

Session 25-03 a Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, January 27, 2025 by Mayor 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 Special Meeting at 3:30 p.m. to conduct the City Manager Six Month Performance Evaluation.

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

ABSENT: COUNCILMEMBER DAVIS (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

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 for the record: **CONSENT AGENDA** Item e. Resolution 25-006, Approving a Lease Assignment from Eagle Eye Charters, LLC DBA Bob's Trophy Charters to The Dragging Anchor, LLC Memorandum CC-25-037 from Deputy City Clerk as backup. Item f. Resolution 25-007, Stating the City's Intention to Formally Partner with the State of Alaska Department of Transportation and Public Facilities in Local Sponsorship of a US Army Corps of Engineers General Investigation to Address Homer Spit Coastal Erosion a corrected Resolution 25-007 fixing typographical error on Line 95 (Missing zero). **PUBLIC HEARINGS** Item a. Ordinance 25-01, Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District. Public Comments Received. Item b. Ordinance 25-02, Appropriating \$135,000 for the Purchase of Twenty Acres located North of Karen Hornaday Hillside Park a corrected Financial Supplement identifying the correct fund and public comment received. **ORDINANCES** Item a. Ordinance 25-08, Amending Homer City Code to Add Chapter 2.30 Entitled Incident Management Planning. Memorandum CC-25-036 from Councilmember Erickson as backup. **NEW BUSINESS** b. Memorandum CC-25-028 from City Clerk re: Vacation of a Portion of B Street Right of Way Public Comment Received and requested a motion and second.

ADERHOLD/VENUTI MOVE TO AMEND THE AGENDA WITH THE SUPPLEMENTAL ITEMS AS READ.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Mayor Lord invited the Public to provide comment on any subject on the agenda except those ordinances for public hearing:

- Ordinance 25-01, Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District.
- Ordinance 25-02, Appropriating \$135,000 for the Purchase of Twenty Acres located North of Karen Hornaday Hillside Park
- Ordinance 25-03, Accepting a Donation of \$4,296.81 for an ADA Accessible Picnic Table and Other Improvements at Bayview Park.
- Ordinance 25-04, Appropriating an Additional \$8,200 for Professional and Technical Assistance with the City's Application to the Port Infrastructure Development Program to Replace Float Systems 4 and 1 in the Small Boat Harbor.
- Ordinance 25-05, Appropriating \$24,000 to Replace the Fish Grinder Motor and Gearbox.
- Ordinance 25-06, Appropriating \$2,193 for the Ammonia Storage Tank for the City Ice Plant.

Chris Long, city resident, expressed comments on the disbursement of costs were determined for the lift stations providing the amount he personally expended and other property owners did not.

Robert Archibald, city resident, commented on Memorandum CC-25-028 advocating for pedestrian access.

Zach Dunlap, project manager for Doyon, commented on Memorandum CC-25-028 noting conditions outlined through the approved CUP, approval by the Planning Commission and assurance of perpetuity for access.

Mike Stark, non-resident, commented in support of Memorandum CC-25-028 noting the benefits to the city for the construction and maintenance of the pedestrian walkway proposed by Doyon and the overall costs to construct and maintain was a good value.

Glenn Seaman, city resident, commented on Memorandum CC-25-028 requesting City Council put conditions on the vacation regarding access.

Heath Smith, city resident, commented on Memorandum CC-25-028 noting there was no parking available on Bay Avenue/B Street to access the existing trail.

Bruce Petska, city resident, commented in support of Memorandum CC-25-028.

Kalie Rubalcava, city resident, commented in support of Memorandum CC-25-028.

Karin Marks, city resident, commented in support of Memorandum CC-25-028.

Tammy Schrader, commented on Memorandum CC-25-028 stating that there were no guarantees that Doyon would do what they stated and it was the city's responsibility to safeguard the public's interest, noting the lack

of public support for increased tourism development from the survey regarding the drafting of the new Comprehensive Plan.

Scott Adams, city resident, commented on Ordinance 25-09 opining that the city hasn't been successful so far being selected for funding and should use another company, reducing the insurance rates for the Harbor and Memorandum CC-25-028 stating concerns for impacts to traffic and tsunami issues and Doyon should be made to have a traffic impact analysis done in July.

