

Session 26-015, 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

CITY STAFF: CITY MANAGER JACOBSEN
CITY CLERK WOODRUFF
FINANCE DIRECTOR FISCHER
CITY PLANNER FOSTER
PORT DIRECTOR HAWKINS
CHIEF TECHNOLOGY OFFICER JIRSA

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 agenda: public comment received related to Visitors item A, Homer Pool Update, related to the City Manager's Report, and additional public comment on matters not on the agenda.

ERICKSON/ADERHOLD MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

- a. Mayoral Proclamation Designating July as Parks and Recreation Month

Mayor Lord read the proclamation aloud and recognized Mike Illg and Chad Felice and the team at Public Works for their efforts in support of City parks and recreation.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Mary Samuels spoke to show her support for public pools as a mental health resource, for safety, and also accessibility to showers for people living in dry cabins.

Robbie Coffey, City Resident, spoke in favor of continued operation of the Homer Pool.

Scott Glosser spoke in support of the pool, saying that it is important to him and many other people he knows.

Mako Haggerty, Non-Resident, said that the pool is important and his son was on the swim team.

Mike Arno, Non-Resident, commented that he is disappointed in the Special Assessment District Process, saying that affordable housing is the City's goal but the process has taken more than a year so far. He expressed frustration that the process has been delayed.

Billy Pepper, City Resident, commented that he has used the pool extensively in professional and recreational contexts. Professional training for US Fish and Wildlife has always taken place at the pool, the Alaska Marine Safety Education Association also uses the pool for safety trainings.

Kim Greer, non-resident, thanked everyone who contributed to the go fund me for the pool, noting that the funding model isn't sustainable. She's a lifelong athlete who now swims as a form of exercise that is safe for her older body. Many older people use the pool for fitness.

Pat Case, City Resident, noted that all 4 of his kids learned to swim in the Homer pool.

Marketa Beck, City Resident, said that the pool was important to her during her pregnancy and now she goes there to swim with her daughter.

Kim Duggar commented that she has been a lifeguard, a swim coach, and a teacher in the pool. It's the only place to exercise, and she doesn't know how she would survive without it.

Tim Daugharty, non-resident, spoke about Resolution 26-047 approving the joint use agreement between the City and KPBSD. He noted that the agreement is year-to-year and the process hasn't changed much since the mid-eighties. This is a start of needing to find alternative and ingenious ways to fund things that we want in our community. That may include theaters, it may include our fields—it's time for us all to look at a bigger picture.

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 June 22, 2026. Recommend Approval.
- b. Memorandum CC-26-134 Authorizing the Issuance of a Letter of Non-Objection to the Alcoholic Beverage Control Board Regarding the Application for a New Package Store Shipping Endorsement for Patel's
- c. Memorandum CC-26-135 Approving the Appointment of Elizabeth Lakshmi Kanter to the Planning Commission. Recommend Approval.
- d. 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. Recommended dates introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

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

- e. 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. Recommended dates introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

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

- f. 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. Recommended dates introduction July 27, 2026, Public Hearing and Second Reading August 10, 2026.

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

- g. Resolution 26-046, a Resolution of the City Council of Homer, Alaska amending the City of Homer Procurement Policy Manual to allow for electronic submission of bid and proposals. City Manager/City Clerk. Recommend Adoption.

Memorandum CC-26-139 from City Clerk as backup.

- h. Resolution 26-047, a Resolution of the City Council of Homer, Alaska, Approving the Kenai Peninsula Borough School District Agreement for Joint Use of Equipment and Facilities for the Period July 1, 2026 Through June 30, 2027, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/ Recreation Manager. Recommend Adoption.

Memorandum CC-26-140 from Recreation Manager as backup.

- i. Resolution 26-048, a Resolution of the City Council of Homer, Alaska Adopting the Amended Intergovernmental Agreement with the Alaska Remote Seller Sales Tax Commission and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend Adoption.
- j. Resolution 26-049, a Resolution of the City Council of Homer, Alaska Awarding a Contract to Design Repairs of Flood Damage at the Homer Municipal Airport to RESPEC Engineering Services Company, LLC of Homer, Alaska in the Amount of \$369,469 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend Adoption.

