



Agenda

Economic Development Advisory Commission Regular Meeting

Tuesday, June 10, 2025 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: 990 0366 1092 Password: 725933

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

CALL TO ORDER, PLEDGE OF ALLEGIANCE, 6:00 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS ON MATTERS ALREADY ON THE AGENDA (3 minute time limit)

RECONSIDERATION

CONSENT AGENDA (Items listed below are considered routine and non-controversial by the Commission and are approved in one motion. If a separate discussion is desired on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business.)

A. Unapproved Meeting Minutes- May 13, 2025 Page 3

VISITORS/PRESENTATIONS (10 minute time limit)

A. Mike Illg- Community Recreation Manager Page 8

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

PUBLIC HEARING

PENDING BUSINESS

A. New Rec Center Location Page 32

NEW BUSINESS

A. Land Allocation Plan Page 35

B. Cancellation of July EDC Meeting Page 43

INFORMATIONAL MATERIALS

A. City Manager's Report

May 27th Regular City Council Meeting
June 9th Regular City Council Meeting

Page 44
Page 50

[B.](#) Memo from City Clerk- March Meeting Minutes

Page 77

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Tuesday, July 8th, at 6 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

CALL TO ORDER

Session 24-09 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:08 p.m. on May 13, 2025 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar, and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONERS AREVALO, ISAAK, NOOMAH, YOUNG, MARKS, DICKINSON, ZUBEK

STAFF: MAYOR LORD, COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN & DEPUTY CITY CLERK APPEL

AGENDA APPROVAL

Chair Marks requested a motion and second to approve the agenda as presented.

ISAAK/AREVALO MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

A. EDC Unapproved Minutes of March 11th & April 08, 2025 Regular Meeting

Chair Marks requested a motion and second to approve the meeting minutes.

ISAAK/NOOMAH MOVED TO APPROVE THE MARCH 11TH & APRIL 08TH MEETING MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. EDC Staff Report

Community Development Associate McDonough reported on the following:

- Attended the Kenai Peninsula Economic Development District Industry Overview Forum in Kenai
- Comprehensive Plan update
- Zoning Code update
- KPEDD is updating their Comprehensive Economic Development Strategy
- Volunteered at the Kenai Peninsula Sport Rec and Trade Show
- Completed a grant application for Bridge Creek Watershed

B. Chamber Director Report
There was no report provided.

C. Homer Marine Trades Association Report
Meeting minutes were provided. There was no discussion.

D. Kenai Peninsula Economic Development District Report
Chair Marks stated the Executive Director went before City Council and presented a full report and data. She encouraged Commissioners to access the KPEDD website and look at the data that was presented.

E. HERC Update
Community Development Director Engebretsen stated there is a public meeting scheduled next week. Contractors will be doing soil and lead testing in the big building. The State of Alaska will be supporting the City further when looking into remediating the building. There is more focus being put on the smaller building as it's currently unsafe for public use.

F. Housing/Guiding Growth Update
Commissioner Noomah spoke about the following topics discussed during a community meeting on April 29th:

- Balancing the needs to preserve open spaces while still meeting needs for housing
- Brief presentation on GIS technology
- Use of technology in planning and preserving spaces
- Benefits of density in town core areas
- Need for more public open spaces in town

G. Planning Update
There was no update provided.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

A. Commission Priorities Discussion with Mayor Lord

Mayor Lord spoke on the following topics:

- Making good use of time and resources
- Utilizing current plans and action items as a touchstone
- Every Advisory Body should be using an economic business lens
- Other Advisory Bodies have direct ties to their designated scope- LAB for Library, Port and Harbor for Port and Harbor, etc.
- Condensing and identifying priorities to advise Council
- Strategic planning list
- Communication between Council and Commission, Council Member Liaison

- Joint session bringing all advisory bodies and Council together in one room
- Important points/recommendations should come to Council in memo from Staff Liaison

B. New Community Center Discussion

Community Development Director Engebretsen introduced the discussion topic regarding the preferred location for the new Community Rec Center. The Commission brought up points including the following:

- Clarifying why this location is considered 'preferred'
- Possible use as a long term catalyst for spurring other development
- Utility set up cost
- Environmental Groups- Current wetlands in that location
- Staying above the tsunami line
- Proposed programming, amenities, etc
- Land could serve a better/different purpose
- Doesn't allow for more development downtown for businesses

C. Annual Bylaw Review

The Commission determined there were no needed changes to the Bylaws.

D. Election of Chair & Vice Chair

ISAAK/DICKINSON MOVED TO VOTE VERBALLY.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

ISAAK NOMINATED COMMISSIONER YOUNG FOR VICE CHAIR.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

COMMISSIONER MARKS NOMINATED HERSELF FOR CHAIR.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

A. City Manager's Report

March 24, 2025 City Council Meeting

Chair Marks noted the informational materials. Chair Marks volunteered to deliver the May report to City Council.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY STAFF

Community Development Director Engebretsen said it was a great meeting and she appreciates everyone's open and honest comments, whether the Commission agrees or not.

Deputy City Clerk Appel thanked the Commission for the meeting and stated the June 10th meeting would be her last time clerking for the EDC.

COMMENTS OF THE MAYOR/COUNCIL MEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Dickinson stated she is resigning from the Commission due to time constraints.

Commissioner Young thanked the clerk and Commissioner Dickinson for their service. He also thanked Commissioner Isaak for the nomination and stated he is grateful for the opportunity to serve as Vice Chair.

Commissioner Isaak thanked the clerk and Commissioner Dickinson for their service. She stated she is excited for Commissioner Young to serve as Vice Chair. She also commented that she is really appreciative of the comments everyone contributes during the meetings.

Commissioner Arevalo commented that she likes the robust conversations and the Commission will miss Commissioner Dickinson.

Commissioner Zubek commented that she is leaving this meeting reinvigorated and excited to be part of the Commission. She congratulated Commissioners Young and Marks on their appointments to Vice Chair and Chair and stated that she will miss Commissioner Dickinson.

Commissioner Noomah stated he is grateful to everyone and that he also wanted to bring up that he thinks Homer has a little bit of a land hoarding problem and he thinks that adjusting incentives in the future is going to be really important for getting people to let go of some land they've just been sitting on.

Chair Marks commented that Commissioner Noomah's observation was interesting and she thinks if Homer can get a lion's share of people to say that it's ok to be in favor of some economic growth in a responsible way, then the city can focus on development and promoting a positive view.

ADJOURNMENT

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 8:20 p.m. The next regular meeting is Tuesday, June 10, 2025 at 6:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers and via Zoom Webinar.

ASHLEY APPEL, DEPUTY CITY CLERK I

Approved: _____



MEMORANDUM

Possible Recreation Center Location-Town Center Lot

Item Type: Action Item Memorandum

Prepared For: Economic Development Advisory Commission and Parks, Arts, Recreation & Culture Advisory Commission

Date: June 4, 2025

From: Mike Illg, Recreation Manager/PARCAC Staff Liaison

The City of Homer is continuing to take steps towards the construction of a Community Recreation facility. This project has been identified as a high priority by the community for a number of years, is current the #2 priority on the city's Capital Improvement Plan (CIP), and the City Council has earmarked \$1.3 million towards the project. The City of Homer is now in the process of considering where to build this new building. The Council would like input on the **proposed location** just south of East Pioneer Avenue, between Main and Poopdeck Streets.

Identifying and securing a location is key to moving the project forward. City staff and administration and two city council "recreation champions" have spent significant time and effort considering many different possible locations with various criteria. The City Council has recently requested feedback from the Economic Development Advisory Commission (EDC), Parks, Art, Recreation, and Culture Advisory Commission, Planning Commission, adjacent property owners and general community feedback regarding this proposed location.

The current property in question is centrally located and already owned by the city. It is within the undeveloped town center area south of East Pioneer Ave, directly behind/south of Alice's Champagne Palace. Please note: there are no facility designs, cost estimates, operation plans, or footprints being considered at this time. Rather we are simply looking for a possible location to consider for this future project, and your input is requested to help determine a location. We are not soliciting feedback regarding the proposed project as a whole but rather the City Council is requesting feedback regarding this proposed city owned parcel only.

This topic is being presented:

- Economic Development Advisory Commission: Tuesday June 10, 6:00 PM
- Planning Commission: Wednesday June 18, 6:30 PM
- Parks, Art, Recreation and Culture Advisory Commission: Thursday June 19, 5:30 PM

In addition to commission feedback regarding this property, adjacent property owners been notified by mail of these opportunities to attend and provide input on the proposed location. Information is available on the City Manager's webpage and citizens can provide comment through the webpage if they are unable to participate at the meetings. <https://www.cityofhomer-ak.gov/planning/proposed-property-future-community-rec-center>

The specific questions staff is requesting are:

1. Do you support this location as the preferred location for the future community recreation facility?
2. What are the existing concerns against using this location for this project?
3. What are the potential positive attributes for using this location for this project?



Action: Review the questions and submit a formal recommendation.

Attached information included.



MEMORANDUM

Proposed Community Recreation Center Site Selection Recommendation

Item Type: Informational Memorandum
Prepared For: Mayor and City Council
Date: January 2, 2024
From: Recreation Champions Working Group

In an effort to continue the efforts and review possible options for a future City of Homer Community Recreation Center, the Recreation Champions group has recently met and reviewed three different possible locations: the Homer Electric Association (HEA) lot bounded by Lake, Grubstake, and Snowbird; the Kenai Peninsula Borough (KPB)/Homer Middle School lot; and the City of Homer-owned town center lots. Public Works Director Kort visited and inspected each property and provided preliminary cost estimates for related to initial utility infrastructure costs. Based upon the logistics, location, and initial costs, the group agreed to eliminate the KPB lot as a possible option. The HEA lot would potentially be the least expensive site to develop for utilities, but would require negotiation with HEA for purchase, meaning that overall, the City-owned town center lots may be advantageous to consider for a new Community Recreation Center. This memo focuses on the City-owned town center lots.

When discussing the three sites in November, the Recreation Champions group recognized potential positives and negatives associated with the town center lots and decided it is warranted to gain additional commission, neighbor, and public insights into the town center lots before deciding whether these lots may be chosen as a preferred site for a new community recreation center. The lots are centrally located, could include public parking for pedestrian access to Pioneer Avenue businesses, and could support future efforts to develop the privately owned portions of town center. However, the area is also currently undeveloped and is adjacent to a wooded trail through Kachemak Heritage Land Trust property and the edge of one City-owned lot. Receiving public input on the pros and cons of these lots will be important before making a decision on a preferred site for the Community Recreation Center.

The Recreation Champions group is interested in soliciting feedback from neighboring property owners, organizations, and community members, and receiving formal reviews from the Parks, Art, Recreation and Culture Advisory Commission (PARCAC); the Planning Commission; and the Economic Development Advisory Commission (EDAC) for selecting the City of Homer-owned town center lots as the preferred location for a future Community Recreation Center.

The City Center Property offer's some interesting challenges as well as potential opportunities when considering developing this parcel. This property extends to Pioneer Avenue and the lower portion of the property is confined by property owned by Valentin Caspaar LLC to the south and east; Kachemak Heritage Land Trust to the east; and properties owned by Guy Rosi, Rosi Community Property Trust, and Lulu Mae LLC to the west. Water is available along Pioneer Avenue, and a sewer main passes through the northern portion of the property. Providing water service to a potential Recreation Center is relatively simple and could be done by extending the water main to the building

site or running a water service into the property to serve just this building. Providing sewer service to this building using the sewer main passing through the northern side of the property will likely require a lift station dedicated to the building. Alternatively, sewer service could be extended from Grubstake Avenue or Hazel Avenue by acquisition of a Utility Easement to provide gravity sewer service to the property.

One thing to consider, there may be a unique opportunity to partner with the owner of the Valentin Caspaar LLC property as part of a larger development plan and run both sewer and water mainlines into both properties by extending the sewer mainlines from Grubstake Avenue and/or Hazel Avenue to serve these properties and possibly looping the water main service between Pioneer Avenue, Main Street, Grubstake Avenue, Hazel Avenue or a combination of these locations.

The entrance to this new facility would most likely be best served by coming off of Pioneer Avenue, or a future road extension originating from the intersection of Poopdeck Street and Hazel Avenue as part of a development agreement with the owner of Valentin Caspaar LLC properties. Access to the building site off of Grubstake Avenue would not be recommended due to the neighborhood density and street design.

Utility Cost Estimate:

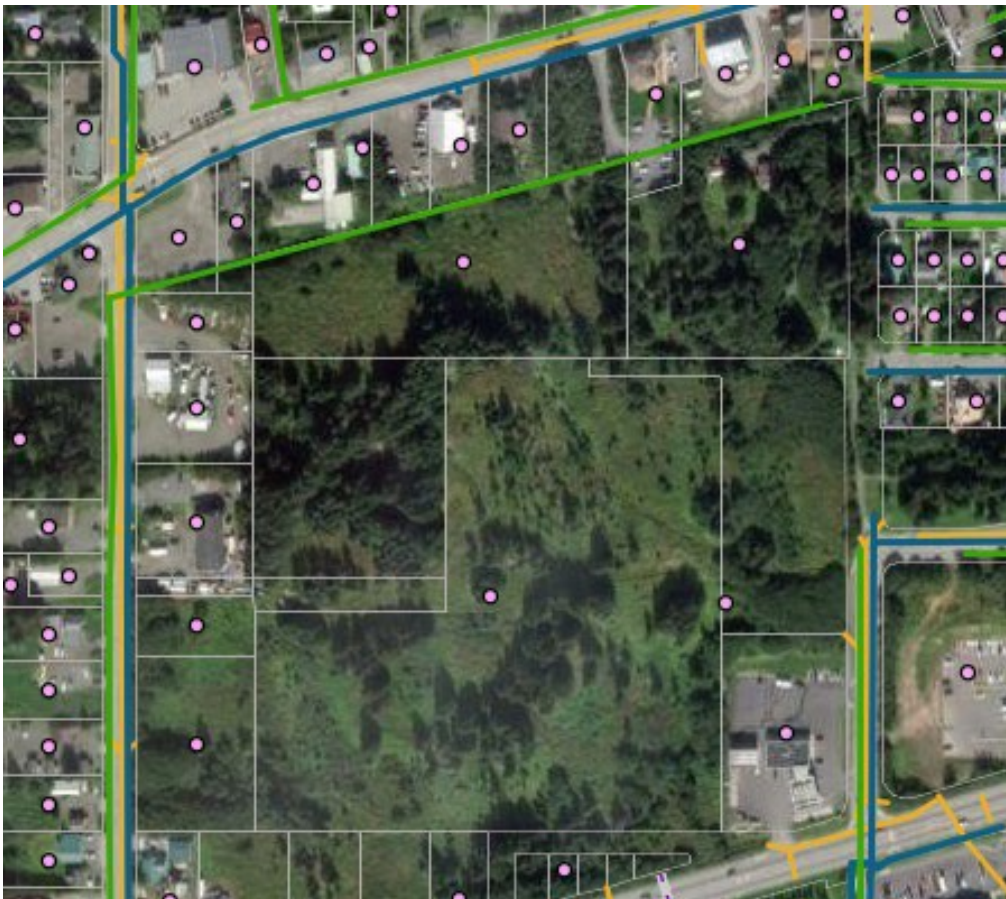
There are a lot of factors and alternatives that play into the development of a facility on this property that are difficult to isolate without a deeper investigation with proposed ideas. For the purpose of demonstration, we will offer a couple of ideas.

- Water Service from Pioneer Ave, Sewer Connection to sewer main along north property line with a lift station – \$482,000
- Water service from Pioneer Ave, Sewer connection to gravity sewer on Grubstake (could be done with development agreement or purchase Utility Easement (excluding cost of purchasing the easement)) – \$355,000

Access Road Cost Estimate:

Road costs would depend on the project development plan and access location. For the purpose of demonstration, we will offer a couple of ideas.

- Access off of Pioneer Avenue – \$158,000
- Access off of the intersection of Hazel Avenue and Poopdeck Street – \$710,000 (could share costs with other developers)





Recommendation: Request PARCAC, Planning Commission, and EDAC review the City-owned town center lots as the possible preferred location for a Community Recreation Center and provide feedback to the City Council. Additionally, request the city manager to direct staff to solicit feedback from neighboring property owners, organizations, and community members regarding selecting the City-owned town center lots as the preferred location for a Community Recreation Center.

