

Session 17-17 a Regular Meeting of the Homer City Council was called to order on June 26, 2017 at 6:00 p.m. by Mayor Zak at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: ADERHOLD, ERICKSON, LEWIS, REYNOLDS, SMITH, STROOZAS

STAFF: CITY MANAGER KOESTER
CITY CLERK JACOBSEN
CITY ATTORNEY WELLS
PORT DIRECTOR HAWKINS
CITY PLANNER ABOUD
PUBLIC WORKS DIRECTOR MEYER
PERSONNEL DIRECTOR BROWNING

Council met from 4:00 until 4:50 to hear from City Attorney Wells regarding Hearing Officer and Board of Adjustments and discuss Ordinance 17-07(S-2) and (S-3). From 5:00 until 5:50 as Committee of the Whole to discuss Resolutions 17-067 and 17-069, the City Manager's Report, and Consent 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 2.08.040.)

The following changes were made: **PENDING BUSINESS - Ordinance 17-07(S-2)**, An Ordinance of the City Council Of Homer, Alaska, Amending Homer City Code 21.93.060, 21.93.070, 21.93.080, 21.93.100, 21.93.110, 21.93.500, 21.93.540, 21.93.550, 21.93.560, 21.93.570, 21.93.700, 21.93.710 to Offer Appellants the Choice Between an Appeal Before the Board of Adjustment or a Hearing Officer in Appeals of Planning Commission Decisions. Memorandum 17-101, from City Manager Re: Analysis of versions of Ordinance 17-07 as back up. **CONSENT AGENDA Resolution 17-067**, A Resolution of the City Council of Homer, Alaska, Authorizing the City to Submit a Land and Water Conservation Fund Grant Application to the State of Alaska for the Replacement of Ramp 2 Restroom in an Amount up to \$125,000 and Expressing its Commitment to Provide a Local Match to Grant Funds. City Manager. Concept Cost information as backup. **CITY MANAGER'S REPORT** Written Public Comments **NEW BUSINESS Memorandum 17-096**, from City Clerk Re: Roadway easement vacation along the western boundary of Lot 12-A-1, DeGarmo Sub. No. 2. Aerial photo depicting area to be vacated as back up.

Mayor Zak asked for a motion to approve the agenda as amended.

LEWIS/REYNOLDS SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

- A. Mayoral Recognition of new Police Officers Jessica Poling and Morgan Tracy

Police Chief Robl introduced Officers Poling and Tracy.

- B. Mayoral Proclamation, Lori Evans, Homer News Editor

Mayor Zak read and presented the proclamation recognizing Lori Evans. Ms. Evans thanked the community and the Homer News staff for their support over the years.

- C. Mayoral Proclamation, Homer Chamber of Commerce July 4th Parade

Councilmember Stroozas read the proclamation announcing the July 4th Parade.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Deb Lowney, city resident, commented in support of Resolution 17-066. She highlighted this was a very comprehensive and collaborative effort of over 30 individuals from the community and 10 businesses and government agencies who worked over the course of three years to promote the health, safety, and community asset of the Woodard Creek watershed. She provided an overview of the public effort involved in the process. Ms. Lowney also commended Officer Jessica Poling for her assistance with the Spit Run this weekend, she was great.

Robert Archibald, city resident, commented in support of Resolution 17-066. He thanked Council for considering it and shared that a lot of time and energy has gone into the Woodard Creek Watershed Plan. All of the research helped him realize the fragileness of the watershed and he wants people to realize the ramification that what they do upstream impacts what happens downstream.

Jan Knutson, Visitor Center and Special Events Coordinator for the Homer Chamber of Commerce, received the Mayoral Proclamation recognizing the Homer Chamber of Commerce July 4th Parade. She announced the theme Homer in Bloom, City of Peonies and gave an overview of the parade events and information for registering floats.

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.)

