

Session 25-06 a Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, February 24, 2025 by Mayor Rachel Lord at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance. City Council held a Worksession at 4:00 p.m. on Water and Sewer Utility Rates. Committee of the Whole was conducted at 5:00 p.m.

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

ABSENT: COUNCILMEMBER ERICKSON (EXCUSED)

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

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

Mayor Lord read the supplemental items into the record: **CONSENT AGENDA:** Item h. Ordinance 25-20 Amending HCC 21.16, Residential Office 21.24 GC1, and 21.26 GC2, Adding Studio as a Permitted Use in Each District. Public Comment Received and **COMMENTS OF THE AUDIENCE** Public comments received and requested a motion and second.

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

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

- Ordinance 25-12, Amend HCC 1.04 Provisions to Create a Hearing Officer Appointment Procedure

- Ordinance 25-11, Amend HCC 21.90 Administration and Enforcement to Direct Appeals to the Office of Administrative Hearings or a Hearing Officer
- Ordinance 25-13, Adopting Revisions to the Harbor Terminal Tariff Section 5.05 Recreational Vessel Insurance Requirements
- Ordinance 25-14, Accepting a Grant to Procure and Construct Fiber Optic Line for the RAW Water Transmission Main Replacement Project
- Ordinance 25-15, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Grant from the Homer Foundation Youth Advisory Committee in the Amount of \$1,000 for the Homer Public Library.
- Ordinance 25-16, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2025 Capital Budget by Appropriating \$22,000 from the Port Reserves Fund to Install Electricity to the Camera Poles at Ramps One Through Five.

Jim Anderson, city resident, expressed comments in support of Resolution 25-016 and encouraged Council to provide as much support as possible in facilitating the approval process due to his understanding AMCO was extremely backed up and issuing temporary licenses.

RECONSIDERATION

CONSENT AGENDA (Items listed below will be enacted by one motion. If a separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- a. Homer City Council Unapproved Special Meeting Minutes for January 27, 2025, February 10, 2025 and Unapproved Regular Meeting Minutes of February 10, 2025. City Clerk. Recommend adoption.
- b. Memorandum CC-25-060 from Mayor re: Re-Appointment of Robert Archibald to the Prince William Sound Regional Citizens Advisory Council (PWSRCAC). Recommend approval.
- c. Memorandum CC-25-061 from City Clerk re: Alcohol License Renewals for Water Rudders and Fresh Catch Cafe. Recommend approval.
- d. Memorandum CC-25-062 from Mayor re: Re-Appointment of Karin Marks to the Kenai Peninsula Economic Development District. Recommend approval.
- e. Ordinance 25-17, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating an FY24 Transportation Program Grant in the Amount of \$1,100,000 from the Denali Commission for the Purpose of Completing Design and Permitting for Homer Harbor Critical Float System Replacement Project. City Manager/Port Director. Introduction February 24, 2025 Public Hearing and Second Reading March 10, 2025.

Memorandum CC-25-063 from Port Director as backup

- f. Ordinance 25-18, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating an Additional \$17,000 from the Water Capital Asset Repair and Maintenance Allowance (CARMA) Fund to Purchase One Membrane Filter Module for the Water Treatment Plant. City Manager/Public Works Director. Introduction February 24, 2025 Public Hearing and Second Reading March 10, 2025.

Memorandum CC-25-064 from Public Works Director as backup

- g. Ordinance 25-19, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Chapter 5.16 Public Nuisance Abatement, to Direct Appeals to the Office of Administrative Hearings or a Hearing Officer Appointed by the City Manager. City Manager. Introduction February 24, 2025 Public Hearing and Second Reading March 10, 2025.

Memorandum CC-25-065 from Community Development Director as backup

- h. Ordinance 25-20, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.16 Residential Office District, 21.24 General Commercial 1 District, and 21.26 General Commercial 2 District, Adding Studio as a Permitted Use in Each District. Planning Commission.

Memorandum CC-25-066 from City Planner as backup

Councilmember Venuti requested this item to be moved to Ordinances item a.

- i. Ordinance 25-21, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$300,000 from the Water Capital Asset Repair Maintenance Allowance (CARMA) Fund for the Replacement of the Water Main on Ohlson Lane and Bunnell Avenue. City Manager/Public Works Director. Introduction February 24, 2025 Public Hearing and Second Reading March 10, 2025.