Attachment:

Memorandum from Public Works Director Kort dated October 21, 2024



MEMORANDUM

Proposed Future Recreation Center Site Alternatives

Item Type: Informational Memorandum
Prepared For: Recreation Champions and City Councilors Aderhold and Erickson
Date: October 21, 2024
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

Summary:

The Public Works Department (PWD) was requested to investigate the feasibility of utility accessibility at 3 proposed future Recreation Center Sites at the City Councils October 14th meeting. In addition to the feasibility, it was requested that the Public Works Department provide an order of magnitude cost estimate to provide utilities to the proposed sites. The three lots under further consideration and associated estimate costs for utilities, site access, and potential development costs are as follows:

- Homer Middle School - \$427,000 to \$1,114,000 (site will likely also have \$500,000 to \$1,000,000 additional site development costs beyond the other sites due to topography)
- Homer Electric Association - \$235,000 to \$435,000
- City Center Property - \$513,000 to \$1,192,000

Discussion:

The PWD has reviewed the proposed properties for utility feasibility as detailed below. The PWD attempted to create an order of magnitude cost estimate to provide utilities to a proposed building site on the property, however some of the properties are large and assumptions had to be made as to the building location and development that could impact these costs, so they are strictly hypothetical order of magnitude estimates and should not be considered a true cost estimate. Access to some sites is complicated and will have an impact to the decision, so the PWD took it upon itself to also include this evaluation and information as well.

The sites identified by the City Council are as follows:

- The vacant land behind the athletic field at Homer Middle School (Homer Middle School)
- The HEA property at the corner of Snowbird Street; Grubstake Avenue; and Lake Street (HEA)
- Property owned by the City of Homer (City) commonly referred to as the "City Center" (City Center)

Homer Middle School:

The feasibility of gaining utility access to the location north of the track/athletic field is possible. It is believed that there are a few options to facilitate this sites development. Sewer service could be provided to this location by constructing a lift station and pumping the wastewater to the sanitary sewer along Spruceview Avenue to the North. However, it may be more economical over the long-term to construct a sewer main extension and utility easement along the eastern property line of the School District and connect the Recreation Center to this new sewer main. This would eliminate the long term ownership and operation of an additional lift station. The City water supply could be fed from either a water main extension from the Sterling Highway towards from the south within the common utility easement as the sewer main, or fed from the water main on Spruceview Avenue to the North.

Access to this site may be very challenging. It is the opinion of the PWD that developing site access from Spruceview Avenue is undesirable and not recommended because this development would significantly increase the traffic on that street beyond what the street was designed for and it's intended use. Therefore, access to the site would need to come from the south.

The site could be access by either constructing an entrance along the Homer Middle School's east or west property line. An entrance along the east property line could be constructed by either extending Woodside Avenue and purchasing property from the Broshe-Lowney Community Property Trust for the driveway access, or by creating a driveway entrance off of the Sterling Highway along the HERC property line. Both of these options have challenges associated with the two previously mentioned storm water drainages passing through this area and poor soils. To facilitate the development of an entrance to the east side of the lot will require a lot of drainage improvements and road subbase improvements to accommodate this access. An access to the west was not fully evaluated due to the SPARC entrance already sharing the driveway for the Homer Middle School. It was assumed that the additional traffic associated with the Recreation Center would not be desirable to the School District or the Alaska DOT using the already shared entrance. It was further assumed that the Alaska DOT would not be receptive to adding a separate entrance to the Sterling Highway in close proximity to the shared entrance for the Homer Middle School and SPARC due to potential traffic safety.

Site development upon this parcel will have additional challenges due to the topography and two previously mentioned storm water drainages that pass down along the west side of the property. This parcel has approximately 30-feet of elevation change across the lot. While constructing a building on this property is physically possible, the topography could add \$500,000 to \$1,000,000 to the development of the Recreation Center at this location compared to similar development plans at other locations.

Some special considerations for this site revolve around the KPB School Districts willingness to sell half of this property for this development and allowing the creation of a utility easement along the Eastern property line.

Utility Cost Estimate: \$494,000

Assuming providing water service from Spruceview Avenue and Sewer service from the Sterling Highway. The following estimates of cost are provided with the understanding that this is purely an order of magnitude cost estimate with no building site on the large parcel identified.

Access Road Cost Estimates:

- Woodside Entrance: \$1,052,000
- Sterling Highway Entrance: \$1,114,000
- Spruceview Avenue Entrance: \$427,000



HEA Property:

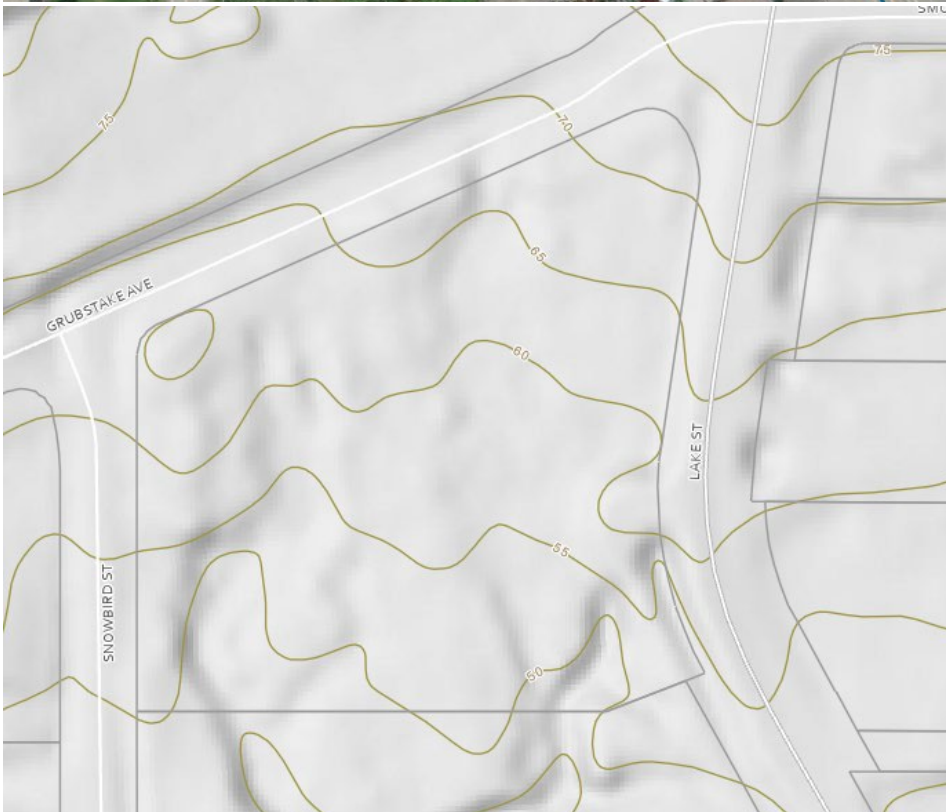
The HEA property provides some additional challenges for Sewer. There is only one sewer main passing this property and it is on the East side of Lake Street. The sewer main is approximately 8.5-ft below ground surface in this region and may be low enough elevation to provide sewer service to a building developed upon this property without being pumped depending upon the buildings location on the large parcel, building design, and the building sewer elevation. However, there is no guarantee that gravity flow will work for this site. Water service to this site will be straight forward and the building could be served from either Grubstake Avenue or Lake Street, however a water service is already established off of Grubstake Avenue.

The driveway entrance to the proposed site could come off of any of the three proposed streets. Due to the higher traffic volume on Lake Street, the City may want to take the approach to place the facility entrance onto either Grubstake Avenue or Snowbird Street to reduce road congestion associated with this facility at this location. It is the opinion that Grubstake Avenue would work best to lessen the conflictions with the Post Office.

Utility Cost Estimate: \$150,000 - \$350,000

Assuming providing water service from Grubstake Avenue and Sewer going towards Lake Street, and the driveway going to Grubstake Avenue. The cost estimate is an order of magnitude estimate and is based off a theoretical building and location. The upper end of the estimate represents if a lift station is required as well.

Access Road Cost Estimate: \$85,000



City Center Property:

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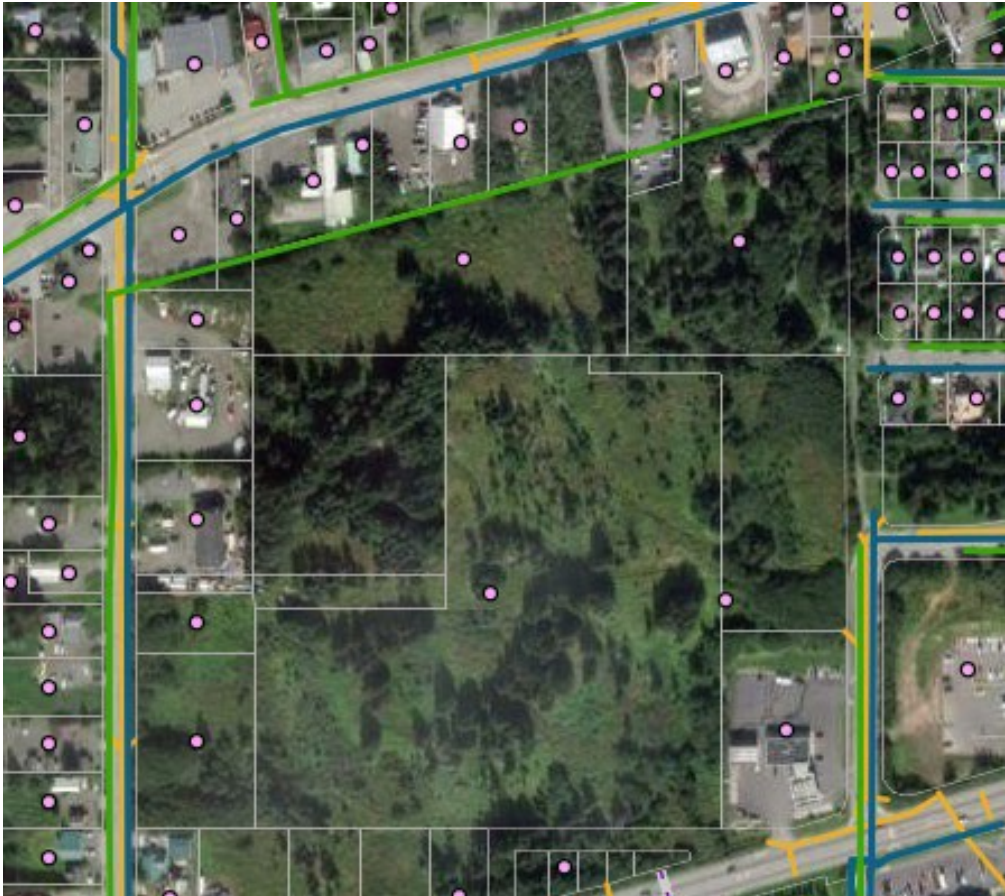
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**CITY OF HOMER
HOMER, ALASKA**

Aderhold/Erickson

RESOLUTION 23-118

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
DIRECTING THE CITY ADMINISTRATION TO INVESTIGATE
POTENTIAL LOCATIONS AND RELATED COSTS FOR A FUTURE CITY
OF HOMER MULTI USE COMMUNITY RECREATION CENTER FOR
CITY COUNCIL REVIEW.

WHEREAS, The City of Homer Community Recreation division offers year round,
affordable indoor and outdoor programs at the Homer Education and Recreation Complex
(HERC); and

WHEREAS, The Multi-Use Community Recreation Center project is the number two
project on the City's 2024-2029 Capital Improvement Plan and continues to be a high priority
for the community residents, city council and mayor; and

WHEREAS, The HERC campus is a highly desirable location for indoor and outdoor
recreation; and

WHEREAS, The recent hazardous materials (hazmat) study has determined the option
to tear down or upgrade the existing HERC facilities at the HERC campus is currently
impractical; and

WHEREAS, The City's ability to address the hazmat issues are subject to the availability
of federal grants that will likely take years to secure and are not guaranteed; and

WHEREAS, In light of the hazmat issues, the City of Homer needs to pursue alternate
location options to move the Multi-Use Community Recreation Center project ahead in a timely
manner; and

WHEREAS, The proposed facility size and design should have at least two basketball
regulation sized gymnasiums that will accommodate multiple volleyball and six pickleball
courts in addition to activity rooms to host instructional classes such as dance, karate, and
yoga; and

WHEREAS, The City has limited funds for a new Multipurpose Recreation Center and a
conceptual budget of not more than \$10,000,000 or \$12,000,000 for building, parking lot and
site amenities is set as a project guideline for the purpose of site selection (based on the
amount of revenue that could be generated from a bond).

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby directs Administration to:

1. Investigate possible land locations and existing facilities options including privately owned and city owned land;

2. Establish and define criteria for Administration to select at least three potential options that would include (at a minimum): acreage, location, opportunity for future facility expansion, proximity to existing infrastructure (water, sewer, sidewalks), and cost;

3. Develop a matrix that assesses the possible sites against the criteria and determine the top three potential sites based on the outcome of the assessment;

4. Initiate conversations with property owners of the top three sites;

5. Pursue site analysis for the top three sites with possible efforts from volunteer professionals;

6. Identify a funding strategy for new site purchase if a non-city site is one of the top three options;

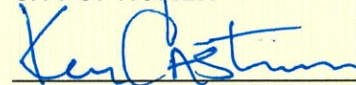
7. Include the Parks, Art, Recreation, and Culture Advisory Commission in evaluation of the top three sites and possible purchasing strategies of any non-city properties; and

8. Provide for public comment on the three selected sites and possible purchasing strategies.

9. Report findings back to City Council during the first quarter of 2024.

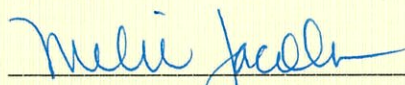
PASSED AND ADOPTED by the Homer City Council this 23rd day of October, 2023.

CITY OF HOMER

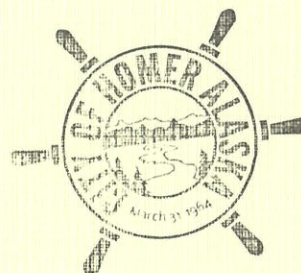


KEN CASTNER, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK



Fiscal note: Staff time and wages.



MEMORANDUM

Resolution 23-118, A Resolution of the City Council of Homer, Alaska Directing the City Administration to Investigate Potential Locations and Related Costs for a Future City of Homer Multi Use Community Recreation Center for Council Review. Aderhold/Erickson.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: October 17, 2023
From: Mike Illg, Recreation Manager & Julie Engebretsen Economic Development Manager
Through: Rob Dumouchel, City Manager

At the October 9th Work Session meeting, Council heard a presentation from staff about the idea of pursuing a different location than the Homer Education and Recreation Complex site as the future home of a new multipurpose facility. Councilmembers Aderhold and Erickson were appointed as champions to work with staff to draft a resolution detailing a formal direction to pursue a Multi-Use Community Recreation Center project.

This resolution directs Administration to investigate the options of pursuing centrally located existing city owned land (ex. Town Center lot), privately owned land (ex. Homer Electric Association lot) or existing facilities such as the Bay Club to accommodate a 17,000 to 21,000 sq. ft. facility. This facility would house two regulation sized basketball courts used interchangeably for multiple volleyball courts and six pickle ball courts; flexible space for instructional programs such as karate, dance, yoga, etc.; locker rooms; storage space; and staff offices. A preliminary \$10-\$12 million budget with a maximum budget of \$10 or 12 million (to be determine by City Council) is set as a guideline at this point in the project, based on previous council discussion regarding the amount of revenue that could be generated from a bond (the projected debt service of a \$10 million would be \$800,000/year and a 0.3% sales tax generates about \$820,000/year). There is also the potential option of future expansion through community fundraising, grants and phasing. Administration is to analyze location options and present Council with three alternatives.

The resolution provides direction to establish site selection criteria such as lot size, location (with safe and easy youth accessibility as a high priority), opportunity for future facility expansion, existing infrastructure (water, sewer, sidewalks), and cost; provide opportunities for public input; and discuss the final three options with Parks, Art, Recreation and Culture Advisory Commission prior to presentation to the City Council. To the extent practicable, staff will engage volunteer professional

community members to determine if the sites are reasonable to pursue. If paid professional services are needed to address technical site analysis such as wetlands and engineering concerns, staff shall provide Council with a rough cost estimate for those services.

City Council may consider the option of creating a future task force to work through the details of the new facility, after potential locations are narrowed down. Administration should present to City Council three proposed options during the 2024 first quarter.