HOMER CITY COUNCIL
REGULAR MEETING
JUNE 26, 2017

- A. Homer City Council unapproved Regular meeting minutes of June 12, 2017 and Special Meeting minutes of June 19, 2017. City Clerk. Recommend adoption.
- B. **Ordinance 17-26**, An Ordinance of the City Council of Homer, Amending the FY 2017 Operating Budget by Appropriating \$18,095 from the Fire Donations Fund to Purchase a New ATV and Rescue Skid Unit. City Manager/Fire Chief. Recommended dates Introduction June 26, 2017, Public Hearing and Second Reading July 24, 2017.

Memorandum 17-094 from Training Officer/Captain as backup.

- C. **Ordinance 17-27**, An Ordinance of the City Council of Homer, Alaska, Amending the 2017 Operating Budget by Appropriating Sewer Reserve Funds in the amount of \$16,000 for the Replacement of Security Fencing at the Sewer Treatment Plant. City Manager/Public Works Director. Recommended dates: Recommended dates Introduction June 26, 2017, Public Hearing and Second Reading July 24, 2017.

Memorandum 17-100 from Public Works Director as backup.

- D. **Resolution 17-065**, A Resolution of the City Council of Homer, Alaska, Approving a Lease Assignment for the Harbor Leasing, LLC Lease to Southwind Foods, LLC/Great American Seafood Imports Co. and Awarding a new 20-Year Lease with Two Five Year Options to Renew on Lot 12-C Homer Port Industrial Subdivision No. 4 at an Annual Base Rent of Approximately \$25,626.36 and Authorizing the City Manager to Move Forward with Lease Negotiations and Execute the Appropriate Documents. City Manager/ Port Director.

Memorandum 17-098 from Port and Harbor Advisory Commission as back up.

- E. **Resolution 17-066**, A Resolution of the City of Homer, Alaska, Recognizing the Natural Functions and Values of the Woodard Creek Watershed, Acknowledging the Woodard Creek Coalition's February 2017 Woodard Creek Watershed Plan, Referencing Appropriate Sections of the Plan in the City of Homer's Comprehensive Plan, Promoting the Plan on the City of Homer's Website, and Making the Plan Available for Reference in the Planning Department. Aderhold.

- F. **Resolution 17-067**, A Resolution of the City Council of Homer, Alaska, Authorizing the City to Submit a Land and Water Conservation Fund Grant Application to the State of Alaska for the Replacement of Ramp 2 Restroom in an Amount up to \$125,000 and Expressing its Commitment to Provide a Local Match to Grant Funds. City Manager.

Memorandum 17-099 from Special Projects and Communications Coordinator as backup.

- G. **Resolution 17-068**, A Resolution of the Homer City Council Inviting the Alaska Municipal League to hold their 2019 Summer Legislative Conference in Homer. Mayor.

- H. **Resolution 17-069**, A Resolution of the City Council of Homer, Alaska, Authorizing the City to Submit Three Municipal Infrastructure Projects, (1) The Barge Mooring/Large Vessel Haul Out Repair Facility, (2) Water Storage and Distribution Improvements, and (3) Seafarers Memorial Parking Expansion in Order of Priority to the State of Alaska for Nomination to the Trump Administration Infrastructure Program. City Manager.
- I. **Resolution 17-070**, A Resolution of the Homer City Council Authorizing STANTEC to Perform Stakeholder Engagement on Behalf of the Police Station Project. Aderhold.

Resolution 17-070 moved to Resolutions item A. Erickson.

Mayor Zak asked for a motion to approve the consent agenda as amended.

LEWIS/REYNOLDS SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

- A. Bob Letson, South Peninsula Hospital (10 minutes)

Derotha Ferarro, Director of Public Relations and Holly Torres, Chief Financial Officer presented to the Council and addressed

- New providers and extended services,
- Hospital usage relating to acute care, surgery volumes, home health services, and outpatient visits,
- Community benefits to the local economy,
- Coming attractions including Master Site Plan, Pricing Structure and financial aid, and recruitment through social media.