Memorandum CC-25-067 from Public Works Director as backup

- j. Ordinance 25-22, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Authorizing an Expenditure of \$10,000 form the Sister City 40th Anniversary Fund to Create the Sister City Program of Homer Field of Interest Fund with the Homer Foundation. Venuti. Introduction February 24, 2025 Public Hearing and Second Reading March 10, 2025.

Memorandum CC-25-068 from Sister City Coordinator as backup

- k. Ordinance 25-23, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a Grant from the Homer Foundation Youth Advisory Committee in the Amount of \$3,500 for Community Recreation Activities. City Manager/Recreation Manager. Introduction February 24, 2025 Public Hearing and Second Reading March 10, 2025

Memorandum CC-25-069 from Recreation Manager as backup

- l. Resolution 25-015, A Resolution of the City Council of Homer, Alaska, Awarding a Contract to Structured Communication Systems, Inc. of Anchorage, Alaska in the Amount of \$24,000 for the Development of a City of Homer Cybersecurity Plan and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Chief Technology Officer. Recommend adoption.
- m. Resolution 25-016, A Resolution of the City Council of Homer, Alaska, Petitioning the Alaska State Alcoholic Beverage Control Board to Issue Ten Additional Restaurant or Eating Place Licenses within the City of Homer as Authorized by Alaska Statute 04.11405. Davis/Venuti. Recommend adoption.

Memorandum CC-25-070 from Community Development Director as backup

Councilmember Davis requested this item to be moved to Resolutions item a.

- n. Resolution 25-017, A Resolution of the City Council of Homer, Alaska, Approving an Amendment to the City's Sublease with New Pacific Airlines, Inc. DBA Ravn Alaska and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum CC-25-071 from Port Director/Airport Terminal Manager as backup.

- o. Resolution 25-018, A Resolution of the City Council of Homer, Alaska, Amending Task Order 22-02, Owners Representative Services Contract with HDR Engineering for the New Large Vessel Harbor Project. City Manager/Port Director. Recommend adoption.

Memorandum CC-25-072 from Port Director as backup

- p. Resolution 25-019, A Resolution of the City Council of Homer, Alaska, Awarding a Contract for Fish Grinding Facility Operations to The Alaskan Fish Factory and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption.

Memorandum CC-25-073 from Port Director as backup

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

Mayor Lord requested a motion and second.

ADERHOLD/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. Worksession Report

City Manager Jacobsen reported Council discussion focused on the Water and Sewer Rate Model and information provided by Finance Director Fischer, with discussion on monthly service fees, addressing the inequity between seasonal residents and year round residents by implementing a user fee and not impacting the low volume users, City Council requested additional information.

b. Committee of the Whole Report

Councilmember Aderhold reported that Council brought forward discussion on a number of items:

Ordinance 25-19, Amending Homer City Code Chapter 5.16 Public Nuisance Abatement, to Direct Appeals to the Office of Administrative Hearings or a Hearing Officer Appointed by the City Manager.

- additional “nuisance” items to be addressed such as noise
- areas in code where appeals are directed to Council can be addressed by one legislation

Ordinance 25-20, Amending Homer City Code 21.16 Residential Office District, 21.24 General Commercial 1 District, and 21.26 General Commercial 2 District, Adding Studio as a Permitted Use in Each District.

- Parking
- Safety issues with parking

Resolution 25-016, Petitioning the Alaska State Alcoholic Beverage Control Board to Issue Ten Additional Restaurant or Eating Place Licenses within the City of Homer as Authorized by Alaska Statute 04.11405.

- Added to the Consent Agenda in error will require pulling it from the Consent Agenda
- Make a motion to postpone and hold a public hearing at the following meeting

Ordinance 25-17, Accepting and Appropriating an FY24 Transportation Program Grant in the Amount of \$1,100,000 from the Denali Commission for the Purpose of Completing Design and Permitting for Homer Harbor Critical Float System Replacement Project.

- Match appropriation funding options

Ordinance 25-21, Amending the FY25 Capital Budget by Appropriating \$300,000 from the Water Capital Asset Repair Maintenance Allowance (CARMA) Fund for the Replacement of the Water Main on Ohlson Lane and Bunnell Avenue.

- Requested addressing the reduction to the HART encumbrance in the supporting memorandum for the next meeting.
 - Did not want to unencumber those funds until after the bid opening for that project in case bids came in higher than projected.
 - Necessary to present clear project accounting for the Council and community.

