

Session 25-18 a Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, July 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.

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

STAFF: CITY MANAGER JACOBSEN
CITY CLERK KRAUSE
PORT DIRECTOR HAWKINS
HR DIRECTOR BROWNING
PUBLIC WORKS DIRECTOR KORT
FINANCE DIRECTOR FISCHER
INFORMATION TECHNOLOGY OFFICER JIRSA
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL
COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSEN
FIRE CHIEF KIRKO
POLICE CHIEF ROBL

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 and a full Council was in attendance.

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 as follows: **CONSENT AGENDA** Item i. Ordinance 25-52 Amending HCC 9.16.010 to Provide for Increased 0.3% Sales Tax for the Purpose of Financing the Acquisition and Construction of a Community Recreation Facility Public Comment Received Item n. Resolution 25-070 Directing the Planning Commission to Review and Recommend Amendments to Allow Temporary Structures for Retail purposes on Vacant Lots in the CBD Memorandum CC-25-196 from Councilmember Davis as backup (provided as laydown) **PUBLIC HEARINGS** item a. Ordinance 25-44(A) Appropriating \$250,000 from HART for Development of a Trailhead and Trail Segment on the East Side of the Sterling Highway Public Comment received **CITY MANAGER'S REPORT** item a. City Manager's Report Memorandum from Special Projects and Communications Coordinator re: Update on Grant and Appropriations Request, Memorandum from Port Property Associate re: Status Report on City Leases item b. FY25 Year End Report – Preliminary General Fund Expenditure Report Actuals Through June 2025 **COMMENTS OF THE AUDIENCE** Public Comment received on Homer Harbor Expansion Feasibility Study and requested a motion.

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:

Mayor: Invite the public to comment on any item on the agenda with the exception of the following:

- a. Ordinance 25-44(A), Appropriating \$250,000 from HART Trails Fund for the Development of a Trailhead and Trail Segment on the North (East) Side of the Sterling Highway at Green Timbers.
- b. Ordinance 25-46(A), Amending HCC 9.16.010 to Provide for a 0.3% Sales Tax Designated for the Purpose of Financing Acquisition and Construction of a Multi-Purpose Community Recreation Center Upon the City Accruing Sufficient Funding to Pay Off the Police Station Debt Service and Submitting the Question of Such Sales Tax Retention to the Qualified Voters of the City at the Regular Election to be Held in the City on October 7, 2025.

Lisa Talbot, city resident and business owner, expressed comments on Resolution 25-070 providing information on the purpose of the temporary retail structure, working with City, limitations of current city code, and hindrances to their business operations and success.

Brad Faulkner, city resident, expressed comments related to Resolution 25-068 providing historical information on the ownership and use of the building, requirements of that original lease, previous Council and administration assuring there would always be a hardware store on the Spit and parking requirements for that location.

Jan Keiser, city resident and associate with Coble Geophysical Services provided comments in that capacity on a matter regarding the West Hill drainage issues causing a major sloughing incident of the bluff at MP153.3, 1355 Sterling Highway, recommending that it be added to Resolution 25-071. She noted that the issue has previously been supplied by the City to the Department of Transportation and is an issue similar to the Baycrest drainage problem as noted in item 2 of the resolution. She provided copies of the reports regarding the drainage problems at 1355 Sterling Highway to the City Clerk for backup.

Kyra Wagner, Homer Soil & Water Conservation District, expressed comments on Resolution 25-070 regarding the ability to have a temporary building on skids placed on a vacant property versus one with wheels and encouraging economic development. She noted the number of tiny houses popping up all over that housed small starter businesses and how the Farmer's Market has been an incubator for these businesses as well. Ms. Wagner expressed her support for the resolution.

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 for June 23, 2025. City Clerk. Recommend approval.
- b. Memorandum CC-25-183 from City Clerk re: Liquor License Renewals for The Rum Locker, The Grog Shop, and Beluga Lake Lodge. Recommend approval.

