

**ACTION AGENDA**  
**Monday, June 13, 2016**  
**Worksession**  
**Committee of the Whole**  
**Special Meeting**  
**Regular Meeting**

**WORKSESSION AGENDA**

**1. CALL TO ORDER, 4:00 P.M.**

Mayor Wythe called the meeting to order at 4:00 p.m.

**2. AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)

The agenda was approved by consensus of the Council.

**3. Resolution 16-054**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule to Implement a New Graduated Harbor Moorage Rate Structure. Port and Harbor Director/Port and Harbor Advisory Commission.

Memorandum 16-084 and 16-101 from Port and Harbor Director as backup.

**(Failed) Resolution 16-055**, 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.

**4. COMMENTS OF THE AUDIENCE**

There were four who commented.

**5. ADJOURNMENT NO LATER THAN 4:50 P.M.**

Mayor Wythe adjourned the meeting at 4:53 p.m.

## COMMITTEE OF THE WHOLE AGENDA

### 1. CALL TO ORDER, 5:00 P.M.

Mayor Wythe called the meeting to order at 5:01 p.m.

### 2. AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

The agenda was approved by consensus of the Council.

### 3. CONSENT AGENDA

### 4. REGULAR MEETING AGENDA

### 5. COMMENTS OF THE AUDIENCE

There were four who commented.

### 6. ADJOURNMENT NO LATER THAN 5:30 P.M.

Mayor Wythe adjourned the meeting at 5:29 p.m.

## SPECIAL MEETING AGENDA

Session 16-12 a Special Meeting of the Homer City Council was called to order on June 13, 2016 at 5:30 p.m. by Mayor Pro Tempore David G. Lewis 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: ADERHOLD, LEWIS, REYNOLDS, SMITH, VAN DYKE,  
ZAK

STAFF: CITY MANAGER KOESTER  
CITY CLERK JOHNSON  
CITY ATTORNEY WELLS  
CITY PLANNER ABBOUD  
FIRE CHIEF PAINTER  
POLICE CHIEF ROBL  
PORT AND HARBOR DIRECTOR HAWKINS

Prior to the meeting Mayor Wythe recused herself due to a conflict of interest.

### 2. AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)

The agenda was approved by consensus of the Council.

**3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

There were no public comments.

**4. NEW BUSINESS**

- A. **Memorandum 16-094**, from City Clerk, Re: Request for Executive Session Pursuant to AS §44.62.310(c)(3), Matters, Which by Law, Municipal Charter, or Ordinances are Required to be Confidential. (Ethics Complaint No. 2016-01.)

APPROVED.

The Board of Ethics adjourned to Executive Session at 5:32 p.m. and reconvened the meeting at 5:59 p.m.

**5. ADJOURNMENT NO LATER THAN 6:00 P.M.**

Mayor Pro Tempore Lewis adjourned the meeting at 5:59 p.m.

**REGULAR MEETING**

Session 16-13 a Regular Meeting of the Homer City Council was called to order on June 13, 2016 at 6:01 p.m. by Mayor Pro Tempore David G. Lewis at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

Mayor Wythe joined the meeting at 6:02 p.m.

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.)

The following changes were made: **ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS** - Commissions/Board Reports: Homer Advisory Planning Commission by Vice Chair Tom Stroozas; **PUBLIC HEARINGS** - **Resolution 16-054**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule to

