

Session 25-10 a Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, April 14, 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 ERICKSON, HANSEN, ADERHOLD, VENUTI, PARSONS, DAVIS

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

### **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 Aderhold attended electronically. A full Council was present.

**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. Resolution 25-027 Approving Assignment of Ground Lease and Security Agreement between the City and Berth II, Inc. to Happy Face, LLC. Landscape Plan, **CITY MANAGER'S REPORT** Item a. City Manager's Report and Resolution 24-124(S) with corresponding backup as attachment and under **RESOLUTIONS** Item a. Resolution 25-026, Awarding the Contract for Federal Lobbyist Services. Substitute Resolution.

DAVIS/ERICKSON MOVED TO AMEND THE AGENDA TO HEAR THE LEGISLATIVE REPORT FROM SENATOR STEVENS.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Lord noted the agenda was approved and that Council Chambers was packed with people.

### **MAYORAL PROCLAMATIONS AND RECOGNITIONS**

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

Mayor Lord invited the public to comment on items already on the agenda with the exception of the following:

- Ordinance 25-28, Un-appropriating \$268,605 of HART Roads Funds from the Ohlson Lane West Bunnell Avenue Reconstruction Project.
- Ordinance 25-29, Appropriating an Additional \$3,200 from the Homer Accelerated Roads and Trails (HART) Trails Fund for Change Order No. 1 to Kinney Engineering Task Order 24-01.
- Ordinance 25-30, Appropriating an Additional \$57,073.12 from HAWSP for the Purpose of Reimbursing Six Property Owners in the Bunnell Ave/Charles Way Special Assessment District for the Cost of E-One Lift Stations.

Connie Wolfolk, property manager, commented on Resolution 25-031 citing the damage that could occur to the businesses that would be affected by the project and the lack of notice to the business owners and property owners that this project was going forward. She encouraged City Council to postpone this project to the fall.

Linda Gorman, Homer Area Beekeepers and one of the founders of the group, provided the benefits to the beekeepers in the area and pollinators in general.

Michael Swoboda, city employee and vice chair of the employee committee, commented in support of Resolution 25-030 and spoke on the benefit to the employees that serve on-call and noting that this will bolster the incentive to retain those employees plus bringing the city rates to surrounding municipalities.

Paul Seaton, city resident, commented on Resolution 25-033 directing his comments to encourage consideration and allowing a Community Solar Project on these parcels.

Pat Case, city resident, commented on Resolution 25-031 in support noting that moving the project to August, in the rainy season does not work, he advocated for the benefits to the businesses when it will be completed and it is appropriate for the city to have those businesses become accessible to everyone as there are businesses that preclude people in wheelchairs or walkers.

Scott Livingston, owner of Wild Honey Bistro, expressed his opposition to Resolution 25-031 noting the lack of communication regarding the timing and urging City Council to postpone the project so that they can better prepare for the impact that it will have on the revenues of the business.

Alex Sweeny, business owner, AJ's Steak House and Driftwood Inn and RV Park, expressed comments in opposition to Resolution 25-031 requesting City Council postpone the project to allow the area businesses to better prepare, noting the financial impact that this project will have to their businesses and the lack of communication from the city on the status of the project.

Camden Doughty, city resident and employed by the Driftwood Inn, expressed comments supporting the value to the community of the operations of the business, how long it has been established and encouraged City Council to postpone Resolution 25-031. He then provided comments related to the seismic impacts and possible harm that the project will possibly do to the historic buildings and thus the businesses.

Kelly Swear, employed by the Driftwood Inn, commented on behalf of employees on Resolution 25-031 and were notified of the impact that this project will mean to their livelihood and homes. She noted the impacts that a construction project could have on their lives and encouraged the City to work with the business owners on a better plan one that protects the buildings and the people behind the businesses.

Tianna Hopper, manager at Wild Honey Bistro, commented on behalf of the employees of the business, regarding Resolution 25-031, expressing support for previous comments made noting that they are all looking to get as much out of tourism this summer as possible and if that gets impacted by construction they will lose what little they do get in the way tourist revenue, encouraging Council to hit the pause button so that they can plan for the impact and seek ways to resolve problems that come from the project.

