

Session 25-19 a Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, August 11, 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  
HARBORMASTER CLARKE  
HR DIRECTOR BROWNING  
PUBLIC WORKS DIRECTOR KORT  
FINANCE DIRECTOR FISCHER  
INFORMATION TECHNOLOGY OFFICER JIRSA  
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL  
COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN  
POLIC 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, 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: Under the **CONSENT AGENDA** Item b. Memorandum CC-25-197 Liquor License Renewal for Fat Olives a Letter of Non-Objection from the Kenai Peninsula Borough. Under **REPORTS** Item e. Planning Commission Report Written Report for August 6, 2025 Planning Commission Meeting **PUBLIC HEARINGS** Items a. *Ordinance 25-44(A)(S)* Appropriating up to \$250,000 from the 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 DCRA Trails Plan Memorandum CC-25-207 from Councilmember Aderhold re: Proposed Amendments Item g. *Ordinance 25-52* Amending HCC to Provide for an Increase of 0.3% Sales Tax for the Purpose of Financing a Multi-Purpose Community Recreation Facility, and Submitting the Question of such Sales Tax Increase to the Voters of the City at the Regular Election Public Comment received. **ORDINANCES** item a. *Ordinance 25-54* Amending HCC Title 8 Adding Chapter 8.13. Temporary Retail Services Public Comment Received.

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **MAYORAL PROCLAMATIONS AND RECOGNITIONS**

### **PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA**

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

- a. Ordinance 25-44(A)(S), Appropriating \$250,000 from the HART Trails Fund for the Development of a Trailhead and Trail Segment on the East Side of the Sterling Highway.
- b. Ordinance 25-47, Amending the FY26 Capital Budget to Fund Anticipated Maintenance to the Seawall.
- c. Ordinance 25-48(A), Amending the FY26 Capital Budget to Fund Anticipated Repairs or Maintenance to the United States Coast Guard (USCGC) Cutter **Buoy Tender** Berth Space.
- d. Ordinance 25-49, Appropriating \$52,500 from the Load and Launch Reserves Fund for the Purpose of Making Improvements to the Launch Ramp Area.
- e. Ordinance 25-50, Appropriating \$20,000 from the Port Reserves Fund for the Purpose of Installing a Drywell in Lot 12B.
- f. Ordinance 25-51, Appropriating \$30,000 from the Port Reserves Fund for an Engineering Assessment of the Homer Harbor Steel Grid.
- g. Ordinance 25-52, , Amending HCC to Provide for an Increase of 0.3% Sales Tax for the Purpose of Financing 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 in October.

Kate Finn, city resident, expressed comments on the leadership vacuum and strongly supported an interim chief and second in command for EMS and Fire and understood why the Request for Proposal was put on hold. She noted the number of businesses who responded to the RFP requests and tossed away all but three of them which she thought had potential. She further noted her interest in the results of the ISO survey, supporting the Ordinance 25-55 for a public information campaign on the Community Rec Center and believed Resolution 25-070 to allow temporary structures for retail purposes in vacant lots was extremely wide and unspecified agenda for possible change and what affect would this have on existing businesses, will they be ADA compliant, water, sewer, noting the devil is in the details.

Heath Smith, city resident, commented on Resolution 25-073, noting the possibility of improvement but viewed it as dysfunctional. He expressed the historical intent to get traffic, trucks and big boats to the harbor and not intended for the commercial buildup that currently is making it the main access though town thus bypassing the city center. He advocated for careful and thoughtful planning to overcome previous mistakes and not repeat them.

Samantha Cunningham, provided comments on putting the RFP, noting when she was a part-time employee experiencing a team building exercise and they put the word "Changes" on the table before the group and they had to write down how they felt. She related that she wrote positive, new, growth, beginning and then noted that another employee wrote destabilization, loss, disruption and thought that was a really different perspective. Ms. Cunningham related that incident to what is currently being experienced by the fire department today and not having a proper command in place. She advocated for an interim fire chief to be appointed or hired stating what has been done in the past.

Karin Marks, stated she was speaking as the Chair of the Economic Development Advisory Commission, expressed comments on Resolution 25-070 recommending that the Commission would be a good place to refer the resolution as well as the Planning Commission. She advocated that the Commission can provide a perspective on the idea outside of the planning process.