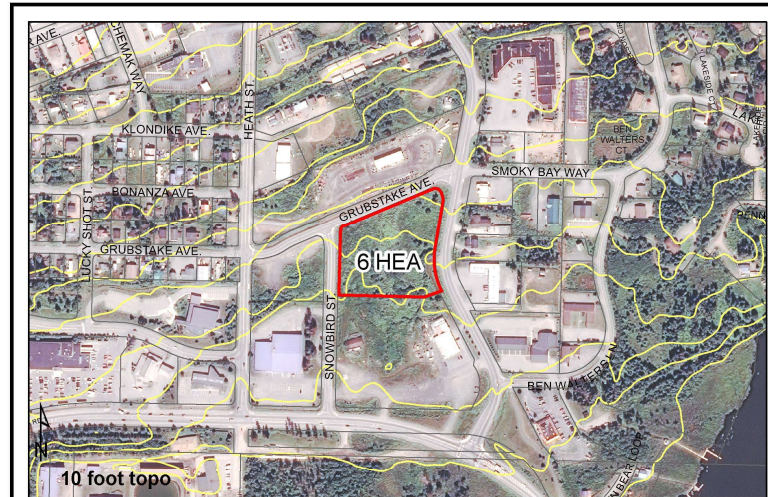
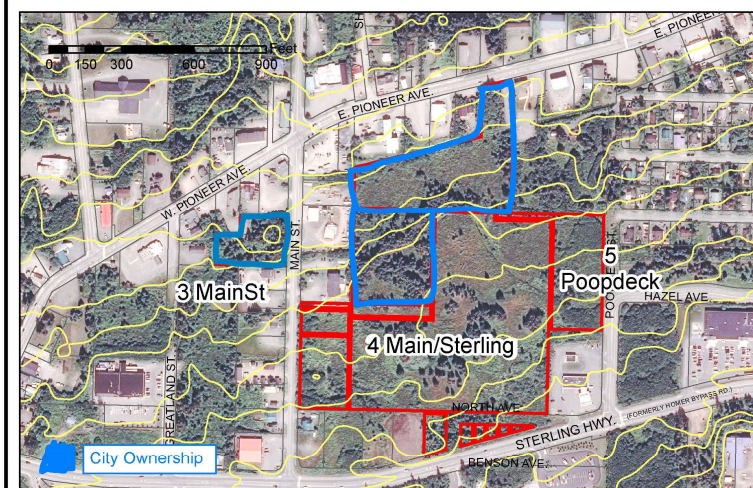
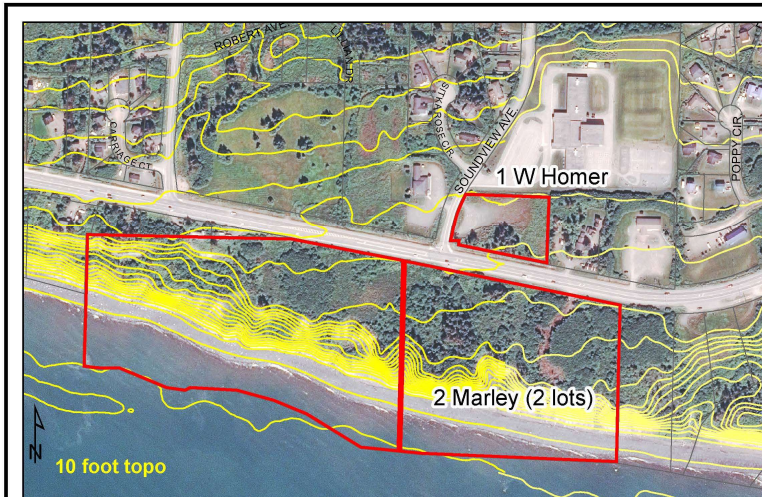
Recommendation: Approve resolution to direct Administration to establish site criteria, pursue locations, seek community input, and report back with three proposed options.



Legislative Request FY2026

**City of Homer FY2026 State & Federal Legislative Priorities
approved by
Homer City Council Resolution 24-100**

1. Homer Harbor Expansion
2. Multi-Use Community Center
3. Homer Harbor Critical Float System Replacement:
Float Systems 4 & 1
4. Slope Stability & Erosion Mitigation Program
5. City Hall ADA Accessibility Project
6. Karen Hornaday Park Improvements
7. Homer Spit Coastal Erosion Mitigation
8. A-Frame Water Transmission Line Replacement
9. New Public Works Building



Scoring Matrix

Recreation Center Land Matrix

SCORING KEY: 1=Meets General Criteria 0= Does Not Meet general Criteria								
Factors	West Homer #1	Marley Prop. #2	Main St. #3	Main/Steeple #4	Poopeduck/Hazel # 5	HFA Site #6	New P	
1. Location & Traffic								
Central Location (2 mile radius from Main St.)								
No negative traffic impacts								
Located near schools								
Location & Traffic Totals	0	0	0	0	0	0	0	0
2. Site Characteristics								
Existing road access								
Shape of site adequate								
Soil suitable for building								
Adequate Parking space easy to accommodate								
Allows for future expansion								
Meets minimum of 1.5 acres								
Site Characteristics Totals	0	0	0	0	0	0	0	0
3. Community Sentiment/Considerations								
Meets the needs for recreation uses/activities								
Fits well with existing neighborhood/area								
Location walkable/bikable								
Community Sentiment Totals	0	0	0	0	0	0	0	0
4. Existing Utilities/Infrastructure								
Existing city water and sewer main								
Electric Service								
Access to natural gas service line								
Existing Sidewalks								
Existing Utilities/Infrastructure Totals	0	0	0	0	0	0	0	0
5. Environmental Impacts								
No substantial wetland concerns								
No known risk of flooding								

Not in tsunami zone								
Environmental Impact Totals	0	0	0	0	0	0	0	0
6. Permitting/ Other Regulatory								
Not a Brownfield property								
Permitting/Other Regulatory Totals	0	0	0	0	0	0	0	0
7. Land/Facility Ownership								
Owned by City of Homer								
Owned by other municipal entity or non-profit								
Must be purchased								
Land/Facility Ownership Totals	0	0	0	0	0	0	0	0
8. Cost of Site Development & Construction								
Building Cost are likely lower (ex. flat vs. slope)								
Site Cost are likely lower (ex. drainage)								
Cost of Development Totals	0	0	0	0	0	0	0	0

	West Homer	Marley	Main	Main/Steeple	Poopeduck/Hazel	HFA	PW
TOTALS	0	0	0	0	0	0	0

Recreation Center Land Matrix Total Scores

Factors	West Homer #1	Marley Prop. #2	Main St. #3	Main/Sterling #4	Poopdeck/Hazel # 5	HEA Site #6	New PW Site #7
Score 1	22	15	16	17	16	22	17
Score 2	21	12	16	19	20	23	19
Score 3	18	13	18	20	20	22	12
Score 4	18	13	16	9	13	18	15
Score 5	21	11	17	19	18	23	17
Score 6	14	11	12	8.5	12	15	10
Score 7							
	West Homer	Marley	Main	Main/Sterling	Poopdeck/Hazel	HEA	PW
Total Matrix Scores:	114	75	95	92.5	99	123	90
	2nd				3rd	1st	

Final Results-Top Three Sites

3 city staff, 2 city council members & 2 community members on informal review group.



2. Multi-Use Community Recreation Center

Project Description & Benefit: This project secures land, designs and constructs a multi-use community center to meet Southern Kenai Peninsula community needs, while contributing to the overall economic development and quality of life of Homer’s residents, businesses and visitors. This project is the first phase in designing and constructing a multi-use community center to adequately serve the social, recreation, cultural, and educational needs of the Homer community. The community has long prioritized the need for indoor municipal recreational and community space, especially considering the ongoing challenges of operating in the local schools and the city’s aging and defunct HERC facility. A 2015 City of Homer Parks, Art, Recreation and Culture (PARC) Needs Assessment validated this perceived need; a 2022 follow up assessment showed increased public demand for recreation space, reflecting the community’s high priority on access to public recreation and educational spaces. Public input describes the community center as a comprehensive multi-generational facility that offers something for people of all ages and identified a general-purpose gymnasium, multi-purpose space for instructional programs, safe walking/running, dedicated space for youth and possible emergency shelter as priority features. Preliminary data and feedback from the 2024 Comprehensive Plan rewrite shows continued strong community support for an indoor recreation facility.

Plans & Progress: In 2018, a City Council appointed Task Force completed several months of study and recommended building a new community facility, rather than trying to rehabilitate the HERC facility. The retrofits needed to bring the building into modern code compliance exceeds the cost of new construction. In September 2021, the City expended \$49,964 to update the recreation needs analysis, engage the public and produce concept designs and construction cost estimates for different options for a new multi-use center.

A 2023 hazmat report of the City-owned facilities at the HERC campus, which had been the preferred site, determined this location will not be possible in the near term due high cost of mitigation. In 2023, the Mayor appointed two City Council “Recreation Champions” to spearhead this project and is in the process of reviewing possible locations for a community center, preferably centrally located. In 2024, the City Council appropriated a total of \$1,300,000 towards the project. These are significant steps towards identifying a location, refining the project’s scope and moving it forward. Subsequent steps will include finalizing design, cost estimates and completing a feasibility study for ongoing operations and maintenance.

Total Project Cost: \$16,050,000

FY25 Phase 1: Land Purchase \$ 700,000

FY26 Phase 2: Final Design & Feasibility Study \$350,000

FY27 Phase 3: Construction \$15,000,000

FY26 State Request:

Phase 1 & 2 \$ 400,000

FY26 Federal Request:

Phase 3 \$14,350,000

City of Homer Match: \$ 1,300,000

Funding Secured	FY24/25
City of Homer funds	\$ 400,000
Gas Line Fund	\$ 900,000



The City of Unalaska’s Community Center is an example of a centrally located, widely used recreation facility by both residents and visitors.



City of Homer

www.cityofhomer-ak.gov

Community Development

491 E Pioneer Avenue
Homer, Alaska 99603

planning@cityofhomer-ak.gov

(p) 907-235-3106

(f) 907-235-3118

Memorandum

TO: ECONOMIC DEVELOPMENT ADVISORY COMMISSION
FROM: JULIE ENGBRETSSEN, COMMUNITY DEVELOPMENT DIRECTOR
DATE: JUNE 10, 2025
SUBJECT: PROPOSED COMMUNITY RECREATION LOCATION

Requested Action:

- Visit the proposed site; the downhill/south side of Alice's Champagne Palace parking lot overlooks the subject property. You can also walk the edge of the property via the Poopdeck Trail network adjacent to the Independent Living Center.
- Review the draft memorandum and bring any final comments to the meeting.
- Approve the final memo by motion.

Background

- Community Recreation Manager Mike Illg will make a presentation to the EDC about the proposed location under Presentations/Visitors. He will provide the additional background information the Commission requested.
- Some members of the public may attend and comment; area property owners were mailed a letter, inviting them to various city meetings in June.

Requested Action: Finalize comments to Council and pass a motion approving the memo.

Attachments:

Draft Rec Center memo

Letter to area property owners



MEMORANDUM

Proposed Location of a New Community Recreation Center

Item Type: DRAFT Memorandum
Prepared For: Mayor Lord and Homer City Council
Meeting Date: June 10, 2025
From: Economic Development Advisory Commission
Staff Contact: Julie Engebretsen, Community Development Director

Background

The City Council requested the EDC review a potential location for a new Community Recreation Facility on a City owned lot south of Pioneer Avenue. The EDC discussed the location at their May 7 and June 10th meetings. The Commission was asked to consider three questions:

1. Do you support this location as the preferred location for a future community recreation facility?
2. What are the existing concerns against using this location for this project?
3. What are the potential positive attributes for using this location for this project?

(STAFF NOTE: BRING ANY FUTHER COMMENTS TO THE MEETING to add below)

Response: The Commission has does not support this location for a community center.

Comments:

- The proposed location of this centrally located commercial property is too valuable for this land use.
- Commissioners expressed strong opposition to the idea, citing concerns about using prime real estate for a non-revenue generating facility.
- They felt the land would be better utilized for dense housing or businesses to generate tax revenue and improve walkability.
- Some members suggest alternative locations such as near existing schools or along the bypass.



City of Homer

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Community Development

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Homer, Alaska 99603

planning@cityofhomer-ak.gov

(p) 907-235-3106

(f) 907-235-3118

May 28, 2025

You're invited!

Share your opinion of the proposed new Recreation Center Location.

The City of Homer is continuing to take steps towards the construction of a Community Recreation facility. This project has been identified as a high priority by the community for a number of years, is the #2 priority on the city's Capital Improvement Plan (CIP), and the City Council has earmarked \$1.3 million towards the project. The City of Homer is now in the process of considering where to build this new building. The Council would like your input on the proposed location just south of East Pioneer Avenue, between Main and Poopdeck Streets.



Identifying and securing a location is key to moving the project forward. The property in question is centrally located and already owned by the city. The property is located within the undeveloped town center area south of East Pioneer Ave, directly behind/south of Alice's Champagne Palace. The City Council is requesting your feedback as a neighborhood property owner.

How do I comment?

Attend any one of three meetings in June to participate in person or on zoom, or visit the City website where you can leave comments and find more information. All meetings are held at 491 E Pioneer Ave, Homer City Hall Council Chambers, and can be accessed via zoom.

[https://www.cityofhomer-ak.gov/planning/proposed-](https://www.cityofhomer-ak.gov/planning/proposed-property-future-community-rec-center)

[property-future-community-rec-center](https://www.cityofhomer-ak.gov/planning/proposed-property-future-community-rec-center)

Upcoming comment opportunities

Economic Development Advisory Commission: Tuesday June 10, 6:00 PM

Planning Commission: Wednesday June 18, 6:30 PM

Parks, Art, Recreation and Culture Advisory Commission: Thursday June 19, 5:30 PM

For more information, contact 907-435-3119.



MEMORANDUM

Land Allocation Plan

Item Type: Action Item
Prepared For: Economic Development Advisory Commission
Date: June 10, 2025
From: Julie Engebretsen, Community Development Director

Requested Action:

1. Review the Draft Section A of the plan, Lands Available for Lease. Staff recommended changes are noted, as well as the property where all lease options have expired. Does the Commission agree with the changes, and are there any other comments/recommendations?

Background

Homer City Code Title 18.08 regulates city property leases. Each year, the City Council reviews and passes a resolution on which lands should be available for lease. Most City leasing occurs on the Spit and at the airport terminal. The Port and Harbor Commission usually provides the most detailed comments about the Spit, as they typically are most familiar with area operations and long-term leases. The Port and Harbor and Economic Development Commissions provide comments by memorandum to the Council. The kinds of comments that code solicits include: which parcels should be available for lease, the lease rate, preferred length of the lease term, and any requirements, preferences or restrictions regarding use and or development.

Requested Actions:

1. Review the Draft Section A, Lands Available for Lease, and make comments.

Attachments:

1. HCC 18.08.020
2. Draft Section A, Lands Available for Lease

18.08.020 Land allocation plan – Property available for lease.

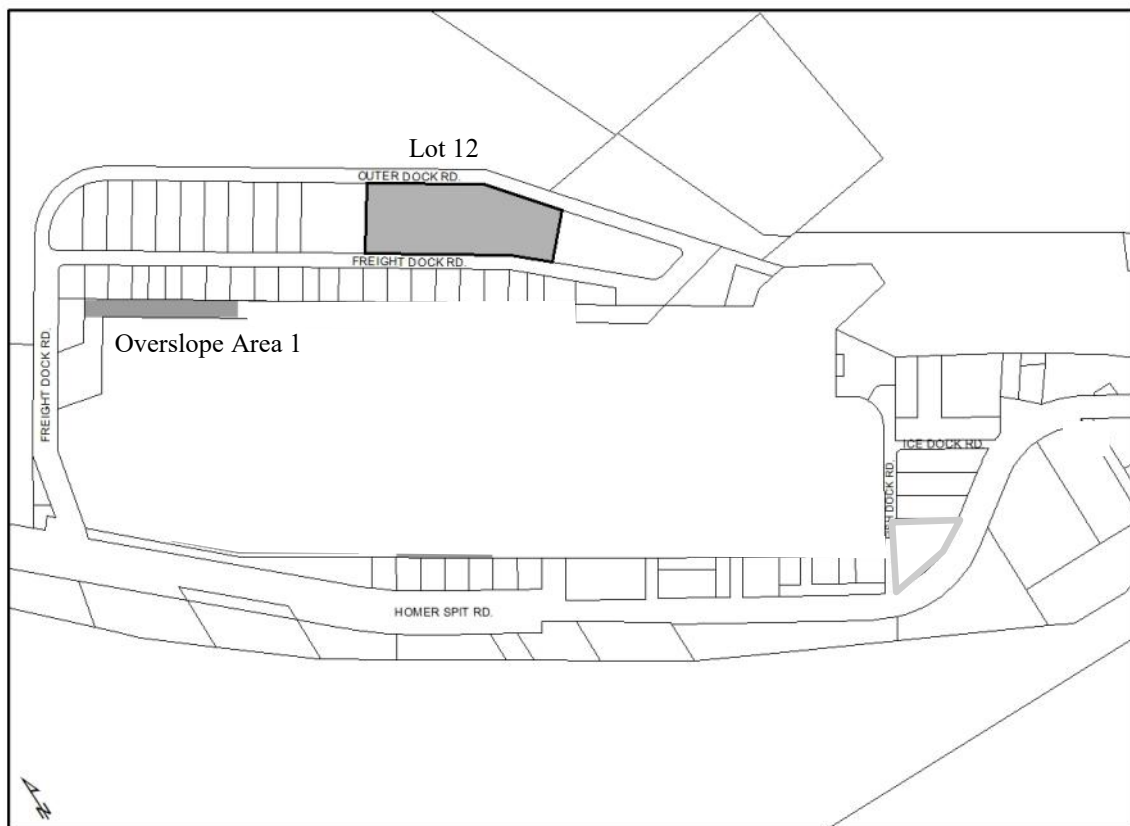
- a. Unless dedicated or reserved to another purpose, all real property including tide, submerged or shore lands to which the City has a right, title and interest as owner or lessee, or to which the City may become entitled, may be leased as provided in this chapter. In the case of any conflict between this chapter and any local, State or Federal law governing the leasing of City tide and submerged lands, the law governing the leasing of City tide and submerged lands shall prevail.
- b. The City administration shall maintain a list of all City-owned properties authorized for lease by Council. This list shall be adopted annually and contain the information required under this chapter. The list may be called the land allocation plan and will be made available to the public at the City Clerk's office.
- c. Council shall adopt a land allocation plan that identifies:
 - 1. City-owned property available for lease;
 - 2. The property description, lease rate, preferred length of the lease term for each available parcel; and
 - 3. Any requirements, preferences or restrictions regarding use and/or development.
- d. Council may identify property in the land allocation plan that is subject to competitive bidding. Property subject to competitive bidding in the land allocation plan need only identify the property description in the land allocation plan but all other terms required in subsection (c) of this section shall be identified in the request for proposal for such properties.
- e. Prior to the adoption of the land allocation plan, Council shall hold a work session. Commission members and City staff may provide recommendations to Council during the work session regarding City-owned property available for lease and the terms of such leases.
- f. The City shall provide public notice of the adoption of the land allocation plan and the City-owned real property available for lease no more than 60 days after its adoption.
- g. All uses and activities on City-owned real property available for lease are subject to all applicable local, State, and Federal laws and regulations.
- h. The Council may restrict specific City-owned properties to certain uses or classes of use that serve the City's best interest. [Ord. [18-16\(S\)\(A\)](#) § 1, 2018]

