuance of any camping citations/violations.

Management will consist of working with the campground hosts, making regular patrols, confirming payment, and when necessary writing citations for nonpayment. Our Admin staff will process all the sales receipts and cash through our office and of course work with the customers that choose to call with questions or come to our counter.

Given that we were already planning on expanding fee pay parking on the spit and taking over the enforcement responsibilities for Airport parking this summer, with the addition of all the campgrounds we have determined that in order to have adequate enforcement in the field we will need to add two additional parking enforcement officers to the team. That will give us a total of four, which we believe will be adequate for seven-day coverage for parking and camping spit wide. We will also be taking on a seasonal summer admin staff member to assist with processing the extra deposit revenue collections and assist with fielding public inquiries and answering questions about the program. Existing budgeted summer Harbor Assistant staff will help with grounds keeping maintenance duties for the campgrounds as the wider program develops. This will consist of cleaning the fire rings, cleaning and or repairing picnic tables, making sure portable restrooms are serviced, emptying the trash barrels, and trash pickup around the facility. Public works custodial staff will be keeping their current schedule for bathrooms maintenance.

The revenues from campgrounds will offset operating costs, and if managed efficiently, may become a new revenue for the port. New revenues are going to be needed to help offset the local costs for our harbor float

recapitalization program and we are looking at parking and campgrounds to help fund those improvements. In the past, vessel owners and moorage within the harbor have shouldered a significant portion of the expenditures for improvements and services in both the harbor basin and uplands areas of the port facility. We are looking to distribute costs for services in a more balanced way between all user groups of the Port. Parking fees for day use will be increasing from \$5 per calendar day to \$10 and we're recommending that camping increase from \$20 to \$30 per day to make them equivalent to similar services offered in private camping areas in Homer and nearby cities like Seward.

**Recommendation**

Conduct public hearing and second reading, and adopt Ordinance 23-17

**Fiscal Notes:**

- Total of budget amendment to bridge 3 months of new seasonal expenditures to get to July 1, 2023  
FY24 budget = \$36,436.64
- Campgrounds revenues will be directed to the Port Enterprise fund. Future revenues unknown, but FY2023 budget estimates \$60,000 expected in between April 1 and June 30, 2023, and \$170,000 for the season as a whole.

**Attachment**

Ordinance 23-17



43 ATTEST:

44

45 \_\_\_\_\_

46 MELISSA JACOBSEN, MMC, CITY CLERK

47

48 YES:

49 NO:

50 ABSTAIN:

51 ABSENT:

52

53 First Reading:

54 Public Hearing:

55 Second Reading:

56 Effective Date:



## AGENDA ITEM REPORT

---

**Ordinance 23-18, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Adding Expected Campground Revenues in the Amount of \$60,000 and Amending Port Expenditures in the Amount of \$36,436.64 for the Purpose of Seasonal Staff and Campground Support. City Manager/Port Director.**

**Item Type:** Ordinance  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 10 April 2023  
**From:** Bryan Hawkins, Port Director  
**Through:** Rob Dumouchel, City Manager

---

Working with the City Manager, Public Works, and Port and Harbor staff, we have come up with a plan for Port and Harbor to assume the responsibilities of campground management this season. The leading factors behind this move include: that the Port has a good working relationship with the company that supplies the machines we use at the pay stations, we have a very solid cash-handling program, and by code we have the ability to write citations for parking and camping violations. Utilizing port seasonal parking officers to help with enforcement of both parking and campground areas will alleviate some of the burden for HPD, who would previously have been called out for issuance of any camping citations/violations.

Management will consist of working with the campground hosts, making regular patrols, confirming payment, and when necessary writing citations for nonpayment. Our Admin staff will process all the sales receipts and cash through our office and of course work with the customers that choose to call with questions or come to our counter.

Given that we were already planning on expanding fee pay parking on the spit and taking over the enforcement responsibilities for Airport parking this summer, with the addition of all the campgrounds we have determined that in order to have adequate enforcement in the field we will need to add two additional parking enforcement officers to the team. That will give us a total of four, which we believe will be adequate for seven-day coverage for parking and camping spit wide. We will also be taking on a seasonal summer admin staff member to assist with processing the extra deposit revenue collections and assist with fielding public inquiries and answering questions about the program. Existing budgeted summer Harbor Assistant staff will help with grounds keeping maintenance duties for the campgrounds as the wider program develops. This will consist of cleaning the fire rings, cleaning and or repairing picnic tables, making sure portable restrooms are serviced, emptying the trash barrels, and trash pickup around the facility. Public works custodial staff will be keeping their current schedule for bathrooms maintenance.

The revenues from campgrounds will offset operating costs, and if managed efficiently, may become a new revenue for the port. New revenues are going to be needed to help offset the local costs for our harbor float

recapitalization program and we are looking at parking and campgrounds to help fund those improvements. In the past, vessel owners and moorage within the harbor have shouldered a significant portion of the expenditures for improvements and services in both the harbor basin and uplands areas of the port facility. We are looking to distribute costs for services in a more balanced way between all user groups of the Port. Parking fees for day use will be increasing from \$5 per calendar day to \$10 and we're recommending that camping increase from \$20 to \$30 per day to make them equivalent to similar services offered in private camping areas in Homer and nearby cities like Seward.

**Recommendation**

Introduce Ordinance 23-18 and schedule Public Hearing and Second Reading for April 27, 2023.

**Fiscal Notes:**

- Total of budget amendment to bridge 3 months of new seasonal expenditures to get to July 1, 2023  
FY24 budget = \$36,436.64
- Campgrounds revenues will be directed to the Port Enterprise fund. Future revenues unknown, but FY2023 budget estimates \$60,000 expected in between April 1 and June 30, 2023, and \$170,000 for the season as a whole.

**Attachment:**

Ordinance 23-18

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager/  
4 Port Director

5 **ORDINANCE 23-18**

6  
7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
8 AMENDING THE FY23 OPERATING BUDGET TO PROVIDE FOR  
9 NECESSARY ADJUSTMENTS CONNECTED TO THE REDIRECTION  
10 OF CAMPGROUND REVENUES IN THE AMOUNT OF \$60,000 FROM  
11 THE GENERAL FUND TO THE PORT OPERATIONS FUND.  
12

13 WHEREAS, In March of 2023 the City shifted the city campground fee collection and  
14 enforcement duties to fall under the port and harbor department's existing parking fee  
15 collection and enforcement program for: streamlined efficiency, better utilization of staff time,  
16 clear and precise revenue tracking process, and better customer service; and  
17

18 WHEREAS, The campgrounds are scheduled to open on April 1<sup>st</sup> per HHC 19.08.020, with  
19 its resulting operations and staffing expenditures, yet the next fiscal year begins July 1, 2023;  
20 and  
21

22 WHEREAS, Campground management shifting to the Port has resulted in additional  
23 port staffing and operations costs unaccounted for in the current FY23 budget; and  
24

25 WHEREAS, All revenues from campgrounds collected on or after April 1, 2023 shall be  
26 deposited into the Port Operations Fund, which is estimated to be approximately \$60,000 for  
27 the remainder of FY23.  
28

29 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:  
30

31 Section 1. The Homer City Council hereby amends the FY23 Operating Budget for the  
32 General Fund by decreasing revenues and expenditures by \$60,000 as follows:  
33

34 **Revenue:**

<u>Account</u>	<u>Description</u>	<u>Original</u>	<u>Amended</u>
100-0035-4608	City Campgrounds	\$170,294	\$110,294

38 **Expenditure:**

<u>Account</u>	<u>Description</u>	<u>Original</u>	<u>Amended</u>
100-0120-5101	Salary and Wages	\$540,592	\$506,038
100-0120-5102	Fringe Benefits	\$299,714	\$274,268







# AGENDA ITEM REPORT

---

**Ordinance 23-19, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Authorizing a Transfer of \$144,360 from the Port Capital Projects Fund to the Port Reserves Fund to Establish a Dedicated Reserve for Required Maintenance or Repairs of the United States Coast Guard Cutter Berth Space. City Manager/Finance Director.**

**Item Type:** Ordinance 23-19  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 24 April 2023  
**From:** Melissa Jacobsen, MMC, City Clerk

---

The US Coast Guard leases berth space on the west side of the Pioneer Dock for mooring. As part of their priority use agreement a portion of their lease payment is set aside in a separate city account to be used for required maintenance or repairs of their berth space.

Previously these funds have been held in the Port Capital Project fund but it has been determined the Port Reserves fund is the appropriate place to hold these funds.

This ordinance accomplishes a new dedicated reserve for transparent accounting of the monthly lease payments from the US Coast Guard and maintenance or repair activity of their berth space.

**Recommendation:**

Conduct public hearing and second reading, and adopt Ordinance 23-19

**Attachment:**

Ordinance 23-19

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager/Finance Director

4 **ORDINANCE 23-19**

5  
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 AMENDING THE FY23 CAPITAL BUDGET BY AUTHORIZING A  
8 TRANSFER OF \$144,360 FROM THE PORT CAPITAL PROJECTS  
9 FUND TO THE PORT RESERVES FUND TO ESTABLISH A DEDICATED  
10 RESERVE FOR REQUIRED MAINTENANCE OR REPAIRS OF THE  
11 UNITED STATES COAST GUARD CUTTER BERTH SPACE.  
12

13 WHEREAS, The Coast Guard leases berth space on the West side of the Pioneer Dock to  
14 moor their vessel the USCGC Aspen (previously USCGC Hickory); and  
15

16 WHEREAS, As part of their priority use agreement for the USCGC Hickory berth space, a  
17 portion of funds, paid monthly by the Coast Guard, is set aside in a separate City account (415-  
18 0397) for use in the event of any required maintenance or repairs which has a current available  
19 balance of \$144,360; and  
20

21 WHEREAS, It has been determined that the Port Capital Projects Fund (415) is not the  
22 appropriate fund source for these funds; and  
23

24 WHEREAS, The Port Reserves Fund is most appropriate to hold these funds, as these  
25 funds are collected and reserved for future ongoing maintenance needs on the USCGC berth  
26 space; and  
27

28 WHEREAS, A new dedicated reserve will be created for transparent accounting of  
29 monthly lease payments and maintenance or repair activity of the USCGC berth space.  
30

31 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:  
32

33 Section 1. That the FY23 Capital Budget is hereby amended by transferring \$144,360  
34 from the Port Capital Projects Fund to the Port Reserves Fund as follows:  
35

36 Transfer from:

<u>Fund No.</u>	<u>Description</u>	<u>Amount</u>
415-0397	Port Capital Projects – USCGC Hickory	\$144,360

40 Transfer to:

<u>Fund No.</u>	<u>Description</u>	<u>Amount</u>
456-xxxx	USCGC Berth Space Maintenance	\$144,360

43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68

Section 2. This ordinance is a budget ordinance only, it is not permanent in nature and shall not be codified.

ENACTED BY THE HOMER CITY COUNCIL this \_\_\_\_ day of \_\_\_\_, 2023.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



# AGENDA ITEM REPORT

---

**Ordinance 23-20, An Ordinance of the City Council of Homer, Alaska Appropriating Funds for the Fiscal Years 2024 and 2025 for the General Fund, the Water Fund, the Sewer Fund, the Port/Harbor Fund, and Internal Services Funds. City Manager.**

**Item Type:** Ordinance  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 24 April 2023  
**From:** Rob Dumouchel, City Manager

---

The Operating Budget which covers the General Fund, Water and Sewer Utility, and Port Enterprise Fund are up for introduction on April 10<sup>th</sup>. The budget package presented amounts to \$26,230,142 for fiscal year 2024 and \$26,870,726 for fiscal year 2025.

There are a few notable changes from the preview provided at the March 28<sup>th</sup> City Council Meeting:

- The health insurance increase was negotiated down to 6.8% with our broker and provider
- The COLA for FY24 was increased to 1.5% from 1%
- An additional full-time position was added to the Port Enterprise that will focus, in part, on property management

**Recommendation:**

Conduct public hearing April 24 vote on proposed amendments, in any. Second public hearing May 8, 2023 and second reading May 8, 2023

**Attachments:**

Ordinance 23-20  
Draft FY24/25 Operating Budget

**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**ORDINANCE 23-20**

AN ORDINANCE OF THE HOMER CITY COUNCIL APPROPRIATING FUNDS FOR THE FISCAL YEARS 2024 AND 2025 FOR THE GENERAL FUND, THE WATER FUND, THE SEWER FUND, THE PORT/HARBOR FUND, AND INTERNAL SERVICE FUNDS.

THE CITY OF HOMER ORDAINS:

Section 1. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the fiscal year ending June 2024:

General Fund	\$16,122,999
Water Fund	\$ 2,370,842
Sewer Fund	\$ 1,949,879
Port/Harbor Fund	<u>\$ 5,786,422</u>
Total Expenditures	\$26,230,142
Internal Service Funds	\$2,735,926

Section 2. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the fiscal year ending June 2025:

General Fund	\$16,421,394
Water Fund	\$ 2,429,922
Sewer Fund	\$ 2,085,485
Port/Harbor Fund	<u>\$ 5,870,925</u>
Total Expenditures	\$26,807,726
Internal Service Funds	\$2,940,129

Section 3. The amounts appropriated by this ordinance are appropriated to the objects and purposes stated in the adopted budget.

Section 4. Grant funds.

- 41 (a) If grant funds that are received during the fiscal year exceed the amounts of such  
42 funds appropriated by this ordinance by not more than \$25,000, the affected  
43 appropriation is increased by the amount of the increase in receipts.  
44
- 45 (b) If grant funds that are received during the fiscal year exceed the amounts  
46 appropriated by this ordinance by not more than \$25,000, the appropriation from  
47 city funds for the affected program may be reduced by the excess if the reduction is  
48 consistent with applicable federal and state statutes.  
49
- 50 (c) If grant funds that are received during the fiscal year fall short of the amounts  
51 appropriated by this ordinance, the affected appropriation is reduced by the  
52 amount of the shortfall in receipts.  
53

54 Section 5. Donations or charitable contributions. If donations or contributions are  
55 received during the fiscal year that exceed the amounts of such funds appropriated by this  
56 ordinance by not more than \$5,000, the affected appropriation is increased by the amount of  
57 the increase in receipts.  
58

59 Section 6. A copy of the adopted budget shall be certified by the City Clerk and filed in  
60 the office of the City Clerk.  
61

62 Section 7. The supporting Line Item Budget detail as presented by the Administration  
63 and reviewed by the City Council is incorporated as part of this Budget Ordinance.  
64

65 Section 8. The property tax mill levy is set at 4.5 mills for 2024.  
66

67 Section 9. This Ordinance is limited to approval of the budget and appropriations for  
68 Fiscal Year 2024 and 2025, is a non code Ordinance and shall become effective July 1, 2023.  
69

70 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_ day of \_\_\_\_\_,  
71 2023.  
72

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

77 ATTEST:  
78

79 \_\_\_\_\_  
80 MELISSA JACOBSEN, MMC, CITY CLERK  
81

82 YES:

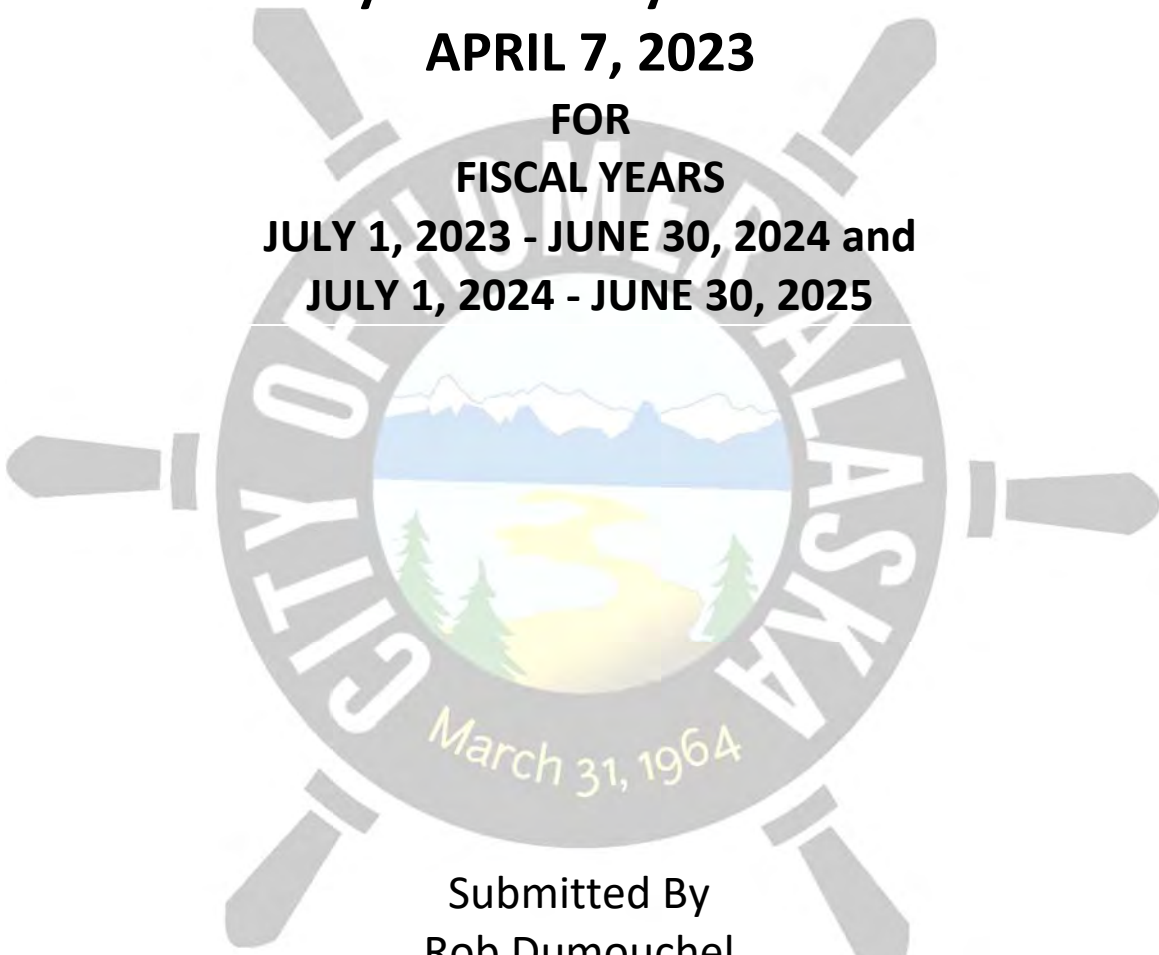
- 83 NO:
- 84 ABSTAIN:
- 85 ABSENT:
- 86
- 87 First Reading:
- 88 Public Hearing:
- 89 Second Reading:
- 90 Effective Date:



**CITY OF HOMER**

**DRAFT BIENNIAL  
OPERATING BUDGET  
By Homer City Council  
APRIL 7, 2023**

**FOR  
FISCAL YEARS  
JULY 1, 2023 - JUNE 30, 2024 and  
JULY 1, 2024 - JUNE 30, 2025**



Submitted By  
Rob Dumouchel  
City Manager

**Prepared By Finance Department**

City of Homer  
FY24/25 Operating Budget

**FUND 100**

**REVENUE DETAIL BY LINE ITEM**

Sorted by Type

A/C Num.	Revenue Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>0005</b>	<b>PROPERTY TAXES:</b>							
4101	Real Prop Tax	105,553	3,496,052	3,516,902	3,777,205	3,880,104	363,202	10.3%
4102	Per Prop Tax	8,950	242,101	231,940	229,406	236,982	5,042	2.2%
4103	Motr Vehicle Tx	17,333	47,004	46,978	45,721	45,581	(1,397)	-3.0%
4104	Prior Years Taxes	(4,793)	40,807	76,629	49,662	48,363	(28,266)	-36.9%
4105	Pen/Int Prop Tx	4,767	11,069	4,942	7,091	8,642	3,700	74.9%
4107	Oil Tax	-	-	6,506	6,000	6,000	(506)	-7.8%
	<b>Total Property Taxes</b>	<b>131,810</b>	<b>3,837,033</b>	<b>3,883,898</b>	<b>4,115,085</b>	<b>4,225,672</b>	<b>341,773</b>	<b>8.8%</b>
<b>0010</b>	<b>SALES &amp; USE TAXES:</b>							
4201	Sales Tax	3,343,707	7,348,772	8,699,824	8,451,088	8,789,131	89,307	1.0%
4206	Remote Sales Tax	-	358,088	207,225	435,000	455,000	247,775	119.6%
4202	Cooperative Tax	-	23,877	24,458	24,161	23,901	(558)	-2.3%
4203	Liquor License	25,750	21,550	26,883	25,033	23,667	(3,217)	-12.0%
4205	Sales Tax Comm	950	5,000	4,000	4,000	4,333	333	8.3%
	<b>Total Sales and Use Taxes</b>	<b>3,370,407</b>	<b>7,757,288</b>	<b>8,962,391</b>	<b>8,939,282</b>	<b>9,296,032</b>	<b>333,641</b>	<b>3.7%</b>
<b>0015</b>	<b>PERMITS &amp; LICENSES:</b>							
4301	Driveway Permit	1,131	2,475	2,089	2,204	2,196	107	5.1%
4302	Sign Permits	200	150	161	150	117	(44)	-27.6%
4303	Building Permit	11,650	20,945	17,018	15,767	16,800	(217)	-1.3%
4304	Peddler Permits	1,045	2,384	2,336	3,067	2,693	357	15.3%
4308	Zoning Fees	4,605	8,050	14,075	14,558	12,442	(1,633)	-11.6%
4309	Row Permit	3,240	2,730	3,725	3,135	3,075	(650)	-17.4%
4310	Marijuana Licenses	500	1,200	1,456	1,333	1,133	(322)	-22.1%
4314	Taxi/chauffeurs/safety Inspec	1,010	2,660	3,402	3,583	3,268	(134)	-4.0%
	<b>Total Permits and Licenses</b>	<b>23,381</b>	<b>40,594</b>	<b>44,261</b>	<b>43,797</b>	<b>41,723</b>	<b>(2,538)</b>	<b>-5.7%</b>
<b>0020</b>	<b>FINES &amp; FORFEITURES:</b>							
4401	Fines/Forfeit	1,051	3,521	9,255	10,303	8,381	(874)	-9.4%
4402	Non Moving Fine	2,835	17,725	8,138	-	-	(8,138)	-100.0%
	<b>Total Fines and Forfeitures</b>	<b>3,886</b>	<b>21,246</b>	<b>17,393</b>	<b>10,303</b>	<b>8,381</b>	<b>(9,012)</b>	<b>-51.8%</b>
<b>0025</b>	<b>USE OF MONEY:</b>							
4801	Interest Income	418	(196,256)	153,499	-	-	(153,499)	-100.0%
4802	Penalty/Interest	-	-	-	-	-	-	0.0%
	<b>Total Use of Money</b>	<b>418</b>	<b>(196,256)</b>	<b>153,499</b>	<b>-</b>	<b>-</b>	<b>(153,499)</b>	<b>-100.0%</b>
<b>0030</b>	<b>REVENUES-OTHER AGENCIES:</b>							
4503	Prisoner Care	220,033	440,066	440,066	619,938	619,938	179,872	40.9%
4504	Borough 911	-	52,800	52,800	52,800	52,800	-	0.0%
4505	Police Sp Serv	18,000	45,000	36,000	39,600	39,600	3,600	10.0%
4507	Library Grt Ak	-	-	-	-	-	-	0.0%
4508	Library Grant	-	-	-	-	-	-	0.0%
4509	Assistant Fire Chief	-	-	-	-	-	-	0.0%
4510	Library E-Rate Discount	3,311	18,212	-	-	-	-	0.0%
4511	Pioneer Av Maint	-	34,000	34,000	34,000	34,000	-	0.0%
4514	Other Grants	-	-	-	-	-	-	0.0%
4527	<b>PERS Revenue ***</b>	224,297	437,745	-	-	-	-	0.0%
4909	Restitution	-	-	-	-	-	-	0.0%
	<b>Total Intergovernmental</b>	<b>465,641</b>	<b>1,027,823</b>	<b>562,866</b>	<b>746,338</b>	<b>746,338</b>	<b>183,472</b>	<b>32.6%</b>
<b>0035</b>	<b>CHARGES FOR SERVICES:</b>							
4311	Library Cards	-	-	-	-	-	-	0.0%
4315	Project Administration Fee	-	1,298	-	-	-	-	0.0%
4316	Lid Application Fee	200	100	-	-	-	-	0.0%
4317	Lid Yearly Bill	(297)	16,477	17,669	21,896	19,649	1,980	11.2%
4516	Pw Equip & Serv	(3,616)	-	1,907	-	-	(1,907)	-100.0%
4599	Pioneer Beautification	-	-	108	-	-	(108)	-100.0%
4601	Ambulance Fees	1,424	357,367	165,082	187,094	258,981	93,899	56.9%
4602	Fire Contr Kesa	-	-	-	-	-	-	0.0%

City of Homer  
FY24/25 Operating Budget

<b>FUND 100</b>								
<b>REVENUE DETAIL BY LINE ITEM</b>								
<b>Sorted by Type</b>								
<b>A/C Num.</b>	<b>Revenue Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>	
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>	
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>
4603	Fire Contract - Kachemak City	48,796	103,028	90,100	112,513	112,513	22,413	24.9%
4604	HVF Class Fees	-	-	-	-	-	-	0.0%
4607	Other Services	3,704	12,376	20,768	24,671	17,465	(3,302)	-15.9%
	Camping	29,453	150,219	170,294	-	-	(170,294)	-100.0%
4609	Animal Care Fee	5,728	16,862	14,527	-	-	(14,527)	-100.0%
4610	Plans & Specs	-	5	-	-	-	-	0.0%
4611	City Clerk Fees	2,017	3,001	2,725	2,315	2,314	(412)	-15.1%
4612	Publication Fee	-	-	-	-	-	-	0.0%
4613	Cemetery Plots	400	15,200	4,933	6,133	9,000	4,067	82.4%
4614	Community Recreation Fees	3,772	12,895	27,191	31,942	23,686	(3,505)	-12.9%
4650	Rents & Leases	-	205	2,483	8,601	205	(2,278)	-91.7%
4655	Pavillion Rental	200	2,400	1,206	1,725	1,950	744	61.8%
4660	Advertising - Community School	-	-	-	-	-	-	0.0%
4907	Old School Fees	-	-	-	-	-	-	0.0%
	<b>Total Charges for Services</b>	<b>91,780</b>	<b>691,433</b>	<b>518,992</b>	<b>396,890</b>	<b>445,762</b>	<b>(73,230)</b>	<b>-14.1%</b>
<b>0040</b>	<b>OTHER REVENUE:</b>							
4901	Surplus Prop	43,224	3,740	-	-	-	-	0.0%
4902	Other Revenue	33,746	119,446	-	-	-	-	0.0%
4905	Donations/Gifts	-	-	-	-	-	-	0.0%
4512	REIMBURSEMENTS	-	-	-	-	-	-	0.0%
4906	Proc Law Suits	-	-	-	-	-	-	0.0%
	<b>Total Other Revenues</b>	<b>76,970</b>	<b>123,185</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>
<b>0045</b>	<b>AIRPORT TERMINAL REVENUES:</b>							
4655	Airline Leases	59,969	128,052	126,258	125,605	130,966	4,708	3.7%
4656	Concessions	-	894	11,717	14,076	6,069	(5,648)	-48.2%
4657	Car Rental	19,701	52,584	38,478	36,981	42,706	4,228	11.0%
4658	Parking Fees	6,289	34,071	18,189	21,787	22,634	4,444	24.4%
4660	Advertising	-	5,467	-	-	-	-	0.0%
	<b>Total Airport</b>	<b>85,959</b>	<b>221,068</b>	<b>194,643</b>	<b>198,448</b>	<b>202,375</b>	<b>7,732</b>	<b>4.0%</b>
	<b>Total Before Operating Transfers</b>	<b>4,250,253</b>	<b>13,523,414</b>	<b>14,337,944</b>	<b>14,450,142</b>	<b>14,966,284</b>	<b>628,340</b>	<b>4.4%</b>
<b>0099</b>	<b>OPERATING TRANSFERS:</b>							
4981	G/F Admin Water	162,101	-	-	-	-	-	0.0%
4982	G/F Admin Sewer	141,533	-	-	-	-	-	0.0%
4983	G/F Admin P & H	-	-	-	-	-	-	0.0%
4984	G/F ADMIN HART	-	-	-	-	-	-	0.0%
4985	G/F Admin Hawsp	-	-	-	-	-	-	0.0%
4987	G/F ADMIN HART -TRAILS	-	-	-	-	-	-	0.0%
4990	HART Transfer - Road/Trail Mtn	-	846,091	907,807	1,275,882	1,306,291	398,485	43.9%
4992	Other Transfer	11,550	10,000	-	10,000	10,000	10,000	0.0%
4990	Other Transfer	1,805	-	-	386,974	138,819	138,819	0.0%
	<b>Total Operating Transfers</b>	<b>316,989</b>	<b>856,091</b>	<b>907,807</b>	<b>1,672,857</b>	<b>1,455,111</b>	<b>547,304</b>	<b>60.3%</b>
	<b>Grand Total</b>	<b>4,567,242</b>	<b>14,379,505</b>	<b>15,245,750</b>	<b>16,122,999</b>	<b>16,421,394</b>	<b>1,175,644</b>	<b>7.7%</b>
	<b>Grand Total (Adj) ***</b>	<b>4,342,945</b>	<b>13,941,761</b>	<b>15,245,750</b>	<b>16,122,999</b>	<b>16,421,394</b>	<b>1,175,644</b>	<b>7.7%</b>

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
TOTAL COMBINED EXPENDITURES								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	2,420,778	4,929,941	6,050,302	6,154,522	6,328,499	278,197	4.6%
5102	Fringe Benefits	1,345,337	3,064,200	3,385,903	3,451,283	3,551,035	165,132	4.9%
5103	Part-time Wages	155,080	319,196	505,228	472,260	476,753	(28,476)	-5.6%
5104	Part-time Benefits	37,992	90,106	135,062	161,695	166,784	31,723	23.5%
5105	Overtime	240,854	576,161	393,132	402,326	402,432	9,300	2.4%
5107	Part-time Overtime	2,466	13,658	15,989	18,151	18,151	2,162	13.5%
5108	Unemployment Benefits	9,924	8,377	-	-	-	-	0.0%
5112	PERS Relief	224,297	437,745	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>4,436,729</b>	<b>9,439,384</b>	<b>10,485,615</b>	<b>10,660,237</b>	<b>10,943,653</b>	<b>458,038</b>	<b>4.4%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	14,346	33,489	45,700	58,950	47,950	2,250	4.9%
5202	Operating Supplies	78,188	202,307	260,270	374,570	374,330	114,060	43.8%
5203	Fuel and Lube	122,907	271,689	264,800	252,300	252,300	(12,500)	-4.7%
5204	Chemicals	109,009	153,864	187,600	222,600	222,600	35,000	18.7%
5205	Ammunition	18,215	18,116	20,000	20,000	20,000	-	0.0%
5206	Food and Staples	10,113	40,484	33,700	57,400	49,900	16,200	48.1%
5207	Vehicle and Boat Maintenance	104,493	260,234	274,200	295,000	295,500	21,300	7.8%
5208	Equipment Maintenance	5,950	29,309	36,125	51,125	53,125	17,000	47.1%
5209	Building & Grounds Maintenance	40,494	75,949	100,357	102,757	103,757	3,400	3.4%
5210	Professional Services	444,694	624,638	784,357	973,250	972,850	188,493	24.0%
5211	Audit Services	13,873	95,479	98,051	107,856	118,642	20,591	21.0%
5213	Survey and Appraisal	1,232	(2)	5,000	13,000	13,000	8,000	160.0%
5214	Rents & Leases	62,648	129,870	158,373	195,223	196,658	38,285	24.2%
5215	Communications	78,049	235,079	183,605	197,190	201,190	17,585	9.6%
5216	Freight and Postage	15,924	21,764	24,100	14,800	14,800	(9,300)	-38.6%
5217	Electricity	152,694	256,174	294,911	281,792	309,971	15,060	5.1%
5218	Water	6,879	19,790	28,939	21,769	23,946	(4,993)	-17.3%
5219	Sewer	9,100	27,280	35,574	30,008	33,009	(2,565)	-7.2%
5220	Refuse and Disposal	4,215	7,951	10,300	10,300	10,300	-	0.0%
5221	Property Insurance	14,383	38,337	41,885	61,074	67,182	25,297	60.4%
5222	Auto Insurance	18,307	41,241	43,333	46,124	50,737	7,404	17.1%
5223	Liability Insurance	48,549	100,044	120,809	122,047	134,222	13,413	11.1%
5224	Fidelity Bond	225	450	450	450	450	-	0.0%
5227	Advertising	9,104	28,640	41,300	50,900	50,900	9,600	23.2%
5228	Books	20,981	47,923	48,650	45,750	45,750	(2,900)	-6.0%
5229	Periodicals	5,551	10,286	10,500	12,550	12,550	2,050	19.5%
5230	Audio Visual	7,691	17,885	16,500	16,500	16,500	-	0.0%
5231	Tools and Equipment	63,223	112,444	113,250	139,945	139,945	26,695	23.6%
5233	Computer Related Items	10,878	52,614	49,200	66,200	66,200	17,000	34.6%
5234	Record and Permits	72	460	1,000	1,000	1,000	-	0.0%
5235	Membership Dues	5,737	19,978	24,230	28,470	28,470	4,240	17.5%
5236	Transportation	2,918	38,002	52,800	-	-	(52,800)	-100.0%
5237	Subsistence	1,468	20,896	28,100	-	-	(28,100)	-100.0%
5238	Printing and Binding	970	3,138	14,700	13,550	13,550	(1,150)	-7.8%
5242	Janitorial	-	2	1,000	1,000	1,000	-	0.0%
5244	Snow Removal	32,710	55,725	29,700	29,700	29,700	-	0.0%
5248	Lobbying	10,500	21,000	21,000	52,000	52,000	31,000	147.6%
5251	Pioneer Beautification	2,362	1,613	1,500	1,500	1,500	-	0.0%
5252	Credit Card Expenses	489	2,140	8,750	2,350	2,350	(6,400)	-73.1%
5280	Volunteer Incentives	9,864	23,918	39,000	39,000	39,000	-	0.0%
5282	City Hall Building Maintenance	5,666	34,001	10,000	10,000	10,000	-	0.0%
5283	Library Building Maintenance	6,399	3,081	18,000	25,000	25,000	7,000	38.9%
5284	Police Building Maintenance	831	10,514	10,500	10,500	10,500	-	0.0%
5285	Fire Building Maintenance	191	4,876	5,000	5,000	5,000	-	0.0%
5286	Old School Building Maintenance	840	89	3,000	-	-	(3,000)	-100.0%
5287	Animal Control Building Maintenance	1,897	2,349	2,500	2,500	2,500	-	0.0%
5288	Old Police Building Maintenance	-	3,630	3,500	-	-	(3,500)	-100.0%
5292	City Hall Motor Pool	203	150	700	700	700	-	0.0%

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
TOTAL COMBINED EXPENDITURES								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
5293	Police Motor Pool	21,135	20,701	20,000	20,000	20,000	-	0.0%
5294	Fire Motor Pool	5,379	14,171	25,000	18,000	18,000	(7,000)	-28.0%
5601	Uniform	15,735	40,422	37,400	67,900	67,900	30,500	81.6%
5602	Safety Equipment	10,767	29,619	31,200	37,950	39,950	8,750	28.0%
5603	Employee Training	34,026	98,952	157,750	320,750	320,010	162,260	102.9%
5604	Public Education	1,100	2,087	3,050	2,750	2,750	(300)	-9.8%
5611	ADA Compliance	-	39	250	250	250	-	0.0%
5614	Car Allowance	4,005	7,928	7,942	9,842	9,842	1,900	23.9%
5624	Legal Services	-	402,087	275,000	200,000	200,000	(75,000)	-27.3%
5625	Impound Costs	2,060	2,735	6,000	6,000	6,000	-	0.0%
5626	Jail Laundry Services	-	733	-	-	-	-	0.0%
5630	Haven House	-	14,000	14,000	14,000	14,000	-	0.0%
5632	Wellness Program	12,510	27,843	23,000	27,000	27,000	4,000	17.4%
5633	Phones	1,332	3,230	10,000	10,000	10,000	-	0.0%
5634	Networking	3,759	1,956	6,500	6,500	6,500	-	0.0%
5635	Software	6,660	34,892	45,890	58,500	58,500	12,610	27.5%
5636	Servers	102	-	5,000	15,000	15,000	10,000	200.0%
5801	Pratt Museum	69,000	69,000	69,000	79,000	79,000	10,000	14.5%
5815	Parks & Recreation Board	-	325	1,500	1,500	1,500	-	0.0%
5830	Homer Foundation	25,000	25,000	25,000	25,000	25,000	-	0.0%
TBD	Homer Chamber	-	-	-	51,000	51,000	51,000	0.0%
TBD	IT Security	-	-	-	80,000	80,000	80,000	0.0%
TBD	Subscription Databases - New GL	-	-	-	10,000	10,000	10,000	0.0%
	<b>Total Maintenance and Operations</b>	<b>1,787,602</b>	<b>3,994,612</b>	<b>4,370,300</b>	<b>5,124,642</b>	<b>5,182,734</b>	<b>812,434</b>	<b>18.6%</b>
	<b>Transfers</b>							
5106	Leave Cash Out	58,222	136,126	122,629	221,360	178,375	55,747	45.5%
5990	Transfers To	58,142	4,583,024	267,206	116,760	116,632	(150,574)	-56.4%
	<b>Total Transfers</b>	<b>116,364</b>	<b>4,719,150</b>	<b>389,835</b>	<b>338,120</b>	<b>295,007</b>	<b>(94,827)</b>	<b>-24.3%</b>
	<b>Total</b>	<b>6,340,695</b>	<b>18,153,147</b>	<b>15,245,750</b>	<b>16,122,999</b>	<b>16,421,394</b>	<b>1,175,644</b>	<b>7.7%</b>