## **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.)

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**

- a. Julianne Lienenveber, Public Affairs Specialist, Commander, Navy Region Northwest re: Navy Training Activities in the Gulf of Alaska

Commander, Navy Region Northwest Chief of Staff Captain Jason Sherman U.S. Pacific Fleet and Marine Biologist Andrea Balla-Holden presented to Mayor Lord and City Council regarding upcoming military training exercises in the Gulf of Alaska referred to as Exercise Northern Edge scheduled August 14-29, 2025. They reviewed experiences from previous exercises in May 2023 and shared studies of impacts on marine and wildlife, mitigation and protective measures employed, and planning strategies.

Council expressed their appreciation for the visit and listening to the community concerns regarding the impacts to marine and wildlife, and providing the training to safeguard Alaska and the country.

## **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 25-53 recommended amending the following:
  - USCGC by removing the second “c” from the acronym throughout the document
  - Insert “buoy tender” before berth space throughout the document
  - Delete “cutter” in title line
  - Additional information is provided on why additional funding is required since the work is completed then the amount being appropriated be the actual amount needed.
    - This information can be reported during the second reading of the ordinance
    - Typically, when the funding is originally appropriate it includes a contingency amount but understanding that the City will not pay more than invoiced.
      - Remaining amounts under the appropriate amount will be returned to the funding source.
- Resolution 25-073 Homer Goals in the Walkability Plan
  - Truck Route development
    - Historical purpose of the Bypass to reach the Spit
    - Not intended to develop as business corridor
    - On Street Parking

- Fairview Avenue as a secondary cross-town access
- Clarification provided that this is not presented for editing
  - Document is not a City document but Borough
  - Content reflects or is supported by the City of Homer as identified in previously adopted documents such as the Transportation Plan, Comprehensive Plan or CIP, etc.
  - Open to interpretation and time implementation with opportunity to try a recommendation out to see if works
- Ordinance 25-55
  - Appropriating funds from the Recreation Center reserve for public information campaign should come from the General Fund
  - Number of public comments received on lack of information on the proposed project
    - No location
    - No design or cost information
  - Proposition failure
  - Not a political campaign but dealing with this issue this year due to having HART Program on the Ballot in 2026
    - City will be doing an advocacy campaign on HART

The Council received information from the Finance Director on the Homer Accelerated Roads and Trails (HART) Program Fund Finances with discussion on the following topics:

- How much funding should be maintained to address SAD applications
- What is the overall health of the HART Roads Fund
- Important Revenue Stream that
  - Funds Road Maintenance
  - Equipment Replacement
  - Trail and Road Projects
- Clarification on the information provided in the laydown versus the spreadsheet in the packet
- Financial Supplement provided with every ordinance contains the most up to date information on encumbered amount.
  - Including the project closeout in the information within the Financial Supplement
  - update the HART fund financial reconciliation chart to include a row showing the ongoing encumbered balance and remaining balance after encumbrances

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:

- Pedestrian and cyclist safety
- School starting August 20, 2025
- Appreciation for Homer Police Department, Homer Fire Department and the Public Works Director for their quick response and traffic direction during a recent accident.
- Attending Celebration of Life for Roberta Highland who served for many years on the Planning Commission and contributed much to the community, along with her husband Robert Archibald.
- Announced the need for Election workers
- Announced the Candidacy Filing Period

c. Borough Report

Kelly Cooper, Assembly person, provided a summary report of the August 5, 2025 Borough Assembly meeting. She provided brief summations on the following:

- Initiative on the ballot in October to hand count ballots and if that passes how it affects the city, added costs, plus additional workers required to provide the labor necessary to hand count ballots starting in 2026.
  - The use of machines which are tabulators, they do nothing but count the marks made for each candidate.
  - Machines are tested thoroughly prior to every election.
  - Having been proven during each time a recount has been requested that the machines are accurate.
- Requesting the State to reduce the speed limit on East End Road to Kachemak Drive from Rochelle.
  - Requested copies of Homer Resolutions to add to the Borough request.
- Ordinance implementing a Seasonal Sales Tax was pulled due to the number of items on the ballot
- Ballot proposition to adjust the spending cap to accommodate inflation
- Ballot proposition for increase in mil rate for the pool at the Ninilchik School
  - Boundary Clam Gulch to South of Happy Valley
- Ordinance to move in-kind maintenance from Borough to the School District
- Provided update on the Recycling being removed from private businesses
  - Will provide information on how much land is remaining in the Homer Landfill
  - Commercial businesses have to pay for their trash versus residential
    - Commercial businesses are required to pay for depositing cardboard.
  - More information for the public on management and enforcement of regulations.
- Borough recently hired someone to manage the website and social media
- Burning has been done daily due to the higher amount of brush being dumped.