Jon Faulkner, city resident, commented in support of the project however did not support giving the vacation away noting the amounts he paid for a similar vacation on the Spit and that it would be unfair. He noted that he had 14 points made on vacating the right if way and would submit those to the City Clerk.

Bette Seaman, city resident, commented on Memorandum CC-25-028 on they need to know that the access was going to be permanent and not be able to be taken away and provided her experience with the access there.

Mary Griswold, city resident, commented in support of Memorandum CC-25-028.

Kathy Carssow, city resident, commented in support of Ordinance 25-08.

George Matz, city resident, commented on Memorandum CC-25-028 and the benefits and use of the Shorebird Festival and monitoring.

Rika Mouw, city resident, commented on Memorandum CC-25-028 and encouraged the denial stating that the location was not the best place for a number of reason or the project should be reduced to fit on the two parcels.

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 Regular Meeting Minutes of January 13, 2024. City Clerk. Recommend adoption.
- b. Memorandum CC-25-024 from Mayor re: Appointment of William Roth to the Port and Harbor Advisory Commission. Recommend approval.
- c. Ordinance 25-07, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$67,480.81 from the Homer Accelerated Water and Sewer Program (HAWSP) for the Purpose of Reimbursing Seven Property Owners in the Bunnell Ave/Charles Way Special Assessment District For the Cost of E-One Lift Stations. City Manager. Introduction January 27, 2025 Public Hearing and Second Reading February 10, 2025.

Memorandum CC-25-030 from City Manager as backup.

- d. Ordinance 25-10, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Reappropriating FY23 State of Alaska Community Assistance Program Payment in the Amount of \$40,000 from the Workstation Upgrade to Microsoft Office 2021 Project. City Manager/Chief Technology Officer. Introduction January 27, 2025 Public Hearing and Second Reading February 10, 2025.

Memorandum CC-25-034 from Chief Technology Officer as backup.

- e. Resolution 25-006, A Resolution of the City Council of Homer, Alaska, Approving a Lease Assignment from Eagle Eye Charters, LLC DBA Bob's Trophy Charters to The Dragging Anchor, LLC; Approving Amendments to the Assigned Lease Under Sections 2.02 Quiet Enjoyment, 6.01 Use of Property, 6.02 Required Improvements, and 14.04 Addresses for Notices, Authorizing the City Manager to Negotiate and Execute the Appropriate Documents for the Assignment, Amendment and Extension of the Current Twenty Year Lease to a Full Twenty Year Lease with Options for Two Consecutive Five Year Renewals at an Initial Annual Base Rent of \$7,984.34 for Tract 1-B, Fishing Hole Subdivision No. 2. City Manager.

Memorandum CC-25-035 from Port Director as backup.

- f. Resolution 25-007, A Resolution of the City Council of Homer, Alaska, Stating the City's intention to Formally Partner with the State of Alaska Department of Transportation and Public Facilities in Local Sponsorship of a US Army Corps of Engineers General Investigation to Address Homer Spit Coastal Erosion and Requesting the State of Alaska to Appropriate \$1,200,000 in the State FY2026 Capital Budget as the State's Share of the Local Sponsor Match Requirement of \$1.5 Million. Mayor.

ADERHOLD/VENUTI MOVE TO APPROVE THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

- a. Strategic Planning Worksession Report

Mayor Lord provided a brief overview of the planning worksession that was conducted on Saturday, January 18, 2025 from 9:00 a.m. to 1:00 p.m.

- b. Special Meeting Report

Mayor Lord reported that City Council had a special meeting prior to conduct the six month performance evaluation of the city manager.

- c. Committee of the Whole Report

- d. Mayor's Report

- e. Borough Report

Kelly Cooper contacted the Mayor and reported there was nothing to report for this meeting.

- f. Americans with Disabilities Act Advisory Board

Councilmember Parsons noted that the ADA Advisory Board did not meet since the last Council meeting.

