



Action Agenda

City Council Special, Committee of the Whole and Regular Meetings

Monday, September 22, 2025

City Hall Upstairs Conference Room & Cowles Council Chambers

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
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

SPECIAL MEETING

Zoom Webinar ID: 922 2201 3235 Password: 411958

City Hall Upstairs Conference Room

Session 25-23, Special Meeting of the City Council of Homer, Alaska was called to order on Monday, September 22, 2025 by Mayor Rachel Lord at 3:30 p.m. at the City Hall Upstairs Conference Room located at 491 E Pioneer Avenue, Homer, Alaska.

CALL TO ORDER, 3:30 P.M.

Mayor Lord called the meeting to order at 3:30 p.m.

Councilmember Davis had requested excusal and timely notice was provided.

Mayor Lord noted that Attorney Gatti, City Manager Jacobsen and Port Director Hawkins were present and would be participating in the Executive Session.

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

ADOPTED without discussion.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA (3 minute time limit)

There was no public in attendance.

PENDING BUSINESS

- a. Memorandum CC-25-227 from City Clerk re: Request for Executive Session Pursuant to AS 44.62.310 (A-C)(1,4) Matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the public entity and which by Law, Municipal Charter or Ordinance are Required to be Confidential, Potential litigation and Attorney Client Privilege. (Lease Matters re: Lot 88-2, Homer Spit No. 2 Subdivision Amended)

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

ADERHOLD/PARSONS MOVED TO REQUEST AN EXECUTIVE SESSION PURSUANT TO AS 44.62.310 (A-C)(1,4) MATTERS, THE IMMEDIATE KNOWLEDGE OF WHICH WOULD CLEARLY HAVE AN ADVERSE EFFECT UPON THE FINANCES OF THE PUBLIC ENTITY AND WHICH, BY LAW, MUNICIPAL CHARTER OR ORDINANCE ARE REQUIRED TO BE CONFIDENTIAL, POTENTIAL LITIGATION AND ATTORNEY-CLIENT PRIVILEGE.(LEASE MATTERS REGARDING LOT 88-2, HOMER SPIT NO. 2 SUBDIVISION AMENDED)

There was no discussion.

VOTE. YES. VENUTI, ERICKSON, ADERHOLD, PARSONS, HANSEN.

Motion carried.

Mayor Lord adjourned the meeting to executive session at 3:33 p.m.

City Clerk Krause departed the meeting and closed access to the room.

It is noted for the record that the Executive Session adjourned at 4:23 p.m. and Council proceeded to the Cowles Council Chambers to prepare for the next meeting.

COMMENTS OF THE AUDIENCE

There was no public in attendance.

ADJOURNMENT NO LATER THAN 4:50 P.M.

The next regular meeting is Monday, October 13, 2025, at 6:00 p.m. Committee of the Whole at 5:00 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.

COMMITTEE OF THE WHOLE

Zoom Webinar ID: 953 097 829 Password: 234969

CALL TO ORDER, 5:00 P.M.

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

Councilmember Davis had requested excusal and timely 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 without discussion.

CONSENT AGENDA

Mayor Lord facilitated discussion on the following:

- Memorandum CC-25-233 – Points made by Council:
 - Kenai Peninsula Borough Ballot Propositions 1 and 5 regarding elections
 - Possible impacts to City elections
 - Intent of the Memorandum was informational only
 - Council member Aderhold was a member of the Task Forces that were formed by the Borough to perform research on various issues not limited to but including election workers and changing the date of elections.
 - Removing from the Consent Agenda to have more discussion at the regular meeting.
 - Logistics to conduct elections on the same date.
 - The City of Homer is not taking a position on Propositions 1 or 5, and this informational memorandum is to share the knowledge with the city voters.

REGULAR MEETING AGENDA

Mayor Lord facilitated discussion on the following:

- Ordinance 25-62 – Points made by Council:
 - Concerns on the impacts to private property owners within the Bridge Creek Watershed regarding development restrictions.
 - Request for consideration of lessening development restrictions to the surrounding land.
- Ordinance 25-54:
 - Requested input from Staff on capacity
 - Clarification on recommendations received from commissions
 - Having the topic get set aside.
 - Council establishing priorities

DISCUSSION TOPIC(S)

- a. 2025 City of Homer Land Allocation Plan
 Memorandum CC-25-228 from the Community Development Director as backup.