Implement a New Graduated Harbor Moorage Rate Structure. Port and Harbor Director/Port and Harbor Advisory Commission. Written public comments. **Ordinance 16-30(S)**, An Ordinance of the City Council of Homer, Alaska, Authorizing the City to Issue General Obligation Bonds in the Principal Amount of Not to Exceed \$11,425,000 to Finance the Acquisition and Construction of a Police Station; Amending HCC 9.16.010 to Provide for an Increase in the Rate of the City Sales Tax From 4.5% to 5.5% From April 1 Through September 30, With the Increase Providing Funds to Pay Debt Service on the General Obligation Bonds and Expiring on September 30 of the Year When the City Has Received Sufficient Funds From the Increase to Pay All of That Debt Service; and Submitting the Question of the Issuance of the Bonds and the Sales Tax Rate Increase to the Qualified Voters of the City at the October 4, 2016 Regular City Election. Smith. **CITY ATTORNEY REPORT -** City Attorney Report – May 2016; **PENDING BUSINESS - Resolution 16-063(S-2)**, A Resolution of the Homer City Council Maintaining the Water ~~And Sewer~~ Fees at the 2016 Rate and **Amending the Sewer Fees for Sewer Only Customers and Kachemak City Customers and** Updating the Homer Fee Schedule Accordingly. Mayor.

The agenda as amended was approved by consensus of the Council.

### **3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

There were no comments of the public.

### **4. RECONSIDERATION**

### **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 May 23, 2016. City Clerk. Recommend adoption.
- B. **Memorandum 16-095**, from Mayor Wythe, Re: Reappointment of Tom Stroozas to the Planning Commission.
- C. **Ordinance 16-31**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Commercial Vessel Passenger Tax Program Pass Through Grant From the Kenai Peninsula Borough for Calendar Year 2015 in the Amount of \$27,055.00, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Recommended dates: Introduction June 13, 2016, Public Hearing and Second Reading June 27, 2016.

- D. **Ordinance 16-32**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating \$64,149 From the Fire Donations Fund to Purchase an Advanced Patient Care Simulator. City Manager/Fire Chief. Recommended dates: Introduction June 13, 2016, Public Hearing and Second Reading June 27, 2016.

Memorandum 16-096 from Fire Chief as backup.

- E. **Ordinance 16-33**, An Ordinance of the City Council of Homer, Alaska, Amending HCC 21.41.040, Basis for Establishing Flood Hazard Areas, Adopting the Flood Insurance Study for the Kenai Peninsula Borough and Incorporated Areas, Alaska Dated October 20, 2016 With Accompanying Flood Insurance Rate Maps (Firms). Planning. Recommended dates: Introduction June 13, 2016, Public Hearing and Second Reading June 27, 2016.

Memorandum 16-102 from City Planner as backup.

- F. **Ordinance 16-34**, An Ordinance of the City Council of Homer, Alaska, Amending the Homer City Zoning Map to Rezone Portions of the Urban Residential (UR) and Residential Office (RO) Zoning Districts to Central Business (CB) Zoning District. Planning. Recommended dates: Introduction June 13, 2016, Public Hearing and Second Reading June 27, 2016.

Memorandum 16-103 from City Planner as backup.

- G. **Ordinance 16-35**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Authorizing the Expenditure of \$65,000 for the Purchase of Two Used Police Vehicles From the Police Fleet Reserves and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Recommended dates: Introduction June 13, 2016, Public Hearing and Second Reading June 27, 2016.

Memorandum 16-104 from Police Lieutenant as backup.

- H. **Resolution 16-064**, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Apply for a Tier 1 Rasmuson Foundation Grant in the Amount of \$25,000 for the Boat House Pavilion. Zak. Recommend adoption.

Moved to Resolutions, Item A. Lewis.

- I. **Resolution 16-065**, 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, 2016 Through June 30, 2019, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Recommend adoption.

- J. **Resolution 16-066**, A Resolution of the City Council of Homer, Alaska, Approving and Accepting the Renewal of the Special Services Contract for FY 2017 With the Alaska Department of Public Safety in the Amount of \$36,000.00 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Police Chief. Recommend adoption.

Memorandum 16-100 from Police Lieutenant as backup.

- K. **Resolution 16-067**, A Resolution of the City Council of Homer Alaska, Amending the Kachemak Drive Phase III Water and Sewer Special Assessment District Roll by Exempting Government Lots 3 and 15, Checkmate Shores Subdivision Lot 1, Mailea Bay Subdivision Lots 1 and 4, Kenai Peninsula Borough Parcel Nos. 17915002, 17936014, 17915056, 17915059, and 17915060 Owned by Kachemak Moose Habitat, Inc. Zak. Recommend adoption.