- g. Economic Development Advisory Commission

Karin Marks, Chair, reported the Kenai Peninsula Economic Development District was working on a new process for updating the current CEDDS and has hired a consultant. This document is updated every five years.

h. Planning Commission

Heath Smith, Commissioner reported that the Commission received training from the City Clerk and City Planner, learning by case studies.

i. Port and Harbor Advisory Commission

Casey Siekaniec, Chair, reported the following: have one additional vacancy, updated their strategic goals and will be looking at base lease in accordance with the updated Comp Plan; getting the highest and best use of city land; supported using HDR since they have 2 years of information; and receipt of the grant for design.

j. Lunch with A Councilmember

i. Councilmember Erickson

Councilmember Erickson provided brief comments on the experience. She reported only having four members of the public attend this event.

k. HART Policy Review

i. Memorandum CC-25-025 from Councilmembers Aderhold and Parsons

Councilmember Aderhold provided a summary overview of the memorandum and encouraged the Council to let her know if they missed anything. She noted that they met with the City Manager and will bring back recommendations in May for consideration.

Mayor Lord called for a recess at 7:11 p.m. She called the meeting back to order at 7:19 p.m.

PUBLIC HEARING(S)

- a. Ordinance 25-01, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District. Planning Commission. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-004 from City Planner as backup.

Memorandum CC-25-029 from City Planner as backup.

Mayor Lord introduced Ordinance 25-01 and opened the Public Hearing.

Scott Adams, city resident, commented on replatting the whole property so everyone is aware of what is there, he referenced the 1953 plat which was not included in the Council packet.

Zach Dunlap, project manager for Doyon, provided input on the project and working with the public and staff to bring it forward.

Karin Marks, city resident, commented in support of the project noting the economic benefit and that there were other locations zoned GC1 adjacent to the neighborhood.

Glenn Seaman, city resident and neighboring property owner, expressed comments on the vegetated buffer and requested clarification on just what that meant. He expressed concern on removing the existing vegetation and clearing out the trees.

Bruce Petska, city resident, commented in support of the rezoning and what could be done if someone owned that property and no one could say a word and by providing the pedestrian access doesn't leave much developable property left.

Robert Archibald, city resident, commented on the re-write of Title 21 and the Comprehensive Plan.

Rika Mouw, city resident, expressed concerns with rezoning this property and further advocated for the project to be built in the Town Center.

Richard Rosenbloom, city resident, expressed concerns that the process was not clear supported the rezone but would prefer that it be addressed after the vacation of the right of way.

Tammy Schrader, expressed comments that she did not support the rezone.

Mayor Lord closed the public hearing and requested a motion.

ADERHOLD VENUTI MOVE TO ADOPT ORDINANCE 25-01 BY READING OF TITLE FOR SECOND AND FINAL READING.

Council expressed appreciation for the numerous comments submitted from the public and recognized the time and expense by Doyon to respond to the public, time expended by the Homer and Borough Planning Commissions on this issue. Further questions from Council and clarification provided by staff on the following items ensued:

- City Attorney Gatti commented on spot zoning in general
 - City Planner Foster provided clarification and examples of spot zoning
- Required conditions of the CUP
- 20 foot dedicated easement
- property setback
- process sequence and case studies where the rezone could have been completed at the end
- Choice of the applicant/property owner – property owner has the right to submit their applications
 - submitting one piece at a time does not present the total overall project to the Commission or authority and would take a lot longer time.
- There are other approval authorities involved in the overall project presented.
- Cited the denial, appeal and remand.
- Enforcement of the requirements for the rezone
 - Time is needed to update the map and city code.
- CUP was approved, if the vacation of the ROW is not approved but the Rezone is approved does there will be Split Zoning which is not ideal but they do have other instances of that in GC1 and other districts.

- Requested list of actions Council is able to take or not
- Outlining the conditions put on the project overall and how they are held in perpetuity and any actions that CC can take to effect those

Councilmembers expressed support for postponement due to the number of public comments received after the packet and during the previous breaks, information requested for clarification and needing time to review all the information.

