## CITY OF HOMER PUBLIC HEARING NOTICE CITY COUNCIL MEETING

## Ordinance 25-28 through Ordinance 25-30 Fiscal Year Biennial Budget for 2026-2027

A **public hearing** is scheduled for **Monday, April 14, 2025** during the Regular City Council Meeting. The meeting begins at 6:00 p.m. in the City Hall Cowles Council Chambers and by Zoom webinar at zoom.us or Telephone Dial 1-669-900-6833 or 1-253-215 8782; (Toll Free) 888-788-0099 or 877-853-5247; use Webinar ID: 205 093 973 and Password: 610853

- a. Ordinance 25-28, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Unappropriating \$268,605 of Homer Accelerated Roads and Trails (HART) Roads Funds for the Ohlson Lane West Bunnell Avenue Reconstruction Project. City Manager/Public Works Director.
- b. Ordinance 25-29, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating an Additional \$3,200 from the Homer Accelerated Roads and Trails (HART) Trails Fund for Change Order No. 1 to Kinney Engineering Task Order 24-01 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.
- c. Ordinance 25-30, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating an Additional \$57,073.12 from the Homer Accelerated Water and Sewer Program (HAWSP) for the Purpose of Reimbursing Six Property Owners in the Bunnell Ave/Charles Way Special Assessment District for the Cost of E-One Lift Stations. Aderhold/Hansen.

\*\*Copies of proposed Ordinances in entirety, are available for review online at <a href="https://www.cityofhomer-ak.gov/ordinances">https://www.cityofhomer-ak.gov/ordinances</a>, and at the Homer City Clerk's Office and at the Homer Public Library. Contact the Clerk's Office at City Hall if you have any questions. 235-3130, Email: <a href="mailto:clerk@ci.homer.ak.us">clerk@ci.homer.ak.us</a>

Renee Krause, MMC, City Clerk Ad#25-026 Publish 041025

1 2	CITY OF HOMER HOMER, ALASKA
3	City Manager/
4	Public Works Director
5	ORDINANCE 25-28
6	
7	AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8	AMENDING THE FY25 CAPITAL BUDGET BY UNAPPROPRIATING
9	\$268,605 OF HOMER ACCELERATED ROADS AND TRAILS (HART)
10	ROADS FUNDS FOR THE OHLSON LANE WEST BUNNELL AVENUE
11	RECONSTRUCTION PROJECT.
12	
13	WHEREAS, The City is rebuilding the roadways Ohlson Lane and West Bunnell Avenue;
14	and
15	
16	WHEREAS, The water main on both roads is 60 years old and replacing it at the same
17	time as the roadway would be more cost efficient than replacing them separately; and
18	
19	WHEREAS, The original plan was to pay for design of the water main with \$90,000 out
20	of the Water CARMA appropriated in Ordinance 23-23 (A-3) and for construction with a \$491,400
21	principal forgiveness subsidy associated with a loan offered through the Alaska Department
22	Environmental Conservation (ADEC) State Revolving Fund; and
23 24	WHEREAS The \$401,400 figure, that Public Works gave to the Alaska Department of
25	WHEREAS, The \$491,400 figure, that Public Works gave to the Alaska Department of Environmental Conservation (ADEC) when filing the questionnaire for the loan, based off of an
26	old cost estimate, is no longer valid; and
27	old cost estimate, is no longer valid, and
28	WHEREAS, Design work and permitting cost \$59,555 and the latest construction cost
29	estimate for the water portion of the project is \$790,450; and
30	commute for the water portion of the project is quos, los, and
31	WHEREAS, The \$268,605 between total budget and total expenses cannot by covered
32	by the HART Roads appropriation from Ordinance 24-61 because that would not be in keeping
33	with the intent of the HART Roads Fund; and
34	, and the second se
35	WHEREAS, Ordinance 25-21 appropriated \$300,000 from Water CARMA to cover
36	expenses related to the water line replacement.
37	
38	NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
39	
40	Section 1. The Homer City Council hereby amends the FY25 Capital Budget by
41	unencumbering \$268,605 of HART Roads funding for the Ohlson Lane and West Bunnell

PAGE 2 OF 2 ORDINANCE 25-28 CITY OF HOMER

42	Avenue Reconstruction Project for the replac	ement of the water mains on Ohlson Lane and
43	West Bunnell Avenue. The total HART Roads	appropriation for this project is now \$1,731,395
44		
45	ENACTED BY THE CITY COUNCIL OF HO	OMER, ALASKA, this day of, 2025.
46		
47		CITY OF HOMER
48		
49		
50		
51		RACHEL LORD, MAYOR
52	ATTEST:	
53		
54		
55		
56	RENEE KRAUSE, MMC, CITY CLERK	
57		
58	VEC	
59	YES:	
60	NO:	
61	ABSTAIN:	
62	ABSENT:	
63	Introduction:	
64 65		
	Public Hearing:	
66	Second Reading:	
67 68	Effective Date:	
68		
69		