They showed a short video that can be found on the South Peninsula Hospital website at <http://jobs.sphosp.org/>

ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS (10 minute limit per report)

- A. Borough Report

Dale Bagley Borough Assembly member said he was in town and stopped by for the meeting. The Borough approved their budget, unfortunately there is a \$4 million deficit, and no action has been

taken to address it. They started working on the Central Peninsula lease agreement and have two hearings scheduled.

B. Commissions/Board Reports:

1. Library Advisory Board
2. Homer Advisory Planning Commission
3. Economic Development Advisory Commission

Karin Marks, Economic Development Advisory Commission Chair, updated Council on the Commission's work on the Business Retention and Expansion program which should be up and running by Friday, June 30th. The survey is on the Economic Development Advisory Commission webpage on the City of Homer website. There are web articles written for the site with a link to the survey. The article will be featured on the City's main page as well. Press releases should go out this week and postcard mailings to 1680 names should be done by July 7th, flyers are done, and a power point is done for people who might want to share it in their own organizations. Requests for the information or for the survey can be made by calling 907-435-3102 or email jcarroll@ci.homer.ak.us. Paper surveys are available as well. They tried to be inclusive in their mailing, but encouraged sharing postcards with other businesses so they can participate as well. Their goal is to gather and provide information to be able to set up specific plans and projects, and they are very interested in red flag items that people in the business community would like to see solved. These will be things the Commission can work on in 2018. Again, she encouraged everyone to participate.

4. Parks Art Recreation and Culture Advisory Commission

Deb Lowney, Parks Art Recreation and Culture Advisory Commissioner, reported that the commission discussed the Capital Improvement Plan and their struggle to get items on the CIP which is very limited and there is a history of projects they would like to see completed. Their top two recommendations this time are the Main Street Sidewalk and Karen Hornaday Park road upgrade. Hornaday Park is the one of the most used parks and there are safety issues with traffic, parking, and pedestrians. The Commission discussed the ramp 2 restroom improvements and supported option C as it offers the greatest public use and there will be savings in the winter by closing most of the restrooms. Ms. Lowney talked about the Adopt a Park and Adopt a Trail program and encouraged individuals and organizations to sign up for the program. Applications are available at the Clerk's Office. Lastly she thanked the Councilmembers for attending and supporting the various activities in town.

5. Port and Harbor Advisory Commission
6. Cannabis Advisory Commission

PUBLIC HEARING(S)

- A. **Ordinance 17-24**, An Ordinance of the City Council of Homer, Alaska authorizing the City Manager to purchase Kenai Peninsula Borough Parcel No. 17305408, Lot 8, Block 1, Kelly Ranch Estates for \$21,000 and designating its use for the purpose of protecting the Bridge Creek

HOMER CITY COUNCIL
REGULAR MEETING
JUNE 26, 2017

Watershed. City Manager. Introduction June 12, 2017; Public Hearing and Second Reading June 26, 2017.

Mayor Zak opened the public hearing. There were no comments and the hearing was closed.

Mayor Zak asked for a motion for the adoption of Ordinance 17-24 by reading of title only for second and final reading.

LEWIS/REYNOLDS SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- B. **Ordinance 17-25**, An Ordinance of the City Council of Homer, Alaska Amending HCC 2.52 to Clarify the Police Department and Fire Department as Departments within the City and not Divisions under the Department of Public Safety. City Manager/Police Chief. Introduction June 12, 2017; Public Hearing and Second Reading June 26, 2017.

Mayor Zak opened the public hearing. There were no comments and the hearing was closed.

Mayor Zak asked for a motion for the adoption of Ordinance 17-25 by reading of title only for second and final reading.

LEWIS/REYNOLDS SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- C. **Resolution 17-060**, A Resolution of the City Council of Homer, Alaska, Adopting the Revised Port and Harbor Tariff 1. City Manager/Port and Harbor Director. Public Hearing June 26, 2017.

Memorandum 17-087, from Port and Harbor Director as backup.

Mayor Zak opened the public hearing. There were no comments and the hearing was closed.

Mayor Zak asked for a motion for the adoption of Resolution 17-060 by reading of title only.