Mayor Lord introduced the topic and deferred to Community Development Director Engebretsen.

Ms. Engebretsen presented the land allocation plan noting the review process and recommendations as follows:

- Land area near the Load and Launch Ramp for Overslope Development
 - Noted existing lease application status and recommendation to not offer the area for further development pending the Harbor Expansion Project
 - Parking challenges current and future with further development
 - Clarified that this was a policy document and can be amended at any time
- Airport Terminal
 - Limited to 5 year term leases, seeing more rapid turnover compared to the leases on the Spit which are for 20-30 years by comparison
 - May have recommendations in the future on how to better facilitate those leases

- Lot 88-2
 - Remove from currently available list until decision is made on what to do with this property
- Main Street Parcel
 - Interest expressed in buying the parcel from two parties in the last year
 - EDC recommends retaining property until highest and best use for the city has been ascertained i.e. public parking lot, public private partnership for housing
 - Revisit in the future when interest rates are lower
 - Note can be added to the property page for reference
 - Selling the property would add to the city property tax rolls depending on who bought the property. It was noted that many city properties are owned by non-profits.
- Karen Hornaday Park
 - Separate action to amend the park boundaries
 - Original parcel is constrained by land and water conservation grant deed restrictions
 - Defines acquisition and constraints of each parcel that makes up the park
 - Notes added to the page on the parcel
- Lot 6 Harry Feyer Subdivision, Kachemak Drive
 - Property listed for several years no interest in purchase
 - Lot is constrained with easements
 - Will be involved in Kachemak Drive State project
 - Remove from offer until after State project completed to determine highest and best use.
- Parking on the Homer Spit
 - Review of property use in the area of the spit near the Harbormaster Office with the proposed Harbor Expansion project in the future.
 - Port & Harbor Commission to review and make recommendations on a 5-10 year plan on what land to offer for lease.
 - Paid Parking versus Free Parking
 - Parking Management Plan notes in the Land Allocation Plan
- HERC I and HERC II
 - Update pages to reflect current status i.e. Public Works Maintenance is still shown as occupying HERC II
 - List website where reports on the HERC can be located re: Hazardous materials
- Fishing Lagoon Area Parcel
 - Jointly used by Campground, Vessel Haul Out and Pier One Theater
 - Zoned Marine Industrial
 - Concerns on disturbing sensitive Eel grass habitat
 - Provide information or link on page in the plan

COMMENTS OF THE AUDIENCE

There were four who commented.

ADJOURNMENT

Mayor Lord adjourned the meeting at 5:48 p.m.

Session 25-24, Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, September 22, 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.

REGULAR MEETING

Zoom Webinar ID: 205 093 973 Password: 610853

CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Lord called the meeting order and invited those present to stand for the Pledge of Allegiance.

Councilmember Davis had requested excusal and timely notice was provided.

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

ADOPTED without discussion.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

- a. UAA/KPC Adult Education Program 40 Years of Service Recognition

Mayor Lord read the Proclamation into the record and stood for pictures with representatives from the Kenai Peninsula College.

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 25-60, Appropriating \$25,000 Additional Funding from the Port Reserves Fund for the High Mast Light Inspection and Service Project.
- b. Resolution 25-082, Adopting the 2026-2031 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2027.

There were six who commented.

RECONSIDERATION

CONSENT AGENDA

Mayor Lord noted 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.

- a. Homer City Council Regular Meeting Minutes for September 8, 2025. City Clerk. Recommend approval.