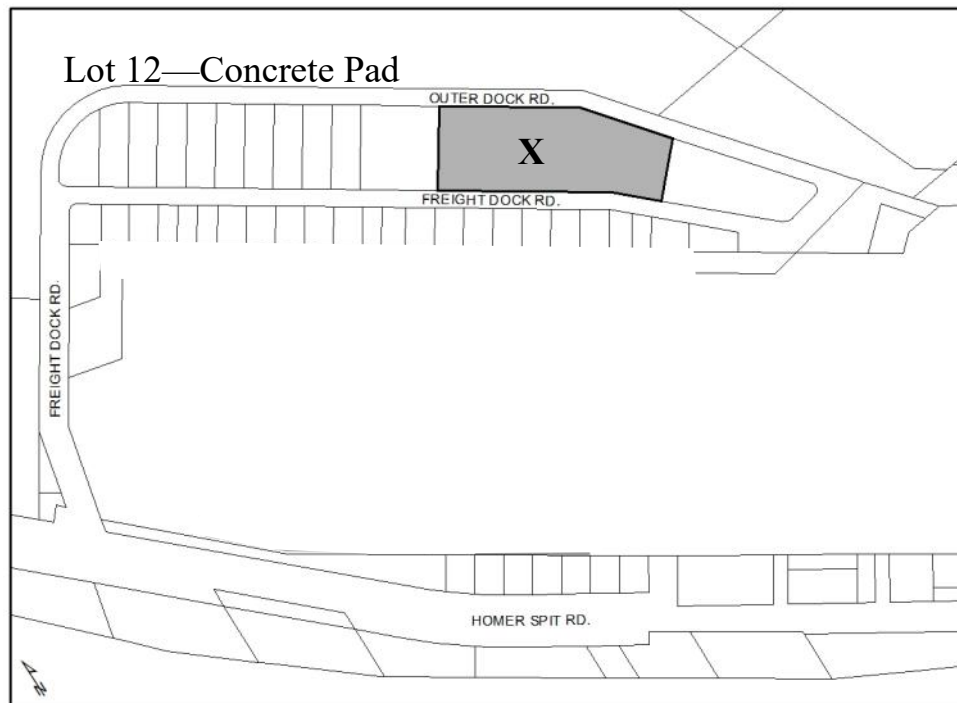
Section A

Lands available for lease

The following lots, and select areas within the Homer Airport are available for lease in 2025. Lease procedures follow the City of Homer City Code, Title 18.

The Port and Harbor Office provides information on long term leasing at the Homer Airport Terminal and on the Homer Spit. This includes short and long term leases and license agreements, such as vending machines, and bike rentals. For more information, contact 907-435-3160.





Designated Use: Lease

Acquisition History:

Area: 5 acres

Parcel Number: 18103220

Legal Description: Homer Spit Subdivision no 5 Lot 12

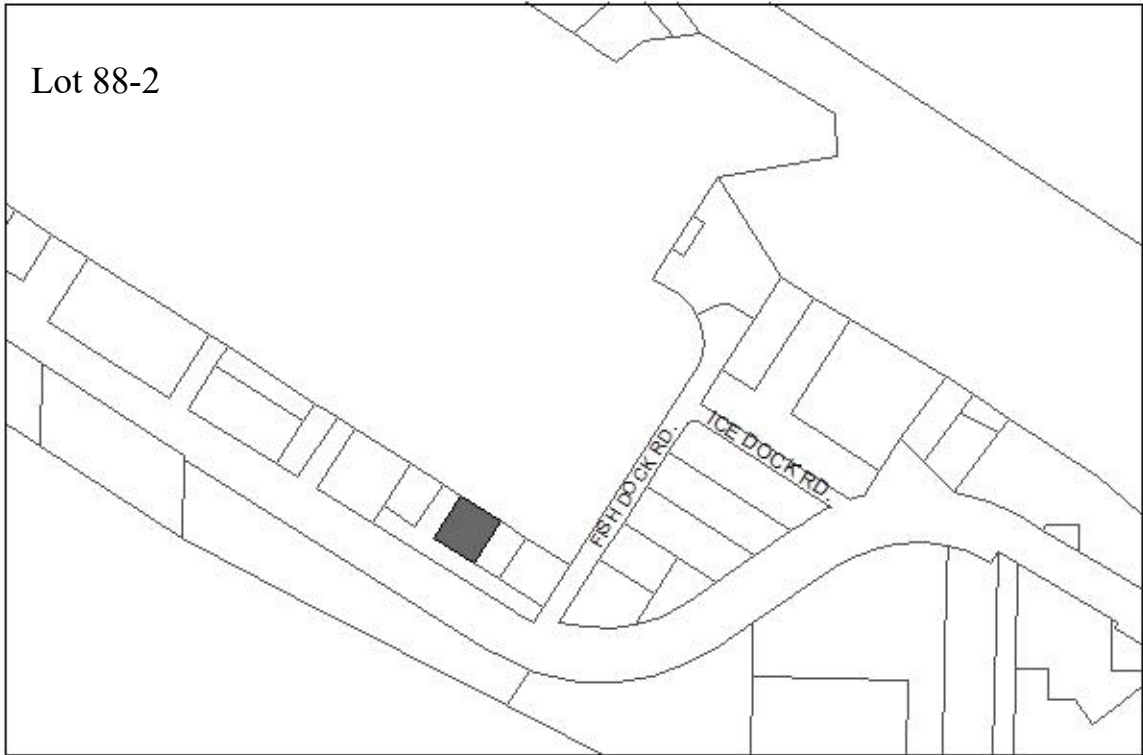
Zoning: Marine Industrial

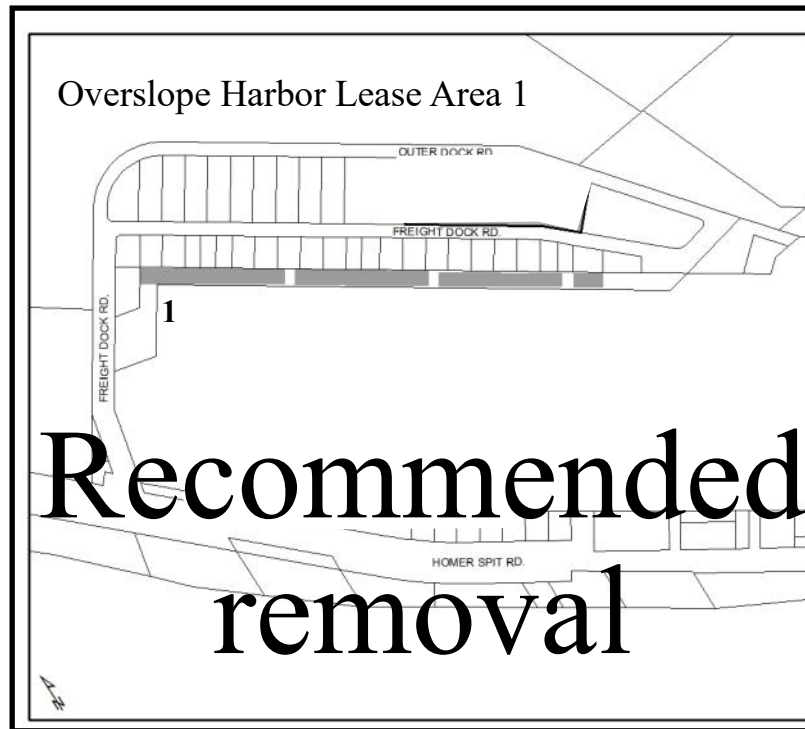
Infrastructure: Water, sewer, paved road access, fenced, security lighting

Address: 4380 Homer Spit Road

Notes: 1 acre portion under lease per Resolution 23-032 to Alaska Scrap and Recycling 8 year lease with two one year options for renewal.

Prior to a long-term lease the site is appraised. The appraised lease rates for up-lands is approximately \$1.05 per square foot, per annum. Lease rates vary; contact the Port at 907-235-3160.

	
Designated Use: Leased Lands Acquisition History:	
Area: 0.29 acres	Parcel Number: 18103442
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4460 Homer Spit Road
Leased to: Lease is expiring;	
Finance Dept. Code: 400.600.4650	



Designated Use: Lease
Resolution 17-33, 23-043

Area:

Parcel Number:

Legal Description:

Zoning: Marine Commercial and Small Boat
Harbor Overlay

Infrastructure:

Address:

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$1.05 per square foot, per annum. Lease rates vary; For more information, contact 907-435-3160.

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.

For more information, contact 907-435-3160.

Staff to verify lease space available—ticket counter, concession and air freight space

Finance Dept. Code:



MEMORANDUM

Cancelation of July Meeting

Item Type: Action Item
Prepared For: Economic Development Advisory Commission
Date: June 10, 2025
From: Julie Engebretsen, Community Development Director

Background

The Commission reviewed the annual meeting calendar in November, and recommended cancelation of the July and December meetings. Unfortunately, those minutes did not get shared in time with the City Clerk, so the official resolution for City meetings includes July and December. Staffing in July will be very limited and its typically a busy time for Commissioners. I'm not aware of any topics that are time sensitive that would require consideration in July. Staff requests the Commission cancel the July meeting.

Requested Actions:

1. Cancel the July meeting



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Lord and Homer City Council
FROM: Melissa Jacobsen, City Manager
DATE: May 20, 2025
SUBJECT: City Manager's Report for May 27, 2025 Council Meeting

Land Purchase Complete!

The City is now the official owner of the 20-acre parcel north of Hornaday Park. Thank you to all the folks that helped make that happen – what a great addition to public greenspace in Homer! City staff is coordinating with the Kachemak Heritage Land Trust (KHLT) on trail planning efforts. KHLT contacted the National Park Service (NPS), which offers a free technical assistance program for open space projects such as this. NPS responded favorably to the proposal, but is not able to take on additional projects at this time, unfortunately. It is unknown how the Reduction in Force (RIF) process will affect the NPS, but they expect some movement on this issue in the next month. Staff will follow up in June/July to see where their capacity and programs have landed.

Homer Education and Recreation Center (HERC) Brownfield Meeting

The Alaska Department of Environmental Conservation (ADEC) is providing technical assistance to the City through the Brownfields Assessment and Cleanup Program (DBAC). Consultants were here May 19-21 to finalize contaminant testing at the HERC site and from there they will develop an Analysis of Brownfield Cleanup Alternatives (ABCA). The



analysis compares different cleanup methods for a Brownfield site, considering effectiveness, feasibility and cost. The ABCA is slated to be completed in August and ADEC will follow up with a public comment period.

During their site visit, the City, ADEC staff and consultants hosted a community informational meeting regarding the HERC at the Homer Public Library on May 20, 2025 to discuss Brownfields, remediation challenges, and what is happening now at the HERC.

Kenai Peninsula Comprehensive Economic Development Strategy Update

The Kenai Peninsula Economic Development District (KPEDD) is in the process of updating the Kenai Peninsula's 5-year Comprehensive Economic Development Strategy, or CEDS. The CEDS is guided by community input and lays out long-term strategies for economic growth, job creation, infrastructure improvement, and regional adaptability. KPEDD is hosting a community meeting in Homer on May 29 to hear from Homer residents. It is from 11 AM–12 PM at the Kachemak Bay Campus at 533 E. Pioneer Ave, Homer. If you cannot attend in person, you can join virtually by scanning the QR code on the attached flier, or visit www.kpedd.org/ceds where you can provide comments online.

Reminder! Public Input Opportunity on a Proposed Community Recreation Center Site

The City Council is interested in public input on a proposed location for a new Multi-Purpose Recreation Facility. Please plan to attend the Economic Development Advisory Commission (EDC) meeting on June 13th, the Parks, Art, Recreation, and Culture Advisory Commission (PARCAC) on June 15th and/or the Planning Commission meeting on June 18th or visit the City website to provide comments online.

Safe and Healthy Kids Fair

The 32nd Annual Safe and Healthy Kids Fair was a complete success! The City of Homer involvement included staff help and equipment from the Library, Fire Department, Public Works, and Community Recreation. There was an estimated 400 plus visitors, 200 free hot dogs eaten, 85 free helmets given away, 38 vendors, 20 + volunteers, four live bands, four new bikes given away and a countless number of smiles from the kiddos.



Highland Drive

The decrease in spring rainfall has slightly slowed to rate of erosion/subsidence of the downslope side of Highland Drive. The City reduced the impacted section of the road to one lane and placed 50% load limits signs at both ends to reduce the load near the edge of this slope to reduce risk to public and the load passing over this road. The lane closure and weight limit will remain in place for the foreseeable future. The City contracted RESPEC Engineering in March to design the replacement culvert due to the complexity of the Bidarki Creek crossing. The City has received the 50% design drawings and provided feedback to RESPEC. The cost estimate was a little higher than the City expected, so we are applying some “Value Engineering” principles to the design to attempt to reduce the anticipated project costs. The final design is expected to be completed by early June and we anticipate bidding the project after receipt, providing adequate funding is available in the HART Roads Fund.

Beluga Slough Lift Station

This project is near completion and is expected to wrap up before May 30th. Once it's done, East Road Services will be re-initiating pumping operations using the lift station, removing the bypass pumping system, removing traffic control devices, restoring the asphalt path and sweeping up pathway, and demobilizing equipment.

Ohlson Lane / West Bunnell Ave

East Road Services mobilized to the site a week ago and began limited work. As they demobilize from the Beluga Slough Lift Station project, you will begin to see more activity on this project. The initial work on this project has been locating water service connections and widening Ohlson Lane to accommodate the parking lane. Efforts were temporarily paused to complete the lift station project and allow for

Alaska DOT Grader Training

The State of Alaska offers annual training opportunities to communities for free. The City of Homer has capitalized on this free training by sending 3 staff members this year to the training event. The training is sponsored by the Alaska DOT, and they bring up an experienced grader training expert from the Lower 48 who is nationally recognized as one of the top trainers in the nation. This has proven to be very valuable training tool to the City of Homer and other communities around the state.

HVFD Trainings

Fire Engineer, Derek Haws and Samantha Woods, both of Homer Fire completed a 40-hour Fire Officer-1 class this week. The class was taught by Chief Kirko and 6 other firefighters from WES and KESA also completed the course.

HVFD fire personnel trained with our high pressure air bag system, performing rescue operations of a mannequin trapped under a vehicle. The event was modeled after a vehicle vs. bicyclist scenario with entrapment of the bicyclist stuck under the vehicle. Crews systematically used the heavy lift air bags to raise the vehicle straight up and off the patient allowing EMS to care for the injured patient.



Tent Camp West on the Homer Spit is Reopening

Over the last 10-15 years, the Tent Camp West area on the Homer Spit has experienced significant coastal erosion. The storm surge event in November of 2024 further accelerated this erosion, causing serious damage to Tent Camp West. Port and Harbor have been restoring the beach and were able to open the campground for Memorial Day Weekend.

City Manager Meetings and Events:

May 13th – Conversations with a Councilmember w/Councilmember Davis

May 14th – Met with folks re: demonstrations

May 15th – Met with Katheryn Schake, KBNERR, Marie McCarty, KHLT, and KPB Mayor Micciche and staff re: Kachemak Peatlands Project

May 16th – Met with USACES and HDR on Homer Harbor Expansion Project

May 19th - Met with KBBI re: Concert on the Lawn planning

May 20th - Kick off meeting with our federal lobbyist, The Ferguson Group & ADEC/Brownfields public meeting

Ongoing weekly meetings with Departments, Mayor and Councilmembers, and City Attorney

Attachments:

- Kenai Peninsula Comprehensive Economic Development Strategy Update Flyer
- Homer Harbor Expansion Project monthly report



COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

PUBLIC ENGAGEMENT

Thursday, May

29, 2025

11 AM - 12 PM

**Kachemak Bay
Campus**

"Big Room"

**533 E. Pioneer Ave
Homer, Ak 99603**

**Can't attend in person?
Join us virtually!**



What is the CEDS?