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
ADMIN COMBINED EXPENDITURES								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	666,980	1,420,192	1,841,796	1,852,558	1,901,584	59,788	3.2%
5102	Fringe Benefits	332,188	777,258	983,725	984,382	1,012,574	28,849	2.9%
5103	Part-time Wages	39,370	89,128	133,563	252,115	255,426	121,863	91.2%
5104	Part-time Benefits	24,400	62,654	70,082	115,674	119,844	49,762	71.0%
5105	Overtime	8,506	18,883	21,875	27,243	27,349	5,474	25.0%
5107	Part-time Overtime	50	1,501	1,700	1,200	1,200	(500)	-29.4%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	57,763	115,583	-	-	-	-	0.0%
<b>Total Salaries and Benefits</b>		<b>1,129,257</b>	<b>2,485,199</b>	<b>3,052,740</b>	<b>3,233,172</b>	<b>3,317,976</b>	<b>265,236</b>	<b>8.7%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	6,066	12,505	18,000	20,250	20,250	2,250	12.5%
5202	Operating Supplies	787	3,457	3,270	3,770	3,770	500	15.3%
5203	Fuel and Lube	15,172	23,855	18,000	18,000	18,000	-	0.0%
5206	Food and Staples	8	6,406	5,700	21,400	21,400	15,700	275.4%
5208	Equipment Maintenance	37	1,531	6,775	6,775	6,775	-	0.0%
5209	Building & Grounds Maintenance	-	-	250	250	250	-	0.0%
5210	Professional Services	66,143	109,154	144,100	157,200	155,800	11,700	8.1%
5213	Survey and Appraisal	-	-	2,000	10,000	10,000	8,000	400.0%
5214	Rents & Leases	1,475	3,645	6,000	6,000	6,000	-	0.0%
5215	Communications	35,089	106,660	80,500	89,200	89,200	8,700	10.8%
5216	Freight and Postage	791	3,025	5,200	6,850	6,850	1,650	31.7%
5217	Electricity	13,187	27,776	38,068	30,554	33,609	(4,459)	-11.7%
5218	Water	224	949	1,724	1,044	1,148	(576)	-33.4%
5219	Sewer	186	1,044	1,714	1,148	1,263	(451)	-26.3%
5221	Property Insurance	4,206	9,305	10,236	16,541	18,195	7,959	77.8%
5223	Liability Insurance	2,111	4,122	7,066	6,023	6,596	(470)	-6.7%
5227	Advertising	8,279	23,995	34,650	42,650	42,650	8,000	23.1%
5228	Books	20,981	47,223	48,150	45,750	45,750	(2,400)	-5.0%
5229	Periodicals	5,551	10,286	10,500	12,550	12,550	2,050	19.5%
5230	Audio Visual	7,691	17,885	16,500	16,500	16,500	-	0.0%
5231	Tools and Equipment	4,613	13,054	13,800	19,700	19,700	5,900	42.8%
5233	Computer Related Items	9,876	36,680	34,700	51,700	51,700	17,000	49.0%
5234	Record and Permits	72	460	1,000	1,000	1,000	-	0.0%
5235	Membership Dues	3,256	6,942	9,310	13,150	13,150	3,840	41.2%
5236	Transportation	1,305	14,767	22,750	-	-	(22,750)	-100.0%
5237	Subsistence	365	9,432	11,000	-	-	(11,000)	-100.0%
5238	Printing and Binding	59	2,119	10,150	11,800	11,800	1,650	16.3%
5240	Political Activities	-	-	-	-	-	-	0.0%
5244	Snow Removal	11,250	17,125	10,200	10,200	10,200	-	0.0%
5248	Lobbying	-	-	-	12,000	12,000	12,000	0.0%
5252	Credit Card Expenses	273	507	1,600	1,600	1,600	-	0.0%
5601	Uniform	-	-	-	1,000	1,000	1,000	0.0%
5603	Employee Training	6,552	21,028	33,750	114,000	114,000	80,250	237.8%
5604	Public Education	576	-	800	-	-	(800)	-100.0%
5611	ADA Compliance	-	39	250	250	250	-	0.0%
5614	Car Allowance	2,911	5,785	5,938	5,938	5,938	-	0.0%
5632	Wellness Program	12,510	27,843	23,000	27,000	27,000	4,000	17.4%
5633	Phones	1,332	3,230	10,000	10,000	10,000	-	0.0%
5634	Networking	3,759	1,956	6,500	6,500	6,500	-	0.0%
5635	Software	6,660	32,496	45,690	58,300	58,300	12,610	27.6%
5636	Servers	102	-	5,000	15,000	15,000	10,000	200.0%
5815	Parks & Recreation Board	-	-	-	1,500	1,500	1,500	0.0%
TBD	Subscription Databases - New GL	-	-	-	10,000	10,000	10,000	0.0%
TBD	IT Security	-	-	-	80,000	80,000	80,000	0.0%
<b>Total Maintenance and Operations</b>		<b>253,454</b>	<b>606,287</b>	<b>703,841</b>	<b>963,093</b>	<b>967,194</b>	<b>263,353</b>	<b>37.4%</b>
<b>Total</b>		<b>1,382,712</b>	<b>3,091,487</b>	<b>3,756,582</b>	<b>4,196,265</b>	<b>4,285,171</b>	<b>528,589</b>	<b>14.1%</b>

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0101 - CITY CLERK								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	105,470	225,224	241,719	258,254	264,134	22,415	9.3%
5102	Fringe Benefits	54,069	125,395	131,471	136,374	140,487	9,016	6.9%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	5,654	10,772	13,000	13,000	13,105	105	0.8%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	10,230	20,005	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>175,424</b>	<b>381,396</b>	<b>386,191</b>	<b>407,627</b>	<b>417,727</b>	<b>31,536</b>	<b>8.2%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	920	1,365	3,000	3,000	3,000	-	0.0%
5206	Food and Staples	8	98	50	150	150	100	200.0%
5208	Equipment Maintenance	-	699	1,500	1,500	1,500	-	0.0%
5210	Professional Services	5,770	19,647	17,000	17,000	17,000	-	0.0%
5215	Communications	601	2,204	1,600	1,600	1,600	-	0.0%
5216	Freight and Postage	-	-	-	-	-	-	0.0%
5223	Liability Insurance	277	531	927	672	739	(189)	-20.3%
5227	Advertising	3,778	9,252	12,000	12,000	12,000	-	0.0%
5231	Tools and Equipment	472	4,782	1,200	1,200	1,200	-	0.0%
5233	Computer Related Items	1,462	-	1,000	1,000	1,000	-	0.0%
5234	Record and Permits	72	460	1,000	1,000	1,000	-	0.0%
5235	Membership Dues	84	843	1,000	1,000	1,000	-	0.0%
5236	Transportation	-	2,590	4,500	-	-	(4,500)	-100.0%
5237	Subsistence	-	3,814	3,500	-	-	(3,500)	-100.0%
5238	Printing and Binding	59	-	-	-	-	-	0.0%
5240	Political Activities	-	-	-	-	-	-	0.0%
5603	Employee Training	675	3,665	5,000	15,500	15,500	10,500	210.0%
5635	Software	-	948	-	-	-	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>14,177</b>	<b>50,898</b>	<b>53,277</b>	<b>55,622</b>	<b>55,689</b>	<b>2,411</b>	<b>4.5%</b>
	<b>Total</b>	<b>189,601</b>	<b>432,294</b>	<b>439,468</b>	<b>463,249</b>	<b>473,415</b>	<b>33,947</b>	<b>7.7%</b>

FY24/25 Budget Notes:  
5236/5237/5603 - combined all travel expenses connected with employee training into one account code to be consistent with budget account descriptions



City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND									
DEPT 0102 - CITY ELECTIONS									
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between		
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget		
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	-	-	-	-	-	-	0.0%	
5102	Fringe Benefits	-	-	-	-	-	-	0.0%	
5103	Part-time Wages	-	175	1,919	1,000	1,000	(919)	-47.9%	
5104	Part-time Benefits	-	1	156	159	159	3	2.0%	
5105	Overtime	-	-	-	-	-	-	0.0%	
5107	Part-time Overtime	-	1,501	1,700	1,200	1,200	(500)	-29.4%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	-	-	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	-	<b>1,677</b>	<b>3,775</b>	<b>2,359</b>	<b>2,359</b>	<b>(1,416)</b>	<b>-37.5%</b>	
<b>Maintenance and Operations</b>									
5201	Office Supplies	-	50	300	300	300	-	0.0%	
5206	Food and Staples	-	42	250	250	250	-	0.0%	
5208	Equipment Maintenance	-	600	1,175	1,175	1,175	-	0.0%	
5210	Professional Services	-	-	-	5,000	5,000	5,000	0.0%	
5216	Freight and Postage	-	-	-	-	-	-	0.0%	
5227	Advertising	-	697	750	750	750	-	0.0%	
5238	Printing and Binding	-	2,119	6,700	6,700	6,700	-	0.0%	
	<b>Total Maintenance and Operations</b>	-	<b>3,508</b>	<b>9,175</b>	<b>14,175</b>	<b>14,175</b>	<b>5,000</b>	<b>54.5%</b>	
	<b>Total</b>	-	<b>5,185</b>	<b>12,950</b>	<b>16,534</b>	<b>16,534</b>	<b>3,584</b>	<b>27.7%</b>	

FY24/25 Budget Notes:  
5103 - pay election workers in the event of a special election and all canvass board members  
5210 - reimburse KPB for Homer's portion of regular Election Board Payroll through KPB MOA



City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND									
DEPT 0110 - CITY MANAGER									
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between		
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget		
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	110,695	283,762	497,053	365,953	372,505	(124,548)	-25.1%	
5102	Fringe Benefits	51,433	139,263	244,170	178,600	182,804	(61,366)	-25.1%	
5103	Part-time Wages	-	279	-	91,857	92,622	92,622	0.0%	
5104	Part-time Benefits	-	22	-	23,728	24,571	24,571	0.0%	
5105	Overtime	(714)	621	375	892	892	517	137.8%	
5107	Part-time Overtime	-	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	9,263	22,600	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>170,678</b>	<b>446,547</b>	<b>741,598</b>	<b>661,030</b>	<b>673,394</b>	<b>(68,204)</b>	<b>-9.2%</b>	
<b>Maintenance and Operations</b>									
5201	Office Supplies	2,120	1,646	1,200	1,200	1,200	-	0.0%	
5202	Operating Supplies	-	-	-	-	-	-	0.0%	
5206	Food and Staples	-	6,235	5,000	10,000	10,000	5,000	100.0%	
5208	Equipment Maintenance	37	-	100	100	100	-	0.0%	
5210	Professional Services	51,000	57,207	61,000	30,000	30,000	(31,000)	-50.8%	
5215	Communications	960	2,140	2,500	8,000	8,000	5,500	220.0%	
5216	Freight and Postage	293	38	1,000	1,000	1,000	-	0.0%	
5223	Liability Insurance	339	705	1,144	1,308	1,439	295	25.7%	
5227	Advertising	1,000	8,025	12,000	12,000	12,000	-	0.0%	
5228	Books	-	70	-	-	-	-	0.0%	
5229	Periodicals	-	-	200	200	200	-	0.0%	
5231	Tools and Equipment	-	1,489	750	750	750	-	0.0%	
5233	Computer Related Items	130	2,635	1,000	1,000	1,000	-	0.0%	
5235	Membership Dues	1,000	2,032	2,925	4,000	4,000	1,075	36.8%	
5236	Transportation	-	4,658	6,000	-	-	(6,000)	-100.0%	
5237	Subsistence	365	3,513	4,000	-	-	(4,000)	-100.0%	
5238	Printing and Binding	-	-	2,500	2,500	2,500	-	0.0%	
5248	Lobbying	-	-	-	12,000	12,000	12,000	0.0%	
5603	Employee Training	1,384	3,616	8,000	34,000	34,000	26,000	325.0%	
5604	Public Education	576	-	800	-	-	(800)	-100.0%	
5614	Car Allowance	1,519	3,019	3,000	3,000	3,000	-	0.0%	
5635	Software	-	1,296	1,090	2,500	2,500	1,410	129.4%	
	<b>Total Maintenance and Operations</b>	<b>60,722</b>	<b>98,323</b>	<b>114,209</b>	<b>123,558</b>	<b>123,689</b>	<b>9,480</b>	<b>8.3%</b>	
	<b>Total</b>	<b>231,400</b>	<b>544,870</b>	<b>855,807</b>	<b>784,588</b>	<b>797,082</b>	<b>(58,724)</b>	<b>-6.9%</b>	

FY24/25 Budget Notes:

5101/5102 - FY23 budget included funding for two full time special projects coordinators; FY24/25 budget has one full time coordinator and other full time position is split into two part time positions (one coordinator and one planning technician coded to Planning budget); 50% of special projects communications coordinator is coded to Port-Administration budget  
5103/5104 - move full time to part time; allow for additional part time support  
5206 - increased to account for inflation and increased use of line item for hospitality related to lobbying, public engagement, etc.  
5210 - Formerly included funding for Chamber of Commerce which will be moved to non-departmental budget; increasing the amount available for CM office  
5215/5235/5635 - increased to account for the growth of the City Manager office  
5236/5237/5603 - expanded team; combined all travel expenses connected with employee training into one account code to be consistent with budget account descriptions  
5248 - increased to allow for additional travel costs related to lobbying efforts  
5604 - Public education rolled into advertising (5227)

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0111 - PERSONNEL								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	49,097	101,857	109,641	116,329	119,819	10,178	9.3%
5102	Fringe Benefits	21,867	49,282	52,577	54,578	55,358	2,781	5.3%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	-	-	-	-	-	-	0.0%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	4,135	8,092	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>75,099</b>	<b>159,230</b>	<b>162,218</b>	<b>170,907</b>	<b>175,177</b>	<b>12,959</b>	<b>8.0%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	119	588	1,000	1,000	1,000	-	0.0%
5210	Professional Services	2,837	15,340	15,700	17,800	16,400	700	4.5%
5215	Communications	369	621	250	250	250	-	0.0%
5216	Freight and Postage	-	-	-	-	-	-	0.0%
5223	Liability Insurance	140	269	470	340	373	(96)	-20.5%
5227	Advertising	2,703	3,827	5,000	5,000	5,000	-	0.0%
5229	Periodicals	219	307	300	350	350	50	16.7%
5231	Tools and Equipment	933	1,383	1,500	1,500	1,500	-	0.0%
5233	Computer Related Items	-	-	-	-	-	-	0.0%
5235	Membership Dues	-	448	500	550	550	50	10.0%
5236	Transportation	1,305	5,263	3,000	-	-	(3,000)	-100.0%
5237	Subsistence	-	1,669	1,000	-	-	(1,000)	-100.0%
5238	Printing and Binding	-	-	-	-	-	-	0.0%
5603	Employee Training	2,061	7,808	8,000	13,000	13,000	5,000	62.5%
5611	ADA Compliance	-	39	250	250	250	-	0.0%
5632	Wellness Program	12,510	27,843	23,000	27,000	27,000	4,000	17.4%
	<b>Total Maintenance and Operations</b>	<b>23,197</b>	<b>65,406</b>	<b>59,970</b>	<b>67,040</b>	<b>65,673</b>	<b>5,704</b>	<b>9.5%</b>
	<b>Total</b>	<b>98,297</b>	<b>224,636</b>	<b>222,188</b>	<b>237,947</b>	<b>240,850</b>	<b>18,663</b>	<b>8.4%</b>

FY24/25 Budget Notes:

5210 - increases to Applicant Pro and NeoGov Fee; JJ Keller (Training/Labor Law Posters) 3-yr renewal in FY24 for \$1400  
5235 - SHRM Membership fee increase  
5236/5237/5603 - combined all travel expenses connected with employee training into one account code to be consistent with budget account descriptions  
5632 - Virgin Pulse (Wellness Program) Fee Increase + more employees enrolled on program

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0112 - ECONOMIC DEVELOPMENT								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	-	-	-	176,179	179,502	179,502	0.0%
5102	Fringe Benefits	-	-	-	94,791	97,421	97,421	0.0%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	-	-	-	3,000	3,000	3,000	0.0%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	-	-	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	-	-	-	<b>273,970</b>	<b>279,923</b>	<b>279,923</b>	<b>0.0%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	-	-	-	1,500	1,500	1,500	0.0%
5206	Food and Staples	-	-	-	1,000	1,000	1,000	0.0%
5210	Professional Services	-	-	-	10,000	10,000	10,000	0.0%
5213	Survey and Appraisal	-	-	-	5,000	5,000	5,000	0.0%
5215	Communications	-	-	-	700	700	700	0.0%
5216	Freight and Postage	-	-	-	150	150	150	0.0%
5223	Liability Insurance	-	-	-	300	300	300	0.0%
5227	Advertising	-	-	-	1,000	1,000	1,000	0.0%
5228	Books	-	-	-	500	500	500	0.0%
5231	Tools and Equipment	-	-	-	1,000	1,000	1,000	0.0%
5233	Computer Related Items	-	-	-	1,000	1,000	1,000	0.0%
5235	Membership Dues	-	-	-	2,000	2,000	2,000	0.0%
5236	Transportation	-	-	-	-	-	-	0.0%
5237	Subsistence	-	-	-	-	-	-	0.0%
5238	Printing and Binding	-	-	-	1,000	1,000	1,000	0.0%
5603	Employee Training	-	-	-	10,000	10,000	10,000	0.0%
5604	Public Education	-	-	-	-	-	-	0.0%
5635	Software	-	-	-	400	400	400	0.0%
	<b>Total Maintenance and Operations</b>	-	-	-	<b>35,550</b>	<b>35,550</b>	<b>35,550</b>	<b>0.0%</b>
	<b>Total</b>	-	-	-	<b>309,520</b>	<b>315,473</b>	<b>315,473</b>	<b>0.0%</b>

FY24/25 Budget Notes:  
5101/5102 - two full time employees now coded to this budget

City of Homer  
FY24/25 Operating Budget

<b>FUND 100 - GENERAL FUND</b>								
<b>DEPT 0113 - INFORMATION TECHNOLOGY</b>								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	80,567	163,804	268,285	264,903	272,902	4,618	1.7%
5102	Fringe Benefits	38,826	87,485	139,471	138,379	143,131	3,660	2.6%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	1,244	3,717	4,500	5,000	5,000	500	11.1%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	6,891	13,309	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>127,528</b>	<b>268,315</b>	<b>412,256</b>	<b>408,282</b>	<b>421,033</b>	<b>8,777</b>	<b>2.1%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	68	566	1,750	2,000	2,000	250	14.3%
5210	Professional Services	-	-	15,000	40,000	40,000	25,000	166.7%
5215	Communications	25,183	70,306	40,000	40,000	40,000	-	0.0%
5216	Freight and Postage	-	99	1,000	1,000	1,000	-	0.0%
5223	Liability Insurance	250	480	838	843	928	89	10.7%
5228	Books	-	650	250	250	250	-	0.0%
5231	Tools and Equipment	358	3,276	5,500	10,000	10,000	4,500	81.8%
5233	Computer Related Items	5,919	26,676	24,000	40,000	40,000	16,000	66.7%
5236	Transportation	-	-	-	-	-	-	0.0%
5237	Subsistence	-	-	-	-	-	-	0.0%
5603	Employee Training	-	310	2,250	11,000	11,000	8,750	388.9%
5614	Car Allowance	1,139	2,264	2,438	2,438	2,438	-	0.0%
5633	Phones	1,332	3,230	10,000	10,000	10,000	-	0.0%
5634	Networking	3,759	1,956	6,500	6,500	6,500	-	0.0%
5635	Software	2,726	13,103	25,000	25,000	25,000	-	0.0%
5636	Servers	102	-	5,000	15,000	15,000	10,000	200.0%
	IT Security - New GL				80,000	80,000	80,000	0.0%
	<b>Total Maintenance and Operations</b>	<b>40,836</b>	<b>122,916</b>	<b>139,526</b>	<b>284,031</b>	<b>284,116</b>	<b>144,589</b>	<b>103.6%</b>
	<b>Total</b>	<b>168,363</b>	<b>391,231</b>	<b>551,782</b>	<b>692,314</b>	<b>705,149</b>	<b>153,367</b>	<b>27.8%</b>

FY24/25 Budget Notes:

- 5201 - Added staff will need more supplies
- 5210 - Adopting an Enterprise Content Management (ECM) system will come out of this line, as well as other third-party services that we will contract out for
- 5231 - We have been upgrading tools and buying more capacity for added IT staff
- 5233 - Replacing workstations across the city is an ongoing project and should be budgeted for continuously
- 5603 - added staff; increased training
- 5636 - More upgrades will be needed as we work through the backlog
- IT Security - Adopting a threat monitoring service

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND									
DEPT 0115- COMMUNITY RECREATION									
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between		
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget		
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	42,764	85,049	90,440	96,628	99,527	9,087	10.0%	
5102	Fringe Benefits	19,885	43,477	48,874	52,483	53,263	4,389	9.0%	
5103	Part-time Wages	648	1,305	16,714	20,116	20,116	3,402	20.4%	
5104	Part-time Benefits	65	104	1,921	2,441	2,441	520	27.1%	
5105	Overtime	646	1,522	-	1,351	1,351	1,351	0.0%	
5107	Part-time Overtime	50	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	3,656	6,879	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>67,715</b>	<b>138,336</b>	<b>157,949</b>	<b>173,020</b>	<b>176,699</b>	<b>18,749</b>	<b>11.9%</b>	
<b>Maintenance and Operations</b>									
5201	Office Supplies	-	20	250	250	250	-	0.0%	
5202	Operating Supplies	424	2,188	2,000	2,500	2,500	500	25.0%	
5208	Equipment Maintenance	-	232	500	500	500	-	0.0%	
5210	Professional Services	6,456	1,870	18,000	18,000	18,000	-	0.0%	
5215	Communications	951	2,934	1,950	1,950	1,950	-	0.0%	
5216	Freight and Postage	-	58	50	50	50	-	0.0%	
5223	Liability Insurance	125	236	413	295	324	(88)	-21.4%	
5227	Advertising	145	586	900	900	900	-	0.0%	
5233	Computer Related Items	416	765	4,200	4,200	4,200	-	0.0%	
5235	Membership Dues	175	175	185	300	300	115	62.2%	
5236	Transportation	-	62	1,250	-	-	(1,250)	-100.0%	
5237	Subsistence	-	-	500	-	-	(500)	-100.0%	
5252	Credit Card Expenses	-	-	1,000	1,000	1,000	-	0.0%	
5601	Uniform	-	-	-	1,000	1,000	1,000	0.0%	
5603	Employee Training	-	1,401	1,500	4,500	4,500	3,000	200.0%	
5614	Car Allowance	253	503	500	500	500	-	0.0%	
5635	Software	-	367	-	400	400	400	0.0%	
5815	Parks & Recreation Board	-	-	-	1,500	1,500	1,500	0.0%	
	<b>Total Maintenance and Operations</b>	<b>8,945</b>	<b>11,398</b>	<b>33,198</b>	<b>37,845</b>	<b>37,874</b>	<b>4,677</b>	<b>14.1%</b>	
	<b>Total</b>	<b>76,660</b>	<b>149,735</b>	<b>191,147</b>	<b>210,865</b>	<b>214,573</b>	<b>23,426</b>	<b>12.3%</b>	

FY24/25 Budget Notes:  
5235- include membership for PARCAC Advisory Board for ARPA  
5236/5237/5603 - combined all travel expenses connected with employee training into one account code to be consistent with budget account descriptions  
5601 - shirts/hats for volunteers and staff  
5635 - Adobe Subscription  
5815 - moved this item from Parks budget

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0130 - PLANNING & ZONING								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	119,352	245,511	264,590	175,752	180,939	(83,651)	-31.6%
5102	Fringe Benefits	56,802	129,157	138,359	91,996	94,118	(44,241)	-32.0%
5103	Part-time Wages	-	-	-	30,281	31,130	31,130	0.0%
5104	Part-time Benefits	-	-	-	21,969	22,818	22,818	0.0%
5105	Overtime	1,675	1,978	3,000	3,000	3,000	-	0.0%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	10,193	19,663	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>188,022</b>	<b>396,308</b>	<b>405,948</b>	<b>322,998</b>	<b>332,005</b>	<b>(73,944)</b>	<b>-18.2%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	463	321	1,500	2,000	2,000	500	33.3%
5202	Operating Supplies	-	-	-	-	-	-	0.0%
5206	Food and Staples	-	32	400	10,000	10,000	9,600	2400.0%
5208	Equipment Maintenance	-	-	500	500	500	-	0.0%
5210	Professional Services	-	2,119	8,000	10,000	10,000	2,000	25.0%
5213	Survey and Appraisal	-	-	2,000	5,000	5,000	3,000	150.0%
5215	Communications	819	1,347	700	700	700	-	0.0%
5216	Freight and Postage	-	-	150	150	150	-	0.0%
5223	Liability Insurance	287	549	915	690	759	(155)	-17.0%
5227	Advertising	424	1,497	3,000	10,000	10,000	7,000	233.3%
5228	Books	95	420	900	1,000	1,000	100	11.1%
5231	Tools and Equipment	48	21	600	1,000	1,000	400	66.7%
5233	Computer Related Items	-	-	1,000	1,000	1,000	-	0.0%
5235	Membership Dues	1,834	2,934	3,200	3,800	3,800	600	18.8%
5236	Transportation	-	2,194	4,500	-	-	(4,500)	-100.0%
5237	Subsistence	-	436	1,000	-	-	(1,000)	-100.0%
5238	Printing and Binding	-	-	350	1,000	1,000	650	185.7%
5252	Credit Card Expenses	-	-	-	-	-	-	0.0%
5603	Employee Training	79	2,991	5,000	17,500	17,500	12,500	250.0%
5635	Software	-	12,107	12,100	15,500	15,500	3,400	28.1%
	<b>Total Maintenance and Operations</b>	<b>4,049</b>	<b>26,967</b>	<b>45,815</b>	<b>79,840</b>	<b>79,909</b>	<b>34,095</b>	<b>74.4%</b>
	<b>Total</b>	<b>192,071</b>	<b>423,275</b>	<b>451,763</b>	<b>402,838</b>	<b>411,914</b>	<b>(39,849)</b>	<b>-8.8%</b>

FY24/25 Budget Notes:

5101/5102 - 1 FTE moved to Economic Development budget  
5103/5104 - 1 part-time planning technician  
5206/5227 - increase for comp plan development  
5213 - increased to be able to cover a simple survey  
5228 - cover current subscriptions with \$200 for additional book(s)  
5231 - office furniture for additional personnel  
5238 - cover estimated costs for replacement printer program

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND									
DEPT 0145 - LIBRARY									
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between		
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget		
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	159,034	314,985	370,068	398,560	412,255	42,187	11.4%	
5102	Fringe Benefits	89,306	203,199	228,802	237,182	245,991	17,189	7.5%	
5103	Part-time Wages	38,721	87,369	114,930	108,861	110,558	(4,371)	-3.8%	
5104	Part-time Benefits	24,335	62,528	68,005	67,377	69,855	1,850	2.7%	
5105	Overtime	-	272	1,000	1,000	1,000	-	0.0%	
5107	Part-time Overtime	-	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	13,395	25,036	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>324,791</b>	<b>693,390</b>	<b>782,805</b>	<b>812,979</b>	<b>839,660</b>	<b>56,855</b>	<b>7.3%</b>	
<b>Maintenance and Operations</b>									
5201	Office Supplies	2,377	7,950	9,000	9,000	9,000	-	0.0%	
5202	Operating Supplies	363	1,268	1,270	1,270	1,270	-	0.0%	
5203	Fuel and Lube	15,172	23,855	18,000	18,000	18,000	-	0.0%	
5208	Equipment Maintenance	-	-	3,000	3,000	3,000	-	0.0%	
5209	Building & Grounds Maintenance	-	-	250	250	250	-	0.0%	
5210	Professional Services	80	12,971	9,400	9,400	9,400	-	0.0%	
5214	Rents & Leases	1,475	3,645	6,000	6,000	6,000	-	0.0%	
5215	Communications	6,204	27,108	33,500	36,000	36,000	2,500	7.5%	
5216	Freight and Postage	498	2,831	3,000	4,500	4,500	1,500	50.0%	
5217	Electricity	13,187	27,776	38,068	30,554	33,609	(4,459)	-11.7%	
5218	Water	224	949	1,724	1,044	1,148	(576)	-33.4%	
5219	Sewer	186	1,044	1,714	1,148	1,263	(451)	-26.3%	
5221	Property Insurance	4,206	9,305	10,236	16,541	18,195	7,959	77.8%	
5223	Liability Insurance	693	1,352	2,360	1,576	1,734	(626)	-26.5%	
5227	Advertising	229	111	1,000	1,000	1,000	-	0.0%	
5228	Books	20,886	46,083	47,000	44,000	44,000	(3,000)	-6.4%	
5229	Periodicals	5,332	9,979	10,000	12,000	12,000	2,000	20.0%	
5230	Audio Visual	7,691	17,885	16,500	16,500	16,500	-	0.0%	
5231	Tools and Equipment	2,802	2,103	4,250	4,250	4,250	-	0.0%	
5233	Computer Related Items	1,948	6,603	3,500	3,500	3,500	-	0.0%	
5235	Membership Dues	163	510	1,500	1,500	1,500	-	0.0%	
5236	Transportation	-	-	3,500	-	-	(3,500)	-100.0%	
5237	Subsistence	-	-	1,000	-	-	(1,000)	-100.0%	
5238	Printing and Binding	-	-	600	600	600	-	0.0%	
5242	Janitorial	-	-	-	-	-	-	0.0%	
5244	Snow Removal	11,250	17,125	10,200	10,200	10,200	-	0.0%	
5252	Credit Card Expenses	273	507	600	600	600	-	0.0%	
5603	Employee Training	2,354	1,237	4,000	8,500	8,500	4,500	112.5%	
5634	Networking	-	-	-	-	-	-	0.0%	
5635	Software	3,935	4,676	7,500	14,500	14,500	7,000	93.3%	
	Subscription Databases - New GL	-	-	-	10,000	10,000	10,000	0.0%	
	<b>Total Maintenance and Operations</b>	<b>101,528</b>	<b>226,872</b>	<b>248,672</b>	<b>265,433</b>	<b>270,519</b>	<b>21,847</b>	<b>8.8%</b>	
	<b>Total</b>	<b>426,319</b>	<b>920,262</b>	<b>1,031,478</b>	<b>1,078,412</b>	<b>1,110,179</b>	<b>78,702</b>	<b>7.6%</b>	

FY24/25 Budget Notes:

5215/5216/5230 - reflect increased costs largely due to inflation  
5228/5229 - move \$10,000 in combined budget to new budget code for subscription databases to better account for these expenses  
5635 - reflects costs of moving the library's catalog into the cloud  
5236/5237/5603 - combined all travel expenses connected with employee training into one account code to be consistent with budget account descriptions

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0100 - MAYOR/COUNCIL								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	8,850	12,150	13,000	13,000	13,000	-	0.0%
5102	Fringe Benefits	702	964	1,056	1,056	1,056	-	0.0%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	-	-	-	-	-	-	0.0%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	-	-	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>9,552</b>	<b>13,114</b>	<b>14,056</b>	<b>14,056</b>	<b>14,056</b>	<b>-</b>	<b>0.0%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	(12)	43	500	11,500	500	-	0.0%
5206	Food and Staples	-	2,000	2,000	10,000	2,500	500	25.0%
5210	Professional Services	179,367	3,678	25,000	25,000	25,000	-	0.0%
5211	Audit Services	13,873	95,479	98,051	107,856	118,642	20,591	21.0%
5215	Communications	1,210	191	-	-	-	-	0.0%
5223	Liability Insurance	286	503	879	720	792	(87)	-9.9%
5227	Advertising	-	-	1,000	1,000	1,000	-	0.0%
5233	Computer Related Items	939	4,682	4,500	4,500	4,500	-	0.0%
5235	Membership Dues	-	6,729	6,770	6,770	6,770	-	0.0%
5236	Transportation	-	7,457	8,000	-	-	(8,000)	-100.0%
5237	Subsistence	-	2,846	6,200	-	-	(6,200)	-100.0%
5248	Lobbying	10,500	21,000	21,000	40,000	40,000	19,000	90.5%
5280	Volunteer Incentives	-	-	4,000	4,000	4,000	-	0.0%
5603	Employee Training	325	2,750	4,000	18,200	18,200	14,200	355.0%
5624	Legal Services	-	402,087	275,000	200,000	200,000	(75,000)	-27.3%
	<b>Total Maintenance and Operations</b>	<b>206,487</b>	<b>549,444</b>	<b>456,900</b>	<b>429,546</b>	<b>421,903</b>	<b>(34,997)</b>	<b>-7.7%</b>
<b>Transfers</b>								
5990	Transfers To	58,142	123,024	102,561	116,760	116,632	14,072	13.7%
	<b>Total Transfers</b>	<b>58,142</b>	<b>123,024</b>	<b>102,561</b>	<b>116,760</b>	<b>116,632</b>	<b>14,072</b>	<b>13.7%</b>
	<b>Total</b>	<b>274,181</b>	<b>685,582</b>	<b>573,516</b>	<b>560,362</b>	<b>552,591</b>	<b>(20,925)</b>	<b>-3.6%</b>

FY24 Budget Notes:  
5201 - Council chamber dais chairs  
5236/5237/5603 - combined all travel expenses connected with employee training into one account code to be consistent with budget account descriptions  
5248 - increased to allow for additional travel costs related to lobbying efforts  
5990 - (1) Seawall \$10,000, (2) Water Hydrants \$103,371, (3) Health Insurance Fund \$3,907

FY25 Budget Notes:  
5236/5237/5603 - combined all travel expenses connected with employee training into one account code to be consistent with budget account descriptions  
5248 - increased to allow for additional travel costs related to lobbying efforts  
5990 - (1) Seawall \$10,000, (2) Water Hydrants \$105,975, (3) Health Insurance Fund \$3,010



City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0120 - FINANCE								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	224,773	445,597	540,592	498,744	511,185	(29,407)	-5.4%
5102	Fringe Benefits	118,663	265,317	299,714	257,641	262,989	(36,725)	-12.3%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	8,354	11,803	12,220	13,000	13,000	780	6.4%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	740	-	-	-	-	0.0%
5112	PERS Relief	19,635	36,346	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>371,425</b>	<b>759,803</b>	<b>852,525</b>	<b>769,386</b>	<b>787,173</b>	<b>(65,352)</b>	<b>-7.7%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	2,363	6,098	6,000	6,000	6,000	-	0.0%
5210	Professional Services	14,850	49,904	55,000	90,000	90,000	35,000	63.6%
5215	Communications	1,513	2,721	1,200	1,200	1,200	-	0.0%
5223	Liability Insurance	548	1,065	1,858	1,452	1,597	(261)	-14.0%
5235	Membership Dues	415	710	2,000	2,000	2,000	-	0.0%
5236	Transportation	-	-	10,000	-	-	(10,000)	-100.0%
5237	Subsistence	-	-	3,000	-	-	(3,000)	-100.0%
5238	Printing and Binding	172	945	1,000	1,000	1,000	-	0.0%
5603	Employee Training	1,365	1,155	15,000	28,000	28,000	13,000	86.7%
5635	Software	-	367	200	200	200	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>21,226</b>	<b>62,966</b>	<b>95,258</b>	<b>129,852</b>	<b>129,997</b>	<b>34,739</b>	<b>36.5%</b>
	<b>Total</b>	<b>392,650</b>	<b>822,769</b>	<b>947,783</b>	<b>899,238</b>	<b>917,171</b>	<b>(30,612)</b>	<b>-3.2%</b>

FY24/25 Budget Notes:  
5101/5102 - 1.5 FTE now coded to utility fund (split 50/50 between water admin and sewer admin)  
5210 - increase to allow for utilization of third party contracts on high priority projects  
5236/5237/5603 - prioritizing staff training and development in FY/25; combined all travel expenses connected with employee training into one account code to be consistent with budget account descriptions

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0140 - CITY HALL								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	-	-	-	-	-	-	0.0%
5102	Fringe Benefits	-	-	-	-	-	-	0.0%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	-	-	-	-	-	-	0.0%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	-	-	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	-	-	-	-	-	-	<b>0.0%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	1,338	5,121	5,000	5,000	5,000	-	0.0%
5202	Operating Supplies	-	961	2,000	2,000	2,000	-	0.0%
5203	Fuel and Lube	4,750	5,963	7,000	7,000	7,000	-	0.0%
5207	Vehicle and Boat Maintenance	-	-	-	-	-	-	0.0%
5208	Equipment Maintenance	-	-	500	500	500	-	0.0%
5209	Building & Grounds Maintenance	-	4,839	3,000	3,000	3,000	-	0.0%
5210	Professional Services	-	5,202	6,000	6,000	6,000	-	0.0%
5214	Rents & Leases	14,494	27,261	40,000	40,000	40,000	-	0.0%
5215	Communications	5,133	17,134	15,000	15,000	15,000	-	0.0%
5216	Freight and Postage	13,540	15,762	15,500	3,500	3,500	(12,000)	-77.4%
5217	Electricity	16,333	37,371	23,079	41,108	45,219	22,140	95.9%
5218	Water	343	662	918	729	801	(116)	-12.7%
5219	Sewer	338	661	828	727	799	(29)	-3.5%
5220	Refuse and Disposal	151	302	350	350	350	-	0.0%
5221	Property Insurance	1,964	4,667	4,900	7,156	7,871	2,971	60.6%
5222	Auto Insurance	218	435	457	466	513	56	12.2%
5223	Liability Insurance	102	193	322	203	223	(99)	-30.7%
5224	Fidelity Bond	225	450	450	450	450	-	0.0%
5244	Snow Removal	8,835	14,060	7,500	7,500	7,500	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>67,764</b>	<b>141,045</b>	<b>132,805</b>	<b>140,688</b>	<b>145,727</b>	<b>12,922</b>	<b>9.7%</b>
	<b>Total</b>	<b>67,764</b>	<b>141,045</b>	<b>132,805</b>	<b>140,688</b>	<b>145,727</b>	<b>12,922</b>	<b>9.7%</b>

FY24/25 Budget Notes:  
5216 - moved utility billing related postage expenses to utility fund (split 50/50 between water admin and sewer admin)

City of Homer  
FY24/25 Operating Budget

<b>FUND 100 - GENERAL FUND</b>								
<b>DEPT 0114 - HERC BUILDING</b>								
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>	
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>	
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>
<b>Salaries and Benefits</b>								
5101	Salary and Wages	-	-	-	-	-	-	0.0%
5102	Fringe Benefits	-	-	-	-	-	-	0.0%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	-	-	-	-	-	-	0.0%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	-	-	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>
<b>Maintenance and Operations</b>								
5203	Fuel and Lube	12,746	2,765	32,500	10,000	10,000	(22,500)	-69.2%
5208	Equipment Maintenance	-	-	-	-	-	-	0.0%
5209	Building & Grounds Maintenance	1,901	545	4,000	2,400	2,400	(1,600)	-40.0%
5210	Professional Services	930	2,739	1,500	1,500	1,500	-	0.0%
5215	Communications	195	510	2,115	1,000	1,000	(1,115)	-52.7%
5217	Electricity	8,192	16,253	17,508	17,878	19,666	2,158	12.3%
5218	Water	423	677	793	745	820	26	3.3%
5219	Sewer	307	456	512	502	552	40	7.9%
5221	Property Insurance	1,361	2,894	3,183	4,232	4,655	1,471	46.2%
5223	Liability Insurance	40	77	133	95	105	(28)	-21.4%
	<b>Total Maintenance and Operations</b>	<b>26,094</b>	<b>26,916</b>	<b>62,244</b>	<b>38,352</b>	<b>40,697</b>	<b>(21,547)</b>	<b>-34.6%</b>
	<b>Total</b>	<b>26,094</b>	<b>26,916</b>	<b>62,244</b>	<b>38,352</b>	<b>40,697</b>	<b>(21,547)</b>	<b>-34.6%</b>

FY24/25 Budget Notes:  
5203/5209/5215 - HERC 2 will be gone

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0149 - AIRPORT								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	22,325	75,277	49,000	46,944	48,515	(486)	-1.0%
5102	Fringe Benefits	13,519	41,705	33,463	31,073	32,159	(1,304)	-3.9%
5103	Part-time Wages	12,541	15,474	18,301	18,576	18,576	275	1.5%
5104	Part-time Benefits	1,585	1,896	2,169	2,241	2,241	72	3.3%
5105	Overtime	631	3,112	4,235	4,235	4,235	-	0.0%
5107	Part-time Overtime	160	-	1,784	1,784	1,784	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	1,933	6,220	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>52,694</b>	<b>143,684</b>	<b>108,952</b>	<b>104,852</b>	<b>107,509</b>	<b>(1,443)</b>	<b>-1.3%</b>
<b>Maintenance and Operations</b>								
5202	Operating Supplies	897	1,079	4,800	4,800	4,800	-	0.0%
5203	Fuel and Lube	6,312	11,507	14,600	14,600	14,600	-	0.0%
5208	Equipment Maintenance	1,793	5,423	4,100	4,100	4,100	-	0.0%
5209	Building & Grounds Maintenance	4,585	4,505	11,500	11,500	11,500	-	0.0%
5210	Professional Services	2,400	5,282	4,800	4,800	4,800	-	0.0%
5214	Rents & Leases	29,863	29,863	32,873	32,873	32,873	-	0.0%
5215	Communications	577	1,485	1,550	1,550	1,550	-	0.0%
5217	Electricity	13,296	29,442	38,919	32,386	35,625	(3,294)	-8.5%
5218	Water	635	3,668	3,540	4,035	4,438	898	25.4%
5219	Sewer	1,218	4,235	5,743	4,659	5,125	(618)	-10.8%
5220	Refuse and Disposal	293	620	1,000	1,000	1,000	-	0.0%
5221	Property Insurance	1,707	4,063	4,469	6,337	6,971	2,502	56.0%
5223	Liability Insurance	164	325	567	364	401	(166)	-29.2%
5227	Advertising	575	-	-	-	-	-	0.0%
5231	Tools and Equipment	7,329	612	1,000	1,000	1,000	-	0.0%
5252	Credit Card Expenses	-	274	-	750	750	750	0.0%
5614	Car Allowance	109	214	104	104	104	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>71,754</b>	<b>102,597</b>	<b>129,566</b>	<b>124,859</b>	<b>129,637</b>	<b>71</b>	<b>0.1%</b>
	<b>Total</b>	<b>124,447</b>	<b>246,280</b>	<b>238,518</b>	<b>229,711</b>	<b>237,146</b>	<b>(1,372)</b>	<b>-0.6%</b>

FY24/25 Budget Notes:

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0350 - NON-DEPARTMENTAL								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	-	-	-	-	-	-	0.0%
5102	Fringe Benefits	-	-	-	-	-	-	0.0%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	-	-	-	-	-	-	0.0%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	-	-	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	-	-	-	-	-	-	<b>0.0%</b>
<b>Maintenance and Operations</b>								
5801	Pratt Museum	69,000	69,000	69,000	79,000	79,000	10,000	14.5%
5830	Homer Foundation	25,000	25,000	25,000	25,000	25,000	-	0.0%
	Homer Chamber - New GL	-	-	-	51,000	51,000	51,000	0.0%
	<b>Total Maintenance and Operations</b>	<b>94,000</b>	<b>94,000</b>	<b>94,000</b>	<b>155,000</b>	<b>155,000</b>	<b>61,000</b>	<b>64.9%</b>
<b>Capital Outlay and Transfers</b>								
5990	Transfers To	-	4,460,000	164,646	-	-	(164,646)	-100.0%
	<b>Total C/O, Transfers &amp; Reserves</b>	-	<b>4,460,000</b>	<b>164,646</b>	-	-	<b>(164,646)</b>	<b>-100.0%</b>
	<b>Total</b>	<b>94,000</b>	<b>4,554,000</b>	<b>258,646</b>	<b>155,000</b>	<b>155,000</b>	<b>(103,646)</b>	<b>-40.1%</b>

FY24/25 Budget Notes:  
Moved Homer Chamber of Commerce contribution from City Manager budget for transparent reporting

City of Homer  
FY24/25 Operating Budget

<b>FUND 100 - GENERAL FUND</b>								
<b>DEPT 0360 - LEAVE CASH OUT</b>								
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>	
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>	
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>
<b>Salaries and Benefits</b>								
5101	Salary and Wages	-	-	-	-	-	-	0.0%
5102	Fringe Benefits	-	-	-	-	-	-	0.0%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	-	-	-	-	-	-	0.0%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	-	-	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>
<b>Maintenance and Operations</b>								
5106	Leave Cash Out	58,222	136,126	122,629	221,360	178,375	55,747	45.5%
	<b>Total Maintenance and Operations</b>	<b>58,222</b>	<b>136,126</b>	<b>122,629</b>	<b>221,360</b>	<b>178,375</b>	<b>55,747</b>	<b>45.5%</b>
	<b>Total</b>	<b>58,222</b>	<b>136,126</b>	<b>122,629</b>	<b>221,360</b>	<b>178,375</b>	<b>55,747</b>	<b>45.5%</b>

FY24/25 Budget Notes:

City of Homer  
FY24/25 Operating Budget

<b>FUND 100 - GENERAL FUND</b>									
<b>FIRE</b>	<b>COMBINED EXPENDITURES</b>								
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>		
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>		
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	281,397	563,327	669,724	781,627	806,444	136,720	20.4%	
5102	Fringe Benefits	158,164	346,780	381,065	464,145	479,258	98,193	25.8%	
5103	Part-time Wages	21,522	76,333	126,235	55,049	55,049	(71,186)	-56.4%	
5104	Part-time Benefits	2,474	9,018	17,155	6,845	6,845	(10,311)	-60.1%	
5105	Overtime	24,570	49,187	42,964	42,964	42,964	-	0.0%	
5107	Part-time Overtime	-	2,024	3,701	3,701	3,701	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	25,770	48,494	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>513,896</b>	<b>1,095,163</b>	<b>1,240,845</b>	<b>1,354,331</b>	<b>1,394,260</b>	<b>153,415</b>	<b>12.4%</b>	
<b>Maintenance and Operations</b>									
5201	Office Supplies	282	2,635	3,500	3,500	3,500	-	0.0%	
5202	Operating Supplies	10,446	30,604	30,500	43,600	43,260	12,760	41.8%	
5203	Fuel and Lube	5,957	18,817	15,000	15,000	15,000	-	0.0%	
5206	Food and Staples	2,130	5,062	5,000	5,000	5,000	-	0.0%	
5207	Vehicle and Boat Maintenance	12,168	(375)	13,000	13,500	14,000	1,000	7.7%	
5208	Equipment Maintenance	195	1,735	8,000	19,000	21,000	13,000	162.5%	
5209	Building & Grounds Maintenance	7,168	10,446	9,000	12,000	12,000	3,000	33.3%	
5210	Professional Services	9,705	35,656	58,000	113,250	114,250	56,250	97.0%	
5214	Rents & Leases	906	4,216	7,000	5,000	5,500	(1,500)	-21.4%	
5215	Communications	6,294	28,454	20,000	22,000	24,000	4,000	20.0%	
5216	Freight and Postage	317	445	800	800	800	-	0.0%	
5217	Electricity	8,645	15,183	30,648	16,701	18,371	(12,276)	-40.1%	
5218	Water	695	1,591	2,013	1,750	1,925	(88)	-4.4%	
5219	Sewer	694	1,677	1,851	1,845	2,030	178	9.6%	
5220	Refuse and Disposal	452	911	1,500	1,500	1,500	-	0.0%	
5221	Property Insurance	1,787	6,544	7,198	10,148	11,162	3,964	55.1%	
5222	Auto Insurance	6,513	14,642	16,105	15,730	17,303	1,198	7.4%	
5223	Liability Insurance	909	1,853	3,234	2,475	2,722	(512)	-15.8%	
5227	Advertising	-	1,052	500	500	500	-	0.0%	
5228	Books	-	700	500	-	-	(500)	-100.0%	
5231	Tools and Equipment	7,888	24,417	27,000	47,895	47,895	20,895	77.4%	
5233	Computer Related Items	64	3,428	5,000	5,000	5,000	-	0.0%	
5235	Membership Dues	862	1,245	3,500	3,500	3,500	-	0.0%	
5236	Transportation	249	6,020	6,000	-	-	(6,000)	-100.0%	
5237	Subsistence	146	4,337	5,500	-	-	(5,500)	-100.0%	
5244	Snow Removal	4,200	7,870	-	-	-	-	0.0%	
5280	Volunteer Incentives	9,864	23,918	35,000	35,000	35,000	-	0.0%	
5601	Uniform	3,299	7,038	6,500	34,500	34,500	28,000	430.8%	
5602	Safety Equipment	8,524	19,108	21,000	27,000	29,000	8,000	38.1%	
5603	Employee Training	5,862	28,615	33,500	69,100	72,360	38,860	116.0%	
5604	Public Education	524	2,087	2,250	2,750	2,750	500	22.2%	
5635	Software	-	734	-	-	-	-	0.0%	
	<b>Total Maintenance and Operations</b>	<b>116,747</b>	<b>310,665</b>	<b>378,599</b>	<b>528,044</b>	<b>543,829</b>	<b>165,230</b>	<b>43.6%</b>	
	<b>Total</b>	<b>630,643</b>	<b>1,405,827</b>	<b>1,619,444</b>	<b>1,882,375</b>	<b>1,938,089</b>	<b>318,645</b>	<b>19.7%</b>	

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0150 - FIRE ADMINISTRATION								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	75,907	156,408	239,187	230,830	237,658	(1,528)	-0.6%
5102	Fringe Benefits	49,357	109,427	134,977	134,084	137,880	2,903	2.2%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	12,973	22,213	14,070	14,070	14,070	-	0.0%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	7,486	14,173	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>145,722</b>	<b>302,222</b>	<b>388,234</b>	<b>378,984</b>	<b>389,608</b>	<b>1,374</b>	<b>0.4%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	282	2,635	3,500	3,500	3,500	-	0.0%
5202	Operating Supplies	809	7,497	4,500	5,000	5,500	1,000	22.2%
5203	Fuel and Lube	5,957	18,817	15,000	15,000	15,000	-	0.0%
5206	Food and Staples	2,130	5,062	5,000	5,000	5,000	-	0.0%
5207	Vehicle and Boat Maintenance	1,060	3,967	2,000	2,500	3,000	1,000	50.0%
5208	Equipment Maintenance	26	135	5,000	9,500	10,500	5,500	110.0%
5209	Building & Grounds Maintenance	7,168	10,446	9,000	12,000	12,000	3,000	33.3%
5210	Professional Services	9,705	27,761	31,000	103,750	103,750	72,750	234.7%
5214	Rents & Leases	906	4,216	7,000	5,000	5,500	(1,500)	-21.4%
5215	Communications	6,294	28,454	20,000	22,000	24,000	4,000	20.0%
5216	Freight and Postage	317	445	800	800	800	-	0.0%
5217	Electricity	8,645	15,183	30,648	16,701	18,371	(12,276)	-40.1%
5218	Water	695	1,591	2,013	1,750	1,925	(88)	-4.4%
5219	Sewer	694	1,677	1,851	1,845	2,030	178	9.6%
5220	Refuse and Disposal	452	911	1,500	1,500	1,500	-	0.0%
5221	Property Insurance	1,787	6,544	7,198	10,148	11,162	3,964	55.1%
5222	Auto Insurance	6,513	14,642	16,105	15,730	17,303	1,198	7.4%
5223	Liability Insurance	909	1,853	3,234	2,475	2,722	(512)	-15.8%
5227	Advertising	-	1,052	500	500	500	-	0.0%
5228	Books	-	700	500	-	-	(500)	-100.0%
5231	Tools and Equipment	2,510	8,676	10,000	10,000	10,000	-	0.0%
5233	Computer Related Items	64	3,428	5,000	5,000	5,000	-	0.0%
5235	Membership Dues	362	170	1,250	1,250	1,250	-	0.0%
5236	Transportation	249	5,891	6,000	-	-	(6,000)	-100.0%
5237	Subsistence	146	4,337	5,500	-	-	(5,500)	-100.0%
5244	Snow Removal	4,200	7,870	-	-	-	-	0.0%
5280	Volunteer Incentives	9,864	23,918	35,000	35,000	35,000	-	0.0%
5601	Uniform	1,172	5,521	4,000	34,500	34,500	30,500	762.5%
5602	Safety Equipment	661	-	-	-	-	-	0.0%
5603	Employee Training	25	1,950	3,500	21,500	23,000	19,500	557.1%
5604	Public Education	47	750	750	750	750	-	0.0%
5635	Software	-	734	-	-	-	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>73,651</b>	<b>216,832</b>	<b>237,349</b>	<b>342,699</b>	<b>353,564</b>	<b>116,215</b>	<b>49.0%</b>
	<b>Total</b>	<b>219,373</b>	<b>519,053</b>	<b>625,583</b>	<b>721,683</b>	<b>743,172</b>	<b>117,589</b>	<b>18.8%</b>

FY24/25 Budget Notes:  
5210 - firefighter physicals  
5217 - budget in line with actuals  
5236/5237/5603 - combined all travel expenses connected with employee training into one account code to be consistent with budget account descriptions  
5601 - bunker gear



City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0151 - FIRE SERVICES								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	96,281	190,739	217,429	275,399	284,393	66,963	30.8%
5102	Fringe Benefits	51,947	113,100	123,769	165,031	170,689	46,920	37.9%
5103	Part-time Wages	4,196	38,166	63,118	27,524	27,524	(35,593)	-56.4%
5104	Part-time Benefits	492	4,509	8,578	3,422	3,422	(5,155)	-60.1%
5105	Overtime	4,818	9,975	14,447	14,447	14,447	-	0.0%
5107	Part-time Overtime	-	1,012	1,850	1,850	1,850	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	8,515	15,788	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>166,249</b>	<b>373,289</b>	<b>429,191</b>	<b>487,674</b>	<b>502,326</b>	<b>73,135</b>	<b>17.0%</b>
<b>Maintenance and Operations</b>								
5202	Operating Supplies	3,287	5,024	5,000	5,000	5,000	-	0.0%
5207	Vehicle and Boat Maintenance	11,107	(4,342)	11,000	11,000	11,000	-	0.0%
5208	Equipment Maintenance	169	1,600	3,000	9,500	10,500	7,500	250.0%
5210	Professional Services	-	4,122	22,000	5,000	6,000	(16,000)	-72.7%
5231	Tools and Equipment	3,411	10,417	12,000	30,395	30,395	18,395	153.3%
5235	Membership Dues	500	1,075	2,000	2,000	2,000	-	0.0%
5236	Transportation	-	-	-	-	-	-	0.0%
5237	Subsistence	-	-	-	-	-	-	0.0%
5601	Uniform	1,171	1,389	2,500	-	-	(2,500)	-100.0%
5602	Safety Equipment	7,643	17,443	18,000	24,000	26,000	8,000	44.4%
5603	Employee Training	1,683	11,225	14,000	30,000	30,000	16,000	114.3%
5604	Public Education	425	1,000	1,000	1,000	1,000	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>29,397</b>	<b>48,953</b>	<b>90,500</b>	<b>117,895</b>	<b>121,895</b>	<b>31,395</b>	<b>34.7%</b>
	<b>Total</b>	<b>195,646</b>	<b>422,242</b>	<b>519,691</b>	<b>605,569</b>	<b>624,221</b>	<b>104,530</b>	<b>20.1%</b>

FY24/25 Budget Notes:  
5101/5102/5103/5104 - two full time positions added; reduction in part time hours  
5207 - help support an extremely aged fleet stay in service  
5208 - increased to cover equipment calibration previously not budgeted for (air compressor, fit test machine, pump test equipment)  
5206 - increase needed to replace aging fire hose  
5210 - medical director costs moved to Fire Administration budget  
5601 - uniforms moved to Fire Administration budget  
5602 - significant cost increase due to inflation and the need to replace aged gear no longer in compliance  
5603 - increased due to new employees and increased service needs

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0152 - EMS SERVICES								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	109,209	216,180	213,108	275,399	284,393	71,285	33.5%
5102	Fringe Benefits	56,860	124,253	122,320	165,031	170,689	48,370	39.5%
5103	Part-time Wages	17,326	38,166	63,118	27,524	27,524	(35,593)	-56.4%
5104	Part-time Benefits	1,982	4,509	8,578	3,422	3,422	(5,155)	-60.1%
5105	Overtime	6,779	17,000	14,447	14,447	14,447	-	0.0%
5107	Part-time Overtime	-	1,012	1,850	1,850	1,850	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	9,769	18,533	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>201,924</b>	<b>419,652</b>	<b>423,420</b>	<b>487,674</b>	<b>502,326</b>	<b>78,906</b>	<b>18.6%</b>
<b>Maintenance and Operations</b>								
5202	Operating Supplies	6,350	18,083	21,000	33,600	32,760	11,760	56.0%
5210	Professional Services	-	3,774	5,000	4,500	4,500	(500)	-10.0%
5231	Tools and Equipment	1,967	5,325	5,000	7,500	7,500	2,500	50.0%
5235	Membership Dues	-	-	250	250	250	-	0.0%
5236	Transportation	-	129	-	-	-	-	0.0%
5237	Subsistence	-	-	-	-	-	-	0.0%
5601	Uniform	956	127	-	-	-	-	0.0%
5602	Safety Equipment	220	1,665	3,000	3,000	3,000	-	0.0%
5603	Employee Training	4,154	15,440	16,000	17,600	19,360	3,360	21.0%
5604	Public Education	52	337	500	1,000	1,000	500	100.0%
	<b>Total Maintenance and Operations</b>	<b>13,699</b>	<b>44,880</b>	<b>50,750</b>	<b>67,450</b>	<b>68,370</b>	<b>17,620</b>	<b>34.7%</b>
	<b>Total</b>	<b>215,624</b>	<b>464,532</b>	<b>474,170</b>	<b>555,124</b>	<b>570,696</b>	<b>96,526</b>	<b>20.4%</b>

FY24/25 Budget Notes:  
5101/5102/5103/5104 - two full time positions added; reduction in part time hours  
5202 - cost of medical supplies and shipping increase  
5210 - medical director costs moved to Fire Administration budget  
5231 - cost of medical equipment and shipping  
5603 - cost of instructor anticipated increase, training needs w/extra employees for mandatory classes  
5604 - increased education opportunities at HHS, Safe Kids Fair, annual open house

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
POLICE COMBINED EXPENDITURES								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 -	7/1/21 -	7/1/22 -	7/1/23 -	7/1/24 -	FY25 & FY23	
		6/30/21	6/30/22	6/30/23	6/30/24	6/30/25	Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	764,310	1,585,538	1,914,037	1,937,086	1,991,400	77,363	4.0%
5102	Fringe Benefits	459,120	1,060,276	1,043,587	1,066,596	1,095,352	51,766	5.0%
5103	Part-time Wages	19,345	21,681	65,026	65,090	66,271	1,245	1.9%
5104	Part-time Benefits	2,175	3,039	26,820	27,151	28,070	1,250	4.7%
5105	Overtime	176,041	434,697	264,844	264,844	264,844	-	0.0%
5107	Part-time Overtime	211	6,561	7,000	7,000	7,000	-	0.0%
5108	Unemployment Benefits	6,290	555	-	-	-	-	0.0%
5112	PERS Relief	79,201	160,661	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>1,506,692</b>	<b>3,273,008</b>	<b>3,321,313</b>	<b>3,367,768</b>	<b>3,452,937</b>	<b>131,624</b>	<b>4.0%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	2,614	3,036	7,750	7,750	7,750	-	0.0%
5202	Operating Supplies	7,040	13,071	20,500	20,500	20,500	-	0.0%
5203	Fuel and Lube	31,993	76,938	55,700	55,700	55,700	-	0.0%
5205	Ammunition	18,215	18,116	20,000	20,000	20,000	-	0.0%
5206	Food and Staples	7,975	27,016	21,000	21,000	21,000	-	0.0%
5207	Vehicle and Boat Maintenance	3,883	4,448	5,500	6,500	6,500	1,000	18.2%
5208	Equipment Maintenance	2,515	2,716	7,750	7,750	7,750	-	0.0%
5209	Building & Grounds Maintenance	4,194	8,049	12,000	13,000	14,000	2,000	16.7%
5210	Professional Services	108,529	226,607	240,457	346,000	346,000	105,543	43.9%
5214	Rents & Leases	6,769	17,296	15,500	16,350	17,285	1,785	11.5%
5215	Communications	23,197	64,148	43,600	46,600	48,600	5,000	11.5%
5216	Freight and Postage	1,208	2,460	1,600	2,650	2,650	1,050	65.6%
5217	Electricity	28,665	50,221	59,713	55,244	60,768	1,055	1.8%
5218	Water	831	1,693	2,625	1,862	2,048	(576)	-22.0%
5219	Sewer	762	1,589	2,415	1,748	1,922	(493)	-20.4%
5220	Refuse and Disposal	577	1,171	1,600	1,600	1,600	-	0.0%
5221	Property Insurance	1,439	5,850	6,382	8,867	9,754	3,372	52.8%
5222	Auto Insurance	5,858	12,994	14,293	14,096	15,506	1,212	8.5%
5223	Liability Insurance	42,259	80,563	91,875	105,479	116,027	24,152	26.3%
5227	Advertising	250	1,091	3,000	3,500	3,500	500	16.7%
5231	Tools and Equipment	26,507	45,110	32,500	40,000	40,000	7,500	23.1%
5233	Computer Related Items	-	225	2,000	2,000	2,000	-	0.0%
5235	Membership Dues	604	1,822	1,250	1,650	1,650	400	32.0%
5236	Transportation	1,364	9,031	5,150	-	-	(5,150)	-100.0%
5237	Subsistence	818	3,943	2,100	-	-	(2,100)	-100.0%
5242	Janitorial	-	2	1,000	1,000	1,000	-	0.0%
5244	Snow Removal	8,425	16,670	12,000	12,000	12,000	-	0.0%
5601	Uniform	8,224	24,555	19,500	21,000	21,000	1,500	7.7%
5603	Employee Training	17,225	38,758	53,000	63,750	63,750	10,750	20.3%
5625	Impound Costs	2,060	2,735	6,000	6,000	6,000	-	0.0%
5626	Jail Laundry Services	-	733	-	-	-	-	0.0%
5630	Haven House	-	14,000	14,000	14,000	14,000	-	0.0%
5635	Software	-	1,296	-	-	-	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>363,998</b>	<b>777,950</b>	<b>781,761</b>	<b>917,595</b>	<b>940,260</b>	<b>158,499</b>	<b>20.3%</b>
	<b>Total</b>	<b>1,870,691</b>	<b>4,050,958</b>	<b>4,103,074</b>	<b>4,285,363</b>	<b>4,393,197</b>	<b>290,123</b>	<b>7.1%</b>

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0160 - POLICE ADMINISTRATION								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	53,643	106,724	113,915	115,624	119,092	5,177	4.5%
5102	Fringe Benefits	14,997	33,809	33,821	40,978	41,056	7,235	21.4%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	3,216	6,580	2,256	2,256	2,256	-	0.0%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	4,789	9,004	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>76,645</b>	<b>156,118</b>	<b>149,991</b>	<b>158,857</b>	<b>162,404</b>	<b>12,412</b>	<b>8.3%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	1,011	1,253	1,000	1,000	1,000	-	0.0%
5202	Operating Supplies	2,070	3,492	8,000	8,000	8,000	-	0.0%
5203	Fuel and Lube	23,031	63,623	42,500	42,500	42,500	-	0.0%
5205	Ammunition	18,215	18,116	20,000	20,000	20,000	-	0.0%
5206	Food and Staples	275	471	1,000	1,000	1,000	-	0.0%
5207	Vehicle and Boat Maintenance	3,883	4,448	4,000	5,000	5,000	1,000	25.0%
5208	Equipment Maintenance	2,515	2,716	6,000	6,000	6,000	-	0.0%
5209	Building & Grounds Maintenance	4,194	5,144	4,000	5,000	6,000	2,000	50.0%
5210	Professional Services	4,550	10,758	16,000	16,000	16,000	-	0.0%
5214	Rents & Leases	5,304	12,676	8,500	9,350	10,285	1,785	21.0%
5215	Communications	23,082	59,445	43,000	46,000	48,000	5,000	11.6%
5216	Freight and Postage	78	626	350	350	350	-	0.0%
5217	Electricity	24,128	30,094	39,609	33,103	36,414	(3,196)	-8.1%
5218	Water	482	941	1,559	1,035	1,138	(421)	-27.0%
5219	Sewer	458	898	1,460	988	1,087	(374)	-25.6%
5220	Refuse and Disposal	432	863	1,000	1,000	1,000	-	0.0%
5221	Property Insurance	972	4,794	5,273	7,130	7,843	2,570	48.7%
5222	Auto Insurance	5,858	12,994	14,293	14,096	15,506	1,212	8.5%
5223	Liability Insurance	9,605	18,351	23,260	23,763	26,139	2,879	12.4%
5227	Advertising	250	1,091	3,000	3,500	3,500	500	16.7%
5231	Tools and Equipment	19,487	27,520	13,500	17,000	17,000	3,500	25.9%
5233	Computer Related Items	-	-	2,000	2,000	2,000	-	0.0%
5235	Membership Dues	604	1,822	1,000	1,400	1,400	400	40.0%
5236	Transportation	1,269	7,093	2,000	-	-	(2,000)	-100.0%
5237	Subsistence	818	3,943	1,000	-	-	(1,000)	-100.0%
5242	Janitorial	-	2	1,000	1,000	1,000	-	0.0%
5244	Snow Removal	8,425	16,670	12,000	12,000	12,000	-	0.0%
5601	Uniform	6,717	18,986	6,500	8,000	8,000	1,500	23.1%
5603	Employee Training	15,269	34,239	39,000	45,600	45,600	6,600	16.9%
5625	Impound Costs	2,060	2,735	6,000	6,000	6,000	-	0.0%
5630	Haven House	-	14,000	14,000	14,000	14,000	-	0.0%
5635	Software	-	1,296	-	-	-	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>185,042</b>	<b>381,098</b>	<b>341,805</b>	<b>351,815</b>	<b>363,761</b>	<b>21,957</b>	<b>6.4%</b>
	<b>Total</b>	<b>261,687</b>	<b>537,216</b>	<b>491,796</b>	<b>510,672</b>	<b>526,165</b>	<b>34,369</b>	<b>7.0%</b>

FY24/25 Budget Notes:  
 5227/5231/5601 - increases are due to inflation and the rising costs of goods and services  
 5236/5237/5603 - travel costs increasing; combined all travel expenses connected with employee training into one account code to be consistent with budget account descriptions

City of Homer  
FY24/25 Operating Budget

<b>FUND 100 - GENERAL FUND</b>									
<b>DEPT 0161 - DISPATCH</b>									
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>		
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>		
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	181,271	323,451	405,407	383,626	397,569	(7,838)	-1.9%	
5102	Fringe Benefits	101,892	223,212	238,466	231,703	239,919	1,452	0.6%	
5103	Part-time Wages	-	-	-	-	-	-	0.0%	
5104	Part-time Benefits	-	-	-	-	-	-	0.0%	
5105	Overtime	20,114	56,721	42,446	42,446	42,446	-	0.0%	
5107	Part-time Overtime	-	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	16,962	30,375	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>320,238</b>	<b>633,759</b>	<b>686,319</b>	<b>657,775</b>	<b>679,934</b>	<b>(6,386)</b>	<b>-0.9%</b>	
<b>Maintenance and Operations</b>									
5201	Office Supplies	1,025	1,052	5,250	5,250	5,250	-	0.0%	
5202	Operating Supplies	104	369	2,500	2,500	2,500	-	0.0%	
5208	Equipment Maintenance	-	-	-	-	-	-	0.0%	
5210	Professional Services	40	969	750	14,000	14,000	13,250	1766.7%	
5214	Rents & Leases	1,465	4,620	7,000	7,000	7,000	-	0.0%	
5215	Communications	-	4,404	-	-	-	-	0.0%	
5216	Freight and Postage	1,131	1,276	1,000	2,000	2,000	1,000	100.0%	
5231	Tools and Equipment	1,699	4,643	4,000	7,000	7,000	3,000	75.0%	
5233	Computer Related Items	-	225	-	-	-	-	0.0%	
5235	Membership Dues	-	-	250	250	250	-	0.0%	
5236	Transportation	-	-	750	-	-	(750)	-100.0%	
5237	Subsistence	-	-	-	-	-	-	0.0%	
5601	Uniform	682	3,265	3,000	3,000	3,000	-	0.0%	
5603	Employee Training	1,522	4,519	11,000	11,750	11,750	750	6.8%	
	<b>Total Maintenance and Operations</b>	<b>7,667</b>	<b>25,342</b>	<b>35,500</b>	<b>52,750</b>	<b>52,750</b>	<b>17,250</b>	<b>48.6%</b>	
	<b>Total</b>	<b>327,905</b>	<b>659,100</b>	<b>721,819</b>	<b>710,525</b>	<b>732,684</b>	<b>10,864</b>	<b>1.5%</b>	

FY24/25 Budget Notes:

5231 - purchase new chairs and a shelving unit for dispatch

5216 - increased costs in shipping and postage

5210 - CAD annual licensing and maintenance, currently estimated at \$13,341.30

5236/5237/5603 - combined all travel expenses connected with employee training into one account code to be consistent with budget account descriptions

City of Homer  
FY24/25 Operating Budget

<b>FUND 100 - GENERAL FUND</b>									
<b>DEPT 0162 - INVESTIGATION</b>									
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between		
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget		
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	17,667	104,726	117,117	123,182	126,882	9,765	8.3%	
5102	Fringe Benefits	17,137	95,868	62,313	64,979	66,928	4,616	7.4%	
5103	Part-time Wages	-	-	-	-	-	-	0.0%	
5104	Part-time Benefits	-	-	-	-	-	-	0.0%	
5105	Overtime	8,948	40,803	17,332	17,332	17,332	-	0.0%	
5107	Part-time Overtime	-	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	6,290	555	-	-	-	-	0.0%	
5112	PERS Relief	2,242	11,559	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>52,283</b>	<b>253,511</b>	<b>196,761</b>	<b>205,492</b>	<b>211,142</b>	<b>14,381</b>	<b>7.3%</b>	
<b>Maintenance and Operations</b>									
5202	Operating Supplies	2,810	2,006	6,000	6,000	6,000	-	0.0%	
5210	Professional Services	3,771	13,353	13,000	14,000	14,000	1,000	7.7%	
5215	Communications	-	-	-	-	-	-	0.0%	
5231	Tools and Equipment	5,115	6,822	7,000	8,000	8,000	1,000	14.3%	
5236	Transportation	95	522	1,500	-	-	(1,500)	-100.0%	
5237	Subsistence	-	-	600	-	-	(600)	-100.0%	
	<b>Total Maintenance and Operations</b>	<b>11,791</b>	<b>22,703</b>	<b>28,100</b>	<b>28,000</b>	<b>28,000</b>	<b>(100)</b>	<b>-0.4%</b>	
	<b>Total</b>	<b>64,074</b>	<b>276,214</b>	<b>224,861</b>	<b>233,492</b>	<b>239,142</b>	<b>14,281</b>	<b>6.4%</b>	

FY24/25 Budget Notes:  
5210 - reflects the increases in outside evidence lab processing fees and other increasing costs for major criminal investigations  
5231 - reflects the increasing costs of goods and inflationary trends

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0163 - PATROL								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	347,901	729,335	923,306	967,146	989,565	66,259	7.2%
5102	Fringe Benefits	224,309	479,171	507,673	527,300	540,390	32,717	6.4%
5103	Part-time Wages	6,409	20,841	-	-	-	-	0.0%
5104	Part-time Benefits	706	2,932	-	-	-	-	0.0%
5105	Overtime	113,637	251,825	154,880	154,880	154,880	-	0.0%
5107	Part-time Overtime	-	6,420	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	38,873	77,919	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>731,834</b>	<b>1,568,443</b>	<b>1,585,859</b>	<b>1,649,326</b>	<b>1,684,835</b>	<b>98,976</b>	<b>6.2%</b>
<b>Maintenance and Operations</b>								
5202	Operating Supplies	-	-	-	-	-	-	0.0%
5210	Professional Services	-	-	-	-	-	-	0.0%
5236	Transportation	-	1,416	-	-	-	-	0.0%
5601	Uniform	269	-	7,500	7,500	7,500	-	0.0%
5603	Employee Training	350	-	-	-	-	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>619</b>	<b>1,416</b>	<b>7,500</b>	<b>7,500</b>	<b>7,500</b>	<b>-</b>	<b>0.0%</b>
	<b>Total</b>	<b>732,453</b>	<b>1,569,859</b>	<b>1,593,359</b>	<b>1,656,826</b>	<b>1,692,335</b>	<b>98,976</b>	<b>6.2%</b>

FY24/25 Budget Notes:  
5101/5102 - several officers achieving various certifications and longevity pay

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0164 - JAIL								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	163,828	321,302	354,292	347,509	358,292	4,000	1.1%
5102	Fringe Benefits	100,786	228,215	201,314	201,636	207,060	5,746	2.9%
5103	Part-time Wages	12,936	840	65,026	65,090	66,271	1,245	1.9%
5104	Part-time Benefits	1,469	107	26,820	27,151	28,070	1,250	4.7%
5105	Overtime	30,127	78,768	47,931	47,931	47,931	-	0.0%
5107	Part-time Overtime	211	141	7,000	7,000	7,000	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	16,336	31,805	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>325,692</b>	<b>661,177</b>	<b>702,382</b>	<b>696,317</b>	<b>714,623</b>	<b>12,241</b>	<b>1.7%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	577	731	1,500	1,500	1,500	-	0.0%
5202	Operating Supplies	2,057	7,204	3,500	3,500	3,500	-	0.0%
5203	Fuel and Lube	667	1,375	2,000	2,000	2,000	-	0.0%
5206	Food and Staples	7,699	26,544	20,000	20,000	20,000	-	0.0%
5207	Vehicle and Boat Maintenance	-	-	1,500	1,500	1,500	-	0.0%
5208	Equipment Maintenance	-	-	750	750	750	-	0.0%
5209	Building & Grounds Maintenance	-	2,905	5,000	5,000	5,000	-	0.0%
5210	Professional Services	2,250	750	2,000	2,000	2,000	-	0.0%
5215	Communications	-	-	-	-	-	-	0.0%
5216	Freight and Postage	-	558	250	300	300	50	20.0%
5217	Electricity	825	12,583	9,933	13,841	15,225	5,292	53.3%
5218	Water	121	235	278	259	285	6	2.2%
5219	Sewer	115	224	270	247	272	2	0.7%
5223	Liability Insurance	32,484	61,892	68,081	81,351	89,487	21,405	31.4%
5231	Tools and Equipment	206	6,125	8,000	8,000	8,000	-	0.0%
5236	Transportation	-	-	900	-	-	(900)	-100.0%
5237	Subsistence	-	-	500	-	-	(500)	-100.0%
5601	Uniform	555	2,303	2,500	2,500	2,500	-	0.0%
5603	Employee Training	84	-	3,000	6,400	6,400	3,400	113.3%
5626	Jail Laundry Services	-	733	-	-	-	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>47,640</b>	<b>124,163</b>	<b>129,963</b>	<b>149,148</b>	<b>158,718</b>	<b>28,756</b>	<b>22.1%</b>
	<b>Total</b>	<b>373,333</b>	<b>785,340</b>	<b>832,345</b>	<b>845,465</b>	<b>873,341</b>	<b>40,996</b>	<b>4.9%</b>

FY24/25 Budget Notes:  
 5216 - due to increasing costs for shipping and postage  
 5236/5237/5603 - increased training; combined all travel expenses connected with employee training into one account code to be consistent with budget account descriptions



City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0165 - ANIMAL CONTROL								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	-	-	-	-	-	-	0.0%
5102	Fringe Benefits	-	-	-	-	-	-	0.0%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	-	-	-	-	-	-	0.0%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	-	-	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	-	-	-	-	-	-	<b>0.0%</b>
<b>Maintenance and Operations</b>								
5202	Operating Supplies	-	-	500	500	500	-	0.0%
5203	Fuel and Lube	8,294	11,940	11,200	11,200	11,200	-	0.0%
5206	Food and Staples	-	-	-	-	-	-	0.0%
5208	Equipment Maintenance	-	-	1,000	1,000	1,000	-	0.0%
5209	Building & Grounds Maintenance	-	-	3,000	3,000	3,000	-	0.0%
5210	Professional Services	97,919	200,777	208,707	300,000	300,000	91,293	43.7%
5215	Communications	116	299	600	600	600	-	0.0%
5217	Electricity	3,712	7,545	10,171	8,299	9,129	(1,042)	-10.2%
5218	Water	228	517	788	569	625	(162)	-20.6%
5219	Sewer	189	466	685	513	564	(121)	-17.7%
5220	Refuse and Disposal	145	307	600	600	600	-	0.0%
5221	Property Insurance	467	1,056	1,109	1,737	1,911	802	72.3%
5223	Liability Insurance	170	321	534	365	402	(133)	-24.9%
5244	Snow Removal	-	-	-	-	-	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>111,239</b>	<b>223,229</b>	<b>238,894</b>	<b>328,382</b>	<b>329,531</b>	<b>90,637</b>	<b>37.9%</b>
	<b>Total</b>	<b>111,239</b>	<b>223,229</b>	<b>238,894</b>	<b>328,382</b>	<b>329,531</b>	<b>90,637</b>	<b>37.9%</b>

FY24/25 Budget Notes:  
5210 - contract for animal shelter operations expires at the end of CY23

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
PUBLIC WORKS COMBINED EXPENDITURES								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 -	7/1/21 -	7/1/22 -	7/1/23 -	7/1/24 -	FY25 & FY23	
		6/30/21	6/30/22	6/30/23	6/30/24	6/30/25	Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	452,144	827,860	1,022,153	1,024,561	1,056,372	34,219	3.3%
5102	Fringe Benefits	262,982	571,902	643,294	646,389	667,647	24,353	3.8%
5103	Part-time Wages	62,303	116,580	162,103	81,431	81,431	(80,672)	-49.8%
5104	Part-time Benefits	7,358	13,500	18,835	9,785	9,785	(9,050)	-48.0%
5105	Overtime	22,752	58,480	46,995	50,041	50,041	3,046	6.5%
5107	Part-time Overtime	2,046	3,572	1,804	4,466	4,466	2,662	147.5%
5108	Unemployment Benefits	3,634	7,082	-	-	-	-	0.0%
5112	PERS Relief	39,995	70,440	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>853,213</b>	<b>1,669,415</b>	<b>1,895,183</b>	<b>1,816,673</b>	<b>1,869,741</b>	<b>(25,442)</b>	<b>-1.3%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	1,694	4,052	4,950	4,950	4,950	-	0.0%
5202	Operating Supplies	59,017	153,135	199,200	299,900	300,000	100,800	50.6%
5203	Fuel and Lube	45,977	131,845	122,000	132,000	132,000	10,000	8.2%
5204	Chemicals	109,009	153,864	187,600	222,600	222,600	35,000	18.7%
5207	Vehicle and Boat Maintenance	88,442	256,161	255,700	275,000	275,000	19,300	7.5%
5208	Equipment Maintenance	1,409	17,903	9,000	13,000	13,000	4,000	44.4%
5209	Building & Grounds Maintenance	22,646	47,565	60,607	60,607	60,607	-	0.0%
5210	Professional Services	62,771	186,415	249,500	229,500	229,500	(20,000)	-8.0%
5213	Survey and Appraisal	1,232	(2)	3,000	3,000	3,000	-	0.0%
5214	Rents & Leases	9,142	47,589	57,000	95,000	95,000	38,000	66.7%
5215	Communications	4,841	13,776	19,640	20,640	20,640	1,000	5.1%
5216	Freight and Postage	68	72	1,000	1,000	1,000	-	0.0%
5217	Electricity	64,376	79,928	86,976	87,921	96,713	9,737	11.2%
5218	Water	3,727	10,549	17,325	11,604	12,765	(4,561)	-26.3%
5219	Sewer	5,595	17,617	22,510	19,379	21,317	(1,193)	-5.3%
5220	Refuse and Disposal	2,743	4,948	5,850	5,850	5,850	-	0.0%
5221	Property Insurance	1,920	5,014	5,515	7,795	8,574	3,059	55.5%
5222	Auto Insurance	5,718	13,171	12,477	15,832	17,415	4,938	39.6%
5223	Liability Insurance	2,130	11,342	14,875	5,236	5,759	(9,116)	-61.3%
5227	Advertising	-	2,502	2,150	3,250	3,250	1,100	51.2%
5231	Tools and Equipment	16,887	29,250	36,450	31,350	31,350	(5,100)	-14.0%
5233	Computer Related Items	-	7,598	3,000	3,000	3,000	-	0.0%
5234	Record and Permits	-	-	-	-	-	-	0.0%
5235	Membership Dues	600	2,531	1,400	1,400	1,400	-	0.0%
5236	Transportation	-	727	900	-	-	(900)	-100.0%
5237	Subsistence	139	339	300	-	-	(300)	-100.0%
5238	Printing and Binding	740	74	750	750	750	-	0.0%
5251	Pioneer Beautification	2,362	1,613	1,500	1,500	1,500	-	0.0%
5252	Credit Card Expenses	216	1,360	8,150	-	-	(8,150)	-100.0%
5282	City Hall Building Maintenance	5,666	34,001	10,000	10,000	10,000	-	0.0%
5283	Library Building Maintenance	6,399	3,081	18,000	25,000	25,000	7,000	38.9%
5284	Police Building Maintenance	831	10,514	10,500	10,500	10,500	-	0.0%
5285	Fire Building Maintenance	191	4,876	5,000	5,000	5,000	-	0.0%
5286	Old School Building Maintenance	840	89	3,000	-	-	(3,000)	-100.0%
5287	Animal Control Building Maintenance	1,897	2,349	2,500	2,500	2,500	-	0.0%
5288	Old Police Building Maintenance	-	3,630	3,500	-	-	(3,500)	-100.0%
5292	City Hall Motor Pool	203	150	700	700	700	-	0.0%
5293	Police Motor Pool	21,135	20,701	20,000	20,000	20,000	-	0.0%
5294	Fire Motor Pool	5,379	14,171	25,000	18,000	18,000	(7,000)	-28.0%
5601	Uniform	4,212	8,829	11,400	11,400	11,400	-	0.0%
5602	Safety Equipment	2,243	10,511	10,200	10,950	10,950	750	7.4%
5603	Employee Training	2,695	6,646	18,500	27,700	23,700	5,200	28.1%
5604	Public Education	-	-	-	-	-	-	0.0%
5614	Car Allowance	984	1,929	1,900	3,800	3,800	1,900	100.0%
5815	Parks & Recreation Board	-	325	1,500	-	-	(1,500)	-100.0%
	<b>Total Maintenance and Operations</b>	<b>566,078</b>	<b>1,322,741</b>	<b>1,531,026</b>	<b>1,697,613</b>	<b>1,708,490</b>	<b>177,464</b>	<b>11.6%</b>
	<b>Total</b>	<b>1,419,291</b>	<b>2,992,156</b>	<b>3,426,209</b>	<b>3,514,286</b>	<b>3,578,231</b>	<b>152,021</b>	<b>4.4%</b>