LEWIS/REYNOLDS SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- D. **Resolution 17-061**, A Resolution of the City Council of Homer, Alaska Amending the Fee Schedule under Port and Harbor to Reflect the Changes from the Port and Harbor Tariff 1. City Manager/Port and Harbor Director. Public Hearing June 26, 2017.

Memorandum 17-088, from Port and Harbor Director as backup.

Mayor Zak opened the public hearing. There were no comments and the hearing was closed.

Mayor Zak asked for a motion for the adoption of Resolution 17-061 by reading of title only.

LEWIS/REYNOLDS SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ORDINANCE(S)

CITY MANAGER'S REPORT

- A. City Manager's Report

City Manager Koester commented regarding budgeting for and holding a Citizens Academy in 2018. She touched on the schedule and success of the one that was held in 2014.

Councilmember Reynolds and Aderhold expressed their support for scheduling the academy, and Councilmember Aderhold suggested a training session open to the public to talk about some of the basic things about what the Council does.

City Manager Koester also brought their attention to Ordinance 17-23 that was adopted to repeal the permanent fund and allocate the funds, acknowledging it was done so with incomplete information. She referenced the updated information included noting the value of the fund has increased by about 22% and the savings in interest on the library loan is just shy of half a million dollars, not the \$1 million that was reported. She expressed that she hopes both the Council and public knows, that while mistakes will happen, when they happen she will bring them to their attention and operate in a transparent manner.

Councilmember Erickson gave notice to bring forward a motion to rescind Ordinance 17-23 at the July 24th meeting.

Councilmember Lewis added that he'd like to see another ordinance with the same idea of paying off the library loan and leaving the remaining money in the fund. He suggested they also talk about how they want to continue to invest the funds.

Councilmember Stroozas noted for the audience that since the fund was started through June 2017, the rate of return is 22.86% and equates to \$368,943 generated. He's glad to be able to reevaluate this going forward.

Councilmember Smith pointed out it's important to understand we haven't realized a return, we've realized an increase in value, and until we cash out that asset is hasn't really made or lost anything, and that it can change at any time.

B. Bid Report

CITY ATTORNEY REPORT

City Attorney Wells didn't have a report but said she would be willing to volunteer time to participate in the Citizen's Academy.

COMMITTEE REPORT

- A. Employee Committee Report
- B. Americans with Disabilities Act Compliance Committee
- C. Police Station Building Task Force

Mayor Zak called for a recess at 7:17 pm. and the meeting reconvened at 7:23 p.m.

PENDING BUSINESS

- A. **Ordinance 17-05(A-2)**, An Ordinance of the City Council of Homer, Alaska, Amending the 2017 Operating Budget by Appropriating \$671,053 From the Homer Accelerated Roads/Trails Program (HART) for the Greatland Street Improvements (Option A) Project, and Authorizing the City Manager to Execute All Appropriate Documents. Erickson. Introduced January 23, 2017, Referred to Planning Commission, Public Hearing March 28, 2017, Postponed to June 26, 2017.

Memorandum 17-095 from Public Works Director as backup.

Memorandum 17-019 from Public Works Director as backup.

Memorandum 17-041 from City Planner as backup.

Motion on the floor from March 28th:

SMITH/STROOZAS MOVED TO ADOPT ORDINANCE 17-05(A-2) BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

ERICKSON/REYNOLDS MOVED TO AMEND THE ORDINANCE TO REMOVE LINES 36-47 AND ADD WHEREAS THE OVERALL BENEFIT TO THE CITY OF HOMER IS SUCH THAT THE HOMER CITY COUNCIL RECOMMENDS FULL FUNDING OF OPTION A WITH HART DOLLARS AND FOREGOES THE SAD PROCESS.

There was no discussion.

VOTE (amendment): YES: SMITH, ADERHOLD, REYNOLDS, ERICKSON, STROOZAS
NO: LEWIS

Motion carried.

