

**CALL TO ORDER, PLEDGE OF ALLEGIANCE**

Session 26-08, a Regular Meeting of the City Council of Homer, Alaska was called to order on March 23, 2026 by Mayor Lord at 6 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

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

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

ADERHOLD/VENUTI MOVED TO AMEND THE AGENDA TO PUT VISITORS AFTER AGENDA APPROVAL.

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.

**VISITORS**

a. Senator Gary Stevens, Legislative Update (10 minutes)

Senator Stevens provided an update on the legislative session including the status of the supplemental budget, changes in the price of oil creating uncertainty in state revenues, the LNG pipeline, bills to increase education funding, the Rural Health Transformation Program, and a proposal to restore pensions for State employees. He answered questions from Councilmembers about the importance of funding for community jails, capital funding for school infrastructure, and the community assistance program.

City Manager Jacobsen provided the Senator with an update on the water main that broke under the Homer airport terminal building and flooded it.

b. Jan Knutson, Homer Chamber of Commerce & Visitor Center Director Update (10 minutes)

Jan walked Councilmembers through the contents of the new Visitor Guide, and the 2026 Shorebird Festival guide, and thanked Councilmember Venuti for her role in +the Peony Task Force.

**MAYORAL PROCLAMATIONS AND RECOGNITIONS**

**PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA**

Scott Adams, City Resident, commented on Memorandum CC-26-067, saying that the public should see what's happening out on the spit. Memoranda 26-072 and 26-074 regarding short-term rentals. Would be good to have statistics related to the number of short-term rentals in the City limits.

Jane Pascall, City Resident, commented on the proposed SAD on Fairview as a property owner who would be affected by the assessment. Her opposition and that of the neighbors that she spoke with is based on the fact that they don't see a clear or proportional benefit to their properties. It does serve a broader public interest but does not serve the property owners.

Connie Woolfolk spoke as a vacation rental property manager in town representing different property owners in town. She noted serious potential problems with the proposal to have the City paid directly from VRBO or

AirBNB. What's not anticipated is the financial burden on whoever has to do the work for the city. When reservations are canceled, tax has already been collected and it has to be refunded. Right now, business owners do that directly.

Crisi Matthews, real estate broker and owner of hotels in town stated that the City should be mindful that there are a number of types of short-term vacation rentals, both hotels, housing, etc. Clear designation in code or otherwise should distinguish between the hotels and short-term rentals.

### **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. Homer City Council Unapproved Regular Meeting Minutes of March 9, 2026. Recommend Approval.
- b. Memorandum CC-26-060 authorizing the issuance of a letter of non-objection to AMCO Regarding License Renewals for Boatyard Cafe, Grog Shop East End, and Finn's Pizza and new License Applications for Cosmic Homer LLC and Spittoon, LLC. Recommend Approval.

Public Comment Received.

- c. Memorandum CC-26-061 Confirming Appointments and Re-appointments to the City's Advisory Bodies. Recommend Approval.
- d. Memorandum CC-26-062 Request for Approval for Employment of Person Related to the City Manager. Recommend Approval.
- e. Ordinance 26-19, an Ordinance of the City Council of Homer, Alaska, Approving a Ten (10) Year Lease with Two (2) Thirty (30) Month Options to Renew Between the City of Homer, Alaska and Sea Assist Alaska Inc. D.B.A Sea Tow Southcentral Alaska and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommended Dates Introduction March 24, 2026, Public Hearing and Second Reading April 13, 2026.

Memorandum CC-26-063 from Port Property Associate as backup.

- f. Ordinance 26-20, an Ordinance of the City Council of Homer, Amending the FY26 Capital Budget by Appropriating \$78,792 from the Homer Accelerated Water and Sewer Program (HAWSP) Fund to Pay for Previously Authorized East Hill Road City Utility Betterments Completed as Part of the Alaska Department of Transportation and Public Facilities (DOT) Repaving Project. City Manager/Public Works Director. Recommended Dates Introduction March 24, 2026, Public Hearing and Second Reading April 13, 2026.

Memorandum CC-26-064 from Public Works Director as backup.

- f. Resolution 26-021 A Resolution of the City Council of Homer, Alaska Awarding a Contract for the 2026 to 2028 Lawn Maintenance for Homer Public Library, Homer Police Department, Homer Education and Recreation Complex (HERC), and two City Parks and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend Adoption.

Memorandum CC-26-065 from Public Works Director as backup.

