



Agenda

City Council Regular Meeting

Monday, August 10, 2026 at 6:00 PM

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

Homer City Hall

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

Zoom Webinar ID: 205 093 973 Password: 610853

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

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

- a. Recognition of Jenny Carroll, outgoing Special Projects and Communications Coordinator

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. Memorandum CC-26-146 Authorizing the Issuance of a Letter of Non-Objection to the Alcoholic Beverage Control Board Regarding License Renewals for AJ's Oldtown Steakhouse & Tavern and Captain Patties Fish House. Recommend Approval.
- b. Ordinance 26-38, an Ordinance of the City Council of Homer, Alaska, Amending the FY27 Capital Budget by Appropriating an Additional \$5,000 from the Water CARMA Fund and an Additional \$5,000 from the Sewer CARMA Fund to the 2025 Water and Wastewater Master Plan Projects. City Manager/ Public Works Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-147 from Public Works Director as backup.

- c. Ordinance 26-39 An Ordinance of the City Council of Homer Alaska Amending the FY27 Capital Budget by Appropriating \$7,160 from the Sewer CARMA to make the final payment to Nelson Engineering related to the Alaska Department of Transportation's (DOT) 2019 Lake Street Reconstruction Project. City Manager/Public Works Director. Recommended dates

Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-148 from Public Works Director as backup.

- d. Ordinance 26-40, an Ordinance of the City Council of Homer, Alaska, Approving the U.S. Coast Guard's Request to Abandon in Place and Transfer to the City of Homer the Cutter Support Building, Berth-Related Improvements, and Associated Improvements Related to Lease HSCG89-16-1-0084, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-149 from Port Property Associate as backup.

- e. Resolution 26-053, A Resolution of the City Council of Homer, Alaska Approving a Lease Assignment by OBI Seafoods, LLC to Silver Bay Seafoods-Valdez, LLC; Approving, Retroactively, a Prior Related Change of Control of OBI Seafoods, LLC; and Authorizing the City Manager to sign the Appropriate Documents in Connection with Assignment of the Current Twenty Year Ground Lease with a term ending December 31, 2036, with Options for two Consecutive Five-Year Extensions, for Lots 41 & 42 Homer Spit Amended, at an Initial Annual Base Rent of \$69,876.96. City Manager/Port Director. Recommend Adoption.

Memorandum CC-26-150 from Port Property Associate as backup.
Public Comment Received

- f. Resolution 26-054, 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. Recommend Adoption.

Memorandum CC-26-151 from Library Director as backup.

VISITORS

- a. Andy Wink, Kenai Peninsula Economic Development District (KPEDD) Housing Assessment
- b. Jan Knutson, Homer Peony Celebration
- c. Introduction of Exchange Students from Japan

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

- a. Worksession Report
- b. Committee of the Whole Report
- c. Mayor's Report

- d. Borough Report
- e. Planning Commission Report

PUBLIC HEARING(S)

- a. Ordinance 26-35, an Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$100,000 from the Homer Accelerated Roads and Trails (HART) Roads fund towards the South Slope Drive Culvert Replacement. City Manager/Public Works Director. Introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

Memorandum CC-26-136 from Public Works Director as backup.

Memorandum CC-26-152 from City Manager as backup.

- b. Ordinance 26-36, an Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by appropriating \$7,500 from the Water CARMA Fund and \$7,500 from the Sewer CARMA Fund to supplement existing funding for the Water/Wastewater SCADA Upgrade Project. City Manager/Public Works Director. Introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

Memorandum CC-26-137 from Public Works Director as backup.

- c. Ordinance 26-37 an Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.76.020 Review of Traffic Impact Analysis to Direct that an Applicant Must Contract with an Engineer When a Traffic Impact Analysis Is Required. Introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

Memorandum CC-26-138 from City Planner as backup.

ORDINANCE(S)

- a. Ordinance 26-41, An Ordinance of the City Council of Homer, Alaska Amending the FY 27 Capital Budget by Appropriating \$150,000 From the Homer Accelerated Roads and Trails (HART) Trails Fund for the Planning and Design of Developing an Existing Roadbed Above Karen Hornaday Park into a Hiking Trail. City Manager/Public Works Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-153 from Public Works Director as backup.

- b. Ordinance 26-42, An Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$450,000 from the Port Reserves for the Large Vessel Harbor Expansion Owner's Representative Phase 2 Contract. City Manager/Port Director.

Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

- c. Ordinance 26-43, An Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$50,000 From the Homer Accelerated Roads and Trails (HART) Trails Fund for the Construction of a Paved, ADA Pathway in Karen Hornaday Park. City Manager/Public Works Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-155 from Public Works Director as backup.

CITY MANAGER'S REPORT

- a. City Manager's Report

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

COMMENTS OF THE AUDIENCE

- a. Public Comment on Matters not on the Agenda

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 24th, 2026, at 6:00 p.m., Worksession at 4:00 p.m., Committee of the Whole at 5:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.