



City of Homer

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Agenda Changes/Supplemental Packet

TO: MAYOR LORD AND CITY COUNCIL
FROM: RENEE KRAUSE, MMC, CITY CLERK
DATE: OCTOBER 13, 2025
SUBJECT: SUPPLEMENTAL

REGULAR MEETING AGENDA

ORDINANCES

- a. Ordinance 25-64, An Ordinance of the City Council of Homer, Alaska, Adopting the City of Homer 2045 Comprehensive Plan and Recommending Adoption by the Kenai Peninsula Borough. City Manager.

Public Comment received.

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CITY MANAGER'S REPORT

- a. City Manager's Report

Fourth Quarter Project Update Report

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RESOLUTIONS

- a. Resolution 25-088, A Resolution of the City Council of Homer, Alaska, Selecting Two City Owned Properties in Downtown Homer as the Preferred Location for a Future Multi-Use Community Center. Erickson/Mayor

Memorandum CC-25-244 from Councilmember Erickson as backup.

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Public Comment received.

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- b. Resolution 25-089, A Resolution of the City Council of Homer, Alaska, Certifying the Results of the City of Homer Regular Election held October 7, 2025, to Elect One City Council Member for a One Year Term and Two City Council Members for Three Year Terms Each. City Clerk/Canvass Board.

Resolution 25-089(S), A Resolution of the City Council of Homer, Alaska, Certifying the Results of the City of Homer Regular Election held October 7, 2025, to Elect One City Council Member for a One Year Term and Two City Council Members for Three Year Terms Each.

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MEMORANDUM

TO: Homer City Council
FROM: Homer Soil & Water Conservation District
Board of Supervisors
DATE: October 2, 2025
RE: Comments on latest version of the 2045 Homer Comprehensive Plan

We offer the following comments to the latest version of the 2045 Homer Comprehensive Plan.

1. There are many differences between the Public Review Draft (“PRD”) and this current version, aka Public Hearing Draft (“PHD”). The Planning Commission and members of the public offered numerous comments, some are substantive, which have not been reconciled into a set of recommendations from the Planning Commission to you.
Recommendation: We recommend that you remand the current version, and the many comments about it, back to the Planning Commission so it can complete this reconciliation. We further recommend that you task the Planning Commission with holding a public hearing on the consolidated package before sending it back to you.
2. The Future Land Use Map, while not a zoning map, is intended, per the draft Comp Plan, to “*guide decisions about rezones and future area planning*”. In order for this map to serve this useful purpose, it should be plotted with particularity; specifically, it should map the boundaries of proposed land use designations along property lines. The current version contains errors and omissions, such as the lack of recognition of the Airport Critical Habitat Area and the Diamond Creek Recreational Area.
Recommendation: We recommend that the Future Land Use Map be remanded to the authors for more particular mapping using the City’s latest GIS protocols.

Thank you for your consideration.

