

Session 25-09 a Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, March 24, 2025 by Mayor Rachel Lord at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS ERICKSON, HANSEN, ADERHOLD, VENUTI, PARSONS, DAVIS

STAFF: CITY MANAGER JACOBSEN
CITY CLERK KRAUSE
PORT DIRECTOR HAWKINS
CHIEF TECHNOLOGY OFFICER JIRSA
COMMUNITY DEVELOPMENT MANAGER ENGBRETSSEN
PUBLIC WORKS DIRECTOR KORT
SPECIAL PROJECTS AND COMMUNICATIONS COORDINATOR CARROLL
HR DIRECTOR BROWNING
CITY PLANNER FOSTER
RECREATION MANAGER ILLG
CITY ATTORNEY GATTI
POLICE CHIEF ROBL
LIBRARY DIRECTOR BERRY

CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Lord called the meeting to order and invited everyone present to stand for the Pledge of Allegiance.

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual)

Mayor Lord read the supplemental items into the record as follows: **CONSENT AGENDA** Item g. Resolution 25-024 Endorsing the Purpose of the Institute of Museum and Library Services and Urging Officials at the Local, State and National Levels to Maintain its Current Services. Mayor. Public Comment received.

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Mayor Lord invited the public to comment on items already on the agenda with the exception of the following:

- Ordinance 25-24, 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

- Ordinance 25-25, Amending the FY25 Capital Budget by Appropriating \$71,000 from the HART Roads to Fund Design of the Highland Drive Culvert Replacement Project
- Ordinance 25-26, Affirming the Ground Lease and Security Agreement between the City and Tackle Shack Co., LLC., for a Portion of Lot 5 and Authorizing the City Manager to Execute Termination of Lease Documents for Previously Superseded Leases.

Joel Cooper, city resident, commented in support of Resolution 25-023 stating it was great to have the city step in and partner with the residents and the Bureau of Indian Affairs to get this action completed.

Ann Dixon, city resident commented in support of Resolution 25-024 noting the benefits the city library and libraries throughout the state obtained and the effect of not receiving federal funding support would remove many programs.

Mary Lou Burton, city resident, commented in support of Resolution 25-024 and noted additional benefits that are supported by the federal funding received by the State.

Jay Farmwald, resident, commented in support of Resolution 25-24 expressing his appreciation for the City joining to get this action completed.

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 Special and Regular Meeting Minutes of March 10, 2025. City Clerk. Recommend adoption.
- b. Memorandum CC-25-090 from Mayor re: Appointments of Pat Case to the ADA Advisory Board, Deb Curtis to the Library Advisory Board and Reappointment of Deborah Isaak to the Economic Development Advisory Commission. Recommend approval.
- c. 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. Introduction March 24, 2025 Public Hearing and Second Reading April 14, 2025

Memorandum CC-25-091 from Public Works Director as backup.

- d. Resolution 25-021, A Resolution of the City Council of Homer, Alaska, Authorizing the Staff of the Homer Public Library to Apply for a Public Libraries Assistance Grant (PLAG) from the State of Alaska, in the Amount of \$7,000. City Manager/Library Director. Recommend adoption.

Memorandum CC-25-094 from Library Director as backup.

- e. Resolution 25-022, A Resolution of the City Council of Homer Alaska Authorizing the Issuance of a Task Order to RESPEC Company, LLC in the Not to Exceed Amount of \$71,000 for Design of the Highland Drive Culvert Replacement Project and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/City Engineer. Recommend adoption.

Memorandum CC-25-095 from City Engineer as backup.

- f. Resolution 25-023, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Pursue Acquisition of an Access Easement on Easy Street and to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum CC-25-096 from Community Development Director as backup

- g. Resolution 25-024, A Resolution of the City Council of Homer, Alaska, Endorsing the Purpose of the Institute of Museum and Library Services (IMLS) and Urging Officials at the Local, State and National Levels to Maintain its Current Services. Mayor. Recommend adoption.

Memorandum CC-25-097 from Library Director as backup.

