

Session 25-24, Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, September 22, 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

ABSENT: COUNCILMEMBER DAVIS (EXCUSED)

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 ENGBRETSSEN

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 Davis 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 noted for the record the two public comments received for Pending Business, item a. Ordinance 25-54 as laydowns.

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

- a. UAA/KPC Adult Education Program 40 Years of Service Recognition

Mayor Lord read the Proclamation into the record and stood for pictures with representatives from the Kenai Peninsula College.

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:

- a. Ordinance 25-60, Appropriating \$25,000 Additional Funding from the Port Reserves Fund for the High Mast Light Inspection and Service Project.
- b. Resolution 25-082, Adopting the 2026-2031 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2027.

Barbara Haynes, city resident, commented in support of Ordinance 25-54 relating the benefits of attending the classes and gathering of the fiber arts community and having additional space to accommodate the retail portion for the display and sale of the yarns, supplies and products. The additional space would provide more visibility for the business as well.

Lisa Natansen (sp), city resident of five years, related how she looked for a knitting group when first moved to Homer and the difficulty she had in locating Kindred Spirits. She supported Ordinance 25-54 for many of the same reasons previously mentioned and believed that allowing the retail space in a separate building would provide visibility and allow the business to grow as well.

Paul Seaton, business owner in Homer and resident of Kachemak City, commented on Memorandum CC-25-233 requesting Council move the memorandum from the Consent Agenda to the regular agenda for discussion. He then provided his views on the issues surrounding hand counts and aligning election dates.

Victoria Monsaint-Queeney with Kachemak Bay National Ecological Research Reserve (KBNERR) and Homer Soil and Water Conservation District voiced her support for Ordinance 25-62 stating this project will be useful to the community in several ways, including the preservation and monitoring of drinking water, but the potential for the Natural Resource Conservation Service to train their staff members in salmon habitat conservation practices that are science-based. This is the first step in getting financial incentives for landowners to conserve salmon habitat in our backyards by maintaining the health of headwater streams and watersheds in our area.

Carson Chambers, city resident, expressed comments in support of Ordinance 25-62 because having safe, adequate drinking water, and providing well-funded education around that is incredibly important and beneficial.

Elias Garvey, city resident, regarding Memorandum CC-25-233 questioned if the difficulty in hiring election workers was a known issue and is there data on the difficulty currently; locating election sites for a combined election did not appear to be a difficulty to him regarding space in the city depending on the requirements; and voter turnout swing would be a product of increased participation if elections were combined including the municipal elections, he saw that as a net positive, even though there might be off years as well. Mr. Garvey believes that anything they can do to increase voter participation is a good thing, and that is why I'd be voting yes on Proposition 5. As for voter understanding of local issues he certainly thought that it was a relevant concern but believed that through increase in communication would be a solution to that issue. Mr. Garvey further stated that voters are quite capable of understanding and will look forward to a healthy dialogue. Thank you.

RECONSIDERATION

Mayor Lord noted the 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 September 8, 2025. City Clerk. Recommend approval.
- b. Memorandum CC-25-229 from City Clerk re: Liquor License Renewal for Mermaid Café and Liquor License Location Transfer Application for Slack Tide. Recommend approval.
- c. Memorandum CC-25-230 from City Clerk re: Marijuana License Renewal for Cosmic SeaWeed, LLC. Recommend approval.
- d. Memorandum CC-25-233 from Councilmember Aderhold re: Information on the possible Consequences for Homer Elections if Kenai Peninsula Borough Citizen Initiative Propositions 1 and/or Proposition 5 on the Kenai Peninsula Borough Ballot for October 7, 2025 are Approved by the Kenai Peninsula Voters. Recommend approval.

Pulled by Council Member Aderhold moved to New Business item a.

- e. Ordinance 25-61, An Ordinance of the City Council of Homer, Alaska, Appropriating an Additional \$5,000 from the Water Capital Asset Repair Maintenance Allowance (CARMA) Fund to the Paintbrush Booster Pump Station Project. City Manager/Public Works Director. Introduction September 22, 2025 Public Hearing and Second Reading October 13, 2025.

Memorandum CC-25-232 from City Engineer as backup.