1 2	CITY OF HOMER HOMER, ALASKA
3	City Manager/
4	Public Works Director
5	ORDINANCE 25-29
6	
7	AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
8	AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING AN
9	ADDITIONAL \$3,200 FROM THE HOMER ACCELERATED ROADS
10	AND TRAILS (HART) TRAILS FUND FOR CHANGE ORDER NO.1 TO
11	KINNEY ENGINEERING TASK ORDER 24-01 AND AUTHORIZING THE
12	CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE
13	DOCUMENTS.
14	
15	WHEREAS, Ordinance 24-06(A) appropriated \$25,000 towards the Preliminary Design of
16	Non-Motorized Trails and Trailhead connecting the City of Homer Diamond Creek Property to
17	the Proposed Highway Underpass; and
18	WILEDEAS The City issued Kinney Engineering Teels Order 24.01 to conduct the
19	WHEREAS, The City issued Kinney Engineering Task Order 24-01 to conduct the
20 21	Preliminary Design of the Diamond Creek Recreation Area Trail Study for \$25,000; and
22	WHEREAS, The City issued Kinney Engineering Task Order 24-02 to subcontract with
23	Happy Trails to do conceptual trail planning for a cost of \$2,000 and pass these costs directly
24	on to the City through Task Order 24-02; and
25	on to the city through rusk order 24 02, and
26	WHEREAS, The City issued Kinney Engineering Task Order 24-02 using the Operating
27	Budget 100-0177-5210 rather than HART Trails; and
28	
29	WHEREAS, Subcontractor management and any coordination between Kinney
30	Engineering and Happy Trails was covered by Task Order 24-01; and
31	
32	WHEREAS, Kinney Engineering incurred additional costs of \$1,145 to coordinate work
33	between Happy Trails and Kinney Engineering that were not anticipated under Task Order 24-
34	01; and
35	
36	WHEREAS, Kinney Engineering submitted an invoice for \$3,145 for Task Order 24-02;
37	and
38	
39	WHEREAS, This Ordinance will appropriate the additional \$3,145 towards Task Order
40	24-01 and Public Works will close out Task Order 24-02 with no expenses applied to it.
41	
42	NOW, THEREFORE, The City of Homer Ordains:

43					
44	Section 1:	The Homer City (	Council hereby ame	nds the FY25 Capit	al Budget by
45	appropriating an ad	lditional \$3,200 as	follows:		
46					
47	<u>Fund</u>	<u>Description</u>		<u>Amount</u>	
48	165-0933	Preliminary Desi	gn Task Order 24-01	\$3,200	
49		Change Order No	o. 1		
50					
51		nis is a budget ame	ndment ordinance, is	not permanent in na	ture, and shall
52	not be codified.				
53					
54	ENACTED BY	THE CITY COUNCI	L OF HOMER, ALASKA	, this day of	, 2025.
55					
56			CITY OF	HOMER	
57					
58					
59					<del></del>
60 61			KACHEL	LORD, MAYOR	
61 62					
63	ATTEST:				
64	ATTEST.				
65					
66	RENEE KRAUSE, MM	IC CITY CI FRK			
67	TENEE THU 100E, INTO	,			
68	YES:				
69	NO:				
70	ABSTAIN:				
71	ABSENT:				
72					
73	First Reading:				
74	Public Hearing:				
75	Second Reading:				
76	Effective Date:				

1	CITY OF HOMER
2	<b>HOMER, ALASKA</b> Aderhold/Hansei
3 4	ORDINANCE 25-30
5	ORDINANCE 25-50
6	AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7	AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING AN
8	ADDITIONAL \$57,073.12 FROM THE HOMER ACCELERATED WATER
9	AND SEWER PROGRAM (HAWSP) FOR THE PURPOSE OF
10	REIMBURSING SIX PROPERTY OWNERS IN THE BUNNELL
11	AVE/CHARLES WAY SPECIAL ASSESSMENT DISTRICT FOR THE
12	COST OF E-ONE LIFT STATIONS.
13	
14	WHEREAS, Ordinance 25-07 reimbursed seven property owners in the Charle
15	Way/Bunnell Avenue Special Assessment District (SAD) for the amount of their assessment tha
16	was allocated to the cost of E-One lift stations that they did not receive benefit of; and
17	
18	WHEREAS, Chris Long, the owner of WR Benson Sub Amended, Lot 152, is the property
19	owner who brought this matter to the City's attention in August of 2024 when he planned to
20	develop his property, learned other properties had E-One lift stations installed as part of the
21	SAD, contacted Public Works to get a lift station, and learned he would not receive one; and
22	WILEDEAC III I C'I I I I I I I I I I I I I I I
23	WHEREAS, It took City administration a long period of time to unravel the
24	circumstances for this SAD that resulted in an in inequitable distribution of costs for lift station
25 26	in the SAD; and
27	WHEREAS, During that time Mr. Long purchased and installed a lift station at the cost o
28	\$17,951.68 so he could begin development of his property; and
29	711,331.00 30 He could begin development of his property, and
30	WHEREAS, The cost to the City to purchase and install lift stations on the elever
31	properties with residences was \$12,400 per property; and
32	
33	WHEREAS, The City Council recognizes the undue burden to Mr. Long and appreciate
34	his patience as the new administration navigated this matter and agreed to reimburse him a
35	additional \$11,351.29, in addition to the \$2,648.71 reimbursement through Ordinance 25-0
36	for a total of \$14,000; and
37	
38	WHEREAS, The remaining five property owners may contact the City until April 1, 2030
39	to request reimbursement up to an amount not to exceed \$12,400 total reimbursemen
40	following installation of a lift station for the development of their property, as follows:

