



Action Agenda

City Council Worksession, Committee of the Whole & Regular Meetings

Monday, September 08, 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 to order at 4:00 p.m.

Councilmember Erickson has 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.

DISCUSSION TOPIC(S)

- a. Memorandum CC-25-217 from Special Projects & Communications Coordinator Re: 2026-2031 Capital Improvement Plan and FY27 Legislative Requests

Special Projects & Communications Coordinator Carroll reviewed the changes in the document noting removal of specific projects; amendments to other projects and the submission of new projects. She provided information on funding opportunities that were obtained and appropriated by Council for specific projects and responded to a few procedural questions from the Council. Council was requested to review the information provided and submit to the City Manager their prioritized listing of nine projects and top legislative priorities no later than close of business September 15th.

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 4:48 p.m.

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 Erickson has 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

Council discussed the following items:

- Resolutions 25-077 and 25-078
 - Councilmember Aderhold expressed excitement at having these before them for approval as they have been discussed for a very long time.
- Resolution 25-080
 - Requested staff clarification.
 - Due to staff review of the funding involved it was found that amounts were included that should not have been and the resulting error increased the City match amount by more than the amount required.
 - The error came about when funds were co-mingled and not separate.
 - Considerably lowered the required amount from the City as a match.

REGULAR MEETING AGENDA

Council discussed the following:

- Public Works memorandum requesting direction from Council on paving and sidewalk for Eric Lane/West Fairview
 - Preference to wait until spring to have a better design and plan similar to Ben Walters Lane
 - Concerns on presenting a wide paved or gravel lane encourages higher speeds, harder to separate the "sidewalk" from the driving lanes
 - Additional methods for traffic calming such as bulb outs were not supported by Public Works
 - Having a raised sidewalk with curb would be preferred designed.
 - Councilmembers Parsons and Erickson working on proposals for traffic calming for consideration.
 - Preference for the City to pay for the short stretch of paving West Fairview but keeping the priorities when considering street projects.

- Proposed crosswalks if the sidewalk switches sides and recommendation of installing a stop sign for safety reasons.
 - Consideration by the City to keep the sidewalk on the same side of the roadway.
- FY25 4th Quarter Report
 - Negative amounts shown for accounts
 - \$2000 in the CARES Act fund remaining
 - Address the topic in depth at the Committee of the Whole for September 22nd meeting
 - Submit questions to City Manager

DISCUSSION TOPIC(S)

- a. City of Homer Water Supply Report — Todd Cook, Public Works Water Department

Public Works Director Kort provided the status report on the water supply. He noted that the supply is good, no concerns on shortages at this time and have ample supply for our current growing demand. He responded that currently they are not being impacted by tariffs the vendor they use has absorbed those costs so far.

- b. 2026-2031 Capital Improvement Plan and FY27 Legislative Requests (continued from Worksession—if desired, needed and time allows)

City Manager Jacobsen reported that Karen Hornaday Park boundaries would be addressed during the Land Allocation Plan discussion at the next meeting.

COMMENTS OF THE AUDIENCE

There was one who commented.

ADJOURNMENT NO LATER THAN 5:50 P.M.

Mayor Lord adjourned the meeting at 5:33 p.m.

REGULAR MEETING

Zoom Webinar ID: 205 093 973 Password: 610853

Session 25-22, Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, August 25, 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. City Council held a Worksession at 4:00 p.m. on the Capital Improvement Plan.

CALL TO ORDER, PLEDGE OF ALLEGIANCE

Councilmember Erickson has 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)

Mayor Lord read the Supplemental Items into the Record as follows: **Under REPORTS** Item f. Planning Commission Report – Written Reports provided by Commissioner Scott Smith and Charles Barnwell **Under CITY MANAGER’S REPORT** Item b. FY25 4th Quarter Financial Report. **LAYDOWNS provided** under **REPORTS** item e. Comprehensive Plan and Title 21 Rewrite Update, Memorandum from City Planner and Under **CITY MANAGER’S REPORT** item a. Flyer for Candidate Forum hosted by the Homer Chamber of Commerce

ADOPTED without discussion.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

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 25-57, Appropriating \$40,000 from the General Fund CARMA Fund for the Purchase of Global Positioning System (GPS) Survey Equipment.
- b. Ordinance 25-58, Appropriating \$20,000 from the Fishing Hole CARMA Fund for the Purpose of Installing a Drywell in Tract 2 of the Fishing Hole Subdivision.
- c. Ordinance 25-59, Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY26 in the Amount of \$7,000 for Books and Library Materials.

