



Action Agenda

City Council Worksession, Committee of the Whole & Regular Meeting

Monday, June 09, 2025

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

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

WORKSESSION

Zoom Webinar ID: 965 8631 4135 Password: 792566

CALL TO ORDER, 4:00 P.M.

Mayor Lord called the meeting order.

City Clerk Krause called the roll and a full Council was present.

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

Mayor Lord read the Supplemental items into the record as follows: **DISCUSSION TOPIC** *Item a.* FY26/FY27 Budget Discussions Memorandum CC-25-168 from City Manager re: Budget Follow-up and Proposed Budget Amendment from Councilmember Erickson.

APPROVED without discussion.

DISCUSSION TOPIC(S)

- a. FY26/27 Budget Discussions
Memorandum CC-25-168 from City Manager as backup.
Budget Amendment Laydown from Councilmember Erickson.

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

City Manager Jacobsen reviewed Memorandum CC-25-168.

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

- Employee COLA for FY26 Budget
- Impact of amendments to the budget
- Clarification provided for Resolution 25-030 On Call pay, Shift Differential pay and Overtime pay and amounts that would impact the budget

- Positions within Homer Police Department that caused overtime
- Unassigned fund balance amounts
 - Emergency Fund Fund amounts
- 2022 Emergency fund amount
- Payoff on Police Department Building
 - Dedicated account
 - Use of interest for Public Safety related items
 - Maintenance of facility
- Question to the Voters this year for application next year
 - Ballot language needed
 - Needed for the July 28th Council meeting
- Review of Homer City Code Title 3 in the near future
 - Conduct Worksession in August
- Proposed Bay Avenue Trail
 - Amending HART \$25,000 to start process
 - Conceptual with priority for safety
 - Trails Master Plan mentioned
 - Not in Capital Improvement Plan
 - Premature to put funding towards at this time
 - This trail was brought forward during discussion of the Transportation Plan
- Use of Commercial Vessel Passenger Tax Funds for Wayfinding Signage in future years

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 4:46 p.m. Next meeting is 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 order.

City Clerk Krause called the roll and a full Council was present.

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

Mayor Lord read the Supplemental items into the record as follows: **DISCUSSION TOPICS:** Item a. Bridge Creek Watershed Study Presentation - Drs. Mark & Kai Rains, Tylyn Brigino with University of South Florida, Ecohydrology Research Group Partnerships for Water Security for Fish & People – Presentation

APPROVED without discussion.

CONSENT AGENDA

Mayor Lord requested items for discussion and facilitated a brief discussion on the following:

- Timing of discussion to allow ample time for the presentation
- Ordinance 25-44 – Pulling from the Consent Agenda to address a proposed amendment
 - This can wait until the regular meeting to allow ample time for the presentation

REGULAR MEETING AGENDA

Mayor Lord requested items for discussion. She providing a brief explanation in response to Council member query that the presentation is about 10 minutes and then allowing time for brief questions and they can go back to the Consent and Regular Agenda if time allows, which was confirmed by the Clerk and City Manager.

Mayor Lord facilitated additional discussion on the following after the presentation under Discussion Topics:

Under New Business:

- Memorandum CC-25-166 – Addressed concerns expressed by Public Works Director on using volunteers to cut/clear vegetation
 - No vegetation will be removed unless necessary
 - No development will be done as that would require permitting and engineering
 - Flagging of the trail that is currently being used by the public
 - Previous clearing of alders was conducted by former property owners before city purchased the property
 - They also put sign posts about the viewpoints as well.
- Consideration of recommending this be forwarded to the Parks Art Recreation and Culture Advisory Commission for recommendations and consider all concerns.
- Proposed walking path encroaches onto private property
 - City should not be advocating for that action by posting signage
- City has already been negotiating with property owners for the road and the west encroachment
- Order of operations regarding the proposed walking trail
- Parking to access the proposed trail

DISCUSSION TOPIC(S)

- a. Bridge Creek Watershed Study Presentation - Drs. Mark & Kai Rains, Tylyn Brigino with University of South Florida, Ecohydrology Research Group

Mayor Lord introduced the topic and Invited Dr. Mark Rains to come forward.

