

HOMER CITY COUNCIL
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



REGULAR MEETING
6:00 P.M. MONDAY
NOVEMBER 21, 2016
COWLES COUNCIL CHAMBERS

MAYOR BRYAN ZAK
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER CATRIONA REYNOLDS
COUNCIL MEMBER DONNA ADERHOLD
COUNCIL MEMBER HEATH SMITH
COUNCIL MEMBER TOM STROOZAS
COUNCIL MEMBER SHELLY ERICKSON
CITY ATTORNEY HOLLY WELLS
CITY MANAGER KATIE KOESTER
CITY CLERK JO JOHNSON

REGULAR MEETING AGENDA

Worksession 4:00 p.m. and Committee of the Whole 5:00 p.m. in Homer City Hall Cowles Council Chambers.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

2. AGENDA APPROVAL

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

3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

4. RECONSIDERATION

- A. **Resolution 16-111(A)**, A Resolution of the Homer City Council Giving Direction to the City Manager to Reject the Proposal to Consolidate 911 Dispatch Services With the Kenai Peninsula Borough. Mayor. (*Reconsideration issued by Councilmember Aderhold October 25, 2016.*)

Memorandum 16-184 from Police Chief as backup.

5. 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 October 24, 2016. City Clerk. Recommend adoption.

- B. **Ordinance 16-56**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.08.100 to Clarify That the Mayor Retains the Right to Cast a Tie-Breaking Vote Even When Attending a Council Meeting Telephonically and Amending HCC 2.08.120 to Permit Council Members to Participate in More Than Three Meetings Telephonically Where Otherwise Permitted by the Homer City Code. Mayor. Recommended dates: Introduction November 21, 2016, Public Hearing and Second Reading December 5, 2016.

- C. **Ordinance 16-57**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.95.060 and Homer City Code 21.95.070 to Require the Homer Advisory Planning Commission to Review Amendments to Title 21 or the Official Zoning Map Before Such Amendments are Adopted by City Council But Not Necessarily Before Such Amendments are Submitted to City Council for Review. City Manager. Recommended dates: Introduction November 21, 2016, Public Hearing and Second Reading December 5, 2016.

- D. **Resolution 16-114**, A Resolution of the City Council of Homer, Alaska, in Support of Full Funding for the State of Alaska Harbor Facility Grant Program in the FY 2018 State Capital Budget. City Manager/Port and Harbor Director.

- E. **Resolution 16-115**, A Resolution of the Homer City Council Approving and Accepting the Donation of a Ceramic Tile Painting Titled 'Husky Star' by Homer Middle School Art Students to be Placed at City Hall. City Clerk/Parks Art Recreation and Culture Advisory Commission.

Memorandum 16-181 from Parks Art Recreation and Culture Advisory Commission as backup.

- F. **Resolution 16-116**, A Resolution of the Homer City Council Approving an Assignment of Lease for Bob's Trophy Charters on Tract 1-B and Awarding Todd Strand, DBA Bob's Trophy Charters, a Twenty-Year Lease With Two, Five-Year Options for Tract 1-B, Fishing Hole Subdivision No. 2, With an Annual Base Rent of \$6,256.80, and Authorizing the City Manager to Move Forward With Lease Negotiations and Execute the Appropriate Documents. City Manager.

Memorandum 16-177 from Lease Advisors as backup.

Memorandum 16-180 from Port and Harbor Advisory Commission as backup.

- G. **Resolution 16-117**, A Resolution of the Homer City Council Approving an Assignment of Lease for the Fish Factory on Lot 12-A1 and Awarding Seven Seas Fish Company, DBA Alaskan Fish Factory, a New Lease With Options to Renew for Lot 12-A1, Port Industrial No. 3, and a Portion of Lot 12B, Port Industrial No. 4, With an Annual Base Rent of \$26,119.80, and Authorizing the City Manager to Move Forward With Lease Negotiations and Execute the Appropriate Documents. City Manager.

Memorandum 16-178 from Lease Advisors as backup.

Memorandum 16-180 from Port and Harbor Advisory Commission as backup.

- H. **Resolution 16-118**, A Resolution of the Homer City Council Awarding Pier One Theatre a Five-Year Lease With No Options for Renewal, a Portion of Tract 1-A, Fishing Hole Subdivision No. 2, With an Annual Base Rent of \$1.00, and Authorizing the City Manager to Move Forward With Lease Negotiations and Execute the Appropriate Documents. City Manager.

Memorandum 16-179 from Lease Advisors as backup.

Memorandum 16-180 from Port and Harbor Advisory Commission as backup.

- I. **Resolution 16-119**, A Resolution of the Homer City Council Awarding United States Coast Guard (USCG) a New One-Year Lease With Nine, One-Year Options to Renew for Lot 2, Homer Spit Four Sub, With an Annual Base Rent of \$17,058.60, and Authorizing the City Manager to Move Forward With Lease Negotiations and Execute the Appropriate Documents. City Manager.