- f. Resolution 25-084, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Dispose of the Homer Volunteer Fire Department 1983 Engine 4 Spartan Pumper Tanker Pursuant to Homer City Code 18.30.010-020 and Homer City Code 18.30.040(b). City Manager/Acting Fire Chief. Recommend adoption.

Memorandum CC-25-237 from Acting Fire Chief as backup.

- g. Resolution 25-085, A Resolution of the City Council of Homer, Alaska Awarding the Contract for the 2025-2028 Snow Removal and Sanding Services to Gregoire Construction of Homer, Alaska, in the Amount of \$700 for Snow Removal per Trip and the Amount of \$491 for Sanding per Trip and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Clerk. Recommend adoption.

Memorandum CC-25-238 from Public Works Superintendent as backup.

City Clerk Krause read the Consent Agenda as amended 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

- a. Building and Supporting Recovery Ready Communities by Jaclyn Rainwater and Harold Sargeant with Kachemak Bay Recovery Connection

Mayor Lord introduced the item by reading the title and invite Ms. Rainwater and Mr. Sargeant to make their presentation to Council.

Jaclyn Rainwater and Harold Sargeant presented to the City Council on Building and Supporting Recovery Ready Communities. Their presentation contained information on the actions, events and goals of the organization, explaining how they work with other entities to provide necessary services to individuals and families on the Southern Kenai Peninsula from Ninilchik to Nanwalek including Seldovia and the Russian Villages of Voznesenka and Razdolna.

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

- a. Committee of the Whole Report

Councilmember Aderhold reported Council discussed the following items with points discussed:

- Memorandum CC-25-233 - Points made by Council:
 - Kenai Peninsula Borough Ballot Propositions 1 and 5 regarding elections
 - Possible impacts to City elections
 - Intent of the Memorandum was informational only
 - Council member Aderhold was a member of the Task Forces that were formed by the Borough to perform research on various issues not limited to but including election workers and changing the date of elections.
 - Removing from the Consent Agenda to have more discussion at the regular meeting.
 - Logistics to conduct elections on the same date.
 - The City of Homer is not taking a position on Propositions 1 or 5, and this informational memorandum is to share the knowledge with the city voters.
- Ordinance 25-62 – Points made by Council:
 - Concerns on the impacts to private property owners within the Bridge Creek Watershed regarding development restrictions.
 - Request for consideration of lessening development restrictions to the surrounding land.
- Ordinance 25-54:
 - Requested input from Staff on capacity
 - Clarification on recommendations received from commissions
 - Having the topic get set aside.
 - Council establishing priorities
- Presentation by Community Development Director Engebretsen on the Land Allocation Plan, which covered discussions on the following:
 - Land area near the Load and Launch Ramp for Overslope Development
 - Airport Terminal
 - Lot 88-2
 - Main Street Parcel
 - Karen Hornaday Park

- Lot 6 Harry Feyer Subdivision, Kachemak Drive
- Parking on the Homer Spit
- HERC I and HERC II
- Fishing Lagoon Area Parcel

b. Mayor's Report

Mayor Lord noted her newsletter was available at www.deskofthehomermayor.substack.com where one can find the latest and greatest of what's going to happen at the council meetings. Then reported on the following:

- ◆ Opportunity to sit with the City Manager, City staff and Senator Sullivan's staff. It was an hour-long meeting, which was just a tremendous amount of time to provide updates on the harbor expansion, general investigation, and A Frame Water Transmission projects. It was a great opportunity for the city to keep our representatives in Washington apprised of the progress. City staff were well prepared.
- ◆ Discussion with the City Manager and City Planner on the Comprehensive Plan schedule, incorporated with Planning Commission comments similar to previous comments, process for incorporating feedback from Council and the public hearing
- ◆ Starting to look at the much more technical document of the Title 21 update, because that is in the beginning stages with the Planning Commission
- ◆ November 3rd, Commissions, Boards and Council all-hands training event at the College from 6:00 - 8:00 p.m. reached out to Commissions and Boards for any questions and working with Staff on leaning into process communications and improving what we do in municipal government
- ◆ She was in Anchorage last week for work, and while driving listened to two podcasts one from the National Constitution Center has a podcast that's really interesting, Constitution Day, an interview with Justice Amy Coney Barrett, who spoke on how important it is to work through hard issues on the Supreme Court and having the different opinions. But that at the end of the day, they go out and they have lunch together, especially after the hardest decisions, making sure that there's cordialness, a collegiality, and some underlying tone of friendship, because they are in this together, regardless of how they feel about individual ideas. The other podcast she listened to was Ezra Klein from the New York Times, and Ben Shapiro who was talking about his new book. It really reminded her of when Councilmember Smith and she wrote a resolution together years ago about the importance of community, listening to one another and respecting differing viewpoints, and I am, ever grateful to sit at this dais and have conversations both with council, staff, and the community about things that we disagree about, but that we know that regardless, we would all pull each other out of a ditch in the winter and that always has to be the case.