- c. Memorandum CC-25-184 from Mayor re: Appointment of Mike Stark to the Economic Development Advisory Commission, Mary Darbonne to the ADA Advisory Board and Allison Engebretsen as Student Rep on the ADA Advisory Board. Recommend approval.
- d. Ordinance 25-47, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget to Fund Anticipated Maintenance to the Seawall by Establishing Authority in the FY26 Budget for Routine Maintenance to the Seawall. City Manager/Finance Director. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-185 from Finance Director as backup.

- e. Ordinance 25-48, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget to Fund Anticipated Repairs or Maintenance to the United States Coast Guard Cutter (USCGC) Berth Space by Establishing Authority in the FY26 Budget for Routine Maintenance to the USCGC Berth Space. City Manager/Finance Director. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-186 from Finance Director as backup.

Pulled and moved to Ordinances item a.

- f. Ordinance 25-49, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$52,500 from the Load and Launch Reserves Fund for the Purpose of Making Improvements to the Launch Ramp Area. City Manager/Port Director. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-187 from Port Director as backup.

- g. Ordinance 25-50, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$20,000 from the Port Reserves Fund for the Purpose of Installing a Drywell in Lot 12B. City Manager/Port Director. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-188 from Port Director as backup.

- h. Ordinance 25-51, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$30,000 from the Port Reserves Fund for an Engineering Assessment of the Homer Harbor Steel Grid. City Manager/Port Director. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-189 from Port Director as backup.

- i. Ordinance 25-52, An Ordinance of the City Council of Homer, Alaska, Amending HCC 9.16.010 to Provide for an Increase of 0.3% Sales Tax, for a Term of Eight Years, for the Purpose of Financing the Acquisition and Construction of a Multi-Purpose Community Recreation Facility, and Submitting the Question of such Sales Tax Increase to the Qualified Voters of the City at the Regular Election to be held in the City on October 7, 2025. Aderhold/Davis. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

- j. Resolution 25-066, A Resolution of the City Council of Homer, Alaska, Amending the Campground Host Memorandum of Understanding to Include a Utility Credit for Campground Hosts for City Owned Campgrounds at the Fishing Hole and Mariner Park. City Manager/Port Director. Recommend adoption.

Memorandum CC-25-190 from City Manager as backup.

- k. Resolution 25-067, A Resolution of the City Council of Homer, Alaska, Authorizing the Staff of the Homer Public Library to Apply for an Online with Libraries (OWL) Grant from the Alaska State Library. City Manager/Library Director. Recommend adoption.

Memorandum CC-25-191 from Library Director as backup.

- l. Resolution 25-068, A Resolution of the City Council of Homer, Alaska, Approving a Sublease between Happy Face, LLC and Kachemak Communications, LLC, Occupying the Center North Office of the Upper Level of the Main Building (consisting of 309 square feet) Located on the Property Entitled T7S R13W Sec 1 Seward Meridian HM 0890034 LSEHLD Lot 32 Homer Spit AMD and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption.

Memorandum CC-25-192 from Port Property Associate as backup.

- m. Resolution 25-069, A Resolution of the City Council of Homer, Alaska, Acknowledging a Memorandum of Agreement with the Alaska Department of Transportation and Public Facilities for the Design Phase of the Homer All Ages and Abilities Pathway, Authorizing the City Manager to Negotiate and Execute the Appropriate Documents and Committing Match Funds for the Design Phase. Community Development Director. Recommend adoption.

Memorandum CC-25-193 from Special Proj. and Comm. Coordinator as backup.

- n. Resolution 25-070, A Resolution of the City Council of Homer, Alaska, Directing the Planning Commission to Review and Recommend Amendments to Homer City Code to Allow Temporary Structures for Retail Purposes on Vacant Lots in the CBD. Davis. Recommend adoption.

Memorandum CC-25-196 from Councilmember Davis as backup.

Pulled and moved to Resolutions item a.