Project / Initiative	Council Lead (if	What Would Success Look Like?	August 2025 Updates	Next
<i>Note: "Council leads" do not indicate that these Council members are the only ones</i>		project/initiative, what would ultimate		
Traffic Calming / Street Design**	Brad/Shelly	Streets are safe for all types of users.	Priorities are for the update of the Road Design Manual (PW) and a Traffic Calming Policy developed for the City. Brad and Shelly are working with staff. See Transportation Plan implementation.	DATE?: Road Design draft / DATE: Traffic Calming draft
Election Code Updates		Updates needed to align with borough code and applicable state statute	Draft HCC ordinance to be completed by November 2025 to circulate with staff and Council champions, if any. Plan for introduction by January 2026 at the latest.	Staff: Plan a debrief meeting with KPB in late-October 2025, invite Mayor & Council champion (if applicable)
Public-Private Partnerships	Shelly	Project specific, will need to know what we're working toward before using staff time. Each project will have different needs.	Council Lead will help to develop check list of things to consider, best practices, or examples from other munis.	Council Lead: develop some targets, ideas of concrete steps for consideration by Council to pursue
Financial Policy Development**	Rachel	Clear financial policies for staff, council, and public for the Enterprise and General Funds. Regular review of the Utility Fund policies.	No updates on this.	Develop an internal working group to set goals with dates to report back to Council. Get updates from Port on progress at Enterprise fund. Review previous work done with "finance champions".
Asset & Reserve Management*	Rachel	Staff & Council clear understanding of all city assets and maintenance/replacement schedule.	Lots of moving pieces. Staff time necessary to develop lists and schedules, could be done a bit at a time.	City Manager to develop a timeline of expected progress for Council, keeping in mind the upcoming midbiennium budget.
Harbor Expansion Local Services Plan*		Plan will allow City to engage w/users on needs & develop cost estimates for infrastructure	This work should begin following the final Tentatively Selected Plan (TSP) as part of Phase II of the General Investigation. Staff is seeking grant funds to help cover costs for continued consultant support with HDR.	Track US Army Corps of Engineers progress; continue to receive staff updates and wait for next steps/TSP selection and draft report
Multi-Use Community Center Development*	Shelly, Donna, Rachel	Completed multi-purpose community recreation center with programs for all ages & abilities	Economic reality is a challenge, and lots of planning needed. A rough plan of action has been developed to focus on site selection, and a worksession in January 2026 to get Council alignment on scope. A packet of historical resources on the HERC, recreation, and Town Center has been developed.	Site selection decision proposal Oct '25, internal working group to develop materials and plan for a January '26 worksession
Town Center Planning & History Review	Rachel, Shelly	Renewed possibilities for Town Center,	Housing for young families is a critical issue the plan needs to consider. Review of past work is easy, revising zoning is more difficult.	Reviewing in connection with the Community Center project, ensure consideration within the Title 21 rewrite.
New Public Works Facility		Constructed facility that meets the current and future needs of the city. Viable & long term campus out of tsunami zone.	Planning & funding needed. Bond?	Internal staff work needed to do financial planning for this large scale & long-term project
New HVFD Facility		Welcoming, safe & sustainable bldg	Planning & funding needed. Bond?	Internal staff work needed to do financial planning for this large scale & long-term project
Stormwater Management Plan (2022)	Donna	Homer has an environmentally sound to help better manage stormwater in relation to other land use demands	We have a lot of water running off the bluff - where does it go? Need to tie stormwater and drainage into the Comp Plan and Title 21. Planning Commission should have stormwater/drainage concerns front and center, and have a regular process for reporting back issues they see to Council. Included in the top priorities in the updated CIP.	City Manager to develop a timeline & plan of expected progress for Council.

