

Session 13-17, a Regular Meeting of the Homer City Council was called to order on August 26, 2013 at 6:00 p.m. by Mayor Mary E. Wythe at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: DOLMA, HOWARD, LEWIS, ROBERTS, ZAK

ABSENT: BURGESS (excused)

STAFF: CITY MANAGER WREDE
CITY CLERK JOHNSON
COMMUNITY & ECONOMIC DEVELOPMENT
COORDINATOR
FINANCE DIRECTOR LI
IT MANAGER POOLOS
LIBRARY DIRECTOR DIXON
PORT AND HARBOR DIRECTOR HAWKINS
PUBLIC WORKS DIRECTOR MEYER

Council met for a Worksession from 4:00 p.m. to 4:52 p.m. to discuss the 2014 - 2019 Capital Improvement Plan & FY 2015 Legislative Requests. Council met as a Committee of the Whole from 5:01 p.m. to 5:51 p.m. to discuss Consent Agenda items, 2014 Budget – Revenue Sources, and Regular Meeting Agenda items.

Department Heads may be called upon from time to time to participate via teleconference.

AGENDA APPROVAL

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 1.24.040.)

The following changes were made to the agenda:

CONSENT AGENDA - Memorandum 13-126 from City Manager, Re: Ordinance 13-37; **CITY MANAGER'S REPORT** - Contract Modification for Homer Small Boat Harbor System 5 Improvements; **RESOLUTIONS - Resolution 13-087**, A Resolution of the Homer City Council Adopting the 2014-2019 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2015. Mayor/City Council; East to West Transportation Corridor Project; **Memorandum 13-125** from City Clerk, Re: Amendment to Kachemak Drive Phase II Water and Sewer Assessment Roll; **Resolution 13-088**, A Resolution of the Homer City Council Confirming the Assessment Roll, Establishing Dates for Payment of Special Assessments and Establishing Delinquency, Penalty, and Interest Provisions for the Kachemak Drive Phase II Water and Sewer Special Assessment District. City Clerk; Written public testimony.

Mayor Wythe called for a motion to adopt the agenda as amended.

LEWIS/ROBERTS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Chance Rockett, city resident, advocated for an indoor multi-purpose and recreational facility that could be utilized by adults and children. He requested \$40,000 in funding for a Parks and Recreation needs assessment for next year.

RECONSIDERATION

CONSENT AGENDA

(Items listed below will be enacted by one motion. If 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 August 12, 2013. City Clerk. Recommend adoption.
- B. **Ordinance 13-36**, An Ordinance of the Homer City Council Appropriating Five Percent (5%) of the Tax Revenue Generated by the Drill Rig Endeavour, an Amount of \$9,054.36, to The Homer Foundation. City Clerk/Permanent Fund Committee. Recommended dates: Introduction August 26, 2013, Public Hearing and Second Reading September 9, 2013.
- C. **Ordinance 13-37**, An Ordinance of the City Council of Homer, Alaska, Amending the Definition of “Discontinued” in Homer City Code 21.61.015, Definitions, to Exclude From the Time for Which a Nonconforming Use May Cease the Time From the Death of Its Operator Until the Use is Legally Available for Transfer to a Successor Operator. Mayor/City Manager. Recommended dates: Introduction August 26, 2013, Refer to Planning Commission for Their September 18, 2013 Meeting, Public Hearing and Second Reading September 23, 2013.

Memorandum 13-126 from City Manager as backup.

Moved to Ordinances.

- D. **Resolution 13-089**, A Resolution of the City Council of Homer, Alaska, Approving the Sale of 385 Square Feet From Lot 7-A, Tract B, Nils O. Svedlund Subdivision for \$1,655.50 to Harmon And Pauli Hall, dba Dragonfly LLC, and Establishing the Terms of the Sale. City Manager.

Removed from the consent agenda.