c. Borough Report

There was no report for this meeting.

d. Planning Commission Report

Heath Smith, Commissioner, reported that the commission addressed Conditional Use Permit 25-02 and the applicant was the City of Homer to replace the RAW Water Transmission line project and the October 1, 2025 meeting has been canceled as there are no items for the Commission to take action on. The following meeting October 15, 2025 the Commission will have the first draft of Title 21 Update for review, there is to be a Town

Hall meeting on October 22, 2025 time and place to be determined. City Council will have the Comprehensive Plan on their agenda for introduction at the October 13th regular meeting. He would request for the All Hands meeting on November 3rd to have a focused discussion on Open Meetings Act and Ex Parte communication in a quasi-judicial body as there tends to be more misunderstandings.

e. Economic Development Advisory Commission Report

Karin Marks, chair reported that the commission was very strong in its support of a walkable town, economic businesses and moving forward in that area, but felt that without a studied approach to an ordinance such as Ordinance 25-54 the unintended consequences could be very great. The commission believed one of the issues that was talked about greatly was temporary, what is the meaning of temporary, is it the structure, the hours or the seasons? Or is it both? Does it mean structures could be moved or should be moved? Additional concerns were about noise, parking, and the look of Pioneer Avenue. These ideas, plus the ones that you have listed, formed the recommendation from the Commission that this ordinance was not ready for prime time. It does not solve a variety of problems and also supports a review of itinerant merchant code, with consideration of the simplicity of the mobile food regulations. In addition, Ms. Marks pointed out to the Council that the Commission does keep abreast of, at every meeting, of a broad amount of community information affecting the economy with reports or minutes from the Community Development Director, the Chamber, the Homer Marine Trade Association, the Kenai Peninsula Economic Development District, the HERC updates, housing with the guiding growth group, and the Planning Commission. The Commission is looking at our strategic plan and goals at the next meeting and as she mentioned during the Committee of the Whole, that with the Comprehensive Plan and Code 21 rewrite coming to an end, the commission is considering current problems and issues, looking to the future of Homer and will be looking very strongly at the, possibility of what the commission can do make sure that they have the right strategies so that they can enhance the economy in a way that they would appreciate living here. She looks forward to the November 3rd meeting with Council.

f. Library Advisory Board Report

Lisa “Red” Asselin-Martin, Boardmember reported on the special worksession conducted on the 20 year anniversary of the Homer Library in the current location. September 16th 2026 will be the library 20th year so keep your eyes and ears peeled for information on that celebration. During the regular meeting they had visitors from the Homer Foundation to make a presentation on fundraising strategies for the Library Endowment Fund, discussed ways to increase and encourage legacy giving reconfirmed our priorities for the CIP and welcomed the new student representative, Daniel Christ

g. ADA Advisory Board Report

There was no report for this meeting.

h. Parks, Art, Recreation and Culture Advisory Commission Report

Ingrid Harrald, Commissioner reported that the recent and many scheduled community recreation events and classes including the Sprout Clothing and toy swap, a new jewelry class in October, and Drew Memorial Soccer game, plans to resurface the HERC floor, expanding opportunities with ping pong and cornhole leagues. The new Recreation Software is not turning out to be the solution to some issues, there is struggles with user groups so staff is looking at a phone-based program for a more user-friendly form. The Commission is putting forward a Resolution for Council to form a task force to address Homer High Pool and Theater Funding Issues and these facilities provide value to the community and are arts recreation related. The commission acknowledged the

impact on staff time. The commission also discussed the impact on the city trails that ebikes are having and how the damage caused by the bikes is increasing the expense in maintaining the trails. It also brings forward a safety issue as the trails are for pedestrians not motorized vehicles and enforcement and the Annual Rotary Fair is November 4th.

