

Session 26-12 a Regular Meeting of the City Council of Homer, Alaska was called to order on May 26, 2026 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.

PRESENT: COUNCILMEMBERS DAVIS, ERICKSON, HANSEN, PARSONS, VENUTI

ABSENT: COUNCILMEMBER ADERHOLD

STAFF: CITY MANAGER JACOBSEN

CITY CLERK WOODRUFF

CITY ATTORNEY HOLMQUIST

HUMAN RESOURCES DIRECTOR BROWNING

SPECIAL PROJECTS AND COMMUNICATIONS COORDINATOR CARROLL

COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN

PORT DIRECTOR HAWKINS

CHIEF TECHNOLOGY OFFICER JIRSA

POLICE CHIEF SCANLON

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

ERICKSON/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

- a. Legislative Citation Presentation to Robert Archibald.

Mayor Lord read the Legislative Citation, which recognized his wide-ranging accomplishments including over 40 years of volunteer service to the community. She congratulated Robert on the honor.

- b. Introduction of new HPD officer Benito Ramirez-Torres.

Mayor Lord deferred to Chief Scanlon who introduced Officer Ramirez-Torres and his family. Chief Scanlon spoke highly of Officer Ramirez-Torres' performance during Police Academy and welcomed him to the force. Mayor Lord called for a five minute recess at 6:10 p.m. Council reconvened at 6:15 pm.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Randall Wiest, City Resident, commented in opposition to the high cost of trail design proposed in Ordinance 26-29.

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 May 11, 2026. Recommend Approval.

- b. Memorandum CC-26-104 Confirming the Appointment of Linda Franklin to the Parks, Art, Recreation and Culture Advisory Commission and _____ to the Planning Commission. Recommend Approval. **Moved to new business – Erickson**

c. Memorandum CC-26-105 from the City Manager re: Prohibiting the Scheduling of Special Meetings by Boards and Commissions until such time as the Clerk's Office is Fully Staffed, Unless Directed by Council. Recommend Approval.

d. Ordinance 26-28, An Ordinance of the City Council of Homer, Alaska Appropriating Funds in the Amount of \$8,000 from the General Fund Balance and Authorizing the Use of Limited Staff Time and City Equipment for Public Information on the Ballot Proposition for the Continuation of the Homer Accelerated Roads and Trails (HART) Program and Reauthorizing the Three-Fourths Percent (3/4%) Sales Tax Levy for Up to Twenty Additional Years Including Without Limitation Information That May Influence the Outcome of the Election on the Proposition. City Manager. Recommended Dates introduction May 26, 2026, Public Hearing and Second Reading June 8, 2026. Memorandum CC-26-106 from City Manager as backup.

e. Resolution 26-034, a Resolution of the City Council of Homer, Alaska, Awarding the Contract for Prisoner Meals at the Homer Jail to Homer Senior Citizens, Inc. of Homer, Alaska, in the Amount of \$10.50 Breakfast, \$10.50 Lunch, and \$10.50 Dinner per Day/per Inmate with a Delivery Fee of \$5 per Trip and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Chief of Police. Recommend Adoption. Memorandum CC-26-107 from Chief of Police as backup.

f. Resolution 26-035, a Resolution of the City Council of Homer, Alaska, Approving a Memorandum of Agreement for the Purpose of Intergovernmental Administration of Borough and City of Homer Elections. City Manager/ City Clerk. Recommend Adoption.

