

Session 25-12 a Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, April 28, 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. The Council conducted a Special Meeting at 3:00 p.m. adjourning to Executive Session to discuss Lease Matters, Worksession at 4:00 p.m. to discuss the FY26/FY27 Proposed Budget.

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

**ABSENT:** COUNCILMEMBER ERICKSON (EXCUSED)

**STAFF:** CITY MANAGER JACOBSEN  
CITY CLERK KRAUSE  
CITY ATTORNEY GATTI  
PORT DIRECTOR HAWKINS  
CHIEF TECHNOLOGY OFFICER JIRSA  
PUBLIC WORKS DIRECTOR KORT  
HR DIRECTOR BROWNING  
FIRE CHIEF KIRKO

#### **CALL TO ORDER, PLEDGE OF ALLEGIANCE**

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

City Clerk Krause called attendance. Councilmember Erickson requested excusal and timely notice was provided.

**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: Under **VISITORS** Item b. Homer Japanese Club Presentations and Under **CITY MANAGER'S REPORT** Item a. Public Comments 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 any item on the agenda with the exception of the following:

- Ordinance 25-31 Appropriating an Additional \$72,382 for a Change Order to the Fuel Island Replacement Contract
- Ordinance 25-32 Appropriating \$1,300 Additional Funding for the Crane Eight Control System Replacement Project

- Ordinance 25-33 Appropriating \$45,000 for the Purpose of Installing Air Filled Floats to Refloat DD Float in System Four
- Ordinance 25-34 Appropriating \$45,500 for Replacing a Fender on the Deep Water Dock
- Ordinance 25-35 Re-appropriating ADEC Grant Funds from the Beluga Slough Green Infrastructure Stormwater Treatment System Project to the Purchase of Hydroseeding Equipment.

Dr. Tyler Haas, commented on Resolution 25-036 providing his training, previous experience and how he came to reside in Alaska, specifically Homer.

## 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 Regular Meeting Minutes of April 14, 2025. City Clerk. Recommend adoption.
- b. Resolution 25-034, A Resolution of the City Council of Homer, Alaska Approving an Amendment to the Sublease between the City of Homer and Sterling Airways DBA Aleutian Airways for Counter Space at the Homer Airport Terminal and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption.

Memorandum CC-25-115 from Port Administrative Supervisor as backup.

- b. Resolution 25-035, A Resolution of the City Council of Homer, Alaska, Amending the Homer Public Library Policies and Procedures Manual. City Manager/Library Director. Recommend adoption.

Memorandum CC-25-116 from Library Director as backup.

- c. Resolution 25-036, A Resolution of the City Council of Homer, Alaska Approving Dr. Tyler Haas as Medical Director to Lead in the Oversight and Medical Direction of the Homer Volunteer Fire Department's Advanced Life Support (ALS) Ambulance Service and the Homer Police Department's Emergency Medical Dispatch Programs. City Manager. Recommend adoption.

Memorandum CC-25-117 from City Manager as backup.

- f. Resolution 25-037, A Resolution of the City Council of Homer, Alaska Extending Appreciation for our Friendship with Sister City Teshio, Hokkaido, Japan and Designating the Students and Chaperones Traveling to Teshio in May-June 2025, Official City of Homer Sister City Ambassadors. Venuti/Davis/Mayor. Recommend adoption.

- h. Resolution 25-038, A Resolution of the City Council of Homer, Alaska, Approving a Sub-Lease Agreement between Happy Face, LLC and Uncle Thirsty's, LLC Occupying 1,166 Square Feet in the building located on the Property identified as T7S R13W Section 1 Seward Meridian HM0890034, Homer Spit Amended Lot 32 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption.

Memorandum CC-25-118 from Port Property Associate as backup.

- i. Resolution 25-039, A Resolution of the City Council of Homer, Alaska, Approving a Sub-Lease between Happy Face, LLC and Southwest Alaska Pilots Association Occupying 3,696 Square Feet in the building located on the Property identified as T7S R13W Section 1 Seward Meridian HM0890034, Homer Spit Amended Lot 32 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption.