There was one 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 Special Meeting Minutes for August 19, 2025 and Regular Meeting Minutes for August 25, 2025. City Clerk. Recommend approval.
- b. Memorandum CC-25-218 from City Clerk re: Liquor License Renewals for Bidarka Best Western/Otter Room and Wild Honey Bistro and Liquor License Transfer for Patel’s #2 to Slack Tide. Recommend approval.
- c. Memorandum CC-25-219 from City Clerk re: Confirmation of Election Judges and Canvass Board for the City of Homer Regular Election October 7, 2025. Recommend approval.
- d. Memorandum CC-25-220 from Mayor re: Student Representative Appointments to the Library Advisory Board, Economic Development Advisory Commission and Port & Harbor Advisory Commission. Recommend approval.

- e. 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.

- f. Resolution 25-076, A Resolution of the City Council of Homer, Alaska, Amending the Homer Public Library's Policy on Overdue Materials. Aderhold. Recommend adoption.

Memorandum CC-25-222 from Library Director as backup.

- g. Resolution 25-077, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Apply for a Loan from the State of Alaska Department of Environmental Conservation (ADEC) under its Alaska Drinking Water Fund Program in an Amount Not To Exceed \$1,331,882 to Finance the A-Frame Transmission Line Replacement Project. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-25-223 from Public Works Director as backup.

- h. Resolution 25-078, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Negotiate and Execute the Appropriate Documents for the Acquisition of Real Property Consisting of 26.5 Acres, More or Less and Designating the Use as Conservation. Community Development Director/City Manager. Recommend adoption.

Memorandum CC-25-224 from Community Development Director as backup.

- i. Resolution 25-079, A Resolution of the City Council of Homer, Alaska Awarding the Contract for the Highland Drive Culvert Replacement Project to East Road Services, Inc., of Homer, Alaska, in the Amount Not to Exceed \$587,990 and Authorize the City Manager to Negotiate and Execute the Appropriate Documents. City Clerk. Recommend adoption.

Memorandum CC-25-225 from City Engineer as backup.

- j. Resolution 25-080, A Resolution of the City Council of Homer, Alaska, Expressing Support for the Homer Port Coastal FREIGHT Project, Endorsing the City's Grant Application to the United States Department of Transportation Maritime Administration's FY2025 Port Infrastructure Development Program (PIDP) and Committing Local Match Funds. City Manager/Port Director. Recommend adoption.

Memorandum CC-25-226 from Special Proj. & Comm. Coordinator as backup.

City Clerk Krause read the Consent Agenda as presented.

ADOPTED without discussion.

VISITORS (10 minutes)

- a. The Ferguson Group - Chris Griffin and Lane Dickson
 - i. 2025 Federal Advocacy Strategy
 - ii. City of Homer 2025 Federal Legislative Platform

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Mayor Lord introduced the item and invited the City's Lobbyist to speak to Council.

Lane Dickson and Chirs Griffin introduced themselves and presented to the Council providing a brief history and experience of the company and service to the State of Alaska Federal Legislative Representatives in Washington D.C. and how they will be able to assist the City in hopefully obtaining their funding goals.

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.

- d. Borough Report

Kelly Cooper, Assemblyperson reported.

- e. Comprehensive Plan and Title 21 Status Update

Mayor Lord referred to memorandum provided by City Planner Foster.

- f. Planning Commission Report

Charles Barnwell, Commissioner reported.

- g. Port & Harbor Advisory Commission Report

No commissioner was present.

PUBLIC HEARING(S)

- a. Ordinance 25-57, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$40,000 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purchase of Global Positioning System (GPS) Survey Equipment. Public Works Director/City Manager. Introduction August 25, 2025 Public Hearing and Second Reading September 8, 2025.

Memorandum CC-25-209 from Public Works Director as backup.

Mayor Lord introduced the item by reading of the title and opened the public hearing for Ordinance 25-57.