Memorandum 16-180 from Port and Harbor Advisory Commission as backup.

Memorandum 16-182 from City Manager as backup.

- J. **Resolution 16-120**, A Resolution of the City Council of Homer, Alaska, Approving a New One-Year Contract for Employee Health and Life Insurance for 2017 With Premera Blue Cross, Assurant Health, and Prudential. City Manager/Personnel Director.

Memorandum 16-183 from Personnel Director as backup.

- K. **Resolution 16-121**, A Resolution of the City Council of Homer, Alaska, Supporting the Standing Rock Lakota Tribe and Opposing the Dakota Access Pipeline. Lewis.
- L. **Resolution 16-122**, A Resolution of the Homer City Council Amending the City Council Operating Manual Under City Council Agenda and Meeting Conduct Guidelines to Add Mayoral Proclamations and Mayoral Recognitions Following Agenda Approval. Lewis.

6. VISITORS

- A. Lia Patton, BDO, Auditor's Report, 15 minutes.
- B. Karen Zak, Executive Director, Homer Chamber of Commerce, 10 minutes.

7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

- A. Mayor's Proclamation, Small Business Saturday
- B. Mayor's Presentation, Todd Cook, Water/Wastewater Treatment Superintendent, Alaska Rural Water Association, Best Tasting Water
- C. Borough Report
- D. Commissions/Board Reports:
 - 1. Library Advisory Board
 - 2. Homer Advisory Planning Commission
 - 3. Economic Development Advisory Commission
 - 4. Parks Art Recreation and Culture Advisory Commission
 - 5. Port and Harbor Advisory Commission
 - 6. Cannabis Advisory Commission

8. PUBLIC HEARING(S)

- A. **Ordinance 16-54**, An Ordinance of the Homer City Council Appropriating Funds for the Calendar Year 2017 for the General Fund, the Water Fund, the Sewer Fund, the Port/Harbor Fund, Capital Projects, and Internal Service Funds. City Manager.

Introduction October 24, 2016, Public Hearings November 21, 2016 and December 5, 2016, Second Reading December 5, 2016.

- B. **Resolution 16-109**, A Resolution of the City Council Amending the City of Homer Fee Schedule Under Administrative, Camping, Library, Planning and Zoning, Fire, and Public Works Department Fees. City Clerk. (To follow Budget Ordinance 16-54 - Public Hearings November 21 and December 5, 2016.)

Memorandum 16-175 from City Clerk as backup.

- C. **Ordinance 16-55**, An Ordinance of the City Council of Homer, Alaska, Amending the 2016 Operating Budget by Appropriating \$494,000.00 From the Homer Accelerated Roads and Trails Program (HART) Fund to Provide for Rehabilitation of the Bunnell Street Storm Drain. City Manager/Public Works Director. Introduction October 24, 2016, Public Hearing and Second Reading November 21, 2016.

Memorandum 16-174 from Public Works Superintendent as backup.

- D. **Resolution 16-112**, A Resolution of the City Council of Homer, Alaska, Amending the Port of Homer Terminal Tariff No. 600 to Implement a New Graduated Harbor Moorage Rate Structure. Port and Harbor Director/Port and Harbor Advisory Commission.

9. ORDINANCE(S)

10. CITY MANAGER'S REPORT

- A. City Manager's Report

11. CITY ATTORNEY REPORT

12. COMMITTEE REPORT

- A. Employee Committee Report
- B. Public Safety Building Review Committee
- C. Americans with Disabilities Act Compliance Committee

13. PENDING BUSINESS

- A. ***If reconsidered: Resolution 16-111(A)***, A Resolution of the Homer City Council Giving Direction to the City Manager to Reject the Proposal to Consolidate 911 Dispatch Services With the Kenai Peninsula Borough. Mayor.

Memorandum 16-184 from Police Chief as backup.

14. NEW BUSINESS

15. RESOLUTIONS

- A. **Resolution 16-113**, A Resolution of the Homer City Council Accepting the 2015 Comprehensive Annual Financial Report with Audit and Financial Statements and Acknowledging the Management Letter Submitted by the City's Independent Auditor, BDO, USA, LLP and Authorizing the City Manager to Execute the Financial Report. City Manager/Finance Director.
- B. **Resolution 16-123**, A Resolution of the Homer City Council Giving Direction to the City Manager to Fully Explore the Proposal to Consolidate 911 Dispatch Services With the Kenai Peninsula Borough. Smith.

16. COMMENTS OF THE AUDIENCE

17. COMMENTS OF THE CITY ATTORNEY

18. COMMENTS OF THE CITY CLERK

19. COMMENTS OF THE CITY MANAGER

20. COMMENTS OF THE MAYOR

21. COMMENTS OF THE CITY COUNCIL

22. ADJOURNMENT

Next Regular Meeting is Monday, December 5, 2016 at 6:00 p.m. and Committee of the Whole 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.