Rick Vann, property owner, echoed sentiments regarding the lack of communication regarding Resolution 25-031 and the city not advising property owners until the past week that it was happening. He expressed comments on his current project and reiterated his displeasure at not being contacted by the City with updates on the project when they were told they would be.

Karen Shealy, business owner, expressed comments on Resolution 25-031 and the impact construction would put on her business, her recent improvements to her business with the intent to make up some of those costs during the summer season, urging Council to reconsider and postpone the project.

Connie Vann, city resident, expressed comments on Resolution 25-031 regarding the success of the project and that it could be more successful if they postponed it to allow more planning and communication so that construction will be less devastating to the businesses.

Mike Parrish, speaking on behalf of the Elks Lodge, past exalted ruler for the Lodge and current member of the Board of Directors, commented in support of Resolution 25-031 stating that the water and stormwater system could be impacted at any time by a good earthquake due to the age of the infrastructure. He continued by stating summer is known to be construction season in Alaska and postponement of the project would not change anything.

Patrick Houlihan, city employee, expressed support for Resolution 25-030 noting he was proud to serve the city by standing on call to clear snow from the airport or respond to a broken pipe or heating outage when needed but he believed it was time for the city to increase the rate to be competitive with other communities and noted the requirements of employees who serve on call.

Lillian Doughty, city resident and employee at the Driftwood Inn, expressed comments on Resolution 25-031, questioned if the city performed a full geotechnical review, imposing the liability responsibility on the Contractor with public outreach, following through on providing updates for the project that were made in 2022 to property owners/stakeholders and putting multiple businesses out of business by hurrying through this project.

Adrienne Sweeny, Innkeeper at the Driftwood Inn and co-owner of AJ's Steakhouse provided comments on Resolution 25-031 stating that they operate nine businesses across eleven lots in Old Town and noted it was not just a construction timeline at stake but the livelihood of their family, the employees and vital part of Homer's economy. She did not have opposition to the project but advocated for postponement citing irreparable and dire impacts to the survival of the businesses.

Stacy Stone, Attorney with Homeswell and Barcott, Offices in Anchorage and Kenai, property owner in Homer, representing the Sweeney Family and associated businesses, commented on Resolution 25-031 stated legal realities that come from the lack of considerations for traffic, pedestrian circulation, parking issues, noted the concerns expressed by Councilmember Aderhold in November 2024, support from the businesses for the project to go forward but urged the city to collaborate and make sure they are not harming the businesses by

legally compromising the city which would inevitably cost more than what is being saved rushing into this project.

## **RECONSIDERATION**

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

- a. Homer City Council Regular Meeting Minutes of March 24, 2025. City Clerk. Recommend adoption
- b. Memorandum CC-25-099 from Mayor re: Re-appointments of Marcia Kuszmaul to the Library Advisory Board. Recommend approval.
- c. Ordinance 25-31, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget Supplemental Appropriation of \$72,382 from the Public Works Capital Asset Repair and Maintenance Allowance (CARMA) Fund for a Change Order to the Fuel Island Replacement contract to also include Underground Tank Removal. City Manager/Public Works Director. Introduction April 14, 2025 Public Hearing and Second Reading April 28, 2025.

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

### **Moved to Ordinances item a.**

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

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

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

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

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

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

- g. Ordinance 25-35, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Re-appropriating Alaska Department of Environmental Conservation (ADEC) Alaska Clean Water Action (ACWA) Grant Funds from the Beluga Slough Green Infrastructure Stormwater Treatment System Project to the Purchase of Hydroseeding Equipment. City Manager/Public Works Director. Introduction April 14, 2025 Public Hearing and Second Reading April 28, 2025.

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

h. Resolution 25-027 A Resolution of the City Council of Homer Alaska, Approving the Assignment of a Ground Lease and Security Agreement between the City and Berth II, Inc., for the Property with a Legal Description of T7S R13W Section 1 Seward Meridian HM0890034 Homer Spit Amended Lot 32, in the Homer Recording District, State of Alaska, also known as Kenai Peninsula Borough Parcel No. 18103432 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption.