d. Comprehensive Plan and Title 21 Status Update Report

City Manager Jacobsen announced the Public Hearing for the Comp Plan Update at the Planning Commission August 20<sup>th</sup> meeting at 6:30 p.m. noting there were paper copies available at City Hall in the downstairs lobby and a link on the city website. She noted that work is continuing on the Title 21 Update.

e. Planning Commission

Mayor Lord noted that a written report was provided as a laydown.

f. Homer Harbor Expansion Quarterly Report

Ron McPherson with HDR and Jenny Carroll, Special Projects & Communications Coordinator provided updates on the project noting the following:

- Alternative 2 selected moving forward
- Large System 5 into new space alleviates current wait list in its entirety.
- draft report release date is expected on September 22, 2025
- Funding benefits for the city.
- Policy shifts in command

- 30-day public review period by the Corps of Engineers
- HDR has completed phase 1 and is currently working on phase 2
  - HDR still providing technical work

## **PUBLIC HEARING(S)**

- a. 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. Introduction June 23, 2025, Public Hearings & Second Reading July 28 and August 11, 2025.

Memorandum CC-25-195 from Public Works Director as backup.  
Topographical Contours Drawing for the Diamond Creek Underpass Project Area  
Memorandum CC-25-162 from Public Works Director as backup.

Mayor Lord introduced Ordinance 25-44(A)(S) by reading of the title and opened the public hearing. Seeing and having no one coming forward to provide testimony the public hearing was closed and Mayor Lord noted the motion on the table before the Council:

*ERICKSON/ADERHOLD MOVED TO ADOPT ORDINANCE 25-44(A)(S) BY READING OF TITLE FOR SECOND AND FINAL READING.*

Discussion was facilitated by the Mayor and City Manager on the following:

- Updates on Borough input received
- Update from the State is expected in October
- clarification on location preference from Homer Trails Alliance
  - Council can continue to postpone the ordinance.
- Differences in opinion on the benefit and preferred location for access
- Ordinance is specific as to the use of the funding.
- Interest of members of the community
- Amendments for further clarity required.

Mayor Lord requested additional discussion or a motion.

ADERHOLD/DAVIS MOVED TO AMEND THE WHEREAS CLAUSE AT LINE 14 TO INSERT BETWEEN THE WORD “PLAN” AND “THROUGH”, “AS A MANAGEMENT AND DEVELOPMENT PLAN FOR THE 273 ACRES”

A brief discussion ensued defining the management plan as 273 acres as stated in the DCRA Plan document.

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

ADERHOLD/DAVIS MOVED TO AMEND LINE 13 TO INSERT NEW WHEREAS CLAUSE, “WHEREAS, THE CITY OF HOMER ADOPTED ORDINANCE 07-03 AND ACCEPTED OWNERSHIP OF TWO PARCELS TOTALING 273 ACRES OUTSIDE THE CITY LIMITS AND IN THE DIAMOND CREEK AREA AS PART OF THE FOREST LEGACY PROGRAM TO KEEP PUBLIC PARK LAND IN PERPETUITY; AND”

A brief discussion ensued on the Forest Legacy Program and what the rules are regarding the program and if it would allow a trail.

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

Motion carried.

ADERHOLD/DAVIS MOVED TO AMEND LINE 48, TO INSERT NEW WHEREAS CLAUSE, *"WHEREAS, USING HART TRAILS FUNDS TO PURCHASE A PARCEL FOR USE AS A TRAILHEAD FOR TRAILS IN THE DCRA PLAN IS AN APPROPRIATE USE OF THE FUNDS; AND"*

Discussion on the following points:

- Location and purpose of the whereas
- Use of HART Funds to purchase land for a trails outside town when there is a need to improve trails in town
- Amended at the last meeting to purchase a parcel
- Clarified that it is an appropriate use of HART funds and has been done previously with another trailhead.

