



# Agenda

## City Council Regular Meeting

Monday, July 28, 2025 at 6:00 PM

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

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### Homer City Hall

491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

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

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

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### CALL TO ORDER, PLEDGE OF ALLEGIANCE

**AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual)

### MAYORAL PROCLAMATIONS AND RECOGNITIONS

### PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

### RECONSIDERATION

**CONSENT AGENDA** (Items listed below will be enacted by one motion. If a separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- a. Homer City Council Regular Meeting Minutes for June 23, 2025. City Clerk. Recommend approval.
- b. Memorandum CC-25-183 from City Clerk re: Liquor License Renewals for The Rum Locker, The Grog Shop, and Beluga Lake Lodge. Recommend approval.
- c. Memorandum CC-25-184 from Mayor re: Appointment of Mike Stark to the Economic Development Advisory Commission, Mary Darbonne to the ADA Advisory Board and Allison Engebretsen as Student Representative on the ADA Advisory Board. Recommend approval.
- d. Ordinance 25-47, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget to Fund Anticipated Maintenance to the Seawall by Establishing Authority in the FY26 Budget for Routine Maintenance to the Seawall. City Manager/Finance Director. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-185 from Finance Director as backup.

- e. Ordinance 25-48, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget to Fund Anticipated Repairs or Maintenance to the United States Coast Guard Cutter (USCGC) Berth Space by Establishing Authority in the FY26 Budget for Routine

Maintenance to the USCGC Berth Space. City Manager/Finance Director. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-186 from Finance Director as backup.

- f. Ordinance 25-49, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$52,500 from the Load and Launch Reserves Fund for the Purpose of Making Improvements to the Launch Ramp Area. City Manager/Port Director. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-187 from Port Director as backup.

- g. Ordinance 25-50, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$20,000 from the Port Reserves Fund for the Purpose of Installing a Drywell in Lot 12B. City Manager/Port Director. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-188 from Port Director as backup.

- h. Ordinance 25-51, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$30,000 from the Port Reserves Fund for an Engineering Assessment of the Homer Harbor Steel Grid. City Manager/Port Director. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-189 from Port Director as backup.

- i. Ordinance 25-52, An Ordinance of the City Council of Homer, Alaska, Amending HCC 9.16.010 to Provide for an Increase of 0.3% Sales Tax, for a Term of Eight Years, for the Purpose of Financing the Acquisition and Construction of a Multi-Purpose Community Recreation Facility, and Submitting the Question of such Sales Tax Increase to the Qualified Voters of the City at the Regular Election to be held in the City on October 7, 2025. Aderhold/Davis. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.
- j. Resolution 25-066, A Resolution of the City Council of Homer, Alaska, Amending the Campground Host Memorandum of Understanding to Include a Utility Credit for Campground Hosts for City Owned Campgrounds at the Fishing Hole and Mariner Park. City Manager/Port Director.

Memorandum CC-25-190 from City Manager as backup.

- k. Resolution 25-067, A Resolution of the City Council of Homer, Alaska, Authorizing the Staff of the Homer Public Library to Apply for an Online with Libraries (OWL) Grant from the Alaska State Library. City Manager/Library Director.

Memorandum CC-25-191 from Library Director as backup.

- l. Resolution 25-068, A Resolution of the City Council of Homer, Alaska, Approving a Sublease between Happy Face, LLC and Kachemak Communications, LLC, Occupying the Center North

Office of the Upper Level of the Main Building (consisting of 309 square feet) Located on the Property Entitled T7S R13W Sec 1 Seward Meridian HM 0890034 LSEHLD Lot 32 Homer Spit AMD and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director.

Memorandum CC-25-192 from Port Property Associate as backup.

- m. Resolution 25-069, A Resolution of the City Council of Homer, Alaska, Acknowledging a Memorandum of Agreement with the Alaska Department of Transportation and Public Facilities for the Design Phase of the Homer All Ages and Abilities Pathway, Authorizing the City Manager to Negotiate and Execute the Appropriate Documents and Committing Match Funds for the Design Phase. Community Development Director.

Memorandum CC-25-193 from Special Projects and Communications Coordinator as backup.

- n. Resolution 25-070, A Resolution of the City Council of Homer, Alaska, Directing the Planning Commission to Review and Recommend Amendments to Homer City Code to Allow Temporary Structures for Retail Purposes on Vacant Lots in the Central Business District. Davis.
- o. Resolution 25-071, A Resolution of the City Council of Homer, Alaska Urging the Alaska Department of Transportation and Public Facilities to Prioritize Safety Improvements and Engage in Strong Local Collaboration During the Upcoming Sterling Highway MP: 169-175 Pavement Preservation Project. Mayor/City Council.