- E. **Memorandum 13-122**, from Deputy City Clerk, Re: Confirmation of Election Judges for the Regular City of Homer Election October 1, 2013.

- F. **Memorandum 13-123**, from City Clerk, Re: November City Council Meeting Schedule.

Item C – Ordinance 13-37 was removed from the Consent Agenda and placed under Ordinances.

ROBERTS/ZAK – MOVED TO REMOVE RESOLUTION 13-089 FROM THE CONSENT AGENDA.

The resolution will not come back.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe called for a motion for the approval of the recommendations of the consent agenda as read.

LEWIS/ZAK - SO MOVED.

Ordinance 13-37 was moved to Ordinances.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

- A. Jim Lavrakas, Executive Director, Homer Chamber of Commerce

Jim Lavrakas, new Executive Director of the Homer Chamber of Commerce, introduced himself to Mayor, Council, and the public. He takes the job of marketing Homer seriously, is a good listener, and will seek out and encourage economic development opportunities. His background in media and communication will be beneficial. Volunteer appreciation day is Wednesday from 5:00 – 7:00 p.m. at the Chamber. There are many longtime volunteers, especially the people at the front desk.

ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

- A. Borough Report
- B. Commissions/Board Reports:
 - 1. Library Advisory Board
 - 2. Homer Advisory Planning Commission
 - 3. Economic Development Advisory Commission
 - 4. Parks and Recreation Advisory Commission
 - 5. Port and Harbor Advisory Commission

ROBERTS/ZAK – MOVED TO SUSPEND THE ORDER OF BUSINESS FOR A SPECIAL MAYORAL PROCLAMATION.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe recognized City Clerk Jo Johnson, who obtained her Master Municipal Clerk designation.

- C. Google Designates Homer as Alaska’s 2013 eCity

Mayor Wythe noted we are high in e-commerce and congratulated the businesses and the residents.

PUBLIC HEARING(S)

A. Capital Improvement Plan 2014 – 2019 / FY 2015 Legislative Requests

Mayor Wythe opened the public hearing.

Pat Malone, city resident and business owner, is the President of the Chamber of Commerce. She advocated for placement of the Pratt Museum on the City's Capital Improvement Plan. High placement on the list will give the Pratt a better chance for the full grant amount of \$2.55M.

Melanie Dufour, Homer resident, requested support for the Pratt Museum. Her 13 year-old son loves the Pratt and always wants to visit museums in other towns.

Jason Baird, city resident, attends college in Hartford, Connecticut. Working at the Pratt Museum for three summers helped him realize he wanted to be an environmental scientist to help the world.

Mayor Wythe closed the public hearing.

Mayor Wythe informed the public that Council had a Worksession to determine a longer range plan for the City's projects. The Capital Improvement Plan was shortened to five top items. Non-profit CIP items will still be included in the CIP packet. When we take non-profit CIP items to the Legislature we are competing against ourselves for city projects. Council has determined only city projects will go on the list; other projects will be listed in the CIP.

B. Kachemak Drive Phase II Water and Sewer Special Assessment District

Mayor Wythe opened the public hearing.

Allison Feulner-Williams, city resident, has contested the project from the beginning. Her property has been in the family for 50 years. In 1991 the cost of water and sewer was between \$12,000 and \$15,000. She is now looking at a \$34,000 assessment on property that has been designated high value wetlands. She has a minimal amount of property that she can use and her property value has been reduced to \$13,000. Only 51% of property owners were required to give approval, yet 75% of the project costs are passed to the few that live there. There are added costs to install this and that and permits required if the Corps of Engineers lets her dig a line to her home. She strongly objects to footing a bill for something she will not use. Promises from the City Engineer to relocate her trees, restore her driveway, and complete ditching was not done.

Elaine Burgess, city resident, objects to the increased costs which she has not been notified about for the last two years. She wondered why she has not been informed. She asked about the payment terms.

Mayor Wythe closed the public hearing.