Memorandum CC-26-141 from Public Works Director as backup.

- k. Resolution 26-050, A Resolution of the City Council of Homer, Alaska, approving a lease agreement with the United States Coast Guard for the Pioneer Dock and associated Property, and authorizing the City Manager to negotiate, finalize and execute the Lease and related documents. City Manager/Port Director. Recommend Adoption.

Memorandum CC-26-142 from Port Property Associate as backup.

- ~~l. Resolution 26-051, A Resolution of the City Council of Homer, Alaska Initiating the Mallard Way Sewer Extension Special Assessment District (SAD) through the Developer Reimbursement Program and Authorizing the City Manager to Negotiate and Execute the Developer Reimbursement Agreement. City Manager. Recommend Adoption.~~ Removed from Consent agenda - Parsons

~~Memorandum CC-26-143 from City Manager as backup.~~

ERICKSON/ADERHOLD 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. Homer Pool Update, Kenai Peninsula Borough School District Superintendent Clayton Holland

Superintendent Holland discussed the following points:

- KPBSD is the only school district in the state that funds local pools
- He described how other communities are funding their pools this year, and noted that swim clubs have run into roadblocks connected to the insurance requirements for operating the pools directly
- He reviewed the annual costs of operating the pool, which is estimated to be approximately \$163,000
- \$85,000 in an operational account generated by revenues can be used to offset those costs
- Projected annual revenues in future years could reach \$70,000 with proposed increases in user fees, leaving a cap of \$93,000 to fund next year.
- Maintenance is not accounted for in that budget, it is provided by the borough as in-kind funding. Average annual maintenance is roughly \$42,000.

Janet Rumble and Collette Ireland spoke as members of Homer Pool Lifesavers. She thanked the City Council for their commitment of 20,000 in funding. The remaining 40,000 has been raised via 20,000 from South Peninsula Hospital and a gofund me that met its goal in a single day. The community believes that the Homer pool is essential. However, these donors do not expect to donate every year. They ask that the City, the Borough and the School District remain active and engaged in open discussions.

Discussion included the following points:

- What is the bottom line for KPBSD, and what they are asking of the City? Superintendent Holland acknowledged that KPBSD started by asking municipalities to take over the pools. The ask has changed. For this year, KPBSD asked for an offset of utilities, which was met. Now they are looking at how to use the next year to make a plan for the long term. This solution is kicking the can down the road—we aren't ready, people don't have a rec service area, and we don't want to penalize our kids by closing pools. Janet Rumble added that the Lifesavers are starting to think about how to increase revenue for the pool.
- A recreation service area could work if funding for capital and operating costs is disbursed to non profits who operate the facilities and programs. There are a small amount of people who are the citizens of the City whose taxes are higher. They foot the bill for the services that the City provides for a lot of people. A recreation district is probably critical. A hockey rink is asking for funding just like the pool. The City has to pick and choose.
- How Borough sales tax and property taxes help fund the school district.
- The process up until this point has not been transparent.
- Different pools in the district are being handled differently based on their ability to generate revenue to cover operating costs, and the district is looking at ways to generate new revenue for all the pools.

The Council recessed for five minutes at 7:15 pm and called back to order at 7:21 p.m.

b. Morgan Carlson-Kelly, City of Homer Summer Intern

Morgan presented a slide deck that described her internship at the City and thanked the City for the opportunity to see the Port & Harbor, Police, Fire, Public Works, and City Administration departments.

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

a. Committee of the Whole Report

Councilmember Erickson described the topics covered during the Committee of the whole, including the content of the Consent Agenda. Specific topics included the South Slope Culvert Replacement project, Traffic Impact Studies, and the Memorandum of Understanding with the Kenai Peninsula Borough School District.

b. Mayor's Report

Mayor Lord has received multiple emails about the feral bunnies and also heard from people around town asking what to do about them. We are not the only community that has a feral bunny population. If there's anyone on Council who's interested in championing an effort to address the feral bunnies, please step up. If members of the public want to bring forward a suggestion, please do.