City of Homer  
FY24/25 Operating Budget

<b>FUND 100 - GENERAL FUND</b>								
<b>DEPT 0170 - PUBLIC WORKS ADMINISTRATION</b>								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	29,628	55,352	74,385	77,244	79,475	5,090	6.8%
5102	Fringe Benefits	16,590	36,650	44,046	44,972	46,499	2,453	5.6%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	40	106	1,060	1,060	1,060	-	0.0%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	370	4,810	-	-	-	-	0.0%
5112	PERS Relief	2,495	4,406	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>49,123</b>	<b>101,325</b>	<b>119,490</b>	<b>123,276</b>	<b>127,034</b>	<b>7,543</b>	<b>6.3%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	1,110	2,136	3,200	3,200	3,200	-	0.0%
5202	Operating Supplies	1,864	4,543	4,400	5,400	5,500	1,100	25.0%
5207	Vehicle and Boat Maintenance	3,110	100	5,700	-	-	(5,700)	-100.0%
5208	Equipment Maintenance	-	467	500	-	-	(500)	-100.0%
5210	Professional Services	7,051	11,211	10,000	21,000	21,000	11,000	110.0%
5214	Rents & Leases	1,453	5,014	7,000	7,000	7,000	-	0.0%
5215	Communications	4,799	13,776	11,080	11,080	11,080	-	0.0%
5216	Freight and Postage	68	72	1,000	1,000	1,000	-	0.0%
5221	Property Insurance	1,920	5,014	5,515	7,795	8,574	3,059	55.5%
5222	Auto Insurance	5,718	13,171	12,477	15,832	17,415	4,938	39.6%
5223	Liability Insurance	2,130	11,342	14,875	5,236	5,759	(9,116)	-61.3%
5227	Advertising	-	1,157	1,000	1,000	1,000	-	0.0%
5231	Tools and Equipment	2,326	-	1,100	-	-	(1,100)	-100.0%
5234	Record and Permits	-	-	-	-	-	-	0.0%
5235	Membership Dues	600	1,300	500	500	500	-	0.0%
5236	Transportation	-	727	900	-	-	(900)	-100.0%
5237	Subsistence	139	339	300	-	-	(300)	-100.0%
5602	Safety Equipment	562	1,651	2,200	2,200	2,200	-	0.0%
5603	Employee Training	1,209	1,141	2,000	7,200	3,200	1,200	60.0%
5614	Car Allowance	-	-	-	-	-	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>34,057</b>	<b>73,161</b>	<b>83,748</b>	<b>88,442</b>	<b>87,428</b>	<b>3,680</b>	<b>4.4%</b>
	<b>Total</b>	<b>83,181</b>	<b>174,486</b>	<b>203,238</b>	<b>211,718</b>	<b>214,462</b>	<b>11,223</b>	<b>5.5%</b>

FY24/25 Budget Notes:  
 5207/5208/5231 - consolidating expenses  
 5210 - added \$10,000/year to digitize files to comply with records retention requirements. This is a 2-year project. Also, added \$1000/year for hearing tests. and \$4000 for CPR classes, which needs to be done every 2 years  
 5236/5237/5603 - combined all travel expenses connected with employee training into one account code to be consistent with budget account descriptions

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0171 - GENERAL MAINTENANCE								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	81,127	116,258	161,879	174,342	180,134	18,255	11.3%
5102	Fringe Benefits	46,154	87,246	104,066	108,471	112,409	8,343	8.0%
5103	Part-time Wages	3,600	5,527	5,984	6,073	6,073	90	1.5%
5104	Part-time Benefits	458	695	711	733	733	22	3.0%
5105	Overtime	2,568	5,770	7,617	7,617	7,617	-	0.0%
5107	Part-time Overtime	-	-	377	377	377	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	7,049	9,696	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>140,955</b>	<b>225,191</b>	<b>280,634</b>	<b>297,614</b>	<b>307,343</b>	<b>26,709</b>	<b>9.5%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	-	143	-	-	-	-	0.0%
5202	Operating Supplies	3,935	8,784	6,300	7,000	7,000	700	11.1%
5203	Fuel and Lube	4,643	25,835	7,000	7,000	7,000	-	0.0%
5208	Equipment Maintenance	805	9,787	5,000	5,000	5,000	-	0.0%
5209	Building & Grounds Maintenance	6,368	14,504	20,607	20,607	20,607	-	0.0%
5210	Professional Services	912	22,111	12,500	20,000	20,000	7,500	60.0%
5215	Communications	-	-	1,620	1,620	1,620	-	0.0%
5217	Electricity	17,593	38,675	42,340	42,543	46,797	4,457	10.5%
5218	Water	852	1,411	2,118	1,552	1,708	(410)	-19.4%
5219	Sewer	1,003	1,662	2,155	1,828	2,011	(144)	-6.7%
5220	Refuse and Disposal	877	200	2,350	2,350	2,350	-	0.0%
5231	Tools and Equipment	3,188	7,907	5,300	5,300	5,300	-	0.0%
5282	City Hall Building Maintenance	5,666	34,001	10,000	10,000	10,000	-	0.0%
5283	Library Building Maintenance	6,399	3,081	18,000	25,000	25,000	7,000	38.9%
5284	Police Building Maintenance	831	10,514	10,500	10,500	10,500	-	0.0%
5285	Fire Building Maintenance	191	4,876	5,000	5,000	5,000	-	0.0%
5286	Old School Building Maintenance	840	89	3,000	-	-	(3,000)	-100.0%
5287	Animal Control Building Maintenance	1,897	2,349	2,500	2,500	2,500	-	0.0%
5288	Old Police Building Maintenance	-	3,630	3,500	-	-	(3,500)	-100.0%
5602	Safety Equipment	1,289	6,449	5,000	5,000	5,000	-	0.0%
5603	Employee Training	199	446	8,000	8,000	8,000	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>57,488</b>	<b>196,454</b>	<b>172,789</b>	<b>180,800</b>	<b>185,392</b>	<b>12,603</b>	<b>7.3%</b>
	<b>Total</b>	<b>198,443</b>	<b>421,645</b>	<b>453,423</b>	<b>478,414</b>	<b>492,735</b>	<b>39,312</b>	<b>8.7%</b>

FY24/25 Budget Notes:  
5210 - repairs associated with overhead doors are increasing  
5283 - increasing needs for repairs  
5286 - Expenses related to the HERC building are coded to HERC budget  
5288 - PW no longer providing maintenance

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND									
DEPT 0172 - GRAVEL ROADS									
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between		
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget		
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	38,997	73,549	90,423	85,388	87,922	(2,501)	-2.8%	
5102	Fringe Benefits	21,351	46,450	53,112	51,947	53,471	359	0.7%	
5103	Part-time Wages	-	282	5,000	2,578	2,578	(2,422)	-48.4%	
5104	Part-time Benefits	-	33	750	293	293	(457)	-60.9%	
5105	Overtime	260	541	1,170	1,170	1,170	-	0.0%	
5107	Part-time Overtime	-	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	3,306	5,890	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>63,915</b>	<b>126,745</b>	<b>150,455</b>	<b>141,376</b>	<b>145,434</b>	<b>(5,021)</b>	<b>-3.3%</b>	
<b>Maintenance and Operations</b>									
5202	Operating Supplies	16,834	26,770	50,000	102,000	102,000	52,000	104.0%	
5204	Chemicals	56,795	79,080	94,200	111,700	111,700	17,500	18.6%	
5210	Professional Services	3,692	3,511	6,500	6,500	6,500	-	0.0%	
5214	Rents & Leases	-	-	-	19,000	19,000	19,000	0.0%	
5215	Communications	-	-	3,240	4,240	4,240	1,000	30.9%	
5227	Advertising	-	-	-	-	-	-	0.0%	
5231	Tools and Equipment	623	2,444	3,000	3,000	3,000	-	0.0%	
5603	Employee Training	-	-	1,500	1,500	1,500	-	0.0%	
	<b>Total Maintenance and Operations</b>	<b>77,944</b>	<b>111,805</b>	<b>158,440</b>	<b>247,940</b>	<b>247,940</b>	<b>89,500</b>	<b>56.5%</b>	
	<b>Total</b>	<b>141,858</b>	<b>238,549</b>	<b>308,895</b>	<b>389,316</b>	<b>393,374</b>	<b>84,479</b>	<b>27.3%</b>	

FY24/25 Budget Notes:  
5202 - added \$22,000 for 1000 cy/year of road surfacing gravel; \$30,000 for culverts  
5204 - added \$17,500 for 30% increase in calcium costs  
5214 - added \$19,000 for 1/2 cost to lease mini-excavator  
5215 - added \$1000 for new computer for Lead Operator

City of Homer  
FY24/25 Operating Budget

<b>FUND 100 - GENERAL FUND</b>									
<b>DEPT 0173 - PAVED ROADS</b>									
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>		
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>		
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	46,118	87,512	108,307	102,430	105,465	(2,842)	-2.6%	
5102	Fringe Benefits	25,530	57,537	64,107	62,773	64,585	478	0.7%	
5103	Part-time Wages	-	375	-	3,437	3,437	3,437	0.0%	
5104	Part-time Benefits	-	44	-	391	391	391	0.0%	
5105	Overtime	251	5,905	1,693	3,106	3,106	1,414	83.5%	
5107	Part-time Overtime	-	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	3,905	7,429	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>75,804</b>	<b>158,802</b>	<b>174,106</b>	<b>172,138</b>	<b>176,984</b>	<b>2,878</b>	<b>1.7%</b>	
<b>Maintenance and Operations</b>									
5202	Operating Supplies	11,123	32,331	40,000	70,000	70,000	30,000	75.0%	
5210	Professional Services	2,238	3,780	15,000	45,000	45,000	30,000	200.0%	
5214	Rents & Leases	-	-	-	19,000	19,000	19,000	0.0%	
5217	Electricity	39,700	29,094	32,227	32,003	35,203	2,977	9.2%	
5227	Advertising	-	84	750	750	750	-	0.0%	
5231	Tools and Equipment	805	1,088	3,000	3,000	3,000	-	0.0%	
	<b>Total Maintenance and Operations</b>	<b>53,865</b>	<b>66,377</b>	<b>90,977</b>	<b>169,753</b>	<b>172,953</b>	<b>81,977</b>	<b>90.1%</b>	
	<b>Total</b>	<b>129,669</b>	<b>225,179</b>	<b>265,082</b>	<b>341,891</b>	<b>349,938</b>	<b>84,855</b>	<b>32.0%</b>	

FY24/25 Budget Notes:  
5202 - increased \$30,000 for 1/2 extra culverts  
5210 - \$30,000 for additional asphalt patching/repair  
5214 - added \$19,000 for 1/2 cost to lease mini-excavator

City of Homer  
FY24/25 Operating Budget

<b>FUND 100 - GENERAL FUND</b>									
<b>DEPT 0174 - WINTER ROADS</b>									
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>		
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>		
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	53,238	101,474	126,190	119,472	123,007	(3,183)	-2.5%	
5102	Fringe Benefits	33,064	74,205	75,101	73,600	75,699	598	0.8%	
5103	Part-time Wages	-	469	-	4,296	4,296	4,296	0.0%	
5104	Part-time Benefits	-	55	-	489	489	489	0.0%	
5105	Overtime	11,582	32,711	23,175	23,175	23,175	-	0.0%	
5107	Part-time Overtime	-	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	5,459	10,681	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>103,343</b>	<b>219,595</b>	<b>224,466</b>	<b>221,032</b>	<b>226,667</b>	<b>2,200</b>	<b>1.0%</b>	
<b>Maintenance and Operations</b>									
5202	Operating Supplies	1,797	31,580	36,000	53,000	53,000	17,000	47.2%	
5204	Chemicals	52,214	74,784	93,400	110,900	110,900	17,500	18.7%	
5210	Professional Services	-	-	-	-	-	-	0.0%	
5214	Rents & Leases	7,690	42,575	50,000	50,000	50,000	-	0.0%	
5227	Advertising	-	1,022	-	-	-	-	0.0%	
5231	Tools and Equipment	139	1,911	3,750	3,750	3,750	-	0.0%	
	<b>Total Maintenance and Operations</b>	<b>61,840</b>	<b>151,872</b>	<b>183,150</b>	<b>217,650</b>	<b>217,650</b>	<b>34,500</b>	<b>18.8%</b>	
	<b>Total</b>	<b>165,184</b>	<b>371,467</b>	<b>407,616</b>	<b>438,682</b>	<b>444,317</b>	<b>36,700</b>	<b>9.0%</b>	

FY24/25 Budget Notes:  
5202 - added \$17,000 for an additional 1-1,500 CY of sand  
5204 - added \$17,500 for 30% increase in calcium costs

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0175 - PARKS								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	44,126	88,142	100,283	90,666	93,293	(6,990)	-7.0%
5102	Fringe Benefits	26,370	57,099	62,441	58,652	60,616	(1,825)	-2.9%
5103	Part-time Wages	35,975	109,927	137,195	50,913	50,913	(86,281)	-62.9%
5104	Part-time Benefits	4,094	12,672	15,774	6,174	6,174	(9,600)	-60.9%
5105	Overtime	4,002	2,394	1,520	3,152	3,152	1,632	107.4%
5107	Part-time Overtime	610	3,376	349	3,011	3,011	2,662	763.5%
5108	Unemployment Benefits	2,559	2,180	-	-	-	-	0.0%
5112	PERS Relief	4,054	7,189	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>121,791</b>	<b>282,980</b>	<b>317,561</b>	<b>212,568</b>	<b>217,159</b>	<b>(100,402)</b>	<b>-31.6%</b>
<b>Maintenance and Operations</b>								
5202	Operating Supplies	15,362	39,581	40,000	20,000	20,000	(20,000)	-50.0%
5203	Fuel and Lube	6,913	15,397	15,000	15,000	15,000	-	0.0%
5208	Equipment Maintenance	310	5,716	500	5,000	5,000	4,500	900.0%
5209	Building & Grounds Maintenance	16,278	33,061	40,000	40,000	40,000	-	0.0%
5210	Professional Services	40,164	120,960	170,000	90,000	90,000	(80,000)	-47.1%
5214	Rents & Leases	-	-	-	-	-	-	0.0%
5215	Communications	42	-	1,000	1,000	1,000	-	0.0%
5217	Electricity	7,083	12,159	12,409	13,375	14,713	2,303	18.6%
5218	Water	2,875	9,138	15,208	10,052	11,057	(4,151)	-27.3%
5219	Sewer	4,592	15,956	20,355	17,551	19,306	(1,049)	-5.2%
5220	Refuse and Disposal	1,866	4,748	3,500	3,500	3,500	-	0.0%
5227	Advertising	-	240	400	-	-	(400)	-100.0%
5231	Tools and Equipment	2,041	4,163	4,500	4,500	4,500	-	0.0%
5235	Membership Dues	-	622	500	500	500	-	0.0%
5236	Transportation	-	-	-	-	-	-	0.0%
5237	Subsistence	-	-	-	-	-	-	0.0%
5251	Pioneer Beautification	2,362	1,613	1,500	1,500	1,500	-	0.0%
5252	Credit Card Expenses	216	1,360	8,150	-	-	(8,150)	-100.0%
5601	Uniform	448	1,691	3,000	3,000	3,000	-	0.0%
5603	Employee Training	75	752	1,500	2,000	2,000	500	33.3%
5604	Public Education	-	-	-	-	-	-	0.0%
5815	Parks & Recreation Board	-	325	1,500	-	-	(1,500)	-100.0%
	<b>Total Maintenance and Operations</b>	<b>100,627</b>	<b>267,481</b>	<b>339,023</b>	<b>226,978</b>	<b>231,076</b>	<b>(107,947)</b>	<b>-31.8%</b>
	<b>Total</b>	<b>222,418</b>	<b>550,461</b>	<b>656,583</b>	<b>439,546</b>	<b>448,235</b>	<b>(208,349)</b>	<b>-31.7%</b>

FY24/25 Budget Notes:  
5101/5102/5103/5104 - 1 FTE moved to Economic Development; added Parks Coordinator (funded by reduction in seasonal hires)  
5202 - \$20,000 shifted to Janitorial budget  
5208 - added increase to address current reality of needs  
5210 - no longer using a 3rd party vendor for custodial services  
5603 - increased \$500 - ARPA converage is in Wrangell this year



City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND								
DEPT 0176 - MOTOR POOL								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	59,715	104,183	137,045	133,008	137,397	351	0.3%
5102	Fringe Benefits	33,394	70,526	82,050	81,295	84,238	2,187	2.7%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	1,586	3,347	2,838	2,838	2,838	-	0.0%
5107	Part-time Overtime	-	195	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	5,163	8,542	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>99,858</b>	<b>186,793</b>	<b>221,934</b>	<b>217,142</b>	<b>224,472</b>	<b>2,538</b>	<b>1.1%</b>
<b>Maintenance and Operations</b>								
5202	Operating Supplies	538	730	2,000	2,000	2,000	-	0.0%
5203	Fuel and Lube	34,421	90,613	100,000	110,000	110,000	10,000	10.0%
5207	Vehicle and Boat Maintenance	85,332	256,061	250,000	275,000	275,000	25,000	10.0%
5208	Equipment Maintenance	-	-	-	-	-	-	0.0%
5209	Building & Grounds Maintenance	-	-	-	-	-	-	0.0%
5210	Professional Services	1,455	866	2,000	2,000	2,000	-	0.0%
5215	Communications	-	-	1,620	1,620	1,620	-	0.0%
5231	Tools and Equipment	7,341	9,482	14,000	10,000	10,000	(4,000)	-28.6%
5236	Transportation	-	-	-	-	-	-	0.0%
5237	Subsistence	-	-	-	-	-	-	0.0%
5292	City Hall Motor Pool	203	150	700	700	700	-	0.0%
5293	Police Motor Pool	21,135	20,701	20,000	20,000	20,000	-	0.0%
5294	Fire Motor Pool	5,379	14,171	25,000	18,000	18,000	(7,000)	-28.0%
5601	Uniform	3,764	7,138	8,400	8,400	8,400	-	0.0%
5602	Safety Equipment	310	1,537	1,500	1,500	1,500	-	0.0%
5603	Employee Training	739	-	3,500	7,000	7,000	3,500	100.0%
	<b>Total Maintenance and Operations</b>	<b>160,618</b>	<b>401,448</b>	<b>428,720</b>	<b>456,220</b>	<b>456,220</b>	<b>27,500</b>	<b>6.4%</b>
	<b>Total</b>	<b>260,476</b>	<b>588,241</b>	<b>650,654</b>	<b>673,362</b>	<b>680,692</b>	<b>30,038</b>	<b>4.6%</b>

FY24/25 Budget Notes:  
5203/5207 - increased costs  
5231/5294 - decreased to bring in line with historical spending  
5236/5237/5603 - increased training

City of Homer  
FY24/25 Operating Budget

<b>FUND 100 - GENERAL FUND</b>								
<b>DEPT 0177 - ENGINEERING/INSPECTION</b>								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	42,849	92,673	109,822	114,959	118,305	8,483	7.7%
5102	Fringe Benefits	25,116	59,316	66,992	68,750	71,091	4,099	6.1%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	-	-	-	-	-	-	0.0%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	3,609	7,363	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>71,574</b>	<b>159,353</b>	<b>176,814</b>	<b>183,709</b>	<b>189,396</b>	<b>12,582</b>	<b>7.1%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	584	1,772	1,750	1,750	1,750	-	0.0%
5202	Operating Supplies	633	343	1,500	1,500	1,500	-	0.0%
5210	Professional Services	2,005	11,425	8,500	20,000	20,000	11,500	135.3%
5213	Survey and Appraisal	1,232	(2)	3,000	3,000	3,000	-	0.0%
5215	Communications	-	-	1,080	1,080	1,080	-	0.0%
5216	Freight and Postage	-	-	-	-	-	-	0.0%
5227	Advertising	-	-	-	1,500	1,500	1,500	0.0%
5231	Tools and Equipment	400	2,080	800	800	800	-	0.0%
5233	Computer Related Items	-	7,598	3,000	3,000	3,000	-	0.0%
5235	Membership Dues	-	608	400	400	400	-	0.0%
5236	Transportation	-	-	-	-	-	-	0.0%
5238	Printing and Binding	740	74	750	750	750	-	0.0%
5602	Safety Equipment	-	375	750	750	750	-	0.0%
5603	Employee Training	473	4,307	2,000	2,000	2,000	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>6,067</b>	<b>28,581</b>	<b>23,530</b>	<b>36,530</b>	<b>36,530</b>	<b>13,000</b>	<b>55.2%</b>
	<b>Total</b>	<b>77,642</b>	<b>187,934</b>	<b>200,344</b>	<b>220,239</b>	<b>225,926</b>	<b>25,582</b>	<b>12.8%</b>

FY24/25 Budget Notes:  
5210 - increase budget for prelim engineering of misc capital projects and grant support  
5227 - increase advertising budget for PSAs and ITBs

City of Homer  
FY24/25 Operating Budget

FUND 100 - GENERAL FUND									
DEPT 0178 - JANITORIAL									
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between		
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget		
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	56,347	108,718	113,820	127,052	131,375	17,555	15.4%	
5102	Fringe Benefits	35,411	82,871	91,379	95,929	99,039	7,660	8.4%	
5103	Part-time Wages	22,728	-	13,924	14,133	14,133	209	1.5%	
5104	Part-time Benefits	2,806	-	1,600	1,705	1,705	105	6.5%	
5105	Overtime	2,462	7,706	7,922	7,922	7,922	-	0.0%	
5107	Part-time Overtime	1,436	-	1,079	1,079	1,079	-	0.0%	
5108	Unemployment Benefits	705	91	-	-	-	-	0.0%	
5112	PERS Relief	4,953	9,244	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>126,849</b>	<b>208,631</b>	<b>229,723</b>	<b>247,819</b>	<b>255,253</b>	<b>25,529</b>	<b>11.1%</b>	
<b>Maintenance and Operations</b>									
5202	Operating Supplies	6,931	8,474	19,000	39,000	39,000	20,000	105.3%	
5208	Equipment Maintenance	294	1,933	3,000	3,000	3,000	-	0.0%	
5209	Building & Grounds Maintenance	-	-	-	-	-	-	0.0%	
5210	Professional Services	5,255	12,552	25,000	25,000	25,000	-	0.0%	
5231	Tools and Equipment	25	175	1,000	1,000	1,000	-	0.0%	
5236	Transportation	-	-	-	-	-	-	0.0%	
5602	Safety Equipment	83	499	750	1,500	1,500	750	100.0%	
5614	Car Allowance	984	1,929	1,900	3,800	3,800	1,900	100.0%	
	<b>Total Maintenance and Operations</b>	<b>13,572</b>	<b>25,563</b>	<b>50,650</b>	<b>73,300</b>	<b>73,300</b>	<b>22,650</b>	<b>44.7%</b>	
	<b>Total</b>	<b>140,421</b>	<b>234,194</b>	<b>280,373</b>	<b>321,119</b>	<b>328,553</b>	<b>48,179</b>	<b>17.2%</b>	

FY24/25 Budget Notes:  
5202 - shifted budget for supplies from Parks to Janitorial budget - added \$20,000  
5602/5614 - additional staff

<b>FUND 200</b>								
<b>REVENUE DETAIL BY LINE ITEM</b>								
<b>Sorted by Type</b>								
A/C Num.	Revenue Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Water Revenue</b>								
<b>Operating Revenue:</b>								
	Metered Sales	861,176	1,845,903	1,779,324	2,213,656	2,268,370	489,046	27.5%
4661	Connection Fees	10,512	19,973	16,911	17,211	17,696	785	4.6%
4662	Services & Meters	18,570	81,955	38,450	31,829	34,490	(3,960)	-10.3%
4663	In Lieu of City Sales Tax	168	424	-	-	-	-	0.0%
<b>Total Operating Revenue</b>		<b>890,257</b>	<b>1,947,830</b>	<b>1,834,685</b>	<b>2,262,697</b>	<b>2,320,556</b>	<b>485,871</b>	<b>26.5%</b>
<b>Non- Operating Revenue</b>								
4801	Interest on Investments	(836)	(24,136)	84,500	-	-	(84,500)	-100.0%
4802	Penalty & Interest (Utilities)	20	6,527	2,487	5,065	3,717	1,230	49.5%
4527	PERS Revenue	24,046	47,429	-	-	-	-	0.0%
4902	Other Revenue	-	-	-	-	-	-	0.0%
4992	Transfer from GF	45,673	91,418	91,734	103,080	105,649	13,915	15.2%
<b>Total Non-Operating Revenue</b>		<b>68,903</b>	<b>121,238</b>	<b>178,721</b>	<b>108,145</b>	<b>109,366</b>	<b>(69,355)</b>	<b>-38.8%</b>
<b>Total Water Revenue</b>		<b>959,161</b>	<b>2,069,068</b>	<b>2,013,406</b>	<b>2,370,842</b>	<b>2,429,922</b>	<b>416,516</b>	<b>20.7%</b>
<b>Total Water Revenues (W/O PERS Relief)</b>		<b>935,115</b>	<b>2,021,639</b>	<b>2,013,406</b>	<b>2,370,842</b>	<b>2,429,922</b>	<b>416,516</b>	<b>20.7%</b>
<b>Sewer Revenue</b>								
<b>Operating Revenue</b>								
	Metered Sales	797,083	1,761,570	1,731,174	1,918,789	2,060,952	329,778	19.0%
4619	Inspection Fees	-	-	-	-	-	-	0.0%
4662	Services & Meters	13,916	42,390	17,522	25,515	18,509	987	5.6%
4701	RV Dump Station	306	1,264	5,986	5,575	6,024	38	0.6%
4902	Other	-	-	-	-	-	-	0.0%
<b>Total Operating Revenue</b>		<b>811,305</b>	<b>1,805,224</b>	<b>1,754,682</b>	<b>1,949,879</b>	<b>2,085,485</b>	<b>330,804</b>	<b>18.9%</b>
<b>Non- Operating Revenue</b>								
4527	PERS Revenue	19,943	38,858	-	-	-	-	0.0%
<b>Total Non-Operating Revenue</b>		<b>19,943</b>	<b>38,858</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>
<b>Total Sewer Revenue</b>		<b>831,248</b>	<b>1,844,082</b>	<b>1,754,682</b>	<b>1,949,879</b>	<b>2,085,485</b>	<b>330,804</b>	<b>18.9%</b>
<b>Total Sewer Revenues (W/O PERS Relief)</b>		<b>811,305</b>	<b>1,805,224</b>	<b>1,754,682</b>	<b>1,949,879</b>	<b>2,085,485</b>	<b>330,804</b>	<b>18.9%</b>
Total Transfer from Fund Balance		-	-	-	-	-	-	0.0%
Total Operating Revenue		1,701,562	3,753,054	3,589,367	4,212,576	4,406,042	816,675	22.8%
Total Non-Operating Revenue		88,847	160,095	178,721	108,145	109,366	(69,355)	-38.8%
Total Water & Sewer Revenues		1,790,409	3,913,150	3,768,088	4,320,721	4,515,407	747,319	19.8%
<b>Total Water &amp; Sewer Revenues (W/O PERS Relief)</b>		<b>1,746,420</b>	<b>3,826,863</b>	<b>3,768,088</b>	<b>4,320,721</b>	<b>4,515,407</b>	<b>747,319</b>	<b>19.8%</b>

City of Homer  
FY24/25 Operating Budget

FUND 200 - UTILITY FUND								
WATER COMBINED EXPENDITURES								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	270,779	551,756	616,890	679,587	700,710	83,820	13.6%
5102	Fringe Benefits	157,719	347,235	384,043	420,384	433,854	49,811	13.0%
5103	Part-time Wages	7,404	1,118	-	4,296	4,296	4,296	0.0%
5104	Part-time Benefits	817	124	-	489	489	489	0.0%
5105	Overtime	14,004	35,815	42,662	43,573	43,573	912	2.1%
5107	Part-time Overtime	529	15	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	24,046	47,429	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>475,298</b>	<b>983,493</b>	<b>1,043,595</b>	<b>1,148,330</b>	<b>1,182,924</b>	<b>139,328</b>	<b>13.4%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	996	1,120	1,750	1,750	1,750	-	0.0%
5202	Operating Supplies	67,130	121,396	134,550	212,850	212,850	78,300	58.2%
5203	Fuel and Lube	13,169	29,508	26,600	30,600	30,600	4,000	15.0%
5204	Chemicals	67,694	136,230	150,000	150,000	150,000	-	0.0%
5207	Vehicle and Boat Maintenance	250	39	500	500	500	-	0.0%
5208	Equipment Maintenance	14,609	43,960	40,900	44,550	44,550	3,650	8.9%
5209	Building & Grounds Maintenance	3,020	6,026	7,700	7,700	7,700	-	0.0%
5210	Professional Services	13,425	64,750	77,500	65,500	65,500	(12,000)	-15.5%
5211	Audit Services	2,725	18,755	19,260	20,223	21,234	1,974	10.3%
5213	Survey and Appraisal	-	1,150	1,200	1,200	1,200	-	0.0%
5215	Communications	5,760	15,835	9,000	9,000	9,000	-	0.0%
5216	Freight and Postage	55	428	500	6,500	6,500	6,000	1200.0%
5217	Electricity	114,764	206,025	209,477	226,628	249,291	39,814	19.0%
5221	Property Insurance	7,768	8,276	9,104	12,389	13,628	4,525	49.7%
5222	Auto Insurance	5,718	11,343	12,477	14,187	15,606	3,129	25.1%
5223	Liability Insurance	1,620	3,282	5,728	2,913	3,205	(2,523)	-44.0%
5226	Testing and Analysis	10,644	17,319	17,000	17,000	17,000	-	0.0%
5227	Advertising	84	1,143	1,000	1,000	1,000	-	0.0%
5231	Tools and Equipment	2,460	3,737	9,400	9,400	9,400	-	0.0%
5233	Computer Related Items	300	235	750	750	750	-	0.0%
5234	Record and Permits	150	150	250	250	250	-	0.0%
5235	Membership Dues	380	1,601	1,000	1,000	1,000	-	0.0%
5236	Transportation	336	585	800	-	-	(800)	-100.0%
5237	Subsistence	175	846	750	-	-	(750)	-100.0%
5252	Credit Card Expenses	8,854	16,373	25,000	25,000	25,000	-	0.0%
5602	Safety Equipment	24	2,395	1,900	1,512	1,553	(347)	-18.3%
5603	Employee Training	2,368	3,455	5,200	13,150	13,150	7,950	152.9%
5606	Bad Debt Expenses	5,658	7,700	12,000	12,000	12,000	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>350,135</b>	<b>723,661</b>	<b>781,296</b>	<b>887,553</b>	<b>914,217</b>	<b>132,922</b>	<b>17.0%</b>
<b>Transfers</b>								
5106	Leave Cash Out	7,875	57,790	63,736	7,414	5,611	(58,124)	-91.2%
5241	GF Admin Fees	162,101	-	-	-	-	-	0.0%
5990	Transfers To	13,214	265,500	124,780	327,545	327,170	202,390	162.2%
	<b>Total Transfers</b>	<b>183,190</b>	<b>323,290</b>	<b>188,515</b>	<b>334,959</b>	<b>332,781</b>	<b>144,266</b>	<b>76.5%</b>
	<b>Total</b>	<b>1,008,622</b>	<b>2,030,444</b>	<b>2,013,406</b>	<b>2,370,842</b>	<b>2,429,922</b>	<b>416,516</b>	<b>20.7%</b>

City of Homer  
FY24/25 Operating Budget

FUND 200 - UTILITY FUND								
DEPT 0400 - WATER SYSTEM ADMINISTRATION								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	28,687	79,341	67,519	116,670	120,308	52,789	78.2%
5102	Fringe Benefits	15,518	41,609	39,239	68,767	71,139	31,901	81.3%
5103	Part-time Wages	7,404	642	-	-	-	-	0.0%
5104	Part-time Benefits	817	68	-	-	-	-	0.0%
5105	Overtime	41	318	355	355	355	-	0.0%
5107	Part-time Overtime	461	15	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	2,480	7,083	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>55,407</b>	<b>129,077</b>	<b>107,113</b>	<b>185,792</b>	<b>191,802</b>	<b>84,689</b>	<b>79.1%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	996	1,120	1,750	1,750	1,750	-	0.0%
5202	Operating Supplies	102	16	750	750	750	-	0.0%
5203	Fuel and Lube	-	-	-	-	-	-	0.0%
5208	Equipment Maintenance	-	-	250	250	250	-	0.0%
5210	Professional Services	22	4,975	4,500	4,500	4,500	-	0.0%
5211	Audit Services	2,725	18,755	19,260	20,223	21,234	1,974	10.3%
5215	Communications	5,760	15,835	9,000	9,000	9,000	-	0.0%
5216	Freight and Postage	55	428	500	6,500	6,500	6,000	1200.0%
5221	Property Insurance	7,768	8,276	9,104	12,389	13,628	4,525	49.7%
5222	Auto Insurance	5,718	11,343	12,477	14,187	15,606	3,129	25.1%
5223	Liability Insurance	1,620	3,282	5,728	2,913	3,205	(2,523)	-44.0%
5227	Advertising	84	1,143	1,000	1,000	1,000	-	0.0%
5231	Tools and Equipment	-	-	900	900	900	-	0.0%
5233	Computer Related Items	300	235	750	750	750	-	0.0%
5234	Record and Permits	150	150	250	250	250	-	0.0%
5235	Membership Dues	380	1,601	1,000	1,000	1,000	-	0.0%
5236	Transportation	336	585	800	-	-	(800)	-100.0%
5237	Subsistence	175	846	750	-	-	(750)	-100.0%
5252	Credit Card Expenses	8,854	16,373	25,000	25,000	25,000	-	0.0%
5602	Safety Equipment	-	2,021	1,100	1,100	1,100	-	0.0%
5603	Employee Training	614	736	1,500	9,450	9,450	7,950	530.0%
5606	Bad Debt Expenses	5,658	7,700	12,000	12,000	12,000	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>41,315</b>	<b>95,420</b>	<b>108,369</b>	<b>123,913</b>	<b>127,873</b>	<b>19,505</b>	<b>18.0%</b>
<b>Transfers</b>								
	Transfer to Water CARMA	-	247,542	106,804	309,240	316,946	210,143	196.8%
	Transfer to Reserves for Energy Project Repay	12,398	12,398	12,398	12,398	4,919	(7,479)	-60.3%
	Transfer to Revolving Energy Fund	469	469	469	469	188	(281)	-60.0%
	Transfer to GF PW Maint. (Direct)	-	5,000	5,000	5,000	5,000	-	0.0%
	Transfer to Health Insurance Fund	347	91	109	438	117	8	7.1%
5990	<b>Total Transfers</b>	<b>13,214</b>	<b>265,500</b>	<b>124,780</b>	<b>327,545</b>	<b>327,170</b>	<b>202,390</b>	<b>162.2%</b>
<b>Other</b>								
5106	Leave Cash Out	7,875	57,790	63,736	7,414	5,611	(58,124)	-91.2%
5241	GF Admin Fees	162,101	-	-	-	-	-	0.0%
	<b>Total Other</b>	<b>169,976</b>	<b>57,790</b>	<b>63,736</b>	<b>7,414</b>	<b>5,611</b>	<b>(58,124)</b>	<b>-91.2%</b>
	<b>Total</b>	<b>279,912</b>	<b>547,787</b>	<b>403,997</b>	<b>644,664</b>	<b>652,457</b>	<b>248,460</b>	<b>61.5%</b>

FY24/25 Budget Notes:  
5101/5102 - 1.5 finance FTEs (split 50/50 between water admin and sewer admin)  
5216 - moved utility billing related postage expenses to utility fund (split 50/50 between water admin and sewer admin)  
5236/5237/5603 - CDL training; combined all travel expenses connected with employee training into one account code to be consistent with budget account descriptions

City of Homer  
FY24/25 Operating Budget

FUND 200 - UTILITY FUND									
DEPT 0401 - WATER TREATMENT PLANT									
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between		
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget		
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	72,973	173,703	187,086	200,774	207,046	19,959	10.7%	
5102	Fringe Benefits	46,004	105,302	115,887	120,885	124,431	8,544	7.4%	
5103	Part-time Wages	-	48	-	430	430	430	0.0%	
5104	Part-time Benefits	-	6	-	49	49	49	0.0%	
5105	Overtime	9,329	19,728	16,475	17,387	17,387	912	5.5%	
5107	Part-time Overtime	-	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	6,932	15,386	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>135,238</b>	<b>314,173</b>	<b>319,448</b>	<b>339,524</b>	<b>349,342</b>	<b>29,894</b>	<b>9.4%</b>	
<b>Maintenance and Operations</b>									
5202	Operating Supplies	4,669	16,103	10,000	10,000	10,000	-	0.0%	
5203	Fuel and Lube	12,944	27,933	26,000	30,000	30,000	4,000	15.4%	
5204	Chemicals	67,694	136,230	150,000	150,000	150,000	-	0.0%	
5207	Vehicle and Boat Maintenance	250	39	500	500	500	-	0.0%	
5208	Equipment Maintenance	8,105	22,077	23,000	23,000	23,000	-	0.0%	
5209	Building & Grounds Maintenance	290	2,278	3,000	3,000	3,000	-	0.0%	
5210	Professional Services	6,528	30,013	30,000	30,000	30,000	-	0.0%	
5215	Communications	-	-	-	-	-	-	0.0%	
5217	Electricity	46,989	87,615	102,436	96,377	106,014	3,578	3.5%	
5226	Testing and Analysis	-	-	-	-	-	-	0.0%	
5602	Safety Equipment	-	-	-	-	-	-	0.0%	
5603	Employee Training	915	684	2,500	2,500	2,500	-	0.0%	
	<b>Total Maintenance and Operations</b>	<b>148,383</b>	<b>322,971</b>	<b>347,436</b>	<b>345,377</b>	<b>355,014</b>	<b>7,578</b>	<b>2.2%</b>	
	<b>Total</b>	<b>283,621</b>	<b>637,144</b>	<b>666,885</b>	<b>684,901</b>	<b>704,356</b>	<b>37,472</b>	<b>5.6%</b>	

FY24/25 Budget Notes:  
5203 - Increase in cost due to economy

City of Homer  
FY24/25 Operating Budget

<b>FUND 200 - UTILITY FUND</b>									
<b>DEPT 0402 - WATER SYSTEM TESTING</b>									
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>		
		<b>1/1/21 -</b>	<b>7/1/21 -</b>	<b>7/1/22 -</b>	<b>7/1/23 -</b>	<b>7/1/24 -</b>	<b>FY25 &amp; FY23</b>		
		<b>6/30/21</b>	<b>6/30/22</b>	<b>6/30/23</b>	<b>6/30/24</b>	<b>6/30/25</b>	<b>Budget</b>		
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	-	-	-	-	-	-	0.0%	
5102	Fringe Benefits	-	-	-	-	-	-	0.0%	
5103	Part-time Wages	-	-	-	-	-	-	0.0%	
5104	Part-time Benefits	-	-	-	-	-	-	0.0%	
5105	Overtime	-	-	-	-	-	-	0.0%	
5107	Part-time Overtime	-	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	-	-	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	
<b>Maintenance and Operations</b>									
5202	Operating Supplies	2,949	9,658	6,700	10,000	10,000	3,300	49.3%	
5208	Equipment Maintenance	1,749	5,390	4,550	5,500	5,500	950	20.9%	
5209	Building & Grounds Maintenance	-	-	-	-	-	-	0.0%	
5210	Professional Services	202	785	500	500	500	-	0.0%	
5226	Testing and Analysis	10,644	17,319	17,000	17,000	17,000	-	0.0%	
	<b>Total Maintenance and Operations</b>	<b>15,545</b>	<b>33,152</b>	<b>28,750</b>	<b>33,000</b>	<b>33,000</b>	<b>4,250</b>	<b>14.8%</b>	
	<b>Total</b>	<b>15,545</b>	<b>33,152</b>	<b>28,750</b>	<b>33,000</b>	<b>33,000</b>	<b>4,250</b>	<b>14.8%</b>	