Memorandum CC-26-111 from City Clerk as backup.

g. Resolution 26-036, a Resolution of the City Council of Homer, Alaska Establishing the City of Homer Property Tax Mil Levy rate at 4.5 Mills for 2026. City Manager. Recommend Adoption.

h. Resolution 26-037, a Resolution of the City Council of Homer, Alaska Establishing a 2026 Mil rate of 1 Mil for the Ocean Drive Loop Special Service District. City Manager. Recommend Adoption. Memorandum CC-26-108 from City Manager as backup.

i. Resolution 26-038, a Resolution of the City Council of Homer, Alaska acknowledging the insufficiency of the petition for the Spruce Lane Special Assessment District. City Manager/City Clerk. Recommend Adoption. Memorandum CC-26-109 from City Clerk as Backup.

j. Resolution 26-039, a Resolution of the City Council of Homer, Alaska, Selecting a Cleanup Alternative for the HERC property with Kenai Peninsula Borough Parcel ID 17510070 to Demolish the HERC 2 Building and Not Pursue Cleanup on the Larger Building. City Manager/Community Development Director. Memorandum CC-26-110 from Community Development 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. Chris Hess, Reggie Joule, and Miles Baker, J&H Consulting (City Lobbyists) End of Session Legislative Update.

Chris Hess and Miles Baker provided updates on legislation that passed during the legislative session, vetoed legislation and attempted veto overrides, and the upcoming special session.

- b. Flannery Ballard, Alaska Department of Environmental Conservation. HERC Brownfields Remediation Update.

Flannery Ballard described the brownfields assessment that was completed for the HERC buildings, the Analysis of Brownfield Cleanup Alternatives (ABCA) that was released for public comment, the five alternatives presented in the report, and next steps for pursuing funding.

- c. Eric Engebretsen, Homer Marine Trades Update.

Eric Engebretsen reported on the activities and outreach of the Homer Marine Trades Association.

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

- a. Worksession Report

City Manager Jacobsen reported on the worksession, which addressed the next steps for the City's goal to build a multi-use community recreation center. Council gave direction to the City Manager to work with the champions for the project to write ordinances setting a cap based on size and looking at how to move water & sewer forward for the selected project sites.

- b. Committee of the Whole Report

Councilmember Erickson reported that the Committee of the Whole met for only a short time. The Committee discussed Water/Wastewater rates and will postpone that ordinance tonight to clarify a few areas and make sure the document is fair.

- c. Mayor's Report

Mayor Lord expressed congratulations to Robert Archibald for his legislative citation, saying that she appreciates Senator Stevens and Representative Vance for demonstrating their gratitude. She talked to many people about the open seat on the planning commission and will be making a recommendation for appointment at this meeting. Public comment on the Title 21 is not closed, we are in the middle of a process and it will continue to move forward with a joint worksession between Council and the Planning Commission with opportunities for comment.

The Army Corps Feasibility Study on Harbor Expansion is open for public comments. Comments on that study need to be directed to the Army Corps of Engineers. The Mayor continues working with the Kachemak Swim Club on the pool.

The Homer Food Pantry has reported that the need in Homer is exceeding their capacity. It's also true of pantries across the state. Shelf stable foods especially canned proteins and canned fruit are needed.

- d. Borough Report

- e. Conversation with a Councilmember Report – Aderhold

City Manager Jacobsen reported on Councilmember Aderhold's behalf since she was absent. Discussion at the Conversation with a Councilmember event included Title 21 and Short-term Rentals.

- f. Washington, DC Lobbying Trip Report – Shelly Erickson

Councilmember Erickson reported that she traveled to Washington, DC with Port Director Bryan Hawkins and his wife Jennifer. It was a wonderful time getting out of Homer. She read her written report aloud.

- g. Economic Development Advisory Commission Report

Commissioner Zubek reported that the Commission continued its discussion on short term rentals. There has been an outpouring of feedback from the community, not making any final decisions, just interested in doing research. Next few months of work are broken down ending in a final report in October.

