

**ACTION AGENDA**  
Monday, April 22, 2013  
Worksession  
Committee of the Whole  
Regular Meeting

**WORKSESSION AGENDA**

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

Councilmember Zak has requested telephonic participation.

Councilmember Roberts has requested excusal.

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)

APPROVED without discussion.

**3. HERC Building**

Memorandum 13-058 from City Manager as backup.

**4. COMMENTS OF THE AUDIENCE**

There were five who commented.

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

Mayor Wythe adjourned the meeting at 4:47 p.m.

## COMMITTEE OF THE WHOLE AGENDA

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

Councilmember Zak has requested telephonic participation.

Councilmember Roberts has requested excusal.

Attorney Klinkner will participate telephonically.

Mayor Wythe 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. 5)

APPROVED without discussion.

### 3. Ordinance 13-15, An Ordinance of the City of Homer, Alaska, Authorizing Harbor Revenue Bonds of the City to be Issued in Series to Finance Harbor Improvements; Creating a Lien Upon Net Revenue of the Harbor for the Payment of the Bonds; and Establishing Covenants of the City Related to the Bonds. City Manager.

### 4. Ordinance 13-16, An Ordinance of the City of Homer, Alaska, Authorizing the Issuance and Sale of a Series of Harbor Revenue Bonds by the City in the Principal Amount Not to Exceed \$4,200,000 for the Purpose of Financing the Design, Construction, and Acquisition of Harbor and Related Capital Improvements; Establishing the Terms of the Bonds; and Authorizing the Sale of the Bonds. City Manager.

### 5. CONSENT AGENDA

### 6. REGULAR MEETING AGENDA

### 7. COMMENTS OF THE AUDIENCE

There were two who commented.

### 8. ADJOURNMENT NO LATER THAN 5:50 P.M.

Mayor Wythe adjourned the meeting at 5:41 p.m.

## REGULAR MEETING AGENDA

Session 13-10, a Regular Meeting of the Homer City Council was called to order on April 22, 2013 at 6:00 p.m. by Mayor Mary E. Wythe at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

**PRESENT:** COUNCILMEMBERS: BURGESS, DOLMA, HOWARD, LEWIS, ZAK  
(telephonic)

ABSENT: ROBERTS (excused)

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

Councilmember Zak has requested telephonic participation.

APPROVED without discussion.

Councilmember Roberts has requested telephonic participation or excusal.

APPROVED without discussion.

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 agenda was approved by consensus of the Council with the following changes: **CONSENT AGENDA - Resolution 13-040**, A Resolution of the Homer City Council Directing the City Administration to Terminate All Survey, Design, and Cost Estimating Work on the Kachemak Drive Pathway. Mayor. Memorandum 13-059 from Parks and Recreation Advisory Commission, re: Resolution 13-040. Written public comments. **VISITORS** - Linda Anderson, Lobbyist Report, Legislative Worksession **ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS** Mayor Wythe's Report from Juneau Trip – April 2 – 5, 2013.

Visitor Linda Anderson, Lobbyist Report, was removed and postponed to May 13. Resolution 13-040 was moved from the Consent Agenda to Resolutions. Ordinances 13-11 and 13-12 were moved from the Consent Agenda to Ordinances.

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

There were ten who commented.

### **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 April 8, 2013. City Clerk. Recommend adoption.
- B. **Memorandum 13-052**, from Mayor, Re: Reappointment of Marianne Aplin to the Public Arts Committee.
- C. **Ordinance 13-13**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating an Online With Libraries (OWL) Grant from the Alaska State Library in the Amount of \$5,906.00 for the Purpose of Acquiring Two Early Literacy Stations and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Library Director. Recommended dates: Introduction April 22, 2013, Public Hearing and Second Reading May 13, 2013.
- D. **Ordinance 13-14**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2013 Operating Budget by Appropriating \$54,416.00 from the Port and Harbor Reserve Fund for Repairs to Deep Water Dock, Pioneer Dock, Fish Dock, C Float, and the Outfall Line. City Manager/Port and Harbor Director. Recommended dates: Introduction April 22, 2013, Public Hearing and Second Reading May 13, 2013.