FY24/25 Budget Notes:  
5202/5208 - Increase in cost of supplies due to economy



City of Homer  
FY24/25 Operating Budget

<b>FUND 200 - UTILITY FUND</b>									
<b>DEPT 0403 - PUMP STATION</b>									
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>		
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23</b>		
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	7,542	14,586	15,061	16,565	17,090	2,029	13.5%	
5102	Fringe Benefits	4,209	8,770	9,838	10,373	10,699	861	8.8%	
5103	Part-time Wages	-	-	-	-	-	-	0.0%	
5104	Part-time Benefits	-	-	-	-	-	-	0.0%	
5105	Overtime	34	79	600	600	600	-	0.0%	
5107	Part-time Overtime	-	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	638	1,164	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>12,423</b>	<b>24,598</b>	<b>25,499</b>	<b>27,538</b>	<b>28,389</b>	<b>2,890</b>	<b>11.3%</b>	
<b>Maintenance and Operations</b>									
5202	Operating Supplies	398	230	500	500	500	-	0.0%	
5203	Fuel and Lube	225	1,574	600	600	600	-	0.0%	
5208	Equipment Maintenance	4,243	12,401	9,300	12,000	12,000	2,700	29.0%	
5209	Building & Grounds Maintenance	713	1,970	2,000	2,000	2,000	-	0.0%	
5217	Electricity	28,771	65,999	62,621	72,599	79,859	17,237	27.5%	
5231	Tools and Equipment	248	573	500	500	500	-	0.0%	
	<b>Total Maintenance and Operations</b>	<b>34,597</b>	<b>82,747</b>	<b>75,521</b>	<b>88,199</b>	<b>95,459</b>	<b>19,937</b>	<b>26.4%</b>	
	<b>Total</b>	<b>47,020</b>	<b>107,345</b>	<b>101,020</b>	<b>115,737</b>	<b>123,847</b>	<b>22,827</b>	<b>22.6%</b>	

FY24/25 Budget Notes:  
5208 - Increase in cost due to economy

City of Homer  
FY24/25 Operating Budget

<b>FUND 200 - UTILITY FUND</b>									
<b>DEPT 0404 - WATER DISTRIBUTION SYSTEM</b>									
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>		
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>		
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	69,932	121,854	153,108	143,850	148,419	(4,689)	-3.1%	
5102	Fringe Benefits	39,223	82,007	91,912	88,563	91,465	(447)	-0.5%	
5103	Part-time Wages	-	95	-	859	859	859	0.0%	
5104	Part-time Benefits	-	11	-	98	98	98	0.0%	
5105	Overtime	4,330	13,679	21,970	21,970	21,970	-	0.0%	
5107	Part-time Overtime	-	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	6,255	10,765	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>119,740</b>	<b>228,412</b>	<b>266,990</b>	<b>255,340</b>	<b>262,811</b>	<b>(4,179)</b>	<b>-1.6%</b>	
<b>Maintenance and Operations</b>									
5202	Operating Supplies	34,474	69,442	30,000	30,000	30,000	-	0.0%	
5208	Equipment Maintenance	-	2,841	2,000	2,000	2,000	-	0.0%	
5209	Building & Grounds Maintenance	1,335	1,536	1,500	1,500	1,500	-	0.0%	
5210	Professional Services	6,062	25,600	20,000	20,000	20,000	-	0.0%	
5217	Electricity	39,004	52,411	44,420	57,653	63,418	18,998	42.8%	
5226	Testing and Analysis	-	-	-	-	-	-	0.0%	
5231	Tools and Equipment	1,615	3,147	6,500	6,500	6,500	-	0.0%	
5602	Safety Equipment	-	-	-	-	-	-	0.0%	
	<b>Total Maintenance and Operations</b>	<b>82,491</b>	<b>154,976</b>	<b>104,420</b>	<b>117,653</b>	<b>123,418</b>	<b>18,998</b>	<b>18.2%</b>	
	<b>Total</b>	<b>202,231</b>	<b>383,388</b>	<b>371,410</b>	<b>372,993</b>	<b>386,229</b>	<b>14,819</b>	<b>4.0%</b>	

FY24/25 Budget Notes:

City of Homer  
FY24/25 Operating Budget

<b>FUND 200 - UTILITY FUND</b>									
<b>DEPT 0405 - WATER RESERVOIR</b>									
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>		
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>		
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	2,446	4,556	4,855	5,471	5,625	770	15.9%	
5102	Fringe Benefits	1,502	2,747	3,542	3,766	3,895	354	10.0%	
5103	Part-time Wages	-	-	-	-	-	-	0.0%	
5104	Part-time Benefits	-	-	-	-	-	-	0.0%	
5105	Overtime	8	18	-	-	-	-	0.0%	
5107	Part-time Overtime	68	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	207	363	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>4,230</b>	<b>7,684</b>	<b>8,396</b>	<b>9,237</b>	<b>9,520</b>	<b>1,124</b>	<b>13.4%</b>	
<b>Maintenance and Operations</b>									
5202	Operating Supplies	386	258	600	600	600	-	0.0%	
5208	Equipment Maintenance	513	1,251	1,800	1,800	1,800	-	0.0%	
5209	Building & Grounds Maintenance	682	242	1,200	1,200	1,200	-	0.0%	
5210	Professional Services	-	-	17,000	5,000	5,000	(12,000)	-70.6%	
5213	Survey and Appraisal	-	1,150	1,200	1,200	1,200	-	0.0%	
	<b>Total Maintenance and Operations</b>	<b>1,581</b>	<b>2,901</b>	<b>21,800</b>	<b>9,800</b>	<b>9,800</b>	<b>(12,000)</b>	<b>-55.0%</b>	
	<b>Total</b>	<b>5,811</b>	<b>10,585</b>	<b>30,196</b>	<b>19,037</b>	<b>19,320</b>	<b>(10,876)</b>	<b>-36.0%</b>	

FY24/25 Budget Notes:  
5210 - Reduced; Dam Safety inspection is performed every three years

City of Homer  
FY24/25 Operating Budget

<b>FUND 200 - UTILITY FUND</b>									
<b>DEPT 0406 - WATER METERS</b>									
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>		
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>		
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	29,208	56,417	61,417	75,694	77,918	16,500	26.9%	
5102	Fringe Benefits	18,174	40,989	44,355	50,458	52,210	7,855	17.7%	
5103	Part-time Wages	-	-	-	-	-	-	0.0%	
5104	Part-time Benefits	-	-	-	-	-	-	0.0%	
5105	Overtime	10	416	1,488	1,488	1,488	-	0.0%	
5107	Part-time Overtime	-	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	2,461	4,506	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>49,853</b>	<b>102,327</b>	<b>107,260</b>	<b>127,641</b>	<b>131,616</b>	<b>24,356</b>	<b>22.7%</b>	
<b>Maintenance and Operations</b>									
5202	Operating Supplies	21,879	14,736	75,000	150,000	150,000	75,000	100.0%	
5210	Professional Services	611	3,378	5,000	5,000	5,000	-	0.0%	
5231	Tools and Equipment	597	18	1,500	1,500	1,500	-	0.0%	
5602	Safety Equipment	24	375	800	412	453	(347)	-43.4%	
5603	Employee Training	839	2,035	1,200	1,200	1,200	-	0.0%	
	<b>Total Maintenance and Operations</b>	<b>23,949</b>	<b>20,541</b>	<b>83,500</b>	<b>158,112</b>	<b>158,153</b>	<b>74,653</b>	<b>89.4%</b>	
	<b>Total</b>	<b>73,802</b>	<b>122,868</b>	<b>190,760</b>	<b>285,753</b>	<b>289,769</b>	<b>99,009</b>	<b>51.9%</b>	

FY24/25 Budget Notes:  
5202 - Most customer meters are 18+ years old, industry standard is 10 years life. Funds will be used to continue the meter replacement project. These funds will cover approximately 300 new meters a year.

City of Homer  
FY24/25 Operating Budget

<b>FUND 200 - UTILITY FUND</b>									
<b>DEPT 0407 - WATER HYDRANTS</b>									
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>		
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>		
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	59,991	101,300	127,843	120,564	124,305	(3,538)	-2.8%	
5102	Fringe Benefits	33,089	65,811	79,271	77,571	80,015	744	0.9%	
5103	Part-time Wages	-	333	-	3,007	3,007	3,007	0.0%	
5104	Part-time Benefits	-	39	-	342	342	342	0.0%	
5105	Overtime	253	1,576	1,774	1,774	1,774	-	0.0%	
5107	Part-time Overtime	-	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	5,074	8,162	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>98,407</b>	<b>177,222</b>	<b>208,888</b>	<b>203,258</b>	<b>209,443</b>	<b>555</b>	<b>0.3%</b>	
<b>Maintenance and Operations</b>									
5202	Operating Supplies	2,274	10,952	11,000	11,000	11,000	-	0.0%	
5210	Professional Services	-	-	500	500	500	-	0.0%	
	<b>Total Maintenance and Operations</b>	<b>2,274</b>	<b>10,952</b>	<b>11,500</b>	<b>11,500</b>	<b>11,500</b>	<b>-</b>	<b>0.0%</b>	
	<b>Total</b>	<b>100,681</b>	<b>188,174</b>	<b>220,388</b>	<b>214,758</b>	<b>220,943</b>	<b>555</b>	<b>0.3%</b>	

FY24/25 Budget Notes:

<b>FUND 200 - UTILITY FUND</b>									
<b>SEWER COMBINED EXPENDITURES</b>									
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>		
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23</b>		
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	225,460	467,177	515,469	570,038	587,953	72,484	14.1%	
5102	Fringe Benefits	129,276	295,421	313,807	346,763	357,785	43,978	14.0%	
5103	Part-time Wages	7,404	2,367	13,741	16,095	16,095	2,354	17.1%	
5104	Part-time Benefits	837	252	1,667	1,806	1,806	138	8.3%	
5105	Overtime	11,329	22,044	23,434	24,020	24,020	585	2.5%	
5107	Part-time Overtime	461	15	-	-	-	-	0.0%	
5108	Unemployment Benefits	1,276	-	-	-	-	-	0.0%	
5112	PERS Relief	19,943	38,858	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>395,986</b>	<b>826,134</b>	<b>868,119</b>	<b>958,721</b>	<b>987,658</b>	<b>119,539</b>	<b>13.8%</b>	
<b>Maintenance and Operations</b>									
5201	Office Supplies	500	396	1,100	1,100	1,100	-	0.0%	
5202	Operating Supplies	11,254	35,721	52,040	58,800	58,800	6,760	13.0%	
5203	Fuel and Lube	13,896	25,897	25,000	30,000	30,000	5,000	20.0%	
5204	Chemicals	27,486	63,027	66,000	66,000	66,000	-	0.0%	
5207	Vehicle and Boat Maintenance	131	207	250	250	250	-	0.0%	
5208	Equipment Maintenance	14,110	44,215	39,400	40,000	40,000	600	1.5%	
5209	Building & Grounds Maintenance	1,405	2,824	3,800	3,800	3,800	-	0.0%	
5210	Professional Services	54,992	49,302	52,700	77,000	132,000	79,300	150.5%	
5211	Audit Services	2,725	18,755	19,260	20,223	21,234	1,974	10.3%	
5214	Rents & Leases	-	-	-	-	-	-	0.0%	
5215	Communications	3,027	7,222	5,500	5,500	5,500	-	0.0%	
5216	Freight and Postage	-	-	500	6,500	6,500	6,000	1200.0%	
5217	Electricity	116,762	284,705	281,190	313,176	344,494	63,304	22.5%	
5218	Water	381	669	560	736	809	249	44.5%	
5219	Sewer	387	669	444	736	810	366	82.5%	
5221	Property Insurance	4,776	10,822	11,904	18,636	20,500	8,596	72.2%	
5222	Auto Insurance	5,718	11,343	12,477	14,187	15,606	3,129	25.1%	
5223	Liability Insurance	1,256	2,530	4,415	2,324	2,556	(1,860)	-42.1%	
5226	Testing and Analysis	3,156	3,305	6,500	6,500	6,500	-	0.0%	
5227	Advertising	239	-	1,250	1,250	1,250	-	0.0%	
5231	Tools and Equipment	1,990	1,797	4,800	4,800	4,800	-	0.0%	
5233	Computer Related Items	-	-	-	-	-	-	0.0%	
5234	Record and Permits	7,920	7,960	9,000	9,000	9,000	-	0.0%	
5235	Membership Dues	350	-	700	700	700	-	0.0%	
5236	Transportation	230	293	1,000	-	-	(1,000)	-100.0%	
5237	Subsistence	360	176	1,000	-	-	(1,000)	-100.0%	
5252	Credit Card Expenses	8,854	16,374	20,000	20,000	20,000	-	0.0%	
5601	Uniform	100	199	350	350	350	-	0.0%	
5602	Safety Equipment	1,793	2,934	2,650	2,650	2,650	-	0.0%	
5603	Employee Training	3,840	5,839	8,000	16,400	16,400	8,400	105.0%	
5606	Bad Debt Expenses	2,892	(8,796)	2,500	2,500	2,500	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>290,529</b>	<b>588,383</b>	<b>634,290</b>	<b>723,118</b>	<b>814,108</b>	<b>179,818</b>	<b>28.3%</b>	
<b>Transfers</b>									
5106	Leave Cash Out	8,242	14,236	13,020	8,355	6,605	(6,415)	-49.3%	
5241	GF Admin Fees	141,533	-	-	-	-	-	0.0%	
5990	Transfers To	278	302,557	239,253	259,686	277,114	37,861	15.8%	
	<b>Total Transfers</b>	<b>150,052</b>	<b>316,793</b>	<b>252,273</b>	<b>268,041</b>	<b>283,719</b>	<b>31,446</b>	<b>12.5%</b>	
	<b>Total</b>	<b>836,568</b>	<b>1,731,309</b>	<b>1,754,682</b>	<b>1,949,879</b>	<b>2,085,485</b>	<b>330,804</b>	<b>18.9%</b>	

City of Homer  
FY24/25 Operating Budget

FUND 200 - UTILITY FUND									
DEPT 0500 - SEWER SYSTEM ADMINISTRATION									
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between		
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget		
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	28,687	79,341	67,519	116,670	120,308	52,789	78.2%	
5102	Fringe Benefits	15,524	41,619	39,239	68,767	71,139	31,901	81.3%	
5103	Part-time Wages	7,404	642	-	-	-	-	0.0%	
5104	Part-time Benefits	837	69	-	-	-	-	0.0%	
5105	Overtime	41	318	200	403	403	203	101.5%	
5107	Part-time Overtime	461	15	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	2,420	6,324	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>55,374</b>	<b>128,328</b>	<b>106,958</b>	<b>185,840</b>	<b>191,850</b>	<b>84,892</b>	<b>79.4%</b>	
<b>Maintenance and Operations</b>									
5201	Office Supplies	500	396	1,100	1,100	1,100	-	0.0%	
5202	Operating Supplies	400	46	800	800	800	-	0.0%	
5208	Equipment Maintenance	-	-	-	-	-	-	0.0%	
5210	Professional Services	22	1,406	4,500	4,500	4,500	-	0.0%	
5211	Audit Services	2,725	18,755	19,260	20,223	21,234	1,974	10.3%	
5215	Communications	3,027	7,222	5,500	5,500	5,500	-	0.0%	
5216	Freight and Postage	-	-	500	6,500	6,500	6,000	1200.0%	
5221	Property Insurance	4,776	10,822	11,904	18,636	20,500	8,596	72.2%	
5222	Auto Insurance	5,718	11,343	12,477	14,187	15,606	3,129	25.1%	
5223	Liability Insurance	1,256	2,530	4,415	2,324	2,556	(1,860)	-42.1%	
5227	Advertising	-	-	1,250	1,250	1,250	-	0.0%	
5231	Tools and Equipment	-	-	700	700	700	-	0.0%	
5234	Record and Permits	-	-	-	-	-	-	0.0%	
5235	Membership Dues	350	-	700	700	700	-	0.0%	
5236	Transportation	230	293	1,000	-	-	(1,000)	-100.0%	
5237	Subsistence	360	176	1,000	-	-	(1,000)	-100.0%	
5252	Credit Card Expenses	8,854	16,374	20,000	20,000	20,000	-	0.0%	
5601	Uniform	100	199	350	350	350	-	0.0%	
5602	Safety Equipment	912	2,711	2,300	2,300	2,300	-	0.0%	
5603	Employee Training	3,840	5,839	8,000	16,400	16,400	8,400	105.0%	
5606	Bad Debt Expenses	2,892	(8,796)	2,500	2,500	2,500	-	0.0%	
	<b>Total Maintenance and Operations</b>	<b>35,961</b>	<b>69,315</b>	<b>98,257</b>	<b>117,970</b>	<b>122,496</b>	<b>24,239</b>	<b>24.7%</b>	
<b>Transfers</b>									
	Transfer to Sewer CARMA	-	297,484	234,166	254,332	272,020	37,854	16.2%	
	Transfer to Reserves for Energy Project Repay	-	-	-	-	-	-	0.0%	
	Transfer to Revolving Energy Fund	-	-	-	-	-	-	0.0%	
	Transfer to GF PW Maint. (Direct)	-	5,000	5,000	5,000	5,000	-	0.0%	
	Transfer to Health Insurance Fund	278	73	88	354	95	7	7.9%	
5990	<b>Total Transfers</b>	<b>278</b>	<b>302,557</b>	<b>239,253</b>	<b>259,686</b>	<b>277,114</b>	<b>37,861</b>	<b>15.8%</b>	
<b>Other</b>									
5106	Leave Cash Out	8,242	14,236	13,020	8,355	6,605	(6,415)	-49.3%	
5241	GF Admin Fees	141,533	-	-	-	-	-	0.0%	
	<b>Total Other</b>	<b>149,774</b>	<b>14,236</b>	<b>13,020</b>	<b>8,355</b>	<b>6,605</b>	<b>(6,415)</b>	<b>-49.3%</b>	
	<b>Total</b>	<b>241,387</b>	<b>514,435</b>	<b>457,488</b>	<b>571,850</b>	<b>598,065</b>	<b>140,578</b>	<b>30.7%</b>	

FY24/25 Budget Notes:

5101/5102 - 1.5 finance FTEs (split 50/50 between water admin and sewer admin)

5216 - moved utility billing related postage expenses to utility fund (split 50/50 between water admin and sewer admin)

5236/5237/5603 - CDL training; combined all travel expenses connected with employee training into one account code to be consistent with budget account descriptions

City of Homer  
FY24/25 Operating Budget

FUND 200 - UTILITY FUND									
DEPT 0501 - SEWER PLANT OPERATIONS									
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between		
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget		
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	75,612	183,840	194,417	209,890	216,458	22,042	11.3%	
5102	Fringe Benefits	48,725	124,304	122,171	127,784	131,541	9,369	7.7%	
5103	Part-time Wages	-	1,535	13,741	14,377	14,377	636	4.6%	
5104	Part-time Benefits	-	160	1,667	1,610	1,610	(57)	-3.4%	
5105	Overtime	10,227	14,700	14,590	14,972	14,972	382	2.6%	
5107	Part-time Overtime	-	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	1,276	-	-	-	-	-	0.0%	
5112	PERS Relief	7,230	15,793	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>143,069</b>	<b>340,330</b>	<b>346,586</b>	<b>368,633</b>	<b>378,958</b>	<b>32,372</b>	<b>9.3%</b>	
<b>Maintenance and Operations</b>									
5202	Operating Supplies	3,780	8,958	8,000	12,000	12,000	4,000	50.0%	
5203	Fuel and Lube	13,896	25,897	25,000	30,000	30,000	5,000	20.0%	
5204	Chemicals	27,486	63,027	66,000	66,000	66,000	-	0.0%	
5207	Vehicle and Boat Maintenance	131	207	250	250	250	-	0.0%	
5208	Equipment Maintenance	13,447	25,448	22,000	22,000	22,000	-	0.0%	
5209	Building & Grounds Maintenance	793	1,999	2,000	2,000	2,000	-	0.0%	
5210	Professional Services	14,618	15,955	15,700	30,000	30,000	14,300	91.1%	
5214	Rents & Leases	-	-	-	-	-	-	0.0%	
5215	Communications	-	-	-	-	-	-	0.0%	
5216	Freight and Postage	-	-	-	-	-	-	0.0%	
5217	Electricity	106,428	267,324	256,513	294,056	323,462	66,949	26.1%	
5218	Water	381	669	560	736	809	249	44.5%	
5219	Sewer	387	669	444	736	810	366	82.5%	
5226	Testing and Analysis	-	-	-	-	-	-	0.0%	
5231	Tools and Equipment	514	527	900	900	900	-	0.0%	
5234	Record and Permits	7,920	7,960	9,000	9,000	9,000	-	0.0%	
5602	Safety Equipment	881	224	350	350	350	-	0.0%	
5603	Employee Training	-	-	-	-	-	-	0.0%	
	<b>Total Maintenance and Operations</b>	<b>190,662</b>	<b>418,864</b>	<b>406,716</b>	<b>468,028</b>	<b>497,581</b>	<b>90,864</b>	<b>22.3%</b>	
	<b>Total</b>	<b>333,731</b>	<b>759,194</b>	<b>753,303</b>	<b>836,661</b>	<b>876,539</b>	<b>123,236</b>	<b>16.4%</b>	

FY24/25 Budget Notes:  
5202/5203 - Increase in cost of supplies due to economy  
5210 - increases in use; some years are higher than others



City of Homer  
FY24/25 Operating Budget

<b>FUND 200 - UTILITY FUND</b>									
<b>DEPT 0502 - SEWER SYSTEM TESTING</b>									
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>		
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>		
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	-	-	-	-	-	-	0.0%	
5102	Fringe Benefits	-	-	-	-	-	-	0.0%	
5103	Part-time Wages	-	-	-	-	-	-	0.0%	
5104	Part-time Benefits	-	-	-	-	-	-	0.0%	
5105	Overtime	-	-	-	-	-	-	0.0%	
5107	Part-time Overtime	-	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	-	-	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	
<b>Maintenance and Operations</b>									
5202	Operating Supplies	2,081	7,872	6,240	9,000	9,000	2,760	44.2%	
5208	Equipment Maintenance	-	-	-	-	-	-	0.0%	
5210	Professional Services	1,552	18	2,500	2,500	2,500	-	0.0%	
5226	Testing and Analysis	3,156	3,305	6,500	6,500	6,500	-	0.0%	
	<b>Total Maintenance and Operations</b>	<b>6,789</b>	<b>11,194</b>	<b>15,240</b>	<b>18,000</b>	<b>18,000</b>	<b>2,760</b>	<b>18.1%</b>	
	<b>Total</b>	<b>6,789</b>	<b>11,194</b>	<b>15,240</b>	<b>18,000</b>	<b>18,000</b>	<b>2,760</b>	<b>18.1%</b>	

FY24/25 Budget Notes:  
5202 - Increase in cost of supplies due to economy

City of Homer  
FY24/25 Operating Budget

<b>FUND 200 - UTILITY FUND</b>									
<b>DEPT 0503 - SEWER LIFT STATION</b>									
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>		
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23</b>		
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>Budget</b>		
							<b>\$</b>	<b>%</b>	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	49,836	84,598	103,319	99,209	102,298	(1,021)	-1.0%	
5102	Fringe Benefits	26,491	52,959	61,452	60,542	62,425	973	1.6%	
5103	Part-time Wages	-	95	-	859	859	859	0.0%	
5104	Part-time Benefits	-	11	-	98	98	98	0.0%	
5105	Overtime	619	4,599	5,000	5,000	5,000	-	0.0%	
5107	Part-time Overtime	-	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	4,250	7,078	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>81,195</b>	<b>149,341</b>	<b>169,771</b>	<b>165,708</b>	<b>170,680</b>	<b>909</b>	<b>0.5%</b>	
<b>Maintenance and Operations</b>									
5202	Operating Supplies	487	5,145	12,000	12,000	12,000	-	0.0%	
5208	Equipment Maintenance	471	16,846	16,000	16,000	16,000	-	0.0%	
5209	Building & Grounds Maintenance	612	825	1,800	1,800	1,800	-	0.0%	
5217	Electricity	10,213	17,382	24,060	19,120	21,032	(3,028)	-12.6%	
5231	Tools and Equipment	774	797	1,600	1,600	1,600	-	0.0%	
	<b>Total Maintenance and Operations</b>	<b>12,557</b>	<b>40,994</b>	<b>55,460</b>	<b>50,520</b>	<b>52,432</b>	<b>(3,028)</b>	<b>-5.5%</b>	
	<b>Total</b>	<b>93,752</b>	<b>190,335</b>	<b>225,231</b>	<b>216,228</b>	<b>223,112</b>	<b>(2,119)</b>	<b>-0.9%</b>	

FY24/25 Budget Notes:

City of Homer  
FY24/25 Operating Budget

<b>FUND 200 - UTILITY FUND</b>									
<b>DEPT 0504 - COLLECTION SYSTEM</b>									
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>		
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>		
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>	
<b>Salaries and Benefits</b>									
5101	Salary and Wages	71,325	119,399	150,214	144,269	148,888	(1,326)	-0.9%	
5102	Fringe Benefits	38,536	76,540	90,945	89,669	92,680	1,735	1.9%	
5103	Part-time Wages	-	95	-	859	859	859	0.0%	
5104	Part-time Benefits	-	11	-	98	98	98	0.0%	
5105	Overtime	443	2,427	3,644	3,644	3,644	-	0.0%	
5107	Part-time Overtime	-	-	-	-	-	-	0.0%	
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%	
5112	PERS Relief	6,045	9,663	-	-	-	-	0.0%	
	<b>Total Salaries and Benefits</b>	<b>116,349</b>	<b>208,135</b>	<b>244,804</b>	<b>238,539</b>	<b>246,170</b>	<b>1,366</b>	<b>0.6%</b>	
<b>Maintenance and Operations</b>									
5202	Operating Supplies	4,506	13,700	25,000	25,000	25,000	-	0.0%	
5208	Equipment Maintenance	192	1,921	1,400	2,000	2,000	600	42.9%	
5209	Building & Grounds Maintenance	-	-	-	-	-	-	0.0%	
5210	Professional Services	38,800	31,922	30,000	40,000	95,000	65,000	216.7%	
5214	Rents & Leases	-	-	-	-	-	-	0.0%	
5217	Electricity	121	-	617	-	-	(617)	-100.0%	
5227	Advertising	239	-	-	-	-	-	0.0%	
5231	Tools and Equipment	702	472	1,600	1,600	1,600	-	0.0%	
	<b>Total Maintenance and Operations</b>	<b>44,561</b>	<b>48,016</b>	<b>58,617</b>	<b>68,600</b>	<b>123,600</b>	<b>64,983</b>	<b>110.9%</b>	
	<b>Total</b>	<b>160,910</b>	<b>256,151</b>	<b>303,421</b>	<b>307,139</b>	<b>369,770</b>	<b>66,349</b>	<b>21.9%</b>	

FY24/25 Budget Notes:  
 5208 - Increase in cost of supplies due to economy  
 5210 - Tri-Annual Kachemak septic pumping contract

<b>FUND 400</b>								
<b>REVENUE DETAIL BY LINE ITEM</b>								
<b>Sorted by Type</b>								
A/C Num.	Revenue Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>0600</b>	<b>HARBOR ADMINISTRATION</b>							
4515	Ferry Lease	9,000	18,000	18,000	18,000	18,000	-	0.0%
4650	Rents & Leases	211,259	449,731	460,000	500,000	500,000	40,000	8.7%
	<b>Operating Revenue - Admin</b>	<b>220,259</b>	<b>467,731</b>	<b>478,000</b>	<b>518,000</b>	<b>518,000</b>	<b>40,000</b>	<b>8.4%</b>
4527	PERS Revenue	46,050	92,383	-	-	-	-	0.0%
4634	Port Storage Fees	50,537	119,992	92,002	96,164	96,164	4,162	4.5%
4635	Port Impound Fees	-	204	-	-	-	-	0.0%
4705	Business Licenses	10	10	34	-	-	(34)	-100.0%
4801	Interest on Investments	(3,078)	(62,000)	24,531	-	-	(24,531)	-100.0%
4901	Surplus Property	8,767	26,078	8,014	-	-	(8,014)	-100.0%
4902	Other Revenue	573	-	883	-	-	(883)	-100.0%
	<b>Non-Operating Revenue - Admin</b>	<b>102,858</b>	<b>176,666</b>	<b>125,464</b>	<b>96,164</b>	<b>96,164</b>	<b>(29,300)</b>	<b>-23.4%</b>
<b>0601</b>	<b>HARBOR</b>							
4245	Waste Oil Disposal	503	603	1,564	-	-	(1,564)	-100.0%
4249	Oil Spill Rec	-	(100)	296	-	-	(296)	-100.0%
4318	Parking Fees	80,508	180,789	117,134	225,000	225,000	107,866	92.1%
4319	Electrical Supplies	1,554	2,275	2,298	2,403	2,380	82	3.6%
4624	Berth Trans Mo	296,811	649,848	625,600	698,295	720,640	95,040	15.2%
4625	Berth Reserved	752,979	1,533,906	1,587,123	1,771,547	1,828,236	241,113	15.2%
4626	Berth Trans A	113,854	315,591	288,914	322,486	332,805	43,891	15.2%
4627	Berth Trans S/A	88,268	130,453	135,742	151,515	156,364	20,622	15.2%
4628	Berth Trans Dly	74,230	152,145	134,210	149,805	154,599	20,389	15.2%
4629	Metered Energy	79,370	186,689	91,546	92,677	89,472	(2,074)	-2.3%
4644	Pumping	-	-	339	-	-	(339)	-100.0%
4645	Wooden Grid	3,959	5,006	6,185	5,697	4,833	(1,352)	-21.9%
4646	Commercial Ramp	35,441	54,913	60,000	55,000	55,000	(5,000)	-8.3%
4647	Berth Wait List	12,012	15,211	12,055	12,394	12,623	568	4.7%
4648	Steel Grid Fees	6,512	7,900	9,121	8,000	8,000	(1,121)	-12.3%
4663	Trans Enrg 110 V	14,468	47,616	44,355	42,746	42,746	(1,609)	-3.6%
4664	Trans Engy 220 V	6,011	16,186	28,194	28,744	28,744	550	2.0%
4665	Trans Engy 208 V	105,604	205,197	153,840	159,228	159,228	5,388	3.5%
4666	Comm Ramp Wharf	15,310	38,422	44,666	40,000	40,000	(4,666)	-10.4%
	Parking Fines	-	-	-	8,000	8,000	8,000	0.0%
	Spit Camping	-	-	-	110,000	110,000	110,000	0.0%
	<b>Operating Revenue - Harbor</b>	<b>1,687,393</b>	<b>3,542,651</b>	<b>3,343,182</b>	<b>3,883,536</b>	<b>3,978,670</b>	<b>635,488</b>	<b>19.0%</b>
4802	Penalty Income	2,263	6,101	13,598	6,500	6,500	(7,098)	-52.2%
4902	Other Revenue	36,259	68,633	71,241	71,325	60,167	(11,073)	-15.5%
	<b>Non-Operating Revenue - Harbor</b>	<b>38,523</b>	<b>74,735</b>	<b>84,838</b>	<b>77,825</b>	<b>66,667</b>	<b>(18,171)</b>	<b>-21.4%</b>
<b>0602</b>	<b>PIONEER DOCK</b>							
4631	USCG Leases	18,808	35,067	36,808	36,494	30,796	(6,012)	-16.3%
4637	Seafood Wharfge	-	-	-	-	-	-	0.0%
4638	Fuel Wharfge	75,257	207,277	232,477	214,809	214,809	(17,667)	-7.6%
4639	Pioneer Dock - Wharfage	-	-	-	-	-	-	0.0%
4641	PD Water Sales	5,652	11,338	9,569	10,500	10,500	931	9.7%
4642	PD Docking	24,626	41,079	52,285	46,000	46,000	(6,285)	-12.0%
	<b>Operating Revenue - Pioneer Dock</b>	<b>124,344</b>	<b>294,761</b>	<b>331,140</b>	<b>307,804</b>	<b>302,106</b>	<b>(29,034)</b>	<b>-8.8%</b>
<b>0603</b>	<b>FISH DOCK</b>							
4620	Ice Sales	82,463	272,257	266,797	265,742	265,742	(1,054)	-0.4%
4621	Cold Storage	21,724	27,398	17,705	25,000	25,000	7,295	41.2%
4622	Crane Rental	88,510	193,965	197,594	190,306	190,306	(7,288)	-3.7%
4623	Card Access Fees	3,722	5,780	8,748	5,700	5,700	(3,048)	-34.8%
4637	Seafood Wharfge	5,013	17,200	16,795	17,324	17,324	529	3.1%
4700	Other Wharf Fd	-	6,694	9,843	9,843	9,843	-	0.0%
	<b>Operating Revenue - Fish Dock</b>	<b>201,431</b>	<b>523,294</b>	<b>517,482</b>	<b>513,915</b>	<b>513,915</b>	<b>(3,568)</b>	<b>-0.7%</b>

<b>FUND 400</b>								
<b>REVENUE DETAIL BY LINE ITEM</b>								
<b>Sorted by Type</b>								
A/C Num.	Revenue Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
4206	<b>Fish Tax</b>	<u>0</u>	<u>66,865</u>	<u>54,760</u>	<u>64,562</u>	<u>64,562</u>	<u>9,802</u>	<u>17.9%</u>
<b>0604</b>	<b>DEEP WATER DOCK</b>							
4633	Stevedoring	2,794	8,882	14,080	12,000	12,000	(2,080)	-14.8%
4637	Seafood Wharfge	-	-	558	-	-	(558)	-100.0%
4640	DWD Wharfage	18,675	-	37,314	40,426	46,651	9,337	25.0%
4643	DWD Docking	63,859	116,132	100,000	100,000	100,000	-	0.0%
4668	Water Sales	15,454	32,419	25,000	30,000	30,000	5,000	20.0%
4672	Port Security Revenues	-	-	-	-	-	-	0.0%
	<b>Operating Revenue - Deep Water Dock</b>	<u>100,782</u>	<u>157,434</u>	<u>176,953</u>	<u>182,426</u>	<u>188,651</u>	<u>11,699</u>	<u>6.6%</u>
<b>0605</b>	<b>OUTFALL LINE</b>							
4704	<b>Outfall Line</b>	<u>2,400</u>	<u>4,626</u>	<u>4,800</u>	<u>4,800</u>	<u>4,800</u>	-	<u>0.0%</u>
<b>0606</b>	<b>FISH GRINDER</b>							
4706	<b>Fish Grinder</b>	<u>1,040</u>	<u>7,018</u>	<u>7,998</u>	<u>7,390</u>	<u>7,390</u>	<u>(608)</u>	<u>-7.6%</u>
<b>0615</b>	<b>LOAD AND LAUNCH RAMP</b>							
4653	<b>Load and Launch Ramp</b>	<u>74,855</u>	<u>132,446</u>	<u>126,663</u>	<u>130,000</u>	<u>130,000</u>	<u>3,337</u>	<u>2.6%</u>
	<b>Total</b>	<u>2,553,885</u>	<u>5,448,227</u>	<u>5,251,279</u>	<u>5,786,422</u>	<u>5,870,925</u>	<u>619,645</u>	<u>11.8%</u>

<b>FUND 400 - PORT &amp; HARBOR ENTERPRISE FUND</b>								
<b>COMBINED EXPENDITURES</b>								
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>	
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>	
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>
<b>Salaries and Benefits</b>								
5101	Salary and Wages	538,123	1,128,870	1,210,211	1,464,034	1,510,760	300,549	24.8%
5102	Fringe Benefits	242,447	634,397	737,330	917,341	944,742	207,412	28.1%
5103	Part-time Wages	43,425	107,259	146,292	165,371	165,692	19,400	13.3%
5104	Part-time Benefits	5,054	12,256	16,844	19,086	19,125	2,281	13.5%
5105	Overtime	11,473	31,929	37,766	39,439	39,439	1,672	4.4%
5107	Part-time Overtime	142	855	3,879	3,879	3,879	-	0.0%
5108	Unemployment Benefits	3,465	348	-	-	-	-	0.0%
5112	PERS Relief	46,050	92,383	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>890,179</b>	<b>2,008,297</b>	<b>2,152,322</b>	<b>2,609,148</b>	<b>2,683,636</b>	<b>531,314</b>	<b>24.7%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	1,472	5,322	4,200	4,700	4,700	500	11.9%
5202	Operating Supplies	8,783	20,623	26,000	26,000	26,000	-	0.0%
5203	Fuel and Lube	21,026	40,700	36,300	36,300	36,300	-	0.0%
5204	Chemicals	6,060	6,410	6,000	6,000	6,000	-	0.0%
5207	Vehicle and Boat Maintenance	(1,710)	21,532	25,000	25,000	25,000	-	0.0%
5208	Equipment Maintenance	20,729	68,340	63,000	64,000	64,000	1,000	1.6%
5209	Building & Grounds Maintenance	14,304	24,264	62,000	67,000	67,000	5,000	8.1%
5210	Professional Services	15,245	16,176	17,500	21,500	21,500	4,000	22.9%
5211	Audit Services	5,450	37,510	38,520	40,446	42,468	3,948	10.3%
5213	Survey and Appraisal	-	24,000	12,500	12,500	12,500	-	0.0%
5214	Rents & Leases	1,375	4,280	7,000	7,000	7,000	-	0.0%
5215	Communications	3,381	17,310	8,000	8,000	8,000	-	0.0%
5216	Freight and Postage	68	2,619	5,500	5,500	5,500	-	0.0%
5217	Electricity	309,842	664,046	650,701	730,450	803,495	152,795	23.5%
5218	Water	23,147	75,643	99,581	83,208	91,528	(8,052)	-8.1%
5219	Sewer	4,071	13,157	14,018	14,472	15,919	1,901	13.6%
5220	Refuse and Disposal	27,326	40,694	63,300	63,300	63,300	-	0.0%
5221	Property Insurance	30,344	64,722	71,194	96,919	106,611	35,416	49.7%
5222	Auto Insurance	5,105	10,007	10,275	10,714	11,786	1,511	14.7%
5223	Liability Insurance	29,030	86,649	51,610	69,016	75,917	24,308	47.1%
5226	Testing and Analysis	-	-	-	7,000	7,000	7,000	0.0%
5227	Advertising	432	6,076	7,000	7,000	7,000	-	0.0%
5228	Books	-	26	-	-	-	-	0.0%
5231	Tools and Equipment	5,595	9,471	15,700	16,700	16,700	1,000	6.4%
5233	Computer Related Items	-	-	-	-	-	-	0.0%
5234	Record and Permits	-	-	-	2,000	2,000	2,000	0.0%
5235	Membership Dues	3,710	6,088	7,000	7,000	7,000	-	0.0%
5236	Transportation	-	6,641	9,200	4,000	4,000	(5,200)	-56.5%
5237	Subsistence	285	6,837	5,837	4,000	4,000	(1,837)	-31.5%
5238	Printing and Binding	178	1,482	3,500	3,500	3,500	-	0.0%
5248	Lobbying	10,500	21,000	22,000	35,000	35,000	13,000	59.1%
5249	Oil Spill Response	-	2,833	1,000	1,000	1,000	-	0.0%
5250	Camera Area Network	214	8,748	18,000	18,000	18,000	-	0.0%
5252	Credit Card Expenses	24,727	104,946	89,000	104,000	104,000	15,000	16.9%
5256	Waste Oil Disposal	17,976	45,458	45,000	45,000	45,000	-	0.0%
5258	Float and Ramp Repairs	8,119	8,545	25,000	25,000	25,000	-	0.0%
5287	Animal Control Building Maintenance	914	2,326	2,100	2,100	2,100	-	0.0%
5601	Uniform	3,198	8,785	9,500	9,500	9,500	-	0.0%
5602	Safety Equipment	1,552	10,601	15,000	15,000	15,000	-	0.0%
5603	Employee Training	100	7,918	9,000	38,500	38,500	29,500	327.8%
5606	Bad Debt Expenses	40,151	5,230	30,000	30,000	30,000	-	0.0%
5610	Collection Expenses	-	-	-	-	-	-	0.0%
5624	Legal Services	-	-	-	100,000	100,000	100,000	0.0%
5627	Port Security	-	-	2,500	2,500	2,500	-	0.0%
5635	Software	-	938	4,000	4,000	4,000	-	0.0%
5637	Diving Services	-	4,350	8,500	8,500	8,500	-	0.0%
5638	Signage Parking Delineation	14,897	12,243	15,500	31,000	31,000	15,500	100.0%
	<b>Total Maintenance and Operations</b>	<b>657,595</b>	<b>1,524,545</b>	<b>1,616,536</b>	<b>1,912,325</b>	<b>2,014,825</b>	<b>398,290</b>	<b>24.6%</b>