- h. ADA Advisory Board Report

Councilmember Parsons reported that the ADA board had a short meeting with a housekeeping focus. They looked at recreation programming and how the ADA is tied with that. They also had a lengthy discussion and a

show and tell regarding the transition studies from 5-6 years ago. There are some great materials where the board can do self-assessments.

i. Library Advisory Board Report

Board Member Wuestenfeld reported that there is one open seat on the Library Advisory Board. They met on May 19th, and will forego June and July special meetings as previously planned due to the staffing limitations in the clerks office. On June 13 there will be a slacktide event for the Waves to Words fun run from KBBJ to the Library. On June 25th, Curious George will be showing at the Porcupine and Bob the Bookmobile will be in attendance. The Book Cart Drill Team will make another appearance at the 4th of July Parade. September 19th will be the capstone event in celebration of the Library's 20th anniversary.

j. Planning Commission Report

Commissioner Schneider reported on the May 20th Planning Commission meeting. A Mechanic shop on E Street wants to expand in a way that would slightly exceed the 30% coverage allowed by code. A Public Hearing was held for a permitted use for a property on Skyline Drive. Commenters were concerned that traffic might increase in the neighborhood. The vacation of a right of way on the Gordon property was approved by the Planning Commission and then the commission approved the plat consideration for that same property. The plat consideration for a lot on bluff park was also approved.

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

Commissioner Archibald reported that the commission had a worksession where they looked at the trail system around the Pratt museum and viewed a property at 310 Spruceview Drive for consideration as a pocket park. At the regular meeting, the commission had an impressive presentation from Matt Clarke with the Kevin Bell Arena. It's rare to see a community-owned ice rink and they are doing a marvelous job maintaining that.. The 33rd annual Safe and Healthy Kids Fair was a great success.

PUBLIC HEARING(S)

- a. Ordinance 26-24, an Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Accepting and Appropriating a 2026 Alaska Department of Natural Resources Volunteer Fire Capacity (VFC) Grant in the Amount of \$8,585.14 and Appropriating \$953 from the Fire Capital Asset Repair and Maintenance Allowance (CARMA) to Purchase Sixteen Emergency Response Pagers and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Fire Chief. Recommended Dates Introduction May 11, 2026, Public Hearing and Second Reading May 26, 2026.
Memorandum CC-26-093 from Fire Chief as backup.

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

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 26-24 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 26-25, an Ordinance of the City Council of Homer, Alaska Amending the FY26/27 Operating Budget to Provide for Necessary Mid-Biennium Budget Adjustments. City Manager. Introduction May 11, 2026, Public Hearing and Second Reading May 26, 2026.
Memorandum CC-26-094 from Chief Technology Officer as backup
Memorandum CC-26-101 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 26-25 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

ERICKSON/VENUTI MOVED TO AMEND ORDINANCE 26-25 BY APPROPRIATING 20,000 FROM THE GENERAL FUND FOR 1-YEAR OPERATING MONEYS FOR KACHEMAK SWIM CLUB DEPENDING ON IF THEY GET THE CONTRACT.

Mayor Lord noted that South Peninsula Hospital has also pledged dollars to the swim club, and the progress at this point depends on the school district.

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

Motion carried.

VENUTI/PARSONS MOVED TO AMEND ORDINANCE 26-25 TO INCLUDE FUNDING IN THE AMOUNT OF 12,000 FROM THE GENERAL FUND BALANCE TO SUPPORT KBBI FOR WHAT THEY DO FOR LISTENING TO OUR MEETINGS.

Mayor Lord noted that the Borough pays KBBI for their services in broadcasting borough meetings, and it is not free. The Radio station is also an emergency services partner.

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

Motion carried.

City Manager Jacobsen noted that the contract with the City's Federal lobbyist expired in May and will be renewed at the next meeting via resolution. She asked whether Council would support an amendment in the amount of \$3,000 to cover that cost

ERICKSON/DAVIS MOVED TO AMEND ORDINANCE 26-25 BY APPROPRIATING 3,000 FROM THE GENERAL FUND FUND BALANCE DISTRIBUTED AMONG THE LOBBYING ACCOUNTS.

Councilmember Erickson said that she was very impressed with them and getting to know their connections in DC and how they were studied up and knew what the City was needing.

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

Motion carried.

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

Motion carried.