The Comprehensive Economic Development Strategy (CEDS) is a regionally-driven plan that guides economic growth and resilience across the Kenai Peninsula Borough. It's developed and led by KPEDD with input from the community.

Why it matters:

The CEDS drives long-term economic development—supporting job creation, improving infrastructure, and strengthening the region's ability to adapt and thrive.

Your voice matters:

Community involvement is key. Help shape the strategy by sharing your input and participating in the process.

Learn more or get involved at: www.kpedd.org/ceds/



WE WANT YOUR INPUT!

CEDS Outreach Opportunities

May 28th Kenai/Soldotna Joint
Chamber Luncheon CEDS
Presentation
@ Soldotna Sports Complex
12 PM - 1 PM

May 28th Soldotna City Council
Presentation @ Soldotna City Hall
6 PM

*Join virtually on the City of Soldotna website

**This digital flyer will be updated as outreach opportunities are scheduled



MEMORANDUM

City Managers Report
City Council
May 27, 2025

Homer Spit Erosion Update

Item Type: Informational Memorandum
Prepared For: Mayor and City Council
Date: May 20, 2025
From: Jenny Carroll, Special Projects and Communications Coordinator
Through: Melissa Jacobsen, City Manager and Bryan Hawkins, Port Director

Purpose: This memorandum provides the Homer Harbor Expansion Study monthly written update to Homer City Council per Resolution 23-037.

We are pleased to report that Federal funds to complete the US Army Corps of Engineers final two fiscal years of activities were secured in the Federal Fiscal Year 2025 Continuing Resolution.

The U.S. Army Corps of Engineers (USACE) Project Development Team (PDT)

Continuing study activities:

- The Geotechnical team:
 - Reviewed geophysical fieldwork results (sub-bottom profiling, hydrographic and topographic survey data) and recommended collecting eight core samples after selection of the Tentatively Selected Plan (TSP).
 - Will be coordinating the Ship Simulation, again after TSP.
 - Will continue to refine the TSP according to data and information collected in the core sampling and ship simulation, eventually bringing the TSP design to a preliminary design to be advanced in the Pre-construction, Engineering, and Design (PED) phase.
- The USACE Environmental Resources team:
 - Completed their environmental fieldwork in March.
 - Convened a meeting with the Environmental Stakeholder's Working Group on April 24, 2025 where they shared preliminary information gathered from the environmental fieldwork and solicited recommendations for Post-Construction Environmental Monitoring and Surveys related to Harbor infrastructure (e.g., breakwater, float systems) and Harbor Activities, including vessel operations and dredging operations.
- The USACE Project Development team overall is:
 - Developing cost estimates and reviewing and refining benefits calculations for the four alternatives being considered as they work toward an internal Tentatively Selected Plan Milestone Meeting on June 25, 2025.

- Conducting a preliminary review of the project alternatives using their standard Four Accounts evaluation framework. This comprehensive assessment examines the project from multiple perspectives: national economic efficiency, environmental impacts and benefits, remote and subsistence harbors, and other social considerations. The Corps will analyze how the project performs across these four accounts to ensure that their decisions consider not just economic factors, but also environmental stewardship and community impacts when arriving at a TSP recommendation.

HDR – Owner Representative:

- Presented the In-Person Quarterly Report to City Council on April 28, 2025.
- Attended twice-monthly USACE Project Development Team meetings and twice-monthly meetings with City.
- Joined City of Homer representatives to discuss the Homer Harbor Expansion study on KBBi public radio's May 14, 2025 Coffee Table program. If you were not able to listen live, a recording will be posted at <https://www.kbbi.org/show/coffee-table>.
- Provides communications support as-needed; keeps [Homer Harbor Expansion website](#) updated.
- Is coordinating with a contracted firm to schedule and conduct geotechnical core sampling which will occur later in the summer, after the TSP and the approximate basin size, configuration and location are determined.

City of Homer staff:

- Attended twice-monthly USACE Project Development Team meeting and twice-monthly meetings with HDR.
- Met in person with USACE on May 16 to discuss steps the US Army Corps of Engineers is taking to reach a Tentatively Selected Plan as described above.
- Discussed the Homer Harbor Expansion General Investigation on KBBi public radio's May 14 Coffee Table program.
- Ongoing communications/outreach: Information and updates about the study are being disseminated through the [Homer Harbor Expansion website](#), the City's quarterly newsletter, the [City of Homer Facebook](#) and [Instagram](#) pages and through HHE email subscriber list as needed.

RECOMMENDATION:

Informational Only.



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Lord and Homer City Council
FROM: Melissa Jacobsen, City Manager
DATE: June 4, 2025
SUBJECT: City Manager's Report for June 9, 2025 Council Meeting

Meeting with Senator Sullivan

Senator Dan Sullivan stopped in Homer on Friday, May 30th as part of his recent visit to Alaska. Elaina Spraker, the Senator's Kenai Peninsula/Kodiak Regional Director, coordinated a meeting with City staff including Port Director Hawkins, Special Projects and Communications Coordinator Carroll and myself. Senator Sullivan shared about major topics of his agenda for Alaska including support for the US Coast Guard (USCG) and reopening the Adak Naval Base. He expressed his support for the Homer Harbor Expansion project and we discussed the project's importance for fisheries, Western Alaska, USCG, defense, and the Alaska LNG gas line project. He highlighted how the new administration is working to streamline Federal permitting and offered his assistance to respond to any permitting stalls we may experience in our port projects. He also shared that leadership for the US Army Corps of Engineering (USACE) will be going through confirmation hearings, as well as the new Commandant for the USCG. We discussed the lack of commitment from the USCG related to the harbor expansion, and he said he'd like to bring the new Commandant to Homer for a tour of the harbor when he visits Alaska. He informed us that the Budget Reconciliation Bill has a massive recapitalization of \$22B for the USCG, which could make it more feasible for USCG to make a commitment to the harbor expansion. Discussion turned to Homer Spit Erosion and we alerted him to our work with Alaska Department of Transportation and Public Facilities (AKDOT&PF) to assist with initial planning/design concepts through State PROTECT formula funds they have programmed. We stated that previously, Homer Spit Erosion mitigation involved all three stakeholders (City, State and USACE) and that we would like to see a reauthorization of the Homer Spit Revetment General Investigation. The Senator said he would look in to whether reauthorization was possible, or if the study is deemed closed by the USACE. We spoke at the end about Homer Harbor Critical Float Replacement and our intention to submit a 2025 PIDP request, and he offered a letter of support. We thanked him and also asked for his support of project funding if it makes it to the Secretary's desk, emphasizing that until the new harbor is built, the current harbor floats are working double duty and that the impacts of condemning a float system are dire for Alaska's maritime transportation needs. We appreciate Senator Sullivan taking time to come to Homer and his interest these major projects for the City.

Kachemak Peatlands Project Parcels

The Kenai Peninsula Borough (KPB) has released their proposed list vacant land parcels for disposal as part of the KPB 2025 General Land Sale process. In their listings, they have included two of the eight properties that were being considered for the Kachemak Peatlands project. This has created some stir in the community, particularly with folks involved with the Homer Drawdown group who have distributed a Call to Action. One point they've raised is that the City and KPB need to come back to the table and try again. I want to take this opportunity to emphasize that this is an important project to the City of Homer; and the City, KPB, and our partners at the Kachemak Bay Estuarine Research Reserve (KBNERR) and Kachemak Heritage Land Trust (KHLT) have been and continue to communicate regarding the significance of these properties to the City for erosion mitigation, storm water treatment, and bird and moose habitat. As a bit of history, the KPB took the 8 properties in the peatlands proposal off their land disposal list in 2021 while we navigated the NOAA grant with the University of Anchorage but no formal agreement to transfer properties was put

into place. Property appraisals were done on the KPB parcels as part of the grant requirements and the appraisals came in well below the KPB assessed value. In addition, the City Council acknowledged with 24-124(S) and accompanying memorandums that the cost to install the infrastructure, as proposed in the plan, is cost prohibitive for the City. Council expressed support for continued land acquisition through the grant to conserve the Kachemak Peatlands and recognizes there are likely more affordable opportunities for installing future infrastructure. The KPB recognizes the value of their properties and with the low appraisal value for the eight properties, they have reconsidered two lots that have value for resale, and are still considering the remaining lots for inclusion in the Kachemak Peatlands. Also, two additional privately owned properties are being appraised for potential inclusion in the project. We at the City look forward to continued partnership with the KPB, KBNERR, and KHLT on acquiring properties in the Kachemak Peatlands.

Grant Application Update

The City of Homer applied for a NOAA grant in the amount of \$1.5M to purchase land in the Bridge Creek Watershed Protection District and install weather monitoring equipment (Resolution 24-77). Staff was recently notified that NOAA has recommended the project for funding – great news – but this is not an actual award of funds. Under the current administration, the grant application requires minor revisions and then will undergo further review prior to an award decision. Staff is working hard to meet the very short revised application deadline. Final word on funding may come in September, with an October 1 project start date. If this grant is awarded, an ordinance will be brought forward to Council.

Trail Planning for Hornaday Park Area

Good news: last week the National Park Service notified the City they are now able to accept new project applications for the Rivers, Trails and Conservation Assistance (RTCA) Program. This is a free program which offers technical assistance for open space projects such as trails and open space planning, and partnerships with area land owners. The City has participated in similar projects for the Kachemak Bay Water Trail, Woodard Creek Plan, and Western Library Lot. If the City wishes to submit an application, staff requests a Council sponsor for a future resolution.

Special Olympics Torch Run

On May 17th Homer Police Department hosted the Homer leg of the annual Alaska Law Enforcement Torch Run. At 10:00 a.m. that day law enforcement in participating communities of Anchorage, Central Peninsula, Craig, Delta Junction, Homer, Juneau, Kodiak, Nome, Seward, Sitka, Valdez, Ketchikan, Mat-Su Valley, North Slope, Tanana Valley, and Unalaska lead the 5k family fun run. Participants are encouraged to obtain pledges to raise funds for their communities to support participants with sports training and competition at the Special Olympics, Alaska. Thank you HPD for stepping up to support this great effort!!



Volleyball at the HERC

The volleyball nets and equipment have arrived and people are now playing volleyball at the HERC! This was a mid-biennium FY25 budget capital request and we were able to purchase two long nets, one high quality net for the rolling

volleyball poles, two custom weighted sand bags for the rolling volleyball poles, 8 new volleyballs, a volleyball cart, volleyball antennas, four durable carabineers, sand for weighted sand bags, and special floor tape (to mark the volleyball court). Special thanks to Rafael de la Uz from Community Rec and Patrick Houlihan from Public Works maintenance crew for their efforts to problem solve and install this very unique set up. With everything purchased, installed and a few more minor items to charge towards this project, the total cost should come to around \$3,600 which is \$900 under the \$4,500 capital budget allocation.



Even though the ceiling is low for traditional competitive play, the participants are very grateful and happy to have a place to play and we will be pursuing some youth volleyball programs very soon. We will still pursue to use the school gyms as the first option because of the higher ceilings and the ability to have two nets set up (sometimes there are up to 20 players!) but we will use the HERC gym as a last resort if there is time/space available. I will also share that this summer we needed to schedule evening volleyball at the HERC on Thursday evenings

because of conflicts high school programs at HHS and as a result we had to cancel an on-going pickleball event to accommodate this need. Certainly there were some citizens who were not happy with this change but we have very little time and space to accommodate all of the recreational needs of the community and this was a necessary change to try and serve all interests to best of our capacity.

Roadway Striping

Councilmembers Erickson and Parsons met with me to discuss roadway striping and traffic calming. The City has a maintenance agreement (Exchange of Responsibilities Agreement) with AKDOT&PF. In this agreement AKDOT&PF transfers obligation to perform maintenance work on Pioneer Avenue. This work includes snow plowing/removal, ice grading, slush removal, glacier control, wing back, steam thawing, and sanding in the winter; and sweeping and ditching in the summer. Although it's not called out in the agreement, AKDOT&PF also does the striping on City streets in the area, which is a significant savings for a task we can't complete on our own. The Councilmembers shared feedback on safety concerns and that some studies suggest that double yellow lines in residential areas can potentially encourage speeding and reduce safety. This is because they can signal to drivers that the street is a through route, leading to higher speeds. There is also value in considering that road markings are crucial for safety and traffic flow by providing guidance, warnings, and information to drivers and pedestrians. They help to maintain lane discipline, delineate boundaries of the road, guide drivers in parking and navigating traffic, and can also alert visually impaired pedestrians. Traffic calming is on the list of priorities that Council developed at the beginning of the year, and I look forward to working with Council and the citizens on a plan for our community. A copy of the City of Homer Road Striping map is included in this report.

Future Community Rec Center Location

A new Multi-Use Community Recreation Center has long been a city priority, as identified through previous and current comprehensive plans and other community surveys. Having ranked it #2 on the [City of Homer's Capital Improvement Plan](#), the City Council appropriated 1.3 million dollars in 2024 toward its eventual construction. The next step is to select a location, and community member input is requested on the following property. More than a year of research by a dedicated working group has recommended it as the most advantageous location, taking into account proximity, availability, initial and long-term costs, utility considerations, and road access. Parcel ID 17719234 is a vacant lot already owned by the City of Homer. It is centrally located on over 4.5 acres to the south of Alice's Champagne Palace. Currently there is road access from 209 East Pioneer Avenue, but other routes are also under consideration.



We invite your feedback on this proposed location, at upcoming public meetings or by commenting on the City Website.

<https://www.cityofhomer-ak.gov/planning/proposed-property-future-community-rec-center>

Tuesday, June 10, 2025 6:00pm Economic Development Advisory Commission

Wednesday, June 18, 2025 6:30 pm Planning Commission

Thursday, June 19, 2025 5:30 pm Parks, Art, Recreation, and Culture Advisory Commission

City Manager Meetings and Events:

May 29th – Attended the KPEDD Community Economic Development Strategy public meeting

May 30th – Attended the Northrim Bank Annual Economic Summit, met with a resident regarding his natural gas assessment, met with Senator Sullivan

June 2nd – Met with our State Lobbyists and J&H Consulting

June 3rd – Attended KPB Land Committee Meeting and Borough Assembly Meeting (virtually)

Attachments:

- AKDOT&PF 2016 Maintenance Agreement and Homer Road Striping Map
- AKDOT&PF 2025 Construction Notice and Attachments
- June Employee anniversaries
- Memorandum from Public Works Director re: Heath Street Crosswalk



**TRANSFER OF RESPONSIBILITIES AGREEMENT
BETWEEN
THE STATE OF ALASKA DEPARTMENT OF
TRANSPORTATION AND PUBLIC FACILITIES
AND
CITY OF Homer**

This Agreement is effective upon execution by the State of Alaska, Department of Transportation and Public Facilities (hereinafter called the State) and the **City of Homer** (hereinafter called the City).

Section 1. Purpose

The City and Department have entered into a maintenance agreement (Exchange of Responsibilities Agreement for Pioneer Avenue) concerning the maintenance of Department owned road facilities located within Homer, Alaska.

Section 2. Transfer of Responsibility

The Department hereby transfers to the City all its right and obligation to perform maintenance work on the state route, Pioneer Avenue. The Department retains responsibility for the cost of operating and maintaining the existing street lighting system. The Department will continue to accomplish pavement marking in conjunction with the striping of other Department owned roads in the Homer area. The city agrees to maintain this roadway to a standard that is acceptable to the Department.

The Department shall retain full title and ownership of the specified state route and shall retain all rights incident to such ownership interest that are not expressly transferred to the City under this agreement.

Section 3. Consideration

In consideration of the receipt of the facilities, the city agrees to be responsible for the maintenance, operation, and repair described in Attachment "B" for the facilities after the effective date of this agreement.

In consideration of the receipt of the facilities, the Department agrees to reimburse the City for the maintenance, operation, and repair of facilities described in Attachment "A". The Department agrees to pay a total amount of \$34,000.00 to the City for the cost of roadway maintenance for the period from July 1 through June 30. Upon execution of this agreement, payment will be remitted to the city within sixty (60) days.

Section 4. Term of Agreement

- (A) This agreement shall become effective upon the date and time of final signatures and shall remain in full force and effect until amended or terminated.
- (B) This agreement may be amended, in writing, any time upon mutual consent of the parties thereto and this agreement may be terminated for cause by either party where the other party fails in any material way to perform its obligations under this agreement. Termination under this subsection is subject to the condition that the terminating party notify the other party of its intent to terminate, stating with reasonable specificity the grounds thereof, and the other party fails to cure the default within thirty (30) days after receiving this notice.