## **VISITORS**

### **ANNOUNCEMENTS / PRESENTATIONS / REPORTS** (5 Minute limit per report)

- a. Committee of the Whole Report
- b. Mayor's Report
- c. Borough Report
- d. Comprehensive Plan and Title 21 Status Update Report
  - i. Homer Title 21 Update - Progress Report to Council
- e. Planning Commission
- f. Parks Art Recreation and Culture Advisory Commission
  - i. Memorandum CC-25-194 from PARCAC re: Community Recreation Facility Location Recommendation

## **PUBLIC HEARING(S)**

- a. Ordinance 25-44(A), An Ordinance of the City Council of Homer, Alaska, Appropriating up to \$250,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for the Development of a Trailhead and Trail Segment on the East Side of the Sterling Highway at

Green Timbers in Accordance with the Diamond Creek Recreation Area Trails Plan. Aderhold. Introduction June 9, 2025 Public Hearing and Second Reading June 23, 2025 Postponed to July 28, 2025.

Memorandum CC-25-162 from Public Works Director as backup.

Ordinance 25-44(A)(S), An Ordinance of the City Council of Homer, Alaska, Appropriating up to \$250,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for the Development of a Trailhead and Trail Segment on the East Side of the Sterling Highway at Green Timbers in Accordance with the Diamond Creek Recreation Area Trails Plan. Aderhold.

Memorandum CC-25-195 from Public Works Director as backup.

Topographical Contours Drawing for the Diamond Creek Underpass Project Area

- b. Ordinance 25-46(A), An Ordinance of the City Council of Homer, Alaska, Amending HCC 9.16.010 to Provide for the Retention For 8 Years of 0.3% Sales Tax Designated for the Purpose of Financing Acquisition and Construction of a Multi-Purpose Community Recreation Center Upon the City Accruing Sufficient Funding to Pay Off the Police Station Debt Service and Submitting the Question of Such Sales Tax Retention to the Qualified Voters of the City at the Regular Election to be Held in the City on October 7, 2025. Aderhold/Davis. Introduction June 23, 2025 Public Hearing and Second Reading July 28, 2025.

## **ORDINANCE(S)**

### **CITY MANAGER'S REPORT**

- a. City Manager's Report
- b. FY25 Year End Report - Preliminary

### **PENDING BUSINESS**

- a. Resolution 25-047(S), A Resolution of the City Council of Homer, Alaska, Authorizing the Execution and Delivery of a Loan Agreement Required by the State of Alaska Department of Environmental Conservation Under its Drinking Water Revolving Loan Program in Connection with a Fully Forgiven Loan in an Amount Not to Exceed \$491,400 to Assist in Financing the Ohlson Lane and Bunnell Avenue Water Main Replacement Project. City Manager/Public Works Director.

Memorandum CC-25-132 from Public Works Director as backup.

Resolution 25-047(S)(A), A Resolution of the City Council of Homer, Alaska, Authorizing the Execution and Delivery of a Loan Agreement Required by the State of Alaska Department of Environmental Conservation Under its Drinking Water Revolving Loan Program in Connection with a Fully Forgiven Loan in an Amount Not to Exceed \$491,400 to Assist in Financing the Ohlson Lane and Bunnell Avenue Water Main Replacement Project.

Memorandum CC-25-132(A) from Public Works Director as backup.

- b. Resolution 25-048(S), A Resolution of the City Council of Homer, Alaska, Authorizing the Execution and Delivery of a Loan Agreement Required by the State of Alaska Department of Environmental Conservation Under its Clean Water Revolving Loan Program in Connection with a Fully Forgiven Loan in an Amount Not to Exceed \$324,000 to Assist in Financing the Ohlson Lane and Bunnell Avenue Storm Drain Upgrade Project. City Manager/Public Works Director.

Memorandum CC-25-133 from Public Works Director as backup.

Resolution 25-048(S)(A), A Resolution of the City Council of Homer, Alaska, Authorizing the Execution and Delivery of a Loan Agreement Required by the State of Alaska Department of Environmental Conservation Under its Clean Water Revolving Loan Program in Connection with a Fully Forgiven Loan in an Amount Not to Exceed \$324,000 to Assist in Financing the Ohlson Lane and Bunnell Avenue Storm Drain Upgrade Project. City Manager/Public Works Director.

Memorandum CC-25-133(A) from Public Works Director as backup.

## **NEW BUSINESS**

### **RESOLUTIONS**

### **COMMENTS OF THE AUDIENCE**

### **COMMENTS OF THE CITY ATTORNEY**

### **COMMENTS OF THE CITY CLERK**

### **COMMENTS OF THE CITY MANAGER**

### **COMMENTS OF THE MAYOR**

### **COMMENTS OF THE CITY COUNCIL**

### **ADJOURNMENT**

Next Regular Meeting is Monday, August 11, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A Worksession at 4:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.