- C. **Ordinance 13-32**, An Ordinance of the City Council of Homer, Alaska, Amending HCC 21.41.030, Definitions, HCC 21.41.040, Basis for Establishing Flood Hazard Areas, HCC 21.41.200, Standards–All Flood Hazard Areas, and HCC 21.41.220, Standards–Where Base Flood Elevation Data is Provided, to Adopt the Flood Insurance Rate Maps Dated November 6, 2013, and Code Revisions Recommended by FEMA. Planning. Introduction August 12, 2013, Public Hearing and Second Reading August 26, 2013.

Memorandum 13-111 from City Planner as backup.

Mayor Wythe opened the public hearing. In the absence of public testimony, Mayor Wythe closed the public hearing.

ROBERTS/LEWIS - MOVED TO ADOPT ORDINANCE 13-32.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- D. **Ordinance 13-33**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2013 Operating Budget to Provide for Necessary Mid-Year Adjustments by Appropriating and Transferring Funds From the General Fund, Water and Sewer, and Port and Harbor Reserve Funds to the Health Insurance Fund, and the Library, Fire Department, Information Technology, and Port and Harbor Budgets. City Manager/Finance Director. Introduction August 12, 2013, Public Hearing and Second Reading August 26, 2013.

Memorandum 13-116 from Personnel Director as backup.

Mayor Wythe opened the public hearing. In the absence of public testimony, Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 13-33 by reading of title only for second and final reading.

LEWIS/ROBERTS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

- A. **Ordinance 13-35**, An Ordinance of the City Council of Homer, Alaska, Enacting Homer City Code Chapter 1.71, Water and Sewer Advisory Commission. Zak. Recommended dates: Introduction August 26, 2013, Public Hearing and Second Reading September 9, 2013.

Mayor Wythe called for a motion for the adoption of Ordinance 13-35 for introduction and first reading by reading of title only.

ZAK/LEWIS – SO MOVED.

Councilmember Roberts acknowledged having a water and sewer advisory commission as a good thing. We have just completed a process and done that very thing. She prefers to wait and see what happens to the new rates and would consider a commission later on in the springtime. She won't support introducing the ordinance at this time.

Councilmember Howard concurred that we should wait another six to eight months. The rates are in place and staff is exhausted. We are now into the CIP and budget. She has a problem with the timing, but not the concept.

Mayor Wythe expressed opposition to forming another commission when we are looking at reducing meetings of existing commissions and eliminating committees to cut expenses. Putting another commission into place is counter objective to saving money. She participated in the committee that did the last rate review. She cannot imagine having a commission will make the process substantially better or any easier to facilitate.

Councilmember Zak would like to introduce the ordinance and have a public hearing. It is only fair to give it a chance and get some public input.

Councilmember Lewis would agree to postponing the ordinance to January, after the budget.

Councilmember Zak reiterated the need for people to comment as they still needed to say more things after the last water and sewer rate meetings.

VOTE: YES. ZAK, LEWIS

VOTE: NO. ROBERTS, DOLMA, HOWARD

Motion failed.

- C. **Ordinance 13-37**, An Ordinance of the City Council of Homer, Alaska, Amending the Definition of "Discontinued" in Homer City Code 21.61.015, Definitions, to Exclude From the Time for Which a Nonconforming Use May Cease the Time From the Death of Its Operator Until the Use is Legally Available for Transfer to a Successor Operator.

Mayor/City Manager. Recommended dates: Introduction August 26, 2013, Refer to Planning Commission for Their September 18, 2013 Meeting, Public Hearing and Second Reading September 23, 2013.

Memorandum 13-126 from City Manager as backup.

Mayor Wythe called for a motion for the adoption of Ordinance 13-37 for introduction and first reading by title only.

LEWIS/ROBERTS – SO MOVED.