- b. Memorandum CC-25-229 from City Clerk re: Liquor License Renewal for Mermaid Café and Liquor License Location Transfer Application for Slack Tide. Recommend approval.
- c. Memorandum CC-25-230 from City Clerk re: Marijuana License Renewal for Cosmic SeaWeed, LLC. Recommend approval.
- d. Memorandum CC-25-233 from Councilmember Aderhold re: Information on the possible Consequences for Homer Elections if Kenai Peninsula Borough Citizen Initiative Propositions 1 and/or Proposition 5 on the Kenai Peninsula Borough Ballot for October 7, 2025 are Approved by the Kenai Peninsula Voters. Recommend approval.

Pulled by Council Member Aderhold

- e. Ordinance 25-61, An Ordinance of the City Council of Homer, Alaska, Appropriating an Additional \$5,000 from the Water Capital Asset Repair Maintenance Allowance (CARMA) Fund to the Paintbrush Booster Pump Station Project. City Manager/Public Works Director. Introduction September 22, 2025 Public Hearing and Second Reading October 13, 2025.

Memorandum CC-25-232 from City Engineer as backup.

- f. Resolution 25-084, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Dispose of the Homer Volunteer Fire Department 1983 Engine 4 Spartan Pumper Tanker Pursuant to Homer City Code 18.30.010-020 and Homer City Code 18.30.040(b). City Manager/Acting Fire Chief. Recommend adoption.

Memorandum CC-25-237 from Acting Fire Chief as backup.

- g. Resolution 25-085, A Resolution of the City Council of Homer, Alaska Awarding the Contract for the 2025-2028 Snow Removal and Sanding Services to Gregoire Construction of Homer, Alaska, in the Amount of \$700 for Snow Removal per Trip and the Amount of \$491 for Sanding per Trip and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Clerk. Recommend adoption.

Memorandum CC-25-238 from Public Works Superintendent as backup.

Councilmember Aderhold pulled item d from the Consent Agenda. This item was moved to New Business Item a.

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

ADOPTED as AMENDED without discussion.

VISITORS (10 minutes per visitor)

- a. Building and Supporting Recovery Ready Communities by Jaclyn Rainwater and Harold Sargeant with Kachemak Bay Recovery Connection

Mayor Lord introduced the item by reading the title and invite Ms. Rainwater and Mr. Sargeant to make their presentation to Council.

Jaclyn Rainwater and Harold Sargeant presented to the City Council on Building and Supporting Recovery Ready Communities. Their presentation contained information on the actions, events and goals of the organization, explaining how they work with other entities to provide necessary services to individuals and families on the Southern Kenai Peninsula from Ninilchik to Nanwalek including Seldovia and the Russian Villages of Voznesenka and Razdolna.

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

- a. Committee of the Whole Report

Councilmember Aderhold reported.

- b. Mayor's Report

Mayor Lord reported.

- c. Borough Report

There was no report for this meeting.

- d. Planning Commission Report

Heath Smith, Commissioner reported

- e. Economic Development Advisory Commission Report

Karin Marks, Commissioner reported.

- f. Library Advisory Board Report

Lisa "Red" Asselin-Martin, Boardmember reported.

- g. ADA Advisory Board Report

There was no report for this meeting.

- h. Parks, Art, Recreation & Culture Advisory Commission Report

Ingrid Harrauld, Commissioner reported.

PUBLIC HEARING(S)

- a. Ordinance 25-60, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$25,000 Additional Funding from the Port Reserves Fund for the High Mast Light Inspection and Service Project. Port Director/City Manager. Introduction September 8, 2025 Public Hearing and Second Reading September 22, 2025.

Memorandum CC-25-221 from Port Director as backup.

Mayor Lord introduced the item by reading of the title and opened the public hearing for Ordinance 25-60.

There was no public testimony provided.

Mayor Lord closed the public hearing and requested a motion.

ADOPTED without discussion.

- c. Resolution 25-082, A Resolution of the Homer City Council Adopting the 2026-2031 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2027. Mayor/City Council.

Memorandum CC-25-235 from Special Proj. & Comm. Coord. as backup.

Mayor Lord introduced the item by reading of the title, explained that typically the Council did not hold public hearings for Resolutions but for the Capital Improvement Plan to provide opportunity for the public to weigh in, they do. She then opened the Public Hearing for Resolution 25-082.

There was no public testimony provided.