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

Motion carried.

ADERHOLD/DAVIS MOVED TO AMEND THE 5<sup>TH</sup> BULLET POINT, LINE 78 BY INSERTING (41810 STERLING HIGHWAY, KENAI PENINSULA BOROUGH PARCEL ID 17302202).

Brief notation that adding this information provided clarification on the location of the parcel for reference.

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

Motion carried.

Mayor Lord summarized the action by Council noting the motion to adopt Ordinance 25-44(A)(S)(A) by reading of the title for second and final reading was on the table and requested additional discussion or amendments.

Councilmembers made comments regarding the following:

- ordinance restrictions as stated if the road reconstruction is done
- the HTA not being present during the deliberations of the ordinance.
- previous similar actions regarding purchase of property outside of city limits
- HTA cannot use the funds for construction but to use them as matching funds for receiving grants.

Mayor Lord noted the motion as amended before the Council and asked if there were any objections to the motion to adopt Ordinance 25-44(A)(S)(A).

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

Motion carried.

- b. 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.

Mayor Lord introduced Ordinance 25-47 by reading of the title and opened the public hearing. Seeing and having no one coming forward to provide testimony the public hearing was closed and she requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-47 BY READING OF THE TITLE FOR SECOND AND FINAL READING.

Mayor Lord expressed comments on the work previously done redoing the seawall and was delighted with the ongoing lowered costs in maintenance due to the work.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 25-48(A), 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 (USCGE) ~~Cutter~~ **Buoy Tender** Berth Space by Establishing Authority in the FY26 Budget for Routine Maintenance to the USCGE Berth Space. City Manager/Finance Director. Introduction July 28, 2025, Public Hearing and Second Reading August 11, 2025.

Memorandum CC-25-186(A) from Finance Director as backup.

Mayor Lord introduced Ordinance 25-48(A) by reading of the title and opened the public hearing. Seeing and having no one coming forward to provide testimony the public hearing was closed and she requested a motion.

ADERHOLD/VENUTI MOVED TO AMEND ORDINANCE 25-48(A) TO CORRECT THE ANACRONYM FOR USCG AND INSERT "BUOY TENDER" BEFORE "BERTH SPACE" IN LINES 21, 22, 28 AND 32.

Brief comments on the importance of maintaining the berth space for the use of the Coast Guard were provided by Council.

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

Motion carried.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-48(A-2) BY READING OF THE TITLE FOR SECOND AND FINAL READING.

There was no further discussion.

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



Motion carried.

- d. 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.

Mayor Lord introduced Ordinance 25-49 by reading of the title and opened the public hearing. Seeing and having no one coming forward to provide testimony the public hearing was closed and she requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-49 BY READING OF THE TITLE FOR SECOND AND FINAL READING.

Public Works Director Kort provided clarification on how a drywell is constructed and works to drain excess water from a location at the request of the Council.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- e. 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.

Mayor Lord introduced Ordinance 25-50 by reading of the title and opened the public hearing. Seeing and having no one coming forward to provide testimony the public hearing was closed and she requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-50 BY READING OF THE TITLE FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- f. 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.

Mayor Lord introduced Ordinance 25-51 by reading of the title and opened the public hearing. Seeing and having no one coming forward to provide testimony the public hearing was closed and she requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-51 BY READING OF THE TITLE FOR SECOND AND FINAL READING.

Mayor Lord expressed support for the action and advised Council that she requested City Manager Jacobsen to continue working towards financial planning from the Port, all funds, as these items were not included in the budget process and there is money, but a list of projects is preferred as it will provide a more complete financial picture.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- g. 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.

Mayor Lord *opened the public hearing for Ordinance 25-52.*

Heath Smith, city resident, commented on having the details so the voters will know what they are voting on, that there is more work to do before bringing this item to the voters and referenced the actions of Council that was taken with the new Police Station building project.

Kate Finn, city resident, commented in support of the ordinance and the will of the community, noting the desire and support for a community recreation center and recommended that the Council let community decide on Election day.

