

**ACTION AGENDA**

Monday, August 14, 2017  
Worksession  
Committee of the Whole  
Regular Meeting

**WORKSESSION**

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

Mayor Zak 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. MEMORANDUM 17-112 FROM CITY MANAGER RE: POLICE STATION WORKSESSION**

**4. Resolution 17-074**, A Resolution of the City Council of Homer, Alaska, Authorizing Stantec Architecture to Prepare 10% Concept Design Including Preliminary Cost Estimates for Three Options for Construction of a New Police Station and Scheduling a Facilitated Worksession with Council. Aderhold. Page 187

**Resolution 17-074(S)**, A Resolution of the City Council of Homer, Alaska, Authorizing Stantec Architecture to Prepare 10% Concept Design Including Preliminary Cost Estimates for Three Options for Construction of a New Police Station and Scheduling a Facilitated Worksession with Council. Aderhold. Page 191

**Resolution 17-074(S-2)**, A Resolution of the Homer City Council Directing the City Manager to Hire a Local Skilled Facilitator and Schedule a Worksession to Build Consensus Among Councilmembers Regarding the Site and Building Concept for a New Police Station. Aderhold. Page 195

**4. COMMENTS OF THE AUDIENCE**

There were three who commented

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

Next Regular Meeting is Monday, August 28, 2017 at 6:00 p.m. Worksession at 4:00 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.

Mayor Zak adjourned the meeting at 4:45 p.m.

### **COMMITTEE OF THE WHOLE AGENDA**

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

Mayor Zak called the meeting to order at 5:00 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. 2018 BUDGET PRIORITIES**

**4. CONSENT AGENDA**

**5. REGULAR MEETING AGENDA**

**6. COMMENTS OF THE AUDIENCE**

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

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Mayor Zak adjourned the meeting at 5:28 p.m.

### **REGULAR MEETING AGENDA**

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

Session 17-19 a Regular Meeting of the Homer City Council was called to order on August 14, 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  
PORT DIRECTOR HAWKINS  
LIBRARY DIRECTOR DIXON

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 2.08.040.)

The following changes were made: **Resolution 17-075**, A Resolution of the City Council of Homer, Alaska, Committing to Continual Work Towards Becoming a City that is Universally Accessible to All, Written Public Comment; and **Resolution 17-076(S)**, A Resolution of the City Council of Homer, Alaska, Supporting House Resolution 2748 Save Our Seas Act of 2017, Sponsored by Congressman Don Young, and Senate Bill 759 the SOS Act, Sponsored by Senator Dan Sullivan. Aderhold.

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

## **3. MAYORAL PROCLAMATIONS AND RECOGNITIONS**

A. Mayoral Proclamation Recognizing Longtime Homer Resident Margaret Anderson

Mayor Zak read the proclamation into the record.

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

There were six who commented.

## **5. RECONSIDERATION**

## **6. 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 July 24, 2017 City Clerk. Recommend adoption.
- B. **Resolution 17-075**, A Resolution of the City Council of Homer, Alaska, Committing to Continual Work Towards Becoming a City that is Universally Accessible to All. Lewis. Recommend adoption.

Moved to Resolutions. Erickson.

- C. **Resolution 17-076**, A Resolution of the City Council of Homer, Alaska, Supporting House Resolution HR 2748 Save Our Seas Act of 2017 and Senate Bill 759 the SOS Act Sponsored by Senator Dan Sullivan in the Senate and Congressman Don Young in the House. Lewis. Recommend adoption.

Moved to Resolutions. Aderhold.

- D. **Resolution 17-077**, A Resolution of the Homer City Council Awarding Sportman Supply and Rental a New 20-Year Lease for Approximately 12,500 Square Feet that Includes Tract 1-C The Fishin Hole Sub. No. 2, KPB Parcel No. 18103119, with an Annual Base Rent of Approximately \$11,375.00 and Authorizing the City Manager to Move Forward with Lease Negotiations and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum 17-111 from City Manager as backup.

Item C, Resolution 17-076 was moved to Resolutions, Item A. Aderhold.  
Item B, Resolution 17-075 was moved to Resolutions, Item B. Erickson.

The consent agenda was approved by consensus of the Council.

## 7. VISITORS

- A. Exercise Northern Edge Brief – Chip Johnson, U.S. Pacific Fleet for the Navy and Tim Croft, Alaskan Command

Tim Croft and Chip Johnson presented on Exercise Northern Edge 17 that was held May 1-12, 2017. They reviewed the timeline and community economic impact of the exercise; as well as the Navy maritime goals and activities that were conducted, the environmental planning for the exercise, an environmental summary, and protective mitigation measures that were used. They also addressed the training ordnance and materials expended, and the lack of impacts to marine species.