- o. Resolution 25-071, A Resolution of the City Council of Homer, Alaska Urging the Alaska Department of Transportation and Public Facilities to Prioritize Safety Improvements and Engage in Strong Local Collaboration During the Upcoming Sterling Highway MP: 169-175 Pavement Preservation Project. Mayor/City Council. Recommend adoption.

Pulled and moved to Resolutions item b.

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

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

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

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

- a. Committee of the Whole Report

Councilmember Aderhold reported that Council discussed under the Consent Agenda:

Ordinance 25-52:

- Similar in context, language was substantially changed by the City Attorney to fulfill the requirements for ballot language.
 - Title conflicted with the ballot language
 - Amended terminology to comply with APOC and existing city code to transition the sales tax from the police station to the community recreation facility.
- Ordinance to be introduced and scheduled for public hearing at the next meeting. It cannot be postponed due to the time limitations to have before the voters at the next election.
- Ordinance 25-46(A) is scheduled for public hearing tonight, which will occur and will then be voted down.
- Timing and review of all ordinances by the City Attorney prior to coming before Council

Ordinance 25-51:

- Clarification was provided on the appropriation, noting that this was discussed but no action was ever taken by staff.

Resolution 25-066:

- Clarification provided on the extent of the utility credit and how it will be applied only to Mariner and Fishing Hole Campground Hosts.
 - It was noted that the Karen Hornaday Park Host campsite had electric provided by the city.
- Amendments to grammar content of the Memorandum of Agreement

Resolution 25-070:

- Provided the basis for bringing forward the resolution to direct the Planning Commission to review and recommend amendments to city code on temporary structures.
- City Attorney provided input on appropriate application of existing code by the Planning Department.
 - Provisions of Title 14 as outlined in the purpose
 - Water & Sewer is operated as an enterprise fund
 - Title 21 allows for accessory structures on the same lot that is of similar use
 - Comprehensive Plan including this in that document
- Strong Towns Presenter opinion was that the City wasn't maximizing the commercial potential of downtown center.
- Advocacy for the economic benefits of allowing temporary businesses structures
- Submitted to Shelly Wade at Agnew::Beck for consideration of the Title 21 Re-write

- Needing defined guidelines and applicable districts
 - Not applicable to a city-wide allowance as that would affect residential areas
- Definition of “temporary”
 - If the structure had wheels under it, it would be considered temporary

Resolution 25-069:

- City Attorney review of the Memorandum of Agreement
 - Noted that the document should include statement similar to “City Manager negotiate and execute..”
 - Having a review after the season to discuss what is working and what is not and the management of the campgrounds on the Spit between Port & Harbor and Public Works.
 - Receipt of comments and suggestions from the public on the operation of the campgrounds.
- Memorandum and resolution do include language to effect negotiation and execution
- Federal monies involved so there were federal requirements
- Suggested a trade that the city would maintain, if DOT corrected the access to the crosswalks.
- The resolution offers a mechanism for the State to appropriate the funding and provides time for the city to negotiate details and bring forth an ordinance to accept the funding.

Ordinance 25-48:

- Amending the title and wording in the document to remove reference to USCG Cutter berth space should reflect buoy tender berth space
 - Pull from the Consent Agenda so amendments can be made.

Council discussed under the Regular Agenda the following:

Ordinance 25-44(S):

- Council requested report from Staff on recent meeting with Alaska Department of Transportation on the Diamond Creek Recreation Trail proposed project.
 - This will occur under the City Manager’s Report at the regular meeting to accommodate limited time remaining to allow for public comments.

b. Mayor’s Report

Mayor Lord noted to those present and attending by Zoom, that they can read her newsletter on the city website through the following link, <http://www.deskofthehomermayor.substack.com>. She then reported on the following:

- Met with the Corp of Engineers attended by HDR, City Manager Jacobsen, Port Director Hawkins and Special Projects & Communication Coordinator Carroll.
 - This process is not the usual business format the Corps of Engineers has been very accommodating to the City’s desire for additional public participation in the project progress.
 - There are a number of iterations in this process in response to concerns expressed by the public on being able to provide input.
 - The typical public input period is only when the review draft is ready but the community.