Mayor Lord closed the public hearing and requested a motion.

DAVIS/ADERHOLD MOVED TO ADOPT ORDINANCE 25-52 BY READING OF THE TITLE FOR SECOND AND FINAL READING.

Lengthy discussion on the following points ensued:

- Could not support this ordinance due to the commitments made during the police department project regarding implementation of additional taxes.
- Approving and bringing this before the voters will set the city up for failure of the project
- Number of calls received by Council in opposition of bringing this ordinance forward without the necessary information.
- More conversation on the issue and HART fund is vital and results with the first round of the police station project.
- Historical information on the police station project process, putting the issue before the voters this year versus next year or waiting until October 2027
- Support to bring this forward this year and the voters can decide versus concerns on bringing it forward with the desired information on where it will be located, costs, etc.
- The need to really champion the project and provide the leadership to move the project forward.
- Several issues on the Borough Ballot this year which will affect the city.

Mayor Lord requested a roll call vote.

VOTE. NO. VENUTI, ERICKSON, ADERHOLD, PARSONS, DAVIS, HANSEN.

Mayor Lord called a five-minute recess at 8:08 p.m. She called the meeting back to order at 8:13 p.m.

### **ORDINANCE(S)**

- 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. Introduction August 11, 2025, Public Hearing and Second Reading August 25, 2025.

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

Mayor Lord introduced Ordinance 25-54 by reading of the title and requested a motion.

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

Discussion ensued on the following:

- Allowing retail sales in movable structures outside of food trucks
  - Not requiring connection to water & sewer as it would not be needed
  - ADA Accessibility
  - Use of generators and more noise pollution
  - Steppingstone to a more structured business
  - Not intended to put undue pressure on existing businesses
- Introduction and postponement to the second meeting in September
  - Staff review and make substantial edits
  - Council review staff edits and refers to the Planning Commission and EDC for recommendations
  - Having public input on this ordinance could provide valuable information before postponing it and giving it to staff rather than leaving it solely to the judgement of the staff
  - Having input from the Chamber of Commerce would be of great value as well, from Robert Green, Small Business Development
  - Postpone to the end of September and refer to the September 9<sup>th</sup> EDC meeting and Planning Commission September 3<sup>rd</sup> meeting
- Concern on impacts to “*brick & mortar*” businesses
  - Supporting temporary structures does not support the existing businesses
- Several preferences were recommended:
  - introduce the ordinance and hold a public hearing at the next meeting to hear from the public
  - Implement this ordinance and staff work on city code to address issues and concerns in detail over the next several months addressing itinerant merchant section in city code, etc.
- Implementation would allow business owners opportunities now or in the near future.
- Intent to create a walkable downtown, but there is nowhere to park

Mayor Lord restated for the record the three options presented by Councilmembers for the ordinance as she understood:

- Introduce and hold public hearing as normally done
- Introduce, postpone and refer to staff;
- Postpone and refer to advisory bodies; or

- Council can do nothing at all, as it is their decision.

ADERHOLD/ERICKSON MOVED TO POSTPONE ORDINANCE 25-54 TO THE SEPTEMBER 22, 2025 COUNCIL MEETING AND REFER THE ORDINANCE TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION AND HAVE STAFF DO ADDITIONAL REVIEW AND AMENDMENTS AS NEEDED.

Brief discussion on referring the ordinance to the Planning Commission followed.

ERICKSON MOVED TO AMEND THE MOTION TO ADD REFER TO THE CHAMBER OF COMMERCE.

Mayor Lord called for a second. Hearing none the motion failed due to lack of a second.

VENUTI/ADERHOLD MOVED TO AMEND THE AMENDMENT TO ADD REFER TO THE PLANNING COMMISSION AND ADD THE MEETING DATES

There was a brief acknowledgement that the ordinance would still need to be back before the Council at their second meeting in September and it was determined that the Planning Commission had a regular meeting on September 3, 2025 and the EDC had a meeting on September 9, 2025.

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

Motion carried.

Mayor Lord stated the amended motion to postpone for the record as follows and expressed her appreciation for the compromises and collaboration displayed.