Building Safety & Code Enforcement (2022)		Structures meet or exceed International Building Code	There is no funding to implement at this time, some consideration can be made through the Title 21 process. There are implementation realities. Should include all business districts. The City did not receive the BRIC grant, as the grant program was cancelled in the new federal administration.	Decide if this is still on the list for the Council as a priority at this time.
Emergency Preparedness Planning & Training (2022)	Caroline	Citizens would be better aware of shelter locations, City staff/elected officials are all on the same page for incident response, any emergency could be met smoothly with a practiced structure in place.	Believe goal of this is council training to be prepared for their roles in an incident.	City Manager to develop a timeline & plan of expected progress for Council
Water/Sewer Rate Deep Dive		Council is comfortable with the w/s rate model, proposals for adjustments have been fully discussed and vetted.	This has been a challenge to schedule with enough time and clarity of communication between Council and staff.	CM to develop a timeline for worksession with Council; Council members can work to clarify requests in writing as clearly as possible!
Comprehensive Plan**		A well written plan that guides the city into the future and future changed documented	Underway. This is just a plan, need funding to accomplish goals. Nearing completion, gaps to be filled.	October public hearings at Council. Moving forward, need implementation to be part of Commission/Board annual work plans and annual consideration by the Council for checking in.
Title 21 Rewrite**		More usable zoning code that reflects current & future interestes & guides well into the future. Code changes can impact property owners.	Underway	Nearing a draft to be presented to the Planning Commission; Council to stay abreast of the materials as they work through the process
Harbor General Investigation (GI)**		The GI study will determine if a project meets the threshold for U.S. Army Corps of Engineers (USACE) investment. However, even if the project scores favorably, significant financial decisions await the city.	Need State and Federal funds to complete	Had a regular update on Aug 11, and will continue to receive regular updates
Spit Erosion**		Safe, secure & sustainable. Dealing w/erosion outside ROW allows renourishment & reduces vulnerability	Requires multiple agencies, difficult to accomplish near term and may lose more city and private property which are important to local economy. We are rapidly approaching the dangerous fall storm season	City Manager has shared communications between Harbor staff and property owners; some funding has been allocated for beginning on mitigation efforts however input from the State has been slow to move this forward
Lease Policies & Procedures		Lease policies and procedures are current, clear & fair to all involved. Light on administrative over-sight.	Challenge unwinding existing non-compliance. We often get tripped up by leases, and their review by staff, PHC, and Council. Lease associate hired.	City Manager to develop a timeline & plan of expected progress for Council
HART Policy Manual Update**	Donna/Brad	HART renewed by voters. Policy that is clear all & will aid in voter support of the program.	City staff currently reviewing; intent to come back to Aderhold and Parsons. Consideration of minimum fund balance policy was discussed by Council	January 2026 draft to Council
Volunteerism at the City	Shelly	Civic participation in "doing the doing". Volunteerism and volunteer morale is high for all city departments and programs that incorporate volunteers	Continued interest in tracking and better understanding volunteerism at the City.	DATE NEEDED: City Manager provide stats for a period of time to look at where we are and what the needs are across City departments.

City Employee Morale Survey		Understand where the city's doing well & what needs improvement,	Let's do this! This seems easy; implementing findings can be challenging.	CM will provide a report to Council on information gathered through this initial effort.
HERC Demolition (2022)		Clean & buildable site.	Disposal realities. Outside funding and outside expertise is required. EPA funds will help.	DATE: City Manager to provide updates to Council, and engagement with federal/state/KPB partners on disposal opportunities.
Homer Volunteer Fire Dept. Operations		Insurance costs go down. Good reposne times, high department morale, all feel welcome	Volunteer recruitment & retention requires dedicated staff diligence. Council needs to stay in lane while responding to public interest.	CM provide regular updates to the Council. DATE on operational audit RFP back out and expected completion time DATE
Climate Action Plan Implementation		Plan reactivated, updated, and implemented.	CAP goals were implemented and evaluated after approval of plan but has languished. Good that its included in new Comp Plan and City should evaluate what can be done now.	Utilize CAP in the various implementation/action tables presented to commissions and boards for assessment when developing annual work plans.
Strengthening Cybersecurity Program (2022)		Secure system protecting City assets and information	Underway, and current realities mean future investment.	City Manager to provide regular updates to help Council track and understand progress and needs
Transportation Plan Implementation		Plan is implmeneted	Donna added this because of work associated with the Alaska Walkability Action Institute and Public Works bringing forward updated plan to construct/upgrade trails, sidewalks, and paths; see also traffic calming/street design above	Utilize Transportation Plan in the various implementation/action tables presented to commissions and boards for assessment when developing annual work plans.
FY 26/27 Midbiennium Budget Update		Balanced operating and capital budget.	Reserve funds are low and need plan for refilling CARMA sub-accounts. Fund to support staff rentention and morale.	CM to provide Council with dates and plan for midbiennium budget updates



MEMORANDUM

Resolution 25-088, A Resolution of the City Council of Homer, Alaska, Selecting Two City Owned Properties in Downtown Homer as the Preferred Location for a Future Multi-Use Community Center. Erickson/Mayor.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: October 8, 2025
From: Councilmember Shelly Erickson

Resolution 25-088 is intended to make a final decision on locating a new Multi-Purpose Recreation Center on one of the two City owned lots in the Town Center area. In thinking about how best to use two lots for community purposes I'd like to propose the following for consideration.

