



## Action Agendas

### City Council Worksession, Committee of the Whole & Regular Meetings

Monday, June 23, 2025 at 4:00 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

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#### Homer City Hall

491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

<https://cityofhomer.zoom.us>

Dial: 346-248-7799 or 669-900-6833;  
(Toll Free) 888-788-0099 or 877-853-5247

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#### WORKSESSION

**Zoom Webinar ID: 965 8631 4135 Password: 792566**

#### CALL TO ORDER, 4:00 P.M.

Mayor Lord called the meeting to order at 4:00 p.m.

Councilmember Hansen requested excusal and prior notice was provided.

**AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

APPROVED as PRESENTED.

#### DISCUSSION TOPIC(S)

- a. Port & Harbor Property Leases - A Presentation by Mark Bowman, Port Property Associate and Amy Woodruff, Port/Harbor Administrative Supervisor

Mark Bowman, Port Property Associate and Amy Woodruff, Port Administrative Supervisor presented on the City of Homer Lease Policies and Procedures and relevant city regulations.

They facilitated questions during the presentation regarding parking, sublessees and issues regarding mortgages relevant to terms. Additional information and work is ongoing and recommended code changes will be submitted for Council consideration and approval at a future date.

#### COMMENTS OF THE AUDIENCE (3 minutes)

There was one who commented.

#### ADJOURNMENT NO LATER THAN 4:50 P.M.

Mayor Lord adjourned the meeting at 4:52 p.m. and noted the next meeting was the Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

**COMMITTEE OF THE WHOLE**  
**Zoom Webinar ID: 953 097 829 Password: 234969**

**CALL TO ORDER, 5:00 P.M.**

Mayor Lord called the meeting to order at 5:00 p.m.

Councilmember Hansen requested excusal and prior notice was provided.

**AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

ADOPTED as PRESENTED.

**CONSENT AGENDA**

Mayor and Council discussed the following:

Ordinance 25-45 regarding effective date and clarified that it was an emergency ordinance and once adopted staff would be expending the funds as the situation was pretty urgent.

Resolution 25-061 regarding the amendments and changing to one year.

Resolution 25-064 concerns expressed on the expenditures of additional funds for matching grants. It was clarified that the city has already expended funds and those can be counted as a match. The City Attorney was able to review and participate in the process of the development and did not have concerns on the content.

Resolution 25-065 the City Attorney was unable to review the agreement due to illness but was not concerned that there would be unacceptable language within the agreement.

**REGULAR MEETING AGENDA**

Mayor Lord and Council discussed the following:

Ordinance 25-46 discussion points were:

- Concerns if the city had two propositions on the ballot in 2026 that neither one would pass
- There was no location, costs, design, information
- Additional costs for election
- Would need to appropriate a minimum of \$5000 for materials and advertising to address APOC requirements
- Length of time the tax would be collected
- Community desire to have a new community recreation center
- Amendments can be made at this meeting to address concerns and a substitute can always be presented for the public hearing.
  - The city attorney would be reviewing this as well over the time between meetings and will be submitting amendments/substitute.

Ordinance 25-44(A) discussion points were:

- Ongoing alternative crossings
  - Diamond Ridge Road Crossing is not preferred by Homer Trails Alliance (HTA)
- Time period extended to October by Department of Transportation (ADOT)
- Security, Maintenance, Lighting requirements and concerns
- Postponement to the July meeting

Further discussions by Mayor and Council on the following:

- Clarification on HERC Capital Budget Requests and amounts
- Public Notice on Remediation of Lead Based Paint found in the HERC Activity Room
  - Communicate with the public on status

### **DISCUSSION TOPIC(S)**

### **COMMENTS OF THE AUDIENCE**

There were three who commented.

### **ADJOURNMENT NO LATER THAN 5:50 P.M.**

Mayor Lord adjourned the meeting at 5:53 p.m. noting the next meeting was at 6:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

### **REGULAR MEETING**

**Zoom Webinar ID: 205 093 973 Password: 610853**

### **CALL TO ORDER, PLEDGE OF ALLEGIANCE**

Mayor Lord called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

Councilmember Hansen requested excusal and prior notice was provided.