City of Homer  
FY24/25 Operating Budget

FUND 400 - PORT & HARBOR ENTERPRISE FUND								
COMBINED EXPENDITURES								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
	<b>Transfers</b>							
5106	Leave Cash Out	20,620	66,243	62,025	73,867	49,513	(12,513)	-20.2%
5241	GF Admin Fees	-	-	-	-	-	-	0.0%
5990	Transfers To	323,706	1,491,207	1,420,397	1,191,082	1,122,951	(297,446)	-20.9%
	<b>Total Transfers</b>	<u>344,326</u>	<u>1,557,450</u>	<u>1,482,422</u>	<u>1,264,948</u>	<u>1,172,463</u>	<u>(309,959)</u>	<u>-20.9%</u>
	<b>Total</b>	<u>1,892,100</u>	<u>5,090,292</u>	<u>5,251,279</u>	<u>5,786,422</u>	<u>5,870,925</u>	<u>619,645</u>	<u>11.8%</u>

City of Homer  
FY24/25 Operating Budget

FUND 400 - PORT & HARBOR ENTERPRISE FUND								
DEPT 0600 - ADMINISTRATION								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	99,009	190,438	212,698	342,493	352,563	139,865	65.8%
5102	Fringe Benefits	47,751	108,119	130,203	204,334	210,337	80,134	61.5%
5103	Part-time Wages	-	-	2,848	12,262	12,582	9,734	341.8%
5104	Part-time Benefits	-	-	328	1,383	1,423	1,095	333.9%
5105	Overtime	555	(435)	5,845	5,845	5,845	-	0.0%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	8,146	15,120	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>155,460</b>	<b>313,243</b>	<b>351,921</b>	<b>566,317</b>	<b>582,750</b>	<b>230,829</b>	<b>65.6%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	774	4,133	2,500	2,500	2,500	-	0.0%
5202	Operating Supplies	767	2,806	2,500	2,500	2,500	-	0.0%
5207	Vehicle and Boat Maintenance	-	197	-	-	-	-	0.0%
5209	Building & Grounds Maintenance	1,813	4,753	5,000	10,000	10,000	5,000	100.0%
5210	Professional Services	4,687	4,548	3,000	5,000	5,000	2,000	66.7%
5211	Audit Services	5,450	37,510	38,520	40,446	42,468	3,948	10.3%
5213	Survey and Appraisal	-	24,000	12,500	12,500	12,500	-	0.0%
5214	Rents & Leases	1,375	4,280	7,000	7,000	7,000	-	0.0%
5215	Communications	3,381	17,310	8,000	8,000	8,000	-	0.0%
5216	Freight and Postage	68	2,619	5,500	5,500	5,500	-	0.0%
5221	Property Insurance	30,344	64,722	71,194	96,919	106,611	35,416	49.7%
5222	Auto Insurance	5,105	10,007	10,275	10,714	11,786	1,511	14.7%
5223	Liability Insurance	29,030	86,649	51,610	69,016	75,917	24,308	47.1%
5227	Advertising	432	5,930	6,000	6,000	6,000	-	0.0%
5228	Books	-	26	-	-	-	-	0.0%
5231	Tools and Equipment	518	-	1,500	1,500	1,500	-	0.0%
5234	Record and Permits	-	-	-	2,000	2,000	2,000	0.0%
5235	Membership Dues	1,730	2,873	3,500	3,500	3,500	-	0.0%
5236	Transportation	-	2,978	4,500	4,000	4,000	(500)	-11.1%
5237	Subsistence	285	5,620	3,500	4,000	4,000	500	14.3%
5238	Printing and Binding	-	1,482	3,000	3,000	3,000	-	0.0%
5248	Lobbying	10,500	21,000	22,000	35,000	35,000	13,000	59.1%
5252	Credit Card Expenses	24,001	99,722	85,000	100,000	100,000	15,000	17.6%
5258	Float and Ramp Repairs	2,457	-	-	-	-	-	0.0%
5603	Employee Training	-	100	1,000	14,500	14,500	13,500	1350.0%
5606	Bad Debt Expenses	40,151	5,230	30,000	30,000	30,000	-	0.0%
5624	Legal Services	-	-	-	100,000	100,000	100,000	0.0%
5635	Software	-	938	4,000	4,000	4,000	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>162,868</b>	<b>409,434</b>	<b>381,599</b>	<b>577,595</b>	<b>597,282</b>	<b>215,683</b>	<b>56.5%</b>
<b>Transfers</b>								
	Transfer to Port Reserves	-	1,086,204	1,023,675	315,157	242,704	(780,971)	-76.3%
	Transfer to Reserves for Match Funding	-	-	-	500,000	500,000	500,000	0.0%
	Transfer to Revolving Energy Fund	1,341	1,341	-	-	-	-	0.0%
	Transfer to Bond Fund	225,000	300,000	300,000	375,000	380,000	80,000	26.7%
	Transfer to Health Insurance Fund	673	176	212	925	247	35	16.7%
5990	<b>Total Transfers</b>	<b>227,014</b>	<b>1,387,721</b>	<b>1,323,886</b>	<b>1,191,082</b>	<b>1,122,951</b>	<b>(200,936)</b>	<b>-15.2%</b>
<b>Others</b>								
5106	Leave Cash Out	20,620	66,243	62,025	73,867	49,513	(12,513)	-20.2%
5241	GF Admin Fees	-	-	-	-	-	-	0.0%
	<b>Total Others</b>	<b>20,620</b>	<b>66,243</b>	<b>62,025</b>	<b>73,867</b>	<b>49,513</b>	<b>(12,513)</b>	<b>-20.2%</b>
	<b>Total</b>	<b>565,963</b>	<b>2,176,641</b>	<b>2,119,432</b>	<b>2,408,860</b>	<b>2,352,495</b>	<b>233,064</b>	<b>11.0%</b>

FY24/25 Budget Notes:

5101/5102 - 50% of special projects communications coordinator has been moved from General Fund - City Manager budget  
5103/5104 - new seasonal admin position  
5236/5237/5603 - increased training; combined all travel expenses connected with employee training into one account code to be consistent with budget account descriptions  
5248 - increased to allow for additional travel costs related to lobbying efforts  
5252 - increased costs due to taking on more pay kiosks and campgrounds



City of Homer  
FY24/25 Operating Budget

<b>FUND 400 - PORT &amp; HARBOR ENTERPRISE FUND</b>								
<b>DEPT 0601 - HARBOR</b>								
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>	
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>	
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>
<b>Salaries and Benefits</b>								
5101	Salary and Wages	192,889	418,169	447,470	452,312	465,988	18,519	4.1%
5102	Fringe Benefits	87,245	233,943	269,477	277,418	284,396	14,920	5.5%
5103	Part-time Wages	22,487	64,619	89,594	123,494	123,494	33,900	37.8%
5104	Part-time Benefits	2,510	7,202	10,316	14,292	14,292	3,976	38.5%
5105	Overtime	7,002	19,346	17,772	18,123	18,123	351	2.0%
5107	Part-time Overtime	136	288	1,700	1,700	1,700	-	0.0%
5108	Unemployment Benefits	649	348	-	-	-	-	0.0%
5112	PERS Relief	16,836	34,823	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>329,754</b>	<b>778,737</b>	<b>836,328</b>	<b>887,339</b>	<b>907,993</b>	<b>71,665</b>	<b>8.6%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	288	93	600	600	600	-	0.0%
5202	Operating Supplies	3,008	7,726	7,500	7,500	7,500	-	0.0%
5203	Fuel and Lube	10,619	20,330	17,000	17,000	17,000	-	0.0%
5204	Chemicals	3,528	5,069	3,000	3,000	3,000	-	0.0%
5207	Vehicle and Boat Maintenance	219	2,449	5,000	5,000	5,000	-	0.0%
5208	Equipment Maintenance	-	228	1,000	2,000	2,000	1,000	100.0%
5209	Building & Grounds Maintenance	1,948	5,017	7,500	7,500	7,500	-	0.0%
5210	Professional Services	1,240	251	2,500	2,500	2,500	-	0.0%
5213	Survey and Appraisal	-	-	-	-	-	-	0.0%
5217	Electricity	226,932	460,956	414,579	507,052	557,757	143,179	34.5%
5218	Water	11,545	41,925	55,624	46,117	50,729	(4,895)	-8.8%
5219	Sewer	2,407	8,211	7,880	9,033	9,936	2,055	26.1%
5220	Refuse and Disposal	26,144	38,881	60,000	60,000	60,000	-	0.0%
5227	Advertising	-	146	1,000	1,000	1,000	-	0.0%
5231	Tools and Equipment	709	3,001	2,000	2,000	2,000	-	0.0%
5235	Membership Dues	-	535	500	500	500	-	0.0%
5236	Transportation	-	2,213	2,700	-	-	(2,700)	-100.0%
5237	Subsistence	-	1,000	1,337	-	-	(1,337)	-100.0%
5238	Printing and Binding	178	-	500	500	500	-	0.0%
5249	Oil Spill Response	-	2,833	1,000	1,000	1,000	-	0.0%
5287	Electrical Supplies	914	2,326	2,100	2,100	2,100	-	0.0%
5601	Uniform	1,027	3,059	3,000	3,000	3,000	-	0.0%
5602	Safety Equipment	584	2,951	5,000	5,000	5,000	-	0.0%
5603	Employee Training	-	1,991	3,000	9,500	9,500	6,500	216.7%
5638	Signage Parking Delineation	14,897	12,243	15,500	31,000	31,000	15,500	100.0%
	<b>Total Maintenance and Operations</b>	<b>306,187</b>	<b>623,432</b>	<b>619,820</b>	<b>722,902</b>	<b>779,122</b>	<b>159,302</b>	<b>25.7%</b>
<b>Transfers</b>								
	<i>Transfer to Loan Payment to GF - Principal</i>	59,791	65,364	65,364	-	-	(65,364)	-100.0%
	<i>Transfer to Loan Payment to GF - Interest</i>	10,547	3,922	1,961	-	-	(1,961)	-100.0%
5990	<b>Total Transfers</b>	<b>70,338</b>	<b>69,285</b>	<b>67,325</b>	<b>-</b>	<b>-</b>	<b>(67,325)</b>	<b>-100.0%</b>
	<b>Total</b>	<b>706,280</b>	<b>1,471,455</b>	<b>1,523,473</b>	<b>1,610,240</b>	<b>1,687,115</b>	<b>163,642</b>	<b>10.7%</b>

FY24/25 Budget Notes:  
5990 - Loan to GF to be paid off FY23

City of Homer  
FY24/25 Operating Budget

FUND 400 - PORT & HARBOR ENTERPRISE FUND								
DEPT 0602 - PIONEER DOCK								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 -	7/1/21 -	7/1/22 -	7/1/23 -	7/1/24 -	FY25 & FY23	
		6/30/21	6/30/22	6/30/23	6/30/24	6/30/25	Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	20,959	45,344	30,629	30,564	31,481	852	2.8%
5102	Fringe Benefits	9,233	24,650	18,089	18,278	18,710	621	3.4%
5103	Part-time Wages	-	101	-	-	-	-	0.0%
5104	Part-time Benefits	-	14	-	-	-	-	0.0%
5105	Overtime	678	1,865	1,081	1,734	1,734	653	60.4%
5107	Part-time Overtime	-	25	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	1,822	3,757	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>32,694</b>	<b>75,757</b>	<b>49,799</b>	<b>50,576</b>	<b>51,925</b>	<b>2,126</b>	<b>4.3%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	-	-	-	-	-	-	0.0%
5202	Operating Supplies	-	-	1,500	1,500	1,500	-	0.0%
5208	Equipment Maintenance	-	-	1,000	1,000	1,000	-	0.0%
5209	Building & Grounds Maintenance	-	-	2,000	2,000	2,000	-	0.0%
5210	Professional Services	-	3,626	2,000	2,000	2,000	-	0.0%
5217	Electricity	8,609	17,414	22,914	19,156	21,072	(1,843)	-8.0%
5218	Water	1,938	7,419	6,095	8,161	8,977	2,882	47.3%
5231	Tools and Equipment	-	-	1,000	1,000	1,000	-	0.0%
5602	Safety Equipment	-	666	1,000	1,000	1,000	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>10,547</b>	<b>29,126</b>	<b>37,509</b>	<b>35,817</b>	<b>38,549</b>	<b>1,040</b>	<b>2.8%</b>
	<b>Total</b>	<b>43,240</b>	<b>104,883</b>	<b>87,309</b>	<b>86,393</b>	<b>90,474</b>	<b>3,165</b>	<b>3.6%</b>

FY24/25 Budget Notes:

City of Homer  
FY24/25 Operating Budget

<b>FUND 400 - PORT &amp; HARBOR ENTERPRISE FUND</b>								
<b>DEPT 0603 - FISH DOCK</b>								
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>	
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23</b>	
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>Budget</b>	
							<b>\$</b>	<b>%</b>
<b>Salaries and Benefits</b>								
5101	Salary and Wages	92,516	201,463	236,125	275,102	286,037	49,912	21.1%
5102	Fringe Benefits	43,904	115,945	149,502	188,524	195,850	46,348	31.0%
5103	Part-time Wages	9,025	17,205	16,931	-	-	(16,931)	-100.0%
5104	Part-time Benefits	1,221	2,225	1,949	-	-	(1,949)	-100.0%
5105	Overtime	1,448	4,263	7,701	7,701	7,701	-	0.0%
5107	Part-time Overtime	-	507	2,179	2,179	2,179	-	0.0%
5108	Unemployment Benefits	2,816	-	-	-	-	-	0.0%
5112	PERS Relief	7,914	16,372	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>158,846</b>	<b>357,980</b>	<b>414,387</b>	<b>473,505</b>	<b>491,767</b>	<b>77,380</b>	<b>18.7%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	286	991	500	1,000	1,000	500	100.0%
5202	Operating Supplies	1,988	3,967	3,000	3,000	3,000	-	0.0%
5203	Fuel and Lube	580	4,383	3,000	3,000	3,000	-	0.0%
5204	Chemicals	2,532	1,341	3,000	3,000	3,000	-	0.0%
5207	Vehicle and Boat Maintenance	-	244	-	-	-	-	0.0%
5208	Equipment Maintenance	14,037	43,979	37,000	37,000	37,000	-	0.0%
5209	Building & Grounds Maintenance	3,456	3,247	13,000	13,000	13,000	-	0.0%
5210	Professional Services	9,044	4,036	3,000	5,000	5,000	2,000	66.7%
5217	Electricity	62,757	164,141	189,524	180,555	198,610	9,086	4.8%
5218	Water	4,944	12,216	16,926	13,438	14,782	(2,144)	-12.7%
5219	Sewer	219	469	1,347	516	567	(780)	-57.9%
5231	Tools and Equipment	982	2,680	1,500	1,500	1,500	-	0.0%
5235	Membership Dues	-	965	-	-	-	-	0.0%
5250	Camera Area Network	-	-	4,000	4,000	4,000	-	0.0%
5601	Uniform	-	1,568	3,000	3,000	3,000	-	0.0%
5602	Safety Equipment	12	761	1,000	1,000	1,000	-	0.0%
5603	Employee Training	50	762	1,000	6,000	6,000	5,000	500.0%
	<b>Total Maintenance and Operations</b>	<b>100,888</b>	<b>245,750</b>	<b>280,797</b>	<b>275,009</b>	<b>294,460</b>	<b>13,662</b>	<b>4.9%</b>
	<b>Total</b>	<b>259,734</b>	<b>603,730</b>	<b>695,185</b>	<b>748,514</b>	<b>786,227</b>	<b>91,042</b>	<b>13.1%</b>

FY24/25 Budget Notes:  
5101/5102/5103/5104 - seasonal position converted to full time position  
5603 - refrigeration training  
5210 - increased to match historical spending

City of Homer  
FY24/25 Operating Budget

<b>FUND 400 - PORT &amp; HARBOR ENTERPRISE FUND</b>								
<b>DEPT 0604 - DEEP WATER DOCK</b>								
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>	
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23</b>	
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>Budget</b>	<b>Budget</b>
							<b>\$</b>	<b>%</b>
<b>Salaries and Benefits</b>								
5101	Salary and Wages	20,959	45,344	35,672	42,530	43,899	8,227	23.1%
5102	Fringe Benefits	9,233	24,650	20,757	26,558	27,259	6,502	31.3%
5103	Part-time Wages	-	101	-	-	-	-	0.0%
5104	Part-time Benefits	-	14	-	-	-	-	0.0%
5105	Overtime	678	1,865	1,260	1,734	1,734	474	37.6%
5107	Part-time Overtime	-	25	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	1,822	3,757	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>32,694</b>	<b>75,757</b>	<b>57,689</b>	<b>70,823</b>	<b>72,892</b>	<b>15,203</b>	<b>26.4%</b>
<b>Maintenance and Operations</b>								
5202	Operating Supplies	-	-	-	-	-	-	0.0%
5203	Fuel and Lube	-	-	1,000	1,000	1,000	-	0.0%
5209	Building & Grounds Maintenance	230	3,600	1,000	1,000	1,000	-	0.0%
5210	Professional Services	(1,200)	-	2,000	2,000	2,000	-	0.0%
5217	Electricity	5,910	10,610	11,102	11,671	12,838	1,736	15.6%
5218	Water	3,526	7,940	10,918	8,735	9,608	(1,310)	-12.0%
5219	Sewer	384	955	898	1,050	1,156	258	28.7%
5231	Tools and Equipment	-	-	1,000	1,000	1,000	-	0.0%
5250	Camera Area Network	-	457	4,000	4,000	4,000	-	0.0%
5601	Uniform	-	-	-	-	-	-	0.0%
5602	Safety Equipment	-	-	1,000	1,000	1,000	-	0.0%
5627	Port Security	-	-	2,500	2,500	2,500	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>8,849</b>	<b>23,562</b>	<b>35,418</b>	<b>33,956</b>	<b>36,102</b>	<b>684</b>	<b>1.9%</b>
	<b>Total</b>	<b>41,543</b>	<b>99,319</b>	<b>93,107</b>	<b>104,779</b>	<b>108,994</b>	<b>15,887</b>	<b>17.1%</b>

FY24/25 Budget Notes:

FUND 400 - PORT & HARBOR ENTERPRISE FUND								
DEPT 0605 - OUTFALL LINE								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	-	-	-	-	-	-	0.0%
5102	Fringe Benefits	-	-	-	-	-	-	0.0%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	-	-	-	-	-	-	0.0%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	-	-	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	-	-	-	-	-	-	<b>0.0%</b>
<b>Maintenance and Operations</b>								
5202	Operating Supplies	-	-	-	-	-	-	0.0%
5208	Equipment Maintenance	-	-	-	-	-	-	0.0%
5209	Building & Grounds Maintenance	-	-	3,000	3,000	3,000	-	0.0%
5210	Professional Services	-	-	-	-	-	-	0.0%
5231	Tools and Equipment	-	55	-	-	-	-	0.0%
5226	Testing and Analysis	-	-	-	7,000	7,000	7,000	0.0%
5637	Diving Services	-	4,350	3,500	3,500	3,500	-	0.0%
	<b>Total Maintenance and Operations</b>	-	<b>4,405</b>	<b>6,500</b>	<b>13,500</b>	<b>13,500</b>	<b>7,000</b>	<b>107.7%</b>
	<b>Total</b>	-	<b>4,405</b>	<b>6,500</b>	<b>13,500</b>	<b>13,500</b>	<b>7,000</b>	<b>107.7%</b>

FY24/25 Budget Notes:  
5226 - water line testing

<b>FUND 400 - PORT &amp; HARBOR ENTERPRISE FUND</b>								
<b>DEPT 0606 - FISH GRINDER</b>								
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>	
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23</b>	
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>Budget</b>	
							<b>\$</b>	<b>%</b>
<b>Salaries and Benefits</b>								
5101	Salary and Wages	-	-	-	-	-	-	0.0%
5102	Fringe Benefits	-	-	-	-	-	-	0.0%
5103	Part-time Wages	-	-	-	-	-	-	0.0%
5104	Part-time Benefits	-	-	-	-	-	-	0.0%
5105	Overtime	-	-	-	-	-	-	0.0%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	-	-	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>
<b>Maintenance and Operations</b>								
5202	Operating Supplies	333	-	4,000	4,000	4,000	-	0.0%
5208	Equipment Maintenance	3,536	15,848	14,000	14,000	14,000	-	0.0%
5209	Building & Grounds Maintenance	-	-	2,500	2,500	2,500	-	0.0%
5210	Professional Services	-	-	-	-	-	-	0.0%
5218	Water	550	4,256	7,333	4,682	5,150	(2,183)	-29.8%
5226	Testing and Analysis	-	-	-	-	-	-	0.0%
5235	Membership Dues	1,715	1,715	2,500	2,500	2,500	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>6,133</b>	<b>21,819</b>	<b>30,333</b>	<b>27,682</b>	<b>28,150</b>	<b>(2,183)</b>	<b>-7.2%</b>
	<b>Total</b>	<b>6,133</b>	<b>21,819</b>	<b>30,333</b>	<b>27,682</b>	<b>28,150</b>	<b>(2,183)</b>	<b>-7.2%</b>

FY24/25 Budget Notes:

City of Homer  
FY24/25 Operating Budget

<b>FUND 400 - PORT &amp; HARBOR ENTERPRISE FUND</b>								
<b>DEPT 0611 - HARBOR MAINTENANCE</b>								
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>	
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>	
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>
<b>Salaries and Benefits</b>								
5101	Salary and Wages	79,242	161,140	174,303	219,939	226,596	52,293	30.0%
5102	Fringe Benefits	32,029	89,688	105,286	138,380	142,479	37,192	35.3%
5103	Part-time Wages	5,766	9,940	16,931	-	-	(16,931)	-100.0%
5104	Part-time Benefits	640	1,103	1,949	-	-	(1,949)	-100.0%
5105	Overtime	685	3,321	3,000	3,000	3,000	-	0.0%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	6,732	13,088	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>125,094</b>	<b>278,281</b>	<b>301,469</b>	<b>361,319</b>	<b>372,075</b>	<b>70,605</b>	<b>23.4%</b>
<b>Maintenance and Operations</b>								
5201	Office Supplies	124	105	600	600	600	-	0.0%
5202	Operating Supplies	2,323	5,982	6,000	6,000	6,000	-	0.0%
5203	Fuel and Lube	8,371	14,356	14,000	14,000	14,000	-	0.0%
5207	Vehicle and Boat Maintenance	(1,929)	18,641	20,000	20,000	20,000	-	0.0%
5208	Equipment Maintenance	3,156	8,286	10,000	10,000	10,000	-	0.0%
5209	Building & Grounds Maintenance	3,485	2,495	12,000	12,000	12,000	-	0.0%
5210	Professional Services	1,474	3,566	4,500	4,500	4,500	-	0.0%
5217	Electricity	3,883	7,692	8,472	8,462	9,308	836	9.9%
5218	Water	230	614	675	676	743	68	10.1%
5219	Sewer	323	1,013	748	1,115	1,226	478	63.9%
5231	Tools and Equipment	3,140	2,057	4,000	5,000	5,000	1,000	25.0%
5235	Membership Dues	265	-	500	500	500	-	0.0%
5236	Transportation	-	1,450	2,000	-	-	(2,000)	-100.0%
5237	Subsistence	-	217	1,000	-	-	(1,000)	-100.0%
5256	Waste Oil Disposal	17,976	45,458	45,000	45,000	45,000	-	0.0%
5258	Float and Ramp Repairs	5,661	8,545	25,000	25,000	25,000	-	0.0%
5601	Uniform	2,170	4,158	3,500	3,500	3,500	-	0.0%
5602	Safety Equipment	957	6,222	3,000	3,000	3,000	-	0.0%
5603	Employee Training	50	5,065	4,000	8,500	8,500	4,500	112.5%
5637	Diving Services	-	-	5,000	5,000	5,000	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>51,660</b>	<b>135,923</b>	<b>169,995</b>	<b>172,852</b>	<b>173,877</b>	<b>3,882</b>	<b>2.3%</b>
	<b>Total</b>	<b>176,754</b>	<b>414,204</b>	<b>471,464</b>	<b>534,171</b>	<b>545,952</b>	<b>74,487</b>	<b>15.8%</b>

FY24/25 Budget Notes:

5101/5102/5103/5104 - seasonal position converted to full time position

5236/5237/5603 - increased training; combined all travel expenses connected with employee training into one account code to be consistent with budget account descriptions

City of Homer  
FY24/25 Operating Budget

<b>FUND 400 - PORT &amp; HARBOR ENTERPRISE FUND</b>								
<b>DEPT 0612 - PIONEER DOCK MAINTENANCE</b>								
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>	
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>	
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>
<b>Salaries and Benefits</b>								
5101	Salary and Wages	9,955	20,438	21,863	27,808	28,632	6,770	31.0%
5102	Fringe Benefits	4,014	11,299	13,195	17,334	17,832	4,637	35.1%
5103	Part-time Wages	721	1,243	2,116	-	-	(2,116)	-100.0%
5104	Part-time Benefits	80	138	244	-	-	(244)	-100.0%
5105	Overtime	85	438	239	300	300	61	25.6%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	846	1,661	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>15,701</b>	<b>35,217</b>	<b>37,657</b>	<b>45,441</b>	<b>46,764</b>	<b>9,108</b>	<b>24.2%</b>
<b>Maintenance and Operations</b>								
5202	Operating Supplies	-	-	500	500	500	-	0.0%
5209	Building & Grounds Maintenance	821	488	3,000	3,000	3,000	-	0.0%
5231	Tools and Equipment	83	-	1,500	1,500	1,500	-	0.0%
5602	Safety Equipment	-	-	1,000	1,000	1,000	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>904</b>	<b>488</b>	<b>6,000</b>	<b>6,000</b>	<b>6,000</b>	<b>-</b>	<b>0.0%</b>
	<b>Total</b>	<b>16,605</b>	<b>35,706</b>	<b>43,657</b>	<b>51,441</b>	<b>52,764</b>	<b>9,108</b>	<b>20.9%</b>

FY24/25 Budget Notes:  
5101/5102/5103/5104 - seasonal position converted to full time position



City of Homer  
FY24/25 Operating Budget

<b>FUND 400 - PORT &amp; HARBOR ENTERPRISE FUND</b>								
<b>DEPT 0614 - DEEP WATER DOCK MAINTENANCE</b>								
<b>A/C Num.</b>	<b>Expenditure Categories &amp; Descriptions</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Difference Between</b>	
		<b>1/1/21 - 6/30/21</b>	<b>7/1/21 - 6/30/22</b>	<b>7/1/22 - 6/30/23</b>	<b>7/1/23 - 6/30/24</b>	<b>7/1/24 - 6/30/25</b>	<b>FY25 &amp; FY23 Budget</b>	
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>\$</b>	<b>%</b>
<b>Salaries and Benefits</b>								
5101	Salary and Wages	9,955	20,438	21,863	27,808	28,632	6,770	31.0%
5102	Fringe Benefits	4,014	11,299	13,195	17,334	17,832	4,637	35.1%
5103	Part-time Wages	721	1,243	2,116	-	-	(2,116)	-100.0%
5104	Part-time Benefits	80	138	244	-	-	(244)	-100.0%
5105	Overtime	85	438	239	300	300	61	25.6%
5107	Part-time Overtime	-	-	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	846	1,661	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>15,701</b>	<b>35,217</b>	<b>37,657</b>	<b>45,441</b>	<b>46,764</b>	<b>9,108</b>	<b>24.2%</b>
<b>Maintenance and Operations</b>								
5202	Operating Supplies	233	-	500	500	500	-	0.0%
5203	Fuel and Lube	457	397	-	-	-	-	0.0%
5209	Building & Grounds Maintenance	2,551	4,496	8,000	8,000	8,000	-	0.0%
5210	Professional Services	-	-	-	-	-	-	0.0%
5231	Tools and Equipment	-	-	1,000	1,000	1,000	-	0.0%
5250	Camera Area Network	-	-	5,000	5,000	5,000	-	0.0%
5602	Safety Equipment	-	-	2,000	2,000	2,000	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>3,241</b>	<b>4,893</b>	<b>16,500</b>	<b>16,500</b>	<b>16,500</b>	<b>-</b>	<b>0.0%</b>
	<b>Total</b>	<b>18,942</b>	<b>40,111</b>	<b>54,157</b>	<b>61,941</b>	<b>63,264</b>	<b>9,108</b>	<b>16.8%</b>

FY24/25 Budget Notes:  
5101/5102/5103/5104 - seasonal position converted to full time position

City of Homer  
FY24/25 Operating Budget

FUND 400 - PORT & HARBOR ENTERPRISE FUND								
DEPT 0615 - LOAD AND LAUNCH RAMP								
A/C Num.	Expenditure Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 -	7/1/21 -	7/1/22 -	7/1/23 -	7/1/24 -	FY25 & FY23	
		6/30/21	6/30/22	6/30/23	6/30/24	6/30/25	Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Salaries and Benefits</b>								
5101	Salary and Wages	12,638	26,095	29,589	45,479	46,931	17,342	58.6%
5102	Fringe Benefits	5,022	14,803	17,626	29,181	30,047	12,421	70.5%
5103	Part-time Wages	4,705	12,808	15,756	29,615	29,615	13,860	88.0%
5104	Part-time Benefits	523	1,423	1,814	3,411	3,411	1,597	88.0%
5105	Overtime	256	828	629	701	701	72	11.4%
5107	Part-time Overtime	6	9	-	-	-	-	0.0%
5108	Unemployment Benefits	-	-	-	-	-	-	0.0%
5112	PERS Relief	1,086	2,143	-	-	-	-	0.0%
	<b>Total Salaries and Benefits</b>	<b>24,236</b>	<b>58,108</b>	<b>65,414</b>	<b>108,387</b>	<b>110,705</b>	<b>45,291</b>	<b>69.2%</b>
<b>Maintenance and Operations</b>								
5202	Operating Supplies	132	142	500	500	500	-	0.0%
5203	Fuel and Lube	998	1,234	1,300	1,300	1,300	-	0.0%
5209	Building & Grounds Maintenance	-	167	5,000	5,000	5,000	-	0.0%
5210	Professional Services	-	150	500	500	500	-	0.0%
5217	Electricity	1,751	3,232	4,109	3,555	3,910	(199)	-4.8%
5218	Water	413	1,272	2,009	1,399	1,539	(470)	-23.4%
5219	Sewer	738	2,508	3,145	2,759	3,034	(111)	-3.5%
5220	Refuse and Disposal	1,182	1,814	3,300	3,300	3,300	-	0.0%
5231	Tools and Equipment	164	1,678	2,200	2,200	2,200	-	0.0%
5250	Camera Area Network	214	8,291	5,000	5,000	5,000	-	0.0%
5252	Credit Card Expenses	725	5,224	4,000	4,000	4,000	-	0.0%
5602	Safety Equipment	-	-	1,000	1,000	1,000	-	0.0%
	<b>Total Maintenance and Operations</b>	<b>6,317</b>	<b>25,712</b>	<b>32,063</b>	<b>30,513</b>	<b>31,284</b>	<b>(780)</b>	<b>-2.4%</b>
<b>Transfers</b>								
5990	Transfers to Reserves	26,354	34,201	29,186	-	-	(29,186)	-100.0%
	<b>Total Transfers</b>	<b>26,354</b>	<b>34,201</b>	<b>29,186</b>	<b>-</b>	<b>-</b>	<b>(29,186)</b>	<b>-100.0%</b>
	<b>Total</b>	<b>56,907</b>	<b>118,021</b>	<b>126,663</b>	<b>138,900</b>	<b>141,989</b>	<b>15,326</b>	<b>12.1%</b>

FY24/25 Budget Notes:  
5990 - removed transfer to Load and Launch reserves, as operating costs are now budgeted to exceed revenue

City of Homer  
FY24/25 Operating Budget

FUND 600								
INTERNAL SERVICE FUND								
HEALTH INSURANCE FUND								
A/C Num.	Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Revenues</b>								
4801	Interest	-	-	-	-	-	-	0.0%
4902	Other Revenue	-	-	-	-	-	-	0.0%
4904	City Health Contributions	768,762	2,023,864	2,171,160	2,359,500	2,453,880	282,720	13.0%
4907	Employee Health Contributions	89,898	182,202	212,083	216,324.66	233,631	21,548	10.2%
4910	Employee Dental Contributions	4,945	10,765	8,203	10,885	10,885	2,682	32.7%
4911	Employee Vision Contributions	2	-	-	-	-	-	0.0%
4992	Operating Transfers	3,767	1,027	1,235	5,396	1,442	207	16.7%
	<b>Total Revenues</b>	<b>867,373</b>	<b>2,217,858</b>	<b>2,392,681</b>	<b>2,592,106</b>	<b>2,699,837</b>	<b>307,156</b>	<b>12.8%</b>
<b>Expenses</b>								
5102	Fringe Benefits	2,844	6,132	4,086	7,277	7,277	3,190	78.1%
5104	Part-time Benefits	184	337	436	787	787	351	80.4%
5210	Professional Services	12,500	518	26,737	780	780	(25,957)	-97.1%
5246	Health Insurance Claims	-	-	-	-	-	-	0.0%
5247	Health Insurance Premium	999,748	2,062,349	2,260,621	2,304,994	2,489,394	228,773	10.1%
5297	Health Insurance Incentive	58,200	113,800	100,800	201,600	201,600	100,800	100.0%
5609	Other	-	-	-	-	-	-	0.0%
5990	Transfers To	-	-	-	-	-	-	0.0%
	<b>Total Expenses</b>	<b>1,073,475</b>	<b>2,183,135</b>	<b>2,392,681</b>	<b>2,515,438</b>	<b>2,699,837</b>	<b>307,157</b>	<b>12.8%</b>
	<b>Operating Income (Loss)</b>	<b>(206,102)</b>	<b>34,723</b>	<b>0</b>	<b>76,668</b>	<b>(0)</b>	<b>(0)</b>	<b>-100.0%</b>
	<b>Ending Fund Balance</b>	<b>(111,391)</b>	<b>(76,668)</b>	<b>(76,668)</b>	<b>0</b>	<b>0</b>	<b>76,668</b>	<b>-100.0%</b>

FY24 Budget Notes:  
4904 - \$1,625/month per eligible employee  
4992 - Necessary transfer to balance fund to zero  
5247 - Reflects 2% increase from FY23 budget  
5297 - Reflects an increase from \$400/month to \$800/month

FY25 Budget Notes:  
4904 - \$1,690/month per eligible employee  
4992 - Necessary transfer to balance fund to zero  
5247 - Reflects 8% increase from FY24 budget  
5297 - Reflects an increase from \$400/month to \$800/month

City of Homer  
FY24/25 Operating Budget

<b>FUND 610</b>								
<b>INTERNAL SERVICE FUND</b>								
<b>LEAVE CASH OUT FUND</b>								
A/C Num.	Categories & Descriptions	FY21	FY22	FY23	FY24	FY25	Difference Between	
		1/1/21 - 6/30/21	7/1/21 - 6/30/22	7/1/22 - 6/30/23	7/1/23 - 6/30/24	7/1/24 - 6/30/25	FY25 & FY23 Budget	
		ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	\$	%
<b>Transferred In</b>								
4904	Contribution From General Fund	58,222	136,126	175,681	221,360	178,375	2,695	1.5%
4904	Contribution From Water Fund	7,875	57,790	27,984	7,414	5,611	(22,372)	-79.9%
4904	Contribution From Sewer Fund	8,242	14,236	14,017	8,355	6,605	(7,412)	-52.9%
4904	Contribution From Harbor Fund	20,620	66,243	108,114	73,867	49,513	(58,602)	-54.2%
	<b>Total Transferred In</b>	<b>94,958</b>	<b>274,394</b>	<b>325,795</b>	<b>310,995</b>	<b>240,104</b>	<b>(85,692)</b>	<b>-26.3%</b>
<b>Expenses</b>								
		<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Estimates</b>	<b>Estimates</b>		
5102	General Fund - Leave Cash Out	3,623	5,867	5,570	4,920	5,335	(235)	-4.2%
5104	General Fund - Leave Cash Out	51	62	-	-	-	-	0.0%
5106	General Fund - Leave Cash Out	87,620	181,861	170,111	151,685	173,040	2,930	1.7%
	<b>Total General Fund</b>	<b>91,294</b>	<b>187,790</b>	<b>175,681</b>	<b>156,605</b>	<b>178,375</b>	<b>2,695</b>	<b>1.5%</b>
5102	Water - Leave Cash Out	108	117	17	120	124	107	618.4%
5104	Water - Leave Cash Out	-	-	-	-	-	-	0.0%
5106	Water - Leave Cash Out	4,039	7,775	27,966	5,125	5,487	(22,479)	-80.4%
								0.0%
5102	Sewer - Leave Cash Out	4	239	141	83	109	(32)	-22.5%
5104	Sewer - Leave Cash Out	-	-	-	-	-	-	0.0%
5106	Sewer - Leave Cash Out	3,826	8,746	13,876	5,828	6,496	(7,381)	-53.2%
	<b>Total Water &amp; Sewer</b>	<b>7,977</b>	<b>16,877</b>	<b>42,000</b>	<b>11,156</b>	<b>12,216</b>	<b>(29,785)</b>	<b>-70.9%</b>
5102	Port - Leave Cash Out	77	1,275	293	496	635	342	116.9%
5104	Port - Leave Cash Out	-	-	-	-	-	-	0.0%
5106	Port - Leave Cash Out	60,419	62,632	107,821	51,763	48,877	(58,944)	-54.7%
	<b>Total Port &amp; Harbor</b>	<b>60,496</b>	<b>63,907</b>	<b>108,114</b>	<b>52,258</b>	<b>49,513</b>	<b>(58,602)</b>	<b>-54.2%</b>
	<b>Total Payments to Employees</b>	<b>159,767</b>	<b>268,574</b>	<b>325,795</b>	<b>220,020</b>	<b>240,104</b>	<b>(85,692)</b>	<b>-26.3%</b>
	<b>Change in Net Position</b>	<b>(64,809)</b>	<b>5,820</b>	<b>0</b>	<b>90,976</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>
	<b>Fund Balance</b>	<b>(96,796)</b>	<b>(90,976)</b>	<b>(90,976)</b>	<b>0</b>	<b>0</b>	<b>90,976</b>	<b>-100.0%</b>

**Calculation Method (FY24):**

- a. Using the most current three years' average (two prior years' actual and the current year's estimate)
- b. The Current Year's Fund Balance Estimated
- a - b = The estimated budget for the following fiscal year

**Calculation Method (FY25):**

- a. Using the most current three years' average (FY22 actual, FY23 actual estimate, and the FY24 budget)
- b. The Current Year's Fund Balance Estimated
- a - b = The estimated budget for the following fiscal year

City of Homer  
FY24/25 Operating Budget

Revolving Energy Fund (Created by Ordinance 10-14)								
Fund 620								
	City Hall LED Lighting Upgrade ORD 19-03	Library LED Lighting Upgrade ORD 19-03	Airport LED Lighting Upgrade ORD 19-03	Animal Shelter LED Lighting Upgrade ORD 19-03	Public Works LED Lighting Upgrade ORD 19-03	Raw Water Pump Station Motor Upgrade	Harbormaster Office LED Lighting Upgrade ORD 19-03	
<b>Transfer from</b>	100-0140	100-0145	100-0149	100-0165	100-0170	200-0400	<b>400-0000-2306</b>	<b>Total</b>
<b>Loan Amount</b>	<b>\$ 9,545</b>	<b>\$ 18,792</b>	<b>\$ 23,287</b>	<b>\$ 2,802</b>	<b>\$ 10,727</b>	<b>\$ 6,284</b>	<b>\$ 4,022</b>	<b>\$ 362,233</b>
<b>Payback Schedule</b>	<b>3.0</b>	<b>3.0</b>	<b>3.0</b>	<b>3.0</b>	<b>3.0</b>	<b>13.4</b>	<b>3.0</b>	
FY 2012						468.96		34,458.47
FY 2013						468.96		34,294.47
FY 2014						468.96		34,294.47
FY 2015						468.96		34,294.47
FY 2016						468.96		34,208.30
FY 2017						468.96		34,007.24
FY 2018						468.96		34,007.24
FY 2019						468.96		34,007.24
FY 2020	3,181.67	6,264.00	7,762.33	934.00	3,575.67	468.96	1,340.67	40,481.02
FY 2021	3,181.67	6,264.00	7,762.33	934.00	3,575.67	468.96	1,340.67	23,527.29
FY 2022	3,181.67	6,264.00	7,762.33	934.00	3,575.67	468.96	1,340.67	23,527.29
FY 2023						468.96		468.96
FY 2024						468.96		468.96
FY 2025						187.58		187.58
<b>Total Payback</b>	<b>9,545</b>	<b>18,792</b>	<b>23,287</b>	<b>2,802</b>	<b>10,727</b>	<b>6,284</b>	<b>4,022</b>	<b>362,233</b>
Loan Balance	0	0	0	0	0	0	0	\$ -

Payback to Depreciation Reserve Funds:			
Transfer from	200-0400	200-0500	400-0600
<b>Years to Payback</b>	13.4	8.7	8.9
FY 2012	12,397.70	786.55	14,252.00
FY 2013	12,397.70	786.55	14,252.00
FY 2014	12,397.70	786.55	14,252.00
FY 2015	12,397.70	786.55	14,252.00
FY 2016	12,397.70	786.55	520.00
FY 2017	12,397.70	786.55	
FY 2018	12,397.70	786.55	
FY 2019	12,397.70	786.55	
FY 2020	12,397.70	550.60	
FY 2021	12,397.70		
FY 2022	12,397.70		
FY 2023	12,397.70		
FY 2024	12,397.70		
FY 2025	4,918.90		
Total	166,089.00	6,843.00	57,528.00
<b>Transfer to</b>	<b>256-0378</b>	<b>256-0379</b>	<b>456-0380</b>

April 17, 2023

APR 17 2023 PM02:55 *RL*

Mr. Dumouchel, City Manager  
City of Homer  
491 E. Pioneer Avenue  
Homer, AK 99603

Dear Mr. Dumouchel,

As you work on the next budget I am hoping the City can find more funding for the Pratt Museum. The Museum is what brings many people to Homer, the museum is known for its award winning displays and programs, but unlike most museums in the country, including Alaska, the Pratt receives only a small donation from the City. It is precious little support, considering what the museum brings to Homer. And it is that perspective that I hope you will consider as you consider funding for the Pratt. Likewise, I anticipate the Board of Directors of the Pratt Museum will apply to the City to include the need for their building roof replacement on the City's Capital funding request to the State Legislature. It is a critical need.