- Meeting with Contengo Ore and Port Director Hawkins
 - Discussion included the mining process and barging of the materials to be refined.
 - Looking at the second half of the year she would like to address strategic planning and hosting an “all hands training” and working with the Clerk’s Office and City Manager.
- c. Borough Report
- d. Comprehensive Plan and Title 21 Status Update Report
- i. Homer Title 21 Update - Progress Report to Council

Julie Engebretsen, Community Development Director provided a brief summary on the timing and presentation at the August 20, 2025 Planning Commission meeting and submission of comments to the planning department.

- e. Planning Commission

Dotti Harness, Commissioner, reported that the Commission addressed the following at their last meeting:

- Conditional Use Permit to expand the Honda Shop on Ocean Drive
 - Title 21 Update and Review
 - Capital Improvement Plan Review
- f. Parks, Art, Recreation & Culture Advisory Commission
- i. Memorandum CC-25-194 from PARCAC re: Community Recreation Facility Location Recommendation

PUBLIC HEARING(S)

- a. Ordinance 25-44(A), An Ordinance of the City Council of Homer, Alaska, Appropriating up to \$250,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for the Development of a Trailhead and Trail Segment on the East Side of the Sterling Highway at Green Timbers in Accordance with the Diamond Creek Recreation Area Trails Plan. Aderhold. Introduction June 9, 2025 Public Hearing and Second Reading June 23, 2025 Postponed to July 28, 2025.

Memorandum CC-25-162 from Public Works Director as backup.

Ordinance 25-44(A)(S), An Ordinance of the City Council of Homer, Alaska, Appropriating up to \$250,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for the Development of a Trailhead and Trail Segment on the East Side of the Sterling Highway at Green Timbers in Accordance with the Diamond Creek Recreation Area Trails Plan. Aderhold.

Memorandum CC-25-195 from Public Works Director as backup.
Topographical Contours Drawing for the Diamond Creek Underpass Project Area

Mayor Lord introduced the items by reading of the title and opened the public hearing.

Jan Keiser, city resident, expressed comments on language in the ordinance, if there is no tunnel then there is no trail work within the Diamond Creek Recreation Area (DCRA) and the Homer Trails Alliance using the \$250,000 as a match requirement for a grant for trail development within the DCRA.

Mayor Lord closed the public hearing and noted the motion before Council from the June 23, 2025 meeting as follows:

ADERHOLD/VENUTI I MOVED TO ADOPT ORDINANCE 25-44(A) BY READING OF THE TITLE FOR SECOND AND FINAL READING.

And that this motion was postponed to the meeting tonight to hold a second public hearing, which they just completed and opened the floor for additional discussion by Council.

Further discussion ensued on the following points:

- Postponement to allow them to see where the Borough participation level is at
- Meetings with Alaska Department of Transportation & Public Facilities with recommendations from the AKDOT/PF for other locations
 - Recommending postponement due to incorporating a tunnel into the design may not be feasible due to costs
 - Missing revised memorandum from Public Works Director and it will be distributed
- The DCRA Plan contained ideas for trails, but those trails are not mandatory
 - Connection from DCRA to Diamond Creek Recreation Service Area was the goal with a future of connecting the borough parcels
 - Borough properties would not be affected in this project
- Postponement to allow timeline and design from AKDOT/PF response.
 - Diamond Creek Valley was very beautiful and proposed alternate location at Diamond Ridge Road was not fully supported.

Mayor Lord requested a motion on the substitute.