**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 as follows:

**ANNOUNCEMENTS/PRESENTATIONS/REPORTS** item c. Mayor's Report, Memorandum re: AKDOT Meeting with City of Homer on State Road Projects **COMMENTS FROM THE AUDIENCE** Public Comments Received.

ADOPTED as AMENDED.

### **MAYORAL PROCLAMATIONS AND RECOGNITIONS**

- a. Proclamation Declaring July as Parks & Recreation Month
- b. Proclamation for ADA Awareness Day, July 26, 2025

Mayor Lord read the proclamations into the record and noted that the Clerk will prepare and distribute the documents with the week.

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

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

- a. Ordinance 25-39(S), Appropriating Funds for the Fiscal Years 2026 and 2027 Capital Budget.
- b. Ordinance 25-44(A), Appropriating \$250,000 from HART Trails Fund for the Development of a Trailhead and Trail Segment on the North Side of the Sterling Highway at Green Timbers.

There were 6 that commented.

### **RECONSIDERATION**

### **CONSENT AGENDA**

Mayor Lord noted that the items listed below will be enacted by one motion. If a separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember. No items were removed.

- a. Homer City Council Regular Meeting Minutes of June 9, 2025 and Special Meeting Minutes of June 16, 2025. City Clerk. Recommend adoption.
- b. Memorandum CC-25-171 from Mayor re: Appointments of Dotti Harness, Sam Walker, and Re-Appointment of Franco Venuti to the Planning Commission. Recommend approval.
- c. Memorandum CC-25-172 from Mayor re: Reappointment of Franco Venuti to the Kenai Borough Planning Commission. Recommend approval.
- d. Ordinance 25-45, An Emergency Ordinance of the City Council of Homer, Alaska, Appropriating \$11,000 from the General Fund Capital Asset Repair and Maintenance (CARMA) Fund for the Purpose of Purchasing a New Fire Department Radio Consolette. City Manager/Police Chief. Recommend adoption.

Memorandum CC-25-173 from Police Chief as backup.

- e. Resolution 25-061, A Resolution of the City Council of Homer, Alaska, Approving the Kenai Peninsula Borough School District Agreement for Joint Use of Equipment and Facilities for the Period July 1, 2025 through June 30, 2026, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum CC-25-174 from Recreation Manager as backup.

- f. Resolution 25-062, A Resolution of the City Council of Homer, Alaska, Amending the Americans with Disabilities Advisory Board Bylaws by Updating Article III Members Adding Section 6 Appointment of a Student Representative, Article VI Meetings, Section 1 and Section 3, Meeting

Months, Time, and Requiring a Quorum for Worksessions. City Clerk/ADA Advisory Board. Recommend adoption.

Memorandum CC-25-175 from ADA Coordinator as backup.

- g. Resolution 25-063, A Resolution of the City Council of Homer, Alaska, Amending City of Homer Personnel Regulations, Chapter 3, Section 3.14.1 Employment of Relatives. City Manager/HR Director. Recommend adoption.

Memorandum CC-25-176 from HR Director as backup.

- h. Resolution 25-064, A Resolution of the City Council of Homer, Alaska Authorizing the Staff of the Homer Public Library to Apply for Grants for the Purpose of Funding the Purchase and Installation of the Library Security Grille. City Manager/Library Director. Recommend adoption.

Memorandum CC-25-177 from Library Director as backup.

- i. Resolution 25-065, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Enter into the Alaska Public Risk Alliance (APRA) Cooperative Participation Agreement for Municipal Insurance Services. City Manager/Finance Director. Recommend adoption.

Memorandum CC-25-178 from City Manager as backup.

City Clerk read the Consent Agenda into the record as presented.

ADOPTED as PRESENTED.

## **VISITORS**

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

- a. Worksession Report

City Manager Jacobsen reported.

- b. Committee of the Whole Report

Councilmember Aderhold reported.

- c. Mayor's Report

Mayor Lord reported noting the memorandum in the Supplemental Packet and her newsletter web address for additional information.

- 1. Memorandum on City Meeting with ADOT on Road Projects in Homer

- d. Borough Report

Assembly member Cooper reported.

- e. Americans with Disabilities Act Advisory Board

Boardmember Pat Case reported.