- L. **Resolution 16-068**, A Resolution of the City Council of Homer, Alaska, Expressing Supporting for Kenai Peninsula Borough Ordinance 2016-16, Submitting to the Voters a Ballot Proposition That Increases the Sales Tax Cap From \$500 to \$1,000 and Exempts Residential Rents From Sales Tax. Mayor/Council. Recommend adoption.

Moved to Resolutions, Item C. Zak.

- M. **Resolution 16-069**, A Resolution of the Homer City Council Approving the Terms and Conditions for the Sale of Govt. Lot 3 Lying E. of Kachemak Drive, Section 14, Township 6 South, Range 13 West, Seward Meridian, KPB Parcel No. 179-150-03; S. ½ of Govt. Lot 30 Lying W. of Kachemak Drive, Section 14, Township 6 South, Range 13 West, Seward Meridian, KPB Parcel No. 179-080-50; Govt. Lots 10, 21, 24, 25 and 36, Section 14, Township 6 South, Range 13 West, Seward Meridian, KPB Parcel Nos. 179-080-09, 179-080-15, 179-080-25, 179-080-26 and 179-100-01 to the Highest, Responsible Bid for Those Lots and Authorizing the City Manager to Execute the Appropriate Documents to Finalize the Sales. City Manager. Recommend adoption.

- N. **Resolution 16-070**, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Apply for, Accept, and Execute an Alaska Clean Water Fund (ACWF) Loan for the Lillian Walli Subdivision/Eric Lane Sewer Extension Project in the Amount of \$262,000. City Manager/Public Works Director. Recommend adoption.

Memorandum 16-106 from Public Works Director as backup.

- O. **Resolution 16-071**, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Apply for, Accept, and Execute an Alaska Clean Water Fund (ACWF)

Loan for the Kachemak Drive (Phase III) Sewer Main Project in the Amount of \$801,100. City Manager/Public Works Director. Recommend adoption.

Memorandum 16-106 from Public Works Director as backup.

- P. **Resolution 16-072**, A Resolution of the Homer City Council Authorizing Cornerstone Construction, Inc. to Continue as General Manager-Contractor for Project Improvements at the Fire Station. City Manager. Recommend adoption.

Moved to Resolutions, Item B. Lewis.

- Q. **Resolution 16-073**, A Resolution of the City Council of Homer, Alaska, Entering Into a Three-Year Contract With Alaska Municipal League Joint Insurance Association in the Amount of \$396,487 for Year One With an Annual Increase Not to Exceed 10% Unless Coverage is Expanded to Include Marina Insurance and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum 16-105 from City Manager as backup.

- R. **Memorandum 16-098**, from City Clerk, Re: Amendment to City Council Meeting Minutes of May 9, 2016 to Reflect Public Testimony on Ordinance 15-37(A).

- S. **Memorandum 16-099**, from Finance Director, Re: 2017 Proposed Budget Development Schedule.

Item H, Resolution 16-064 was moved to Resolutions, Item A. Lewis.

Item P, Resolution 16-072 was moved to Resolutions, Item B. Lewis.

Item L, Resolution 16-068 was moved to Resolutions, Item C. Zak.

The consent agenda as amended was approved by consensus of the Council.

## 6. VISITORS

## 7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

### A. Borough Report

Kenai Peninsula Borough Assembly Member Kelly Cooper reported the Assembly passed their 2017 budget. There is a proposal to close the landfill one day a week year round. They heard from multiple people that trash does not reduce even if we close and what it could turn into for the unmanned landfills. The City provided a letter on how it affects the Spit. People said it would be okay with closing one day a week in the winter, but not in the summer. The proposal is amended to have the landfill open 7 days a week May through September with shortened hours in the off season.

