



Tentative Agenda

City Council Regular Meeting

Monday, November 24, 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

- a. 2025 Small Business Saturday Proclamation

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 October 13, October 27, and November 10, 2025. City Clerk. Recommend Adoption.
- b. Memorandum CC-XXX from City Clerk re: Liquor License Transfer for Wall Enterprises, LLC
- c. Memorandum CC-XXX from City Clerk re: Marijuana License Renewal for Wildflower Farms
- d. Memorandum CC-XXX from City Clerk re: Marijuana License Renewal for Kachemak Cannabis

VISITORS (10 minutes per visitor)

- a. Homer Chamber of Commerce – Brad Anderson, Executive Director (15 Minutes)

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. Port Commission Report
- f. Economic Development Advisory Commission Report
- g. Library Advisory Board Report

h. Park, Arts, Recreation, and Culture Advisory Commission Report

PUBLIC HEARING(S)

- a. Ordinance 25-64, An Ordinance of the City Council of Homer, Alaska, Adopting the City of Homer 2045 Comprehensive Plan and Recommending Adoption by the Kenai Peninsula Borough. City Manager. Introduction October 13, 2025 Public Hearing October 27, 2025 Public Hearing and Second Reading November 10, 2025 Public Hearing November 24, 2025.

Memorandum CC-25-254 from City Manager as backup.

Memorandum CC-25-242 from Planning Director/Community Dev. Director as backup.

- a. Ordinance 25-67, An Ordinance of the City Council of Homer, Alaska, Approving a Sublease Between Alaska Custom Seafoods, Inc. and Wind and Tide, LLC DBA Peninsula Seafoods Occupying a Portion of Internal Building Space for an Office and Additional Shared Space as well as Yard Space Consisting of Shared Parking Spaces, Space for an Ice Making Machine and Equipment Storage on the Property Entitled T7S R13W Sec 1 Seward Meridian HM 0920050 Homer Spit Sub No Two Amended Lot 88-4, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Property Associate. Introduction November 10, 2025 Public Hearing and Second Reading November 24, 2025.

Memorandum CC-25-258 from Port Property Manager as backup.

- b. Ordinance 25-68, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 10, Port and Harbor, Sections 10.04.035 Homer Port and Harbor Tariff, 10.04.040 Port Director, 10.04.055 Fees, 10.04.090 Underway Requirement, 10.04.120 Impounded Vessel Procedure, and 10.04.140 Annual Review. City Manager/Port Director. Introduction November 10, 2025 Public Hearing and Second Reading November 24, 2025.

Memorandum CC-25-259 from Port Administrative Supervisor as backup.

ORDINANCE(S)

- a. Ordinance 25-XXX An Ordinance of The City Council of Homer, Alaska, Amending the FY26 Capital Budget by Accepting and Appropriating the FY26 State Of Alaska Community Assistance Program Payment in The Amount Of \$98,129.84 for Various Capital Projects. City Manager. Recommended Dates Introduction November 24, 2025 Public Hearing and Second Reading January 12, 2026.

Memorandum CC-25-2XX from City Manager as Backup

- b. Ordinance 25-XXX An Ordinance of The City Council of Homer, Alaska, Amending the FY26 Capital Budget by Accepting and Appropriating a State of Alaska Online With Libraries (OWL) Grant for FY26 in The Amount of \$6,462 for Internet Service, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Library Director.

Recommended Dates Introduction November 24, 2025 Public Hearing and Second Reading January 12, 2026.

Memorandum CC-25-2XX from Library Director as backup.

- c. Ordinance 25-xx, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 11.04.050, Master Roads and Street Plans-Adopted, 11.04.058, Design Criteria Manual-Adopted, and 11.04.060 Geometric Design Requirements. Davis/Parsons. Recommended dates Introduction November 24, 2026 Public Hearing and Second Reading January 12, 2026.

Memorandum CC-XXX from Councilmembers Davis & Parsons as backup

- d. Ordinance 25-XX, An Ordinance of the City Council of Homer, Alaska Amending the Fy26 Capital Budget by Appropriating \$7,000 from the Homer Education And Recreation Complex (HERC) Capital Asset Repair and Maintenance Allowance (CARMA) for the Replacement of the Floor of the Activity Room in the Herc 1 Building. City Manager/Public Works Director. Recommended Dates Introduction November 24, 2025 Public Hearing and Second Reading January 12, 2026.

Memorandum CC-XXX from Public Works Director as Backup

CITY MANAGER'S REPORT

- a. City Manager's Report
- b. FY26 October Monthly Report
- c. FY26 Q1 Financial Report

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- a. Resolution 25-XXX A Resolution of The City Council of Homer, Alaska, Establishing the 2026 Regular Meeting Schedule for City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation and Culture Advisory Commission, Planning Commission, Port and Harbor Advisory Commission, and Americans with Disabilities Act (ADA) Advisory Board Meeting Schedule. City Clerk.

Memorandum CC-25-XX from City Clerk as Backup

- b. Resolution 25-XXX A Resolution of The City Council of Homer, Alaska Approving the Renewal of a Lobbyist Contract with J & H Consulting, LLC Of Juneau, Alaska, for a Term of One Year Commencing on December 15, 2025 and Ending December 15, 2026 in the Amount of \$42,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager.

Memorandum CC-25-2XX from Special Projects and Communications Coordinator as Backup.

- c. Resolution 25-XXX A Resolution of the City Council of Homer, Alaska, Acknowledging the Results of the Invitation to Bid for City Owned Cold Storage 2026 Seasonal Rental Units. City Manager/Port Director.

Memorandum CC-25-2XX from Port Director as backup.

- d. Resolution 25-XXX A Resolution of the City Council of Homer, Alaska, Awarding the Contract for the Development of the 2025 Water and Wastewater Master Plan to Bristol Engineering Services Company, LLC Of Anchorage Alaska in the Amount of \$149,987 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Memorandum CC-25-2XX from Public Works Director as backup.

- e. Resolution 25-XX, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Negotiate and Execute the Appropriate Documents for the Real Property Acquisition of 160 Acres and Designating the Use as Conservation. City Manager/ Community Development Director

Memorandum CC-25-XX from the Community Development Director as backup.

- f. Resolution 25-XX, A Resolution of the City Council of Homer, Alaska Approving a Contract With the Kachemak Heritage Land Trust as a Subaward Recipient in an Amount not to Exceed \$60,000 to Assist with Acquisition of Properties in the Bridge Creek Watershed Protection District and Other Grant Activities Outlined in Ordinance 25-62 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents.

Memorandum CC-25-XX from the Community Development Director as backup.

- g. Resolution 25-XX, A Resolution of the City Council Of Homer, Alaska, Awarding The Contract For Design & Construction of the Homer Harbor's System 4 Float Replacement to Turnagain Marine Construction of Anchorage, Alaska in the Amount Of \$22,459,855 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/City Engineer

Memorandum CC-25-XX from the City Engineer as backup.

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, January 12, 2026 at 6:00 p.m., Committee of the Whole at 5:00 p.m.
All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.