Mayor Lord closed the public hearing and requested a motion.

AMENDED to remove the following Projects: 1) Slope Stability and Erosion Mitigation Program 2) Alzheimer's Unit 3) Childcare Facility for Hospital Employees 4) Homer Rope Tow Access & Equipment Upgrades

AMENDED to add the following Projects: 1) Homer All-Ages And Abilities Pathway, 2) Kachemak Peatland Wetland Preservation 3) Fairview Avenue Upgrades 4) Pioneer Avenue Traffic Calming 5) Water Treatment Plant Generator Connection 6) Sterling Highway Mp172 To 175 Safety Improvements 7) Truck Route Through Downtown Homer 8) Homer Rope Tow Night Skiing Project 9) Long Term Care Roof Replacement 10) New Homer Skate Park

AMENDED to add the following Project: The Homer Small Boat Harbor ADA Improvements Project

ADOPTED as AMENDED with discussion.

ORDINANCE(S)

- a. Ordinance 25-62, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Accepting and Appropriating a National Oceanic and Atmospheric Administration Grant in the Amount of \$1,500,000 for Land Acquisition and Work Related to the Bridge Creek Watershed Protection District and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Community Development Director/City Manager. Introduction September 22, 2025 Public Hearing and Second Reading October 13, 2025.

Memorandum CC-25-234 from Community Development Director as backup.

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

ADERHOLD/VENUTI MOVED TO INTRODUCE ORDINANCE 25-62 BY READING OF TITLE ONLY.

City Council discussion included the following:

- Expressed appreciation for the opportunity to purchase land, educational aspect and no match requirements.
- Clarification on how the opportunity evolved
- Consideration of existing restrictions outlined in Title 21 limiting the development of private property
- Expressed appreciation for the public comments received on the ordinance.

INTRODUCED with discussion.

CITY MANAGER'S REPORT

- a. City Manager's Report
- b. FY26 Monthly YTD Report

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

City Manager Jacobsen stated her report was in the packet and discussion was facilitated on the following:

- The FY26 & FY27 Operating and Capital budgets are available on the City website. You can locate them by going to the Finance Department home page.
- Hazmat Storage is gone and abated regarding leased land from the USCG wants to keep that for future use.
- Fire Chief position interviews done by department heads and Kenai Fire Chief and one in person tomorrow.
- Employee vacancies in Administration and now Community Development will be considered in the Mid Biennium Budget review.

PENDING BUSINESS

- a. Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services. Davis/Aderhold. Referred August 11, 2025 to Planning Commission and Economic Development Advisory Commission Postponed to September 22, 2025 Introduction Public Hearing and Second Reading October 13, 2025.

Memorandum CC-25-231 from Community Development Director as backup.
Memorandum CC-25-204 from City Manager as backup.

Mayor Lord introduced Ordinance 25-54 by reading of the title noting that this was on the agenda for introduction at the August 11th meeting postponed to the September 22, 2025 meeting and referred to the Planning Commission and Economic Development Advisory Commission. Recommendations from those bodies are provided in the packet. Motion before Council.ⁱ

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

Discussion facilitated by Mayor Lord noted the following:

- The requested action was spurred by one entity and when getting these requested Council should view how it benefits the community as a whole.
- Recommendation from Planning Commission was unexpected as Council was seeking input from the Commission on how to better this ordinance.
- Expressed appreciation for the willingness of the Economic Development Advisory Commission to work on the issue and develop a suitable recommendation.
- Preference to develop or set aside itinerant merchant or incubator designated area supporting the concerns of the Planning Commission.
- Concerns expressed by the public and Commissions on the investment of the “brick-and-mortar” businesses.
- ADA Compliance of temporary businesses
- Preference to postpone till the sponsor of the ordinance was present.

POSTPONED to the October 13, 2025 regular meeting.

NEW BUSINESS

- a. Memorandum CC-25-233 from Councilmember Aderhold re: Information on the possible Consequences for Homer Elections if Kenai Peninsula Borough Citizen Initiative Propositions 1 and/or Proposition 5 on the Kenai Peninsula Borough Ballot for October 7, 2025 are Approved by the Kenai Peninsula Voters. Recommend approval.