ERICKSON/REYNOLDS MOVED TO AMEND TO ADD THAT IT WOULD BE RIGHT TURN ONLY AT THE BYPASS AND PIONEER AVENUE.

Attorney Wells noted that the amendment should be more specific to the language so it's very clear how we are changing this.

Councilmember Erickson suggested "Whereas to enhance traffic flow it should right hand turns only at Pioneer Avenue and the bypass."

Councilmembers Smith and Stroozas commented regarding the complications of this change on traffic flow and impact to neighboring parking lots by drivers cutting through to make that left turn, as well as trying to access other business along the route. It could create more confusion and public safety issues than we would solve by opening up this route.

Councilmember Aderhold added that she doesn't think it's appropriate to add this language to the ordinance appropriating funds to the project.

Councilmember Reynolds commented she like the idea and could see some benefit, but thinks it should be a recommendation or decision of a road planner, rather than the Council.

Attorney Wells recommended this be added as another section and remove language specifying this as a budget ordinance.

Mayor Zak acknowledge the expressed opposition and asked for a roll call vote.

VOTE (amendment): NO: ADERHOLD, REYNOLDS, LEWIS, STROOZAS, SMITH, ERICKSON

Motion failed.

Councilmembers Lewis and Aderhold weren't in support of the ordinance based on the past information from the State Traffic Engineer and Planning that don't support option A.

Councilmember Smith said he doesn't support the other options that are based on the Transportation Plan that was adopted in 2005, he thinks its information is fairly antiquated. He doesn't know if it takes into account the traffic from Save U More being in that location. There is no indication when the Town

Center buildout could happen, and he questions if they really want to take the lots off the market to make the connection outlined in the Transportation Plan.

Public Works Director Meyer was asked to give feedback on his conversation with DOT that is referenced in the packet materials. He explained one of the main tools DOT uses when reducing conflict and maintaining a level of service is a traffic signal. An intersection study has been done by DOT focused on the triangular Lake Street, Sterling Highway, and Pioneer Avenue and about half of those intersections are on signals right now. Mr. Meyer thinks the point the State's regional traffic engineer was trying to make is that signals need to be separated by at least a quarter mile. Where Greatland would connect into Pioneer Avenue is close to the Bartlett Street intersection, and looking into the future as the regional traffic engineer will, if we can minimize the number of intersections along Pioneer Avenue, that's best for the long run when it comes to the ability for side streets to be able to enter and leave Pioneer Avenue in an effective manner.

Councilmember Stroozas commented opening up Greatland through to Pioneer in a straight line format at the least cost to the city will open up more lots along the way and increase property value. If we continue to put this off, the price will increase. It's his opinion this would be a great asset to our community to have another egress way from Sterling Highway up to Pioneer, and supports this effort.

Councilmember Erickson was disappointed not to have more feedback from property owners. Her main concern is driving down the bypass and the number of near misses because there is so much traffic coming in and out of Greatland and agrees with a way to get off Greatland on the upper side. She's opposed to a stoplight at Bartlett due to the ice in the winter time. She thinks the connectors are important and this will give an opportunity to get a sidewalk to get people safely down the hill.

Councilmember Reynolds agrees with the need for pedestrian safety but noted there is currently a walking path at the top of Greatland that could be improved if we don't need to have a road there, however it is a long walk from Main Street.

City Manager Koester asked that line 34 be deleted "and recommendations of the Homer Transportation Plan and line 51 replace \$970,870 with \$671,053.

LEWIS/STROOZAS MOVED TO AMEND LINE 34 TO DELETE "AND RECOMMENDATIONS OF THE HOMER TRANSPORTATION PLAN" AND ON LINE 51 REPLACE \$970,870 WITH \$671,053

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion.

VOTE (main motion as amended): YES: ERICKSON, STROOZAS, SMITH
NO: REYNOLDS, ADERHOLD, LEWIS

Mayor Zak voted yes to break the tie.

Motion carried.