The Pratt's agreement with the city is, that should the Museum ever find itself, bankrupt, and unable to go on, then the city would be obligated to take it over. The Pratt is not at that point. The Director who just left, was able through grant writing to improve the financial picture for the Pratt. However, when the boiler had to be replaced, it was Patron's of the Pratt who came to the rescue, with a \$40,000 grant from the Wynn Foundation. Additional funding, such as from the City, would be a huge blessing.

And if you have not been to the Museum, Please do visit. It is truly a city treasure.

Please consider our request as you work on the next budget and the Legislative Capital Projects list.

Thank you.

Sincerely,



Milli Martin, President  
Patron's of the Pratt Society  
P.O. Box 377  
Homer, Ak 99603

cc, Homer City Mayor, Ken Kastner, and  
Council members



# City of Homer

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

Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: Mayor Castner and Homer City Council  
FROM: Rob Dumouchel, City Manager  
DATE: April 19, 2023  
SUBJECT: City Manager's Report for April 24, 2023 Council Meeting

---

### 2022 Visioning Update

I have been providing roughly quarterly updates to the Council priorities set in the 2022 visioning work sessions at the Pratt Museum. Accompanying this report is a memo providing updates on all priority items from 2022 and some additional commentary on projects that carried over from 2020.

### Coast Guard City Update

We have received word that the Commandant of the Coast Guard officially intends to approve our application to become a Coast Guard City. We are waiting for the end of the 30-day Congressional notification period to expire before we can become official. I expect that we should have exciting news to share at the second Council meeting in May.

### Goodbye to Rick Abboud, City Planner

After 15 years, and upwards of 300 Planning Commission meetings with the City of Homer, Rick is moving on to a new position with York County, South Carolina which is part of the Charlotte metropolitan area. Rick joined the City in 2008 after serving as the planning director for Bethel, AK. He jumped straight into the big job of wrapping up the 2008 Homer Comprehensive Plan and shepherding it through the Planning Commission, City Council, and the Kenai Peninsula Borough Assembly. During Rick's tenure with the City he has worked with staff, Planning Commission, and Council on projects that have touched every section of Title 21. He collaborated to make additions to code which include solutions relating to steep slope development, grading and filling, over slope development, wind energy, telecommunication towers, storm water, creation of the East End Mixed use District, allowances for accessory dwellings, marijuana businesses, flood hazard ordinances and maps, coastal setbacks, and the creation of the medical district. Working with legal counsel, Rick has diligently defended numerous decisions of the Planning Commission over the years – including some that have been sustained in the Alaska Supreme Court and have been used as subject matter in an Alaska Chapter of the American Planning Association Conference session titled "how to do it right". Rick has also been very active with MAPP, Rotary, the Kenai Peninsula Homelessness Coalition, and served a stint as interim-City manager before my arrival in Homer. Being City Planner is a tough job, and Rick has done a good job. I applaud Rick for his efforts here in Homer and wish him the best in York County.



In preparation for Rick's departure, I have Special Projects Coordinator Ryan Foster on deck to serve as interim-City Planner. Ryan has previously served as the Planning Director for the City of Kenai and as Principal Planner for Los Alamos County, New Mexico.

### State Legislature Check-Ins

After visits to Council by both Senator Stevens and Representative Vance, staff conducted follow up Zoom meetings arranged by our lobbyists at J&H Consulting. We largely talked about the Harbor Expansion study, the Municipal Harbor Grants Program, and each elected official gave us their analysis of the ongoing state budget process.



### Residential Fuel Spill

On April 2, 2023 Homer Fire received a call from Enstar Energy who was reporting a smell of fuel in the area of Crittenden and Hidden Way. At about 11:45am Chief Kirko responded to the area and met with an Enstar employee who stated he had been receiving reports from residents in the neighborhood for the past few days of a potential gas leak. Enstar had inspected the homes and utilities in the area and found all systems to be secure and functioning properly. As the Chief investigated the area he detected the scent of diesel in the air, however there was no obvious visual sign of a spill. Chief Kirko was able to track the scent to storm drain and then followed it back to a property on Hidden way. At that time the spill was reported the City's Water & Sewer team, Alaska Department of Environmental Conservation (DEC), and the Coast Guard. At approximately 12:20pm HVFD and the Water & Sewer team responded with crews to place absorbent boom and pads at culverts and storm drains to help mitigate the spread of fuel toward the bay. At approximately 1:00pm Coast Guard, MST2 John Fanelli arrived and conducted a survey and obtained witness statements. Through the statements and the investigation of the site it was determined that the fuel spilled was home heating fuel from a 300-gallon home heating tank. The total amount leaked is estimated at between 75-150 gallons. Chief Kirko met with Jade Gamble of DEC on site and briefed her on our mitigation activities. We also met with the son of the home owner to discuss the cleanup procedures and what the home owner responsibilities are when this happens. At this point, the Fire Department is no longer directly involved keeping this case open and DEC has taken over case management. Moving forward, we're going to try to take this event as an opportunity for public education regarding residential oil storage and spill



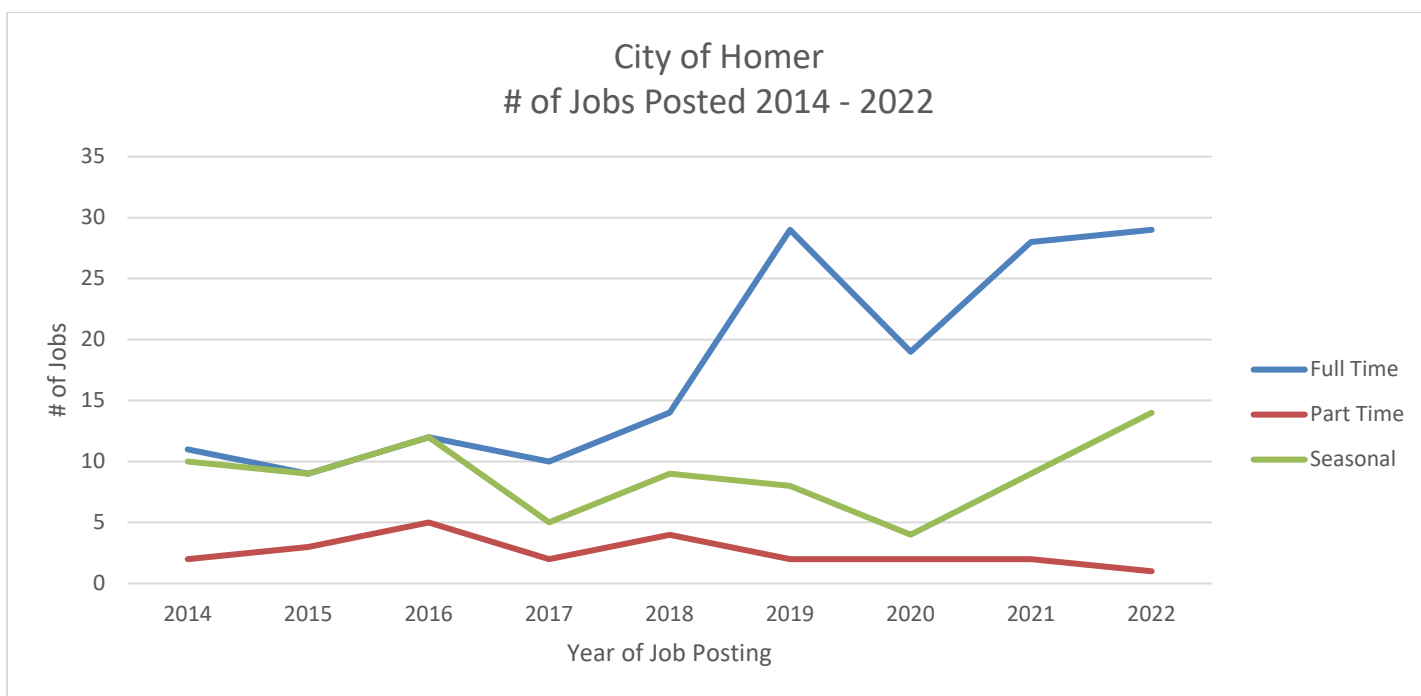
mitigation/response. Chief Kirko and Assistant to the City Manager Bella Vaz will be collaborating on that topic in the coming weeks.

### Guiding Growth Conversation Series

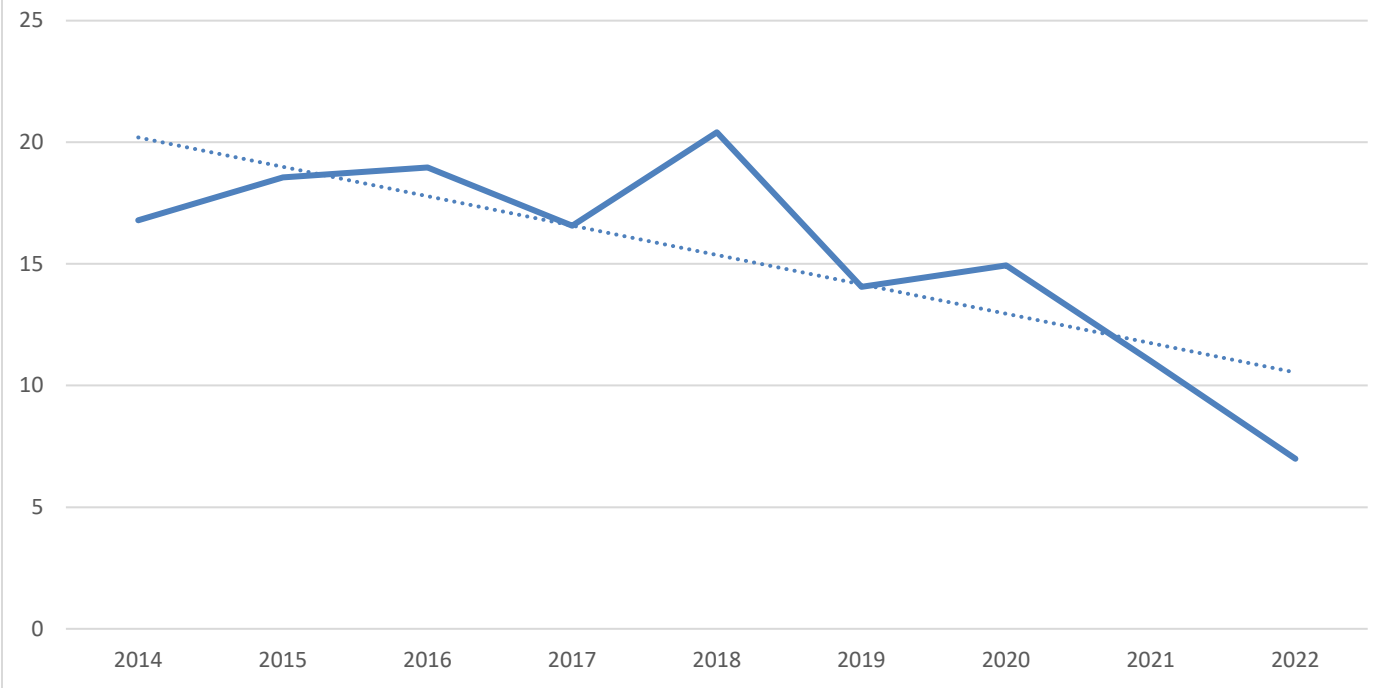
Guiding Growth is a conversation series developed by community members to explore growth opportunities and shared community values. Participating community members are unaffiliated and anyone is invited to help brainstorm, implement, and participate in the discussions. Through civic discourse, good conversation, and relevant resources the group hopes to help guide the vision of how the Homer community develops. The first discussion is on April 29, 4:00 pm at Christian Community Church. Mercedes Harness will present newspaper clippings about how Homer was growing forty years ago--and how many of our concerns and shared values have remained consistent. Tom Kizzia, who edited the Homer News in the mid-1970s, will provide deeper context. Community members will be invited to share their insights and ideas.

### Job Applicant Data

I occasionally field questions from Council, other Cities, and local employers about how successful our recruiting efforts are at this time. The general perception is that the volume of job applicants has decreased and it has been more difficult to hire quality candidates. Wanting to see if reality backs that perception, I pulled some data from our online job application system and saw a declining volume of interest. I then turned it over to Special Projects Coordinator David Parker for a deeper dive. A couple trends have emerged. Since about 2019, we've been posting more job opportunities. We have also seen fewer applicants per listing starting in 2019. As one would anticipate, there are a large number of factors that play into the dynamics that drive interests in municipal positions – the types of jobs available, the pay ranges, the local housing market, how aggressively we market positions, etc. Despite lower numbers, we have had some very successful recruitments which landed talented and experienced new hires. At the same time, some positions have taken many months to fill with a qualified and interested person. If Council approves the proposed funding of a review of Personnel Regulations and Salary Schedules included in the Capital Budget, we will be able to dig deeper into potential internal barriers to recruitment and retention and develop solutions that will assist our ongoing modernization and improvement of human resources practices.



City of Homer Applicants/Job 2014 - 2022





# City of Homer

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

Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: Mayor Castner and Homer City Council  
 FROM: Rob Dumouchel, City Manager  
 DATE: April 17, 2023  
 SUBJECT: 2022 Council Visioning Follow Up #4

Staff continues to work diligently to achieve 2022 Council visioning priorities. This is the fourth installment of what are intended to be roughly quarterly updates on project progress.

### 2022 Council Priorities

Fiscal Policy Improvements					
Comprehensive Plan Fast Forward		Zoning Code Modernization		Building Code Adoption and Implementation	
Expansion of Sidewalks and Trails			Water and Sewer Expansion		
Housing Challenges			Emergency Preparedness and Training		
Public Safety Conversations	Volunteer Action Plan	Coast Guard City Designation	Harbor Float Replacements	Recreation Priorities and Planning	Cybersecurity Improvements

- Fiscal Policy Improvements** – We have developed and introduced the FY24/25 Operating and Capital Budgets and the FY22 Audit is nearly complete. Administration is using the budget as a device to provide a lot of baseline information to Council on different funds and future needs of the City. I see this as the foundation for the fiscal planning objective. The next layer is inventorying and expanding our fiscal policies as they relate to the various funds, our desires for reserve amounts, what funds can be used for, etc. Matched with that is a continued improvement to reporting methods. As financial policy improvements underpin virtually everything we do here at the City, we’re trying to take a very comprehensive approach to this process.
- Comprehensive Plan Fast Forward** – This project is being re-imagined. Council approved Ordinance 23-11 which appropriated \$650,000 for the comprehensive plan and zoning code update. That item was subsequently line item vetoed to reduce the appropriation to \$250,000. This dramatically changes what we are capable of achieving in relation to this Council priority. Standby for what will likely be a summer work session to get Council buy-in for the path forward.

- **Zoning Code Modernization** – This item was split into two pieces, pre- and post-comprehensive plan. With the comprehensive plan project up for re-imaging, the pathway of the zoning code modernization is somewhat unclear. We have had successes with what were intended to be pre-comprehensive plan items which included the West Hill rezone (Ordinance 22-35) and the conditional use permit reform project (Ordinance 22-68(A)). Ordinance 22-68(A) has been challenged in Court and our legal team is addressing that complaint.
- **Building Code Adoption and Implementation** – We submitted an application in late December for the BRIC (Building Resilient Infrastructure and Communities) Grant Program through FEMA as a possible source of funding to get our building program off the ground. The response to this application, not expected until June at the earliest, will have a large influence on how we proceed to the next steps. In the meantime, we're also working on permitting concepts for grading, dirt work, and burning which impact the same general stakeholders.
- **Housing Challenges** – The Special Projects Team had been planning a housing forum of some sorts when we became aware of some other entities within the community looking to do the same thing. We joined forces with South Peninsula Hospital Foundation, Kenai Peninsula Economic Development District, Homer Chamber of Commerce, Choosing Our Roots, and MAPP to host a community conversation facilitated by Denali Daniels. Upwards of 100 people came to the meeting and others completed associated surveys. I expect Council to receive a report from the event soon. More information available here: <https://ddaalaska.com/homer-housing-solutions/>
- **Water and Sewer Expansion** – Public Works has been putting significant effort into the general concept of expanding our utilities for the last two years. Expect more detailed updates in the future as we work to secure funding for significant expansion opportunities. We especially need to have future discussions regarding the financing of water and sewer expansions. We currently have access to frequent loan opportunities through ADEC. Special Projects has been looking at potential updates to the special assessment district process as well.
- **Expansion of Sidewalks and Trails** – The Main Street sidewalk has been completed and the Master Transportation Plan has made significant progress. In November, Council passed Ordinance 22-42(S-3) which creates new specifications for when new streets are required to provide for non-motorized transportation. The proposed FY24/25 Capital Budget has \$1.7M for the construction of a Ben Walters Sidewalk. We have also heard that our State Transportation Alternatives Program (TAP) grant application for the Homer All Ages and Abilities Pedestrian Path (supported by Resolution 23-013) is a big hit with AKDOT and has a high likelihood of success.
- **Emergency Preparedness and Training** – The All Hazards Plan has been completed and accepted by Council. We've used that document to create a monthly feature on a different hazard within the City's newsletter. The tsunami brochure design project with UAF has been completed and printed copied distributed. There remains much work to do related to the Emergency Operations Plan (EOP) and future training opportunity development. I have staff actively looking for funding opportunities related emergency preparedness. Chief Kirko and I attended a Tsunami Operations Workshop in Kodiak in March 2023. We learned a lot of valuable information from the various state and federal agencies present. We're also hoping to leverage those connections into some in person training for staff in the not too distant future.
- **Public Safety Conversations** – The Volunteer Fire Department hosted an open house in October which brought the public inside the fire hall for a discussion about fire and EMS services here in

Homer. The Homer Police Department has had success engaging the public with women’s self-defense classes and a talk about social media that **Lt. Browning** has given multiple times here in town, once at the State legislature, and a number of other communities in Alaska.

- **Volunteer Action Plan** – Due to demands related to other projects, the Volunteer Action Plan has been on a bit of a hiatus. I’m looking at having it resume activity shortly with significant help from Economic Development and Community Recreation.
- **Coast Guard City Designation** – The Coast Guard Commandant has indicated her intent to approve our application to Congress. If no objections are filed during the 30-day notification period, our status as a Coast Guard City will become official. If all goes according to plan, this will happen at our second meeting in May.
- **Harbor Float Replacements** – Council passed Ordinance 22-19(A) which made \$56,540 available from the Port Reserves Fund for grant and engineering assistance related to a harbor float replacement project. At the second meeting in April, Council will have an opportunity to pass a resolution supporting the City’s submission of a Port Infrastructure Development Grant that would help fund float replacement.
- **Recreation Priorities and Planning** – While this is a bigger conversation than the HERC/Pioneer Gateway Redevelopment Project, much of the general recreation conversation is occurring in parallel to those work sessions/discussions. We did host a presentation by Community Recreation Manager Mike Illg on August 22 that covered the City’s recreational relationship with the Kenai Peninsula Borough School District. Further discussions have been part of the FY24/25 operating budget discussion.
- **Cybersecurity Improvements** – In late 2022 we filled an open IT position created by Ordinance 22-20, and in early 2023 we brought on a new lead for IT which gave us a full three person IT team for the first time since the third position was created. The lead IT position’s job description was rewritten by the Library Director and I to function as a Chief Technical Officer (CTO). The new team, paired with the institutional knowledge and experience of Network Administrator Tomasz Sulczynski, has been making up a lot of ground on necessary updates and improvements. You’ll see in the FY24/25 proposed operating and capital budgets that are increased funds for cybersecurity operations and a number of systems upgrades funded as capital projects.

## 2020 Highlights

- HERC Demolition – demolition of the smaller HERC building hit a snag in permitting related to hazardous materials, specifically PCBs. Council approved a task order to do testing for PCBs, and the results will drive the next step in the process.
- Stormwater Management Plan and Implementation – we have a grant pending to support the portions of the Kachemak “sponge” stormwater plan. Ordinance 23-16(S) accepted a grant and appropriated funds to support the Beluga Slough stormwater treatment system.
- Climate Action Plan – the CAP was intended to be integrated into the Comprehensive Plan for which funding was largely vetoed; a new path forward needs to be developed
- Wayfinding – Plan was adopted by Council, next steps will involve testing designs and installing prototypes around town. FY24/25 Capital Budget includes \$50,000 for implementation.

- Procurement Policy – Has been rolled into 2022 goal of financial policy improvements; looking at finishing the project with a finance term contract holder
- Reserve Funding; Election Code; Council Operating Manual; Funding for Large Vessel Harbor Study – Largely complete

**2020 Council Initiated Priorities**

HERC Demolition/Community Recreation Center		Stormwater Management Plan and Implementation		
Climate Action Plan		Wayfinding/Streetscape		
Water and Sewer Policy	Reserve Funding (Water and Sewer)	Election Code	City Council Operating Manual	Procurement Policy
Funding for Large Vessel Harbor Study				

# GUIDING GROWTH

What makes Homer a special place to live?

Attend an open forum to share ideas, history and growth opportunities for Homer.

Come see historical newspaper photos and articles, share stories.

Discuss who we are and how Homer is changing.

**Location: Christian Community Church  
3838 Bartlett St A, Homer**

**Time: 4-5:30 pm, Saturday, April 29**

**With Mercedes Harness and Tom Kizzia**



## AGENDA ITEM REPORT

---

**Resolution 23-036, A Resolution of the City Council of Homer, Alaska Directing the Port and Harbor Advisory Commission for Research and Reporting during the process of the Harbor Expansion General Investigation Study and Float Replacement Projects. Erickson/Venuti.**

**Item Type:** Resolution  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 24 April 2023  
**From:** Melissa Jacobsen, MMC, City Clerk

---

There is a motion on the floor that was postponed from the April 10<sup>th</sup> meeting to adopt Resolution 23-036 by reading of title only.

Council Members Erickson and Venuti have provided Resolution 23-036(S) for consideration.

**Recommendation:**

Consider substitution and vote on final version.

**Attachments:**

Resolution 23-036  
Resolution 23-036(S)



1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

Erickson/Venuti

3  
4 **RESOLUTION 23-036**

5  
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 DIRECTING THE PORT AND HARBOR ADVISORY COMMISSION FOR  
8 RESEARCH AND REPORTING DURING THE PROCESS OF THE  
9 HARBOR EXPANSION GENERAL INVESTIGATION STUDY AND  
10 FLOAT REPLACEMENT PROJECTS.

11  
12 WHEREAS, In the next three years, there is vital information that needs to be gathered  
13 and given to the Port and Harbor Advisory Commission (PHC), City Staff, HDR and City Council;  
14 and

15  
16 WHEREAS, City Code 2.64.040 under the Duties and Responsibilities of the Commission  
17 is to “act in an advisory capacity to the City Manager and the City Council on the problems and  
18 development of the City port and harbor facilities. Consideration may include the physical  
19 facilities, possible future development and recommendations on land use within the Port and  
20 harbor areas.” “The Commission shall consider any specific proposal, problem or project as  
21 directed by the City Council and any report or recommendations thereon shall be made  
22 directly to the Council, unless otherwise directed by the council.” “The City Council may at a  
23 future date expand or withdraw duties and responsibilities of the Commission.”

24  
25 WHEREAS, The public desires to be involved and the PH commissioners have ongoing  
26 relationships with members of the community and can have dialogue with the public regarding  
27 progress on the Harbor Expansion General Investigation and Float Replacement projects; and

28  
29 WHEREAS, There are many financial decisions needing to be made that will directly  
30 affect the Port and the City as a whole, and need to be addressed in a timely manner toward  
31 the beginning of the three-year scoping project for the Harbor Expansion and for the match for  
32 the Harbor Float Replacement; and

33  
34 WHEREAS, The grant application process is demanding and information can be needed  
35 sooner than the process takes; and

36  
37 WHEREAS, The public needs to be involved and commissioners have unique  
38 relationships with the members of the community in many different areas and can influence  
39 public opinion to move the projects forward in a positive way.

40  
41 NOW, THEREFORE, BE IT RESOLVED by the Homer City Council directs the Port and  
42 Harbor Advisory Commission to gather the information directed by the Chair or Port Director  
43 as needed, and report to the Commission the findings at their regular meetings as an agenda  
44 item under reports.

45 BE IT FURTHER RESOLVED, Research is limited to one commissioner per subject in order  
46 to satisfy the Open Meetings Act, are fact-finding in nature, and all decisions from that  
47 information come from the commission as a whole to the Council. The following subjects are  
48 allowed but not limited to:

- 49
- 50 1. Legislative information
  - 51 2. Marine Trades
  - 52 3. Tourism and related activities
  - 53 4. Communications on the water
  - 54 5. Clean Energy
  - 55 6. Fisheries and Aquaculture
  - 56 7. User Group and Communication Representatives (Parks, Rec., Conservation, small business  
57 etc)
  - 58 8. Funding sources for Local grant match
  - 59 9. Spit Comp Plan Review and updates
  - 60 10. Cargo and Transportation and Movement
  - 61 11. Financial information for new rates and tariffs
  - 62 12. Leases

63

64 PASSED AND ADOPTED by the Homer City Council this 10th day of April, 2023.

65

66 CITY OF HOMER

67

68

69

70 \_\_\_\_\_  
KEN CASTNER, MAYOR

71 ATTEST:

72

73

74 \_\_\_\_\_  
75 MELISSA JACOBSEN, MMC, CITY CLERK

76

77 Fiscal note: N/A

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

Erickson/Venuti

3  
4 **RESOLUTION 23-036(S)**

5  
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 DIRECTING THE PORT AND HARBOR ADVISORY COMMISSION FOR  
8 RESEARCH AND REPORTING DURING THE PROCESS OF THE  
9 HARBOR EXPANSION GENERAL INVESTIGATION STUDY AND  
10 FLOAT REPLACEMENT PROJECTS.

11  
12 WHEREAS, In the next three years, there is vital information that needs to be gathered  
13 and given to the Port and Harbor Advisory Commission (PHC), City Staff, HDR and City Council;  
14 and

15  
16 WHEREAS, City Code 2.64.040 under the Duties and Responsibilities of the Commission  
17 is to “act in an advisory capacity to the City Manager and the City Council on the problems and  
18 development of the City port and harbor facilities. Consideration may include the physical  
19 facilities, possible future development and recommendations on land use within the Port and  
20 harbor areas.” “The Commission shall consider any specific proposal, problem or project as  
21 directed by the City Council and any report or recommendations thereon shall be made  
22 directly to the Council, unless otherwise directed by the council.” “The City Council may at a  
23 future date expand or withdraw duties and responsibilities of the Commission.”

24  
25 **WHEREAS, The PHC strives to fulfill the goals in their strategic plan; and**

26  
27 WHEREAS, The public desires to be involved and the PH commissioners have ongoing  
28 relationships with members of the community and can have dialogue with the public regarding  
29 progress on the Harbor Expansion General Investigation and Float Replacement projects; and

30  
31 **WHEREAS, The PHC scope of responsibility is greater than just the harbor**  
32 **expansion; and**

33  
34 WHEREAS, There are many financial decisions needing to be made that will directly  
35 affect the Port and the City as a whole, and need to be addressed in a timely manner toward  
36 the beginning of the three-year scoping project for the Harbor Expansion and for the match for  
37 the Harbor Float Replacement; and

38  
39 WHEREAS, The grant application process is demanding and information can be needed  
40 sooner than the process takes; and

41  
42 WHEREAS, The public needs to be involved and commissioners have unique  
43 relationships with the members of the community in many different areas and can influence  
44 public opinion to move the projects forward in a positive way.

45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council directs the Port and Harbor Advisory Commission to gather the information directed by the Chair or Port Director as needed, and report to the Commission the findings at their regular meetings as an agenda item under reports.

BE IT FURTHER RESOLVED, Research is limited to one commissioner per subject in order to satisfy the Open Meetings Act, are fact-finding in nature, and all decisions from that information come from the commission as a whole to the Council. The following subjects are allowed but not limited to:

1. Legislative information
2. Marine Trades
3. Tourism and related activities
4. Communications ~~on the water~~ **and technology**
5. Clean Energy
6. Fisheries and Aquaculture
7. User Group and Communication Representatives (Parks, Rec., Conservation, small business etc)
8. Funding sources for Local grant match
9. Spit Comp Plan Review and updates
10. Cargo and Transportation and Movement
11. Financial information for new rates and tariffs
12. Leases **policy and document review**

PASSED AND ADOPTED by the Homer City Council this \_\_\_\_ day of \_\_\_\_\_, 2023.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal note: N/A



## AGENDA ITEM REPORT

---

**Resolution 23-046, A Resolution of the City Council of Homer, Alaska Authorizing a Task Order in the amount of \$379,661 to HDR Engineering, Inc. for the Homer Harbor Expansion Study's In-Kind Engineering Support Services and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director.**

**Item Type:** Resolution  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 24 April 2023  
**From:** Bryan Hawkins, Port Director  
**Through:** Rob Dumouchel, City Manager

---

The City entered into a Homer Harbor Expansion General Investigation (GI) study on March 29 2023 with the Army Corps of Engineers (USACE) to explore the feasibility of Homer's proposed project to construct a new large vessel harbor on the north side of Homer's existing Small Boat Harbor. The GI will provide all the economic, environmental, geophysical and engineering analysis necessary to develop a final cost to benefit ratio on a preferred design and launches the Preconstruction Design and Engineering phase. The proposed task order is in regards to the engineering analysis portion of the GI study.

When developing the GI Study agreement, since signed on March 29 2023, the USACE reached out to the City to ask about planned Work In Kind that the City might provide so they could include it in the GI study's signing package documents. To help answer their question, City staff and HDR's engineering met with the AK USACE's engineering/ hydrology department and discussed areas where their staff could be best utilized by the USACE to assist with the project. Developed from that meeting is HDR's draft amendment 1 to existing task order 22-02 in the amount of \$379,661 (see attached). City staff are proposing to instead issue a new separate task order for the new engineering services listed (tasks #10 thru #13), as opposed to the amendment to the existing owner representative services task order that HDR is suggesting, to facilitate better City project tracking and accounting/reimbursement. HDR is one of the City's firms currently under contract allowing for work to be issued via task order through our policies.

The cost of the Harbor Expansion General Investigation study is capped a 3 million dollars by the Army Corps and is a 50/50 federal/local match. Total local share is 1.5 million, half of which is in the form of a reimbursable grant from AK accepted by Council via (Ord 22-64) and half of which is represented by the City's portion, allocated per Ord 20-06 in the amount of \$750,000 (renewed via Ord 23-01). To

best utilize this funding, whenever possible, we will first submit any initial City expenditures (not to exceed the \$750,000 allocated in Ord 23-01) for reimbursement to fully utilize the AK legislative grant\*. After the grant is expended, we will continue on to use the (now reimbursed) City share of funds to finish out the local match for the final total of \$1.5 million. We have confirmed with USACE that the engineering work included in the proposed amendment 1 to the HDR task order, at a cost of \$379,661, will be accepted as Work In Kind for the Local Match's portion of the study. Therefore, hiring HDR to assist with the engineering via task order is not an additional cost outside of the 1.5 million dollar local match already allocated by the City. Additionally, it adds support and resources to the study to help shoulder workloads and manage timelines in partnership with the USACE Engineering team, and gives the City a representative hand in the project/product results.

*\* Per "Article 29 Subcontract for Engineering Services", of our signed grant agreement the proposed In Kind Work is eligible for AK Legislative Grant Reimbursement for this project/ grant.*

### **Recommendation**

Adopt Resolution 23-046

Attachment:

Resolution 23-046

Homer Ordinances 20-06, 22-64, 23-01

HDR Draft Task Order- Amendment 1

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager/  
4 Port Director

5 **RESOLUTION 23-046**

6  
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
8 AUTHORIZING A TASK ORDER, IN THE AMOUNT OF \$379,661, TO  
9 HDR ENGINEERING INC. FOR THE HOMER HARBOR EXPANSION  
10 STUDY'S IN KIND ENGINEERING SUPPORT SERVICES

11  
12 WHEREAS, On March 29 2023 the City signed an agreement to engage in a Homer harbor  
13 expansion general investigation (GI) study with the Army Corps of Engineers (USACE) ; and

14  
15 WHEREAS, Planning for the City's anticipated Work In Kind services was part of the  
16 USACE process when drafting agreement documents for the study; and

17  
18 WHEREAS, City staff and HDR Engineering met with the Army Corps engineering dept.  
19 for the Homer harbor expansion general investigation study to assess their needs; and

20  
21 WHEREAS, Upon conclusion of the meeting HDR developed and provided a quote for  
22 the discussed services in the amount of \$379,661; and

23  
24 WHEREAS, The cost for the study is capped by the USACE at 3 million dollars at a 50%  
25 federal/ 50% local match (\$ 1.5 million each)

26  
27 WHEREAS, Half of the \$1.5 million local match is provided by the State in the form of a  
28 reimbursable legislative grant for \$750,000 (Ord 22-64), and half is represented by the City's  
29 contribution of \$750,000 from the general fund (Original Ord 20-06, renewed Ord 23-01); and

30  
31 WHEREAS, The USACE confirmed that these support services shall be treated as Work  
32 In Kind that counts toward the local portion of the study match. No additional funds are  
33 needed above what has already been allocated by the City in Ord 23-01 and Ord 22-64; and

34  
35 WHEREAS, Adding HDR Engineering Inc. to assist the USACE team provides additional  
36 resources for workloads and timelines, gives the City an active representative role in the  
37 process and product of the study, and is in the City's best interest.

38  
39 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards the  
40 task order in the amount of \$379,661 for the Homer Expansion Study's In Kind engineering  
41 support services to HDR Engineering Inc. and authorizes the City Manager to execute the  
42 appropriate documents.

45 PASSED AND ADOPTED by the Homer City Council this 28<sup>th</sup> day of April, 2023.

46

47

CITY OF HOMER

48

49

50

\_\_\_\_\_  
KEN CASTNER, MAYOR

51 ATTEST:

52

53

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

55

56 Fiscal note: Ordinance 23-01





March 16, 2023

Bryan Hawkins  
Port Director and Harbormaster  
City of Homer  
4311 Freight Dock Road  
Homer, AK 99603

Subject: Proposal for Homer Large Vessel Harbor Expansion Project Owner’s Representative – Amendment No. 1

Shortly following execution of the Task Order #22-02 Homer Large Vessel Harbor Expansion Project Owner’s Representative between the City of Homer (City) and HDR, the City was notified by the U.S. Army Corps of Engineers (USACE) that the General Investigation (also referred to as the Feasibility Study) for the harbor expansion project had been funded through a Congressional Directed Spending Request. This action gave the authority to the USACE to enter into a project agreement with the City and begin the Integrated Feasibility Report and Environmental Assessment (IFR/EA).

As such, scope of work items in Task Order #22-02 that were intended to elevate the project need at a national level to raise awareness for project funding are not required at this current time and will be put on hold until further direction from the City.

Additionally, as part of the cost share agreement with USACE, the City will be providing engineering services through HDR as Work In Kind (WIK) for executing the IFR/EA. Amendment No. 1 of Task Order #22-02 includes additional scope to provide engineering and other professional services that will be included as WIK for the USACE-led IFR/EA.

A detailed Scope of Work and Fee Estimate for Task Order #22-02 Amendment No. 1 are provided as an attachment.

A summary of the modifications to Task Order #22-02 are provided in Table 1.

**Table 1. Summary of Task Order #22-02 Fee Amounts**

<b>Task Order #22-02</b>	<b>Amount</b>
Original Contract	\$408,073
Amendment No. 1	\$379,660
<b>Total:</b>	<b>\$787,733</b>
<hr/>	
<i>On-Hold Scope Amount (Requires Written NTP Authorization)</i>	\$176,607
<i>USACE Work in Kind Scope Amount</i>	\$379,660



March 16, 2023

**Schedule**

It is assumed the Phase 1 Work-In-Kind tasks (Task 10, 11, 12, and 13) will occur over an approximate **3-year time period** to coincide with the USACE Feasibility Study process. Upon authorization of Amendment No. 1 and receipt of USACE Feasibility Study schedule, HDR will develop a detailed schedule of Phase 1 tasks desired to be initiated by the City and WIK tasks that align with the USACE Feasibility Study schedule.

**Fee**

The additional estimated fee for the tasks above is \$379,660 on a time and expense basis for a total amount of \$787,733. Of that amount, \$379,660 is WIK scope for the USACE Feasibility Study. The breakdown of costs and estimated labor hours are shown on the attached Cost Estimate spreadsheet. Invoices for the work performed will be submitted monthly. Thank you again for this opportunity to work with the City of Homer.

Sincerely,



Ronny L McPherson  
Vice President  
HDR Coastal and Maritime Program Lead



Matthew Stone  
Vice President  
Alaska Area Operations Manager

**Attachments:**

- Detailed Scope of Work for Task Order #22-02, Amendment No. 1 date March 16, 2023
- Detailed Fee Spreadsheet for Task Order #22-02, Amendment No. 1 dated March 16, 2023.



## Detailed Scope of Work for Task Order #22-02 Amendment No. 1

### **Task 4 – Regional Hub Influence Study**

**ADD** the following language to the beginning of the paragraph:

*Work on Task 4 – Regional Hub Influence Study will be performed upon written NTP authorization for this task from the City.*

### **Task 5 – Assistant Secretary of the Army Letters of Support**

**ADD** the following language to the beginning of the paragraph:

*Work on Task 5 – Assistant Secretary of the Army Letter of Support will be performed upon written NTP authorization for this task from the City.*

### **Task 6 – USACE HQ In-Person Visit Support**

**ADD** the following language to the beginning of the paragraph:

*Work on Task 6 – USACE HQ In-Person Visit Support will be performed upon written NTP authorization for this task from the City.*

### **Task 6 – USACE HQ In-Person Visit Support**

**ADD** the following language to the beginning of the paragraph:

*Work on Task 8 – USACE Coordination will be performed upon written NTP authorization for this task from the City.*

**ADD** the following assumption and limitation:

- *USACE coordination pertinent to HDR's role in the Feasibility Study advancement will be conducted under Task 10.*

### **Task 10 through Task 13**

**ADD** the following tasks after Task 9

**Task 10 – USACE PDT Meeting and Coordination (WIK)**: HDR will participate in USACE Project Development Team (PDT) weekly meetings. HDR will prepare supplemental meeting material as needed pertaining to the engineering work performed to communicate and document the progress made by the City.