- g. Resolution 26-022, a Resolution of the City Council of Homer, Alaska, Awarding the High Mast Light Inspection and Service Project to Crescent Electric Supply Company. City Manager/Port Director. Recommend Adoption.

Memorandum CC-26-066 from Port Director as backup.

- h. Resolution 26-023, a Resolution of the City Council of Homer, Alaska, Approving a Third Amendment to the Copper River Seafoods Lease for a Portion of Lot 13B, City of Homer Port Industrial Subdivision No. 2, According to Plat No. 80-92, Containing 15,300 Sq Ft, KPB Parcel #18103425. City Manager/Port Director. Recommend Adoption.

Memorandum CC-26-067 from Port Property Associate as backup.

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

Mayor Lord read the names of the commissioners and board members whose appointments are confirmed by Council's approval of Memorandum CC-26-061:

Karin Marks and Theo Noomah are reappointed to the Economic Development Advisory Commission, Charlie Barnwell and Dave Schneider are reappointed to Planning Commission, Andy Haas and Kathy Carsow are reappointed to the Library Advisory Board, Ingrid Harrald is reappointed to the Parks, Art, Recreation and Culture Advisory Commission, Mary Darbonne and Jim Lepley are reappointed to the ADA Advisory Commission, and new appointments include Landa Baily to the Economic Development Advisory Commission, Kristen Phillips to the Library Advisory Board, and Mako Haggerty and Kenneth Willis to the Port and Harbor Advisory Commission. Mayor Lord thanked Mako and Landa for being present, and thanked everyone stepping down including Jan Keiser, Pat Case, Ian Pitzman, Bruce Friend, Deborah Isaak, Red Asselin-Martin, and Ellie Stefano.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

- a. Worksession Report

City Manager Jacobsen noted that the worksession included a discussion of Council's strategic priorities and reviewed some of the results of a survey regarding those items.

- b. Committee of the Whole Report

Councilmember Aderhold noted that the Committee of the Whole discussed items on the consent agenda, including:

- CC-26-060 issuing a letter of non-objection to AMCO regarding license renewals and the public comment received
- CC-26-061 confirming appointments and reappointments, noting that there are still vacancies on some of those commissions and boards. If you thought you missed your opportunity, you haven't!
- CC-20-062 approval for employment of a person related to the City Manager, confirming that there is a provision for a waiver in code.

The committee also discussed the proposed Fairview Avenue Special Assessment District mentioned in the City Manager's report. J&H Consulting, the City's state lobbyist, gave us a legislative update which included information on revenue options, the supplemental, operating, and capital budgets, and a reminder that this is an election year.

c. Mayor's Report

Mayor Lord shared the letter she sent to the Homer High Students who were involved in the Footloose musical, a memo summarizing ongoing conversations regarding the Kate Kuhns aquatic center and information that she has heard from the different parties involved in the discussion. She shared the news that she would not be running for office again, but there are still about 7 months left in her term. She noted that on Wednesday she and City staff would be meeting with the US Army Corps of Engineers to select a Tentatively Selected Plan for the Homer Harbor Expansion General Investigation Study.

d. Borough Report

Assemblymember Cooper congratulated everyone who is joining boards and commissions. She noted that while the election is far away, it's a huge lift this year with the date change and potential changes to voting locations. She also noted that even though election dates are aligned, there will not be a single ballot, there will be separate ballots for each election. The Borough is doing everything they can to have polling locations in a single building. She also provided updates on the school budget and the work the Borough is doing to secure State funds to support education.

e. Parks, Art, Recreation, and Culture Advisory Commission Report

Outgoing Commissioner Jan Keiser provided an update on the March 19<sup>th</sup> PARCAC meeting. The Commission heard from Homer United Football Club which does futsal and soccer and puts on a soccer summer camp for over 200 kids. they're having trouble finding space. Public Works Director Kort said he might be able to find some space for them to hold their camps. The Commission reviewed their strategic goals set in 2024, and noted that the commission has accomplished many of them, and some are just standing goals. Community Development Director Julie Engebretsen shared information on the updates to the HART policy and the Trails financial plan presented by Public Works Director Kort included trails that are near and dear to our heart.

f. Americans with Disabilities Act Advisory Board Report

Councilmember Parsons shared that the ADA Advisory Board talked a lot about their work plan for the year and trying to get the calendar all set up. The board would like to see language in the strategic plan move from "ADA Compliance" to "Universal Design". The board is working through the ADA Transition plan with staff and they have a whole list to work through.

g. Economic Development Advisory Commission (EDC) Report

Commissioner Young shared that the EDC has talked about short-term rentals in the past few months, and is seeking guidance from Council to research scenarios to guide future ordinances.