B. **Ordinance 17-07(S-2)**, An Ordinance of the City Council Of Homer, Alaska, Amending Homer City Code 21.93.060, 21.93.070, 21.93.080, 21.93.100, 21.93.110, 21.93.500, 21.93.540, 21.93.550, 21.93.560, 21.93.570, 21.93.700, 21.93.710 to Offer Appellants the Choice Between an Appeal Before the Board of Adjustment or a Hearing Officer in Appeals of Planning Commission Decisions. Erickson. Introduction January 1, 2017, Public Hearing March 28 and April 24, 2017, Postponed to June 26, 2017.

Ordinance 17-07(S-3), An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.93.060, 21.93.070, 21.93.080, 21.93.100, 21.93.110, 21.93.500, 21.93.540, 21.93.550, 21.93.560, 21.93.570, 21.93.700, and 21.93.710 Requiring the City of Homer to use a Hearing Officer when Appealing a Homer Advisory Planning Commission Decision and Permitting all Other Appellants the Choice Between an Appeal Before the Board of Adjustment or a Hearing Officer in Appeals of Planning Commission Decisions. Erickson.

Motion on the floor from April 24TH

LEWIS/REYNOLDS TO ADOPT ORDINANCE 17-07(S-2) BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

LEWIS/REYNOLD MOVED TO SUBSTITUTE ORDINANCE 17-07(S-3)

There was no discussion.

VOTE (substitution): VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ERICKSON/LEWIS MOVED TO AMEND ORDINANCE 17-07(S-3) LINES 429 AND 429 MEMBERS AND A QUORUM OF THE BOARD IS FOUR MEMBERS. IF IT IS NOT POSSIBLE TO OBTAIN A QUORUM OF THE PLANNING COMMISSION OR BOARD OF ADJUSTMENT TO HEAR; ADD **HOMER CITY CODE 21.93.700 TO ADD SUBSECTION (E) TO STATE: E. FOR PURPOSES OF HEARING AN APPEAL, A QUORUM OF THE BOARD IS FOUR MEMBERS. IF IT IS NOT POSSIBLE TO OBTAIN A QUORUM OF THE BOARD TO HEAR AN APPEAL WITHOUT THE PARTICIPATION OF MEMBERS WHO HAVE CHOSEN TO ABSTAIN OR BEEN DISQUALIFIED BY THE BOARD DUE TO SUBSTANTIAL FINANCIAL INTEREST, BIAS OR PARTIALITY, THEN THE HEARING SHALL BE POSTPONED AND A HEARING OFFICER SHALL BE APPOINTED. A HEARING OFFICER APPOINTED UNDER THIS SUBSECTION SHALL CONDUCT THE RESCHEDULED HEARING NO MORE THAN 60 DAYS AFTER THE ORIGINAL HEARING DATE EXCEPT THAT THE HEARING OFFICER MAY EXTEND THE HEARING DATE FOR GOOD CAUSE SHOWN.**; AND LINE 11-14 AND PERMITTING ALL OTHER APPELLANTS THE CHOICE BETWEEN AN APPEAL BEFORE THE BOARD OF ADJUSTMENT OR A HEARING OFFICER IN APPEALS OF PLANNING COMMISSION DECISIONS **REQUIRING ALL APPELLANTS TO USE A HEARING OFFICER WHEN A BOARD OF ADJUSTMENT QUORUM CANNOT BE OBTAINED DUE TO CONFLICT OF INTEREST, BIAS OR PARTIALITY, AND PERMITTING ALL OTHER APPELLANTS THE CHOICE BETWEEN AN APPEAL BEFORE THE BOARD OF ADJUSTMENT AND A HEARING OFFICER IN APPEALS OF PLANNING COMMISSION DECISIONS**

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no discussion on the main motion as amended.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

- A. **Memorandum 17-096** from City Clerk Re: Vacate that portion of the 33-foot public roadway easement that lies along the western boundary of Lot 12-A-1 of DeGarmo Subdivision No. 2, Plat HM 2009-05, as granted in United States Patent 1137121 on December 15, 1952; within the SW1/4 NW1/4 of Section 23, T6S, R13W, S.M., Alaska and within the City of Homer and the KPB; Location: off Kachemak Drive; KPB File 2017-005V; KPBPC Resolution 2017-15.