Section 5. Integration

This agreement and any writings incorporated by reference herein embody the entire agreement of the parties. This agreement shall supersede all previous communications, representations, or agreements, whether oral or written, between the parties hereto.

Section 6. Notices

Any notice provided for herein shall be given in writing and transmitted by personal delivery or prepaid first class registered or certified mail addressed as follows:

Katie Koester, Manager
City of Homer
Soldotna District
Homer, Alaska 995

Randy Vanderwood, P.E.
M&O Chief
Central Region
P.O. Box 196900
Anchorage, Alaska 99519

or to such other persons or addresses as the City or Department may from time to time designate in writing.

IN WITNESS WHEREOF, the parties have executed this agreement as of the date first, here written

CITY OF HOMER

STATE OF ALASKA, DEPARTMENT
OF TRANSPORTATION & PUBLIC
FACILITIES

By: Katie Koester 1.14.16
Katie Koester
City Manager
Homer, Alaska

By: Randy Vanderwood 1.14.16
Randy Vanderwood, P.E.
M&O Chief
Central Region

Attachment "A"

STATE ROAD FACILITIES TO BE EXCHANGED

- (1) Pioneer Avenue - from Lake Street to Homer Bypass (.988 miles).**

Any work that goes beyond the scope of limited maintenance must be approved by both parties prior to starting work.

Attachment "B"

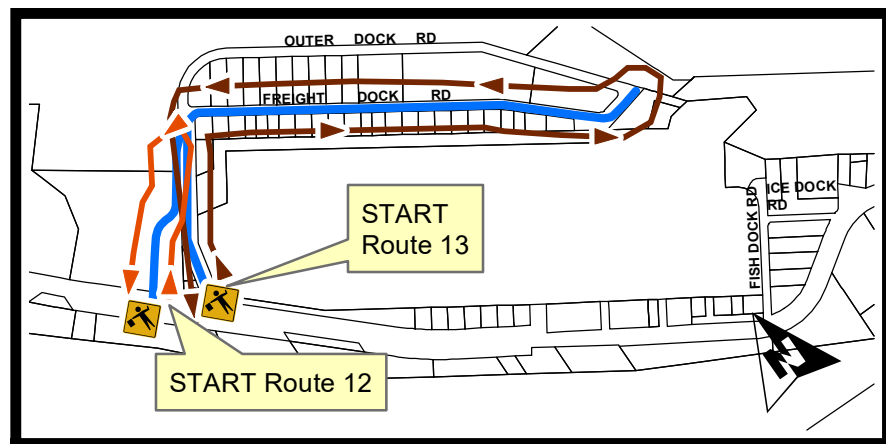
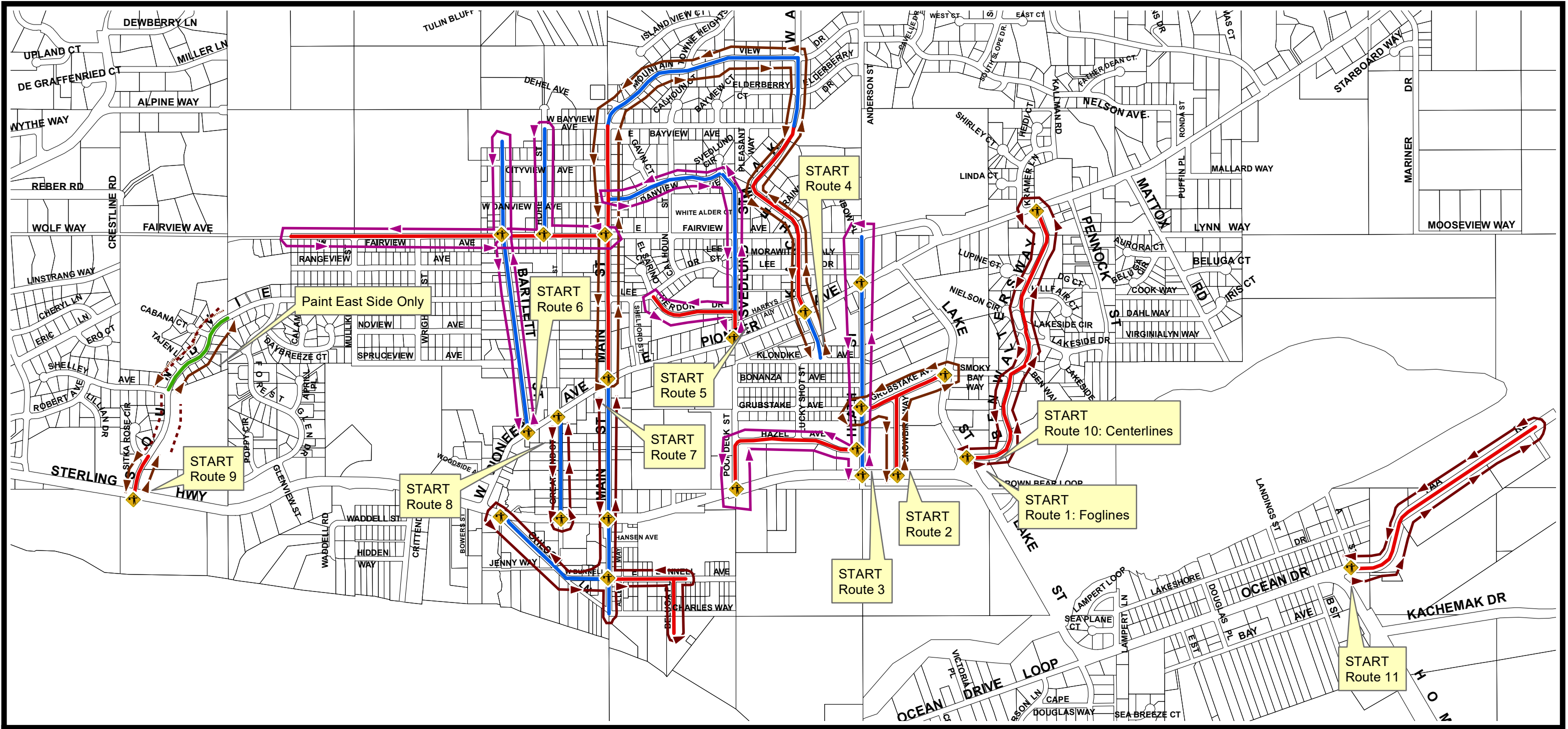
CITY OF HOMER ACTIVITY LIST

Winter Activities

Snow Plowing / Removal
Ice Grading
Slush Removal
Glacier Control
Wing Back
Steam Thawing
Sanding

Summer Activities

Sweeping
Ditching

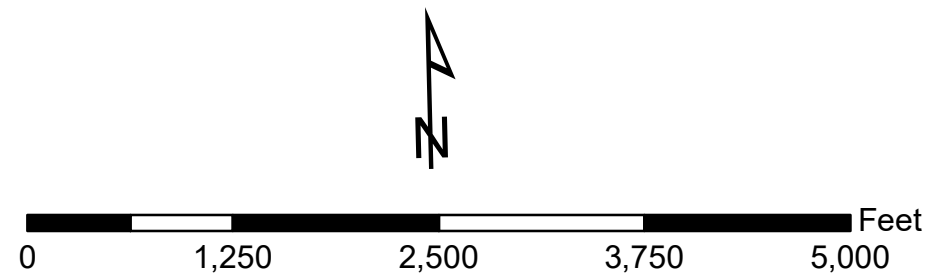


Legend

Striping

- CF = Centerline/Fog line
- CFP = Centerline/Fog line/Pathway
- CRBF=Curb/Fogline

CITY OF HOMER ROAD STRIPING



Dept. of Public Works
7/14/2021



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and
Public Facilities

OFFICE OF THE COMMISSIONER
Ryan Anderson, P.E., Commissioner

PO Box 112500
Juneau, Alaska 99811-2500
Main: 907.465.3900
dot.alaska.gov

May 28, 2025

City of Homer
491 E. Pioneer Ave.
Homer, AK 99603

Dear City of Homer:

As the 2025 construction season begins, we are pleased to share information about upcoming transportation projects in your community. This year's active season reflects a significant investment in infrastructure improvements across the state, with a continued emphasis on delivering safe, resilient, and modern systems that support Alaska's communities and economy.

Alaskans can expect continued progress in the way transportation projects are planned and delivered. Modern tools and strategies are expanding transparency, improving communication, and helping address challenges more effectively. Through ongoing engagement with communities and improved processes, Alaska's transportation program reflects local priorities—ensuring projects bring lasting value across the state.

The following projects are expected to be active in your community during the 2025 season:

- Homer Airport Improvements
- Kachemak Drive MP 0-3.5 Pavement Preservation
- Kenai Peninsula Bridge Deck Rehabilitations 2023
- Sterling Highway MP 157-169 Reconstruction
- Sterling Highway Milepost 169 to 175 Pavement Preservation

Enclosed with this letter are project information sheets that include an overview of each project, maps, schedules, and contact information.

To support your awareness and planning throughout the season, we also encourage the use of the following online resources:

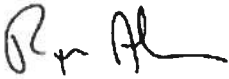
2025 DOT&PF Construction Website: <https://dot.alaska.gov/construction> Explore an interactive map of road, airport, and facilities projects statewide. Click on any project to view scope, traffic impacts, schedules, funding information, and more.

Alaska 511 Traveler Information System: <https://511.alaska.gov> Access real-time road conditions, construction alerts, traffic cameras, and maintenance updates. You can also use the 511 Alaska mobile app or dial 5-1-1.

Please feel free to share these resources with others in your community. If you have any questions or require further information about a specific project, we encourage you to contact the project staff listed in the attached materials. You may also contact my office at any time by email at dot.commissioner@alaska.gov or by phone at (907) 465-3900.

We are honored to serve your community and remain committed to delivering a productive and successful construction season.

Sincerely,



Ryan Anderson, P.E.
Commissioner
Alaska Department of Transportation & Public Facilities

Enclosure(s)



2025 Construction Project Overview

Homer Airport Improvements

Project Number: CFAPT00491

Project Description:

The purpose of the project is to improve safety for runway operations, taxiing, and aircraft parking, extend the service life of airport facilities, and increase availability of leased tie-down facilities for general aviation users.

Improvement work includes: rehabilitate the runway and runway safety area; remove terrain obstructing the runway object free area; rehabilitate taxiways A, B, and a portion of D; remove a portion of taxiway D and convert it to an airfield service road; construct a new turnaround taxiway (taxiway G) near the runway 22 threshold; rehabilitate and expand the general aviation apron; construct drainage improvements including replacement of culverts crossing the runway and taxiways; remove existing visual approach slope indicators and replace with precision approach path indicators; replace runway and taxiway lighting and sign systems.

Project Website:

<https://dot.alaska.gov/creg/homerairport/>

Anticipated/Actual Start:

06-2023

Anticipated End:

06-2025

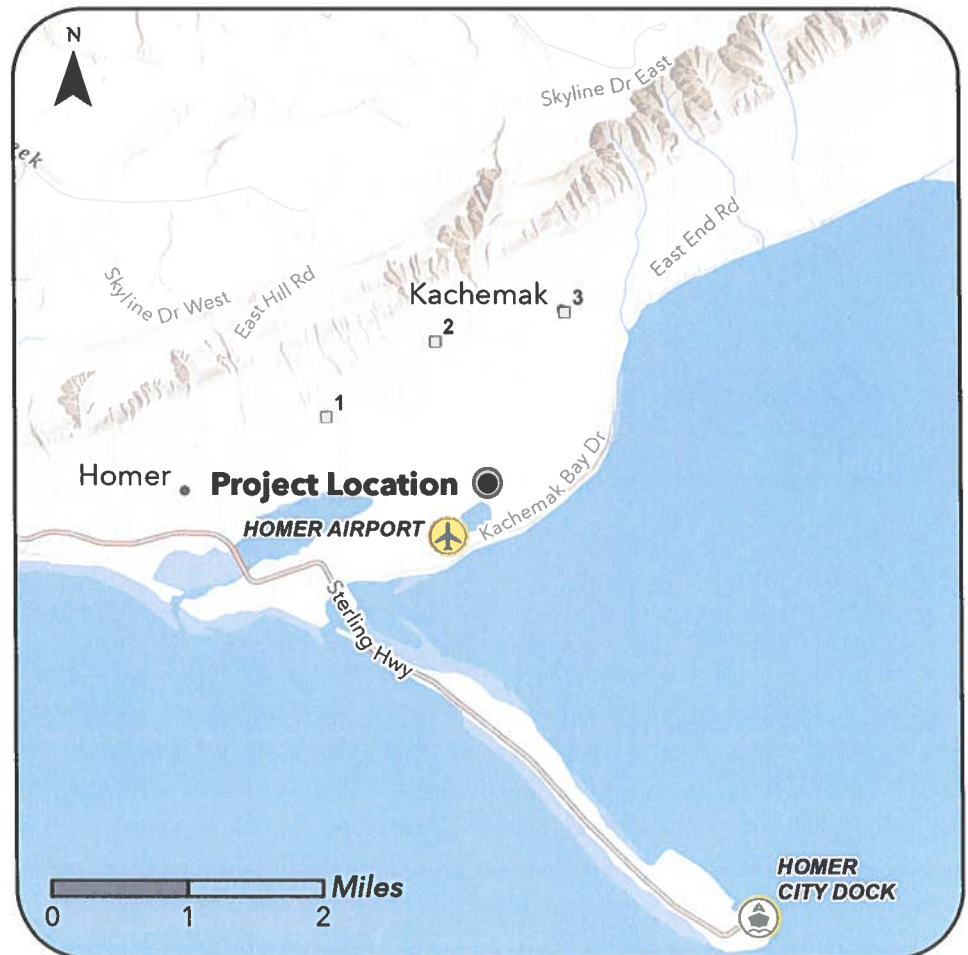
Project Contact:

Jason Baxley
jason.baxley@alaska.gov
907-242-4889

Visit the APEX website:



<https://dot.alaska.gov/construction>



It is the policy of the Alaska Department of Transportation and Public Facilities (DOT&PF) that no one shall be subject to discrimination on the basis of race, color, national origin, sex, age, or disability, regardless of the funding source, including Federal Transportation Administration, Federal Aviation Administration, Federal Highway Administration, Federal Motor Carrier Safety Administration and State of Alaska funds.



Homer Airport Improvements



Project Footprint



Maintenance Facility



DOT&PF Controlled
Airport

0 2,000
Feet



Alaska Department of Transportation and Public Facilities



2025 Construction Project Overview

Kachemak Drive MP 0-3.5 Pavement Preservation

Project Number: CFHWY00602

Project Description:

Resurface Kachemak Drive from Sterling Highway to East End Road. This project will include: Pavement Preservation Roadside Hardware, Drainage improvements, Intersection improvements, ADA improvements (to include curb ramps) and Utilities.

Project Website:

<https://tinyurl.com/CFHWY00602>

Anticipated/Actual Start:
2025

Anticipated End:
2026

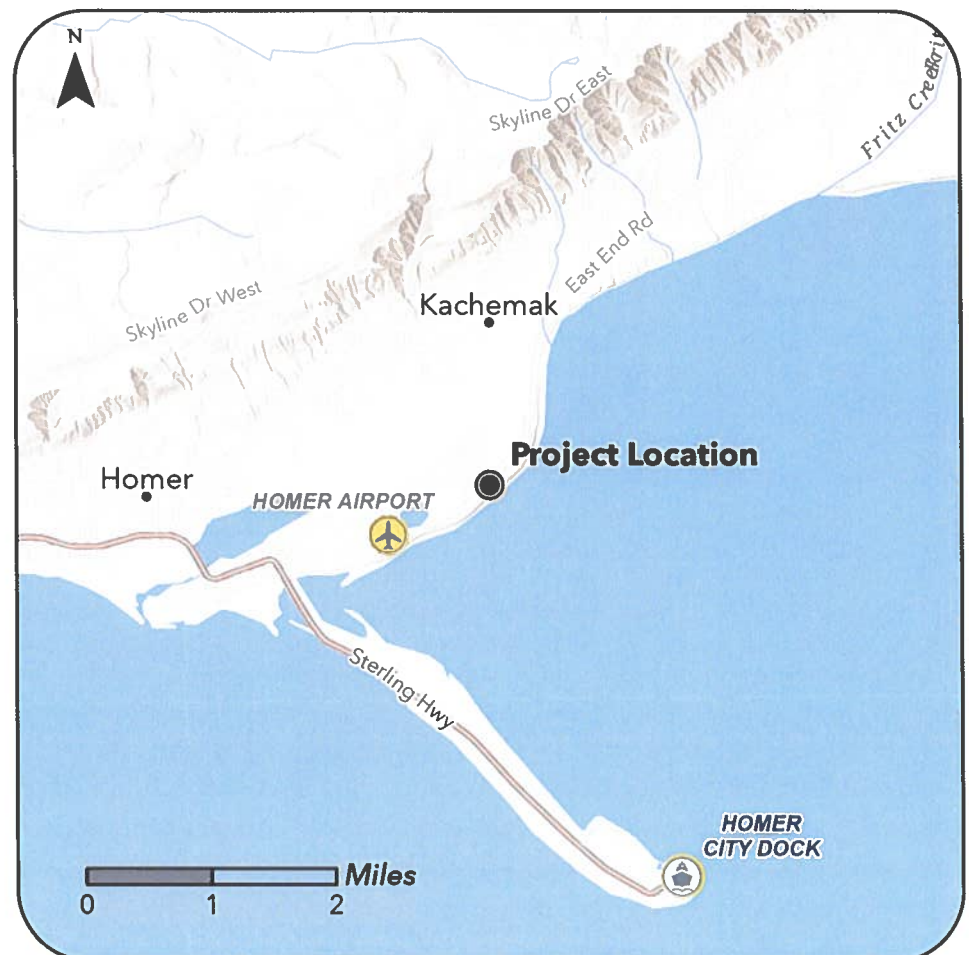
Project Contact:

Lorett Nabong
lorett.nabong@alaska.gov
907-269-0450

Visit the APEX website:



<https://dot.alaska.gov/construction>



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Kachemak Drive MP 0-3.5 Pavement Preservation



Project Footprint

Highway

DOT&PF Controlled Airport

Maintenance Facility

0

3,000

Feet



Alaska Department of Transportation and Public Facilities



2025 Construction Project Overview

Kenai Peninsula Bridge Deck Rehabilitations 2023

Project Number: CFHWY00946

Project Description:

Rehabilitate Cooper Landing and Schooners bridge decks and perform other bridge preservation work, including bridge deck polyester concrete overlays, structural retrofits, miscellaneous structural repairs, expansion joints, bridge rail upgrades, guardrail and end terminals, paving, and striping.