ADERHOLD/ERICKSON MOVED TO POSTPONE ORDINANCE 25-54 TO THE SEPTEMBER 22, 2025 COUNCIL MEETING AND REFER TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION AND THE PLANNING COMMISSION FOR REVIEW AND RECOMMENDATION AT THEIR SEPTEMBER MEETINGS AND FOR STAFF TO DO ADDITIONAL REVIEW AND AMENDMENTS AS NEEDED.

There was no further discussion.

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

Motion carried.

- b. Ordinance 25-55, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating Funds in the Amount of \$8,000 from the Community Recreation Center Fund for a Public Information Campaign in Connection with the Ballot Proposition to Approve a City Sales Tax Increase in the Amount of 0.3%, for a Term of Eight Years, for the Purpose of Financing the Acquisition and Construction of a Multi-Purpose Community Recreation Center. Davis/Aderhold. Introduction August 11, 2025, Public Hearing and Second Reading August 25, 2025.

Mayor Lord introduced Ordinance 25-55 by reading of the title and requested a motion.

DAVIS/ADERHOLD MOVED TO INTRODUCE ORDINANCE 25-55 BY READING OF TITLE ONLY.

There was a brief comment on not making a motion or second and letting the motion die at the table.

Mayor Lord requested a roll call vote.

VOTE. NO. ADERHOLD, HANSEN, PARSONS, VENUTI, ERICKSON, DAVIS.

Motion failed.

- c. Ordinance 25-56, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$1,200,000 from the Homer Accelerated Roads and Trails (HART) Road Fund to the Highland Drive Culvert Replacement Project. City Manager/Public Works Director. Introduction August 11, 2025, Public Hearing and Second Reading August 25, 2025.

Memorandum CC-25-203 from Public Works Director as backup.

Mayor Lord introduced Ordinance 25-56 by reading of the title and requested a motion.

ADERHOLD/VENUTI MOVED TO INTRODUCE ORDINANCE 25-56 BY READING OF TITLE ONLY.

Mayor Lord reviewed discussion during the Committee of the Whole and opened the floor for discussion.

Councilmember Parson requested more details on the reason for this project and why it costs \$1.2 million emergency road repair for better transparency for the public's information.

Councilmember Davis recounted personal experience with the incident on Fairview near Woodard Creek crossing.

Mayor Lord provided information on her review of the project and supported the project, acknowledging the high costs but wondered how many other similar situations that Homer has and that should be planned for in the near future.

VOTE. 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 reviewed the report in the packet and provided brief comments on the following:

- Sewer Revenue versus Water consumption data in the rate model
  - Having the water and sewer rate discussion prior to mid-biennium budget review
    - Scheduling more time for all questions and concerns to be addressed
    - Submit questions and provide list of considerations and concerns
  - Actual detailed explanation on what went wrong with the rate model.
  - The rate information that was contained in the rate model was incorrect which caused the shortfall
- Appreciation for providing a response to Council questions on the city leases.

- City asking from a business lawyer position as that is where the conflict occurs, how a business works versus how the government does
  - City Lease changes do not occur without Council approval
  - It is incumbent on the city to work to the benefit of the city
- Leadership transition for the Fire Department
- ISO Surveys and status
- Established a Special Meeting on Tuesday, August 19, 2025 at 4:00 p.m.
- HART Policy Manual Status update

## **PENDING BUSINESS**

- 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 Lord introduced Resolution 25-070 by reading of the title and noted that this was postponed from the July 28, 2025 meeting. She noted that the motion before Council was as follows and open the floor for discussion.

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

Councilmember Davis noted the discussion at the Committee of the Whole that we postponed the discussion on this resolution and brought forward an ordinance that better addresses the issue and supersedes this resolution, which can be voted down.

VOTE. NO. PARSONS, ADERHOLD, DAVIS, HANSEN, ERICKSON, VENUTI.

Motion failed.

## **NEW BUSINESS**

### **RESOLUTIONS**

- a. Resolution 25-074, A Resolution of the City Council of Homer, Alaska, Expressing the City's Gratitude to the Many Individuals and Groups that have Supported the Homer Public Library since its Founding. Venuti.

Memorandum CC-25-205 from Library Director as backup.

Mayor Lord introduced Resolution 25-074 by reading of the title and requested a motion.