Councilmember Dolma commented the City has an interest in extinguishing nonconforming uses. Asking for an ordinance change for one party is spot zoning; it is not good policy. If the City is not interested in extinguishing nonconforming uses Council should instruct the Planning Commission to make it legal for everyone. The effect of the amendment is that it stops the clock when the operator of a nonconforming use dies and the property is involved in a legal process like probate court. The successor operator is prevented from continuing the nonconforming use. He is not aware of the subject property, but does know preplanning would have kept the business operating. The ordinance is ill-conceived.

Councilmember Roberts acknowledged the good points Councilmember Dolma made. She would like to introduce the ordinance and let the Planning Commission weigh in before making a decision. The commission's opinion would be valuable.

Councilmember Dolma asked if the Planning Commission could review the nonconforming section of code rather than this ordinance.

City Manager Wrede answered the Planning Commission always has the option to suggest better language. They will give us their best advice.

Councilmember Howard agrees with both councilmembers' points of view, including spot zoning. The Planning Commission will be reviewing the minutes of this meeting to get a just of the situation.

VOTE: YES. LEWIS, ROBERTS, DOLMA, ZAK, HOWARD

Motion carried.

CITY MANAGER'S REPORT

A. City Manager's Report

1. Contract Modification for Homer Small Boat Harbor System 5 Improvements

1. Gasline Progress: Enstar reports that the pipeline purge which occurred on Friday was successful. This means that the main trunk line from Anchor Point is now filled with gas all the way to the High School and the Methodist Church. The next step is to start purging the smaller main lines in the distribution system. Once that occurs, people can start hooking up. UTI reports very good progress on the distribution system. They plan on bringing in a second crew soon and will be working right up to the Holidays if weather permits. Enstar has started preliminary survey and permitting work on Phase II.
2. Coast Guard Commandant Visits Homer: The Commandant of the Coast Guard visited Homer for a few hours on Wednesday, the 21st. The Mayor, Bryan Hawkins, Katie Koester, and I had lunch with him and Senator Murkowski aboard the Hickory. We discussed City port and harbor projects that affect the Coast Guard, Coast Guard housing, and the future of the Coast Guard in Homer and the arctic.
3. Capital Projects: This agenda contains a new CP booklet and a draft resolution with the new top five project priorities. We have been discussing the top five as proposed at the workshop and it is obvious that some of these projects are not well defined or even close to “shovel ready” (especially the public safety building and the roads package). Therefore, if these projects remain on the priority list, we have some work to do between now and January when the legislature convenes. We have some suggestions about how to proceed; steps we can take between now and January to move these projects along and get them in a more “fundable” position. We hope to talk about this a little at the 4 PM workshop. Chief Painter and Chief Robl will both be at the workshop to answer questions about the public safety building and new fire department equipment.
4. New Superintendent at PW: The City has hired a new Public Works Superintendent to replace Jan Jonker who recently retired. His name is Richard Hill and his first day at work is August 27. Richard spent many years with the Nevada Department of Transportation as a superintendent for highways. His experience is well suited for this position. He recently moved to Homer. Please give him a warm welcome when you see him.
5. Proposed Code Amendment / Nonconforming uses: This agenda contains an ordinance, sponsored by the Mayor and the Manager that would amend the definition of “discontinued” when that term is applied to nonconforming uses. Right now, the code provides that if a nonconforming use is discontinued for a year, that use is no longer permitted and cannot continue. The proposed amendment essentially says that the clock stops if the owner dies and the transfer to the new owner is tied up for some legal reason, like probate court or any legal reason that would delay transfer of title or otherwise prevent the new owner from continuing the nonconforming use.
6. Capital Projects: The project ball just keeps rolling along. Give Carey a pat on the back when you see him. The new project manager, Dan Nelsen, has been a tremendous help. Contracts have recently been signed for the work on System 5 in the harbor and for demolition of the redwood tank. We recently signed an agreement with the Mental Health Trust which will allow construction of the revetment at the harbor entrance to proceed this fall. Construction of the new bathrooms is well underway, as is the new road LID project near the Ocean Shores Motel. The new port and harbor building committee is scheduled to meet soon. The design is well underway for the Skyline Fire station. This just scratches the surface. We can talk about this more at the meeting.