- f. Economic Development Advisory Commission

- i. Memorandum CC-25-179 from Economic Development Advisory Commission re: Proposed Location for New Community Recreation Center

Commissioner Chrissy Zubeck reported.

- g. Planning Commission

Commissioner Charles Barnwell reported.

- h. Parks Art Recreation and Culture Advisory Commission

Commissioner Peter Roedl reported.

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

- a. Ordinance 25-39(S), An Ordinance of the City Council of Homer, Alaska, Appropriating Funds for the Fiscal Years 2026 and 2027 Capital Budget. City Manager. Introduction May 12, 2025 Public Hearings and Second Reading May 27, 2025, June 9, 2025 and June 23, 2025.

Memorandum CC-25-181 from City Manager as backup.

Memorandum CC-25-180 from PHAC as backup.

FY26 & FY27 Budget Amendments

Mayor Lord introduced Ordinance 25-39(S) by reading of the title and opened the public hearing.

There was one who testified.

Mayor Lord closed the public hearing and noted the prior actions on this Ordinance by Council and opened the floor for further discussion and or amendments

AMENDED to ADD \$25,000 for Surveying the land purchased above Karen Hornaday Park to be split \$12,500 General CARMA and \$12,500 from HART Trails.

AMENDED to SPLIT the Sidewalk/Trail Maintenance Equipment \$250,000 between HART Roads and HART Trails.

ADOPTED the SUBSTITUTE as AMENDED.

- b. Ordinance 25-44(A), An Ordinance of the City Council of Homer, Alaska, Appropriating up to \$250,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for the Development of a Trailhead and Trail Segment on the East Side of the Sterling Highway at Green Timbers in Accordance with the Diamond Creek Recreation Area Trails Plan. Aderhold. Introduction June 9, 2025 Public Hearing and Second Reading June 23, 2025.

Memorandum CC-25-162 from Public Works Director as backup.

Mayor Lord introduced Ordinance 25-44(A) by reading of the title and opened the public hearing.

There were three who testified.

Mayor Lord closed the public hearing and requested a motion.

MOTION TO ADOPT with DISCUSSION and POSTPONED to the next meeting.

### **ORDINANCE(S)**

- a. Ordinance 25-46, An Ordinance of the City Council of Homer, Alaska, Amending HCC 9.16.010 to Provide for the Retention of the 0.3% Sales Tax Designated for the Purpose of Financing the Acquisition and Construction of a Multi-Purpose Community Recreation Center upon the City Accruing Sufficient Funding to Pay Off the Police Station Debt Service and Submitting the Question of Such Sales Tax Retention to the Qualified Voters of the City at the Regular Election to be Held in the City on October 7, 2025. Aderhold/Davis. Introduction June 23, 2025 Public Hearing and Second Reading July 28, 2025.

Mayor Lord introduced Ordinance 25-46 by reading of title and requested a motion.

AMENDED to Specify Collection for 8 years

AMENDED LINE 7 Insert FOR 8 YEARS after the word RETENTION

AMENDED LINE 66 Insert after the question mark, The sales tax would expire after 8 years.

INTRODUCED with DISCUSSION as AMENDED.

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

- a. City Manager's Report

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

City Manager Jacobsen facilitated discussion and comments on the draft Request for Proposal document and other topics regarding the following:

- Line 29 - 1980s no apostrophe, first use of EMS should be written out, define SWOT
- Line 122 City Leadership and then reference to Municipal Leadership do these include City Council?
- Line 84 - three years extend that to 5 years presents a more accurate picture
- Line 102 Proposal narrative on insurance flexibility
- Selection process on Line 221
- Important to have one current and one past fire department to address potential bias
- Page 168 Addresses community perceived the lack of trust
- Include those recommendations from the public and incorporate into the RFP

- The limits and responsibilities of Council direction and participation in draft requests for proposals as it falls under administrative actions which is under the City Manager duties.
- Volunteer information 2019 versus 2025
- Cultural Analysis changes over time
- Changes to Line 90 and Line 94
- Volunteer Manual review but Consultant should not have to review that far back.
- Volunteers as independent contractors with varied skillsets
- Council expressed comments of appreciation for the city staff saving the moose calf.
- Revenue in the sewer fund way under the water and what happened CM will check

Mayor Lord facilitated additional discussion on trust in the Fire Department from the community, operational concern, operational audit, cultural component, community demographics, volunteer culture, policy update, agreed that it should not be confined to just three years. There are changes to the community demographics and COVID impacts.