Mayor Zak asked for a motion for the approval of the recommendation in Memorandum 17-096 to vacate a portion of the public roadway easement.

LEWIS/REYNOLDS SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- B. **Memorandum 17-097** from Councilmember Smith Re: Amending City Code to Allow a Caretaker RV on Lots in the Marine Commercial District.

Mayor Zak asked for a motion to forward Memorandum 17-097 to the Planning Commission to discuss and draft an ordinance for consideration.

ERICKSON/REYNOLDS SO MOVED

Councilmember Smith explained that there are a number of RV's on the spit at business locations that are used for residence throughout the season and is a violation the way current code is written. This is an attempt to provide an opportunity for those and any business in the district to have one there to facilitate the needs of that business.

Councilmember Lewis questioned if this is for employee housing also or leaving it up to the Planning Commission to decide.

Councilmember Smith responded the Planning Commission and staff will bring us something that is functional for the district. We're trying to offer an opportunity and some flexibility so it doesn't hamper our small businesses and their ability to be an important part of our community.

There was brief discussion regarding an RV allowed at the parks for oversite, the camp host program at Karen Hornaday Park and would be allowed at other city camping areas if needed.

Councilmember Stroozas asked if the Planning Commission would be considering sizes and Councilmember Smith replied there are a lot of sizes and they can iron that out.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

RESOLUTIONS

- A. **Resolution 17-070**, A Resolution of the Homer City Council Authorizing STANTEC to Perform Stakeholder Engagement on Behalf of the Police Station Project. Aderhold.

Mayor Zak asked for a motion for the adoption of Resolution 17-070 by reading of title only.

ADERHOLD/REYNOLDS SO MOVED

There was discussion of some stake holder engagement that was facilitated by STANTEC in a public meeting for the first Public Safety Building effort, but not a significant survey done.

Councilmember Lewis suggested they should have something to present, such as which lot, method of payment and etc., before going ahead with a survey and other councilmembers agreed.

Councilmember Aderhold explained at their last meeting council was going in circles saying we don't know what residents are willing to pay for, their preference on site selection, and what the city is willing to do regarding a police station. They talked about getting some input from the public so that is why she brought this forward. It's fine if they don't want to go in this direction, but we still need to come up with a way forward.

Councilmember Stroozas thinks it's important to get public input and recalled discussing an online or telephone survey at the last meeting, but doesn't see hiring someone from the outside doing it when we can do it ourselves.

Councilmember Smith commented that right now this group isn't on the same page in what to present to the public. As a council we know many things and need to look at the reality of what it is and work amongst ourselves to come to some agreement on what we can take to the people and unify them with the message.

VOTE: YES: LEWIS, ADERHOLD
NO: ERICKSON, REYNOLDS, STROOZAS, SMITH

Motion carried.

COMMENTS OF THE AUDIENCE

Megan Reeves, city resident, congratulated the three councilmembers on retaining their seats after the election. She commented in support of the Greatland Street improvement and the police building because the reality is that Homer is growing quite rapidly. She shared her experience as a flagger on the East End Road and Spit Road projects hearing from tourists that this would be such a great place to buy property and there is a lot of it available out there. It's not only retiring seniors, but also people her age with families, degrees, and business ideas. They need to have space to open those businesses and make this a really incredible place. She also shared that she had the luxury of expediting for three days the Police Department after a DUI and it needs to be updated. Instead of worrying about how you're going to bring it to the community, she suggests they trust they trust us because we know, and tell us why we don't have a choice, because we really don't.

Ian Overson, city resident, commented regarding his gas line assessment. He explained that originally he'd been charged for two assessments because of the previous owners attempt in combining two lots before he and his family bought the house at 423 Grubstake. They only own one lot and last year he thought the billing was corrected because he was charged for one lot, but this year billed for two parcels again. He expressed his frustration with the process and is frustrated he and his family are being held responsible for the previous owner's inactions.