7. Police Department: The police have been very busy this summer. The statistical report and the number of overtime hours logged backs this up. The jail has been very busy. Problems recruiting and retaining qualified staff in dispatch continues to be a concern which we are attempting to address.
8. Library: The Library Director also reports heavy use of the library this summer. Statistics on visitation there will be available shortly. The library is a huge community asset and I wish I had a nickel for every time a visitor has told me that one of the highlights of their time in Homer was spending time at our magnificent library.
9. Planning Department / Planning Commission: Rick reports that the staff and the Commission are making good progress in knocking items off their work list. Much work has been completed. This work often flies under the radar but it is very important. Much of this work targets implementing adopted plans and working toward a healthy, safe, and attractive community which has a high quality of life and is vibrant economy. Rick asked if I or the Council had any specific new projects that we would like the staff and/or the PC to take on.
10. Finance Department: The finance department is working hard on the new budget and on implementing the new water and sewer rates. In the next few months, they will be sending out notices about the changes in the rates so no one is caught be surprise in January.

City Manager Wrede reported on a change order for Puffin Electric for work in the harbor for electrical and water upgrades on System 5. Procurement policies require us to notify the Council; the information is included in the supplemental packet. This is one of the projects we are bonding for with 50% bond money and 50% grant money. The budget for the project was over \$800,000, with an engineering estimate of \$776,000. The bids were substantially lower. Bryan and Carey asked for bids to include work that would have been requested earlier if we thought we could afford it. The \$191,000 in upgrades to electrical and water on System 5 will be great for our commercial fleet and is within the budget that Council adopted.

Mayor Wythe commented on the enjoyable meeting with the Coast Guard Commandant. Her favorite part was hearing him say he didn't know why people keep asking him why we would move the boats out of Homer. We have the opportunity to send a request for a 25-year commitment of the Coast Guard that could help with the East Boat Harbor expansion and other funding opportunities. Coast Guard housing in Homer is sometimes difficult because there are more families than Coast Guard housing provides for. They will enter into a five year contractual rental agreement for housing; it is a good assurance for developers too.

B. Inactive Records Report

CITY ATTORNEY REPORT

COMMITTEE REPORT

- A. Public Arts Committee
- B. Transportation Advisory Committee

Councilmember Roberts reported the TAC met last week and heard a presentation from the Mattox Street Association on ways to improve the traffic flow. The committee familiarized themselves with the Non Motorized Transportation and Trails Plan. They also discussed the Greatland Street ROW development.

- C. Permanent Fund Committee
- D. Lease Committee
- E. Port and Harbor Improvement Committee
- F. Employee Committee Report

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- A. **Resolution 13-087**, A Resolution of the Homer City Council Adopting the 2014-2019 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2015. Mayor/City Council.

Memorandums 13-121 and 13-124 from Community and Economic Development Coordinator as backup.

Mayor Wythe called for a motion for the adoption of Resolution 13-087 by reading of title only.

LEWIS/HOWARD – SO MOVED.

LEWIS/ROBERTS - MOVED TO AMEND LINE 31 FROM “FIRE DEPARTMENT FLEET MANAGEMENT PLAN” TO “FIRE DEPARTMENT EQUIPMENT UPGRADES.”

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LEWIS/ROBERTS – MOVED TO AMEND LINE 32 FROM “LOCAL ROADS” TO “EAST TO WEST TRANSPORTATION CORRIDOR.”