There was no public testimony provided.

Mayor Lord closed the public hearing and requested a motion.

ADOPTED without discussion.

- b. Ordinance 25-58, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$20,000 from the Fishing Hole Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Installing a Drywell in Tract 2 of the Fishing Hole Subdivision. City Manager/Port Director. Introduction August 25, 2025 Public Hearing and Second Reading September 8, 2025.

Memorandum CC-25-212 from Port Director as backup.

Mayor Lord introduced the item by reading of the title and opened the public hearing for Ordinance 25-58.

There was no public testimony provided.

Mayor Lord closed the public hearing and requested a motion.

ADOPTED without discussion.

- c. Ordinance 25-59, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY26 in the Amount of \$7,000 for Books and Library Materials. City Manager/Library Director. Introduction August 25, 2025 Public Hearing and Second Reading September 8, 2025.

Memorandum CC-25-213 from Library Director as backup.

Mayor Lord introduced the item by reading of the title and opened the public hearing for Ordinance 25-59.

There was no public testimony provided.

Mayor Lord closed the public hearing and requested a motion.

ADOPTED with DISCUSSION.

ORDINANCE(S)

Mayor: There are no items for this meeting.

CITY MANAGER'S REPORT

- a. City Manager's Report

b. FY25 4th Quarter Report

Refer to Supplemental Packet

Mayor Lord introduced the topic by reading the title and deferred to the City Manager.

City Manager Jacobsen reviewed her report and facilitated discussion on the following:

- Proposed amendment to the procurement policy to allow for a set dollar amount over authorized budget amount authorized by Department Director and City Manager.
 - Preference expressed that Council approves all amounts.
 - Staff Standard Operating Procedures for developing estimates or costs
 - Having consistency across departments.
- HERC Toxin Report
- Links in the Mayor's Newsletter to the City Manager's Report very valuable to the public
- HEA Land update for the next meeting
- Annual Toddler Swap Homer High School Commons
- National Diaper Awareness Week

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

COMMENTS OF THE AUDIENCE

There was one who commented.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti commented it was a very good meeting.

COMMENTS OF THE CITY CLERK

City Clerk Krause had no comments.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen stated that interviews for the Fire Chief position will start this week with a staff panel first and she will look forward to their recommendations upon her return. She then announced the open positions within the city and encouraged interested persons to visit the city website to find out more about the positions available with the City.

COMMENTS OF THE MAYOR

Mayor Lord expressed a big shout out of appreciation to the new student representatives on the Commissions and Board. Noting that there were three appointed tonight, and also to all the election workers who signed up. We have a really strong roster of election workers this year, so thanks to the folks who stepped forward for that. It takes a community.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti expressed her appreciation to the students that stepped up and noted the interesting comments they wrote on why they wanted to serve. She then recognized the work of the Advisory Bodies expressing appreciation for their hard work and announced the following events: Peony Celebration meeting of the year, Putting on the Ritz in October, Food Bank Empty Bowl Event in November.

Councilmember Parsons expressed his appreciation for the Clerk's Office Staff, the wonderful summer with everything going smoothly and it's all due to how hard the staff is working, with direction from the City Manager and expressing congratulations to the community on a wonderful summer joy to watch and participate in, the student representatives are cool and it is proof that they are invested in the community and want to be involved.

Councilmember Aderhold reported attending a random seminar on marine invasive species at the college and it was interesting to see that ballast water from ships, boats is no longer a major concern but the bad news is that the hulls of vessels still bring invasive species into the waters of Cook Inlet and Kachemak Bay, recommending that they keep that in mind as it has huge economic impacts.

Councilmember Davis expressed appreciation for the summer like day and wrapping up the meeting to enjoy the last couple of hours and he will not be attending the September 22nd meeting announcing the various Candidate Forums that will be held on the 16th at the College, Homer Public Library on the 18th and 24th.

Councilmember Hansen commented that it was good meeting and noted that her children were growing up so fast and her mom growing older, so she appreciated being able to get the meetings done early to be able to spend the time with her family.

ADJOURNMENT

Mayor Lord adjourned the meeting at 7:23 p.m. stating the next Regular Meeting is Monday, September 22, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A Special Meeting at 3:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.