The Assembly zeroed out funding to CARTS since the Independent Living Center has vouchers to serve the whole Southern Peninsula and people in Seward. The Assembly felt the dollars were spent well in serving the whole peninsula instead of just the Central Peninsula. Independent Living Center did not receive grant funding so the Assembly is looking for a solution for their voucher program. The Assembly funded the school district at almost \$48M, with another \$1M from building maintenance that can be allocated later. Mill rate borough-wide remains the same with the exception of Central Peninsula Emergency Services at less than .05% mill rate increase and Nikiski with a slight decrease.

Assemblyman Johnson has introduced an ordinance to move the South Peninsula Hospital District further south. The proposal is to move the boundary further south to the Ninilchik bridge. A public hearing is scheduled for July 26<sup>th</sup>. She has concerns for the finances of the South Peninsula Hospital. If passed it will go to the voters for a vote. There is also a public hearing on the ordinance increasing the sales tax cap from \$500 to \$1,000. It includes an inflation guard that it will be evaluated every five years by the Assembly. Residential rentals would be exempted. There will be lots of public meetings on the senior tax exemption. If you already have the exemption you will be grandfathered. It is a step program between 2018 and 2023, going \$50,000 at a step down. By the time 2024 is here the total exemption will be the \$150,000 senior exemption plus the \$50,000 exemption for everyone. Folks with a financial need and disabled people will be exempt.

There are also bond issues coming up to the voters in the fall. There will be bonding for enlarging Homer Medical Center and replacing the building's roof. The building is full with no space to bring in additional providers. The other part of the bonding is for repairs to the air conditioning and humidity and heat in the operating rooms. It is an old system and updates are critical and necessary.

B. Commissions/Board Reports:

1. Library Advisory Board
2. Homer Advisory Planning Commission
  - a. Minutes of June 1, 2016

Vice Chair Planning Commissioner Tom Stroozas reported the commission reviewed expansion plans for Hickerson Memorial Cemetery at their May 18<sup>th</sup> meeting. The commission prefers a phased approach for expanding to include various types of memorial options like cremains plots, a Columbarium, more compact grave layout and a memorial plaque area. They are seeking concurrence of the Council before spending more time on the matter.



June 1<sup>st</sup> commission business included a public hearing on the ordinance to accept the latest revision of FEMA flood maps. They also recommended approval of a preliminary plat east of the Senior Center to combine two lots. It was a requirement of a previously approved CUP that allows for replacement of multiple cabins on the site. The commission also approved revisions to the Parks and Recreation section of the Comprehensive Plan. Commissioner Erickson will not be applying for re-appointment due to family obligations. The commission is seeking a commissioner to fill the vacant seat.

## 2. Economic Development Advisory Commission

Economic Development Advisory Commission Chair Karin Marks reported they need one or two members to fill all commission seats. At the last meeting the commission worked with the Planning Department on Chapter 8 of the Comprehensive Plan. They passed a plan for marketing Homer that encourages existing businesses and supports the task force working on the Pioneer Avenue revitalization. Business owners on Pioneer Avenue can draw attention to their businesses and raise awareness of peonies as a cash crop. Murals around town will be a long-term project with more to come.

Chair Marks modeled the peony project T-shirts that are available for purchase at Bunnell Gallery. Proceeds from the T-shirt sales will help promote the Pioneer Avenue revitalization project.

## 3. Parks Art Recreation and Culture Advisory Commission

Parks Art Recreation and Culture Advisory Commission Chair Matt Steffy reported the merger of the commission with the Public Arts Committee will see greater unity. Their first meeting is Thursday, June 15<sup>th</sup> at 5:30 p.m. Although they have lost no members, the commission has vacancies since it was expanded to nine members. The commission is in the budget review process along with making HART recommendations. He thanked everyone for supporting the trails symposium in May. There are good projects coming. After Thursday's meeting the commission won't meet until August.