Ordinance 25-22, Amending the FY25 Capital Budget by Authorizing an Expenditure of \$10,000 from the Sister City 40th Anniversary Fund to Create the Sister City Program of Homer Field of Interest Fund with the Homer Foundation.

- Explanation on funding the creation of the Field of Interest Fund with the Homer Foundation
- Separate from the fundraising that is currently happening in the schools to have student ambassadors.
- Clarification on what is a municipal sister city program and what is a community cultural organization exchange type effort.
 - Drawing the lines between municipal function and community function

On the Regular Agenda Council discussed the following:

Ordinance 25-11(S) Amending Homer City Code Chapter 21.90 Administration and Enforcement to Direct Appeals to the Office of Administrative Hearings ~~or a Hearing Officer Appointed by the City Manager.~~

- Concerns expressed on reducing the time for appeal from 30 days to 10 days
 - Consideration on how the reduction would impact the public and property owners
- Reference to calendar days versus working days
 - Holidays are not considered

c. Mayor's Report

Mayor Lord congratulated the Mariners Girls and Boys Ski Teams for winning championships, providing personal experiences when she coached cross country running teams at Homer High School noting most of the kids were only participating to get into shape for ski season. She expressed appreciation for the

groomers taking care of the trails even though it's been a low snow year, the coaches and schools who support those athletic programs as well. Mayor Lord noted that she spent the last week in Juneau advocating for the city, noted the priorities of the city and stating that they met with over a third of the legislative body with regards to the conditions of the Homer Spit Road and the need for State investment and the willingness of the city leadership to partner with State and Federal entities as the city does not have the money to take on a project of this magnitude. Mayor Lord expressed additional appreciation for having Councilmembers Aderhold and Hansen, City Manager Jacobsen, Port Director Hawkins and Communications Director Carroll available to provide valuable input during the meetings. She reported on the following:

- Department of Transportation & Public Facilities – Ryan Anderson, Commissioner and Catherine Keith, Deputy Commissioner
- US Coast Guard, 17th District Rear Admiral Dean, Commander
- Senate Finance Meetings at the LIO this Wednesday & Thursday

d. Borough Report

Kelly Cooper, Assembly person, reported on:

- New Borough Website
- Appointment of Assemblyperson Leslie Morton to fill Bill Elam's seat for District 5
- Purchasing a Building Automation System for Port Graham Schools
- Purchase an Excavator for the Homer Transfer Station
- Next Meeting is February 26th for Tourism Industry Work Group and
- February 18th is a Virtual Workshop on the comprehensive safety action plan
- Encouraged attendance at the Budget development talks at the 6pm
- School Budget development Meeting on February 11th at 6:00 p.m. at Homer High School

e. Planning Commission

Heath Smith, Commissioner reported on:

- Approved two Staff Reports regarding subdivisions of two properties
- Presentation from Chair Smith on a moratorium of coastal bluff properties, Conditional Use Permits for Additional Dwelling Units
- Reconsideration of rezoning a lot on Kachemak Drive that will be coming before the Council

f. ADA Advisory Board

Councilmember Parsons reported that the Board spent most of their time reviewing the updates to the transition plans and appreciation for the various departments getting that information to the Board as it was very helpful to see the progress that we are making and the timeline to implement more. The Board also discussed next steps for accessible harbor information gathering.

g. Library Advisory Board

Kate Finn, Boardmember reported the following was on the Board's recent agenda:

- Reviewed the policies and procedures and will be making final revisions next month and forwarding to Council for approval

- Presentation by the Friends of the Homer Library reviewing the many activities that they've done in 2024.
- The Homer Public Library 2024 annual report, which lists all the activities that were being implemented, and things that are happening through the library itself,
- Changing of the discussion rooms
- Upcoming Lifelong Learner Event March 29th
- Adding more fish to the fish wall to recognize donors
- Impending impacts to the availability of various databases that are provided to the Community through the library that are funded from the state and federal government sources.
- The number of visits to the Homer Public Library in 2024 was 100,000

In response to Councilmember Venuti, Councilmember Davis noted that Spencer Coe and Nancy Lord were chosen as Lifelong Learners for 2024.

h. Parks Art Recreation and Culture Advisory Commission

Ingrid Harrald, Commissioner reported the Commission had a very productive meeting:

- A presentation from Scott Bartlett, Homer Council on the Arts, working with the schools and students on a project meshing art and mental health to be a citywide display. He is in the planning stages at this time.
- Parks Improvements by Staff
 - New Signage at Ben Walters Park
 - Clearing of Alders at Karen Hornaday Park
 - Drainage issues at Bayview Park
- Camping is going to be open at Karen Hornaday Park on a trial basis with limited sites available
- Community Recreation has a number of programs available and improvements
 - Volleyball net is being installed
 - Swing Dance Program
 - Adult Basketball
 - Inlet Winds Band
- Possible impacts to the Community Recreation programming due to funding issues with schools
 - 70% of the programming is conducted at the HERC facility presenting limited opportunities for expansion
- Change in personnel for Recreation Division
- Over 4500 volunteer hours logged for Community Recreation programs in the past two years
- Scheduling an Art Facility Walk Through to provide more focus on the art responsibilities of the Commission
- Adding another layer to the Nomar Artists Wall seeking recommendations from local art organizations and the schools
- Starting work on policies and procedures but there are many needed so will take a bit to complete before coming back to Council
- Expressed appreciation for the land purchase, adding to the city parklands.

i. Lunch with A Councilmember Report

Councilmember Venuti reported discussions included the Harbor expansion project, Lighthouse Village project, cookies were why they were there and the most visited city facility from respondents was City Hall. She

presented the question to all the attendees upon arrival, asking why they were there and which city facility did they use the most.

j. AML Winter Conference Report

Councilmember Aderhold reported on Congressman Begich's presentation, Governor Dunleavy spokesperson presentation, and Larry Persily spoke about owning newspapers forming a website for posting of public notices, free of charge to municipalities since they pay the newspaper and the newspaper would be able to put it online. She questioned if that would fulfill the legal notice requirement.

Mayor Lord reported on attending the Conference of Mayors and did sign on to three Resolutions that were presented on issues that were listed on the resolution this Council passed at Feb 10th meeting.

PUBLIC HEARING(S)

- a. Ordinance 25-12, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Chapter 1.04, General Provisions to Create a Hearing Officer Appointment Procedure. City Manager. Introduction February 10, 2025 Public Hearing and Second Reading February 24, 2025

Memorandum CC-25-074 from Acting City Manager as backup

Memorandum CC-25-044 from Community Development Director as backup

Mayor Lord opened the public hearing.

Theo Noomah, city resident, expressed concerns on the availability of properly trained, experienced hearing officers through the State as the State has difficulties in filling seats for judges and to his knowledge is the only state without a law school and believed that this would be hard to fill and expensive, referring to the Hearing Officer.

Mayor Lord closed the public hearing and noted that there are two options for Council to select:

1. If Council wants to stick with using just the Office for Administrative Hearings (OAH) for appeals, and for clarity, there are three amendments needed for the ordinance. Suggested motions are provided.
2. If Council would like to proceed with the options of using the OAH or a Hearing Officer appointed by the City Manager there is one amendment needed. Suggested motion was provided.

Mayor Lord facilitated a brief discussion with input from the City Attorney on the following points:

- Expansion on the ability to have a Hearing Officer that has the qualifications would allow the process to proceed timely
- Using law firms with the qualifications selected from the competitive process
 - Not the City Manager picking someone
 - Rate would be unknown putting out for competitive process
 - Could range higher
- With OAH the City has a contract with very competitive rates
- OAH is trained judges and does not always agree with the City of Homer
- Broadening it to include other attorneys would increase the costs and it is unknown whether it would save time.
- Calendar days versus working days
- Postponing and bringing back a substitute or referring back to the Planning Commission.

ADERHOLD/VENUTI MOVED TO AMEND THE ORDINANCE TITLE, LINES 8 AND 9, TO READ: AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE CHAPTER 1.04, GENERAL PROVISIONS, TO ~~CREATE A HEARING OFFICER APPOINTMENT PROCEDURE.~~ **CLARIFY THE STATE OF ALASKA OFFICE OF ADMINSTRATIVE APPEALS SHALL HEAR APPEALS FOR ALL APPEALABLE ACTIONS.**

There was no additional discussion.

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

Motion carried.

Mayor Lord requested additional motions.