Mayor Zak called for a recess at 6:44 p.m. and the meeting resumed at 6:51 p.m.

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

A. Borough Report

Kelly Cooper, Assembly President, reported the Borough received \$426,000 for community purposes through the State's community assistance program. There are 27 unincorporated communities that are eligible to participate this year and receive \$15,479 to support services and projects in the communities. She also reported the final public hearing on the bed tax ordinance is August 15<sup>th</sup>. The ordinance was amended from 8% down to 6%. She explained that her constituents do not support the bed tax, but have expressed support of a tourism tax, which could be considered in the future. She has a substitute ordinance for an increase to the sales tax cap and if the bed tax ordinance passes she will pull the substitute. If neither of these pass at the polls there could be a mil levy increase that can be imposed with approval of the Assembly. Ms. Cooper commented on the upcoming ballot question to opt out of commercial marijuana outside of the city limits. She doesn't support the initiative and believes commercial marijuana should be treated the same as alcohol. She encouraged the community to become educated, do research, check with the medical community. Nowhere in the ordinance is it being promoted to people under 21. Lastly she commented the Homer Volunteer Fire Department needs 20 volunteers for an upcoming airport disaster exercise. The exercise is a requirement for the FAA for the airport to be in compliance and encouraged people contact Fire Chief Painter to sign up.

There was lengthy discussion between Councilmembers and Assembly President Cooper regarding the bed tax, tourism tax, and sales tax issues.

B. Commissions/Board Reports:

1. Library Advisory Board

Mark Massion, Library Advisory Boardmember, commented the Library had a successful summer reading program this year with 379 people participating and reading over 6000 hours combined. He acknowledged the support from the local merchants for the program. He thanked council for the appropriation to pay off the library loan and requested they maintain the current budget for the library, without that payment. The board won't meet again until October.

2. Homer Advisory Planning Commission

Roberta Highland, Planning Commissioner, commented about the upcoming FEMA Resilience meeting on August 28 from 8:30 a.m. to noon. She also listed Commission actions at their July meeting.

3. Economic Development Advisory Commission

Rachel Lord, EDC, commented regarding the Business Retention and Expansion Survey the Commission is working on. They are pleased with the response so far and will continue to do periodic promotion through the end of the survey time period to encourage continued feedback.

4. Parks Art Recreation and Culture Advisory Commission

5. Port and Harbor Advisory Commission

6. Cannabis Advisory Commission

Councilmember Lewis reported the Commission will meet on Thursday.

**9. PUBLIC HEARING(S)**

A. **Ordinance 17-28**, An Ordinance of the City Council of Homer, Alaska Amending HCC 4.30.070(a) to Include a Commissioned Officer in the Armed Forces, as an Attesting Official and Change the Requirement for Two Attesting Witnesses who are at Least 18 Years of Age to One Attesting Witness who is at Least 18 of Age for an Absentee by Mail Ballot. City Clerk. Introduction July 24, 2017, Public Hearing and Second Reading August 14, 2017.

ADOPTED without discussion.

B. **Ordinance 17-29**, An Ordinance Of The City Council Of Homer, Alaska, Accepting And Appropriating An FY 2015 State Homeland Security Program Reallocation Grant From The Division Of Homeland Security And Emergency Management (DHS&EM) In The Amount Of \$110,000 For A Backup Generator At The Port And Harbor And Authorizing The City Manager To Execute The Appropriate Documents. City Manager. Introduction July 24, 2017, Public Hearing and Second Reading August 14, 2017.

Memorandum 17-106 from Special Projects & Communications Coordinator as back up.

ADOPTED without discussion.

C. **Ordinance 17-30**, An Ordinance of the City Council of Homer Alaska, Approving a Contract with Homer Real Estate for Real Estate Services to Market and Sell Lot 1 Harry Feyer Subdivision, Section 14, Township 6 South, Range 13 West, Seward Meridian, KPB

Parcel No. 179-110-05 And Authorizing the City Manager to Adjust the Sales Price, the Balance of the Assessments, and the Realtor's Commission to Facilitate a Sale. City Manager. Introduction July 24, 2017, Public Hearing and Second Reading August 14, 2017.

Memorandum 17-110 from City Manager as backup.

ADOPTED without discussion.

**10. ORDINANCE(S)**

**11. CITY MANAGER'S REPORT**

A. City Manager's Report

Councilmember Aderhold thanked the City Manager, Mayor Zak and former Councilmember Barbara Howard did a great job on the KBBI Coffee Table. She also thanked City Planner Abboud for the update on the Temporary Cold Weather Shelter for the Homeless and appreciates the work staff and the Commission did on the issue.

