



# Agenda

## City Council Regular Meeting

Monday, January 27, 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 Unapproved Regular Meeting Minutes of January 13, 2024. City Clerk. Recommend adoption.
- b. Memorandum CC-25-024 from Mayor re: Appointment of William Roth to the Port and Harbor Advisory Commission. Recommend approval.
- c. 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. City Manager. Introduction January 27, 2025 Public Hearing and Second Reading February 10, 2025.

Memorandum CC-25-030 from City Manager as backup.

- d. Ordinance 25-10, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Reappropriating FY23 State of Alaska Community Assistance Program Payment in the Amount of \$40,000 from the Workstation Upgrade to Microsoft Office 2021 Project. City Manager/Chief Technology Officer. Introduction January 27, 2025 Public Hearing and Second Reading February 10, 2025.

Memorandum CC-25-034 from Chief Technology Officer as backup.

- e. Resolution 25-006, A Resolution of the City Council of Homer, Alaska, Approving a Lease Assignment from Eagle Eye Charters, LLC DBA Bob's Trophy Charters to The Dragging Anchor, LLC; Approving Amendments to the Assigned Lease Under Sections 2.02 Quiet Enjoyment, 6.01 Use of Property, 6.02 Required Improvements, and 14.04 Addresses for Notices, Authorizing the City Manager to Negotiate and Execute the Appropriate Documents for the Assignment, Amendment and Extension of the Current Twenty Year Lease to a Full Twenty Year Lease with Options for Two Consecutive Five Year Renewals at an Initial Annual Base Rent of \$7,984.34 for Tract 1-B, Fishing Hole Subdivision No. 2. City Manager.

Memorandum CC-25-035 from Port Director as backup.

- f. Resolution 25-007, A Resolution of the City Council of Homer, Alaska, Stating the City's intention to Formally Partner with the State of Alaska Department of Transportation and Public Facilities in Local Sponsorship of a US Army Corps of Engineers General Investigation to Address Homer Spit Coastal Erosion and Requesting the State of Alaska to Appropriate \$1,200,000 in the State FY2026 Capital Budget as the State's Share of the Local Sponsor Match Requirement of \$1.5 Million. Mayor.

## **VISITORS**

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

- a. Strategic Planning Worksession Report
- b. Special Meeting Report
- c. Committee of the Whole Report
- d. Mayor's Report
- e. Borough Report
- f. Americans with Disabilities Act Advisory Board
- g. Economic Development Advisory Commission
- h. Planning Commission
- i. Port and Harbor Advisory Commission
- j. Conversations with a Councilmember
  - i. Councilmember Erickson
- k. HART Policy Review
  - i. Memorandum CC-25-025 from Councilmembers Aderhold and Parsons

## **PUBLIC HEARING(S)**

- a. Ordinance 25-01, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District. Planning Commission. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-004 from City Planner as backup.

Memorandum CC-25-029 from City Planner as backup.

- b. Ordinance 25-02, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$135,000 for the Purchase of Twenty Acres located North of Karen Hornaday Hillside Park with the Intent to Designate and Hold the Land as Public Park Land. Aderhold/Erickson/Hansen. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-005 from Community Development Director as backup.

- c. Ordinance 25-03, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a Donation for the Homer Early Childhood Coalition through Sprout in the Amount of \$4,296.81 for an ADA Accessible Picnic Table and Other Improvements at Bayview Park. City Manager/Public Works Director. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-006 from Parks Maintenance as backup.

- d. Ordinance 25-04, An Ordinance of the City Council of Homer, Alaska, Amending the FY2025 Capital Budget by Appropriating an Additional \$8,200 from the Port Reserves for Task Order 24-02 for Professional and Technical Assistance with the City's Application to the Port Infrastructure Development Program to Replace Float Systems 4 and 1 in the Small Boat Harbor. City Manager/Port Director. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-007 from Port Director as backup.

Memorandum CC-25-032 from Port Director as backup.

- e. Ordinance 25-05, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$24,000 from the Port Reserves Fund to Replace the Fish Grinder Motor and Gearbox. City Manager/Port Director. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-008 from Port Director as backup.

- f. Ordinance 25-06, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating an Additional \$2,193 from the Port Reserves Fund for the

Ammonia Storage Tank for the City Ice Plant. City Manager/Port Director. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-009 from Port Director as backup.

## **ORDINANCE(S)**

- a. Ordinance 25-08, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code to Add Chapter 2.30 Entitled Incident Management Planning. Erickson. Introduction January 27, 2025 Public Hearing and Second Reading February 10, 2025.
- b. Ordinance 25-09, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$50,000 from the Port Reserves Fund for the Purpose of Obtaining Professional Grant Writing Services to Assist with a Federal FY2025 Port Infrastructure Development Program Grant Application to Replace Float Systems 4 and 1 in the Small Boat Harbor. City Manager/Port Director. Introduction January 27, 2025 Public Hearing and Second Reading February 10, 2025

Memorandum CC-25-033 from Port Director and Special Projects Coordinator as backup.

## **CITY MANAGER'S REPORT**

- a. City Manager's Report
  - City Council Worksession & Visitor Calendars – Updated
  - Employee Anniversaries for January 2025
- b. Financial Report
  - General Fund Expenditure Report - Actuals through December 2024 50% FY Elapsed
  - Financial Reporting Calendar 2025

## **PENDING BUSINESS**

- a. Ordinance 24-61, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$2,000,000 from the Homer Accelerated Roads and Trails (HART) Fund to the Ohlson Lane and West Bunnell Avenue Road Reconstruction Project. City Manager/Public Works Director. Introduced November 12, 2024, Public Hearing November 25, 2024 Postponed to January 27, 2025.

Memorandum CC-24-232 from Public Works Director as backup.

- b. Ordinance 24-67, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating an Additional \$100,000 from the Homer Accelerated Roads and Trails (HART) Roads Fund to the Beluga Slough Green Infrastructure Stormwater Treatment System Project. City Manager/Public Works Director. Introduced November 25, 2024 Postponed to January 27, 2025. Public Hearing and Second Reading February 10, 2025.

Memorandum CC-24-245 from Public Works Director as backup.

Ordinance 24-67(S), An Ordinance of the City Council of Homer, Alaska, Amending the FY2025 Capital Budget by Appropriating an Additional ~~\$100,000~~ **\$360,000** from the Homer Accelerated Roads and Trails (HART) Roads Fund to the Beluga Slough Green Infrastructure Stormwater Treatment System **Management** Project. City Manager/Public Works Director.

Memorandum CC-25-031 from Public Works Director as backup.

## **NEW BUSINESS**

- a. Memorandum CC-25-027 from Parks Art Recreation & Culture Advisory Commission re: Strategic Plan & Goals
- b. Memorandum CC-25-028 from City Clerk re: Vacation of a Portion of B Street Right of Way and Associated Utility Easements South of Bay Avenue granted by Bay View Subdivision Plat HM839
- c. Memorandum CC-25-026 from Port Director re: Port & Harbor Liability Insurance Requirements

## **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**

The next Regular Meeting is Monday, February 10, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A worksession is scheduled for 4:00 p.m. A worksession is scheduled for Monday, February 3, 2025 at 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.