

CITY OF HOMER
HOMER, ALASKA

City Manager/
Port Director

ORDINANCE 25-50

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY26 CAPITAL BUDGET BY APPROPRIATING
\$20,000 FROM THE PORT RESERVES FUND FOR THE PURPOSE OF
INSTALLING A DRYWELL IN LOT 12B.

WHEREAS, Lot 12B has had longstanding stormwater issues that impact the
functionality of the lot as well as adjacent lessees and Fish Dock operations; and

WHEREAS, Under Resolution 10-21, Council directed Administration to address
drainage problems and usage of lot 12B; and

WHEREAS, When this lot was originally developed, a drainage plan was not
implemented in this area, and it is now the lowest point in the area and collects a majority of
the stormwater runoff during rainfall; and

WHEREAS, The Port and Harbor has successfully utilized drywells in other areas on the
Homer Spit and they have proven to be a cost effective and low-maintenance solution to
improve stormwater drainage.

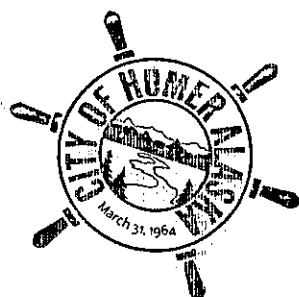
NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by
appropriating \$20,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	Lot 12B Drywell Installation	\$20,000

Section 2. This ordinance is a budget amendment only, is not of a permanent nature
and is a non-code ordinance.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this 11th day of August, 2025.



CITY OF HOMER


RACHEL LORD, MAYOR

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45 ATTEST:

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Renee Krause

48 RENEE KRAUSE, MMC, CITY CLERK

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50 YES: 6

51 NO: 0

52 ABSTAIN: 0

53 ABSENT: 0

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55 First Reading: 7/28/25

56 Public Hearing: 8/11/25

57 Second Reading: 8/11/25

58 Effective Date: 8/12/25





MEMORANDUM

Ordinance 25-50, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$20,000 from the Port Reserves Fund for the Purpose of Installing a Drywell in Lot 12B. City Manager/Port Director.

Item Type: Back Up Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: July 7, 2025
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

Staff is requesting approval to proceed with drainage improvements on Lot 12B to resolve longstanding storm water issues that impact both fish dock operations and adjacent lessees. Specifically, we recommend the installation of a drywell this fall to mitigate the persistent flooding and improve year-round accessibility for truck staging and commercial use.

Background

Lot 12B is located adjacent to Fish Dock Road and supports the Fish Dock operations, including use as a staging area for semi-trucks and trailers transporting fish products delivered to Homer. The City's Grind Shack facility is also located on this lot. The adjacent lots to 12B are leased to private fisheries-related businesses.

When these lots were originally developed and leased out, the City of Homer did not implement a coordinated drainage plan for the area. As a result, Lot 12B has become a collection point for storm water runoff. It is now the lowest point in the area, and during rainfall events, a significant pond forms, oftentimes axle deep on a pickup. In winter, the pond freezes, making the lot nearly impassable.

Compounding the issue, water from Lot 12B occasionally flows into Lot 12A, causing unnecessary inconvenience for the lessee of that property. The lack of drainage presents not only a functional problem for users of the Fish Dock, but also a long-term liability for the City infrastructure.

Proposed Solution

After a discussion with the Public Works team, staff recommends the installation of a drywell on Lot 12B to handle storm water runoff and eliminate the recurring ponding problem. Drywells have

been successfully used elsewhere on the Homer Spit and represent a cost-effective and low-maintenance drainage solution.

This work should be completed this fall, before winter conditions return. Addressing the issue now will benefit not only the current lessees but also improve efficiency and access for truck traffic staging in support of the Fish Dock.

Funding

Staff recommends using funds from the Port and Harbor Reserve to fund the cost of this improvement. This is an appropriate use of the Port and Harbor Reserve as the upgrade directly supports harbor-related operations and will reduce future maintenance needs associated with water damage and lot degradation.

Recommendation

Staff respectfully requests approval for funding and implementing this drainage solution from the Port and Harbor Reserve Fund.

CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Lot 12B Drywell</u>	DATE	<u>07/23/2025</u>
DEPARTMENT	<u>Port and Harbor</u>	SPONSOR	<u>City Manager/Port Director</u>
REQUESTED AMOUNT	<u>\$ 20,000</u>		

DESCRIPTION	<p>Lot 12B has had longstanding stormwater issues that impact the functionality of the lot as well as adjacent lessees and Fish Dock operations. Under Resolution 10-21, Council directed Administration to address drainage problems and usage of lot 12B. When this lot was originally developed, a drainage plan was not implemented in this area, and it is now the lowest point in the area and collects a majority of the stormwater runoff during rainfall. The Port and Harbor has successfully utilized drywells in other areas on the Homer Spit and they have proven to be a cost effective and low-maintenance solution to improve stormwater drainage.</p>
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	100%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: PORT RESERVES (456-0380)	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 1,351,343</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 759,647</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 20,000</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 30,000</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 541,696</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 _____