Project Website:

<https://tinyurl.com/CFHWY00946>

Anticipated/Actual Start:

04-2025

Anticipated End:

10-2025

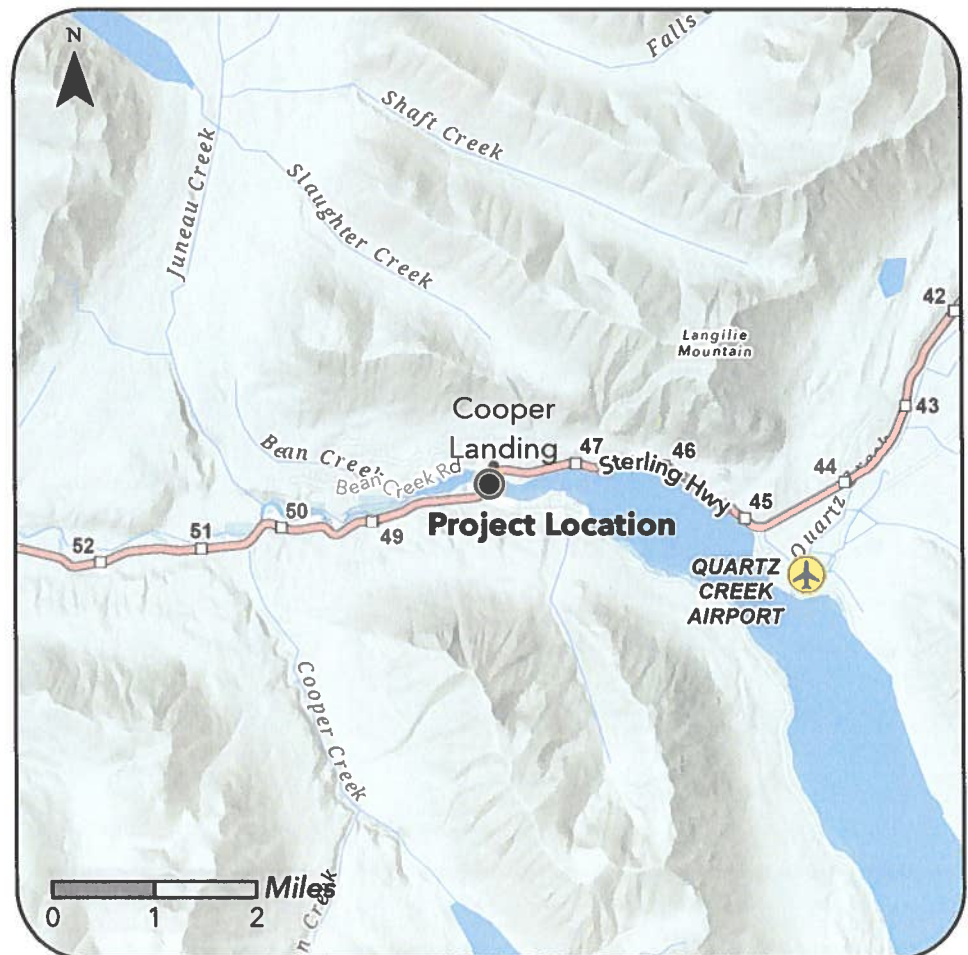
Project Contact:

Summer Garvey
summer.garvey@alaska.gov
907-242-7142

Visit the APEX website:



<https://dot.alaska.gov/construction>



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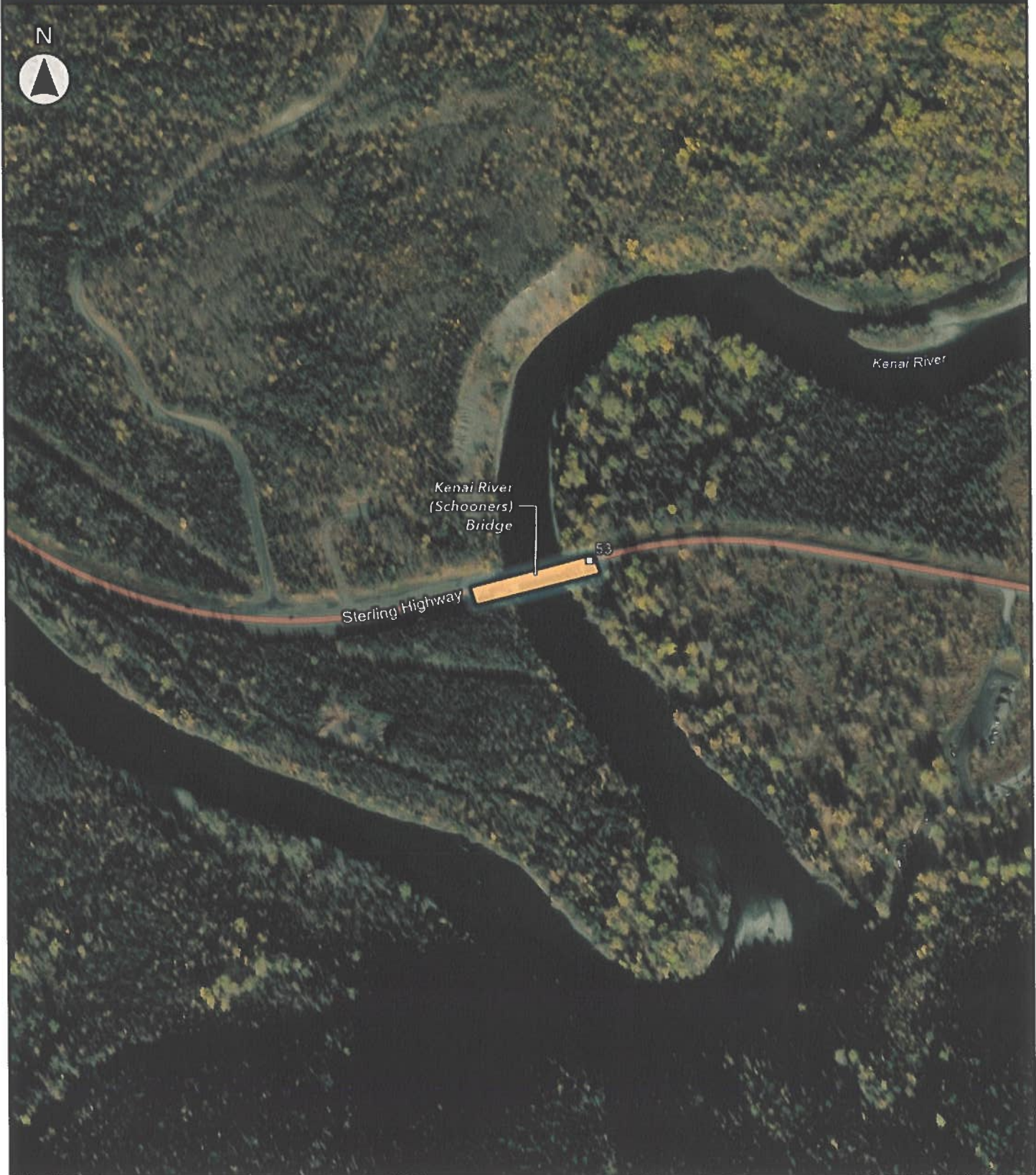


Kenai Peninsula Bridge Deck Rehabilitations 2023





Kenai Peninsula Bridge Deck Rehabilitations 2023



 Project Footprint

 Milepost

 Highway

0 800
 Feet



Alaska Department of Transportation and Public Facilities



2025 Construction Project Overview

Sterling Highway MP 157-169 Reconstruction

Project Number: CFHWY01210

Project Description:

Reconstruction and upgrading of 12 miles of Sterling Highway along existing corridor. Project upgrades include widening, construction of passing lanes, resurfacing, scenic turnouts, drainage improvements, minor realignment, and configuration to current AASHTO geometric standards. Also, rehabilitation/replacement of the North Fork Anchor River and Anchor River Bridges.

Project Website:

<https://tinyurl.com/CFHWY01210>

Anticipated/Actual Start:

10-2025

Anticipated End:

10-2027

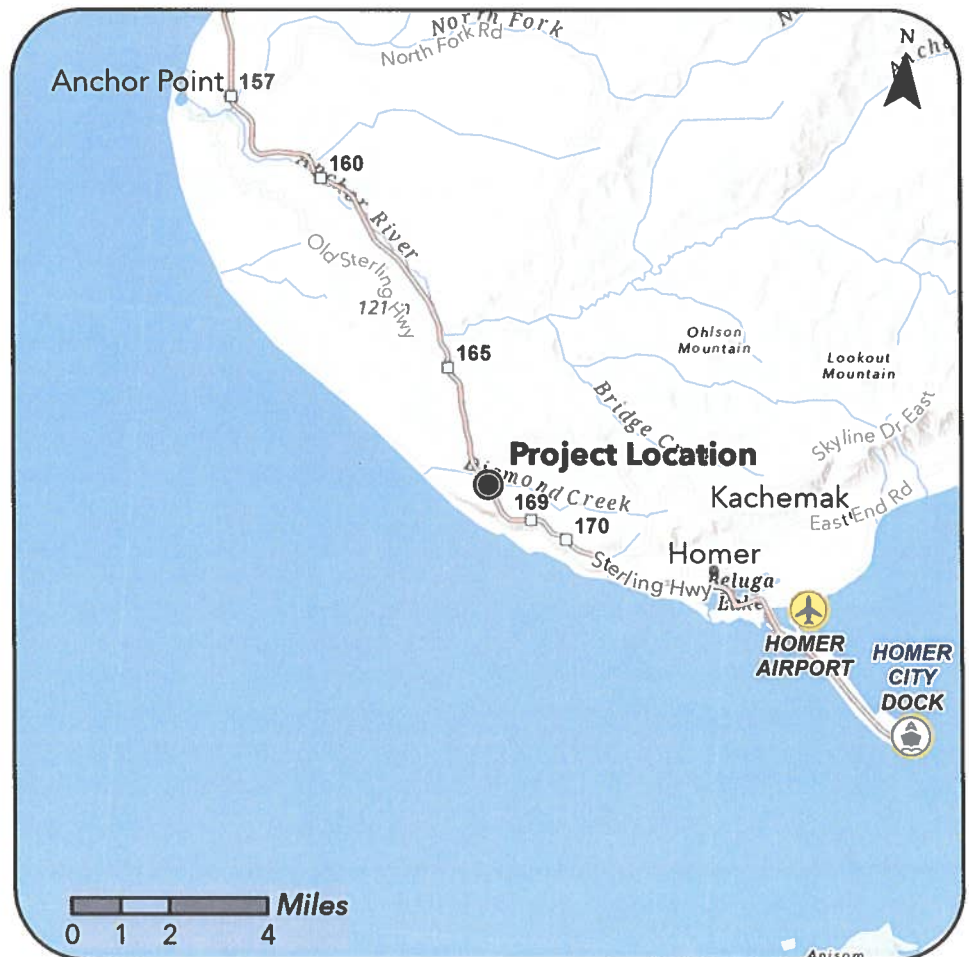
Project Contact:

Jacob Gondek
jacob.gondek@alaska.gov
907-269-0445

Visit the APEX website:



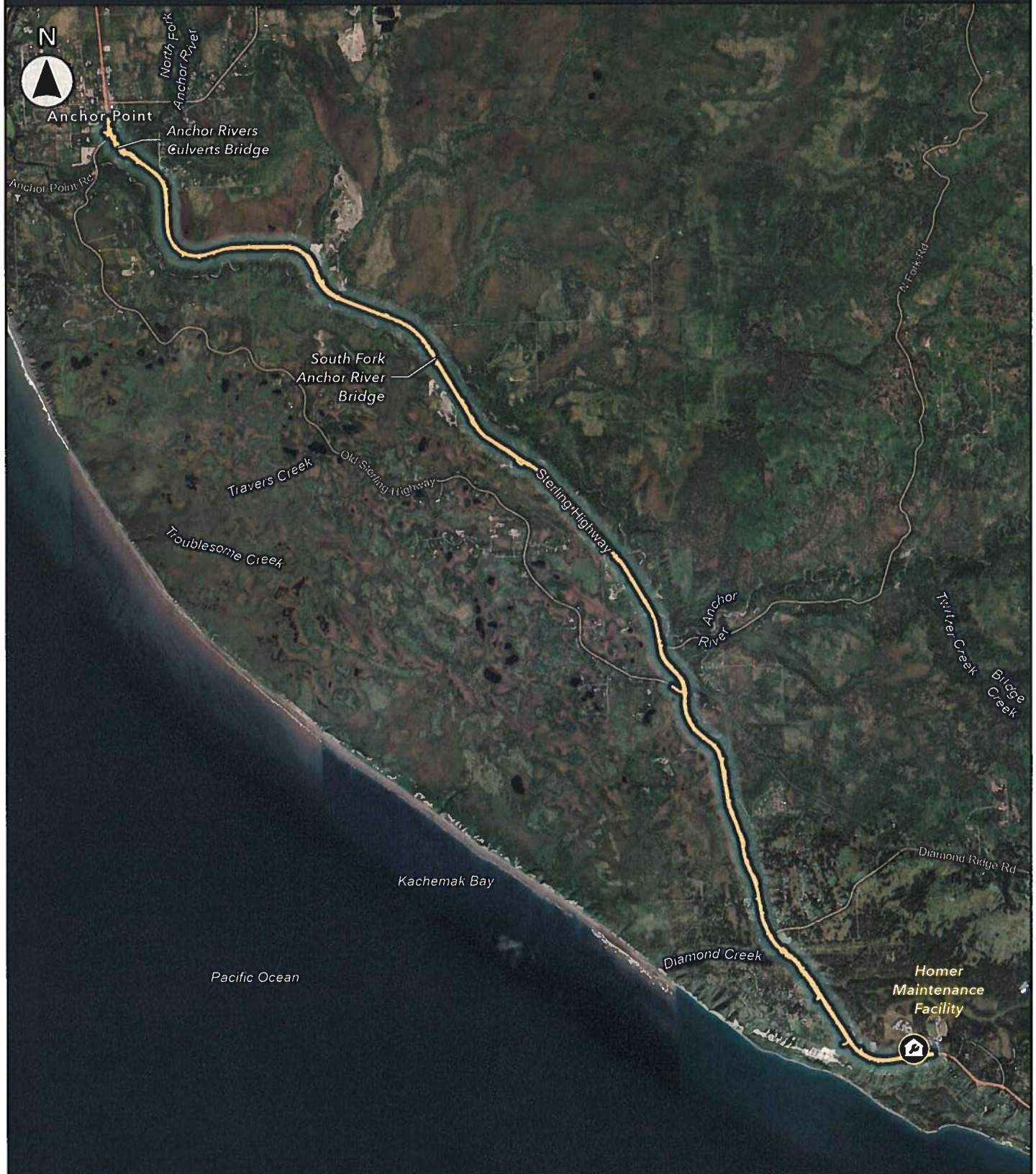
<https://dot.alaska.gov/construction>



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Sterling Highway MP 157-169 Reconstruction



 Project Footprint

 Maintenance Facility

0 2
Miles



Alaska Department of Transportation and Public Facilities



2025 Construction Project Overview

Sterling Highway: Milepost 169 to 175 Pavement Preservation

Project Number: CFHWY00857

Project Description:

This is a pavement preservation project for Sterling Highway from Homer Hill to Kachemak Bay Drive. This project includes resurfacing, roadside hardware, drainage improvements, ADA improvements, and utilities as necessary.