Memorandum CC-25-119 from Port Property Associate as backup.

- j. Resolution 25-040, A Resolution of the City Council of Homer, Alaska, Approving a Sub-Lease between Happy Face, LLC and Spittoon, LLC Occupying 1,166 Square Feet in the Building located on the Property identified as T7S R13W Section 1 Seward Meridian HM0890034, Homer Spit Amended Lot 32 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption.

Memorandum CC-25-120 from Port Property Associate as backup.

- k. Resolution 25-041, A Resolution of the City Council of Homer, Alaska Requests, In the Interest of Pedestrian Safety, that the State of Alaska Department of Transportation and Public Facilities Modify Its Current Design for Reconstruction of that Portion of the Sterling Highway crossing the Diamond Creek Drainage to Include a Pedestrian Underpass and Multi-Use Pathway. Aderhold/Parsons. Recommend adoption.

Memorandum CC-25-121 from Councilmembers Aderhold and Parsons as backup.

- l. Resolution 25-042, A Resolution of the City Council of Homer, Alaska Acknowledging the Insufficiency of the Petition for the East Bunnell Avenue Road Reconstruction and Paving Improvements Special Assessment District. City Clerk. Recommend adoption.

Memorandum CC-25-122 from City Clerk as backup.

City Clerk Krause read the Consent Agenda as presented into the record.

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

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **VISITORS**

- b. Homer Japanese Club – Megumi Beams

Members of the Japanese Club provided a presentation expressing their appreciation for the community support, their goals during their visit to Homer's Sister City, Teshio, Hokkaido Japan and excitement with the opportunity to travel to visit and experience the culture of the cities in Japan.

- a. Homer Harbor Expansion Status Update

Ron McPherson with HDR provided a presentation of the Homer Harbor Expansion Project and what has been accomplished over the past quarter and what would be done in the next quarter.

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

a. Special Meeting

Mayor Lord reported that Council met in executive session duration of the meeting and Council provided direction to the City Attorney, City Manager and Port Director.

b. Worksession Report

City Manager Jacobsen reported that discussion was facilitated on the Proposed FY26/FY27 Budget B amendments noting that with incremental cuts to various line items and not filling vacant positions provided the necessary funding to maintain staffing for the Library or Community Recreation.

c. Committee of the Whole Report

Councilmember Aderhold reported on the discussion facilitated on Resolutions 25-041, 25-042, Ordinance 25-35, Fire Department under the City Manager's Report, Memorandum CC-25-123 regarding the ADA RFI and Resolution 25-043.

d. Mayor's Report

Mayor Lord reported on the letters she wrote to the Elks Club and KBNERR.

e. Borough Report

f. Planning Commission Report

Charles Barnwell, Planning Commissioner reported items addressed by the Commission at the regular meetings on March 19, 2025 and April 16, 2025 and invited the Council to attend the special meeting on the Comprehensive Plan on Tuesday, April 29<sup>th</sup> at 5:30 p.m.

g. Library Advisory Board Report

Memorandum CC-25-124 from Library Advisory Board re: Proposed FY26/FY27 Budget Cuts – Library Staff Reductions

Doug Baily, Chair, reported on Board actions covering:

- Finances covered some of the issues in the memorandum provided
  - City Revenue
  - State
  - Federal – Severe reduction will impact Libraries
- Encouraged the City to find the funding necessary.
- Board comments on the draft Comp Plan
  - Support SPH & KPB in the document seems political
  - Narrow specifics in the plan that were overly defeated in Homer
  - Outside the jurisdiction of the city

h. Parks Art Recreation & Culture Advisory Commission Report

Memorandum CC-25- 125 from Parks Art Recreation & Culture re: Proposed FY26/FY27 Budget Recommendations and Staff Reductions

Ingrid Harrald, Commissioner reported the actions at their recent meeting covering the following:

- Expressed appreciation for the Budget considerations
- Presentation on the Woodard Canyon by Katie Bursch
- Presentation from Pier One on the Arts Community
- ADA Accessibility in Homer Parks
- Mobile restrooms at Jack Gist and Karen Hornaday
- Community Recreation events
- Budget
- Transportation Safety Plan
  - o Developing a list of Homer Priority Projects

**PUBLIC HEARING(S)**

- a. Ordinance 25-31, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating an Additional \$72,382 from the General Fund Unassigned Fund Balance for a Change Order to the Fuel Island Replacement Contract to also Include Underground Tank Removal. City Manager/Public Works Director. Introduction April 14, 2025 Public Hearing and Second Reading April 28, 2025.

Memorandum CC-25-101 from the Public Works Director as backup.

Mayor Lord introduced Ordinance 25-31 and opened the public hearing, seeing no member of the public coming forward or raising their hand to speak the public hearing was closed and she requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-31 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 25-32, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$1,300 Additional Funding from the Port Reserves Fund for the Crane Eight Control System Replacement Project. City Manager/Port Director. Introduction April 14, 2025 Public Hearing and Second Reading April 28, 2025.

Memorandum CC-25-102 from Port Director as backup.

Mayor Lord introduced Ordinance 25-32 and opened the public hearing, seeing no member of the public coming forward or raising their hand to speak the public hearing was closed and she requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-32 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 25-33, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$45,000 From the Port Reserves Fund for the Purpose of Installing Air Filled Floats to Refloat DD Float in System Four. City Manager/Port Director. Introduction April 14, 2025 Public Hearing and Second Reading April 28, 2025.

Memorandum CC-25-103 from Port Director as backup.

Mayor Lord introduced Ordinance 25-33 and opened the public hearing, seeing no member of the public coming forward or raising their hand to speak the public hearing was closed and she requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-33 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- d. Ordinance 25-34, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating \$45,500 from the Port Reserves Fund for the Purpose of Replacing a Fender on the Deep Water Dock and Authorizing Single-Source Procurement. City Manager/Port Director. Introduction April 14, 2025 Public Hearing and Second Reading April 28, 2025.

Memorandum CC-25-104 from Port Director as backup.

Mayor Lord introduced Ordinance 25-34 and opened the public hearing, seeing no member of the public coming forward or raising their hand to speak the public hearing was closed and she requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-34 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- e. Ordinance 25-35, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Re-appropriating Alaska Department of Environmental Conservation (ADEC) Alaska Clean Water Action (ACWA) Grant Funds from the Beluga Slough Green Infrastructure Stormwater Treatment System

Project to the Purchase of Hydroseeding Equipment. City Manager/Public Works Director. Introduction April 14, 2025 Public Hearing and Second Reading April 28, 2025.

Memorandum CC-25-105 from Public Works Director as backup.

Mayor Lord introduced Ordinance 25-35 and opened the public hearing, seeing no member of the public coming forward or raising their hand to speak the public hearing was closed and she requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-35 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **ORDINANCE(S)**

### **CITY MANAGER'S REPORT**

#### a. City Manager's Report

City Manager Jacobsen noted her report was in the packet and would be happy to answer questions. She additionally facilitated discussion on the following:

- Presentation will be made on the Kachemak Peatlands Project at the next Committee of the Whole on May 12, 2025.
- Working with Councilmembers on refining the Request for Proposal draft under Scope of Work
  - Councilmember Venuti volunteered.
- HERC Meeting on May 20, 2025

#### b. Monthly FY25 Year to Date Report

## **PENDING BUSINESS**

#### a. Memorandum CC-25-123 from ADA Coordinator re: ADA Advisory Board Approved Draft Request for Information.

Mayor Lord introduced the item by reading of the title, noting this topic was before the Council at their regular meeting on January 13, 2025 and referred back to the ADA Board for further clarification and details.

Councilmembers expressed concerns that there was no clear outcome or request defined and did not feel that the City Manager had time to fully review the document to consider the possible impacts to the city.

