



Agenda

City Council Regular Meeting

Monday, March 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: 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

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 Unapproved Regular Meeting Minutes of February 24, 2025. City Clerk. Recommend adoption.
- b. Memorandum CC-25-076 from City Clerk re: Liquor License Renewals for Alice's Champagne Palace and Swell Taco. Recommend approval.
- c. Ordinance 25-24, An Ordinance of the City Council of Homer, Alaska, Amending the Official Road Maintenance Map of the City of Homer by Adding 2871 Lineal feet (.54 Miles) of Urban Road on Eric Lane, Linstrang Way, Beauregard Court and Edson Circle. City Manager/Public Works Director.

Memorandum CC-25-078 from Public Works Inspector as backup.

- d. Ordinance 25-25, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$71,000 from the Homer Accelerated Roads and Trails (HART) Roads Fund, to Fund Design of the Highland Drive Culvert Replacement Project. City Manager/Public Works Director. Introduction March 10, 2025 Public Hearing and Second Reading March 24, 2025.

Memorandum CC-25-079 from Public Works Director as backup.

- e. Ordinance 25-26, An Ordinance of the City Council of Homer, Alaska, Affirming the Ground Lease and Security Agreement between the City and Tackle Shack Co., LLC., for a Portion of Lot 5, as shown on the Subdivision Plat entitled HOMER SPIT, filed as Amendment Plat Number 89-34, Homer Recording District, State of Alaska, also known as Kenai Peninsula Borough Tax Parcel No. 181-03-105 and Authorizing the City Manager to Execute Termination of Lease Documents for Previously Superseded Leases. City Manager/Port Director. Introduction March 10, 2025 Public Hearing and Second Reading March 24, 2025.

Memorandum CC-25-081 from Port Property Associate as backup.

- f. Resolution 25-020, A Resolution of the City Council of Homer, Alaska, Supporting Project #34708 Sterling Highway Erosion Mitigation Study in the State of Alaska Department of Transportation and Public Facilities 2024-2027 State Transportation Improvement Program (STIP) Amendment 2. City Manager/Community Development Director. Recommend adoption.

Memorandum CC-25-080 from Special Projects & Communications Coordinator as backup.

VISITORS

- a. J & H Consulting Legislative Update

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
- f. Port and Harbor Advisory Commission Report
- g. AML Winter Conference & Lobbying Report
- i. Memorandum CC-25-083 from Councilmember Aderhold

PUBLIC HEARING(S)

- a. Ordinance 25-17, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating an FY24 Transportation Program Grant in the Amount of \$1,100,000 from the Denali Commission for the Purpose of Completing Design and Permitting for Homer Harbor Critical Float System Replacement Project. City Manager/Port Director. Introduction February 24, 2025 Public Hearing and Second Reading March 10, 2025.

Ordinance 25-17(S), An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating an FY24 Transportation Program Grant in the Amount of \$1,100,000 from the Denali Commission for the Purpose of Completing Design and Permitting for Homer Harbor

Critical Float System Replacement Project **with a Local Match of \$1,105,000 and Authorizing the City Manager to Execute the Appropriate Documents.**

Memorandum CC-25-087 from City Manager as backup.

Memorandum CC-25-063 from Port Director as backup.

- b. Ordinance 25-18, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating an Additional \$17,000 from the Water Capital Asset Repair and Maintenance Allowance (CARMA) Fund to Purchase One Membrane Filter Module for the Water Treatment Plant. City Manager/Public Works Director. Introduction February 24, 2025 Public Hearing and Second Reading March 10, 2025.

Memorandum CC-25-064 from Public Works Director as backup.

- c. Ordinance 25-19, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Chapter 5.16 Public Nuisance Abatement, to Direct Appeals to the Office of Administrative Hearings or a Hearing Officer Appointed by the City Manager. City Manager. Introduction February 24, 2025 Public Hearing and Second Reading March 10, 2025.

Memorandum CC-25-065 from Community Development Director as backup.

- d. Ordinance 25-20, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.16 Residential Office District, 21.24 General Commercial 1 District, and 21.26 General Commercial 2 District, Adding Studio as a Permitted Use in Each District. Planning Commission.

Memorandum CC-25-066 from City Planner as backup.

- e. Ordinance 25-21, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$300,000 from the Water Capital Asset Repair Maintenance Allowance (CARMA) Fund for the Replacement of the Water Main on Ohlson Lane and Bunnell Avenue. City Manager/Public Works Director. Introduction February 24, 2025 Public Hearing and Second Reading March 10, 2025.

Memorandum CC-25-067 from Public Works Director as backup.

- f. Ordinance 25-22, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Authorizing an Expenditure of \$10,000 from the Sister City 40th Anniversary Fund to Create the Sister City Program of Homer Field of Interest Fund with the Homer Foundation. Venuti. Introduction February 24, 2025 Public Hearing and Second Reading March 10, 2025.

Memorandum CC-25-068 from Sister City Coordinator as backup.

- g. Ordinance 25-23, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a Grant from the Homer Foundation Youth Advisory Committee in the Amount of \$3,500 for Community Recreation Activities. City

Manager/Recreation Manager. Introduction February 24, 2025 Public Hearing and Second Reading March 10, 2025.

Memorandum CC-25-069 from Recreation Manager as backup.

- h. Resolution 25-016, A Resolution of the City Council of Homer, Alaska, Petitioning the Alaska State Alcoholic Beverage Control Board to Issue Ten Additional Restaurant or Eating Place Licenses within the City of Homer as Authorized by Alaska Statute 04.11405. Davis/Venuti. Recommend adoption.

Memorandum CC-25-070 from Community Development Director as backup.

ORDINANCE(S)

- a. Ordinance 25-27, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.10.030 to Amend the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to East End Mixed Use (EEMU) Zoning District. Planning Commission. Introduction March 10, 2025 Public Hearing and Second Reading March 24, 2025.

Memorandum CC-25-082 from City Planner as backup.

CITY MANAGER'S REPORT

- a. City Manager's Report

PENDING BUSINESS

- a. Ordinance 25-07, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$67,480.81 from the Homer Accelerated Water and Sewer Program (HAWSP) for the Purpose of Reimbursing Seven Property Owners in the Bunnell Ave/Charles Way Special Assessment District for the Cost of E-One Lift Stations.

Memorandum CC-25-086 from City Manager as backup.

Memorandum CC-25-059 from City Manager as backup.

NEW BUSINESS

- a. Memorandum CC-25-077 from Mayor re: Appointment of Councilmembers Aderhold and Davis to Serve on the Federal Lobbyist Services Request for Proposals (RFP) Selection Review Committee.

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, March 24, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A worksession is scheduled for 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.