Councilmember Reynolds also appreciated the memo from the City Planner.

**12. CITY ATTORNEY REPORT**

**13. COMMITTEE REPORT**

A. Employee Committee Report

B. Americans with Disabilities Act Compliance Committee

Councilmember Aderhold commented on the upcoming visit from David Barton from NWADA Center to assist with the work on the surveys for the city's transition plan.

C. Police Station Building Task Force

**14. PENDING BUSINESS**

A. **Resolution 17-074**, A Resolution of the City Council of Homer, Alaska, Authorizing Stantec Architecture to Prepare 10% Concept Design Including Preliminary Cost Estimates for Three Options for Construction of a New Police Station and Scheduling a Facilitated Worksession with Council. Aderhold.

**Resolution 17-074(S)**, A Resolution of the City Council of Homer, Alaska, Authorizing Stantec Architecture to Prepare 10% Concept Design Including Preliminary Cost Estimates for Three Options for Construction of a New Police Station and Scheduling a Facilitated Worksession with Council. Aderhold.

**Resolution 17-074(S-2)**, A Resolution of the Homer City Council Directing the City Manager to Hire a Local Skilled Facilitator and Schedule a Worksession to Build Consensus Among Councilmembers Regarding the Site and Building Concept for a New Police Station. Aderhold.

ADOPTED Resolution 17-074(S) as amended:

- Delete lines 97, 99 & 100, removing the \$9 million facility option and modified plans for HERC
- Line 9 : INCLUDING ~~A PRELIMINARY COST ESTIMATES FOR THREE OPTIONS~~
- Line 102: BE IT FURTHER RESOLVED that the City will contract with a ~~an independent~~ **local skilled** facilitator
- Line 104: amend thee options to available options

## 15. NEW BUSINESS

## 16. RESOLUTIONS

- A. **Resolution 17-076**, A Resolution of the City Council of Homer, Alaska, Supporting House Resolution HR 2748 Save Our Seas Act of 2017 and Senate Bill 759 the SOS Act Sponsored by Senator Dan Sullivan in the Senate and Congressman Don Young in the House. Lewis. Recommend adoption.

**Resolution 17-076(S)**, A Resolution of the City Council of Homer, Alaska, Supporting House Resolution ~~HR~~ 2748 Save Our Seas Act of 2017, **Sponsored by Congressman Don Young**, and Senate Bill 759 the SOS Act, Sponsored by Senator Dan Sullivan ~~in the Senate and Congressman Don Young in the House~~. Aderhold.

ADOPTED Substitute with discussion.

- B. **Resolution 17-075**, A Resolution of the City Council of Homer, Alaska, Committing to Continual Work Towards Becoming a City that is Universally Accessible to All. Lewis. Recommend adoption.

ADOPTED as amended with discussion:

- Change the word handicap to disability throughout the Resolution
- Line 42: the City of Homer will **continue to** work towards becoming a City



**17. COMMENTS OF THE AUDIENCE**

There were five who commented.

**18. COMMENTS OF THE CITY ATTORNEY**

**19. COMMENTS OF THE CITY CLERK**

City Clerk Jacobsen commented the candidacy filing period ends Tuesday at noon, along with the time to withdraw if anyone has filed and changed their mind. She also commented that she is available to give a report to the Council as ADA Coordinator on the status of the work being completed.

**20. COMMENTS OF THE CITY MANAGER**

**21. COMMENTS OF THE MAYOR**

Mayor Zak thanked the council for their work tonight, being prepared, and working together. There was great discussion at all three meetings.

**22. COMMENTS OF THE CITY COUNCIL**

Councilmember Stroozas commented how proud he is of Homer's budding and blooming peony industry. It has made Homer a special place and he thanked Rita Jo Shultz for keeping the Chamber of Commerce supplied with peonies every day so all of our chamber visitors can have a peony as a token of favor and esteem. When you see Rita Jo, thank her.

Councilmember Lewis congratulated the Homer Mariner Football team for winning their first game of the season against Kodiak. He commented Juneau is now in discussion whether to raise their bed tax from 7% to 9%. Whether you are for or against it, if the Borough doesn't allow the people to vote, it's going to keep coming back and they should allow the opportunity to vote yes or no.

Councilmember Smith commented a majority of the state that has no problem charging us bed tax when we go to visit them, so keep that in mind. We are residents of the state and we travel, and they don't seem to have a hang up when it comes to bed tax. He congratulated the Mean Machine, the city league softball winners. Lastly he said he attended the memorial service for Carla Moss Freeman. She contributed a tremendous amount to our community, especially the art community, and her daughter Asia continues to do the same.