Memorandum 13-056 from Port and Harbor Director as backup.

- E. **Ordinance 13-15**, An Ordinance of the City of Homer, Alaska, Authorizing Harbor Revenue Bonds of the City to be Issued in Series to Finance Harbor Improvements; Creating a Lien Upon Net Revenue of the Harbor for the Payment of the Bonds; and Establishing Covenants of the City Related to the Bonds. City Manager. Recommended dates: Introduction April 22, 2013, Public Hearing and Second Reading May 13, 2013.
- F. **Ordinance 13-16**, An Ordinance of the City of Homer, Alaska, Authorizing the Issuance and Sale of a Series of Harbor Revenue Bonds by the City in the Principal

Amount Not to Exceed \$4,200,000 for the Purpose of Financing the Design, Construction, and Acquisition of Harbor and Related Capital Improvements; Establishing the Terms of the Bonds; and Authorizing the Sale of the Bonds. City Manager. Recommended dates: Introduction April 22, 2013, Public Hearing and Second Reading May 13, 2013.

- G. **Resolution 13-037**, A Resolution of the City Council of Homer, Alaska, Amending Resolution 13-030, Account Codes, for Light Vehicle Purchase Contract Award with Kendall Ford Wasilla for the Fire Department and Police Department. City Clerk. Recommend adoption.
- H. **Resolution 13-038**, A Resolution of the Homer City Council Establishing a Schedule for Approving a Rate Model and a New Water and Sewer Fee Schedule to Become Effective July 1, 2013. Mayor. Recommend adoption.
- I. **Resolution 13-039**, A Resolution of the Homer City Council Accepting the Final Report of the Water and Sewer Rate Task Force, Declaring the Work of the Task Force to be Complete, Thanking the Members for Their Service, and Dissolving the Task Force. Mayor. Recommend adoption.
- J. **Resolution 13-041**, A Resolution of the Homer City Council Approving a Transfer of Responsibility Agreement (TORA) Between the City OF Homer and the Alaska Department of Transportation and Public Facilities (ADOT/PF) Regarding Federal Funding and Project Management Responsibilities for the Deep Water Dock Improvements Feasibility Study. City Manager. Recommend adoption.

ADOPTED without discussion.

## 6. VISITORS

- A. Best Beginnings Homer, Early Childhood Education Programs, 10 minutes.

Lolita Brache, Best Beginnings, provided an overview of the Early Childhood Educations Programs offered.

- B. Baycrest Overlook Improvement Committee, Design Recommendations, 10 minutes.

Marianne Aplin and Emily Lochart provided a recommendation for improvements to the Baycrest Overlook.

Mayor Wythe called for a recess at 7:03 p.m. and reconvened the meeting at 7:08 p.m.

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

- A. **Mayor's Proclamation**, Month of the Young Child, April 2013

- B. **Mayor's Proclamation**, Municipal Clerk's Week, May 5 - 11, 2013
- C. **Mayor's Proclamation**, Bike Month, May 2013
- D. **Mayor's Proclamation**, National Women's Health Week, May 12 – 18, 2013
- E. Borough Report
- F. Commissions/Board Reports:
  - 1. Library Advisory Board
  - 2. Homer Advisory Planning Commission
  - 3. Economic Development Advisory Commission
  - 4. Parks and Recreation Advisory Commission
  - 5. Port and Harbor Advisory Commission

Bob Hartley, Port and Harbor Advisory Commissioner, expressed appreciation for getting the financing for the needed repairs at the port and harbor. It has been a long process and we are beginning to see light at the end of the tunnel.

- G. Report from The Homer Foundation on City of Homer Grants Program 2013.
- H. Thank you from Kachemak Kids Early Learning Center for \$2,800 Grant through The Homer Foundation.
- I. Thank you from Homer Council on the Arts for \$4,900 Grant through The Homer Foundation.
- J. Memorandum 13-055 from Community & Economic Development Coordinator, Re: Green Dot Update.
- K. Mayor Wythe's Report from Juneau Trip – April 2 – 5, 2013

**8. PUBLIC HEARING(S)**

- A. **Ordinance 13-06**, An Ordinance of the Homer City Council, Amending HCC 3.12.020 Permanent Fund Contributions, and HCC 3.12.060 Expenditures of Income, to Provide that Five Percent of Income from the Homer Permanent Fund Income Sub-Fund is Available to be Appropriated for Grants to The Homer Foundation for the Benefit of the

Community. City Clerk/Permanent Fund Committee. Introduction March 11, 2013, Referred to Committee, Public Hearing and Second Reading April 22, 2013.