Councilmember Aderhold provided background on the intent for the presentation and information to be presented and deferred to Dr. Rains to make his presentation.

Dr. Mark Rains presented to Council providing a brief explanation on their study, explaining it covered more than just the Bridge Creek Reservoir and Homer's water source. He noted the following:

- Watershed Area from Ninilchik south to Homer
- Started out focused on fish
- Water sprung up everywhere
- Display of groundwater and the importance to fish and water source of Bridge Creek Reservoir
- How the past events of glaciers shaped the water sources
- Layers of the water, and how it reaches the river
- Groundwater locations and surface water
- What brought him to Alaska and Homer in 2007
- Appreciation to the Native peoples who stewarded the land

Dr Rains responded to Council questions on the following:

- Components of the watershed
 - Longevity of the watershed
 - 55% of the reservoir started underground
- What elements or actions could damage the reservoir
- Obtaining easements or acquisition of areas where the water comes out of the ground
 - Review parcels in an overlay
- Future sustainability of the current water system

COMMENTS OF THE AUDIENCE

There were four who commented.

ADJOURNMENT NO LATER THAN 5:50 P.M.

Mayor Lord adjourned the meeting at 5:53 p.m. Next Meeting is 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. and the Pledge of Allegiance was recited.

City Clerk Krause took attendance and there was a full Council 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: **MAYORAL PROCLAMATIONS AND RECOGNITIONS** item a. Recognition of Wastewater System Award Recognition document. **CONSENT AGENDA** Item b. Memorandum CC-25-156 from City Clerk re: Liquor Licenses. Corrected Memo from HPD Non-Objection to Liquor License Transfer Item d. Ordinance 25-44 Appropriating \$250,000 for Trail Segment and Trailhead at Greene Timbers. DCRA Underpass Conceptual Trail and Diamond Creek Recreation Trail Map **VISITORS** Item a. South Peninsula Hospital Presentation – SPH Report by Ryan Smith CEO **CITY MANAGER’S REPORT** item a. Memorandum from Public Works Director re: HERC Environmental Survey and Memorandum from City Manager re: Fire Department Follow-up and requested a motion.

APPROVED without discussion.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

- a. Recognition of Wastewater System Award and City of Homer Wastewater Management Team

Mayor Lord read the recognition into the record, held up the award that the employees received and then the Clerk displayed a one minute and eighteen second silent video of the two employees, Sean Love and Mike Swoboda build a fire hydrant during the “Hydrant Hysteria Contest” at the recent conference event in Anchorage. Our team came in second with a 1/10th of a second difference in time from the first place team from the City of Anchorage. Pictures were taken of the employees with the Mayor after accepting the tribute.

- b. Recognition of Roberta Highland

Mayor Lord read the recognition into the record and presented to Robert Archibald accepting on behalf of his wife. Pictures were taken with the Mayor after accepting the tribute.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

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

- Ordinance 25-38(S), Appropriating Funds for the Fiscal Years 2026 and 2027 for the General Fund, Water Fund, Sewer Fund, Port/Harbor Fund and Internal Service Funds.
- Ordinance 25-39(S), Appropriating Funds for the Fiscal Years 2026 and 2027 Capital Budget.
- Resolution 25-030, Amending the City of Homer Personnel Regulations, Chapter 5, Section 5.8.1 Swing Shift, Section 5.8.2 Graveyard Shift, and Section 5.14 On-Call Pay.
- Ordinance 25-40, Amending the FY25 Capital Budget by Appropriating the FY25 Community Assistance Program Payment in the Amount of \$143,428.05 for Various Capital Projects.
- Ordinance 25-41, Amending the FY25 Capital Budget by Appropriating a 2024 Commercial Passenger Vessel Tax Program Grant from the State and the Borough in the Amount of \$4,612.50 Each to Replace Several Benches Along the Harbor Walking Path.
- Ordinance 25-42, Amending the FY25 Capital Budget by Appropriating \$7,000 from Port Reserves for Engineering Support for the 2025 Port Infrastructure Development Program Grant Application.