ADERHOLD/PARSONS MOVED TO SUBSTITUTE ORDINANCE 25-44(A) FOR ORDINANCE 25-44(A)(S) BY READING OF TITLE ONLY.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ERICKSON/ADERHOLD MOVED TO POSTPONE ORDINANCE 25-44 (A)(S) TO THE AUGUST 11, 2025 MEETING FOR ADDITIONAL PUBLIC HEARING.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 25-46(A), An Ordinance of the City Council of Homer, Alaska, Amending HCC 9.16.010 to Provide for the Retention For 8 Years of 0.3% Sales Tax Designated for the Purpose of Financing Acquisition and Construction of a Multi-Purpose Community Recreation Center Upon the City Accruing Sufficient Funding to Pay Off the Police Station Debt Service and Submitting the Question of Such Sales Tax Retention to the Qualified Voters of the City at the Regular Election to be Held in the City on

October 7, 2025. Aderhold/Davis. Introduction June 23, 2025 Public Hearing and Second Reading July 28, 2025.

Mayor Lord reiterated for the record that Ordinance 25-52 was introduced on the Consent Agenda and that City Council will be voting Ordinance 25-46(A) down due to Ordinance 25-52 basically having the same purpose just better defined. She noted that the public is still invited to speak on Ordinance 25-46(A) and opened the public hearing.

Kathy Hill, city resident, expressed comments supporting Ordinance 25-46(A) however noting that it will be hard to get it to pass by the voters. She provided recommendations on information, such as the structure, size, location, and costs that Council will need to provide the voters so that the proposed sales tax will pass.

Jim Lavrakas, city resident, expressed support for Ordinance 25-46(A) and recounted his experience having the opportunity to play a sport as he gets older and paying the tax needed to have a modern facility.

Jan Keiser, city resident, expressed support for Ordinance 25-46(A) stating that the proposed facility should have broad based support, not just pickle ball players, include maintenance funding for the new facility the same as the police station, have professional messaging support to address all elements of the public campaign such as economic development and provide speaking points that Council and the Advisory Bodies can use when they attend different functions or receive questions from the public.

Mayor Lord closed the public hearing and opened the floor to the Council for additional discussion.

Councilmember Aderhold addressed the justification supporting the introduction of Ordinance 25-52 and Council voting down Ordinance 25-46(A). She noted the public's ability to speak to Ordinance 25-52 at the next meeting under public hearings as well.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-46(A) BY READING OF TITLE FOR SECOND AND FINAL READING.

There was no further discussion.

VOTE. HANSEN, VENUTI, ADERHOLD, DAVIS, ERICKSON, PARSONS

Motion failed.

ORDINANCE(S)

- a. Ordinance 25-48, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget to Fund Anticipated Repairs or Maintenance to the United States Coast Guard Cutter (USCGC) Berth Space by Establishing Authority in the FY26 Budget for Routine Maintenance to the USCGC Berth Space. City Manager/Finance Director. Introduction July 28, 2025 Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-186 from Finance Director as backup.

Mayor Lord introduced the item by reading of the title and requested a motion to introduce.

ADERHOLD/VENUTI MOVED TO INTRODUCE ORDINANCE 25-48 BY READING OF TITLE ONLY.

ADERHOLD/VENUTI MOVED TO AMEND LINE 10 TO DELETE THE WORD CUTTER AND INSERT BUOY TENDER AND AMEND LINES 15 AND 17 TO DELETE ASPEN AND INSERT BUOY TENDER.

A brief discussion on the amendments correctly identifying the berth space that was to be maintained.

VOTE. NON-OBJECTION. UANIMOUS CONSENT.

Motion carried.

There were no further amendments or discussion.

VOTE.(Main as amended) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

- a. City Manager's Report
- b. FY25 Year End Report – Preliminary

Mayor Lord introduced the topic and deferred to City Manager.