Memorandum CC-26-068 from EDC regarding Short-Term Rentals

h. Planning Commission (PC) Report

Memorandum CC-26-069 from PC regarding Short-Term Rentals

i. Conversations with A Councilmember – Councilmember Parsons

Councilmember Parsons shared that it was a lively conversation and that his son Jackson was able to join in because he was on spring break. Many conversations about short-term rentals and downtown vibrancy.

**PUBLIC HEARING(S)**

- a. Ordinance 26-17, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget to Appropriate \$240,000 from the Water CARMA Fund for the Purchase of Two Properties for Future Water Treatment Needs and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Community Development Director. Introduction March 9, 2026, Public Hearing and Second Reading March 23, 2026.

Memorandum CC-26-053 from Community Development Director as backup.

Mayor Lord opened the Public Hearing.

Scott Adams, City Resident, said he'd like to see the land fund be used for this purchase instead of the CARMA fund. He expressed concerns about the process because the property was listed in February, signs were taken down, and this was pending before council had even met. This property could have been 4 homes.

There were no further comments and the hearing was closed.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 26-17 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

City Manager Jacobsen shared that Water CARMA was the originally selected funding source, and the Land Fund did not have sufficient funds available.

Mayor Lord stated that this use is in line with the policies of the Water CARMA fund and noted that the purchase is for a utility and should not be paid from the general fund.

Councilmembers discussed concern that this fund could be need to repair other water system assets, and the fact that owning the parcel allows the City flexibility for whatever comes down the line. Increased filtration capacity could loosen some of the restrictions placed on land that is very far away from the reservoir. Cities should always protect their watershed and their water, many cities have enormous areas for water and they still outgrew their infrastructure.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 26-18, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget to Appropriate \$100,000 from the Land Fund and \$40,000 from the General Fund Unrestricted Fund Balance Fund for the Purchase of Two Properties for Conservation and Water Utility Needs and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Community Development Director. Introduction March 9, 2026, Public Hearing and Second Reading March 23, 2026.

Memorandum CC-26-054 from Community Development Director as backup.

Mayor Lord opened the Public Hearing.

Scott Adams, City Resident, commented that this purchase should be fully funded from the land fund instead of partially using unrestricted general fund balance.

There were no further comments and the hearing was closed.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 26-18 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

**ORDINANCE(S)**

**CITY MANAGER'S REPORT**

a. City Manager's Report

The City Manager highlighted certain items in her report, including that on March 19<sup>th</sup> Chief Robl swore in the new police chief Michael Scanlon before stepping down, and she is excited for chief Robl in his retirement. KPB assembly adopted the 2045 Homer Comprehensive Plan, appreciate everyone who participated in that process. City Surplus sale is open as an online auction on Public Surplus. The HERC gym floor is in progress and on track to reopen at the end of March. She also commented that she wasn't interested in pursuing a Special Assessment District on Fairview given the lack of public interest.

The Airport Terminal issue is not in the written report because it is a recent development from Sunday the 22<sup>nd</sup>. Someone noticed water coming out of the building and contacted Homer Police who called in Public Works to get the airport opened up and shut off the water. She expressed appreciation for Public Works staff who were out in the cold last night getting that shut off. Airport terminal will be closed for an undetermined amount of time, and Aleutian Airways is processing passengers out of the Bald Mountain Air office.

Councilmembers discussed the possibility of putting the road through on East Fairview as a City project instead of a Special Assessment district. Pedestrian amenities could be added as a part of the project, either a flashing light or a four way stop if the road allows for it. Something to improve safety for the kids using that road to travel to school—non-city funds are available for a demonstration project supporting safe school access. It'd be a shame to get rid of the trail.

b. Monthly FY26 Report

**PENDING BUSINESS**

**NEW BUSINESS**

- a. Memorandum CC-26-072 from Community Development Director regarding Short Term Rentals direction from Council to Administration and Commissions

Community Development Director Engebretsen noted that Short Term Rentals (STRs) are a hot issue in the community. What the Economic Development Advisory Commission really needs from Council is direction on what policies they should consider so that six months from now when EDC is having a conversation, they can explain why they're doing the work that they are. This work is happening around the same time as the Title 21 rewrite, which will include a Short-term Rental Registration System. On Tuesday March 31st the Public Comment Draft of the code will appear on the City Website, kicking off a 45-day comment period. Council could allow that process to play out and revisit the STR conversation in a year, or they could choose to have the two processes play out simultaneously.