## 4. Port and Harbor Advisory Commission

Port and Harbor Advisory Commissioner Glen Carroll reported the last meeting was taken up on how to connect with Council over the moorage rate issues. There was a lot of disappointment at the thought of the commission's work on the moorage rates going down the drain.

5. Cannabis Advisory Commission

Councilmember Lewis reported the commission met in May. At the next meeting they will look at the excise and sales tax ordinances that will be presented to Council in August.

Mayor Wythe called for a recess at 6:38 p.m. and reconvened the meeting at 6:46 p.m.

**8. PUBLIC HEARING(S)**

- A. **Resolution 16-054**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule to Implement a New Graduated Harbor Moorage Rate Structure. Port and Harbor Director/Port and Harbor Advisory Commission. Public Hearing June 13, 2016. Recommend Postpone to July 25, 2016 for Second Public Hearing.

Memorandums 16-084 and 16-101 from Port and Harbor Director as backup.

There were 19 who testified.

POSTPONED to September 26, 2016 for PUBLIC HEARING.

- B. **Ordinance 16-24**, An Ordinance of the City Council of Homer, Alaska, Amending Title 5 to Add a New Chapter 5.44 to Prohibit the Extraction of Tetrahydrocannabinol ("THC") or Any Cannabinoid by Use of Materials or Methods Deemed Dangerous to Public Health and Safety, Unless Otherwise Permitted By Law. City Manager/Fire Chief. Introduction May 23, 2016, Public Hearing and Second Reading June 13, 2016.

Memorandum 16-081 from Cannabis Advisory Commission as backup.

Memorandum 16-082 from Fire Chief as backup.

There was no public testimony.

ADOPTED without discussion.

- C. **Ordinance 16-25**, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 5.20.020, Open Burning - Permit Requirement, by Requiring a Permit to Burn Combustible Materials in an Approved Burn Barrel, and Amending Homer City Code 5.20.030, Trash Burning - Approved Container, by Requiring a Permit to Burn Trash in a Screen Covered Container or Other Trash Burner Approved by the Fire Chief. City

Manager/Fire Chief. Introduction May 23, 2016, Public Hearing and Second Reading June 13, 2016.

Memorandum 16-083 from Fire Chief as backup.

There was no public testimony.

ADOPTED without discussion.

- D. **Ordinance 16-26**, An Ordinance of the City Council of Homer, Alaska, Amending HCC 1.18.043, Public Disclosure, to Require Elected City Officials to Disclose Each Business in Which an Immediate Family Member is a Partner, Proprietor or Employee. Smith. Introduction May 23, 2016, Public Hearing and Second Reading June 13, 2016.

There was no public testimony.

ADOPTED with discussion.

- E. **Ordinance 16-27**, An Ordinance of the City Council of Homer, Alaska Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$38,000 From Port and Harbor Reserves for the Deep Water Dock Uplands Improvements. City Manager/Port and Harbor Director. Introduction May 23, 2016, Public Hearing and Second Reading June 13, 2016.

Memorandum 16-087 from Public Works Director as backup.

There was no public testimony.

ADOPTED with discussion.

- F. **Ordinance 16-28**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2016 Operating Budget by Appropriating Funds in the Amount of \$1,000,000 From the Permanent Fund for the Purposes of Funding Improvements to the Fire Hall and Exempting This Expenditure From Homer City Code Chapter 3.12, Which Requires Expenditures for Operation and Maintenance Costs to be Taken From Income From the Income Sub-Fund Unless 60% of City Voters Approve the Expenditure. Smith. Introduction May 23, 2016, Public Hearing and Second Reading June 13, 2016.

There were two who testified.

Mayor Wythe called for a recess at 8:21 p.m. and reconvened the meeting at 8:29 p.m.

AMENDED: All references to Permanent Fund deleted. Funds are to come from the General Fund.

ADOPTED as AMENDED with discussion.