Memorandum CC-25-107 from Port Property Associate as backup.

i. Resolution 25-029, A Resolution of the City Council of Homer, Alaska, Accepting the Fiscal Year 2024 Basic Financial Statements and Acknowledging the Management Letter Submitted by the City's Independent Auditor, BDO USA, LLP and Authorizing the City Manager to Execute the Financial Report. City Manager/Finance Director. Recommend adoption.

j. Resolution 25-031, A Resolution of the City Council of Homer, Alaska Awarding a Contract to East Road Services, Inc. of Homer, Alaska, in the Amount of \$2,064,000 for the Ohlson Lane West Bunnell Avenue Roadway and Water Improvement Project and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk. Recommend adoption.

Memorandum CC-25-110 from City Engineer as backup.

**Moved to Resolutions item d.**

k. Resolution 25-032, A Resolution of the City Council of Homer, Alaska, Authorizing the Issuance of a Task Order to Nelson Engineering, PC in the amount of \$63,412 for Bidding and Construction Assistance Services for the Ohlson Lane and W. Bunnell Avenue Road Reconstruction Project. City Manager/City Engineer. Recommend adoption.

Memorandum CC-25-111 from City Engineer as backup.

l. Resolution 25-033, A Resolution of the City Council of Homer, Alaska Approving a Contract to McSwain Appraisals, LLC in the Amount of \$12,000 to Provide Appraisal Services to Support the Kachemak Peatlands Project and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/City Engineer. Recommend adoption.

Memorandum CC-25-112 from City Engineer as backup.

**Moved to Resolutions item e.**

Mayor Lord requested the Clerk to read the Consent Agenda.

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

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

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

## VISITORS

### a. Legislative Report - Senator Gary Stevens

Mayor Lord invited Senator Stevens to provide his report.

Gary Stevens, Alaska State Senator expressed his appreciation to Council for allowing him to speak at this time and provided the Council with a report on legislative actions to date on the following:

- Education funding
  - House Bill 69 adding \$1000 to the Base Student Allocation
    - The Governor has stated that he will veto this Bill
    - A joint session is required to determine if the legislature will override the veto
      - A 2/3's vote (40 out of 60) would be required to override the veto
- Retirement Issues
  - Several Bills regarding the retirement system
  - Many workers leaving as there are better systems in other places
- Elections Issues
  - Updating the election process
    - Addressing issues only related to Alaska's unique situation
    - Counting Ballots as soon as they are received
  - Senate Bill 64 is in Senate Finance
- Energy Issues
- Loss of Federal Workers
  - NOAA
  - Social Security Administration
- Federal Budgetary Cuts
  - IMLS
  - Energy Projects related to Climate Change
  - Programs for People with Disabilities
  - Medicaid

Addressing New Revenue related to the following:

- Tax issues with oil companies
- E-commerce businesses corporate income tax
- Corporate Income Tax

### b. FY24 Audit Presentation - BDO USA PC, Bikky Shrestha

Mayor Lord introduced the item and provided an introduction to Mr. Shrestha noting he provided a more thorough review of the FY2024 Audit with a presentation at the Committee of the Whole.

Mr. Shrestha provided a summary review of the FY2024 Audit for Council and audience present. He touched on the following:

- The objective of the audit
- Completed in a timely manner

- Financial statements and report issued on March 31, 2025
- The responsibility of BDO USA, PC
- Accounting Practices, Policies Estimates and Significant Unusual Transactions
- Qualities of the City's Financial Reporting
- Corrected or uncorrected Misstatements
- Internal Control Over Financial Reporting
- Other Required Communications
- Independence

There was no questions from City Council.

Mayor Lord extended her appreciation to Mr. Shrestha, the City Manager and the Finance team for an excellent and timely completion of the 2024 Audit.

c. Homer Wilderness Leaders (HoWL) Presentation & Annual Dirt Bag Clean Up Event - Todd Hineman

Mayor Lord introduced the item by reading of the title and welcomed Todd Hineman and Libby Bushell

Todd Hineman and Libby Bushell provided a brief presentation on Homer Wilderness Leaders (HoWL) and their growth and work with area youth developing leadership skills, wilderness skills, and cleaning up the local roads and beaches, involvement with the local Native communities and accessibility for all ages and abilities.

Councilmember Venuti expressed appreciation for the great pictures. She questioned the costs to participate.

Ms. Bushell responded that they do work on a sliding scale and interested parties can send donations to the Homer Foundation.