- c. Ordinance 26-26, an Ordinance of the City Council of Homer, Alaska Amending the FY26/27 Capital Budget to Provide for Necessary Mid-Biennium Budget Adjustments. City Manager. Introduction May 11, 2026, Public Hearing and Second Reading May 26, 2026.

Memorandum CC-26-102 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 26-26 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

VENUTI/PARSONS MOVED TO AMEND ORDINANCE 26-26 BY APPROPRIATING 50,000 FROM THE PORT & HARBOR RESERVES FOR FENCING TO MEET COMPLIANCE WITH THE FEDERAL SECURITY REQUIREMENTS.

There was no discussion.

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

Motion carried.

VENUTI/PARSONS MOVED TO AMEND ORDINANCE 26-26 BY APPROPRIATING 30,000 FROM GENERAL FUND CARMA TO ADA CARMA TO FUND ADA IMPROVEMENTS TO THE ENTRANCE OFF PIONEER TO CITY HALL.

Councilmember Venuti noted that the building is old and will need some retrofitting but this will make a difference for many people.

Councilmember Parsons noted that he saw the difference that the downstairs retrofit made for people coming in to City Hall.

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

Motion carried.

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

Motion carried.

- d. Ordinance 26-27, an Ordinance of the City Council of Homer, Alaska, Amending the City of Homer Water and Wastewater Rates and Updating the City Fee Schedule Accordingly. City Manager/Finance Director. Introduction May 11, 2026, Public Hearing and Second Reading May 26, 2026.

Memorandum CC-26-103 from Finance Director as backup.

Memorandum CC-26-114 from Finance Director as backup.

Memorandum CC-26-115 from Councilmember Davis as backup.

Memorandum CC-26-116 from Finance Director as Backup (Supplemental Packet)

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

ERICKSON/VENUTI MOVED TO ADOPT ORDINANCE 26-27 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING

Councilmember Davis said that he appreciated seeing three different scenarios in memorandum CC-26-116. To him, only the second scenario makes sense. He asked to know more about the percentage increase in water rates to provide context on the impact of fraction-of-a-cent increases to water rates.

ERICKSON/VENUTI MOVED TO POSTPONE ORDINANCE 26-27 TO THE NEXT MEETING IN JUNE

There was no discussion.

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

Motion carried.

ORDINANCE(S)

- a. Ordinance 26-29, an Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Appropriating \$378,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for the planning and design of the Woodard Canyon Trail above Karen Hornaday Park. City Manager/ Public Works Director. Recommended Dates introduction May 26, 2026, Public Hearing and Second Reading June 8, 2026.

Memorandum CC-26-112 from Public Works Director as backup.

ERICKSON/DAVIS MOVED TO INTRODUCE ORDINANCE 26-29 BY READING OF TITLE ONLY

Discussion of the ordinance included:

- The high cost of the project, which does not include construction, and questions as to what the cost was for other proposals
- The City's Procurement Policy has guidance that RFPs remain confidential until a contract is awarded by Council
- This ordinance doesn't award the proposal, it only appropriates the money, and Council would have a follow-up resolution to award the project
- Deviating from the RFP procedure could invite an appeal from an applicant.
- There is so much excitement in this community about this trail.

DAVIS/PARSONS MOVED TO AMEND LINES 9 AND 42 AND 45 OF THE ORDINANCE TO STRIKE \$378,000 AND REPLACE IT WITH \$190,000.

Discussion included the following topics:

- This is a development on a steep slope, which is subject to Title 21 Steep Slope standards and the Trails Design Criteria Manual.
- Support for voting down this ordinance and looking again at what we want and need.
- It is a high amount but we would be getting our money's worth.

The City Attorney was consulted for advice on how to proceed. He said that considering where the procurement process is at this stage, it would be appropriate to focus on overall cost and evaluation of that appropriation, amount of the funds and what the scope of the project is going to be.

VOTE(amendment): YES: DAVIS, HANSEN, PARSONS

NO: ERICKSON, VENUTI

ABSENT: ADERHOLD

Motion failed.