Governor Dunleavy was here last week at Bayweld with Mike Rowe from Dirty Jobs, and the director of AVTEC and Wells Fargo presented AVTEC with a check for \$250,000. The director shared that 9 in 10 AVTEC students graduate, and 9 in 10 graduates work in fields that they studied in.

Staff and the Mayor have been discussing the future of the Student Representative program, and the best way to make that program useful for the young people who participate in it. That could look like a shift to a student representative on City Council, or it could be making improvements or retiring the program.

c. Borough Report

Assemblymember Cooper shared that in the 15 years she has been engaged with the Borough, she has found a lot of passion, but when it comes down to the work, we have to decide what the boundary looks like on a recreation service area. For the City of Homer & the Borough, the only way to do recreation is as a service area. The work for a service area on the 2027 ballot would have to start now. It's a really big thing to take on. North Peninsula Recreation Service Area has a great program that has been very successful. They also have a ton of oil properties. Ninilchik didn't pass, Seldovia passed. It's a matter of the community deciding whether they support that. When you talk about services – 100% of sales tax goes to education, but it doesn't come close to fully funding education. The remainder comes from property taxes.

Next borough meeting is August 4th in Homer at the College. There will be a presentation from the Drawdown community group on the reuse facility improvements at the Homer Transfer Station. There's a vacancy on the assembly for the Kalifornsky seat, they will be appointing someone in August to fill the seat until the November election. South Peninsula Hospital is having a Q&A on Thursday at 2pm on Zoom. Candidate filing period is coming up August 16-31st.

d. Port and Harbor Advisory Commission Report

e. Title 21 Update

i. Title 21 Written Progress Report

PUBLIC HEARING(S)

- a. Ordinance 26-31, an Ordinance of the City Council of Homer, Alaska Amending Homer City Code Sections 2.08.040 Bylaws for Council procedure, 2.08.110 Teleconference participation in meetings and 2.08.120 Teleconference - Limitations. City Manager/ City Clerk. Introduction June 22, 2026, Public Hearing and Second Reading July 27, 2026.

Memorandum CC-26-144 from City Clerk as backup.

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

ERICKSON/ADERHOLD MOVED TO ADOPT ORDINANCE 26-31 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

ADERHOLD/ERICKSON MOVED TO AMEND ORDINANCE 26-31 ON LINE 122 TO STRIKE "BOARD OF ADJUSTMENT," AND ON LINE 187 TO ADD NEW SECTIONS THAT AMEND 2.08.070 MAYOR'S VETO SECTION (C)

TO STRIKE ITEM (1) "ACTIONS OF THE CITY COUNCIL SITTING AS THE BOARD OF ADJUSTMENT" AND 2.08.100 TELECONFERENCE PARTICIPATION IN MEETINGS. SECTION (A) TO STRIKE ", THE BOARD OF ADJUSTMENT AND"

There was no discussion.

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

Motion carried.

ADERHOLD/ERICKSON MOVED TO AMEND ORDINANCE 26-31 TO STRIKE LINES 172 THROUGH 180

Discussion noted that this section of code is very prescriptive and hasn't been followed.

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

Motion carried.

ADERHOLD/ERICKSON MOVED TO AMEND ORDINANCE 26-31 ON LINE 144 TO ADD A SECOND SENTENCE THAT READS "COUNCIL MEMBERS PARTICIPATING IN EXECUTIVE SESSION VIA TELECONFERENCE MUST ENSURE THAT THEY HAVE ADEQUATE PRIVACY TO PREVENT DISCLOSURE OF CONFIDENTIAL INFORMATION."

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.

- b. Ordinance 26-32, an Ordinance of the City Council of Homer, Alaska Amending Homer City Code Sections 3.16.040 Advertising for Bids and 3.16.110 Competitive Sealed Proposals – Negotiated Procurement. City Manager/City Clerk. Introduction June 22, 2026, Public Hearing and Second Reading July 27, 2026.
Memorandum CC-26-126 from City Clerk as backup.