- h. Resolution 25-025, A Resolution of the City Council of Homer, Alaska, Acknowledging the Month of April as Sexual Assault Awareness Month, honoring survivors of sexual assault, Recognizing Advocates, Organizations and Community Members working to prevent Sexual Assault in Homer and Across the Kenai Peninsula. Mayor Recommend adoption.

Mayor Lord requested the Clerk to read the Consent Agenda.

City Clerk Krause read the Consent Agenda into the record.

ADERHOLD/VENUTI MOVED TO ADOPT THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

VISITORS

- a. South Peninsula Haven House – Sexual Assault Prevention – Lindsey Collins & Maria Walker

Mayor Lord introduced the topic and then read Resolution 25-025 into the record. She then invited Ms. Collins and Ms. Walker to make their presentation.

Lindsey Collins and Maria Walker presented information on Sexual Assault Awareness Month Denim Day and the work that Haven House does for the Kenai Peninsula.

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

- a. Worksession Report

City Manager Jacobsen reported that Council discussed the draft proposed FY26 & FY27 general fund budget.

- b. Committee of the Whole Report

Councilmember Aderhold reported that discussion was conducted on Resolutions 25-023, 25-024, Ordinances 25-07, 25-17(S), 25-29 and 25-30.

- c. Mayor's Report

Mayor Lord noted her newsletter and that it could be located on the city website or via www.deskofthehomermayor.substack.com and provided brief synopsis of the following:

- March 15, 2025 Harbor Expansion General Investigative Study Update
- March 17, 2025 City Council worksession to discussion issues regarding the Homer Volunteer Fire Department requested by the City Manager.
- March 18, 2025 Attended the Library Advisory Board meeting
- March 19, 2025 Attended a meeting of the Kachemak Board of Realtors discussed Comprehensive Plan process, draft and revisions and Title 21 rewrite and the Strong Towns presentation last spring and Planning Commission regular meeting that ended at 11:07 p.m.
- March 20, 2025 Attended the Parks, Art, Recreation & Culture Advisory Commission meetings
- March 21, 2025 Decommissioning of the USCG Naushon
- March 22, 2025 Winter King Tournament
- Attended the final showing of Singing in the Rain, an amazing performance by the students
- Will be leaving on Thursday to attend the 2025 Alaska Food Festival & Conference in Kodiak

d. Borough Report

Assembly person Cooper provided a report on the following:

- Visiting with her grandchildren and the number of things there were to do and see at this time of year when people don't think there is anything to do in Homer there are all kinds of shenanigans.
 - Shopping
 - Tour of the Bay
 - Fishing
 - Dining
 - Walking
- Property Assessments have been distributed and deadline for appeals is April 1st contact the Assessors department at 907-714-2230 with questions and concerns, sometimes they can address things right away over the phone.
 - Board of Equalization Hearings will be scheduled for mid-April for items not able to be addressed by the Assessor department informally.
- There was a lot of new construction on the southern peninsula specifically Anchor Point, Homer and East End and folks are still building. There was a 4% increase in vacant land in Homer or on city lots.
- Budget presentations have started with service areas meeting with the Mayor, emergency departments asking for additional staffing and may result in a mil increase on property taxes
 - 2-2.5% inflationary budget
 - School District Budget is a really big topic and the request should be presented in Mid April
 - Comments received regarding a similar action employed in California regarding valuation freeze and that is a State action, the Borough cannot effect that action only the State can freeze the amounts.

e. Planning Commission Report

There was no report provided.

f. Economic Development Advisory Commission

There was no report provided.

g. Library Advisory Board

Boardmember Haas provided a report noting the completion of Library Policies update, and Comprehensive Plan recommendations.

h. Parks, Art, Recreation & Culture Advisory Commission

Commissioner Ellie Stefano provided a report noting the commission is planning an Art Gallery and Museum walk through, their Comprehensive Plan recommendations, acknowledgement of the work accomplished by Chad Felice our parks maintenance personnel and submissions for the additional silhouettes for the Nomar wall mural.