Mayor Lord introduced the Memorandum by reading of the title and deferred to Council member Aderhold.

Councilmember Aderhold clarified that the memorandum was brought forward to provide information for the voters of the city based on the experience of participating as a member of two Borough taskforces. The results and recommendations can be found using the links provided to the final report. The following points were discussed:

- The Borough ballot propositions will not change city elections however can have an impact on city elections.
 - Added equipment costs
 - Difficulty in recruiting sufficient number of election workers
 - Additional time needed to count ballots will add costs

- Different location may be required since Chambers may not be adequate to conduct the election with the Borough due to the requirements of separate equipment, election workers, etc.
- Tabulating machines are counting the colored marks on the paper example used of school testing or exams.
- Still require separate ballots for state, borough and city elections.
- No positive impacts could be found when considering the change in election date or hand counting of ballots.

RESOLUTIONS

- a. Resolution 25-081, A Resolution of the City Council of Homer, Alaska Approving the 2025 City of Homer Land Allocation Plan. Community Dev. Director/City Manager.

Memorandum CC-25-228 from Community Development Director as backup.

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

ADOPTED with discussion.

- b. Resolution 25-083, A Resolution of the City Council of Homer, Alaska Establishing Procedures for Managing Small Capital Project Budget Overages. City Manager.

Memorandum CC-25-236 from City Manager as backup.

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

ADOPTED with discussion.

COMMENTS OF THE AUDIENCE

Mayor Lord invited the public is invited to comment on any topic. Stating if they were attending in person come forward and state your name for the record. If you are attending via Zoom please use the raise hand option on their device or press star (*) 9 on their phone and the Clerk will un-mute the connection allowing them to speak.

There were four who commented.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti commented it was a good meeting.

COMMENTS OF THE CITY CLERK

City Clerk Krause announced that Absentee Voting was being conducted in the Council Chambers Monday through Friday from 8:00 a.m. to 4:00 p.m. for Borough and City elections.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen announced the job openings currently available, encouraging interested candidates to visit the city website

COMMENTS OF THE MAYOR

Mayor Lord commented that her children were raised knowing the importance of voting and she brought them every year when she went to vote. She supports the ability to vote absentee in person and not left to one day as there are multiple reasons people cannot or it is difficult to vote on designated election day.

COMMENTS OF THE CITY COUNCIL

Council member Hansen commented on her daughter being on the student council and related a recent experience going home and telling her about a City Council meeting similar to her daughter coming home and telling her about a Student Council meeting. Hopefully that's prepping her daughter for one day being on City Council. It was super funny. She expressed that it was just really great to have Jacqueline Rainwater here on Harold Sergeant, because the Kachemak Bay Recovery Program has been tremendous, and they've done such great work in our community and offering such good services, and I go to their classes whenever I can, and they are so much fun.

Council member Aderhold reported on the Lunch with a Councilmember that was attended by four members of the public who came with lists and Acting City Manager Julie Engebretsen also attended. It went very well. Councilmember Venuti is scheduled for October. AHFC had their breakfast Board meeting in Homer in August, she was the only Councilmember able to attend that event, there were many sectors of the community represented and hopefully the city will hear more from the organization. The Tandem Bike Riders that were expected to end their trip in Homer unexpectedly had to end their trip in Fairbanks due to snow and ice.

Council member Parsons commented on Chamber of Commerce event at the College on Tuesday September 23rd 5-8 p.m. They will have the opportunity to hear candidates and our City Clerk plus the Borough Clerk, City Clerk for Seldovia is expected and Kachemak City.

Council member Venuti expressed comments on the first day of fall chill in the weather, passing of a former teacher whose husband was on Council, and encouraging everyone to vote.

ADJOURNMENT

Mayor Lord adjourned the meeting at 8:28 p.m. stating the next Regular Meeting is Monday, October 13, 2025 at 6:00 p.m., Committee of the Whole at 5:00 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.

ⁱ Motion was made to introduce at the August 11, 2025 regular meeting.