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

ERICKSON/ADERHOLD MOVED TO ADOPT ORDINANCE 26-32 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 26-33, an Ordinance of the City Council of Homer, Alaska, Amending the FY27 Capital Budget to Fund Anticipated Repairs or Maintenance to the United States Coast Guard (USCG) Buoy Tender Berth Space by Establishing Authority in the FY27 Budget for Routine Maintenance to the USCG Buoy Tender Berth Space. City Manager/Port Director. Introduction June 22, 2026, Public Hearing and Second Reading July 27, 2026.

Memorandum CC-26-127 from Port Director as backup.

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

ERICKSON/ADERHOLD move to adopt Ordinance 26-33 by reading of title only for second and final reading.

Discussion included a comment that these appropriations will be included in the budget ordinance in future years.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- d. Ordinance 26-34, an Ordinance of the City Council of Homer, Alaska, Amending the FY27 Capital Budget to Fund Anticipated Maintenance to the Seawall by Establishing Authority in the FY27 Budget for Routine Maintenance to the Seawall. City Manager/Public Works Director. Introduction June 22, 2026, Public Hearing and Second Reading July 27, 2026. **Page 173**

Memorandum CC-26-128 from Public Works Director as backup.

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

ERICKSON/ADERHOLD MOVED TO ADOPT ORDINANCE 26-34 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

City Manager Jacobsen thanked Morgan for her assistance putting together the report. In response to a question about properties on the spit, she clarified that it is not the intent of the City to add parking in lot 88-2. She noted that the clearing of alder on Fairview avenue just past the road into Hornaday Park is part of improvements to the lower Hornaday trail. The Parks, Art, Recreation and Culture Advisory Commission did review the plan. The trail will be widened to roughly 5 feet and be covered with materials that will make the trail more accessible. Once work is completed there will be additional seeding and plantings. It will be similar to the material used at the storybook trail on the west lot at the Library. No messaging went out to the public about the project beforehand, which will be a goal for future projects. City Manager Jacobsen noted that right-of-way clearing along the Sterling highway was completed by the State, not the City.

- b. Preliminary FY 26 Year-End Report

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- a. Resolution 26-052, a Resolution of the City Council of Homer, Alaska amending the City of Homer Council Operating Manual. City Manager/City Clerk.

Memorandum CC-26-145 from City Clerk as backup.

ERICKSON/ADERHOLD MOVED TO ADOPT RESOLUTION 26-052 BY READING OF TITLE ONLY.

Aderhold commented that we can always amend it again when the language comes forward.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

b. Resolution 26-051, A Resolution of the City Council of Homer, Alaska Initiating the Mallard Way Sewer Extension Special Assessment District (SAD) through the Developer Reimbursement Program and Authorizing the City Manager to Negotiate and Execute the Developer Reimbursement Agreement. City Manager. Recommend Adoption.

Memorandum CC-26-143 from City Manager as backup.

ERICKSON/ADERHOLD MOVED TO ADOPT RESOLUTION 26-051 BY READING OF TITLE ONLY.

Councilmember Parsons commented that he removed it from the consent agenda because this process is new to him. This requires a 75% vote, which is a signal that due care should be taken when making those decisions.

City Manager Jacobsen reviewed the contents of her memorandum describing the Special Assessment District Process.

Discussion included the following points:

- The City wants to be seen as a partner with builders, we do want affordable housing. Glad everyone is on the same page to move this forward.
- It feels like now, after having gone through this process, that we can actually come back soon with a code amendment so that we can clarify this process a little bit. There's a worksession planned in the near future to explain how this all works.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Billeen Carlson, non-resident, commented that her mind is always in education, but that she is seeing that the state of the school district is not foremost on everyone's brain. You can see the district's budget line-by-line online, and you can use an interactive feature called the balancing act. The situation with pools reflects that the district has to make budget decisions based on what is going to raise or help test scores. If people like having pools and theatres, those things will be going away. So many great teachers will be leaving because of the budget uncertainty.