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

a. Committee of the Whole Report

Councilmember Davis reported that Council had discussions on the following:

- Resolution 25-031 regarding written comments received
- Resolution 25-033 regarding appraisal services for the Kachemak Peatlands Project
- A more detailed and in-depth report and presentation on the FY2024 Audit
- A brief discussion due to time constraints on the proposed FY26/FY27 Budget

b. Mayor's Report

Mayor Lord noted the following:

- Traveled to Kodiak to attend a conference for her work
- Attended the Kachemak Rotary Club
  - Brazilian Exchange Student provided an overview on her activities
- Started a draft of all the clubs and activities available for people to engage in the community and look forward to completing that and having it available for the community. It will include activities in addition to what is shown on the City website through Community Recreation and the Library and the Chamber of Commerce.

- More details are included in her report found at <https://deskofthehomermayor.substack.com> and a link can also be found on the Mayor's webpage on the city website.

c. Borough Report

Assembly person Cooper provided a report on the following:

- Meeting in Seward on April 15, 2025
  - Budget for Services Areas on the eastern peninsula
- Citizen Initiative for Ballot Proposition to Hand Count Borough Election Ballots will be on the October ballot
  - if passed it would affect the 2026 Election
  - May have impacts to how the Borough conducts elections with the City of Homer
  - Resolution coming forward at future meeting regarding educating the public on this initiative
- Tourism Industry Working Group Meeting
  - Did not reach consensus on recommendations to send to the Assembly
  - Postponed for additional 30 days
- Homer has the distinction of being the most expensive place to live in Alaska
  - Property Assessments continue to increase
  - Seward and Homer have had tremendous increases
  - Borough does not have the authority to adjust property taxes the State of Alaska has the authority
  - Requesting a voluntary or optional tool to cap property tax assessments

d. Port and Harbor Advisory Commission Report

There was no report provided.

e. Economic Development Advisory Commission

Karin Marks, Chair reported on topics the Commission has addressed at their March and April meetings as follows:

- Explained there was a bit of mix-up in timing for the March report
- Reviewed the draft Comprehensive Plan in March and submitted a report to the consultant regarding City's role and community's goals recommending some of the community goals being included in the appendices
  - Document was not user friendly
  - Needed to be more concise
  - Use of Staff and Council time wisely with essential matters
- April meeting centered on receiving current information to determine what they should focus on next and received updates on the following:
  - South Peninsula Hospital's Childcare and Housing Projects
  - Cruise Ship and Bus Tours
- Commission appreciated being provided the opportunity to review the draft Comprehensive Plan to provide formal feedback and would appreciate the same consideration with the draft of Title 21 when ready so they can view it through an economic perspective.
  - Review of issues and projects through economic lens is valuable



- Encouraged Council to continue to use the Commission
  - Announced the Kenai Peninsula Economic Development Industry Forum on April 24, 2025 at the Kenai Chamber of Commerce 9:00 a.m. to 4 p.m. and attendance can be done by Zoom too.
- f. American with Disabilities (ADA) Advisory Board

Boardmember Case reported that the Board addressed the following items at their April meeting:

- Attended his first meeting as a Boardmember
- Reviewed bylaws to address a few minor corrections
- Approved amending the meeting schedule to not meet in July and December
- Approved the draft Request for Information document to be resubmitted to Council for approval
- Endeavoring to recruit for the remaining vacancy, a parent of a child or in the younger demographic, to have more diversity on the board.
  - Amending meeting time to 4:30 p.m. to encourage applicants within the demographic.
- Discussion on the status of projects with grant funding relevant to accessibility

### **PUBLIC HEARING(S)**

a. Ordinance 25-28, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Unappropriating \$268,605 of Homer Accelerated Roads and Trails (HART) Roads Funds for the Ohlson Lane West Bunnell Avenue Reconstruction Project. City Manager/Public Works Director. Introduction March 24, 2025 Public Hearing and Second Reading April 14, 2025

Memorandum CC-25-091 from Public Works Director as backup.

Mayor Lord opened the public hearing for Ordinance 25-28.

Pat Case, city resident, expressed comments regarding returning the funds to the HART funds to be available for other projects.

Mayor Lord closed the Public Hearing and requested a motion.

DAVIS/VENUTI MOVED TO ADOPT ORDINANCE 25-28 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION UNANIMOUS CONSENT.