City Attorney Gatti advised Council on appointment and involvement of the public in the selection process and due diligence. It was noted by the City Manager that she would require confidentiality agreements to be executed as information submitted in the proposals is confidential until awarded by Council and the name of the consultant chosen would not be released until the Council packet distribution in accordance with the city regulations and procurement policies.

b. Monthly FY25 Year to Date Report

## **PENDING BUSINESS**

### **NEW BUSINESS**

- a. Memorandum CC-25-182 from Councilmembers Aderhold and Parsons re: Homer Accelerated Roads and Trails (HART) Policy Manual Review Update

Mayor Lord introduced the item by reading of the topic and deferred to Councilmember Aderhold.

Councilmember Aderhold provided a brief summary of the memorandum.

Mayor Lord facilitated discussion and requested a link to the HART Policy be emailed to Council.

## **RESOLUTIONS**

### **COMMENTS OF THE AUDIENCE**

Mike Illg, city resident and Recreation Manager recognized three employees with KPBSD who recently retired.

Ginger Drais, city resident, provided information about a recent incident on Kachemak Way between herself and a young person on a bicycle who came out in front of her almost causing a serious accident.

Pat Case, city resident, expressed concerns on Kachemak Way and the overgrowth of trees that block the view of drivers. He then expressed current requirements on the trail width, signage, and requesting



the city to not stripe roads which has proven to calm traffic and paint the fog line to allow additional space to walk along the roadways.

Josephine Ryan, city resident, expressed agreement with the 5 years amendment in the request for proposal document.

Adele Persons, city resident, commented on taking a class in the HERC and appreciated seeing the notice on the city website of the reason why it was closed; lack of space until a community center is completed and acknowledged the willingness from city staff; and more partnership was needed between the community

Samantha Cunningham, commented on the request for proposal strongly encouraging the City to have a liaison that would work with the community and the consultant.

Cathy Stingley, commented recommending the City refer to the list of names that were willing to serve on an advisory body that was provided several weeks ago to the City Manager and Council.

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

City Attorney Gatti commented on Ordinance 25-46 needs to be reviewed and tuned up.

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

City Clerk Krause reminded the public that the City was still looking to fill vacancies and Student positions on the advisory bodies.

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

City Manager Jacobsen provided a comment on the notice on the website for the lead paint.

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

Mayor Lord expressed her appreciation for the staff and the amount of work that goes into the planning and production of meetings, the number of meetings that was held by Council this month and walking her aging horse through the city and striping of the roads.

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

Councilmember Erickson expressed comments on visitors coming to the city.

Councilmember Davis commented it was a good meeting.

Councilmember Aderhold provided comments on her participation with a walkability plan and the Borough Team has defined seven goals in their action plan, one of which is Fairview Avenue, meeting with staff on the intersection of Kachemak way, a July 11<sup>th</sup> HHS 50<sup>th</sup> Reunion welcome, John Hendricks organizer, reporting that if you graduated from HHS in any year please attend the multi-year reunion and at the recent AML meeting they discussed the defunding and impacts at the local level with reductions noting a Legislative Bill on developing a defined benefit program, while this is good for workers, however the State is not considered an employer and the municipalities are considered

employers and this would ratchet up the costs higher than the 22% currently covered by the city so attention is really needed to look at how this negatively impacts the city.

Councilmember Parsons expressed his appreciation to the Clerk's office and the City Manager and the public who came out to comment tonight and then noted that his son will be starting HHS this year and Kachemak Way and Fairview intersection really needs to be addressed before school starts. Then encouraged everyone to attend the production at Pier One Theater citing the great achievement and acting by the kids involved.

Councilmember Venuti expressed comments on the Peony Month and then viewing the near accidents at that corner of Kachemak Way with the increase in ebikes and pedestrians, suggested school guard crossings removing the alders and wished everyone a happy 4<sup>th</sup> of July.

### **ADJOURNMENT**

Mayor Lord adjourned the meeting at 8:38 p.m. and stated the next Regular Meeting is Monday, July 28, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.