Pat Case, City Resident, spoke about the trail on Fairview. He does feel disturbed that the work was completed without any input. All trails were assessed by the ADA advisory board and that board determined that it was too expensive to make them ADA accessible, and not spend that money on them. That trail has lost its unique character. Recently a group walked from the Kachemak Independent Living Center to the library, across the new crosswalk, across lake street to Latitude 59 for a cup of coffee. Two years ago that trip would not have been possible for a wheelchair user.

Mike Arno, non-resident, thanked City Council for approving the Mallard Way Special Assessment District. He encouraged Council to work on it to make the process more streamlined. He's passionate about the fact that the City infrastructure is one of the most important things you can take on, yet there is very little funding for it. All the development in this area has to be completed by developers instead of the City. The City has benefitted from that work, such as the subdivision near Jack Gist that helped bring water to the park. In this case, there's

no cost to the property owner unless they connect, so why do they get a chance to say no? It doesn't make sense.

Dan Kort, said that it was wonderful to have Morgan as an intern. This was a very brief internship, so it was turned into more of a job shadow. A number of City staff are passionate about what they do and want to show what they do to the next generation. They look forward to possibly continuing this for the next generation.

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen read the open positions in the City. She thanked Morgan, saying she had a great time working with her, and she is an up-and-coming public servant.

Morgan thanked everyone, especially Melissa, for letting her do this. Lots of youth don't think they can just reach out and ask for something, but she took the initiative.

COMMENTS OF THE MAYOR

Mayor Lord noted appreciation for Morgan and said she'd like to see an internship like this continue. The Council could appropriate funding to help make something like that happen. She reminded everyone to check their voter registration status, and to make sure to turn out and vote in those elections. Recent years' election turnout has been low. Rachel acknowledged that Jenny Carroll is not fully retired, but she has finished her day-to-day with the City. She has been a force to be reckoned with. For assessment districts, it is a tricky space. Road and utility development is difficult, we're underdeveloped. The reason we allow for community input is that this process puts a lien on a property. We don't put just City money into these improvements because there are private benefits incurred when that public infrastructure is developed. The special funds in HART and HAWSP support those developments, and the City pays into these districts when they are created just like any other property owner.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti said she appreciated the access to zoom as she healed from surgery. Jenny Carroll will be missed. The grants summary in the packet demonstrates just how much her skill is worth her weight in gold. Peony farmers have done great work promoting the peony festival. She wished Morgan good luck in her studies and said she liked her presentation. The 4th of July parade was great, she loved seeing the mayor and her daughter. She expressed her support for a student rep on the City Council.

Councilmember Hansen said she's glad that Morgan was persistent in making this internship happen. If she had had the chance to do an internship like that she probably would have ended up working at the ice plant.

Councilmember Erickson noted that back in the day there were career days with the high school, and she got to spend time shadowing at the police department. As we're getting in to different things at the City government, one of the cool things is seeing all of the processes that come together to make it work. The Guns and Hoses softball game was fun—it was ironic that the crew was on a fire just before the game.

Councilmember Davis thanked everyone for a good meeting, especially the mayor for her many hours put in on the pool issue.

Councilmember Aderhold said she remembered meeting Morgan at Senator Stevens' office. The conference of Young Alaskans is an opportunity put on by the Alaska Municipal League—Morgan would be a great person to send to that. Many things on the consent agenda, and conversation during Committee of the Whole was robust

and thoughtful. We're all trying to make the City better one ordinance at a time. A number of people in the community have asked her if she is going to run for mayor. She noted that she will not be running, she needs to keep focusing on her health and doesn't have the capacity to be taking that on.

Councilmember Parsons said that Morgan has set in motion things that will last beyond her years. He appreciated the mention of how much staff enjoyed it. The other thing to do is thank staff in general. Council had a July break, staff doesn't get that. Thanks for keeping the wheels turning so smoothly.

There being no further business to come before the body, Mayor Lord adjourned the meeting at 8:51 p.m. The next Regular Meeting is Monday, August 10, 2026, at 6:00 p.m. Worksession at 4:00 p.m., Committee of the Whole at 5:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.