PUBLIC HEARING(S)

- a. Ordinance 25-60, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$25,000 Additional Funding from the Port Reserves Fund for the High Mast Light Inspection and Service Project. Port Director/City Manager. Introduction September 8, 2025 Public Hearing and Second Reading September 22, 2025.

Memorandum CC-25-221 from Port Director as backup.

Mayor Lord introduced Ordinance 25-60 by reading of the title and invited the public to provide testimony.

There was no public testimony provided.

Mayor Lord closed the public hearing and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-60 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Resolution 25-082, A Resolution of the Homer City Council Adopting the 2026-2031 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2027. Mayor/City Council.

Memorandum CC-25-235 from Special Proj. & Comm. Coord. as backup.

ADERHOLD/VENUTI MOVED TO REMOVE THE FOLLOWING PROJECTS FROM THE CIP: 1) SLOPE STABILITY AND EROSION MITIGATION PROGRAM 2) ALZHEIMER'S UNIT PER REQUEST OF HOMER SENIOR CITIZENS, INC. 3) CHILDCARE FACILITY FOR HOSPITAL EMPLOYEES PER REQUEST OF SOUTH PENINSULA HOSPITAL 4) HOMER ROPE TOW ACCESS & EQUIPMENT UPGRADES PER REQUEST OF KACHEMAK SKI CLUB.

There was no discussion.

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

Motion carried.

Mayor Lord requested additional motions or discussion.

ADERHOLD/VENUTI MOVED TO ADD THE FOLLOWING PROJECTS THE CIP:
1) HOMER ALL-AGES AND ABILITIES PATHWAY

- 2) KACHEMAK PEATLAND WETLAND PRESERVATION
- 3) FAIRVIEW AVENUE UPGRADES
- 4) PIONEER AVENUE TRAFFIC CALMING TO THE STATE PROJECTS SECTION
- 5) WATER TREATMENT PLANT GENERATOR CONNECTION
- 6) STERLING HIGHWAY MP172 TO 175 SAFETY IMPROVEMENTS TO THE STATE PROJECTS SECTION
- 7) TRUCK ROUTE THROUGH DOWNTOWN HOMER TO THE STATE PROJECTS SECTION
- 8) HOMER ROPE TOW NIGHT SKIING PROJECT, NOMINATED BY KACHEMAK SKI CLUB FOR THE OTHER ORGANIZATION SECTION
- 9) LONG TERM CARE ROOF REPLACEMENT, NOMINATED BY SOUTH PENINSULA HOSPITAL FOR THE OTHER ORGANIZATION SECTION.
- 10) NEW HOMER SKATE PARK, NOMINATED BY FRIENDS OF HOMER SKATE PARK FOR THE OTHER ORGANIZATION SECTION.

Council discussed the following:

- Fairview Avenue Upgrades Project
 - Should be removed due the dangers of the intersection of Kachemak Way and Fairview Avenue regarding line of sight and speeding.
 - The various uses and interactions of pedestrians, cyclists and vehicles were noted that resulted in accidents.
 - Problems need to be resolved prior to inclusion in the CIP and the loss of this as a walkable trail connection to the community should be considered
 - concerns were acknowledged but it was noted that the purpose of the project in this list is to address those safety concerns do not build the road
 - This project is the result of the KPB Walkable Plan.
 - The extension project that was referenced for removal was located in the long-term section.
 - A separate motion would be needed to remove that project.
- The project submitted by the ADA was not included in this list
 - A separate motion to add the ADA Project was requested after they addressed this motion.
- Requested amending the motion to remove the Truck Route project
 - Advocating that there needs to be more discussion and refinement on this project
 - Leaving it to promote discussion with the State citing it has been an issue that the City has had for a number of years.
 - This project aligns with the Transportation Plan
 - Was aligned with the SAFE Streets
 - Federal Funding coming.