KPB Tax ID         Owner         Reimbursement per Ord 25-07         Reimbursement per Ord 25-xx         Total Reimbursement per Ord 25-xx         Total Reimbursement per Ord 25-xx         Reimbursement per Ord 25-xx         Total Reimbursement per Ord 25-xx         Reimbursement per Sit, 4000         S				Additional	
177-164-16       Long       \$2,648.71       \$11,351.29       \$14,000         177-164-14       Connolly       \$2,648.71       \$9,751.29       \$12,400         177-164-37       Baugher       \$2,648.71       \$9,751.29       \$12,400         177-164-34       Gordon       \$2,648.71       \$9,751.29       \$12,400         177-164-30       Hillstrand       \$2,648.71       \$9,751.29       \$12,400         177-140-09       Johnson/Pereira       \$5,683.33       \$6,716.67       \$12,400         Cost to HAWSP         WHEREAS, The total additional reimbursement equates to \$57,073.12 for the remaining five parcels, not including the City of Homer owned parcel.         NOW, THEREFORE, THE CITY OF HOMER ORDAINS:         Section 1.       The Homer City Council hereby amends the FY25 Capital Budget by appropriating an additional \$57,073.12 as follows:         Fund       Description       Amount			Reimbursement	Reimbursement	Total
177-164-14 Connolly \$2,648.71 \$9,751.29 \$12,400 177-164-37 Baugher \$2,648.71 \$9,751.29 \$12,400 177-164-34 Gordon \$2,648.71 \$9,751.29 \$12,400 177-164-30 Hillstrand \$2,648.71 \$9,751.29 \$12,400 177-140-09 Johnson/Pereira \$5,683.33 \$6,716.67 \$12,400 Cost to HAWSP \$57,073.12  WHEREAS, The total additional reimbursement equates to \$57,073.12 for the remaining five parcels, not including the City of Homer owned parcel.  NOW, THEREFORE, THE CITY OF HOMER ORDAINS:  Section 1. The Homer City Council hereby amends the FY25 Capital Budget by appropriating an additional \$57,073.12 as follows:  Fund Description Amount	KPB Tax ID	Owner	per Ord 25-07	per Ord 25-xx	Reimbursement
177-164-37 Baugher \$2,648.71 \$9,751.29 \$12,400 177-164-34 Gordon \$2,648.71 \$9,751.29 \$12,400 177-164-30 Hillstrand \$2,648.71 \$9,751.29 \$12,400 177-140-09 Johnson/Pereira \$5,683.33 \$6,716.67 \$12,400 Cost to HAWSP \$57,073.12  WHEREAS, The total additional reimbursement equates to \$57,073.12 for the remaining five parcels, not including the City of Homer owned parcel.  NOW, THEREFORE, THE CITY OF HOMER ORDAINS:  Section 1. The Homer City Council hereby amends the FY25 Capital Budget by appropriating an additional \$57,073.12 as follows:  Fund Description Amount	177-164-16	Long	\$2,648.71	\$11,351.29	\$14,000
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appropriating an additional \$57,073.12 as follows:  Fund Description Amount	NOW, THERE	EFORE, THE CITY C	OF HOMER ORDAIN	IS:	
		•	•	amends the FY25	Capital Budget by
	Fund	Description		A	Amount
	' <u></u>	•	Impacted Propert	_	
Section 2. This ordinance is a budget amendment only, is not of a permanent nature and shall not be codified.					
ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA thisday of, 2025	ENACTED BY	THE CITY COUNC	IL OF HOMER, ALAS	SKA thisday	of,2025.
CITY OF HOMER				CITY OF HOMEF	2
RACHEL LORD, MAYOR				RACHEL LORD,	MAYOR
ATTEST:	ATTEST:				
RENEE KRAUSE, MMC, CITY CLERK	RENEE KRAUSE, MM	1C, CITY CLERK	-		
YES:	YES:				
NO:	NO:				
ABSTAIN:	ABSTAIN:				
ABSENT:	ABSENT:				

Page 3 of 3 ORDINANCE 25-30 CITY OF HOMER

75

- 76 First Reading:
- 77 Public Hearing:
- 78 Second Reading:
- 79 Effective Date: