

Session 26-016, a regular meeting of the City Council of Homer, Alaska, was called to order at 6:01 p.m. by Mayor Lord and opened with the pledge of allegiance.

PRESENT: ADERHOLD, DAVIS, ERICKSON, HANSEN, PARSONS, VENUTI (teleconference)

CITY STAFF: CITY MANAGER JACOBSEN
CITY CLERK WOODRUFF
FINANCE DIRECTOR FISCHER
PORT DIRECTOR HAWKINS

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

Mayor Lord reads the supplemental items into the record: Under Ordinances item B, Ordinance 26-42 Appropriating \$450,000 for the Large Vessel Harbor Expansion Owner's Representative Contract, an updated Owner's Representative Proposal. Under City Manager's Report, Memorandum CC-26-157, a Title 21 Zoning Code update, and under Comments of the Audience, a Thank You letter from the Homer Hockey Association.

ERICKSON/VENUTI MOVED TO APPROVE THE AGENDA.

ERICKSON/VENUTI MOVED TO AMEND THE AGENDA TO REMOVE ITEM A UNDER MAYORAL PROCLAMATIONS AND RECOGNITIONS, RECOGNITION OF JENNY CARROLL.

There was no discussion.

VOTE (Amendment). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

There was no discussion.

VOTE (agenda as amended). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

- a. ~~Recognition of Jenny Carroll, outgoing Special Projects and Communications Coordinator~~
(removed by agenda amendment)

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Malcolm Milne, President of the North Pacific Fisheries Association, spoke in favor of Resolution 26-053 on behalf of the association. In 2025, 632 permit holders resided in the 99603 zip code, and 446 of those fishermen fished and landed over 126 million pounds of fish, with an estimated value of \$124 million.

RECONSIDERATION

CONSENT AGENDA (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. Memorandum CC-26-146 Authorizing the Issuance of a Letter of Non-Objection to the Alcoholic Beverage Control Board Regarding License Renewals for AJ's Oldtown Steakhouse & Tavern and Captain Patties Fish House. Recommend Approval.
- b. Ordinance 26-38, an Ordinance of the City Council of Homer, Alaska, Amending the FY27 Capital Budget by Appropriating an Additional \$5,000 from the Water CARMA Fund and an Additional \$5,000

from the Sewer CARMA Fund to the 2025 Water and Wastewater Master Plan Projects. City Manager/Public Works Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-147 from Public Works Director as backup.

- c. Ordinance 26-39 An Ordinance of the City Council of Homer Alaska Amending the FY27 Capital Budget by Appropriating \$7,160 from the Sewer CARMA to make the final payment to Nelson Engineering related to the Alaska Department of Transportation's (DOT) 2019 Lake Street Reconstruction Project. City Manager/Public Works Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-148 from Public Works Director as backup.

- d. Ordinance 26-40, an Ordinance of the City Council of Homer, Alaska, Approving the U.S. Coast Guard's Request to Abandon in Place and Transfer to the City of Homer the Cutter Support Building, Berth-Related Improvements, and Associated Improvements Related to Lease HSCG89-16-1-0084, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-149 from Port Property Associate as backup.

- e. Resolution 26-053, A Resolution of the City Council of Homer, Alaska Approving a Lease Assignment by OBI Seafoods, LLC to Silver Bay Seafoods-Valdez, LLC; Approving, Retroactively, a Prior Related Change of Control of OBI Seafoods, LLC; and Authorizing the City Manager to sign the Appropriate Documents in Connection with Assignment of the Current Twenty Year Ground Lease with a term ending December 31, 2036, with Options for two Consecutive Five-Year Extensions, for Lots 41 & 42 Homer Spit Amended, at an Initial Annual Base Rent of \$69,876.96. City Manager/Port Director. Recommend Adoption.

Memorandum CC-26-150 from Port Property Associate as backup.

Public Comment Received

- f. Resolution 26-054, a Resolution of the City Council of Homer, Alaska Authorizing the Staff of the Homer Public Library to Apply for an Online with Libraries (OWL) Grant from the Alaska State Library. City Manager/Library Director. Recommend Adoption.

Memorandum CC-26-151 from Library Director as backup.

ERICKSON/VENUTI MOVED TO ADOPT THE RECOMMENDATIONS OF THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS (10 Minute limit per report)

- a. Andy Wink, Kenai Peninsula Economic Development District (KPEDD) Housing Assessment

Andy presented on changes in housing, prices, population, and wages in the Homer area. He encouraged those listening to review the full KPEDD Housing Report and the case studies in it.

- b. Jan Knutson, Homer Peony Celebration

Jan provided updates on the successes of the 2026 Peony Celebration including overnight farm visits, evergreen branding for a consistent style, collaborations with local breweries for Peony-themed beverages, and souvenirs with the Celebration branding.

c. Introduction of Exchange Students from Japan

Megumi Beams presented two exchange students who have been living in Homer for the summer. Each student described their activities during the summer and what they learned in Alaska.

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

a. Worksession Report

City Manager Jacobsen described discussion at the Worksession related to the draft traffic calming policy. Councilmembers Parsons, Erickson, and City Manager Jacobsen will take action based on the direction from the Council and bring back an updated draft to Council in the near future.

b. Committee of the Whole Report

Councilmember Erickson reported that the Council discussed the funding source for an ADA pathway and reviewed a slide deck with traffic calming options provided by Councilmember Parsons.

c. Mayor's Report

Mayor Lord expressed her appreciation to the volunteer fire department and the sister departments at KESA and WESA as well as Homer Police Department for their quick response to a fire at Boardwalk Fish & Chips. One of the core reasons that the City exists is to provide safety, and she is grateful.

She met last Friday with the chairs of boards and commissions—it's an opportunity to talk through procedural questions, and the student representative process is still under discussion. Another topic was the opportunity to document dissent when a motion is not passed unanimously—sometimes that language is captured in the minutes, but also the chair and the staff liaison can work together to ensure that the nuances of objection are documented when a motion is conveyed to Council.

The Kenai Peninsula Borough Assembly met last week in Homer, and councilmembers had a chance to visit with assemblymembers before their meeting. She encouraged people with an interest in Solid Waste management to communicate with the borough assembly.

She noted that a community member had recently directed questions to the City by placing a letter to the editor in the Homer Independent Press. She noted that the City has not received direct communication with requests for that information, and that the City is open and willing to engage in conversation.

d. Borough Report

e. Planning Commission Report

PUBLIC HEARING(S)

- a. Ordinance 26-35, an Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$100,000 from the Homer Accelerated Roads and Trails (HART) Roads fund towards the South Slope Drive Culvert Replacement. City Manager/Public Works Director. Introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

Memorandum CC-26-136 from Public Works Director as backup.

Memorandum CC-26-152 from City Manager as backup.

Mayor Lord opened the Public Hearing. There were no comments and the hearing was closed.

ERICKSON/ VENUTI MOVED TO ADOPT ORDINANCE 26-35 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Discussion noted support for the temporary southern connection from South Slope Drive to Nelson during the project, but the City should request feedback from the community when determining whether the connection will be permanent.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 26-36, an Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by appropriating \$7,500 from the Water CARMA Fund and \$7,500 from the Sewer CARMA Fund to supplement existing funding for the Water/Wastewater SCADA Upgrade Project. City Manager/Public Works Director. Introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

Memorandum CC-26-137 from Public Works Director as backup.

Mayor Lord opened the Public Hearing. There were no comments and the hearing was closed.

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 26-36 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 26-37 an Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.76.020 Review of Traffic Impact Analysis to Direct that an Applicant Must Contract with an Engineer When a Traffic Impact Analysis Is Required. Introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

Memorandum CC-26-138 from City Planner as backup.

Mayor Lord opened the Public Hearing. There were no comments and the hearing was closed.

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 26-37 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

- a. Ordinance 26-41, An Ordinance of the City Council of Homer, Alaska Amending the FY 27 Capital Budget by Appropriating \$150,000 From the Homer Accelerated Roads and Trails (HART) Trails Fund for the Planning and Design of Developing an Existing Roadbed Above Karen Hornaday Park into a Hiking Trail. City Manager/Public Works Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-153 from Public Works Director as backup.

ERICKSON/VENUTI MOVED TO INTRODUCE ORDINANCE 26-41 BY READING OF TITLE ONLY.

Discussion noted that City staff strongly support an assessment of the roadbed, and this project is not championed by trails advocates but it's probably a good idea. HART is up for renewal in the fall, and if the fund is not renewed this could be a significant impact to the budget. It could be worth having additional information on the scope of work for the project so that Council and the community understands how the funds will be used.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 26-42, An Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$450,000 from the Port Reserves for the Large Vessel Harbor Expansion Owner's Representative Phase 2 Contract. City Manager/Port Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-154 from Port Director as backup.

ERICKSON/VENUTI MOVED TO INTRODUCE ORDINANCE 26-42 BY READING OF TITLE ONLY.

Discussion noted that Local Facilities Planning is a key part of the City determining how to move forward and answer the public's questions of what the City will be responsible for and how to pay for it.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 26-43, An Ordinance of the City Council of Homer, Alaska Amending the FY27 Capital Budget by Appropriating \$50,000 From the Homer Accelerated Roads and Trails (HART) Trails Fund for the Construction of a Paved, ADA Pathway in Karen Hornaday Park. City Manager/Public Works Director. Recommended dates Introduction August 10th, 2026, Public Hearing and Second Reading August 24th.

Memorandum CC-26-155 from Public Works Director as backup.

ERICKSON/VENUTI MOVED TO INTRODUCE ORDINANCE 26-43 BY READING OF TITLE ONLY.

ERICKSON/PARSONS MOVED TO AMEND THE FUNDING SOURCE TO PULL 10,000 FROM THE ADA CARMA FUND AND 40,000 FROM THE HART TRAILS FUND.

Discussion included the following points:

- There is an existing multi-use trail accessing these facilities, however, based on observation this summer some individuals with mobility issues are not able to use it.
- It may be appropriate to partially fund this project with ADA funds since it will improve accessibility.
- The ADA transition plan identifies that there is no accessible access, however, it does not offer a suggested solution.
- It's not clear that the ADA board prioritizes this solution—there is an ADA Advisory board meeting coming up, and it may make sense to consult them before making the change.
- The top priority is improving access to buildings.
- The balance of the ADA Fund is on the order of \$50,000 compared to \$750,000 in the trails fund

VOTE: NO: ADERHOLD, DAVIS, ERICKSON, HANSEN, PARSONS, VENUTI.

Motion failed.

Discussion noted that there is some confusion about where this path would lead, and the existing conditions at the park.

PARSONS/ADERHOLD MOVED TO AMEND THE PUBLIC HEARING DATE TO SEPTEMBER 14TH AND REFER IT TO THE ADA ADVISORY BOARD FOR THEIR FEEDBACK.

There was no discussion.

VOTE (Amendment). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

There was no discussion.

VOTE(Ordinance as amended). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

a. City Manager's Report

City Manager Jacobsen noted that there is an updated schedule for the Title 21 zoning code update process that is available in the supplemental packet and on the City website. Design work is underway for Airport Terminal Repairs. There is only one air carrier operating out of Homer and no additional interest has been expressed at this time. When the terminal repairs are completed the City might consider soliciting proposals from another airline.

Mayor Lord commented that the City might also pursue Essential Air Service (EAS) designation, and that DOT has confirmed that Homer is an EAS-eligible community.

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

COMMENTS OF THE AUDIENCE

a. Public Comment on Matters not on the Agenda

Ted Schmidt, City Resident, commented favorably on the changes to Solid Waste policies and the reuse that he has seen happening at the dump. He expressed concern that a neighbor had installed a driveway and built a second home on the property adjacent to his. He expressed concern that the zoning permit was not posted.

Kate Finn, City Resident, commented that she knows Doug Baily, and she saw his letter in the Homer Independent Press about the 4th of July Parade. She said she has never seen anyone asked to leave the float line when they have received approval to participate. Her concern is that it appears to have been an arbitrary decision, perhaps made by one person.

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

City Clerk Woodruff welcomed new Deputy Clerk Kelsey Walsh and shared information about upcoming State and City elections.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen read a list of open positions with the City.

COMMENTS OF THE MAYOR

Mayor Lord commented that she hopes to see people in the room for the interested candidate training coming up this week. Running for office is hard but it's so important. She noted that the 4th of July parade is run by the Chamber of Commerce, not the City. School starts next week, thanks to all our teachers. Sense and Sensibility with Pier One is so funny. She commented on the unusually thick fog in Homer the last couple of days and encouraged people to vote.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti said that it has been a poor fishing year and there may be a disaster declaration. The food pantry serves people and families in town, and they are having a fundraiser August 26 at the Porcupine Theater. It's really important that we support them. The presentation from Homer Drawdown to the Borough Assembly was really great, her father had the same tradition of salvaging usable materials from the Kodiak landfill.

Councilmember Parsons said he has spent some of his time this summer trying to understand how the season is going for tourism businesses. Visitors continually comment how kind and nice the people of Homer are, and how great it is to be in this community. It's so cool to be a part of it.

Councilmember Aderhold said her family arrived two weeks ago and just left, and one of the activities that she did with family was attend Sense and Sensibility. At the end, everyone deserved a standing ovation, and her out-of-town visitors were some of the first to stand up.

Councilmember Davis said that even though the parade is managed by the Chamber of Commerce, we have an interest and a responsibility to make sure that it is handled equitably. There are always two sides to every story. He said it was great to see the exchange students in the chambers, one of which is staying with his family. It's a great program.

Councilmember Erickson said she has seen numerous near misses with drivers passing each other in the fog. Drive appropriately and give yourself time to get where you need to go. There will be a lot of people on the road headed north, so be careful out there.

Councilmember Hansen commented that she has seen a lot of emergency vehicles responding and people aren't pulling over for them. Her youngest kids are back to high school next week.

ADJOURNMENT

There being no further business to come before the council, Mayor Lord adjourned the meeting at 7:50 p.m. Next Regular Meeting is Monday, August 24, 2026, at 6:00 p.m., Worksession at 4:00 pm., 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.