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

Motion carried.

There was a brief discussion by Council on making a motion to adopt the Resolution as it listed their top nine prioritized projects which Council submitted to staff. It was clarified that it was an opportunity to allow Council to amend the prioritized listing if they desired and was not required. It was further noted that the Resolution did identify the ADA Advisory Board. It was determined that a motion to officially add it would be best.

ADERHOLD/PARSONS MOVED TO ADD THE HOMER SMALL BOAT HARBOR ADA IMPROVEMENTS PROJECT TO THE CAPITAL IMPROVEMENT PLAN 2026-2031

There was no discussion.

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

Motion carried.

Mayor Lord requested further amendments.

VENUTI/ADERHOLD MOVED TO REMOVE FAIRVIEW AVE TO EAST END ROAD LONG RANGE PROJECT FROM THE CIP.

Discussion ensued noting the project has been in the CIP for quite a long time, keeping it in the CIP for consideration of the future under the long-range projects since it is part of a long-range master plan, a connector that would get to the High School and a worthwhile project to retain in the long range section. Further comments noted that usually Council discusses actions like this before and allowing everyone time to review the recommendation would be warranted, leaving it does not endorse it, and allows for future community discussions.

VOTE. (Amendment). NO. PARSONS, ADERHOLD, HANSEN, ERICKSON.
YES. VENUTI.

Motion failed.

Mayor Lord requested further amendments, hearing none requested a motion to adopt prioritized projects.

ADERHOLD/VENUTI MOVED TO ADOPT THE FOLLOWING PRIORITIZED LIST OF NINE PROJECTS AS THE CITY'S LEGISLATIVE PRIORITIES FOR FY27: 1) HOMER HARBOR EXPANSION PROJECT 2)SPIT COASTAL EROSION MITIGATION PROJECT 3) HOMER HARBOR CRITICAL FLOAT SYSTEM REPLACEMENT FLOAT SYSTEMS 4 AND 1 4) MULTI-USE COMMUNITY RECREATION CENTER 5) COMPREHENSIVE DRAINAGE MANAGEMENT PLAN 6) CITY HALL ADA ACCESSIBILITY PROJECT 7) NEW PUBLIC WORKS CAMPUS 8) HOMER PUBLIC LIBRARY SIDING REPLACEMENT 9) HOMER ALL AGES AND ABILITIES PATHWAY

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Lord requested a motion to adopt the Resolution.

ADERHOLD/VENUTI MOVED TO APPROVE THE CAPITAL IMPROVEMENT PLAN AS AMENDED AND ADOPT RESOLUTION 25-082 FOR FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

- a. Ordinance 25-62, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Accepting and Appropriating a National Oceanic and Atmospheric Administration Grant in the Amount of \$1,500,000 for Land Acquisition and Work Related to the Bridge Creek Watershed Protection District and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Community Development Director/City Manager. Introduction September 22, 2025 Public Hearing and Second Reading October 13, 2025.

Memorandum CC-25-234 from Community Development Director as backup.

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

ADERHOLD/VENUTI MOVED TO INTRODUCE ORDINANCE 25-62 BY READING OF TITLE ONLY.

City Council discussion included the following:

- Expressed appreciation for the opportunity to purchase land, educational aspects and no match requirements.
- Clarification on how the opportunity evolved
- Consideration of existing restrictions outlined in Title 21 limiting the development of private property
- Expressed appreciation for the public comments received on the ordinance.

VOTE. NON-OBJECTION-UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

- a. City Manager's Report
- b. FY26 Monthly YTD Report

Mayor Lord introduced the topic and deferred to City Manager Jacobsen.

City Manager Jacobsen stated her report was in the packet and discussion was facilitated on the following:

- The FY26 & FY27 Operating and Capital budgets are available on the City website. You can locate them by going to the Finance Department home page.
- Hazmat Storage is gone and abated regarding leased land from the USCG wants to keep that for future use.
- Fire Chief position interviews were conducted by select department heads and Kenai Fire Chief and there was one in person interview tomorrow.
- Employee vacancies in Administration and now Community Development will be considered in the Mid Biennium Budget review.