Motion carried.

b. Ordinance 25-29, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating an Additional \$3,200 from the Homer Accelerated Roads and Trails (HART) Trails Fund for Change Order No. 1 to Kinney Engineering Task Order 24-01 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Introduction March 24, 2025 Public Hearing and Second Reading April 14, 2025.

Memorandum CC-25-092 from Public Works Director as backup.

Mayor Lord opened the public hearing for Ordinance 25-29. Hearing and seeing no one interested in providing testimony, she closed the public hearing and requested a motion and second.

DAVIS/VENUTI MOVED TO ADOPT ORDINANCE 25-29 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION UNANIMOUS CONSENT.

Motion carried.

c. Ordinance 25-30, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating an Additional \$57,073.12 from the Homer Accelerated Water and Sewer Program (HAWSP) for the Purpose of Reimbursing Six Property Owners in the Bunnell Ave/Charles Way Special Assessment District for the Cost of E-One Lift Stations. Aderhold/Hansen. Introduction March 24, 2025 Public Hearing and Second Reading April 14, 2025.

Memorandum CC-25-093 from City Manager as backup.

Mayor Lord opened the public hearing for Ordinance 25-29. Hearing and seeing no one interested in providing testimony, she closed the public hearing and requested a motion and second.

DAVIS/VENUTI MOVED TO ADOPT ORDINANCE 25-30 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION UNANIMOUS CONSENT.

Motion carried.

#### **ORDINANCE(S)**

- a. Ordinance 25-31, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget Supplemental Appropriation Appropriating of \$72,382 from the Public Works Capital Asset Repair and Maintenance Allowance (CARMA) Fund for a Change Order to the Fuel Island Replacement contract to also include Underground Tank Removal. City Manager/Public Works Director. Introduction April 14, 2025 Public Hearing and Second Reading April 28, 2025.

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

Mayor Lord introduced the topic by reading of the title and requested a motion and second to introduce Ordinance 25-31.

DAVIS/VENUTI MOVED TO INTRODUCE ORDINANCE 25-31 BY READING OF TITLE ONLY.

There was a brief discussion on the funding source since the memorandum and ordinance title stated different sources. Clarification was provided by the City Manager noting that the title to the Ordinance provided in the packet was correct and the memorandum and agenda will be corrected to reflect the right verbiage for the next meeting. The ordinance title should be the following:

*An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating an Additional \$72,382 from the General Fund Unassigned Fund Balance for a Change Order to the Fuel Island Replacement Contract to also Include Underground Tank Removal.*

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Lord noted for the record that the ordinance was introduced and will be brought back for public hearing at the next meeting.

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

a. City Manager's Report

- Title 21 Re-write Update from Agnew::Beck
- CIRCAC Update from the Board of Directors
- April Employee Anniversaries
- Resolution 24-124(S)
- Tourism Industry Working Group Report

City Manager Jacobsen noted her report was included in the supplemental packet and facilitated discussion on the following:

- Status of the Homer Volunteer Fire Department Report
  - Removal of confidential or identifying information is taking more time than initially realized was needed due to the content and the intent is not to make errors
- Continued monitoring of Highland Drive situation which is still limited to one lane of traffic with 50% load capacity. She noted the possible closure of the road in the near future.
- Tourism Industry Working group draft report
- Proposed FY26/FY27 Budget Binder review
  - Estimated Revenue Projections
  - Combined Expenditures
    - Individual Department Budgets Breakdowns
      - Budget Narratives – drafts
        - Finance Director will provide drafts for the final budget document
  - Personnel Staffing starts on page 93
    - Provides historical information from FY 2023
  - Capital Asset Repair Maintenance Allowance Balance Report
  - Capital Projects Requested by Departments
    - General Fund, Water & Sewer and Port & Harbor
    - Still in process on determining the priorities within those requests to make recommendations and include in transfers required to fund those capital projects

Mayor Lord requested the materials to be provided on the website. She then requested Council to determine how they wanted to proceed with discussions on the materials noting that the narratives assist Council seeing Administration's perspective.