COMMENTS OF THE CITY ATTORNEY

City Attorney Wells had no comment.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen had no comment.

COMMENTS OF THE CITY MANAGER

City Manager Koester commented in addition to the great barbeque at the Elk's Lodge, the community is invited to come out and have a hot dog and scoop of ice cream at the Homer Volunteer Fire Department, as a thank you to the community for their support. Come to the picnic on July 4th starting at 4:00 p.m. and stay for the parade.

COMMENTS OF THE MAYOR

Mayor Zak commented that the parade Grand Marshall's Leroy and Rita Jo Schultz and other peony growers are another example of new economy in our area. The beautification of Pioneer Avenue and the time Rita Jo spent planning and working with other volunteers in planting will be seen during the parade. He encouraged everyone to come out and celebrate in the community.

22. COMMENTS OF THE CITY COUNCIL

Councilmember Stroozas read a statement he prepared for the special meeting on the 19th but didn't have an opportunity to share. He read, Our Community has gone through a period of conflict. These are the times that have tried the souls of Homer residents on both sides of the issue. Now we come together again as a City Council upon which we may now reflect on the issue that has been one of the most contentious in Homer's history. The first thing that comes to my mind is that of the Golden Rule, "Do unto others as you would have done unto you."; Sir Isaac Newton's third law of motion relates to

physic but perhaps could be applied here, “For every action, there is an equal and opposite reaction.”; and the great Albert Einstein said “The high destiny of the individual is to serve, rather than rule.” Finally it was Hippocrates who said “Healing is a matter of time, but it is sometimes also a matter of opportunity.” Thus we now have the opportunity to heal. Let’s all work together to make sure that we as elected officials take the time to dedicate ourselves to this healing process.

Councilmember Lewis commented that most of you missed the most wonderful time on Friday afternoon at the Harbormaster’s office when another one of the great Bayweld Boats, the St. Lawrence Island, was christened. He thinks it’s the biggest boat they’ve built and the second one built for the Norton Sound Economic Development Commission. For the commissioning, they brought down the whole Board and the Savoonga Dancers, and were very appreciative of Homer, the city and the harbor. They’ve had a very good experience with Bayweld and are very happy with their boat. It’s great we can keep this business within the State of Alaska.

Councilmember Erickson commented she was very encouraged tonight to see our new police officers. It makes her so happy to see kids that grew up in Homer, come back to Homer to live and raise their families. She’s part of a generation that did that and seeing her own children and grandchildren love this place and want to come back to live and raise their families is exciting to her. She encouraged everyone to ignore the weather apps and get out and enjoy July.

Councilmember Smith said thank you Homer for being Homer. I love you, you’re my home, and I’m grateful for the opportunity to serve on the Council. It’s embodied way more than he ever expected it to, but he appreciates the opportunity. He’s open any time anyone wants to engage with him on city business or otherwise.

Councilmember Reynolds welcomed the GCI Board of Directors here in Homer, they go to different communities each year, and while she missed the picnic, she spent time with some of them on a bike tour. She too is looking forward to moving on from the recall. She extended her appreciation to city staff and everyone who handled this difficult time with such grace. She knows Melissa has a lot on her plate as the new City Clerk but thinks it would be great to work with the State Legislature on purging the voter rolls so we have a better idea of how many people actually are registered to vote in Homer. She also would like the Clerk’s Association to work with the State Legislature to clarify some of the things that ended up not being so clear to attorneys regarding the recall process, to make sure their intent is something that is easy to follow and get to, like wise with tightening up language in our city code. She is looking forward to the 4th of July parade, it’s one of her favorite moments of the year.

Councilmember Aderhold had no comment.

ADJOURN

There being no further business to come before the Council, Mayor Zak adjourned the meeting at 8:22 p.m. The next Regular Meeting is Monday, July 24, 2017 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.

MELISSA JACOBSEN, MMC, CITY CLERK

Date: _____