PENDING BUSINESS

- a. Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services. Davis/Aderhold.

Referred August 11, 2025 to Planning Commission and Economic Development Advisory Commission
Postponed to September 22, 2025 Introduction Public Hearing and Second Reading October 13, 2025.

Memorandum CC-25-231 from Community Development Director as backup.

Memorandum CC-25-204 from City Manager as backup.

Mayor Lord introduced Ordinance 25-54 by reading of the title noting that this was on the agenda for introduction at the August 11th meeting postponed to the September 22, 2025 meeting and referred to the Planning Commission and Economic Development Advisory Commission. Recommendations from those bodies are provided in the packet. Motion before Council.

DAVIS/ADERHOLD MOVED TO INTRODUCE ORDINANCE 25-54 BY READING OF TITLE ONLY.

Discussion facilitated by Mayor Lord noted the following:

- The requested action was spurred by one entity and when getting these requested Council should view how it benefits the community as a whole.
- Recommendation from Planning Commission was unexpected as Council was seeking input from the Commission on how to better this ordinance.
- Expressed appreciation for the willingness of the Economic Development Advisory Commission to work on the issue and develop a suitable recommendation.
- Preference to develop or set aside itinerant merchant or incubator designated area supporting the concerns of the Planning Commission.
- Concerns expressed by the public and Commissions on the investment of the brick-and-mortar businesses
- ADA Compliance
- Preference to postpone till the sponsor of the ordinance was present.

ADERHOLD/PARSONS MOVED TO POSTPONE ORDINANCE 25-54 TO THE OCTOBER 13TH REGULAR MEETING.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

- a. Memorandum CC-25-233 from Councilmember Aderhold re: Information on the possible Consequences for Homer Elections if Kenai Peninsula Borough Citizen Initiative Propositions 1 and/or Proposition 5 on the Kenai Peninsula Borough Ballot for October 7, 2025 are Approved by the Kenai Peninsula Voters. Recommend approval.

Mayor Lord introduced the Memorandum by reading of the title and deferred to Council member Aderhold.

Councilmember Aderhold clarified that the memorandum was brought forward to provide information for the voters of the city based on the experience of participating as a member of two Borough taskforces. The results and recommendations can be found using the links provided to the final report. The following points were discussed:

- The Borough ballot propositions will not change city elections however can have an impact on city elections.
 - Added equipment costs
 - Difficulty in recruiting sufficient number of election workers
 - Additional time needed to count ballots will add costs
 - Different location may be required since Chambers may not be adequate to conduct the election with the Borough due to the requirements of separate equipment, election workers, etc.
 - Tabulating machines are counting the colored marks on the paper example used of school testing or exams.
 - Still require separate ballots for state, borough and city elections.
- No positive impacts could be found when considering the change in election date or hand counting of ballots.

RESOLUTIONS

- a. Resolution 25-081, A Resolution of the City Council of Homer, Alaska Approving the 2025 City of Homer Land Allocation Plan. Community Dev. Director/City Manager.

Memorandum CC-25-228 from Community Development Director as backup.

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

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 25-081 BY READING OF TITLE ONLY.

Council expressed appreciation for the discussion at the Committee of the Whole and presentation from Community Development Director Engebretsen.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Resolution 25-083, A Resolution of the City Council of Homer, Alaska Establishing Procedures for Managing Small Capital Project Budget Overages. City Manager.

Memorandum CC-25-236 from City Manager as backup.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 25-083 BY READING OF TITLE ONLY.

Mayor Lord facilitated discussion that covered the following:

- Proposed amendment to the procurement policy was to facilitate additional funding appropriations for projects less than \$5,000 with approval by the City Manager and if there was adequate funding available from the Fund designated by the original appropriation.
- Report will be included in the quarterly financial reports already submitted to Council
- This action can be repealed, and the policy reverted back to previously adopted edition.
- Reservations were expressed on the possible results of multiple overages on one project.
 - Amending the Resolution to address that concern can be done and brought back for consideration if desired.

- The amendment to the procurement policy was supported by some members of Council.