ADERHOLD/VENUTI MOVED TO POSTPONE ORDINANCE 25-01 TO THE FEB 10TH MEETING.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 25-02, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$135,000 for the Purchase of Twenty Acres located North of Karen Hornaday Hillside Park with the Intent to Designate and Hold the Land as Public Park Land. Aderhold/Erickson/Hansen. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-005 from Community Development Director as backup.

Mayor Lord opened the public hearing for Ordinance 25-02.

Tom Kizzia, city resident, provided information on the sale and purchase of the property by residents, past attempts to develop the property access, protections offered to the watershed, drainage and connections to existing property and that this will ensure future habitat for wildlife and recreation within city limits.

Scott Adams, city resident, supported the purchase of the property.

Robert Archibald, city resident, commented in support of the purchase and would dissuade further development on the steep slopes, offer great hiking opportunities that can be easily accessed.

Glenn Seaman, city resident, commented in support of the purchase, encouraging people to take a risk and appreciated staff doing the work to make this happen.

Rika Mouw, city resident, expressed appreciation for residents stepping forward and bringing this opportunity to the city, noting it was a great benefit for green infrastructure, drainage and protection of steep slopes.

Mayor Lord closed the public hearing and requested a motion and second.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-02 BY READING OF TITLE FOR SECOND AND FINAL READING.

Councilmembers expressed their appreciation to the group of private citizens for bringing this forward, commented on the recent deluge of rain and getting a thumbs up from the public, noting this action displays some of the city values and great example of citizens in action.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 25-03, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a Donation for the Homer Early Childhood Coalition through Sprout in the Amount of \$4,296.81 for an ADA Accessible Picnic Table and Other Improvements at Bayview Park. City Manager/Public Works Director. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-006 from Parks Maintenance as backup.

Mayor Lord opened the public hearing for Ordinance 25-03.

Robert Archibald, city resident expressed support and noted all the recent improvements and more to come to finish this park up.

Mayor Lord closed the public hearing and requested a motion and second.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-03 BY READING OF TITLE FOR SECOND AND FINAL READING.

Councilmembers commented briefly on the changes effected in the city's parks and addressing accessibility and the city's efforts bringing forward citizen action.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- d. Ordinance 25-04, An Ordinance of the City Council of Homer, Alaska, Amending the FY2025 Capital Budget by Appropriating an Additional \$8,200 from the Port Reserves for Task Order 24-02 for Professional and Technical Assistance with the City's Application to the Port Infrastructure Development Program to Replace Float Systems 4 and 1 in the Small Boat Harbor. City Manager/Port Director. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-007 from Port Director as backup.

Memorandum CC-25-032 from Port Director as backup.

Mayor Lord opened the public hearing for Ordinance 25-04. Seeing and having no public testimony she closed the public hearing and requested a motion.

ADERHOLD/ERICKSON MOVED TO ADOPT ORDINANCE 25-04 BY READING OF TITLE FOR SECOND AND FINAL READING.

Councilmembers commented on bringing actions like this forward prior to executing in the future.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- e. Ordinance 25-05, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$24,000 from the Port Reserves Fund to Replace the Fish Grinder Motor and Gearbox. City Manager/Port Director. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-008 from Port Director as backup.

Mayor Lord opened the public hearing for Ordinance 25-05 having no one come forward to provide testimony she closed the public hearing and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-05 BY READING OF TITLE FOR SECOND AND FINAL READING.

Councilmember Aderhold commented on the necessity to have an operational fish grinder for the Fish Grinding Building.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- f. Ordinance 25-06, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating an Additional \$2,193 from the Port Reserves Fund for the Ammonia Storage Tank for the City Ice Plant. City Manager/Port Director. Introduction January 13, 2025 Public Hearing and Second Reading January 27, 2025.

Memorandum CC-25-009 from Port Director as backup.

Mayor Lord opened the public hearing for Ordinance 25-06 having no one come forward to provide testimony she closed the public hearing and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 25-06 BY READING OF TITLE FOR SECOND AND FINAL READING.

Councilmember Venuti commented on the additional costs due to freight and higher costs.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

- a. Ordinance 25-08, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code to Add Chapter 2.30 Entitled Incident Management Planning. Erickson. Introduction January 27, 2025 Public Hearing and Second Reading February 10, 2025.