VOTE (Introduction) NO: DAVIS, ERICKSON, HANSEN, PARSONS, VENUTI

ABSENT: ADERHOLD

Motion failed.

CITY MANAGER'S REPORT

a. City Manager's Report

The City Manager shared that final reports on the Airport have been received, those have been provided to the adjustors. The City is waiting for feedback on next steps for what we can do. The City meets with the adjustor every two weeks, so there will be a better update at the next meeting. The AML summer legislative conference is coming up, let the City Clerk know if you want to attend and she'll add you in to the memo for approval.

b. Monthly FY26 YTD Report

PENDING BUSINESS

NEW BUSINESS

a. Memorandum CC-26-113 from Councilmember Davis Regarding Seasonal Sales Tax

Councilmember Davis noted that there is a seasonality to the sales at his business, and if tax were higher in the summer and lowered in the winter, we could bring in more revenue and locals would pay much less in the 9

months that the taxes are lowered. This isn't the year to introduce it since we're close to the election and considering the HART sales tax renewal, but he wanted to throw out the information so people could consider it.

Councilmember Venuti noted that with the cost of fuel going up, this could be the tipping point that saw people staying in Anchorage, and let's wait and hope that Anchorage does something with their sales tax.

Mayor Lord noted that her business pays sales tax quarterly. Public Comment included concerns that the peak seasons cross quarters and can cause bookkeeping headaches for business owners.

Appreciation for bringing the idea forward.

- b. Memorandum CC-26-104 Confirming the Appointment of Linda Franklin to the Parks, Art, Recreation and Culture Advisory Commission and _____ to the Planning Commission.

DAVIS/PARSONS MOVED TO ADD JAN KEISER'S NAME TO THE BLANK IN MEMORANDUM CC-26-104

Mayor Lord noted that she spoke with all of the applicants, and that the decision is up to the Council.

Councilmember Venuti noted that she would like to see the application for both applicants in the packet next week.

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

Motion carried.

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

Motion carried.

RESOLUTIONS

COMMENTS OF THE AUDIENCE

Jonathan Kreiss-Tompkins introduced himself and commented to say that he is running for governor and visiting Homer. He has visited the Hospital and the Research Reserve.

Chrissy Zubek commented that it was great to watch how quick and efficient everything was in the Council meeting.

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

The City Manager thanked Council for a good conversation and noted job openings at the City.

COMMENTS OF THE MAYOR

Mayor Lord extended gratitude to board members and commissioners, and to the elected officials. Government is of, by, and for the people, and it requires that we participate. The Little Prince is great! Congratulations to our graduates.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti: Mary Epperson Day is June 6, set many years ago by Jim Hornaday. She was a beloved piano teacher to many young people. She was committed to the arts in Homer and dedicated to the youth in Homer and to the arts. She would be thrilled to see the Little Prince. It's cool that we live in a City that honors

Mary Epperson. Congratulations to Robert Archibald, he certainly deserves that award. He's a humble man saying that anybody could do this. We have to keep his health in our thoughts so that he can continue to serve our city. Thank you to City Staff, Commissioners, and Councilmembers who have put money into the food pantry boxes. They are very thankful for it. They will have a fundraiser coming up in August at the Porcupine Theater. May is almost over and June will be here before we know it.

Councilmember Parsons noted that Robert Archibald celebrated volunteerism and how important and engaging it is. Listening to the commissioners and board members about the passion that they have for volunteering in that capacity is so powerful. He expressed appreciation to Councilmember Davis for his attention to detail.

Councilmember Davis had no comments.

Councilmember Erickson had no comments.

Councilmember Hansen said that on Friday she 'retired' from the Hospital for 3 days and started a new full-time job today. She expressed love for Robert Archibald, saying that he is such a delight.

There being no further business to come before the council, Mayor Lord adjourned the meeting at 8:46 p.m. Next Regular Meeting is Monday, June 8, 2026 at 6:00 p.m., Worksession at 4:00 p.m., 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.