There was no public testimony.

POSTPONED to May 28, 2013 with discussion.

- B. **Ordinance 13-10**, An Ordinance of the City Council of Homer, Alaska, Amending the 2013 Operating Budget by Appropriating up to \$45,000 from the Water Reserve Fund for the Demolition of the Redwood Tank at the Water Treatment Plant. City Manager/Public Works Director. Introduction April 8, 2013, Public Hearing and Second Reading April 22, 2013.

**Ordinance 13-10(S)**, An Ordinance of the City Council of Homer, Alaska, Amending the 2013 Operating Budget by Appropriating up to \$45,000 from the Water Reserve Fund for the Demolition of the Redwood Tank at the Water Treatment Plant. City Manager/Public Works Director.

There was one who testified.

SUBSTITUTE ORDINANCE 13-10(S) ADOPTED without discussion.

## 9. **ORDINANCE(S)**

- A. **Ordinance 13-11**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code §21.03.040 to Add a Definition of Lodging; Amending Homer City Code §§21.28.020, 21.28.030, 21.28.040 and 21.28.070, Regarding the Marine Commercial Zoning District; Amending Homer City Code §§21.30.020, 21.30.030, 21.30.040 and 21.30.070, Regarding the Marine Industrial Zoning District; and Adopting Homer City Code §21.50.040, Site Development Standards - Level 3, to Implement the Homer Spit Comprehensive Plan. Planning. Recommended dates: Introduction April 22, 2013, Public Hearing and Second Reading May 13, 2013.

Memorandum 13-053 from City Planner as backup.

AMENDED: to leave code as is with helicopters as a conditional use in MC and MI Zoning Districts.

ADOPTED as AMENDED with discussion.

- B. **Ordinance 13-12**, An Ordinance of the City Council of the City of Homer, Alaska, Amending the Homer City Zoning Map to Rezone Portions of the Marine Industrial (MI) Zoning District to Conservation (CONS), Marine Commercial (MC) and Open Space Recreational (OSR), and Amending the Homer City Zoning Map to Rezone a Portion of the Open Space Recreational (OSR) Zoning District to Marine Industrial (MI), to

Implement the 2010 Homer Spit Plan. Planning. Recommended dates: Introduction April 22, 2013, Public Hearing and Second Reading May 13, 2013.

Memorandum 13-054 from City Planner as backup.

ADOPTED without discussion.

## **10. CITY MANAGER'S REPORT**

### **A. City Manager's Report**

#### **1. Memorandum 13-057 from City Manager, Re: Strategic Planning.**

City Manager Wrede reported Buccaneer provided a blow out control plan as requested. They redacted sensitive information such as personal phone numbers. The paper copy will be available to Council and the public.

Council asked to initiate the Lillian Walli Special Assessment District (SAD). Planning and Public Works found no harm in expanding the boundaries. They have received overwhelming support, with property owners showing much interest. The next step will be a resolution acknowledging the support and will direct Administration to take the next step. But first there is work to be done. Both Planning and Public Works believe there are problems with the way the area was platted. Currently the project is cost prohibitive. We would like to talk to property owners ahead of time and introduce a re-platting concept that includes more lots and less roads.

Public Works Director Carey Meyer provided a map of the Lillian Walli SAD. There are a lot of roads that are platted that are not cost effective. The cost estimate per lot is substantially more than lots currently on the market. An assessment of \$70,000 - \$80,000 per lot doesn't pencil out; it may be the reason why the subdivision was never developed. Refining the area to provide for lots only fronting one road will reduce 1,000 feet of road. There are currently 74 lots in the existing district. There would be 104 lots with the re-plat. These changes could mean a subdivision where the improvements would pencil out and create affordable lots. The lower portion of the subdivision is begging for affordable housing. That means smaller lots and multi-family units. As you go up the hill the lots are larger.