Mayor Lord Introduced the ordinance by reading of the title and requested a motion.

ERICKSON/ADERHOLD MOVED TO INTRODUCE ORDINANCE 25-08 BY READING OF TITLE ONLY.

Councilmembers expressed their support for the introduction of the ordinance making it clear who would be in charge, reviewing and updating the management plan to make sure there were no discrepancies between the two and this moves the city in the right direction.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried

Mayor Lord noted that this item will be scheduled for public hearing at the February 10, 2025 regular meeting.

- b. Ordinance 25-09, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$50,000 from the Port Reserves Fund for the Purpose of Obtaining Professional Grant Writing Services to Assist with a Federal FY2025 Port Infrastructure Development Program Grant Application to Replace Float Systems 4 and 1 in the Small Boat Harbor. City Manager/Port Director. Introduction January 27, 2025 Public Hearing and Second Reading February 10, 2025

Memorandum CC-25-033 from Port Director and Special Projects and Communications Coordinator as backup.

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

ADERHOLD/VENUTI MOVED TO INTRODUCE ORDINANCE 25-09 BY READING OF TITLE ONLY.

Councilmember Aderhold commented on the Council discussion during Committee of the Whole and a number of questions from Council were addressed by the Port Director and Grants Manager providing clarification for the Council.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

- a. City Manager's Report
 - City Council Worksession & Visitor Calendars – Updated
 - Employee Anniversaries for January 2025
- b. Financial Report
 - General Fund Expenditure - Actuals thru Dec. 2024 50% FY Elapsed

➤ Financial Reporting Calendar 2025

City Manager Jacobsen noted her report and attachments in the packet; commented on the interest expressed from Council to having a resolution of the City's Legislative Priorities and Requests drafted for the next meeting and adding the Fire Station to that list; interest in having a worksession on staffing needs by departments.

Councilmembers brought forward the following topics:

- RAISE Federal Stop orders will check with Jenny
- Water runoff from Bluffs across from West Hill Road between MP171-173
 - This happened on private property also along Highland Drive and review done by Public Works Director
- Appreciation for inclusion of the Financial Schedule in the packet

Mayor called for a recess at 8:41 p.m. The meeting was called back to order at 8:51p.m.

PENDING BUSINESS

- a. Ordinance 24-61, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$2,000,000 from the Homer Accelerated Roads and Trails (HART) Fund to the Ohlson Lane and West Bunnell Avenue Road Reconstruction Project. City Manager/Public Works Director. Introduced November 12, 2024, Public Hearing November 25, 2024 Postponed to January 27, 2025.

Memorandum CC-24-232 from Public Works Director as backup.

Mayor Lord introduced the ordinance by reading of the title.

City Clerk Krause clarified that there was a motion on the table from the November 25, 2024 to adopt the ordinance by reading of title for the second and final reading. That motion is as follows:

ADERHOLD/DAVIS MOVED TO ADOPT ORDINANCE 24-61 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmembers expressed concerns and impacts if the projects is not constructed and n review of the financial information provided felt better that it would not totally deplete the HART Roads fund stating that they would support the project.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 24-67, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating an Additional \$100,000 from the Homer Accelerated Roads and Trails (HART) Roads Fund to the Beluga Slough Green Infrastructure Stormwater Treatment System Project. City Manager/Public Works Director. Introduction November 25, 2024 Postponed to January 27, 2025. Public Hearing and Second Reading February 10, 2025.

Memorandum CC-24-245 from Public Works Director as backup.

Ordinance 24-67(S), An Ordinance of the City Council of Homer, Alaska, Amending the FY2025 Capital Budget by Appropriating an Additional ~~\$100,000~~ **\$360,000** from the Homer Accelerated Roads and Trails (HART) Roads Fund to the Beluga Slough Green Infrastructure Stormwater ~~Treatment System~~ **Management** Project. City Manager/Public Works Director.

Memorandum CC-25-031 from Public Works Director as backup.

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

ADERHOLD/VENUTI MOVED TO INTRODUCE ORDINANCE 24-67 BY READING OF TITLE ONLY.