Mayor Lord acknowledged the following points:

- that this will be a difficult budget for Council, the toughest since 2017
- Council's feedback on budget priorities and budget reductions so it is standardized

- Working together with the City Manager and Community on bringing forward the best budget
- Commitment of having additional worksessions

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

- Councilmember individual meetings with the City Manager
- Process and procedures for making amendments to the proposed budget
  - Forms
  - Processes for amending the Operating Budget and Capital Budget
    - Budget required to cover operating and maintenance costs
    - Previously Council has not been involved directly with the Operating Budget amendments focused on the Capital Budget
- Proposed budget reflects needs and some wants
  - Making sure that what is included in the budget is a requirement not a “want”
  - Department did a good job presenting required items only and cutting where they could
  - Reviewing capital requests taking some time and are not included in this document presented
  - Additional Requests for Personnel are through the operating budget and were included
- Final draft of the Biennial Budget will be presented by the deadline of May 16<sup>th</sup> which by Homer City Code requires the draft budget to be presented to Council by the third Friday in May
- ADA Compliance at the airport and grant availability
- Receiving input from Council on funding city needs from the unassigned fund balance
- Council expressed appreciation on the status update on Federal Funding changes
- Scheduling a worksession for the April 28, 2025 worksession at 4:00 p.m.
  - Moving a Special Meeting to 3:00 p.m. for Executive Session
  - Strategic Doing worksessions were requested for the second meetings of the month
    - Tuesday May 27<sup>th</sup> there is a worksession on Lease Policy and Lease Code with Port & Harbor Staff
    - Budget can be included in the Strategic Doing as it is top priority
    - Majority of Council were fine with scheduling on or off cycle Mondays, preference for later in the day, for worksessions.
      - Meetings at 3:00 p.m. can be a bit difficult for those Councilmembers who work but with ample prior notice can accommodate the earlier meeting time of 3:00 p.m.
  - Desire to have conducive focused worksessions
  - Scheduling off cycle Budget meetings for May with the next worksession scheduled for April 28<sup>th</sup>
    - Councilmember Erickson will be absent from the April 28<sup>th</sup> meeting

Mayor Lord called for a recess of five minutes at 7:51 p.m. The meeting was called back to order at 7:56 p.m.

## **PENDING BUSINESS**

- a. Ordinance 25-11(S)(A), 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. Introduced February 10, 2025, Public Hearing on February 24, 2025 Postponed to March 10, 2025 Referred to Planning Commission March 19, 2025 Second & Final Reading April 14, 2025

Memorandum CC-25-106 from City Planner as backup.  
Memorandum CC-25-075 from Acting City Manager as backup.  
Memorandum CC-25-043 from Community Development Director as backup.

Mayor Lord introduced the item by reading of the title noting this Ordinance was Introduced on February 10th, a Public Hearing was held on February 24th, a Substitute Ordinance was adopted, then amended and was postponed, and referred to the Planning Commission for Public Hearing. The Planning Commission held a public hearing at their March 19th regular meeting and provided recommendations via Memorandum CC-25-106. It is before the Council tonight with the following motion on the table:

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

Mayor Lord opened the floor for additional discussion or motions.

DAVIS/VENUTI MOVED TO AMEND ORDINANCE 25-11(S)(A) TO 30 DAYS ON LINES 113-114

There was brief discussion regarding the impact to moving the timeline to thirty days and how the delay would impact the other party, while consideration can be provided to allow time to file appeals, this does relate to enforcement orders, and it was argued that it may be better with a shorter timeline.

VENUTI/ERICKSON MOVED TO AMEND THE MOTION TO REFLECT 15 DAYS ON LINES 113-114.

Further points were made on providing consistency noting that within Homer City Code 15 days was stated in other sections. City Council requested Planning to provide data on prior appeals and timing on filing those appeals for a future City Manager's Report.

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

Motion carried.

There was no further discussion.

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

Motion carried.

Mayor Lord stated that Ordinance 25-11(S)(A-2) was adopted as amended.

## **NEW BUSINESS**

a. Memorandum CC-25-100 from Mayor re: 2025 Council Projects & Initiatives

Mayor Lord reviewed her memorandum and the attached spreadsheet. She facilitated discussion on the following:

- purpose of the task, special projects and goals on top of the normal day to day operations of the city.