- Ordinance 25-43, Amending the City of Homer Water and Sewer Rates and Updating the City Fee Schedule Accordingly.

There was one who 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.

- Homer City Council Regular Meeting Minutes of May 27, 2025 and Special Meeting Minutes of June 2, 2025. City Clerk. Recommend adoption.
- Memorandum CC-25-156 from City Clerk re: Liquor Licenses/Marijuana Licenses. Recommend Non-Objection.
- Memorandum CC-25-157 from City Clerk re: Travel Authorization for Mayor Lord and Councilmembers to Attend AML Summer Conference in Utqiagvik, Alaska August 12-14, 2025. Recommend approval.
- Ordinance 25-44, 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 North 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.

Pulled by Councilmember Erickson/Davis

- Resolution 25-055, A Resolution of the City Council of Homer, Alaska, Acknowledging the Insufficiency of the Petition for the East End Road Meadow Drive Water and Sewer Improvements Special Assessment District. City Clerk. Recommend adoption.

Memorandum CC-25-158 from City Clerk as backup.

- Resolution 25-056, A Resolution of the City Council of Homer, Alaska, Approving a Sublease between Happy Face, LLC and Spittoon, LLC Occupying a Section of the Parking Area Identified as FT #1 (designated as a Food Truck Pedestal/Area approximately 200 Sq. Ft.) Located on the Property Entitled T7S R13W SEC 1 Seward Meridian HM 0890034 Homer Spit Amended Lot 32, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption.

Memorandum CC-25-159 from Port Property Associate as backup.

- g. Resolution 25-057, A Resolution of the City Council of Homer, Alaska, Approving a Sublease between Happy Face LLC, and Cove Collective, LLC dba Cove & Co. Occupying Unit #2 (consisting of 1,250 Sq. Ft.) in the Building Located on the Property Entitled T7S R13W SEC 1 Seward Meridian HM 0890034 Homer Spit Amended Lot 32, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption.

Memorandum CC-25-160 from Port Property Associate as backup.

- h. Resolution 25-058, A Resolution of the City Council of Homer, Alaska, Approving a Sublease between Happy Face, LLC and Jürgen Jensen dba The Law Office of Jürgen Jensen Occupying the Northwest Corner Office of the Upper Level of Main Building (consisting of 383 Sq. Ft.) on the Property Entitled T7S R13W SEC 1 Seward Meridian HM 0890034 Homer Spit Amended Lot 32, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption.

Memorandum CC-25-161 from Port Property Associate as backup.

- i. Resolution 25-059, A Resolution of the City Council of Homer, Alaska, Authorizing Task Order 3 to Alaska Harbor Consulting, LLC for Engineering Support for the 2025 Port Infrastructure Development Program Grant Application. City Manager/Port Director. Recommend adoption.

Memorandum CC-25-163 from Port Director as backup.

- j. Resolution 25-060, A Resolution of the City Council of Homer, Alaska, Authorizing the Negotiation and Execution and Delivery of a Loan Agreement Required by the State of Alaska Department of Environmental Conservation Under its Clean Water Revolving Loan Program in Connection with a Not to Exceed \$1,235,999 Loan (of which \$500,000 is Eligible for Forgiveness) to Assist in Financing the Beluga Sewer Lift Station Improvement Project. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-25-164 from Public Works Director as backup.

Councilmember Erickson requested Ordinance 25-44 be pulled from the Consent Agenda. It was moved to the Regular Agenda under Ordinances Item a.

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

ADOPTED as AMENDED.

VISITORS

- a. South Peninsula Hospital Presentation - Ryan Smith, CEO

Mayor Lord introduced the topic by reading of the title and invited Ryan Smith, South Peninsula Hospital CEO to speak to Council.