ADERHOLD/DAVIS MOVED TO AMEND THE WHEREAS CLAUSE, LINES 11-13 TO READ: WHEREAS, THE CITY OF HOMER HEREBY ~~WISHES TO REASSIGN~~ **S** RESPONSIBILITY FOR ALL **CITY** ADMINISTRATIVE APPEALS ~~FROM CITY STAFF TO THE STATE OF ALASKA OFFICE OF ADMINISTRATIVE HEARINGS; BUT TO RETAIN AUTHORITY TO APPOINT HEARING OFFICERS OUTSIDE OF THE OFFICE OF ADMINISTRATIVE HEARINGS IF DESIRED.~~

There was no discussion.

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

Motion carried.

Mayor Lord noted the twice amended ordinance was before them and requested an additional motion or discussion.

ADERHOLD/VENUTI MOVED TO AMEND THE ORDINANCE BY STRIKING LINES 123-129.

There was no discussion.

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

Motion carried.

Mayor Lord requested a motion to adopt the amended ordinance hearing no discussion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-12 AS AMENDED FOR SECOND AND FINAL READING.

There was no further discussion.

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

Motion carried.

- b. Ordinance 25-11, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Chapter 21.90 Administration and Enforcement to Direct Appeals to the Office of Administrative Hearings or a Hearing Officer Appointed by the City Manager. City Manager. Introduction February 10, 2025 Public Hearing and Second Reading February 24, 2025.

Ordinance 25-11(S), An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Chapter 21.90 Administration and Enforcement to Direct Appeals to the Office of Administrative Hearings ~~or a Hearing Officer Appointed by the City Manager~~. City Manager.

Memorandum CC-25-075 from Acting City Manager as backup

Memorandum CC-25-043 from Community Development Director as backup

Mayor Lord opened the public hearing for Ordinance 25-11 hearing and seeing no one coming forward to testify she closed the public hearing and requested a motion.

ADDERHOLD/VENUTI MOVE TO ADOPT ORDINANCE 25-11 BY READING OF THE TITLE.

Mayor Lord requested a motion to substitute.

ADDERHOLD/VENUTI MOVE TO SUBSTITUTE ORDINANCE 25-11 WITH ORDINANCE 25-11(S) BY READING OF TITLE ONLY.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ADDERHOLD/VENUTI MOVED TO AMEND ORDINANCE 25-11(S), LINE 12 TO DELETE THE PHRASE, "WISHES TO" AND CHANGE THE TENSE OF THE WORD "REASSIGN" BY ADDING AN "S"

Discussion ensued facilitated by the Mayor and City Attorney on the following:

- 30 days versus 10 days versus 15 days for appeal filing
- Calendar days versus working days
 - Holidays
- Planning Commission will receive an excerpt of the minutes.

ADDERHOLD/VENUTI MOVE TO REFER ORDINANCE 25-11(S) TO THE PLANNING COMMISSION PER HOMER CITY CODE 21.95.060

There was no discussion.

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

Motion carried.

- c. Ordinance 25-13, An Ordinance of the City Council of Homer, Alaska, Adopting Revisions to the Port of Homer Terminal Tariff No. 1, Rule 5 Section 5.05 regarding Liability Insurance Requirements for

Recreational Vessels. City Manager/Port Director. Introduction February 10, 2025 Public Hearing and Second Reading February 24, 2025.

Memorandum CC-25-045 from Port Director as backup

Mayor Lord opened the public hearing for Ordinance 25-13 hearing and seeing no one coming forward to testify she closed the public hearing and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-13 BY READING OF THE TITLE FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- d. Ordinance 25-14, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating the Hazard Mitigation Grant 4413-001 Amendment #2 from the Alaska Division of Homeland Security & Emergency Management, which Adds Funds in the Amount of \$120,300 to Procure and Construct a Fiber Optic Line as Part of the Raw Water Transmission Main Replacement Project and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Introduction February 10, 2025 Public Hearing and Second Reading February 24, 2025.

Memorandum CC-25-046 from Public Works Director as backup

Mayor Lord opened the public hearing for Ordinance 25-14 hearing and seeing no one coming forward to testify she closed the public hearing and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-14 BY READING OF THE TITLE FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- e. Ordinance 25-15, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Grant from the Homer Foundation Youth Advisory Committee in the Amount of \$1,000 for the Homer Public Library. City Manager/Library Director. Introduction February 10, 2025 Public Hearing and Second Reading February 24, 2025.