- Having everyone on the same page.
- City Council review the spreadsheet provided
  - Acknowledged that it was not inclusive, as it did not contain the prior items.
  - What might be relevant now as far as timelines
    - Some items listed ranged from 1-2 years
    - Some projects more involved
    - Add timelines to list
- City Council rank the projects and tasks
  - Provide What would success look like for each project of task
  - Provide or rank priority order
  - Consideration if a refresher is required, background needed?
  - General Information on what the project or task pertains to
- Schedule regular worksessions to focus in on the listing
- Clear communication is required for everyone inclusive of the Council, Staff and Community
- Council to work on prioritization and questions, results and get those to the Clerk who will compile and distribute.

## **RESOLUTIONS**

- a. Resolution 25-026, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for Federal Lobbyist Services to a Firm to be Named in the Amount to be Determined and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Clerk.

Memorandum CC-25-098 from Selection Committee as backup.

Resolution 25-026(S), A Resolution of the City Council of Homer, Alaska, Awarding the Contract for the Federal Lobbyist Services to The Ferguson Group of Washington, D.C. in the Amount of \$65,000 and Authorizes the City Manager to Negotiate and Execute the Appropriate Documents. City Clerk.

Mayor Lord introduced the item by reading of the title and request a motion or discussion.

DAVIS/VENUTI MOVED TO ADOPT RESOLUTION 25-026 BY READING OF TITLE ONLY.

Mayor Lord requested a motion to substitute.

DAVIS/VENUTI MOVED TO SUBSTITUTE RESOLUTION 25-026(S) FOR RESOLUTION 25-026 BY READING OF THE TITLE.

City Manager Jacobsen noted the memorandum in the Supplemental Packet and reported that the Selection Committee reviewed and scored six proposals, interviewed 3, and highlighted the funding needed to continue the relationship and the requirement of Budget amendment.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Resolution 25-028, A Resolution of the City Council of Homer, Alaska, Supporting the Efforts of the Homer Area Beekeepers Association to Promote “No Mow May” for the Protection of Pollinators. Davis/Erickson.

Memorandum CC-25-113 from Homer Area Beekeepers (HABA) as backup.

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

DAVIS/ERICKSON MOVED TO ADOPT RESOLUTION 25-028 BY READING OF TITLE ONLY.

Discussion on the following points:

- HABA coming through with this resolution
- dandelions only flower for 10 days to 2 weeks
  - Value to pollinators to not mowing the areas
- Contacting the Kenai Peninsula Borough and sending them the Resolution was requested
- There are signs available for residents from HABA; and
- City is Planting pollinator gardens.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Resolution 25-030, A Resolution of the City Council of Homer, Alaska Amending the City of Homer Personnel Regulations Sections 5.8 Shift Pay and 5.14 On Call Pay. City Manager/HR Director.

Memorandum CC-25-108 from Personnel Director as backup.

Memorandum CC-25-109 from Employee Committee as backup.

Mayor Lord introduced the item by reading of the title and request a motion or discussion.

DAVIS/VENUTI MOVED TO ADOPT RESOLUTION 25-030 BY READING OF TITLE ONLY.

There was a brief discussion on how this affect the budget and concerns expressed on the impacts and the City Manager recommended postponement to follow the budget ordinance and provided clarification on the process stating that the Resolution would be on the agenda when the budget ordinance is on the agenda similar to the Resolution for the Fee Schedule typically follows the Budget ordinance.

ERICKSON/VENUTI MOVED TO POSTPONE RESOLUTION 25-030 TO FOLLOW THE BUDGET ORDINANCE.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- d. Resolution 25-031, A Resolution of the City Council of Homer, Alaska Awarding a Contract to East Road Services, Inc. of Homer, Alaska, in the Amount of \$2,064,000 for the Ohlson Lane West Bunnell Avenue Roadway and Water Improvement Project and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk. Recommend adoption.

Memorandum CC-25-110 from City Engineer as backup.

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

DAVIS/VENUTI MOVED TO ADOPT RESOLUTION 25-031 BY READING OF TITLE ONLY.

There was a brief acknowledgement from Mayor Lord noting the public comment received, and bringing forward questions.

City Manager Jacobsen reported speaking with the Public Works Director regarding additional public input and Public Works Director Kort reported speaking with members of the community on several occasions.

DAVIS/MOVED TO POSTPONE RESOLUTION 25-031

The postponement failed for the lack of a second.