Ryan Smith provided a summary review of the presentation provided in the Supplemental Packet. He noted that their Chief Operations/Operating Officer will be leaving and moving to Soldotna and will be taking on the position of Chief Financial Officer for Central Peninsula Hospital, noting she has been a vital part of team for 5.5 years and will be missed. Mr. Smith responded to questions from Council on the following:

- Availability of childcare services for the general public
 - This will be for employees and will open up availability at other childcare facilities within the area.
 - It was noted that there was a need of approximately 250 spots within the community
 - Church on the Rock creating a childcare facility as well
- Mentioned hearing the announcements from Derotha Ferraro on the radio each day
 - Provides a positive feeling
- Plans for permanent home for the Behavioral Health

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 and noted that her newsletter can be found via the city website at <https://deskofthehomermayor.substack.com/>

d. Borough Report

No report for this meeting.

e. Port and Harbor Advisory Commission

Casey Siekanic, Chair, provided a report that the Commission has been reviewing Lease Policy and Title 18.08 City Leases and making recommendations on where it could be improved. He noted that a presentation is being created by staff to present to the Council.

PUBLIC HEARING(S)

- a. Ordinance 25-38(S), An Ordinance of the City Council of Homer, Alaska, Appropriating Funds for the Fiscal Years 2026 and 2027 for the General Fund, Water Fund, Sewer Fund, Port/Harbor Fund and Internal Service Funds. City Manager. Introduction May 12, 2025 Public Hearings on May 27, 2025 and June 9, 2025 with Second Reading on June 9, 2025.

Memorandum CC-25-143 from Employee Committee as backup.

Mayor Lord opened the Public Hearing. There was no public testimony provided.

Mayor Lord closed the Public Hearing, noted previous actions taken by the Council at the previous meeting.

ADOPTED as AMENDED with discussion.

- b. 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 and June 9, 2025.

FY26/27 Budget Amendments

Mayor Lord opened the Public Hearing. There was no public testimony provided.

Mayor Lord closed the Public Hearing, noted previous actions taken by the Council at the previous meeting.

SUBSTITUTE was AMENDED with discussion and POSTPONED to the June 23, 2025 meeting.

- c. Resolution 25-030, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Personnel Regulations, Chapter 5, Section 5.8.1 Swing Shift, Section 5.8.2 Graveyard Shift, and Section 5.14 On-Call Pay. City Manager/Personnel Director. Introduction May 12, 2025 Postponed to May 27, 2025 and June 9, 2025 for Public Hearings to Follow Budget Ordinance.

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

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

Mayor Lord introduced the item by reading of the title and opened the Public Hearing.

There was one who commented.

Mayor Lord closed the Public Hearing and noted the motion on the floor from the previous meeting.

ADOPTED with discussion.

- d. Ordinance 25-40, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating the FY25 State of Alaska Community Assistance Program Payment in the Amount of \$143,428.05 for Various Capital Projects. City Manager. Introduction May 27, 2025 Public Hearing and Second Reading June 9, 2025.

Memorandum CC-25-169 from City Clerk as backup.

Mayor Lord introduced the ordinance by reading of the title and opened the Public Hearing. There was no public testimony provided and the Public Hearing was closed.

ADOPTED without discussion.

- e. Ordinance 25-41, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a 2024 Commercial Passenger Vessel Tax Program Grant from the State of Alaska for \$4,612.50 and a Commercial Passenger Vessel Tax

Program 2024 Pass Through Grant from the Kenai Peninsula Borough in the Amount of \$4,612.50 to Replace Several Benches Along the Harbor Walking Path. City Manager/Port Director. Introduction May 27, 2025 Public Hearing and Second Reading June 9, 2025.

Memorandum CC-25-146 from Port Director as backup.

Mayor Lord introduced the item by reading of the title and opened the public hearing. There was no testimony provided and the public hearing was closed.

ADOPTED as AMENDED with discussion.

- f. Ordinance 25-42, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$7,000 from Port Reserves for Engineering Support for the 2025 Port Infrastructure Development Program Grant Application. City Manager/Port Director. Introduction May 27, 2025 Public Hearing and Second Reading June 9, 2025.