VOTE. NON-OBJECTION.UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Heath Smith, city resident, commented on the Resolution 25-083 stating that each project should have a contingency fund that would provide coverage for legitimate cost overruns. He supported the reporting to City Council of any instance that is done as soon after the event as possible, not just quarterly. Mr. Smith then expressed comments on assessing the value of east-west corridors at some point in the near future to alleviate the traffic on Pioneer Avenue stating that there is value in keeping those projects in the CIP reminding Council members that they should disclose for the record if they are a property owner that would be affected by any project and suggested consideration should be given to what the confirmation of the new Fire Chief and eventually Police Chief will look like stating code allows the hiring of those positions are the responsibility of the City Manager.

Bill Jirsa, Chief Technology Officer, offered two quick points from a technological perspective about the voting technology and the origins of the hand count proposition with the borough wanted to say that from a technical perspective, the tabulating machines are not connected to the internet during the day while the voting is happening, so I think this is an important point. Second, there isn't a third party involved, so the votes never go to another vendor or go through somebody else's network. At the end of the day, the machine is connected to a secured network that has an encrypted connection to the borough, and it transmits the tally to the borough. It's not that that is a foolproof, but it is a secure, encrypted connection sending the election to the Borough.

Paul Seaton, not a city resident, commented on the use of double-sided crosswalk signs similar to what is used in Douglas, Alaska suggesting it would be beneficial towards the city's goal of becoming a walkable community.

Elias Garvey, city resident, brought forward his understanding of three issues: Ordinance 25-61 and backup Memorandum CC-25-232 questioning the water supply being contracted without going through the open bid process, noting the original appropriation being a not to exceed, Resolution 25-085 questioning the 16 bids ending in one bid and the contract dated for 2025 to 2028 but funding was fiscal year 2026 and why the city was contracting out 4 years and finally Resolution 25-083 which in its simple form is not bad however what if the city has 10 project that go over the contracted price that could amount to tens of thousands if not hundreds of thousands of dollars.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti commented it was a very good meeting.

COMMENTS OF THE CITY CLERK

City Clerk Krause announced that Absentee Voting was being conducted in the Council Chambers Monday through Friday from 8:00 a.m. to 4:00 p.m. for Borough and City elections.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen announced the job openings currently available, encouraging interested candidates to visit the city website.

COMMENTS OF THE MAYOR

Mayor Lord commented that her children were raised knowing the importance of voting and she brought them every year when she went to vote, and the children loved the stickers. She supports the ability to vote absentee in person and not be confined to one day as there are multiple reasons why it is difficult to vote on a designated election day.

COMMENTS OF THE CITY COUNCIL

Council member Hansen commented on her daughter being on the student council and related a recent experience going home and telling her about a City Council meeting similar to her daughter coming home and telling her about a Student Council meeting. Hopefully that's prepping her daughter for one day being on City Council. It was super funny. She expressed that it was just really great to have Jacqueline Rainwater here on Harold Sergeant, because the Kachemak Bay Recovery Program has been tremendous, and they've done such great work in our community and offering such good services, and I go to their classes whenever I can, and they are so much fun.

Council member Aderhold reported on the Lunch with a Councilmember that was attended by four members of the public who came with lists and Acting City Manager Julie Engebretsen also attended. It went very well. Councilmember Venuti is scheduled for October. AHFC had their breakfast Board meeting in Homer in August, she was the only Councilmember able to attend that event, there were many sectors of the community represented and hopefully the city will hear more from the organization. The Tandem Bike Riders that were expected to end their trip in Homer unexpectedly had to end their trip in Fairbanks due to snow and ice.

Council member Parsons commented on Chamber of Commerce event at the College on Tuesday September 23rd 5-8 p.m. They will have the opportunity to hear candidates and our City Clerk plus the Borough Clerk, City Clerk for Seldovia is expected and Kachemak City.

Council member Venuti expressed comments on the first day of fall chill in the weather, passing of a former teacher whose husband was on Council, and encouraging everyone to vote.

ADJOURNMENT

Mayor Lord adjourned the meeting at 8:28 p.m. stating the next Regular Meeting is Monday, October 13, 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, ADAC, CITY CLERK

APPROVED: _____