- G. **Ordinance 16-29**, An Ordinance of the City Council of Homer, Alaska, Amending Ordinance 16-10, the Completion of the 2016 Streets Repaving Project, Utilizing Homer Accelerated Roads and Trails (HART) Funds From \$638,000 to \$562,506. Smith. Introduction May 23, 2016, Public Hearing and Second Reading June 13, 2016.

Memorandum 16-090 from Public Works Director as backup.

There was no public testimony.

ADOPTED without discussion.

- H. **Ordinance 16-30**, An Ordinance of the City Council of Homer, Alaska, Authorizing the City to Issue General Obligation Bonds in the Principal Amount of Not to Exceed \$12,000,000 to Finance the Acquisition and Construction of a Police Station and Improvements to the Fire Hall; Amending HCC 9.16.010 to Provide for an Increase in the Rate of the City Sales Tax From 4.5% to 5.5% From April 1 Through September 30, With the Increase Dedicated to Fund Public Safety Operations and Infrastructure, Including Construction of a Police Station and Renovation of a Fire Hall and Submitting the Question of the Issuance of Such Bonds and Such Sales Tax Rate Increase to the Qualified Voters of the City at the October 4, 2016 Regular City Election. Mayor/Council. Introduction May 23, 2016, Public Hearings June 13 and 27, 2016, and Second Reading June 27, 2016.

Memorandum 16-091 from City Attorney as backup.

Memorandum 16-092 from City Manager as backup.

**Ordinance 16-30(S) & (S-2)**, An Ordinance of the City Council of Homer, Alaska, Authorizing the City to Issue General Obligation Bonds in the Principal Amount of Not to Exceed \$11,425,000 to Finance the Acquisition and Construction of a Police Station; Amending HCC 9.16.010 to Provide for an Increase in the Rate of the City Sales Tax From 4.5% to 5.5% From April 1 Through September 30, With the Increase Providing Funds to Pay Debt Service on the General Obligation Bonds and Expiring on September 30 of the Year When the City Has Received Sufficient Funds From the Increase to Pay All of That Debt Service; and Submitting the Question of the Issuance of the Bonds and the Sales Tax Rate Increase to the Qualified Voters of the City at the October 4, 2016 Regular City Election. Smith.

There were three who testified.

AMENDED SUBSTITUTE ORDINANCE 16-30(S-2): Restored amount to \$12M.

ADOPTED as AMENDED FOR ORDINANCE 16-30.

SUBSTITUTE ORDINANCE 16-30(S-2) INTRODUCED and PUBLIC HEARING scheduled for June 27, 2016.

**9. ORDINANCE(S)**

**10. CITY MANAGER'S REPORT**

A. City Manager's Report

1. Memorandum 16-097 from Planning Commission, Re: Hickerson Memorial Cemetery Recommendations.

City Manager Koester highlighted Memorandum 16-097 and expressed her appreciation to the Planning Commission for taking this on. She is looking to Council for guidance as to where compromises can be made. The recommendations include a modern plan for updating cemetery policies. The more substantive recommendation is to look at reducing Phase I even further. Creating a more walkable area and fencing will impact the project budget. With no further funding it may mean less plots and the need to revisit an expansion in the near future. Carey has been working on the project with Nelson Engineering.

Councilmember Lewis asked if people can be buried vertically instead of horizontally to save space. More plots could be sold at a cheaper price.

Council requested reducing Phase I and considering alternatives for Hickerson Memorial Cemetery.

The Peonies on Pioneer group is looking at doing a pilot project on the sidewalk of Pioneer to demarcate where a driveway begins. They want to paint a stencil of a peony at the entrance to a Pioneer business. It would provide safety for pedestrians if the driveways are delineated. It would require a letter of non-objection from the City to do the project. The cost would be covered by the artist program. It could evolve into more peony stencils on the sidewalks. Public Works has reviewed the project and has consented.

Council discussed the safety of pedestrians and drivers who both need to be aware of each other. They endorsed the letter from the City in support of the project, without endorsing the fact that art on the sidewalk will be safer for pedestrians.