ADERHOLD/VENUTI MOVED TO POSTPONE TO THE NEXT REGULAR MEETING TO ALLOW THE CITY MANAGER TO REVIEW THE REQUEST FOR INFORMATION.

There was a brief discussion on areas of concern such as clear scope of work and results or information that is requested.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **NEW BUSINESS**

### **RESOLUTIONS**

- a. Resolution 25-043, A Resolution of the City Council of Homer, Alaska Amending the City of Homer Fee Schedule to Enact Special Event Fees. City Manager/Public Works Director.

Memorandum CC-25-127 from Public Works Director as backup.

Mayor Lord introduced the topic by reading of the title and requested a motion.

ADERHOLD/VENUTI MOVED TO INTRODUCE RESOLUTION 25-043 BY READING OF TITLE ONLY.

Discussion ensued on impacts to the various organizations, road closures and events such as the 4<sup>th</sup> of July Parade, Winter Carnival Parade and Halloween Trick or Treat or the Highland Games and having input from those organizations.

DAVIS/VENUTI MOVED TO POSTPONE TO THE NEXT MEETING TO HOLD A PUBLIC HEARING ON RESOLUTION 25-043.

There was no further discussion.

VOTE. (Postponement) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **COMMENTS OF THE AUDIENCE**

Shelly Wade, with Agnew::Beck provided information on the Special Meeting of the Planning Commission to discussion the draft Comprehensive Plan document and encouraged Council and the Public to attend. She reported that the meeting will be at 5:30 p.m. available on Zoom in Council Chambers. Ms. Wade then provided and update on the progress of the Title 21 Update with meetings with local contractors, realtors and businesses on what is working and what is not.

### **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 Student Representative seats on the Library Advisory Board, Port & Harbor Advisory Commission and EDC.

### **COMMENTS OF THE CITY MANAGER**

City Manager Jacobsen had no further comments



## **COMMENTS OF THE MAYOR**

Mayor Lord stated that due to travel for dental work she would not be able to attend events tomorrow.

## **COMMENTS OF THE CITY COUNCIL**

Councilmember Venuti expressed sadness at missing her conversations and discussions with Roberta Highland and that it was a loss to the community. She then commented on the success of the KBBI fundraising this year and appreciation at the efforts of the City Manager to reduce the budget to fund the positions so that there will be no loss of staffing at the Library or Community Recreation.

Councilmember Parsons reported on the Lunch with a Councilmember on April 15<sup>th</sup> and that there were 10 members of the public, the City Manager and there were a number of topics with lively discussion on speed limits on East End Road, Water Supply, and Short Term Rentals, focusing on infrastructure and fundamental concerns. He expressed his continued appreciation for the work that is done by the City Manager and the City Clerk's Office.

Councilmember Aderhold expressed her thoughts on the loss to the Community of Roberta Highland and then reported that she was asked to participate in a Walkability Program conducted by the State DOT, a number of communities were represented from around the state and asked to present photos on their communities regarding walkability and Kenai's Presentation was selected to represent the Kenai Peninsula. This is being funded by the CDC with federal Funding on getting people moving and addressing chronic disease. Ms. Aderhold also commented that she was enjoying hearing the return of geese and tries to view them anytime she hears them.

Councilmember Davis commented on the loss of Roberta Highland and expressed appreciation for the City Manager's work on the budget and for the presentation by the Homer Japanese Club and the leadership by Megumi Beams.

Councilmember Hansen expressed her sadness at the loss of Roberta Highland, John McClain and Willie Evan personally and to the Community. She then commented on her experience loaning her trailer to the HoWL organization and they used it to collect all the bags of trash filled, which came to 300 bags this year and the opening of a men's residence in Homer with Kachemak Bay Recovery providing Peer Support Services and was happy to see Homer stepping up.

## **ADJOURNMENT**

Mayor Lord adjourned the meeting at 7:42 p.m. The next Regular Meeting is Monday, May 12, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A Worksession 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.

---

RENEE KRAUSE, MMC, CITY CLERK

APPROVED: \_\_\_\_\_