Mayor Lord asked for a motion to substitute Ordinance 24-67 for Ordinance 24-67(S).

ADERHOLD/VENUTI MOVED TO SUBSTITUTE ORDINANCE 24-67 WITH ORDINANCE 24-67(S) BY READING OF TITLE ONLY.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Lord noted for the record that the Substitute Ordinance was before the Council for introduction.

Councilmembers commented on the cost estimate to construct the project and expressed that they cannot support it due to the limited funds and no immediate crisis, appreciation for the input from Public Works on this project, and acknowledged that there were no members of the public speaking out on the necessity of the project.

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

Motion failed.

NEW BUSINESS

- a. Memorandum CC-25-027 from Parks Art Recreation & Culture Advisory Commission re: Strategic Plan & Goals

Mayor Lord introduced the item noting this was not an action item but a response to a request from Council via Resolution for discussion.

Councilmembers expressed their appreciation for the Commissions' efforts and conducting a SWOT analysis to determine their goals and items to focus their efforts.

- b. Memorandum CC-25-028 from City Clerk re: Vacation of a Portion of B Street Right of Way and Associated Utility Easements South of Bay Avenue granted by Bay View Subdivision Plat HM839

Mayor Lord introduced the item and welcomed input from the City Manager.

City Manager Jacobsen deferred to the City Planner Foster.

City Planner Foster reviewed the actions of the Borough Planning Commission and Homer Planning Commission, clarified the actions required by Council and provided additional input and clarification in response to questions from Council.

Councilmembers requested a timeline on the process from the staff and clarification on information provided in the packet.

ADDERHOLD/PARSONS MOVED TO POSTPONE ACTION ON MEMORANDUM CC 25-028 TO FEBRUARY 10TH MEETING.

There was no further discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Memorandum CC-25-026 from Port Director re: Port & Harbor Liability Insurance Requirements

Mayor Lord introduced the item and deferred to the Port Director.

Port Director Hawkins reviewed his memo regarding the liability insurance requirements provided input on previous actions performing research on the amounts required by other communities and harbors in Alaska and after community input and researching the national standards for recreational boat owners found that the high amount is unnecessary and as long as the vessel owners state they have coverage the city will be covered. He confirmed for Council that an ordinance would be presented at the next meeting.

RESOLUTION(S)

COMMENTS OF THE AUDIENCE

Zach Dunlap expressed his appreciation to the Council and offered to provide any additional information that is needed for the next meeting to assist in their decision.

Scott Adams, city resident, expressed comments on the draft Comprehensive Plan noting there was nothing that mentioned the Bridgecreek Watershed, how did Doyon know that the city could vacate that right of way, impacts to the intersection at Kachemak Drive and Homer Spit Road with this project and advocated to have some pedestrian lights at the intersection of Pioneer Avenue and the Bypass at the request of a friend who crosses that intersection frequently and it is extremely dangerous.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

COMMENTS OF THE CITY CLERK

City Clerk Krause announced the vacancies for the Student position on the Economic Development Advisory Commission, the Port and Harbor Advisory Commission and ADA Advisory Board.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen announced the Kenai Peninsula Tourism Working Group meeting.

COMMENTS OF THE MAYOR

Mayor Lord commented that she enjoyed the complexities and thoughtful questions for the meetings tonight.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti commented that it was a good meeting, announced the Winter Carnival and put out a reminder that a Councilmember Hansen does use personal leave time for her job to attend these early meetings.

Councilmember Parsons expressed appreciation for the work of the staff and the public comments and participation on topics on the agenda.

Councilmember Aderhold recognized a former judge and current Library Advisory Boardmember Doug Bailly wishing him a very Happy 88th Birthday.

Councilmember Erickson commented on the long meeting but acknowledged that it was very informative and interesting.

Councilmember Hansen commented on using her leave time to attend to early meetings and worksessions.

ADJOURNMENT

Mayor Lord adjourned the meeting at 9:50 p.m., announcing the next Regular Meeting is Monday, February 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. A worksession is scheduled for Monday, February 3, 2025 at 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, MMC, CITY CLERK

APPROVED:_____