Memorandum CC-25-047 from Library Director as backup

Mayor Lord opened the public hearing for Ordinance 25-15 hearing and seeing no one coming forward to testify she closed the public hearing and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-15 BY READING OF THE TITLE FOR SECOND AND FINAL READING.

There was a brief discussion on the acceptance of small donations and if amending code to allow actions similar to this not have to go through Council. City Attorney Gatti provided guidance on the responsibility of Council to accept and appropriate funds.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- f. Ordinance 25-16, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2025 Capital Budget by Appropriating \$22,000 from the Port Reserves Fund to Install Electricity to the Camera Poles at Ramps One Through Five. City Manager/Port Director. Introduction February 10, 2025 Public Hearing and Second Reading February 24, 2025.

Memorandum CC-25-048 from Port Director as backup

Mayor Lord opened the public hearing for Ordinance 25-16 hearing and seeing no one coming forward to testify she closed the public hearing and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-16 BY READING OF THE TITLE FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

- a. Ordinance 25-20, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.16 Residential Office District, 21.24 General Commercial 1 District, and 21.26 General Commercial 2 District, Adding Studio as a Permitted Use in Each District. Planning Commission.

Memorandum CC-25-066 from City Planner as backup

Mayor Lord introduced the item and requested a motion to introduce.

ADERHOLD/VENUTI MOVED TO INTRODUCED ORDINANCE 25-20 BY READING OF TITLE ONLY.

Councilmember Venuti expressed opposition to including the Residential Office District in this action and recommended removing that section from the ordinance.

Mayor Lord requested a motion.

VENUTI MOVED TO AMEND ORDINANCE 25-20 TO OMIT RESIDENTIAL DISTRICT 21.16

Mayor Lord requested clarification from the Clerk if the amendment was sufficient or should include the appropriate line numbers.

City Clerk Krause noted that she would need to review the ordinance first before responding.

City Attorney Gatti provided input on amending the ordinance at the table or remanding back to the Planning Commission.

Mayor Lord requested clarification from the City Attorney regarding amending the ordinance to remove the district and requiring Council to refer it back to the Planning Commission.

City Attorney Gatti stated that confirmation from the City Planner on that issue would be helpful but believed that recommending those changes and bringing back a substitute ordinance for the next meeting or referring to the Planning Commission to implement that amendment was the best course of action.

Mayor Lord suggested that Council has two options, take a five-minute break and Councilmember Venuti can discuss with the City Manager the amendment or introduce the ordinance with a plan to bring back a substitute or amendments as she would prefer not sending the ordinance back to the Commission.

Councilmember Davis stated that he did not support sending it back to the Planning Commission and did not believe there was support for the amendment further noting that there was no second for the motion.

Mayor Lord called for a second, none was offered and the amendment failed for a lack of a second.

Further discussion and clarification was facilitated on the following:

- parking requirements in Residential Office District
- having a permitted use in a district and requirements for that use
- designating studios allowed by Conditional Use Permit
 - would require the ordinance to go back to the Planning Commission
 - would be a substantial change
- Process to grant a zoning permit in the district for new construction
 - Completed review is administrative, no public hearing required
 - Conditional Use Permit has the public hearing notice and requirement
- Process for granting a change of use permit for existing structures
 - Parking is usually a big concern and factor
- Definition of studio as defined in Homer City Code 21.03.10
- This is being recommended in Residential Office district only
 - This district already allows, professional services, mortuaries, etc.
 - Dance Studio similar to professional services
 - City Code currently specifically calls out this use

Mayor Lord called for additional discussion and none was offered.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

a. City Manager's Report

City Manager Jacobsen commented on the following:

- Senator Finance Committee Public Comment Opportunity, Thursday Feb 27th at 1:00 p.m.
- Amendment #2 for the Statewide Transportation Improvement Plan (STIP) Public Comment Period open through March 26th
 - Information is available on the city website
- b. Financial Report
 - Monthly FY25 YTD Report

City Manager Jacobsen noted the difference, in response to Councilmember Aderhold's query and will provide the information for Council regarding revenues – water at 63% and sewer at 56% and reasons for this being reflected as such for the next meeting.