Council recognized the letter from Library Director Dixon requesting a reduction in the USDA loan. We are paying over 4% interest rate; the USDA current rate is just over 3%.

Council recognized Claudia Haines, Youth Services Librarian, who was mentioned in the book "Inspired Collaboration: Ideas for Discovering and Applying Your Potential."

**11. CITY ATTORNEY REPORT**

- A. City Attorney Report – May 2016

## **12. COMMITTEE REPORT**

- A. Employee Committee Report
- B. Public Safety Building Review Committee

Public Safety Building Review Committee Chair Ken Castner provided an overview of the project. The City hired a contractor and architect as a team. The contractor acts as a construction manager in the first phase of the project, perfecting the most efficient design. He warns away from bad project policies that may add costs or create problems as the building ages. Cornerstone is the construction manager and Stantec is the architect. There is about \$200,000 left in the budget for drawings before we go to bond. Elevation drawings are needed to see how it will fit into the landscape and against the HERC building. A better cost of the building will be known when electrical and mechanical engineering are included. At the next meeting the committee will discuss what sort of commitment to make to the project. Cornerstone will be obligated to deliver a guaranteed maximum price. The object is to start out high and keep refining and reducing until we have the exact building and cost that we want. We hope to get to that amount by October.

The last site layout was shown. There is space on the east side of the site for the future fire station. It is laid out so that the bays are oriented for in/out access for some of the apparatus. The area behind the building is the site of the future skateboard park that will be moved and improved. The committee has been meeting weekly and is trying to meet with every volunteer serving on a board and commission. They talk to them about the vital necessity of coming together as a community in getting the project done. He hopes the fire station will be well underway this summer so people can see progress. The committee hopes to present a project where everyone agrees they have done the best they can to bring down the costs, build in efficiencies, and provide for long term planning at an affordable cost.

In response to Mr. Zitzman's comment on the site location being valuable property, Mr. Castner said the committee looked at every piece of potential property for the site and each one had additional costs associated, except the current site that we owned. The high school and churches are tax exempt property on high value lots. The building site for the new public safety facility is constrained by tsunami zones, access, and having enough property to build something to last for 50 years.

The Public Safety Building Review Committee meets with City Council on July 25<sup>th</sup>. They should have solid numbers, pictures, and solid support by then.

- C. Americans with Disabilities Act Compliance Committee

Councilmember Aderhold reported the committee passed the grievance procedure at their last meeting. There is a potential grant with mental health trust that will help with the self-assessment and transition plan. The committee will be bringing in a northwest ADA group under a sole source contract. This will include training of city staff. Lastly, the committee discussed accessibility issues at outdoor spaces, trails, paths and parks.

### **13. PENDING BUSINESS**

- A. **Resolution 16-063**, A Resolution of the Homer City Council Maintaining the Water and Sewer Fees at the 2016 Rate and Updating the Homer Fee Schedule Accordingly. City Manager/Finance Director. Postponed from May 23, 2016.

Memorandums 16-093 and 16-107 from City Manager as backup.

**Resolution 16-063(S) & (S-2)**, A Resolution of the Homer City Council Maintaining the Water ~~And Sewer~~ Fees at the 2016 Rate and **Amending the Sewer Fees for Sewer Only Customers and Kachemak City Customers and** Updating the Homer Fee Schedule Accordingly. Mayor.

SUBSTITUTE RESOLUTION 16-063(S-2) POSTPONED for June 27, 2016.

### **14. NEW BUSINESS**

### **15. RESOLUTIONS**

- A. **Resolution 16-064**, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Apply for a Tier 1 Rasmuson Foundation Grant in the Amount of \$25,000 for the Boat House Pavilion. Zak.

ADOPTED with discussion.

- B. **Resolution 16-072**, A Resolution of the Homer City Council Authorizing Cornerstone Construction, Inc. to Continue as General Manager-Contractor for Project Improvements at the Fire Station. City Manager. Recommend adoption.