City Manager Jacobsen facilitated discussion on the following:

- HEA Property is being put out to bid and was recommended to reach out to Homer Electric Association regarding the city's possible interest in the property.
 - Requested direction from Council
 - Council members expressed some concerns on veering from the Town Center location.
 - One of the Champions preferred locations prior to recommending Town Center
 - Provide a resolution for the next agenda.
- Expressed appreciation for the notice of the tree removal at the corner of Kachemak Way and Pioneer Avenue.
 - Noted it does impede line of sight in specific circumstances.
- Congratulations expressed to the City Clerk for obtaining ADA certification
- Appreciated having the bottom-lines on the budget in the Supplemental Packet
 - Noting the shortfall in projected revenues
 - Expressed appreciation for approving a more conservative two year budget for FY26-FY27
- Highland Drive Culvert Replacement Project design completed and going to bid soon.

PENDING BUSINESS

- a. Resolution 25-047(S), A Resolution of the City Council of Homer, Alaska, Authorizing the Execution and Delivery of a Loan Agreement Required by the State of Alaska Department of Environmental Conservation Under its Drinking Water Revolving Loan Program in Connection with a Fully Forgiven Loan in an Amount Not to Exceed \$491,400 to Assist in Financing the Ohlson Lane and Bunnell Avenue Water Main Replacement Project. City Manager/Public Works Director.

Memorandum CC-25-132 from Public Works Director as backup.

Resolution 25-047(S)(A), A Resolution of the City Council of Homer, Alaska, Authorizing the Execution and Delivery of a Loan Agreement Required by the State of Alaska Department of Environmental Conservation Under its Drinking Water Revolving Loan Program in Connection with a Fully Forgiven Loan in an Amount Not to Exceed \$491,400 to Assist in Financing the Ohlson Lane and Bunnell Avenue Water Main Replacement Project.

Memorandum CC-25-132(A) from Public Works Director as backup.

Mayor Lord introduced the items by reading of titles and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 25-047(S) BY READING OF TITLE ONLY.

Mayor Lord opened for discussion hearing none, she requested a motion to substitute.

ADERHOLD/VENUTI MOVED TO SUBSTITUTE RESOLUTION 25-47(S) WITH RESOLUTION 25-47(S)(A) BY READING OF TITLE ONLY.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Council held a brief discussion on the recommendation from the City Attorney to amend the resolution to address negotiation.

ADERHOLD/VENUTI MOVED TO AMEND LINE 50 BY INSERTING THE WORD "NEGOTIATION" BETWEEN THE WORD "THE" AND "AND" BEFORE "EXECUTION".

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Lord inquired if there were any additional amendments or discussion. There were none. She noted that Resolution 25-47(S)(A-2) was adopted.

- b. Resolution 25-048(S), A Resolution of the City Council of Homer, Alaska, Authorizing the Execution and Delivery of a Loan Agreement Required by the State of Alaska Department of Environmental Conservation Under its Clean Water Revolving Loan Program in Connection with a Fully Forgiven Loan in an Amount Not to Exceed \$324,000 to Assist in Financing the Ohlson Lane and Bunnell Avenue Storm Drain Upgrade Project. City Manager/Public Works Director.

Memorandum CC-25-133 from Public Works Director as backup.

Resolution 25-048(S)(A), A Resolution of the City Council of Homer, Alaska, Authorizing the Execution and Delivery of a Loan Agreement Required by the State of Alaska Department of Environmental Conservation Under its Clean Water Revolving Loan Program in Connection with a Fully Forgiven Loan

in an Amount Not to Exceed \$324,000 to Assist in Financing the Ohlson Lane and Bunnell Avenue Storm Drain Upgrade Project. City Manager/Public Works Director.

Memorandum CC-25-133(S) from Public Works Director as backup.

Mayor Lord introduced the items by reading of titles and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 25-048(S) BY READING OF TITLE ONLY.

Mayor Lord opened for discussion hearing none, she requested a motion to substitute.

ADERHOLD/VENUTI MOVED TO SUBSTITUTE RESOLUTION 25-48(S) WITH RESOLUTION 25-48(S)(A) BY READING OF TITLE ONLY.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ADERHOLD/VENUTI MOVED TO AMEND LINE 47 TO INSERT THE WORD “NEGOTIATION” BETWEEN “THE” AND “EXECUTION”.