We normally provide a cost estimate to people within the SAD, but it is not reasonable now. Re-platting is a reasonable option. The City needs time to communicate with the property owners and let them know how values will transfer with re-plats. In most SADs the City is contributing a significant portion. In this case 100% of the cost would go to the property owners, due to their subdivision agreement. A letter will be sent to all property owners within the SAD to begin a planning session.

Mayor Wythe noted the original subdivision had eight lots owned by the City. It is Council's intent to get the SAD in place to allow the City to sell the lots. It will allow the City to recoup funds that are currently stranded assets.

City Manager Wrede referenced Memorandum 13-057 - Strategic Planning and Mission Statement. The Mayor, staff members, and he have been talking about more strategic planning and more coordination with the plans Council has adopted. As staff, we see an opportunity for a project and pick off things that tend to be easy, we have the money, have an opportunity, and time to complete. The idea is to see if Council sees the value in a more formal strategic plan. It would outline how to go about being more focused on goals that we achieve.

Mayor Wythe had asked City Manager Wrede about this several months ago. On the Juneau trips they were asked why we have projects on the top fifteen CIP (Capital Improvement Plan) that are not directly related to the business of the City of Homer. State and Federal funding will be drying up and going away. The more strategic the project planning can be, the better chances of funding. She recommends reducing the CIP list down to five instead of fifteen projects. We still have the complete book that goes to each representative that contains the other items. When they look at the CIP they see our top priorities. This year we made great strides with the funding for the port and harbor. The \$2M re-appropriation will come within \$300,000 of paying for the new port and harbor building and Skyline Fire Station. We developed a good plan for the harbor, the revenue stream was created, and \$500,000 set aside in separate fund. It was a pro-active presentation. She will be asking Council to put some work into developing a strategic plan by reviewing the six or seven different plans and determining their priority for development of the community. The Legislators will take it much more seriously if year after year they see the same things requested.

Councilmembers Howard, Lewis, Dolma, and Burgess agreed with the idea of forming a strategic plan.

Councilmember Zak sees this as a short term condition but doesn't know if it will be long term. In a few years we may add more to the list. We don't want to lose sight of opportunities.

Asked about the sale of dredge materials from the Fishing Hole, Port and Harbor Director Hawkins answered the sale of materials began last fall and will continue until the rest of the materials are hauled away. The entity will pay for the materials once they are all hauled off the Spit. Some materials were used to fill a campsite building on the Spit that was undercut.

Asked about payment on the receivables from the drill rig, Port and Harbor Director noted they are about a month behind. He is communicating with them to get caught up.

B. Bid Report

## **11. CITY ATTORNEY REPORT**

## **12. COMMITTEE REPORT**

A. Public Arts Committee

- B. Transportation Advisory Committee
- C. Permanent Fund Committee
- D. Lease Committee
- E. Port and Harbor Improvement Committee
- F. Employee Committee Report
- G. Water and Sewer Rate Task Force

**13. PENDING BUSINESS**

**14. NEW BUSINESS**

**15. RESOLUTIONS**

- A. **Resolution 13-040**, A Resolution of the Homer City Council Directing the City Administration to Terminate All Survey, Design, and Cost Estimating Work on the Kachemak Drive Pathway. Mayor. Recommend adoption.

Memorandum 13-059 from Parks and Recreation Advisory Commission as backup.

POSTPONED to September 23, 2013.

**16. COMMENTS OF THE AUDIENCE**

There were four who commented.

**17. COMMENTS OF THE CITY ATTORNEY**

City Attorney Klinkner was not present.

**18. COMMENTS OF THE CITY CLERK**

City Clerk Johnson thanked Mayor and Council for the proclamation.

**19. COMMENTS OF THE CITY MANAGER**

City Manager Wrede commented Carey did not fail miserably. He went out of his way to listen to everyone that had an interest in the trail. He was trying to find a middle ground where everyone could get on board.