Memorandum CC-25-147 from Special Projects & Comms. Director as backup.

Mayor Lord introduced the item by reading of the title and opened the public hearing. There was no testimony provided and the public hearing was closed.

ADOPTED without discussion.

- g. Ordinance 25-43, An Ordinance of the City Council of Homer, Alaska, Amending the City of Homer Water and Sewer Rates and Updating the City Fee Schedule Accordingly. City Manager/Finance Director. Introduction May 27, 2025 Public Hearing and Second Reading June 9, 2025.

Memorandum CC-25-151 from Finance Director as backup.

Mayor Lord introduced the item by reading of the title and opened the public hearing. There was no testimony provided and the public hearing was closed.

ADOPTED with discussion.

ORDINANCE(S)

- a. Ordinance 25-44, 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 North 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 introduced by reading of title and requested a motion.

INTRODUCED AS AMENDED with discussion.

CITY MANAGER'S REPORT

a. City Manager's Report

City Manager noted her report in the packet and provided comments on items provided in the supplemental packet and as laydowns. She facilitated a lengthy discussion on the proposed request for proposals and received several requests from Council for amendments to the document. It was determined that the document would be amended and brought back for the next meeting.

City Manager Jacobsen then responded to comments on the following:

- Road Striping
- Pedestrian Safety
- Cyclist Safety
- Heath Street Pedestrian options and next steps
- Lead Paint at the HERC and closure until taken care of by staff

Established Monday, June 16th at 5:30 p.m. of Special Meeting Executive Session for City Manager Performance check in.

PENDING BUSINESS

No items for this meeting.

NEW BUSINESS

- a. Memorandum CC-25-166 from Councilmembers Davis and Erickson re: Consideration of a Proposal to Establish a Low Cost Walking Trail Loop above Karen Hornaday Park and Refer to the Parks Art Recreation & Culture Advisory Commission.

Memorandum CC-25-167 from Public Works Director as backup.

Mayor Lord introduced the item by reading of the title and deferred to Councilmember Davis.

DISCUSSED and REFERRED to Commission.

RESOLUTIONS

No items for this meeting.

COMMENTS OF THE AUDIENCE

There were three that commented.

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

City Clerk Krause stated the vacancies on the ADA Board and Planning Commission and seeking applicants.

COMMENTS OF THE CITY MANAGER

City Manager had no additional comments.

COMMENTS OF THE MAYOR

Mayor Lord expressed comments welcoming summer and looking forward to the predicted sunshine for the upcoming week.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti provided comments on the recognition by the Mayor for Roberta Highland and her remembrances of Mary Epperson, expressed appreciation for the work that Public Works does and seeing employees always doing something at City Hall even on the weekends. She expressed appreciation for fixing a sign on Kachemak Way, the upcoming Celebration of Peonies for the month of July and safety of pedestrians and cruise ship visitors walking and connecting to various points within the city.

Councilmember Parsons provided kudos to the City Manager's 21 year work anniversary with the City and Recreation Manager Illg's 19 year anniversary. He then expressed his tanks to the City Manager for her work and the assistance and services of the Clerk's Office.

Councilmember Aderhold expressed appreciation on the information provided during the presentation at the Committee of the Whole.

Councilmember Davis commented on the Harbor Fest event and taste of Homer and noted that the projected 60 degree weather will be loved by the bees.

Councilmember Erickson commented on a recent experience watching a robin attacking a shrew in the morning and then in the afternoon watching a family of cranes and used that as parable to the way the country was responding to events.

Councilmember Hansen commented on attending a recent craft night, and plans to attend upcoming events hosted by Council on the Arts and that a happy city and happy employees are a good outcome and believed the Council made good choices this meeting.

ADJOURNMENT

Mayor Lord adjourned the meeting at 9:10 and stated the Next Regular Meeting is Monday, June 23, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A Worksession at 4:00 p.m. A Joint Worksession with the Planning Commission on the Draft Comprehensive Plan is Wednesday, June 11, 2025 at 5:30 p.m. Special Meeting on Monday, June 16, 2025 at 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.