Councilmember Aderhold commented she had visitors in town recently and that it was fun to see Homer and Kachemak Bay through the eyes of a visitor, which is very rewarding. It reminds her of the amazing local businesses, artists, and people who produce goods here in Homer.

She just wants to express her local appreciation to our local businesses and all they do and their incredible customer service.

Councilmember Erickson reminded everyone that August 22<sup>nd</sup> is the first day of school with new bus routes, and also cruise ship visit. If you're riding around town and see all kinds of school busses and kids, be careful. She thanked Donna and her group for all the ADA work they are doing. It is a big job getting our town in compliance and she appreciates the work. These are important issues we need to deal with. She's proud of our town and loves being able to show it off.

Councilmember Reynolds welcomed the students back to school and noted the next Cannabis Advisory Commission is next Thursday, August 24<sup>th</sup>. She read a prepared statement:

A few days ago, neo-Nazis and other white nationalists descended on Charlottesville, Virginia, to rally for hate. They came carrying torches and assault rifles. One of them used an automobile as a weapon, and now thirty-four peaceful protestors have been injured and one woman is dead. Amidst the confusion of that day, a helicopter crash also claimed the lives of two police officers.

I have prepared a statement about this weekend's incident, which itself was just one instance of a type of terrorism that has been exponentially increasing over the last year or two. Some of these phrases and thoughts I have borrowed from other people's writing; I hope that I do them honor by including spin offs of their words here, and I thank them for their eloquent bravery.

This is not a partisan issue. This is not a political issue. To demonstrate that, here are some quotes about the terrorism in Charlottesville.

It's not hard to spot the wrong side here. They're the ones with the torches and the swastikas.  
*Kamala Harris*

White supremacists and neo-Nazis are, by definition, opposed to American patriotism and the ideals that define us as a people and make our nation special.

As we mourn the tragedy that has occurred in Charlottesville, American patriots of all colors and creeds must come together to defy those who raise the flag of hatred and bigotry. *John McCain*

Racism is evil. And those who spread violence in the name of bigotry strike at the very core of America. *Donald Trump*

We must ask ourselves an urgent question: which side are we on? Are we on the side that makes excuses for and sanitizes these acts? Are we on the side that pardons the actors behind them by calling them misunderstood Americans, the "alt" right, misguided, upset, fringe, and whatever other name might diminish the outright terrorism these people are perpetrating?

Or are we on the side that confronts anti-Black, anti-Native, anti-Jewish, anti-Muslim racism, bigotry, and xenophobia—and condemns the White supremacist domestic terrorists who marched on Charlotte to shed some blood? You don't get to be both a Nazi and a proud American. We literally had a war about this. The whole world was involved.

My fellow white Americans, what happened in Charlottesville happened because of us, and we need to understand and take responsibility for that. It's natural to feel that "I just want life to go back to normal," but we can't, we mustn't do that. Our "normal" was what led to this, and it is our privilege that allows us to feel safe. This reality that seems so new and disturbing to us is the reality that people of color have been living with forever. There is no normal, there never was. We have failed in our duty to be accountable, and we need to face our history and our complicity in this system. This is not about "free speech." It never was. There is no "free speech" if anyone brandishes firearms to intimidate those they despise. You can't argue with the armed. The fascists told us their intentions clearly on Saturday. This, to them, is about "blood and soil." They are serious. So am I. This week, it was Charlottesville. Next week, it could be any other town. We all must answer this question, "How will I confront this threat?"

I urge you to denounce hate groups and hate crimes and to spread the truth about hate's threat to a pluralistic society. An informed and unified community is the best defense against hate. You can spread understanding about the importance of dismantling systemic and overt racism in our society in private and public ways; through one-on-one conversations, by talking to your children about racism early and often, in church bulletins, door-to-door fliers, websites, local bulletin boards, letters to the editor, social media and print advertisements. Hate shrivels under strong light. Beneath their neo-Nazi exteriors, hate purveyors are cowards, surprisingly subject to public pressure and ostracism.

People are dying and I'm not standing for it anymore. Racism must named, confronted and abolished. White supremacy must be denounced. Fascists must be stopped.

These words from a Woody Guthrie song have been replaying in my head, "All you fascists are bound to lose"; But, they aren't bound to lose. Maybe they can win. WE have to hold them accountable and MAKE them lose.

### **23. ADJOURNMENT**

There being no further business to come before the Council, Mayor Zak adjourned the meeting at 8:47 p.m. The next Regular Meeting is Monday, August 28, 2017 at 6:00 p.m., Worksession at 4:00 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.