Councilmember Aderhold clarified that the line would read The Council hereby approves and authorizes the negotiation, execution and delivery by the City Manager...”

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Lord inquired if there were any additional amendments or discussion. There were none. She noted that Resolution 25-48(S)(A-2) was adopted expressing appreciation for the forgivable loan programs and the help they provide for infrastructure recapitalization and upgrades for the city.

NEW BUSINESS

RESOLUTIONS

- a. Resolution 25-070, A Resolution of the City Council of Homer, Alaska, Directing the Planning Commission to Review and Recommend Amendments to Homer City Code to Allow Temporary Structures for Retail Purposes on Vacant Lots in the CBD. Davis.

Memorandum CC-25-196 from Councilmember Davis as backup.

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

DAVIS/ADERHOLD MOVED TO ADOPT RESOLUTION 25-070 BY READING OF TITLE ONLY.

Mayor Lord facilitated a lengthy discussion on the following points:

- Purpose on bringing forward the resolution

- Hurdles faced by new businesses and entrepreneurs
- Creating a more inviting walkable space along Pioneer by filling in the vacant lots
- Specific zoning districts should be reviewed to allow this temporary structure versus city wide implementation.
- Title 21 Update in process and the Comprehensive Plan Update applicability
 - Submitted consideration to Agnew::Beck for incorporation into Title 21
- Bringing forward an ordinance to be forwarded to the Planning Commission and possibly Economic Development Commission for review and comment
- Postponing to the next meeting

VENUTI/ADERHOLD MOVED TO POSTPONE TO THE AUGUST 11, 2025 MEETING.

Council had a brief discussion on the postponement allowing them to consider the information provided.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Resolution 25-071, A Resolution of the City Council of Homer, Alaska Urging the Alaska Department of Transportation and Public Facilities to Prioritize Safety Improvements and Engage in Strong Local Collaboration During the Upcoming Sterling Highway MP: 169-175 Pavement Preservation Project. Mayor/City Council.

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

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 25-071 BY READING OF TITLE ONLY.

Councilmember Erickson provided comments about addressing the West Hill drainage issues.

Mayor Lord requested a motion.

ERICKSON/ADERHOLD MOVED TO AMEND RESOLUTION 25-071 TO INSERT ITEM 9 WEST HILL DRAINAGE MILE POST 153.3 (1355 STERLING HIGHWAY, HOMER, AK) STANDING WATER AND RUNOFF CONCERNS, THE CITY HAS SUBSTANTIAL DOCUMENTATION AND DATA ANALYSIS TO PROVIDE AKDOT&PF THAT SHOWS THE WEST HILL DRAINAGE FAILURE AND RELEASE WITH SEVERE PROPERTY DAMAGE.

There was a brief discussion on using the street address instead of the property owners name.

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

Motion carried.

Mayor Lord requested additional amendments or discussion.

PARSONS/ADERHOLD MOVED TO AMEND RESOLUTION 25-071 LINE 85 TO INSERT ITEM 10 INCORPORATE MEASURES IDENTIFIED IN THE RECENTLY ADOPTED KENAI PENINSULA BOROUGH SAFE STREETS AND ROADS FOR ALL COMPREHENSIVE SAFETY PLAN (SS4A) FOR THE CORRIDOR MP169-175.

There was a brief discussion regarding support for the resolution, availability of funding, importance of the City being on the record regarding the project, continued engagement and administrative advocacy and

expressions of appreciation for the Mayor to bring this forward and that once executed a copy would be forwarded to AKDOT/PF with a link to the plan.

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

Motion carried.

Mayor Lord noting there was no additional discussion inquired if there were any objections to motion as twice amended.