Councilmembers Erickson and Davis offered the sponsors working with Julie on the resolution. Directed conversation and fact-finding is going to be really important. Anyone else with feedback on what to consider for the resolution can send that information to Julie to incorporate in the final resolution.

**RESOLUTIONS**

**COMMENTS OF THE AUDIENCE**

Charles Anderson commended Mayor Lord, thanking her for sending out Strong Towns information to the Kachemak Board of Realtors. If anyone in this room who's concerned about zoning or housing hasn't listened to that presentation yet, there's some phenomenal language in there.

Scott Adams, City Resident, noted that he met with Councilmember Venuti and City Manager at Conversations with a Councilmember in February. Requested that the property owner with 5 boats on his lot should be

parking his boats in our boatyard instead of on the City's road. He suggested that mil rates should be different for properties that don't have access to City sewer & water. A young man on the EDC was also at that meeting, and he's a part of Guiding Growth in Homer. He suggested that if you have a lot that you aren't developing you should sell it. And if you have two homes you should sell one.

#### **COMMENTS OF THE CITY ATTORNEY**

#### **COMMENTS OF THE CITY CLERK**

City Clerk Woodruff announced open seats on the City's Boards and Commissions.

#### **COMMENTS OF THE CITY MANAGER**

City Manager Jacobsen announced open positions with the City.

#### **COMMENTS OF THE MAYOR**

Mayor Lord noted that being within City Limits does not automatically mean you have access to water and sewer, and those services are paid for solely through the user fees for water and sewer. There are a lot of opinions in this town, and we are better when we have diverse voices at all of our tables. Thank you to everyone dealing with frozen pipes and broken infrastructure. It has been really cold.

#### **COMMENTS OF THE CITY COUNCIL**

Councilmember Erickson apologized for not joining in person, noting that she is feeling under the weather but getting better. She was bummed to miss Footloose so she watched the actual movie instead. We're hitting over 30 now, it feels really warm, we're continuing to enjoy the sunshine.

Councilmember Venuti noted that Footloose was wonderful, the energy was amazing coming from the High School students. She offered a shoutout to Public Works. A friend had frozen pipes on Friday and someone from Public Works showed up Saturday with an as-built of her water system and she had running water within 30 minutes. March 27, 1964 was a terrible time for Alaska's history with the earthquake and the resulting tsunami. This anniversary is a good time to refresh your food and supplies, medicine, pet food, etc. so you are ready to evacuate. Remember the people who lost their lives because they were out of radio contact and didn't know to leave the beach. Remember that that could happen again, when it does, be ready to depend on yourself for the first couple of days. Continue to shop local.

Councilmember Parsons thanked City Clerk Woodruff for keeping things going, and noted that for City Manager Jacobsen, it never stops. He extended a special thank you to board members and commissioners.

Councilmember Aderhold noted that for anyone who's afraid to comment before Council, sometimes it's the comments from people who you've never seen before that come in and just change everything. If we are covering something that you have some special knowledge about, you should come in and talk to us. We appreciate people coming in and giving us their feedback. She attended the Friday evening banquet for the Homer Volunteer Fire Department, it was an honor to be invited. Some of the paid staff and some of the volunteers were there. It was great to see the camaraderie in action. Things seem to happen in this state at the end of March. We also had a major oil spill in 1989 at the end of March. I don't want us to forget that and how impactful it was to the residents of Southcentral Alaska.

Councilmember Davis said that Footloose was quite amazing. While the Council has a policy of not responding directly to public testimony, he was glad that during land purchase conversations, it was specifically stated that we can't use general fund money for the water system.

HOMER CITY COUNCIL  
REGULAR MEETING  
MARCH 23, 2026

UNAPPROVED

Councilmember Hansen said that it is always lovely to see a full lobby in a Council meeting, it makes it more fun for us. Since our last meeting there was a lot of water activity on Soundview.

There being no further business to come before the Council, Mayor Lord adjourned the meeting at 8:13 p.m. Next Regular Meeting is Monday, April 13, 2026, at 6 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.