PUBLIC HEARING(S)

- a. 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. Introduction March 10, 2025 Public Hearing and Second Reading March 24, 2025.

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

Mayor Lord introduced the topic by reading of the title and opened the public hearing, seeing no one interested in providing testimony she closed the public hearing and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-24 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. 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 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.

Mayor Lord introduced the topic by reading of the title and opened the public hearing, seeing no one interested in providing testimony she closed the public hearing and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-25 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. 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 Amended 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

Mayor Lord introduced the topic by reading of the title and opened the public hearing, seeing no one interested in providing testimony she closed the public hearing and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-26 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

- a. 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. Introduction March 24, 2025 Public Hearing and Second Reading April 14, 2025.

Memorandum CC-25-092 from Public Works Director as backup.

Mayor Lord introduced the topic by reading of the title and requested a motion and second to introduce Ordinance 25-29.

ADERHOLD/VENUTI MOVED TO INTRODUCE ORDINANCE 25-29 BY READING OF TITLE ONLY.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Lord noted the Ordinance will be brought back for public hearing at the next meeting.

- b. 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. Introduction March 24, 2025
Public Hearing and Second Reading April 14, 2025.

Mayor Lord introduced the topic by reading of the title and requested a motion and second to introduce Ordinance 25-30.

ADERHOLD/HANSEN MOVED TO INTRODUCE ORDINANCE 25-30 BY READING OF TITLE ONLY.

A brief discussion providing clarification on the intent of the ordinance as a companion ordinance to 25-07 to deal with the situation that developed with the Charles Way Water and Sewer Special Assessment District.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

- a. City Manager's Report
- b. Financial Report

Monthly FY25 Year to Date Report

City Manager Jacobsen provided a summary review of her report and facilitated discussion on the following:

- Next steps regarding the Fire Department
 - Putting together a timeline
- Updating the emergency response document
 - Preparation for Mt Spur event with Department Heads
 - Messaging to City Residents

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. City Manager.

Memorandum CC-25-088 from City Manager as backup.

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

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

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

Mayor Lord introduced the item by reading of the title and noted for the record that this item was Introduced on January 27th, a Public Hearing was held on February 10th and then postponed to the March 10th meeting to allow staff to provide additional options for Council to consider. It was again postponed to the meeting on March 24th. The following motion is on the table from the February 10th meeting:

ERICKSON/DAVIS MOVED TO ADOPT ORDINANCE 25-07 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no additional discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. 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-25-093 from Port Director and Spec. Proj.
& Commun. Coord. as backup.
Memorandum CC-25-087 from City Manager as backup.
Memorandum CC-25-063 from Port Director as backup.

Mayor Lord introduce the topic by reading of the title and note for the record that Ordinance 25-17 was introduced on February 24, 2025, a public hearing and second reading was conducted on March 10th and the substitute ordinance was adopted and postponed to the March 24th meeting to allow staff to provide a breakdown of the costs, and provide details on engineering. The motion before Council is:

ADDERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-17(S) BY READING OF TITLE ONLY FOR SECOND AND FINAL READING

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

There were none for this meeting.

RESOLUTIONS

There were none for this meeting

COMMENTS OF THE AUDIENCE

Kate Finn, city resident, commented on Resolution 25-025 expressing her appreciation for the Council bringing it forward and acknowledging April as Sexual Assault Awareness Month, Resolution 25-024 supporting IMLS, stating that those who support this should contact your legislative and congressional representatives and make them aware of your concerns and the impacts that losing the funding will create for libraries and museums.

Tara Hueper, city resident, commented on her personal experiences at the Homer Volunteer Fire Department during her time as a volunteer starting back in 2022 and after a brief sabbatical in January 2024 several volunteers with no notice or explanation were cut off from access to the fire hall. She stated that she has never

been informed what the issues were that the Fire Department administration had with her and knows that coming forward like this she will be blacklisted from all fire departments on the peninsula.