Project Website: <https://tinyurl.com/CFHWY00857>

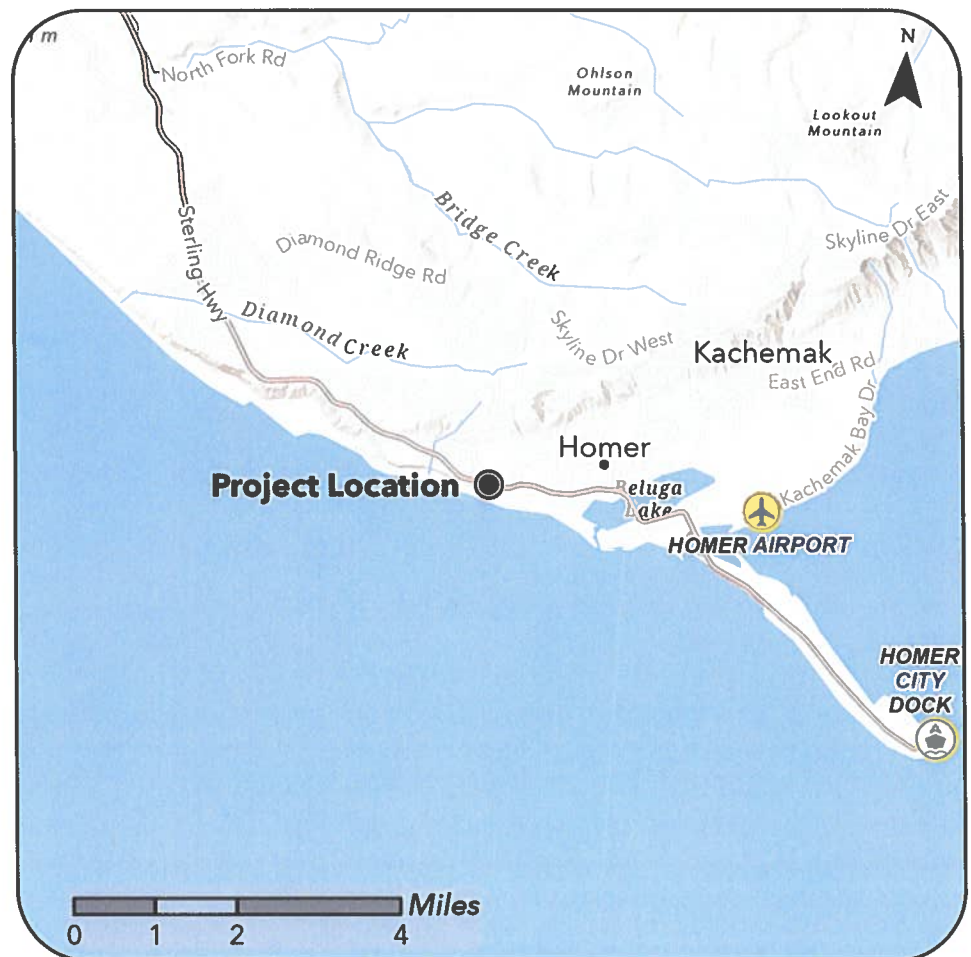
Project Contact:

Julia Hanson
julia.hanson@alaska.gov
9072690753

Visit the APEX website:



<https://dot.alaska.gov/construction>



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Sterling Highway: Milepost 169 to 175 Pavement Preservation



 Project Footprint
 Highway

 DOT&PF Controlled Airport

 Milepost

0 1
 Miles



MEMORANDUM

June City Employee Anniversaries

Item Type: Informational Memorandum
Prepared For: Mayor Lord and City Council
Date: June 9, 2025
From: Andrea Browning, HR Director
Through: Melissa Jacobsen, City Manager

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

Melissa Jacobsen	Admin	21	Years
Mike Illg	Admin	19	Years
Mike Szocinski	Public Works	13	Years
Bethany Christman	Public Works	6	Years
Russell Anderson	Public Works	6	Years
Zach Pettit	Clerks	2	Years
Randon Birchette	Dispatch	1	Year



MEMORANDUM

To: Mayor and Council
Through: Melissa Jacobsen, City Manager
From: Daniel Kort, Public Works Director
Date: June 2, 2025
Subject: Heath Street Crosswalk

Background:

The City of Homer (City) did a design to reconstruct Heath Street in 2023. There have been several interested individuals within the community that have expressed interest in expediting the sidewalk crossing between the Post Office and the Library sooner than later. The Public Works Department has worked up a cost estimate to expedite this work for the sidewalk improvement only to fulfill this request.

Discussion:

The Public Works Department has worked up two parallel design options. Option 1 would exclude the signalized pedestrian crossing and leave the addition of the signal to the Heath Street Reconstruction project that is planned in the future, while Option 2 includes the signalized crossing as part of this effort.

Option 1 – Crosswalk without Signalized Crossing	\$110,987.50
Option 2 – Crosswalk with Signalized Crossing	\$143,987.50

In anticipation for all of the questions of “why this is so expensive”, we will begin an explanation of what drives this cost. To begin with, you cannot construct a new crosswalk without an ADA ramp curb cut. Therefore, one must create the design to accommodate the ADA ramp for the crosswalk.

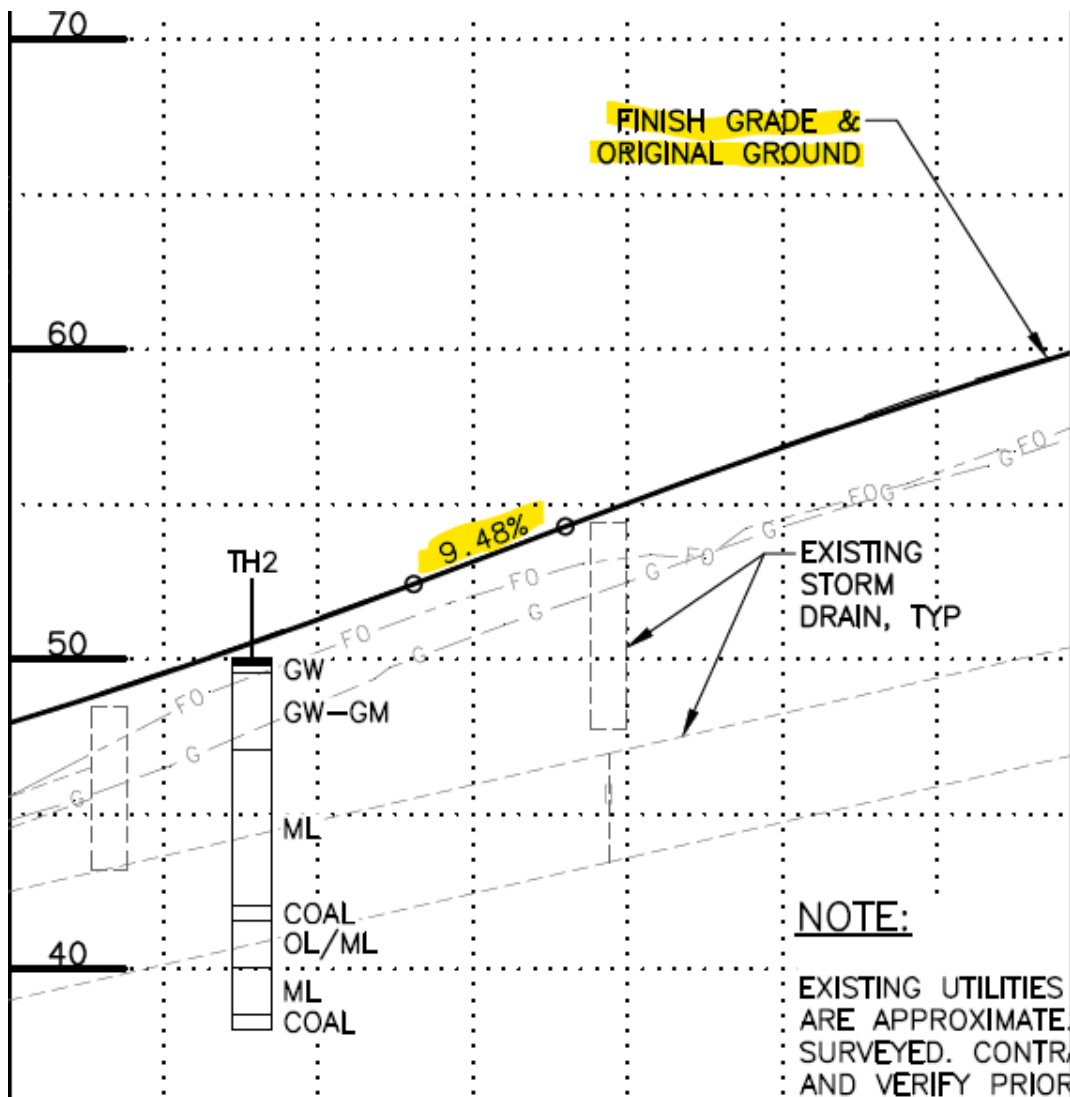
Secondly (and most importantly), the slope of Heath Street does not allow for the construction of an ADA compliant crossing without significant work done to decrease the slope of Heath Street at the crossing. The existing road profile (or slope) of Heath Street at this crossing is 9.48% slope. This 9.48% slope is perpendicular to the crosswalk, so the crosswalk itself will have a 9.48% sideslope. Federal guidance for crosswalk design is for the cross slope to be nearly level and allowing for a maximum cross slope of 2%. This means that the road profile must be adjusted up gradient and down gradient

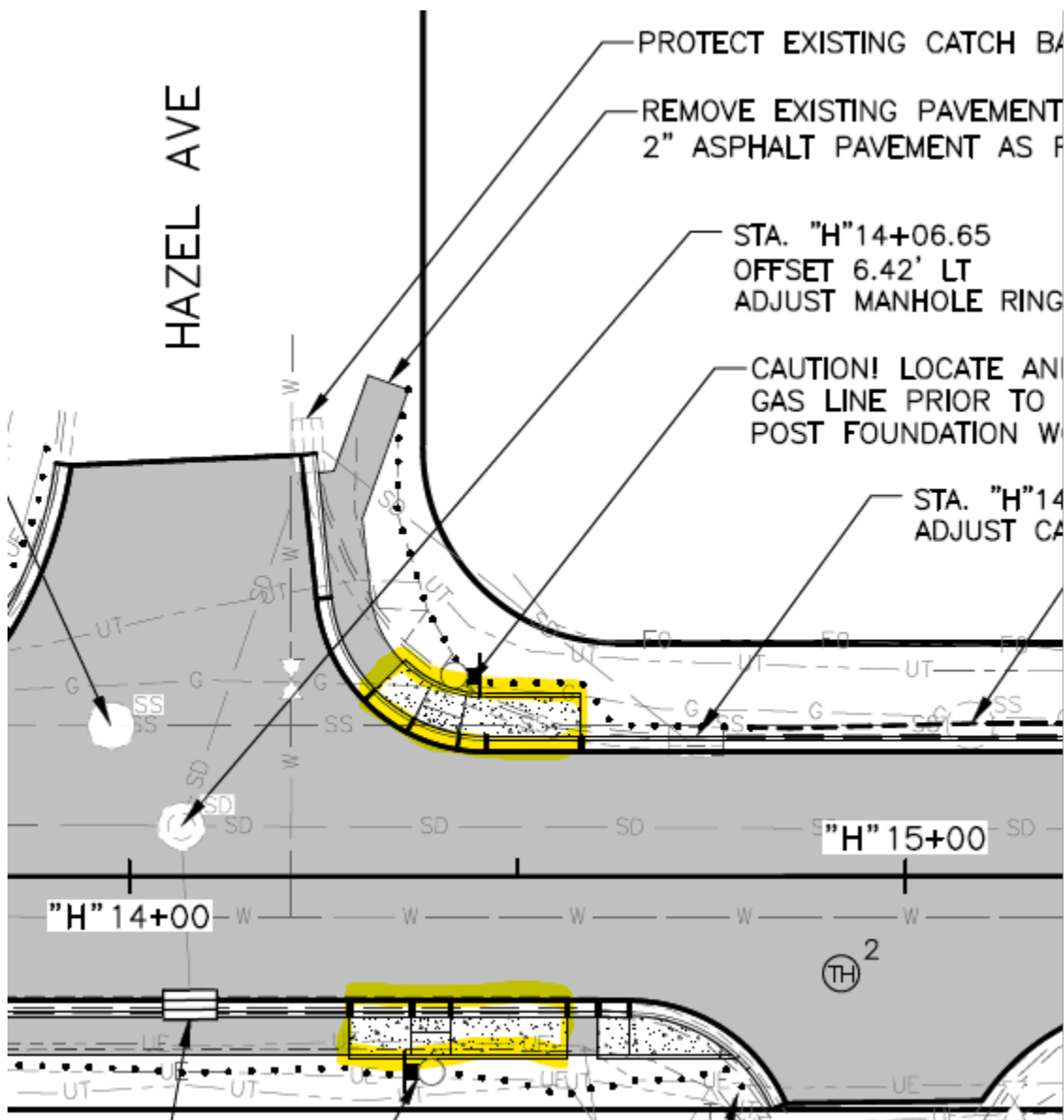
of the crosswalk to accommodate the proposed sidewalk. This essentially creates a “table top” that allows safe passage of the ADA person without risk of going downhill out of the crossing.

All streets modifications (including this one) need to keep in mind stormwater, and when you begin making adjustments to the geometry and slope of a road, you also need to make adjustments to the stormwater infrastructure so the new road is not subject to flooding or glaciation. Besides the slope modification that would be need to be made, the Heath Street design done in 2023 included a change in the radius and geometry of the northern radius entering Hazel Avenue. The existing radius of Hazel Avenue is wide and sweeping which creates an unsafe condition for the crosswalk and therefore was reduced to a much sharper radius for the 2023 design. It would not make sense to build a crosswalk “temporarily” and not include the changed geometry that was intended to improve safety.

One further issue to bring up is that Heath Street has significant deformation in the road surface (ruts) and potholes which is part of what is driving the Heath Street Reconstruction Project. The new asphalt that will be placed from this proposed project from installing the crosswalk will be demoed once we reconstruct Heath Street in a year or two. This is because the contractor will be forced during this effort to match the new asphalt surface to the existing asphalt surface deformation (ruts) because if they construct a clean new level surface down slope of the upper portion of the road that contains deformations, the water flowing downhill within the ruts will be dammed up causing ice and premature failure, and the winter maintenance equipment’s blade will likely rip the new asphalt up.

Below are some images from the 2023 design that provide insight to some of these issues that were brought up in this memo.





Summary:

The cost estimate listed above is only a budgetary cost estimate, and the price of doing this small project could increase due to the small nature of the proposed project. Further, Council must keep in mind that this work is unlikely to decrease the future cost to reconstruct Heath Street, and it is more likely that the City will be incurring the cost to construct this crosswalk twice; once now; and once when we rebuild Heath Street. What would be gained is one or two years use of a crosswalk that is already planned as the City's next large scale construction project.



MEMORANDUM

Review of Previous Minutes for March 11, 2025

Prepared For: Economic Development Advisory Commission
Date: June 10, 2025
From: Renee Krause, MMC, ADAC, City Clerk

Requested Action

Review and determine if the March 11, 2025 Regular Meeting Minutes reflected the discussion on the topic.

Background

Concern was expressed by members of the Commission on how the minutes were written, believing the content did not accurately reflect the actual discussion.

Determination:

I listened to the Zoom recording and reviewed the Zoom transcript and then compared that to the minutes that were prepared by Deputy City Clerk Appel.

My conclusion is that the minutes as presented provide a summary review of the topics that were discussed at the meeting with a relevant summary as needed. I believe that anyone in the public would understand the actions of the Commission at that meeting. Since there were no motions made, thus no action taken it is conclusive that the full commission present participated in the meeting.

Under the Pending Business, Item A. It is understood that the Chair and Staff facilitated a lengthy discussion on a number of points regarding and included in the draft Comprehensive Plan. It can be assumed that the commissioners present participated in the discussion since it is the duty of the Chair to go around the table to allow each Commissioner the opportunity to offer their perspective.

These minutes are representative of the action summary minutes that the Clerk's Office provides and has provided in the 18 plus years that I have worked for the City. While the Commission may have received more detailed minutes over the years from various Clerk's that is not the standard operating procedure.

Since the COVID pandemic a Zoom audio and video has been posted to the website, while according to Homer City Code the adopted minutes are the permanent and official record of the meeting and uploaded to the website once approved and indexed; the public is able to view/listen to the recording for up to ninety (90) days after the meeting, then removed. A recording is available for up to 5 years after a meeting through the submission of a records request if someone desires a copy after 90 days.

Recommendation:

Approve the minutes as presented.