Additional discussion ensued on the following points:

- City Attorney noted opportunity for the City Manager to negotiate with the contractor
- System failures of the water
- Working cooperatively to address the business owners concerns
- Resolution fails the project is dead
- A no vote would require valid reason
- Emergency actions needed would fall on the City of Homer
- This is relating awarding a contract

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- e. Resolution 25-033, A Resolution of the City Council of Homer, Alaska Approving a Contract to McSwain Appraisals, LLC in the Amount of \$12,000 to Provide Appraisal Services to Support the Kachemak Peatlands Project and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/City Engineer. Recommend adoption.

Memorandum CC-25-112 from City Engineer as backup.



Mayor Lord introduced the item by reading of the title and request a motion or discussion.

DAVIS/VENUTI MOVED TO ADOPT RESOLUTION 25-033 BY READING OF TITLE ONLY.

Discussion was facilitated by the City Manager covering the following points:

- The need for new appraisals of these parcels
- Memo providing the history of the funding for the project

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **COMMENTS OF THE AUDIENCE**

Stacy Stone apologized for trying to raise a point of personal privilege and reported that they reached out to the Contractor and have a meeting with them at 1:30 p.m. on Tuesday, April 15, 2025 on site. She reiterated that the goal was collaboration and time was of the essence.

Adrienne Sweeney, commented that they love East Road Services, they do wonderful work and commented on the collaborative goal but still believed the city was throwing the contractor under the bus by transferring liability to them.

David Duke, President of Baywatch Condominium Association and resident of Old Town thanked Council for approving the Resolution noting the need for the project and working together they can be successful.

Scott Livingston agreed with the comments previously stated and wanted to emphasize that the problem was created by the City with the lack of communication.

Tara Hueper provided comments on conditions and actions at the Homer Fire Department and wanted to encourage Council to consider various recommendations.

Michael Swoboda, provided comments on the importance to employee morale with increasing the on call pay and the rate being stagnant for more than 20 years and the requirement of time by the employee to be available 24/7.

Pat Case, provided comments on his experiences attending the public meeting in 2022 on the Ohlson Lane West Bunnell Avenue project and the required accessibility improvements and communication efforts needed.

Gary Kolisha (sp) commented on his experience as a longtime volunteer for the Homer Fire Department, what it meant to many of the volunteers, the impact of the changes and provided recommendations for Council consideration going forward.

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

City Attorney Gatti has no comments.

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

City Clerk Krause announced the current vacancies for the ADA Advisory Board and EDC Student Representative seat.

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

City Manager Jacobsen had no further comments

#### **COMMENTS OF THE MAYOR**

Mayor Lord commented on the hiring of Eric Peterson as Homer High School Principal, on the upcoming track meeting in Homer, attending a field trip to the Tiglax vessel and gave a shout out to the Alaska Maritime Refuge employees.

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

Councilmember Venuti wished everyone a Happy Easter, commented on the upcoming track meeting in Homer cautioning drivers on watching for those pedestrians, echoing the congratulations to Eric Peterson, mentioned the field trips that schools plan to normally come down and visit Homer at this time of year, expressed her appreciation for Councilmember Aderhold to attend the meeting for non-profits in Anchorage and looking forward to No Mow May.

Councilmember Parsons had no additional comments.

Councilmember Aderhold expressed her appreciation for all the public attendance at the meeting.

Councilmember Davis had no additional comments.

Councilmember Erickson commented in regards to the public statements on the Old Town Project relating her experiences over the summer season last year with the asphalt production and burning in the dump that created such a stench and working with East Road Services on a recent project over the winter. She then commented that Homer Communications on Facebook was a great read, former Spit Rats, if people who visit Homer are not paying their way, then the city pays and sometimes people forget the other side of the story.

Councilmember Hansen commended people for coming to the meeting and speaking on uncomfortable subjects and acknowledged the lack of communication on all levels and it happens throughout the city, as she has experienced it first hand and encouraged patience and understanding to all parties involved.

#### **ADJOURNMENT**

Mayor Lord adjourned the meeting at 9:46 p.m. The next Regular Meeting is Monday, April 28, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A Special Meeting at 3:00 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.

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RENEE KRAUSE, MMC, CITY CLERK

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