Gary Kolisha (sp?), city resident, expressed comments regarding the issues surrounding the Homer Volunteer Fire Department, noted he attended the meeting last Monday and offered his time to sit down with Council to discuss the problems and assist in finding solutions. He can provide historical information that may help them.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti has no comments.

COMMENTS OF THE CITY CLERK

City Clerk Krause announced the current vacancies for the ADA Advisory Board and EDC Student Representative seat. She commented that it was a great meeting.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen announced the employment opportunities with the city, directing interested people to the city website for more information.

COMMENTS OF THE MAYOR

Mayor Lord recounted her weekend enjoyment with her family at the Winter King Tournament, enjoying the food trucks, seeing all the people coming in to participate, attending a performance of Singing in the Rain put on by the Homer High School awesome students with the adults playing the instruments in the pit, lots of fun and really good. She then commented on hearing from a number of people struggling in different way to figure out how to get involved in the community, especially if you are not on social media, but there is the Chamber of Commerce, arts communities, noting a person needs to decide what they are interested in doing.

COMMENTS OF THE CITY COUNCIL

Councilmember Hansen commented on attending the Kachemak Bay Recovery Connection meeting, and the amazing program and services that are provided for the Homer area.

Councilmember Erickson commented on this being the favorite time of year due to the number of outdoor activities and shaking off the darkness, seasonal events such as The Epic with 125 people, Snomads Fun Run using ATVs due to the lack of snow, the Slush Cup and the musical production of Singing in the Rain, and upcoming is a family fun day at Caribou Lake where kids can learn to snow machine and then it will be April with tulips or crocus blooming, plus her mom turning 92.

Councilmember Davis, echoed the kudos sentiments to Homer High School Choir, noting he had two children participating and they all were really amazing and announced the job fair on March 28th at the High School organized by the Chamber of Commerce and Marine Trades Association. It was open 2 to 4:00 p.m. for students only, then general public from 5 to 8:00 p.m. He then announced that a special showing of a documentary, No Other Land, regarding the Israeli and Palestinian conflict, at the local theater in April.

Councilmember Aderhold commented on the anniversary of the Exxon Valdez oil spill and a radio play at the Porcupine Theater last week that was really interesting and will be aired by KBBI in the near future. She expressed her appreciation for previous comments on all the fun things to do outside but expressed concern on the number of very horrible deaths and accidents recently occurring and urging caution to those to consider

where they are going and what they are doing and to let people know their plans as it is really hazardous in the high country with avalanches and melting ice. She noted that she attended the decommissioning of the Naushon and reported it was a very moving and sad event bringing her to tears at one point. Ms. Aderhold noted it was one of the first island class cutters and one of the last to be decommissioned and had an amazing life and service within the Coast Guard.

Councilmember Parsons expressed comments on the commissions and boards for the city and how wonderful they are noting the recent Planning Commission meeting extending past 11:00 p.m., actions on the Farmwald right of way vacation, the Library Advisory Board addressing the IMLS issue and supporting everything they could do to assist the library and museum. He then expressed his appreciation to the Clerk's Office noting they were present until after 11:00 p.m. working that Commission meeting and he appreciated the service that the Clerk's Office provides. He thanked the City Manager for her work.

Councilmember Venuti expressed comments on the handout from the Chamber of Commerce and the Chamber of Commerce events calendar, Chamber donations, and donated peony plants, the Exxon Oil Spill and the 1964 earthquake, recalling her personal experiences during those times which reminded her about the Kodiak reservoir getting a hole and if a similar incident happened with the City's water supply what would they do which brought forth the questions on current emergency response plans. She then reminded listeners that they should be prepared with an emergency kit and to remember to include pet food. Ms. Venuti then wished everyone a happy spring.

ADJOURNMENT

Mayor Lord noted the Women of Distinction Celebration and adjourned the meeting at 7:36 p.m. noting the next Regular Meeting is Monday, April 14, 2025 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.

RENEE KRAUSE, MMC, CITY CLERK

APPROVED: _____