**20. COMMENTS OF THE MAYOR**

Mayor Wythe commented the trail is a very contentious thing. She does not oppose it. We need a strategic plan as we have 30 active projects. Carey and the new project manager spend an inordinate amount of work time and their personal life time to keep all projects moving forward. They spend their free time supporting commissions and committees. Commissions and committees provide a valuable service to the Council. We could not do all of the work we request of them. Every year Council puts together a schedule that commissions will meet on a monthly basis. It provides a contained environment for the volume of projects from the commissions and committees. When we end up with commissions and committees that are meeting more than once a month we are using people's personal life time and taxpayer dollars to pay overtime for staff for those services. She keeps hearing people are being treated poorly when they are providing these services. These are employees of the City of Homer, not public servants. They have no obligation to the demands beyond the standards. Mayor Wythe's concern is the employees are spending a lot of time and getting zero appreciation. She served on the Water and Sewer Rate Task Force for nine months listening to people be totally and completely and inappropriately abusive to staff that was trying to help them. That is not okay. These people need to go home at the end of the day, without being abused and battered by the people they are trying to help. Committees are designed to come in and complete a project and move on. We have committees that have turned into perpetual living entities. Mayor Wythe will be coming to Council to ask them to review the committees to see if they have fulfilled their obligation. We need to give staff back some of their life. She urged commissions/committees to appreciate things staff does for them and save some taxpayer dollars. Every year we hear we need to tighten the belt; if you don't want to spend money we can't have 27 commissions and committees taking all the staff time. What are we willing to give up to keep the City running on the shoestring of income we have now? How can we live without increasing sales or property tax? In the eight years she has served on the Council we have had a vote to increase sales tax to pay for the library. We have honored the vote of the same citizens to not collect sales tax on food, a \$100,000 annual reduction. We have reduced the City's budget by over \$3M in eight years. The second year the State could not guarantee revenue sharing we quit using revenue sharing to balance the budget. When the State wouldn't give an additional \$25M in revenue sharing this year there was a human outcry. We may be the only community that has made that decision. Tonight we are discussing the HERC building, committees and commissions, and a strategic plan for projects. We are asking you to help us live within our means.

## **21. COMMENTS OF THE CITY COUNCIL**

Councilmember Lewis commented he agrees with the Mayor on everything she has said. We don't need the trail committee meeting until we make our decision. The majority of people want a trail connecting East End Road with the Spit. The bikers have said not all bikers will be using the Kachemak Drive trail. It is a narrow trail and he wishes them luck because it is not a lot of fun. We need to come up with the best plan. We have enough going on with the pipeline. He requests the trail take a back seat, but not totally do away with it.

Councilmember Burgess commented Mayor Wythe said it very well. The task with municipal government living within its means is an immense one. To the extent the community can be

understanding of the real issues before us and be supportive, we all stand to gain. He asked the path committee to support us and help us when we try to support what you do. Setting up the dialogue in an antagonistic way does not end up with a productive result. His intention is to honor the work that was done and salvage as much value from it as possible. Mayor Wythe's goal is looking out for the value of taxpayers' money that has been spent. He voiced caution since most of the cost for the trail is materials. Volunteer labor may not make a huge dent in realizing a positive outcome. At the Committee of the Whole we had a 14 yr. old young lady from the Flex Program exploring the possibility of making the voting age 16 in Homer. Approval is needed on the State level. If you are old enough to drive a car, you are old enough to vote and keep us from sending you to a foreign country. The long term goal on the HERC building is how we see the role of the Community Recreation program. How do we fund operating costs of a community recreation program? Either form a service area or dedicate a tax. It has to pencil out and has to pay for itself. He thanked Sprout and Best Beginnings; a dollar invested in early childhood education pays dividends long into the future. This is a busy summer. He is having trouble hiring general laborers. There is a lot of potential and he is feeling the vibe. Take pride in the community.

Councilmember Dolma thanked everyone that came out tonight. Sometimes it is a long time to sit. He enjoyed the tag team presentation. He thanked the Mayor for her comments. A lot of what was said borders around that. We can have a TajMahal or a tent depending on what people want to pay for. As city council members we are prepared to do what the city wants to do.

Councilmembers Howard and Zak had no comments.

## **22. ADJOURNMENT**

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 8:22 p.m. The next Regular Meeting is Monday, May 13, 2013 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.