#### **Task 10 Assumptions and Limitations:**

- *Meetings are assumed to be held virtually*

- *Meetings are assumed to be approximately 1 hour in duration and held weekly for a duration of 3 years.*
- *USACE will led meetings and develop official meeting summaries*

**Task 11 – USACE Scoping Phase (WIK)**: HDR will provide the following engineering-related work to support the Scoping Phase of the USACE Feasibility Study per the Planning Guidance Notebook (Engineer Regulation 1105-2-100).

**Task 11.1 – Planning Charette**: HDR will participated in the USACE-led Planning Charrette that occurs during the Scoping Phase of the USACE Feasibility Study. HDR will provide staff with expertise in coastal hydrodynamics, harbor design, and port planning.

**Task 11.2 – Baseline Metocean Conditions**: HDR will develop baseline meteorological and oceanic (metocean) conditions for the area of the proposed harbor expansion. Baseline metocean conditions will include:

- 1) Water level conditions. Baseline water level assessment will include future relative sea-level rise predictions based on USACE-published information and extreme water levels to include the 1% annual exceedance probability (AEP) and 10% AEP water levels based on National Oceanic and Atmospheric Administration (NOAA) published historical data.
- 2) Regional spectral wave modeling. Model domain will include Kachekmak Bay and an applicable portion of Cook Inlet to allow full wave development. Model scenarios will include multiple wind-wave directions applying an assigned 1%, 2%, and 5% annual exceedance percentage (AEP) per direction at varying water levels include Mean Lower Low Water (MLLW), Mean Sea Level (MSL), Mean Higher High Water (MHHW), 10% AEP, 1% AEP, and 1% AEP including 50 years of relative sea level rise (RSLR). The AEP values will be based on an extreme value analysis of regional wind speeds.
- 3) Local Boussinesq wave modeling. Model domain will include the Homer Spit terminus and existing harbor. Model scenarios will include the 1%, 2%, and 5% AEP wave conditions using a unit-wave modeling approach for multiple wind-wave directions at varying water levels include MLLW, MSL, MHHW, 10% AEP, 1% AEP, and 1% AEP with 50 years of RSLR.
- 4) Tidal circulation modeling. Tidal circulation model domain will incorporate Kachekmak Bay and detail the Homer Spit including the existing harbor. Model scenarios will include a typical Spring tide, typical Neap tide, and a 1% AEP storm surge using a representative storm surge hydrograph.
- 5) Sedimentation conditions of Homer Spit. Sedimentation conditions will be assessed based on a literature review of previous site-specific studies, review of USACE dredging quantities within the existing harbor entrance, and analysis of historical aeriels.



Task 11.3 – Formulate Alternative Plans and Initial Evaluation: HDR will support the USACE PDT formulating conceptual-level alternatives and supporting initial evaluations.

<b>Task 11 Deliverables</b>	<b>Schedule</b>
Task 11 work will be documented in the Draft IFR/EA Engineering Appendix submitted under Task 12	N/A

Task 11 Assumptions and Limitations:

- *Planning charrette is assumed to be held in Homer, AK for a duration of three (3) days.*
- *Extreme water level assessment will utilize the National Oceanic and Atmospheric Administration (NOAA) station Seldovia 945550.*
- *MIKE21 SW software will be used for baseline regional wave numerical modeling*
- *MIKE21 HD/ST software will be used for baseline circulation numerical modeling and sedimentation assessments.*
- *MIKE21 BW software will be used for baseline local wave numerical modeling*
- *The regional wave and tidal circulation models will be calibrated and validated using existing Acoustic Doppler Current Profiler (ADCP) data collected previously the City.*

**Task 12 – USACE Alternatives Evaluations & Analysis Phase (WIK):**

Task 12.1 – Future with Project Metocean Conditions and Assessment: HDR will revise the baseline regional spectral wave model for each alternative developed to assess changes in the nearshore wave environment due to the presence of each alternative. A single representative design condition will be used for the model scenario to compare wave energy entering the various harbor alternatives.

Task 12.2 – Analyze, Evaluate, and Compare Alternatives: HDR will support the USACE in analyzing, evaluating, and comparing up to ten (10) alternatives providing conceptual level input. Support will include conceptual-level design and rough order magnitude construction costs of Local Services Facilities (LSF) components of each alternative to support selection of a Tentatively Selected Plan (TSP).

Task 12.3 – Draft Engineering Report (IFR/EA appendix): HDR will document the following items in an Engineering Appendix for the Draft IFR/EA:

- 1) Baseline metocean conditions (Task 11)
- 2) Baseline coastal modeling setup (regional wave, local Boussinesq wave, and tidal circulation models), validation and calibration, and model results.
- 3) Revised spectral wave model setups and results per alternative
- 4) Conceptual descriptions, costs, and comparisons of LSF alternatives.

Task 12.4 – Public/Stakeholder Engagement Participation: HDR will participate in one (1) USACE-led public/stakeholder engagement meeting. HDR will provide text and graphics related to the coastal numerical modeling and/or LSF as needed for the USACE presentation.

<b>Task 12 Deliverables</b>	<b>Schedule</b>
Draft IFR/EA Engineering Appendix	Schedule will be determined by USACE Feasibility Study PM.

Task 12 Assumptions and Limitations:

- *Conceptual-level design of LSF includes general arrangements (approximate overall dimensions and geometry) of docks, conceptual layouts of mooring floats and vessel arrangements, conceptual layout of boat launches, conceptual layout of roadways and parking areas, and conceptual layouts of upland facilities and utilities. The conceptual-level design of LSF components is intended to meet the minimum requirements for to satisfy the purpose and need of the project and does not include owner-preferred components.*
- *Rough order magnitude costs of conceptual-level LSF components will be based on construction bid tabs of similar projects.*
- *Draft IFR/EA will be led and developed by the USACE. HDR will provide supplemental text for the body of the report and an engineering appendix.*
- *Selection of the TSP will be determined by the USACE.*
- *HDR's involvement with the public/stakeholder engagement meeting will be for information only.*

**Task 13 – USACE Feasibility Level Analysis Phase (WIK):**

Task 13.1 – Recommended Plan Revised Modeling: HDR will revise the coastal numerical modeling to assess the TSP that is carried forward as the Recommend Plan. Revised modeling will include:

- 1) **Regional Wave Modeling:** The regional wave model will be revised based on any adjustments made to the TSP harbor configuration during the Feasibility Level Analysis Phase. Model scenarios performed in Task 12 will be updated with the updated layout.
- 2) **Local Boussinesq Wave Modeling:** The local Boussinesq wave model will be revised based on any adjustment made to the TSP harbor configuration during the Feasibility Level Analysis. Additional Boussinesq wave modeling will be performed using a tsunami boundary condition to assess the response of the TSP harbor configuration to a tsunami.
- 3) **Tidal Circulation Modeling:** The tidal circulation model will be revised based on adjustments made to the TSP harbor configuration during the Feasibility Level Analysis Phase. Model scenarios performed in Task 12 will be updated with the updated layout.
- 4) **Sediment Conditions:** The tidal circulation model utilizing regional wave model output will be revised based on adjustments made to the TSP harbor configuration during the Feasibility Level Analysis Phase. Sediment transport results will be updated using the same model scenarios used in Task 12.

Task 13.2 – Advance Recommended Plan Detail: HDR will advance TSP by providing additional detail on the LSF components. HDR will develop LSF details to an approximate 5% level design for use in guiding the Preliminary Engineering and Design (PED) phase.



Task 13.3 – Final Engineering Report (IFR/EA Appendix): HDR will update the Draft IFR/EA Engineering Appendix to a 100% final level to document any updates to the TSP during the Feasibility Level Analysis Phase and address one-round of USACE comments from the draft IFR/EA submittal. HDR will provide updates and additional text and graphics to the USACE to document the updates to the TSP during the Feasibility Level Analysis Phase.

Task 13.4 – Public/Stakeholder Engagement Participation: HDR will participate in one (1) USACE-led public/stakeholder engagement meeting. HDR will provide text and graphics related to the coastal numerical modeling and/or LSF of the TSP as needed for the USACE presentation.

<b>Task 13 Deliverables</b>	<b>Schedule</b>
Final IFR/EA Engineering Appendix	Schedule will be determined by USACE Feasibility Study PM.

Task 13 Assumptions and Limitations:

- *Final IFR/EA will be led and developed by the USACE. HDR will provide supplemental text for the body of the report and an engineering appendix.*
- *HDR's involvement with the public/stakeholder engagement meeting will be for information only*
- *Coastal modeling of TSP to assess tsunami performance and potential neighboring impacts is not included in this scope of work.*



## Conformed Detailed Scope of Work for Task Order #22-02 Amendment No. 1

The following provides a detailed breakdown of the **conformed** scope of work to execute **Phase 1: Approach Opportunities** as Owner's Representative. Additional language added modified through Amendment No. 1 is shown in **blue**.

**Task 1 – Define Project Charter and Detailed Project Needs:** HDR will facilitate a meeting with Homer Port and Harbor leadership and City leadership to establish an official charter that will be used as the basis for decisions moving forward with the Expansion Project. Since federal funding is anticipated for a significant portion of the Expansion Project, it is recommended USACE staff attend to provide input to the charter that helps align the goals of the project to meet the USACE mission. HDR will provide examples of other large project and program charters to provide guidance in the structure and definition required for a robust and thoughtful charter. Following development of the charter, HDR will work with Homer Port and Harbor leadership to define detailed project needs used to shape alternatives for accomplishing the goals of the project.

<b>Task 1 Deliverables</b>	<b>Schedule</b>
Charter, Purpose and Need Document	Within 2 weeks of Project Charter Meeting

Task 1 Assumptions and Limitations:

- *Project Charter meeting will be held in Homer, AK. HDR staff based in Alaska will travel to Homer. HDR staff based outside of Alaska will attend the meeting virtually.*
- *City will support HDR in identifying key City staff to attend the Project Charter meeting.*
- *City will facilitate the meeting space for the Project Charter meeting*

**Task 2 – Preliminary Stakeholder & Community Engagement Plan:** HDR will work with Homer Port and Harbor staff to develop a robust Stakeholder & Community Engagement Action Plan. Our staff will work with the City to outline the goal of the Action Plan, determine criteria for success, identify key stakeholders and known community issues, and detail documentation needs for stakeholder and community activities. This plan is intended to be a living document that is modified as the project advances to subsequent phases. Through this plan, HDR will help to manage stakeholder expectations, communication, and provide meaningful insight for the future steps in the process.

The bulk of the plan will focus on soliciting feedback from key project stakeholders, manage expectations, and outline an action plan to respond to input. Key feedback opportunities might include identifying major themes of project goals, communication of the City's project expectations and non-negotiables, anticipated impacts to the communities' residences and businesses, various scenario considerations and possible outcome(s), major concerns, potential challenges, impacts of the project to the overall community, and potential solutions for improving the CBR of the project.





<b>Task 2 Deliverables</b>	<b>Schedule</b>
Stakeholder and Community Engagement Action Plan (Living Document)	Within 8 weeks of Task 2 NTP

Task 2 Assumptions and Limitations:

- Stakeholder and community outreach will be conducted virtually.
- City will support HDR staff in identifying key community members and stakeholders.
- Stakeholder and Community Engagement Plan will be an initial version and will continually be modified as the Expansion Project advances
- Task 2 NTP requires completion of Task 1

**Task 3 – Desktop Feasibility Study:** A desktop feasibility study (separate document from the USACE General Investigation or USACE Feasibility Study) will be developed to document various aspects of the developing project. Specific components of the Desktop Feasibility Study include:

- a. Gathering Existing Background Information
- b. Review Existing Conceptual Engineering Studies/Designs
- c. Initial Risk and Fatal Flaws Assessment
- d. Conceptual Design and Conceptual-Level Opinion of Probable Construction Cost (Cost Estimates).

The purpose of the Desktop Feasibility Study is to provide a single document that gathers and summarizes previous work, assess risks and potential fatal flaws, and provides a visual understanding of the Expansion Project including costs. HDR will incorporate work already completed to reduce duplication. From this effort, a Risk Register will be developed that will act as a living document through the duration of the Expansion Project.

<b>Task 3 Deliverables</b>	<b>Schedule</b>
Risk Register (living document)	Within 12 weeks of Task 3 NTP
Desktop Feasibility Study	Within 12 weeks of Task 3 NTP
Concept Design Layout (attachment to study)	Within 12 weeks of Task 3 NTP
Conceptual-Level OPCC (attachment to study)	Within 12 weeks of Task 3 NTP

Task 3 Assumptions and Limitations:

- Risk Register will be an initial effort to identify and consider risk mitigation strategies. The document will continue to evolve with the project – adding, modifying, and retiring risks.
- Opinion of probable construction cost will be conceptual-level and developed using parametric approach (e.g., reviewing relevant recent bid items for similar work).
- Task 3 NTP requires completion of Task 1 and recommend to occur after completion or concurrently with Task 2.

**Task 4 – Regional Hub Influence Study:** Work on Task 4 – Regional Hub Influence Study will be performed upon written NTP authorization for this task from the City. An important aspect for the Expansion Project to stand out amongst other nationwide projects is the influence the port and harbor has on regional rural communities and Alaska Native Tribes and how an expansion of the port and harbor will positively influence these communities. Through review of vessel tracking information (automatic identification system [AIS] database), HDR will determine primary sailing destinations to and from Homer to identify the extent of Homer as a regional hub to rural, subsistence, and/or native communities and harbors. Based on this dataset, HDR will investigate primary commerce (e.g., bulk goods and materials, fishing, recreation, passenger transport, safety). Statistics on these movements will be assessed with the intent to be used as talking points for promoting the Expansion Project. Findings from the study will be documented in a Regional Hub Influence brief technical memorandum (less than 10 pages). A summary of the findings and talking points will be developed into a public facing placemat utilizing various infographics.

<b>Task 4 Deliverables</b>	<b>Schedule</b>
Regional Hub Influence Study Memo	Within 6 weeks of Task 4 NTP
Regional Hub Influence Placemat	Within 2 weeks of accepted Regional Hub Influence Study memo by City

Task 4 Assumptions and Limitations:

- AIS data will be provided by the City through Marine Exchange.

**Task 5 – Assistant Secretary of the Army Letters of Support:** Work on Task 5 – Assistant Secretary of the Army Letter of Support will be performed upon written NTP authorization for this task from the City.

Task 5.1 – Community Outreach with Regional Hub Community Leaders:

HDR will coordinate with Regional Hub communities and tribal leaders and perform workshops that begin by explaining the project purpose/value, then brainstorm ideas that focus on the potential positive impacts from the proposed Expansion Project, and ultimately conclude by requesting a signed letter of support. Ideas and community feedback from the workshops will be utilized to draft custom letters of support for each community (Task 5.2).

Task 5.2 – Draft Custom Regional Hub Support Letters:

HDR will draft letters of support from Regional Hub communities. Letters will be consistent in their messaging for promoting the Expansion Project and will be customized to that community based on information received during the interviews with the community leaders. HDR will provide the draft customized letters to the City of Homer for distribution to the community leaders with the intent the community leaders will then adopt the letters and send to the Assistant Secretary of the Army.



Task 5.2 – Draft Joint Alaska Congressional Delegation Letter:

HDR will draft a joint letter of support from the Alaska Congressional Delegation (CODEL). The letter will be consistent in its messaging from those developed for the community leaders within the Regional Hub (Task 5.2). HDR will provide the draft joint letter to the City of Homer for distribution to the CODEL with the intent the CODEL will then adopt the letter and send to the Assistance Secretary of the Army.

<b>Task 5 Deliverables</b>	<b>Schedule</b>
Draft Regional Hub Support Letters	Within 8 weeks of NTP
Draft CODEL Support Letters	Within 8 weeks of NTP

Task 5 Assumptions and Limitations:

- *Travel to regional hub communities will be limited to five (5) communities.*
- *HDR does not guarantee Regional Hub support for the project nor their desire to submit letters to the Assistant Secretary of the Army.*
- *HDR does not guarantee CODEL support for the project nor their desire to submit letters to the Assistant Secretary of the Army.*
- *Task 5 NTP requires completion of Task 1, Task 2, Task 3, and Task 4.*

**Task 6 – USACE HQ In-Person Visit Support:** Work on Task 6 – USACE HQ In-Person Visit Support will be performed upon written NTP authorization for this task from the City.

On an as-needed basis, HDR staff that frequent USACE Headquarters and/or Congressional Offices will be available for conference/discuss with City of Homer staff that plan to travel to Washington, DC to promote the Expansion Project.

On an as-needed basis, up to two HDR staff, both Alaska-based and those that frequent USACE Headquarters and/or Congressional Offices will travel and accompany City of Homer staff to Washington DC and attend meetings to provide support and take notes.

Task 6 Assumptions and Limitations:

- *As-needed conferencing level of effort assuming three staff for up to 40 hours each.*
- *In-person visit to USACE Headquarters and/or Congressional Offices is limited to two trips and are assumed to be approximately one work in duration including travel.*
- *Task 6 NTP is recommended to occur shortly after Task 5 completion.*

**Task 7 – Interactive Project Website:** HDR will develop an interactive project website (similar to an online story map) to improve upon existing online project update page: <https://www.cityofhomer-ak.gov/port/large-vessel-harbor-expansion-project>. In addition to providing general updates on the project as is currently provided, the interactive webpage will walk through the history of the project, clearly outline key benefits of the project and focus on communities that will be positively impacted by the project, provide statistics determined through the Regional Hub Influence Study, and documentation such as letters of support, as well as provide clarity on local, state, and federal funding opportunities and status.

<b>Task 7 Deliverables</b>	<b>Schedule</b>
Interactive Project Website	Within 8 weeks of NTP

Task 7 Assumptions and Limitations:

- *HDR will host the interactive webpage and provide the domain for the URL.*
- *City will include the provided URL on their webpage for public viewing*
- *HDR will maintain the webpage for 12 months. Additional maintenance will be included in Phase 2 scoping.*
- *Section 508 compliance is limited to documents created by HDR and the City after NTP of Phase 1.*
- *Task 7 NTP requires completion of Task 1 and Task 3.*

**Task 8 – USACE Coordination:** Work on Task 8 – USACE Coordination will be performed upon written NTP authorization for this task from the City. HDR will attend the General Investigation kick-off meeting with the City of Homer, anticipated to be initiated and facilitated by USACE. Following the kick-off meeting, HDR will participate in status meetings between the USACE and the City of Homer. HDR will prepare Expansion Project materials to communicate and document the progress made by the City.

<b>Task 8 Deliverables</b>	<b>Schedule</b>
Monthly Meeting Summaries	Within 1 week of meeting occurrence

Task 8 Assumptions and Limitations:

- *General Investigation Kick-Off meeting will be facilitated by the USACE.*
- *USACE coordination meetings are assumed to be monthly with a duration of approximately 1 hour.*
- *USACE coordination is assumed to be 12 months in duration. Additional coordination will be included in Phase 2 scoping.*
- *USACE coordination pertinent to HDR's role in the Feasibility Study advancement will be conducted under Task 10.*

**Task 9 – Phase 2: Scope, Schedule, and Budget:** Upon a "Go" decision at the Phase 1 stage gate, HDR will develop a scope, schedule, and budget for Phase 2: Select Alternatives.

<b>Task 9 Deliverables</b>	<b>Schedule</b>
Phase 2 Detailed Fee Proposal	Within 1 week of Task 9 NTP

Task 9 Assumptions and Limitations:

- *Task 9 NTP requires a "Go" decision from the City of Homer governance to initiate Phase 2 of the project approach.*



**Task 10 – USACE PDT Meeting and Coordination (WIK)**: HDR will participate in USACE Project Development Team (PDT) weekly meetings. HDR will prepare supplemental meeting material as needed pertaining to the engineering work performed to communicate and document the progress made by the City.

**Task 10 Assumptions and Limitations:**

- *Meetings are assumed to be held virtually*
- *Meetings are assumed to be approximately 1 hour in duration and held weekly for a duration of 3 years.*
- *USACE will led meetings and develop official meeting summaries*

**Task 11 – USACE Scoping Phase (WIK)**: HDR will provide the following engineering-related work to support the Scoping Phase of the USACE Feasibility Study per the Planning Guidance Notebook (Engineer Regulation 1105-2-100).

**Task 11.1 – Planning Charette**: HDR will participated in the USACE-led Planning Charrette that occurs during the Scoping Phase of the USACE Feasibility Study. HDR will provide staff with expertise in coastal hydrodynamics, harbor design, and port planning.

**Task 11.2 – Baseline Metocean Conditions**: HDR will develop baseline meteorological and oceanic (metocean) conditions for the area of the proposed harbor expansion. Baseline metocean conditions will include:

- 6) Water level conditions. Baseline water level assessment will include future relative sea-level rise predictions based on USACE-published information and extreme water levels to include the 1% annual exceedance probability (AEP) and 10% AEP water levels based on National Oceanic and Atmospheric Administration (NOAA) published historical data.
- 7) Regional spectral wave modeling. Model domain will include Kachekmak Bay and an applicable portion of Cook Inlet to allow full wave development. Model scenarios will include multiple wind-wave directions applying an assigned 1%, 2%, and 5% annual exceedance percentage (AEP) per direction at varying water levels include Mean Lower Low Water (MLLW), Mean Sea Level (MSL), Mean Higher High Water (MHHW), 10% AEP, 1% AEP, and 1% AEP including 50 years of relative sea level rise (RSLR). The AEP values will be based on an extreme value analysis of regional wind speeds.
- 8) Local Boussinesq wave modeling. Model domain will include the Homer Spit terminus and existing harbor. Model scenarios will include the 1%, 2%, and 5% AEP wave conditions using a unit-wave modeling approach for multiple wind-wave directions at varying water levels include MLLW, MSL, MHHW, 10% AEP, 1% AEP, and 1% AEP with 50 years of RSLR.
- 9) Tidal circulation modeling. Tidal circulation model domain will incorporate Kachekmak Bay and detail the Homer Spit including the existing harbor. Model scenarios will include a typical Spring tide, typical Neap tide, and a 1% AEP storm surge using a representative storm surge hydrograph.



- 10) Sedimentation conditions of Homer Spit. Sedimentation conditions will be assessed based on a literature review of previous site-specific studies, review of USACE dredging quantities within the existing harbor entrance, and analysis of historical aerials.

**Task 11.3 – Formulate Alternative Plans and Initial Evaluation:** HDR will support the USACE PDT formulating conceptual-level alternatives and supporting initial evaluations.

<b>Task 11 Deliverables</b>	<b>Schedule</b>
Task 11 work will be documented in the Draft IFR/EA Engineering Appendix submitted under Task 12	N/A

Task 11 Assumptions and Limitations:

- *Planning charrette is assumed to be held in Homer, AK for a duration of three (3) days.*
- *Extreme water level assessment will utilize the National Oceanic and Atmospheric Administration (NOAA) station Seldovia 945550.*
- *MIKE21 SW software will be used for baseline regional wave numerical modeling*
- *MIKE21 HD/ST software will be used for baseline circulation numerical modeling and sedimentation assessments.*
- *MIKE21 BW software will be used for baseline local wave numerical modeling*
- *The regional wave and tidal circulation models will be calibrated and validated using existing Acoustic Doppler Current Profiler (ADCP) data collected previously the City.*

**Task 12 – USACE Alternatives Evaluations & Analysis Phase (WIK):**

Task 12.1 – Future with Project Metocean Conditions and Assessment: HDR will revise the baseline regional spectral wave model for each alternative developed to assess changes in the nearshore wave environment due to the presence of each alternative. A single representative design condition will be used for the model scenario to compare wave energy entering the various harbor alternatives.

Task 12.2 – Analyze, Evaluate, and Compare Alternatives: HDR will support the USACE in analyzing, evaluating, and comparing up to ten (10) alternatives providing conceptual level input. Support will include conceptual-level design and rough order magnitude construction costs of Local Services Facilities (LSF) components of each alternative to support selection of a Tentatively Selected Plan (TSP).

Task 12.3 – Draft Engineering Report (IFR/EA appendix): HDR will document the following items in an Engineering Appendix for the Draft IFR/EA:

- 5) Baseline metocean conditions (Task 11)
- 6) Baseline coastal modeling setup (regional wave, local Boussinesq wave, and tidal circulation models), validation and calibration, and model results.
- 7) Revised spectral wave model setups and results per alternative
- 8) Conceptual descriptions, costs, and comparisons of LSF alternatives.



Task 12.4 – Public/Stakeholder Engagement Participation: HDR will participate in one (1) USACE-led public/stakeholder engagement meeting. HDR will provide text and graphics related to the coastal numerical modeling and/or LSF as needed for the USACE presentation.

Task 12 Deliverables	Schedule
Draft IFR/EA Engineering Appendix	Schedule will be determined by USACE Feasibility Study PM.

Task 12 Assumptions and Limitations:

- *Conceptual-level design of LSF includes general arrangements (approximate overall dimensions and geometry) of docks, conceptual layouts of mooring floats and vessel arrangements, conceptual layout of boat launches, conceptual layout of roadways and parking areas, and conceptual layouts of upland facilities and utilities. The conceptual-level design of LSF components is intended to meet the minimum requirements for to satisfy the purpose and need of the project and does not include owner-preferred components.*
- *Rough order magnitude costs of conceptual-level LSF components will be based on construction bid tabs of similar projects.*
- *Draft IFR/EA will be led and developed by the USACE. HDR will provide supplemental text for the body of the report and an engineering appendix.*
- *Selection of the TSP will be determined by the USACE.*
- *HDR’s involvement with the public/stakeholder engagement meeting will be for information only.*

**Task 13 – USACE Feasibility Level Analysis Phase (WIK):**

Task 13.1 – Recommended Plan Revised Modeling: HDR will revise the coastal numerical modeling to assess the TSP that is carried forward as the Recommend Plan. Revised modeling will include:

- 5) **Regional Wave Modeling:** The regional wave model will be revised based on any adjustments made to the TSP harbor configuration during the Feasibility Level Analysis Phase. Model scenarios performed in Task 12 will be updated with the updated layout.
- 6) **Local Boussinesq Wave Modeling:** The local Boussinesq wave model will be revised based on any adjustment made to the TSP harbor configuration during the Feasibility Level Analysis. Additional Boussinesq wave modeling will be performed using a tsunami boundary condition to assess the response of the TSP harbor configuration to a tsunami.
- 7) **Tidal Circulation Modeling:** The tidal circulation model will be revised based on adjustments made to the TSP harbor configuration during the Feasibility Level Analysis Phase. Model scenarios performed in Task 12 will be updated with the updated layout.
- 8) **Sediment Conditions:** The tidal circulation model utilizing regional wave model output will be revised based on adjustments made to the TSP harbor configuration during the Feasibility Level Analysis Phase. Sediment transport results will be updated using the same model scenarios used in Task 12.

Task 13.2 – Advance Recommended Plan Detail: HDR will advance TSP by providing additional detail on the LSF components. HDR will develop LSF details to an approximate 5% level design for use in guiding the Preliminary Engineering and Design (PED) phase.

Task 13.3 – Final Engineering Report (IFR/EA Appendix): HDR will update the Draft IFR/EA Engineering Appendix to a 100% final level to document any updates to the TSP during the Feasibility Level Analysis Phase and address one-round of USACE comments from the draft IFR/EA submittal. HDR will provide updates and additional text and graphics to the USACE to document the updates to the TSP during the Feasibility Level Analysis Phase.

Task 13.4 – Public/Stakeholder Engagement Participation: HDR will participate in one (1) USACE-led public/stakeholder engagement meeting. HDR will provide text and graphics related to the coastal numerical modeling and/or LSF of the TSP as needed for the USACE presentation.

<b>Task 13 Deliverables</b>	<b>Schedule</b>
Final IFR/EA Engineering Appendix	Schedule will be determined by USACE Feasibility Study PM.

Task 13 Assumptions and Limitations:

- *Final IFR/EA will be led and developed by the USACE. HDR will provide supplemental text for the body of the report and an engineering appendix.*
- *HDR's involvement with the public/stakeholder engagement meeting will be for information only*
- *Coastal modeling of TSP to assess tsunami performance and potential neighboring impacts is not included in this scope of work.*



**HDR Engineering, Inc.  
Harbor Expansion Owner's Rep**

**Time and Materials**

Harbor Expansion Owner's Rep		HDR Labor	Subs Total	OTHER DIRECT COSTS	TOTAL COSTS
Task					
10	USACE PDT Meetings and Coord (WIK)	\$54,163	\$0	\$0	\$54,163.20
11	USACE Scoping Phase (WIK)	\$136,552	\$0	\$6,820	\$143,371.81
12.4	Public/Stakeholder Engagement Participation	\$110,171	\$0	\$990	\$111,161.26
13	USACE Alternatives Evaluations & Analysis P	\$69,975	\$0	\$990	\$70,964.66
<b>Basic Services - Labor Hour Total</b>					
<b>BASIC SERVICES - TOTAL COSTS</b>		<b>\$370,861</b>	<b>\$0</b>	<b>\$8,800</b>	<b>\$379,660.93</b>

HDR Engineering, Inc.  
Harbor Expansion Owner's Rep

Time and Materials

Harbor Expansion Owner's Rep										OTHER			
		Project Manager	Senior Port Planner	Senior Port Engineer	Senior Coastal Modeler	Coastal EIT	Coastal EIT	Communications Coordinator	Senior Coastal Engineer	Hour Subtotal	Cost Subtotal	Equipment/field supplies	Airfare
Project Role	Employee	McPherson, Ronald L.	Thiessen, Douglas Arthur (Doug)	Proctor, Frank D Jr.	Keen, Adam S	Kent, Kristie Chandalar (KC)	Najjar, William Mousa (Will)	Rademacher, Alice Johanna Kay	Carter, Ruth Agnes				
2023 Rates		\$238.40	\$332.99	\$314.72	\$229.70	\$108.80	\$116.80	\$108.80	\$254.40				
									0	\$0			
10	USACE PDT Meetings and Coord (WIK)	156	0	0	0	156	0	0	0	312	\$54,163	\$0	\$0
10.1	PDT Meetings, Preparation, and Notes	156				156				312	\$54,163		
11	USACE Scoping Phase (WIK)	82	32	24	104	64	512	0	32	850	\$136,552	\$100	\$2,500
11.1	Planning Charrette	32	32				32		32	128	\$29,907		\$1,900
11.2	Baseline Meteorology Conditions												
11.2.1	Baseline Wave Modeling	8			72		320			400	\$55,821	\$100	\$600
11.2.2	Baseline Circulation Modeling	8			32		160			200	\$27,945		
11.2.3	Baseline Sediment Transport Conditions	8					32			40	\$5,645		
11.2.4	Baseline Water Level Conditions	2				32				34	\$3,958		
11.3	Formulate Alternative Plans and Initial Evaluation	24		24						48	\$13,275		
12	USACE Alternatives Evaluations & Analysis Phase (WIK)	84	0	44	4	320	300	4	20	776	\$110,171	\$0	\$600
12.1	Future w/ Project Meteorology Conditions and Assessment												
12.1.1	Future w/ Project Wave Modeling	16					240			256	\$31,846		
12.2	Analyze, Evaluate, and Compare Alternatives	40		40		220			16	316	\$50,131		
12.3	Draft Engineering Report (IFR/NEPA appendix)	24		4	4	100	60		4	196	\$26,805		
12.4	Public/Stakeholder Engagement Participation	4						4		8	\$1,389		\$600
13	USACE Alternatives Evaluations & Analysis Phase (WIK)	68	0	24	56	120	170	4	0	442	\$69,975	\$0	\$600
13.1	Recomm Plan Revised Modeling												
13.1.1	Recomm Plan Wave Modeling	16			24		90			130	\$19,839		
13.1.2	Recomm Plan Circulation Modeling	4			16		40			60	\$9,301		
13.1.3	Recomm Plan Sediment Transport Conditions	4			16		40			60	\$9,301		
13.2	Advance Recommend Plan Detail	24		24		80				128	\$21,979		
13.3	Final Engineering Report (IFR/NEPA Appendix)	16				40				56	\$8,166		
13.4	Public/Stakeholder Engagement Participation	4						4		8	\$1,389		\$600
*Rates based on multiplier with yearly escalation													
Basic Services - Labor Hour Total		390	32	92	164	660	982	8	52				
BASIC SERVICES - TOTAL COSTS		\$ 92,976.00	\$ 10,655.74	\$ 28,954.24	\$ 37,670.14	\$ 71,808.00	\$ 114,697.60	\$ 870.40	\$ 13,228.80	2380	\$370,861	\$100	\$3,700



**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**ORDINANCE 22-64**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
ACCEPTING AND APPROPRIATING AN FY2023 DESIGNATED  
LEGISLATIVE GRANT FROM THE STATE OF ALASKA FOR THE  
PURPOSE OF NEW LARGE VESSEL HARBOR MATCHING FUNDS  
FOR AN ARMY CORPS OF ENGINEERS GENERAL INVESTIGATION  
AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE  
APPROPRIATE DOCUMENTS.

WHEREAS, Homer's Port and Harbor facility is a regional transportation hub and significant economic driver; and

WHEREAS, Expanding the facility to include a purpose-built basin for large vessels has long been the top Legislative priority project in the City's Capital Improvement Plan as it fills the unmet moorage needs of the local and regional large vessel fleet, increases the resilience of Alaska's transportation system, supports the US Coast Guard and national security interests, promotes economic vitality across Alaskan industries and creates local living-wage jobs; and

WHEREAS; Planning for and developing the large vessel harbor involves cooperative efforts among the US Army Corps of Engineers, the State of Alaska and the City, and requires a Federal feasibility study (General Investigation) and project authorization; and

WHEREAS, The three-year General Investigation completes project planning including, but not limited to: design alternatives, economic impacts, public and stakeholder input, environmental review, permitting, construction methods and costs. The end result of the study is a Benefit Cost Ratio that may justify Federal authorization of and funding for construction; and

WHEREAS, The \$3,000,000 cost of the General Investigation is shared between the USACE (50%), the State of Alaska (25%) and the City of Homer (25%); and

WHEREAS, The City committed its share of matching funds in 2020 via City of Homer Ordinance 20-06 and Federal matching funds are anticipated through a FY23 Congressionally Designated Spending Request by Senator Lisa Murkowski which was approved by the Subcommittee on Energy and Water Development, and Related Agencies; and

WHEREAS, The City is pleased to have been awarded \$750,000 in State of Alaska matching funds through an FY2023 Designated Legislative Grant 23-DC-041.

43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby accepts and appropriates an FY23 Designated Legislative Grant from the State of Alaska in the amount of \$750,000 as follows:

Revenue:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
415	Alaska Designated Legislative Grant 23-DC-041	\$750,000

Expenditure:


<u>Fund</u>	<u>Description</u>	<u>Amount</u>
415	Large Vessel Harbor Expansion General Investigation	\$750,000

Section 2. The City Manager is authorized to execute the appropriate documents.

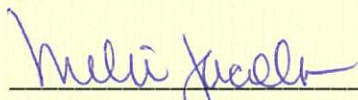
Section 3. This is a budget amendment ordinance, is temporary in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 24<sup>th</sup> day of October, 2022.

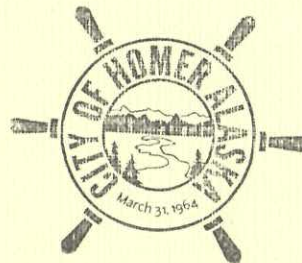
CITY OF HOMER

  
\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

  
\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

YES: 5  
NO: 0  
ABSTAIN: 0  
ABSENT: 1



Introduction: 9.20.22  
Public Hearing: 10.24.22  
Second Reading: 10.24.22  
Effective Date: 10.25.22



**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**ORDINANCE 23-01**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, RENEWING THE APPROPRIATION OF FUNDS IN THE AMOUNT OF \$750,000 FROM THE GENERAL FUND FUND BALANCE FOR THE PURPOSE OF REINITIATING AND CONDUCTING A U.S. ARMY CORPS OF ENGINEERS GENERAL INVESTIGATION STUDY FOR THE HOMER LARGE VESSEL PORT EXPANSION.

WHEREAS, The City Council has identified the Homer Large Vessel Port Expansion as its top priority Capital Improvement Project (CIP) for many years; and

WHEREAS, The project will require a total of \$3 million through a 50/50 state/local and federal match to proceed; and

WHEREAS, In 2020 the City Council approved Ordinance 20-06 which appropriated funds totaling \$750,000 towards a general investigation of the Large Vessel Port Expansion; and

WHEREAS, In 2022 the City successfully lobbied the State of Alaska to also appropriate \$750,000 via a designated legislative grant towards a general investigation of the Large Vessel Port Expansion which was accepted and appropriated by Ordinance 22-64; and

WHEREAS, Senator Murkowski has included first year funding for the General Investigation as a Congressional Designated Spending request which currently resides in the draft federal budget; and

WHEREAS, The City's appropriation is expiring and needs to be renewed to ensure the funds remain available as we expect the General Investigation to begin in calendar year 2023.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The FY23 capital budget is hereby amended to renew the appropriation of \$750,000 from the general fund fund balance for the purpose of reinitiating and conducting an Army Corps of Engineers General Investigation Study for the Homer Large Vessel Port Expansion as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
	U.S. ACE General	\$750,000

Investigation Study-  
Large Vessel Port Expansion

Section 2. This is a budget amendment ordinance and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA THIS 23<sup>rd</sup> day of January, 2023.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES: 5

NO: 0

ABSENT: 0

ABSTAIN: 1

First Reading: 1-24-23

Public Hearing: 1-23-23

Second Reading: 1-23-23

Effective Date: 1-24-23





43 result of the study will provide an end Benefit Cost Ratio that will justify federal funding for  
44 final construction; and

45  
46 WHEREAS, The purpose of this ordinance is to budget for the City's commitment for the  
47 cost of completing a General Investigation Study for the Homer CIP-listed Large Vessel Port  
48 Expansion, and thereby take the next step in building a port expansion that will address both  
49 the navigational safety concerns that come from current overcrowding as well as support  
50 emerging regional and national economic opportunities; and

51  
52 WHEREAS, It is appropriate that the City participate in funding the General Investigation  
53 study as the new Large Vessel Port will magnify our current Port and Harbor's vital  
54 contribution to the City of Homer's overall economic growth, health and welfare.

55  
56 NOW THEREFORE, THE CITY OF HOMER ORDAINS:

57  
58 Section 1: The FY 2020 Capital budget is hereby amended by appropriating funds in the  
59 amount of \$750,000.00 from the General Fund Fund Balance for the purpose of conducting a  
60 General Investigation Study in partnership with the U.S. Army Corps of Engineers and the  
61 Alaska Dept. of Transportation for the Homer Large Vessel Port Expansion, as follows:

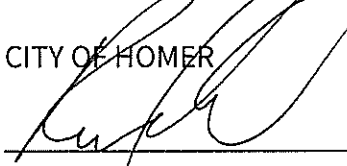
62

63 Account No.	64 Description:	65 Amount:
66	67 U.S. ACE General 68 Investigation Study- 69 Large Vessel Port 70 Expansion	71 \$750,000.00

72 Section 2: The Finance Department is directed to establish a project account for the  
73 Large Vessel Harbor to track all project related expenses.

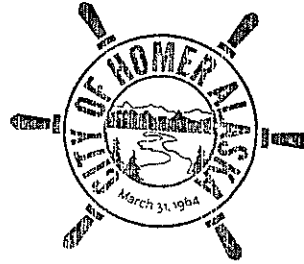
74 Section 3: This is a budget amendment ordinance and shall not be codified.

75 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 10<sup>th</sup> day of February, 2020.

76 CITY OF HOMER  
77   
78 \_\_\_\_\_  
79 RACHEL LORD, MAYOR PRO TEMPORE

80  
81 ATTEST:  
82   
83 \_\_\_\_\_  
84 MELISSA JACOBSEN, MMC, CITY CLERK





85 YES: 5  
86 NO: 0  
87 ABSTAIN: 0  
88 ABSENT: 1  
89  
90 First Reading: 1-27-2020  
91 Public Hearing: 2-10-2020  
92 Second Reading: 2-10-2020  
93 Effective Date: 2-11-2020  
94  
95 Reviewed and approved as to form.  
96 Katie Koester  
97 Katie Koester  
98 Katie Koester, City Manager  
99  
100 Date: 2-28-20

\_\_\_\_\_  
Michael Gatti, City Attorney  
  
Date: \_\_\_\_\_