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Zak asked how the Pratt Museum will be presented since it is not in the top five projects on the CIP. Mayor Wythe answered the museum will be in a section of the CIP defined as non-city projects. Most recently while she was in Juneau there was a lot of criticism for including the Pratt Museum along with city projects. Listing non-city projects creates a conflict for the legislators and they strongly recommended separating the two. We have received assurance from our representatives that if non-city projects are in the CIP booklet they do not have to be on the CIP top five list.

ROBERTS/HOWARD - MOVED TO DELETE HOMER COASTAL TRAIL FROM THE CIP LIST.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ROBERTS/HOWARD - MOVED TO MOVE FOUR PROJECTS FROM THE MID RANGE TO THE LONG RANGE SECTION OF THE CIP LIST: PUBLIC MARKET, BRIDGE CREEK WATERSHED LAND ACQUISITION, ALTERNATIVE WATER SOURCE, AND OCEAN DRIVE RECONSTRUCTION WITH TURN LANE.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LEWIS/ROBERTS – MOVED TO AMEND TO ADD TO THE NON-CITY CIP PROJECTS THE HOMER SENIOR CITIZENS NATURAL GAS CONVERSION.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LEWIS/ROBERTS – MOVED TO AMEND TO INCLUDE THE HOMER HIGH SCHOOL TURF FIELD.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ROBERTS/LEWIS – MOVED TO AMEND TO MOVE THE HORIZON LOOP TRAIL (PHASE 1: FEASIBILITY AND CONCEPTUAL DESIGN) FROM THE MAIN PART OF THE CIP TO THE LONG RANGE SECTION OF THE CIP.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ROBERTS/LEWIS – MOVED TO AMEND TO ADD THE KACHEMAK SKI CLUB OHLSON MOUNTAIN ROPE TOW SAFETY EQUIPMENT UPGRADE (KACHEMAK SKI CLUB) AND THE KACHEMAK SHELLFISH GROWERS ASSOCIATION – KACHEMAK SHELLFISH HATCHERY TO THE NON-PROFIT SECTION OF THE CIP LIST.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

HOWARD/ROBERTS - MOVED TO AMEND TO ADD TO THE NON-PROFIT CIP THE SOUTH PENINSULA HOSPITAL SITE EVALUATION AND PLANNING FOR HILLSIDE REINFORCEMENT.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LEWIS/ROBERTS – MOVED TO AMEND TO REMOVE FROM THE CIP LIST THE HOMER EDUCATION AND RECREATION CENTER (HERC) AND WOULD LIKE TO SEE CONSENSUS FROM THE COMMUNITY OF THE FUTURE OF THE RECREATIONAL FACILITY BEFORE WE TAKE A POSITION ON THIS PROJECT.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

The South Peninsula Firearms Training Facility was a requested new project. The public safety facility and the firearms training facility projects were both put forward in the event the safety facility was not approved the firearms facility might be. The public safety facility includes an 800 sq. ft. basement shooting range. That space is required for test firing weapons that are repaired by certified individuals on the force. The space will be used to test repaired weapons before they can be returned back to service.

ROBERTS/LEWIS – MOVED TO ADD SOUTH PENINSULA FIREARMS TRAINING FACILITY TO THE CIP LIST.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Community and Economic Development Coordinator Koester informed Council the most recent version of the CIP includes updates from non-profit agencies. She has heard from all non-profits with the exception of the Haven House. It would be beneficial if the CIP process had a means for easy removal of projects if we do not hear from people.

Mayor Wythe noted the only other new project was for the servers for the IT Department and Council decided to address those needs on our own.

ROBERTS/LEWIS - MOVED TO POSTPONE THIS RESOLUTION TO THE NEXT MEETING AND TO HAVE A PUBLIC HEARING ABOUT THIS CIP LIST AT THE NEXT MEETING.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- B. **Resolution 13-088**, A Resolution of the Homer City Council Confirming the Assessment Roll, Establishing Dates for Payment of Special Assessments and Establishing Delinquency, Penalty, and Interest Provisions for the Kachemak Drive Phase II Water and Sewer Special Assessment District. City Clerk.