AMENDED: Line 24 deleted “an open” and replaced with “competitive” bid.

ADOPTED as AMENDED without discussion.

- C. **Resolution 16-068**, A Resolution of the City Council of Homer, Alaska, Expressing Supporting for Kenai Peninsula Borough Ordinance 2016-16, Submitting to the Voters a Ballot Proposition That Increases the Sales Tax Cap From \$500 to \$1,000 and Exempts Residential Rents From Sales Tax. Mayor/Council. Recommend adoption.

ADOPTED with discussion.

**16. COMMENTS OF THE AUDIENCE**

There were three who commented.

**17. COMMENTS OF THE CITY ATTORNEY**

City Attorney Wells was no longer present.

**18. COMMENTS OF THE CITY CLERK**

City Clerk Johnson had no comments.

**19. COMMENTS OF THE CITY MANAGER**

City Manager Koester had no comments.

**20. COMMENTS OF THE MAYOR**

Mayor Wythe said it was a great meeting and Council did a great job.

**21. COMMENTS OF THE CITY COUNCIL**

Councilmember Smith thanked the people that showed up and participated. Their input is essential to helping us do our job. The community never has to be divided because we can talk it through and come to a place that benefits everybody, even though we may not always agree. He gave kudos to the high school track team that performed very well at state. A couple individuals did really good by setting records and winning championships. The girls placed second. The softball girls' team traveled to Fairbanks to participate in the state tournament. Although they didn't perform quite as well, they had a wonderful time and great weather.

Councilmembers Lewis and Van Dyke had no comments.

Councilmember Reynolds commented the needle exchange is going to fly. There is just one pending okay on protocols. It has been a team effort with Dr. Spencer taking the lead and lots of other people assisting. The needle exchange will be moving forward on June 21<sup>st</sup> from 5:00 to 7:00 p.m. at the Pioneer Avenue hospital training center. It has been an amazing amount of work in just a couple months. The seed money from the Awesome Foundation was helpful. There is an opportunity for a big green dot in the community. There is a phenomenon that intimidates more vulnerable road users. One individual has started rolling coal and it produces a big cloud of black smoke. A driver can read the license plate and call it into the police more readily than a pedestrian. That kind of hateful behavior does not belong in this community. She paid respect to the people that lost their lives in Orlando. She hopes we can curb that behavior by putting big green dots everywhere.



Councilmember Aderhold echoed Heath's comments. She appreciates the public comments and thoughtful viewpoints to consider. She recognized the passing of Carmen Field, an amazing scientist who taught many Homer students and people outside Homer about the natural environment. Carmen Field worked for Kachemak Bay Natural Estuarine Research Reserve. Mrs. Aderhold is on the community council of KBNERR that does so many great educational things. This year with the warm waters there are harmful algal blooms. KBNERR is working on rapid testing of shellfish and getting the results out. It is not for the oyster or mussel growers, but for the clams and mussels people collect on their own. They are looking out for human safety. A delegation from Russia was here over the weekend hosted by the Rotary Club. It is fantastic we were able to host the Russians. She thanked the Rotary for hosting them and everything they did. This weekend was the Kachemak Bay writer's conference. It is the 15<sup>th</sup> year and it brings in writers from all over the country. One writer, Dan Beachy-Quick said, "There are a lot of writer's conferences and none of them are useful. This one is useful." We have a gem in our community.

Councilmember Zak told people to be careful in the sunny weather. There are a lot of tourists and people should watch for pedestrians and pedestrians should pay attention to the drivers. It takes each other working together, much like the City Council for a win, win.

Mayor Wythe commented if a pedestrian puts their foot off the curb they have the right-of-way.

## **22. ADJOURNMENT**

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 10:15 p.m. The next Regular Meeting is Monday, June 27, 2016 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. A Worksession is scheduled for Monday, June 20, 2016 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.