1. The larger lot below Alices would be for the Multi-Purpose Recreation Center and activities related to that. It has the most room to allow for expansion, parking and other types of recreation (fields, skate parks, etc.).
2. The 3-acre smaller lot on the Main Street side could/would be set aside for a multi-use: street fairs, farmers market, outdoor concerts - basically outdoor community gatherings. I believe there would be a way to bring people in from Main Street also into Town Center.

In addition to these developments, trail systems on the east side and ensuring there is connection from both properties.



From: [mary griswold](#)
To: [Renee Krause](#)
Subject: Resolution 25-088 Rec Center site comment
Date: Saturday, October 11, 2025 10:26:50 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please include in the CC supplemental packet for the 10.13 meeting:

I urge the Council to amend Resolution 25-088 designating the location for the future recreation center to include the HERC site as a preferred location if the hazardous waste problem can be resolved for demolition in a timely manner. The HERC is a vastly better location: a beautiful view, better access, and a visible attraction coming into the downtown. I am hopeful the assessment and grant funding might come soon for the demolition. Since we don't have funding lined up for design or construction of a new facility, there is a good chance the stars will line up to allow us to build where we have always wanted the new rec center to be.

**CITY OF HOMER
HOMER, ALASKA**

City Clerk/Canvass Board

RESOLUTION 25-089(S)

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
CERTIFYING THE RESULTS OF THE CITY OF HOMER REGULAR
ELECTION HELD OCTOBER 7, 2025 TO ELECT ONE CITY COUNCIL
MEMBER FOR A ONE YEAR TERM AND TWO CITY COUNCIL
MEMBERS FOR THREE YEAR TERMS EACH.

WHEREAS, In compliance with Homer City Code 4.35, the Canvass Board of the City of Homer has opened, counted, and tallied the votes on absentee ballots including special needs ballots, and question ballots found to be valid, that were cast in the City of Homer Regular Election held on October 7, 2025; and

WHEREAS, The total number of voters voting in the City Regular Election was 940 and reflects the number of voters, not the number of votes cast or ballots counted; and

WHEREAS, In accordance with Homer City Code 4.35, the Canvass Board of the City of Homer had inspected the precinct reports, Election Central Logs and entered the results of the absentee, special and questioned ballots on the Certification of Election along with the results of the precinct counts; and

WHEREAS, The results of the City Regular Election held October 7, 2025, attached as Exhibit A, is presented in the Canvass Board's Certificate of Election in accordance with the Homer City Code; and

WHEREAS, Pursuant to Homer City Code 4.35.040 Certification of Election, the Council shall certify the results of the election at the next Regular Council meeting following the completion of the canvass by the Canvass Board.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby certifies the results of the City Regular Election held October 7, 2025, as presented in the Canvass Boards Certificate of Election, attached as Exhibit A, in accordance with the Homer City Code.

BE IT FURTHER RESOLVED that the following candidates are declared elected to the office of City Councilmember, having received at least 40% of the votes cast for a one-year term of office:

COUNCILMEMBER (ONE - ONE YEAR TERM)

Bradley Parsons

BE IT FURTHER RESOLVED that the following candidates are declared elected to the office of City Councilmember, having received at least 20% of the votes cast for a three-year term of office:

COUNCILMEMBERS (TWO - THREE YEAR TERMS)

Jason Davis

Storm P. Hansen

BE IT FURTHER RESOLVED that the Canvass Board's Certificate of Election (Exhibit A) be attached permanently as part of this Resolution.