Memorandum 13-125 from City Clerk as backup.

Mayor Wythe called for a motion for the adoption of Resolution 13-088 by reading of title only.

HOWARD/ROBERTS - SO MOVED.

Mayor Wythe called for a recess at 7:11 p.m. and reconvened the meeting at 7:12 p.m.

Mayor Wythe advised an optional 20-year payment plan is offered, with equal assessments due annually at 1.5% interest. The first installment is due February 1, 2014.

ROBERTS/HOWARD - MOVED TO AMEND THE ASSESSMENT ROLL TO INCLUDE AN ASSESSMENT FOR DAVID SEAMAN, OWNER OF COTTONWOOD CORNER LOT 1, KPB PARCEL NUMBER 174-210-41 IN THE AMOUNT OF \$34,140.80.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe called for a motion to postpone Resolution 13-088 to the September 9th meeting.

HOWARD/ROBERTS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Allison Williams, city resident, asked what will be decided between now and September 9th on Resolution 13-088.

Mayor Wythe answered making the amendment to the assessment roll is substantial and requires an additional meeting.

City Clerk Johnson added the assessment roll was prepared with 87 properties. All properties were listed with an assessment amount of \$34,140.80 with the exception of Mr. Seaman's. It was a clerical error leaving out the assessment amount, although his property was included in the assessment calculation. Mr. Seaman must be notified of the amendment before we can proceed.

COMMENTS OF THE CITY ATTORNEY

City Attorney Klinkner was not present.

COMMENTS OF THE CITY CLERK

City Clerk Johnson reminded everyone the deadline to register to vote for the upcoming election is Friday, August 30th at the Clerk's office, or Saturday, August 31st at the Library.

COMMENTS OF THE CITY MANAGER

City Manager Wrede had no comment.

COMMENTS OF THE MAYOR

Mayor Wythe thanked the candidates that came and sat through the meeting. She congratulated Jo and hopes it wasn't too embarrassing. It is hard to have a surprise for the Clerk.

COMMENTS OF THE CITY COUNCIL

Councilmembers Howard and Lewis had no comment.

Councilmember Dolma told Jo she was awesome. He thanked all those that sit on committees. Their work is important and Council appreciates their work. He thanked the public that came out tonight. He enjoys hearing from folks. He enjoys working with the Council; they are awesome too.

Councilmember Zak thanked Jo and congratulated her on the award stating that we greatly appreciate your service as the City Clerk. He expressed concern about the CIP. At the all day Worksession only one person from the public attended. We talked about the capital improvement list and went to a smaller list to make it more manageable for the City. We talked about determining more projections and financial matters for the CIP. He feels like he is losing his touch with the public by having a separate list for the non profit sector. His inner feeling says something we are doing is not right although it may be easier to manage. Maybe we can get some public input at the next meeting. He sees a greater separation from the City and the public. We sent a message when we passed water and sewer rates that we were going to bring up the commission. He would like to see the water and sewer commission come back again. There are issues that we have not fully addressed. Many years ago we started the Kachemak Drive project. The rates have gone up a whole lot. To hear an assessed property value is \$13,000 with the water and sewer assessment of \$34,000 concerns him a whole lot. Without an opportunity for citizens to be fully heard he is concerned where we as going as a city. We are distancing ourselves.

Councilmember Roberts congratulated and thanked Jo who does a lot of work for the Council. She would not be against forming a water and sewer rate committee in the spring. Our new rates don't go into effect until January. It did not make sense to form a committee right now; we need to see how the rates go. She looks forward to talking about a committee in the springtime.

ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 7:19 p.m. The next Regular Meeting is Monday, September 9, 2013 at 6:00 p.m., Committee of the Whole 5:00 p.m., and a Worksession at 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

JO JOHNSON, MMC, CITY CLERK

Approved: _____