VENUTI/ADERHOLD MOVED TO ADOPT RESOLUTION 25-074 BY READING OF THE TITLE ONLY.

There was a brief discussion on the information and listing of donors names and the length of time expended by staff to compile the information presented.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **COMMENTS OF THE AUDIENCE**

Kate Finn, city resident, expressed her appreciation for the ISO survey update from the City Manager, Council's thoughtful discussion on all the agenda items tonight but was sad for the outcome on Ordinance 25-52 as nothing is going to be cheaper in two years, and waiting longer for some action to be taken, doesn't make anything less complicated or easier putting off the multi-purpose community rec facility decision in her opinion and the Navy exercises whether there is a positive, negative or neutral impact to the exercises taking place during the same time that President Putin and President Trump are having talks in Anchorage in my opinion is coincidence is unlikely to be benign in intention or outcome so she was a little wary of this happening the way its happening and of course out of her control. She then expressed her appreciation for Council holding the big picture while she holds attention to some of the minutiae.

### **COMMENTS OF THE CITY ATTORNEY**

City Attorney Gatti had no comments.

### **COMMENTS OF THE CITY CLERK**

City Clerk Krause expressed appreciation for the Mayor's and City Manager's assistance in recruiting election workers and noted that she had a new Deputy City Clerk Scott Lynn inviting the Council to stop in and introduce themselves.

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

City Manager Jacobsen had no comments.

### **COMMENTS OF THE MAYOR**

Mayor Lord commented on the wild summer and how busy it has been and expressed appreciation for the work of all the local employers and employees. She noted Pier One's newest play, Thieves' Carnival and her daughter and a Commissioner's participation in the current production, urging drivers to acknowledge pedestrians and slow their speed and the upcoming start of school in the next week.

### **COMMENTS OF THE CITY COUNCIL**

Councilmember Hansen commented on her dipnetting success this year, fishing from shore versus a boat and her last child becoming a freshman at Homer High School this year.

Councilmember Erickson responded to the concerns of the public regarding the Multi-Use Community Recreation Facility stating that there was more work to do to bring that issue to the voters and that they wanted to do it right. She then stated it was time to get out and play and enjoy the rest of the summer.

Councilmember Davis commented for those who might have felt disappointed on the lack of local honey available on the market, well that issue should be changing here shortly, it has been a good year for beekeeping and after talking with others there should be an abundance available in two to three weeks. The start of school usually signals the end of nectar and time to pull the honey.

Councilmember Aderhold expressed comments on departing family and a return to focusing on more things and stated that flips, trips and falls are a real thing.

Councilmember Parsons expressed appreciation for the Clerk's Office, election season starting up and they are getting busier, guidance provided by the City Manager and the people serving on the Council and how they discuss topics without getting contentious, always polite and sharing thoughts and opinions even with really hard decisions. He stated that he did not want to vote no on things but ultimately making a decision that was best for the city going forward, noting he was fully supportive of a recreation center and when they are ready for it to go on the ballot they have a firm, steady project to present to the public.

Councilmember Venuti expressed Birthday wishes to Mayor Lord and Councilmember Aderhold and hoped everyone enjoys the last of the peony blooms in the area gardens, the fireweed is almost at the top. She noted that it has been a wonderful summer plenty of bees and glad to hear there will be plenty of honey soon. Ms. Venuti expressed her amazement at all the visitors to the Homer Spit and at one point being against expansion of the Harbor but seeing how busy it has become she is very supportive of it now.

Mayor Lord offered additional comments on the Celebration of Life for Roberta Highland and how much she had done for the community, and it was well attended by about 250 people, lots of August birthdays including her daughter Sadie turning 12.

#### **ADJOURNMENT**

Mayor Lord adjourned the meeting at 9:20 p.m. The next Regular Meeting is Monday, August 25, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A Worksession at 4:00 p.m. A Special Meeting at 4:00 p.m. on Tuesday, August 19, 2025 in the City Hall Upstairs Conference Room. All meetings are scheduled to be held in the City Hall Cowles Council Chambers, located at 491 E. Pioneer Avenue, Homer, Alaska unless noted otherwise.

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RENEE KRAUSE, MMC, CITY CLERK

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