PASSED AND ADOPTED by the City Council of Homer, Alaska this 13th day of October, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, ADAC, CITY CLERK

Fiscal Note: N/A



City of Homer **Regular Election of October 7, 2025** **Official Certificate of Election**

We, the duly appointed Election Canvass Board of the City of Homer, Alaska hereby certify that the validated absentee and validated questioned ballots were opened, counted, and recorded at a legally authorized and convened meeting of the City of Homer Canvass Board, held October 10, 2025 and that the results of that count are entered with the certified results of the votes counted for the precinct polling places via Ballot Tabulation System and that the total results are recorded as follows:

Candidates – One to Be Selected City Council 1 Year Term	Homer No. 1 06-230	Homer No. 2 06-240	Absentee/ Questioned/ Special Needs	Total Votes	Percentage of Total Votes Cast 1304 40% Required to be Elected HCC 4.35.020
PARSONS, Bradley	328	207	264	799	61%
JONES, Michael L.	168	191	136	495	38%
Write-in	4	2	4	10	1%
Total Votes Cast	500	400	404	1304	
Total Registered Voters	2967	2511			
Candidates – Two to be Selected City Council 3 Year Term	Homer No. 1 06-230	Homer No. 2 06-240	Absentee/ Questioned/ Special Needs	Total Votes	Percentage of Total Votes Cast 2390 20% Required to be Elected HCC 4.35.020
DAVIS, Jason	300	227	268	795	33%
HANSEN, Storm P.	259	192	230	681	28%
MINK, John	184	173	126	502	21%
GARVEY, Elias T.	151	150	99	400	17%
Write-in	5	2	5	12	1%
Total Votes Cast	899	744	728	2390	
Total Registered Voters	2967	2511			

We further certify that of the 1358 voters* in this election , 940 voted at their precinct on election day, 398 voted by absentee in person, mail or electronic transmission, 16 voted by special needs ballot, and 4 voted by question ballot. The percentage of voter turnout is 25 %. Total registered voters for the City of Homer are 5,478 as of September 7, 2025.

- Pursuant to Homer City Code 4.04.020 “voter” means any person who presented themselves for the purpose of voting, either in person or by absentee ballot.

In Witness Whereof, I have hereunto set my hand this 10th day of October, 2025.

Canvass Board: Susie Myhill
Susie Myhill

Julie Nolan
Julie Nolan

Staff: Scott Lynn
Scott Lynn, Deputy City Clerk I

Zach Pettit
Zach Pettit, Deputy City Clerk II

Attest: Renee Krause
Renee Krause, MMC, ADAC, City Clerk

CITY OF HOMER
HOMER, ALASKA
HOMER ELECTION CANVASS BOARD

OATH OF OFFICE

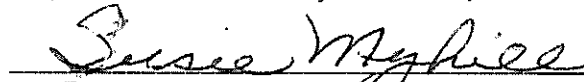
Before entering upon the discharge of duties, the Election Canvass Board shall take and subscribe the oath below:

We, the undersigned election canvass board, being first sworn, severally say upon oath:

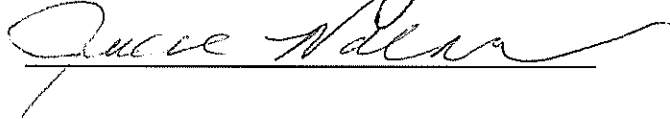
I will honestly, faithfully, and promptly perform the duties of an Election Canvass Boardmember for the City of Homer. I will diligently endeavor to prevent the violation of any provision of law in conducting the election and processes thereof to which I am involved.

Subscribed and sworn (or affirmed) to law on this 10th day of October, 2025.

Susie Myhill

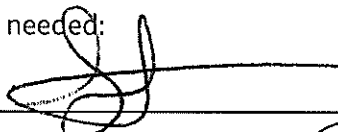


Julie Nolan



Assisting the Canvass Board as needed:

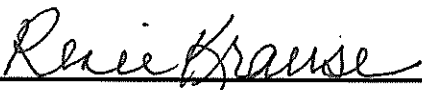
Scott Lynn, Deputy City Clerk I



Zach Pettit, Deputy City Clerk II



Attested to by:



Renee Krause, MMC, ADAC, City Clerk and City of Homer Election Supervisor