VOTE. (Main as amended). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Kathy Hill, city resident, provided comments that tourism is a massive economic impact engine for the city and it is fueled by RVers, Cruise Ships, cyclists, backpackers, tour groups, etc. The bulk of this tourism is found in the summer but there is another important segment that is putting money into our economy all year round and that is sports. Be it a middle school volleyball game, High School regionals, Spit Run, Highland Games, Diva Tournaments. Ms. Hill presented information on a 2.5 day, 15-person pickleball group visiting the community and the amount of various expenditures for the week was \$24,630. Ms. Hill noted that the tour was arranged and brought to the state by a very well-known Pickleball Hall of Fame player, Scott Moore. Ms. Hill questioned what the City could benefit from, having an expanded recreation center and what benefits it would provide to the sports community as a whole.

Jan Keiser, city resident, expressed her appreciation for Ms. Hill sharing that financial information and wondered how much revenue that Disc Gold brought into the city. She then directed her comments to a recent experience at the fish cleaning tables and standing water with related muck and requested Council to consider requesting a dry well be installed in that area as well. She noted that people park haphazardly making a bad situation worse. Ms. Keiser complimented the Council on how congenial they are to one another during their discussions and in making mindful, professional decisions.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

COMMENTS OF THE CITY CLERK

City Clerk Krause announced the upcoming Candidacy Filing Period opening Friday, August 1st through August 15th at 4:30 p.m.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen had no comments.

COMMENTS OF THE MAYOR

Mayor Lord expressed comments on the whirlwind summer and expressed appreciation for those working in the seasonal, service and tourism industries and fishing communities, but cannot wait for fall and knows that summer is too short. She expressed feeling grateful for all the work that everyone does to make the summer successful and the great weather helps that a lot.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti recognized the Community Development Director for her 23 years of service, expressed her appreciation for Ms. Keiser's words of wisdom regarding sales taxes for the community recreation center and professional messaging and related her experiences with the issue of puddling water in the area of the fish cleaning tables. She noted that Labor Day was approaching and congratulated the City Manager on her daughter's wedding. She acknowledged that minor grumbles have been heard regarding the inconvenience presented with construction in Old Town for people and expressed her appreciation to the Public Works staff and the contractors for minimizing the impact to those visiting businesses or locations.

Councilmember Parsons expressed his appreciation for an awesome 4th of July parade.

Councilmember Aderhold commented on standing in for the Mayor as Mayor Pro Tem to welcomed the Class of 1975 and related that she and the Mayor will be attending the next meeting by Zoom as they will be in Barrow, AML issuing an email on the Budget Reconciliation bill that was adopted recently and how it affects local governments in Alaska and recommended reading it. She noted the letter included in the Supplemental Packet from the Kachemak Bay Research Reserve Community Council that actually came from the Homer Harbor Expansion Project Subcommittee noting her name was on the letter head, but she did not have anything to do with that letter or content. Ms. Aderhold noted looking forward to spending time with her mother and sister who arrived in town just as the meetings started today and looking forward to spending some family time.

Councilmember Davis had no additional comments.

Councilmember Erickson expressed comments on the Adult League softball tournament, Beluga Lake came in first with the Sea Hags second and can provide pictures to the City Manager, it was a great time. She noted that there was damage done by unsupervised kids throwing rocks at the new bathrooms at Jack Gist Park expressing some concerns, stating that the unit was removed today and attending the 1975 Class Reunion dinner and the number of people who live in Alaska and on the Kenai Peninsula. Ms. Erickson reported having a guest staying at the KOA Park from Canada and he had never seen a 4th of July Parade and thought it was the best and thoroughly enjoyed himself.

Councilmember Hansen commented on her cousin being a member of the Class of 1975 and the 4th of the July parade, while she was unable to attend, she did drive down Pioneer Avenue right before closure and noted the enormous amount of people already lining up and getting their spots along the way, participating in the first day of dipnetting and saw the Public Works Director which she thought was pretty cool and expressed her appreciation at seeing Kathy Hill at the meeting tonight recognizing her recommendation provided her the opportunity to be at Homer Medical almost 25 years.

ADJOURNMENT

Mayor Lord adjourned the meeting at 8:30 p.m. noting the next Regular Meeting is Monday, August 11, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings are 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: _____