PENDING BUSINESS

NEW BUSINESS

RESOLUTION(S)

- a. Resolution 25-016, A Resolution of the City Council of Homer, Alaska, Petitioning the Alaska State Alcoholic Beverage Control Board to Issue Ten Additional Restaurant or Eating Place Licenses within the City of Homer as Authorized by Alaska Statute 04.11.405. Davis/Venuti. Recommend adoption.

Memorandum CC-25-070 from Community Development Director as backup

Mayor Lord introduced the item and requested motion.

DAVIS/VENUTI MOVED TO ADOPT RESOLUTION 25-016 BY READING OF THE TITLE.

Discussion ensued by Council providing clarification on bringing this action before Council due to the need within the city, changing regulations, and research provided by staff. It was noted that recommendations from the Alcohol Marijuana Control Office (AMCO) were to provide public involvement at the city level before submission to the State. It was questioned if the right acronym was used to reference the Alcohol Beverage Control Board.

DAVIS/VENUTI MOVED TO POSTPONE RESOLUTION 25-016 TO THE MARCH 10, 2025 MEETING TO HOLD A PUBLIC HEARING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Sandy Garrity, a member of Women in Action, expressed concerns on the Homer Volunteer Fire Department regarding volunteers and hired personnel and changes that have occurred and encouraging City Council to look into the matter.

Kate Finn, city resident, expressed concerns on the Fire Department actions regarding former staff Samantha Cunningham and trainers, and the loss of her services and others plus volunteers noting that under prior chiefs the volunteer base and employees were stable.

Pat Case, city resident, announced the unexpected loss to the community of Joyanna Geisler, founder and director of the Independent Living Center for 35 years, assuring everyone as a member of the Board of Directors, there will be no immediate changes and they are solidly staffed and funded. Joyanna established a solid foundation to expand and provide services and will continue with the expansion to the valley.

Cathy Stingley, city resident, expressed sentiments recalling Joyanna Geisler's beginnings at a desk in a hallway of a former business in Homer.

Josephine Ryan, city resident, former Fire Department volunteer and historian, expressed comments and concerns regarding the actions of Homer Volunteer Fire Department regarding permanent employees and volunteers since Chief Kirko became the chief. She reported on various incidents where volunteers were not notified of the changes prior to them happening.

Ginger Drais, city resident, expressed concerns on the fire department, the expense of living in Homer and effects on insurance rates. She echoed sentiments previously expressed and supported the recommendation for Council to implement a special body to look into the situation.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti expressed appreciation for the Council questions and public comments on the measures on the agenda.

COMMENTS OF THE CITY CLERK

City Clerk Krause announced the ongoing vacancies for a Student Representative on the Economic Development Advisory Commission and the vacant seat on the ADA Advisory Board.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen reported that in early 2024 Chief Kirko did bring information regarding a company to perform an evaluation of the Homer Fire Department, she also provided a brief report on her experience in Juneau visiting with the Legislators and expressing appreciation for the preliminary work an assistance of the City Lobbyists.

COMMENTS OF THE MAYOR

Mayor Lord expressed kind sentiments for the passing of Joyanna Geisler, appreciation for the efforts and work of the lobbyists arranging the time with the State Representatives and Senators, funding of education to keep up with inflation and impacts to students, noting that public school students are doing incredibly well and would like to hear more of the positive comments on their students and where they are succeeding.

COMMENTS OF THE CITY COUNCIL

Councilmember Hansen reported personal experience with one of her children with Standardized testing, her experience being introduced to the Legislators and being humble and appreciated the City allowing her the opportunity to attend the Conference and go to Juneau.

Councilmember Davis reported on the Battle of the Books by the Co-ed Team from Homer High School and he received notice that Homer received third place.

Councilmember Aderhold expressed her experience in knowing Joyanna Geisler and when she heard of her passing and remembered that Joyanna could be very fierce in her passion.

Councilmember Parsley expressed comments on how much Joyanna Geisler devoted to bringing the services that the Independent Living Center provides to the community, and her dedication to make sure those in need received services.

Councilmember Venuti commented on the slogan Leave No Child Behind and what that meant to her, encouraging the public to visit the LIO and speak to Amber regarding the upcoming public hearings and expressed appreciation to the Coast Guard and the group, Women in Action. She then related a story regarding participation in Battle of the Books.

ADJOURNMENT

Mayor Lord adjourned the meeting at 8:18 p.m. The next Regular Meeting is Monday, March 10, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A worksession is scheduled for 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, MMC, CITY CLERK

APPROVED: _____