

**ACTION AGENDA**  
**Monday, June 10, 2013**  
**Worksession**  
**Committee of the Whole**  
**Regular Meeting**

**WORKSESSION AGENDA**

- 1. CALL TO ORDER, 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. Water and Sewer Rates**
- 4. COMMENTS OF THE AUDIENCE**

There was one who commented.

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

Mayor Wythe adjourned the meeting at 4:52 p.m.

**COMMITTEE OF THE WHOLE AGENDA**

- 1. CALL TO ORDER, 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)

The agenda was approved by consensus of the Council.

- 3. CONSENT AGENDA**
- 4. REGULAR MEETING AGENDA**
- 5. COMMENTS OF THE AUDIENCE**

There were no public comments.

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

Mayor Wythe adjourned the meeting at 5:46 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.**

**PRESENT:** COUNCILMEMBERS: DOLMA, HOWARD, LEWIS, ROBERTS, ZAK

ABSENT: BURGESS

STAFF: CITY MANAGER WREDE  
DEPUTY CITY CLERK JACOBSEN  
COMMUNITY AND ECONOMIC  
DEVELOPMENT COORDINATOR KOESTER  
FINANCE DIRECTOR LI  
PORT DIRECTOR/HARBORMASTER HAWKINS  
PROJECT MANAGER NELSEN  
POLICE CHIEF ROBL

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:  
**CITY MANAGER’S REPORT**-Memorandum 13-088 from Fire Chief re: Training for Senior and Elected Officials, Memorandum 13-089 Port Director/Harbormaster Re: Lot TR1-A Zoning “The Pier One Lot”; **CITY ATTORNEY’S REPORT**- City Attorney Written Report;  
**RESOLUTIONS**- Resolution 13-060(S) Awarding the Contract for Prisoner Meals at the Homer Jail to the Firm of Homer Senior Citizens, Inc. of Homer, Alaska, in the amount of \$8.50 Breakfast, \$8.50 Lunch, and \$8.50 Dinner Per Day/Per Inmate with a Delivery fee of \$5.00 Per Trip and Authorizing the City Manager to Execute the Appropriate Documents and Memorandum 13-087 as Back Up; Resolution 13-061(S) Awarding the Contract for Crittenden Drive/Waddell Street (Webber Subdivision) Road Reconstruction and Paving Improvements to the Firm of Arno Construction, Inc. of Homer, Alaska, in the Amount of \$598,219.00 and Authorizing the City Manager to Execute the Appropriate Documents with Memorandum 13-085 as Back Up; and Resolution 13-062(S) Awarding the Contract for the Homer Spit Boardwalk Revitalization Project to the Firm of Puffin Electric, Inc. of Homer, Alaska, in the Amount of

\$171,850.00 and Authorizing the City Manager to Execute the Appropriate Documents with Memorandum 13-086 as Back Up.

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

There were four 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 May 28, 2013. City Clerk. Recommend adoption.
- B. **Memorandum 13-078**, from Mayor, Re: Appointment of Katie Koester to the Kenai Peninsula Economic Development District.
- C. **Memorandum 13-079**, from Mayor, Re: Recommendation for the Reappointment of Rick Foster to the Kenai Peninsula Borough Planning Commission.
- D. **Memorandum 13-080**, from Mayor, Re: Reappointment of Franco Venuti to the Homer Advisory Planning Commission.
- E. **Resolution 13-057**, A Resolution of the Homer City Council Declaring that the City of Homer is Officially a Purple Heart City. Mayor. Recommend adoption.
- F. **Resolution 13-058**, A Resolution of the City Council of Homer, Alaska, Approving and Accepting the Renewal of the Special Services Contract for FY 2014 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 13-081 from Police Chief as backup.
- G. **Resolution 13-059**, A Resolution of the Homer City Council Establishing a Port and Harbor Building Task Force and Specifying a Scope of Work. Mayor. Recommend adoption.

ADOPTED without discussion.

## **6. VISITORS**

- A. Brianna Allen, Old Town's Development Vision, 10 minutes.

Brianna Allen provided an overview of the Old Town's Development Vision.

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

- A. Borough Report

- B. 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

There were no Commission reports presented.

## **8. PUBLIC HEARING(S)**

- A. **Ordinance 13-19**, An Ordinance of the City Council of Homer, Alaska, Amending the 2013 Operating Budget to Provide for Natural Gas Conversions to City Buildings by Appropriating \$396,000 from the General Reserve, \$54,000 from the Harbor Reserve, \$48,000 from the Sewer Reserve, and \$28,000 from the Water Reserve Funds. City Manager/Public Works Director. Introduction May 28, 2013, Public Hearing and Second Reading June 10, 2013.

Memorandum 13-077 from Public Works Director as backup.

**Ordinance 13-19(S)**, An Ordinance of the City Council of Homer, Alaska, Amending the 2013 Operating Budget to Provide for Natural Gas Conversions to City Buildings by Appropriating \$540,000 from Various City Reserve Funds. City Manager/Public Works Director.

Memorandum 13-083 from Public Works Director as backup.

There was one who testified.

AMENDED eliminate lines 46, 49, 50, and 52 adjusting figures accordingly, and include public works after city hall on line 27.

AMENDED SUBSTITUTE ADOPTED with discussion.

- B. **Resolution 13-048**, A Resolution of the Homer City Council Amending the City of Homer Fee Schedule Under Water and Sewer Fees. City Clerk.

Memorandum 13-073 from Water and Sewer Rate Task Force as backup.

There were five who testified.

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

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

### A. City Manager's Report

1. May & June Employee Anniversaries
2. Bond Sale Amortization Schedule
3. Memorandum 13-082 from Personnel Director, Re: Kenai Peninsula Borough Healthcare Meetings
4. Memorandum 13-084 from Community and Economic Development Coordinator, Re: Tidal Energy Incubator Project Update

### B. Bid Report

Mayor Wythe recognized the City employees with anniversaries in May and June with 8, acknowledging 16 employees celebrating 120 years of service to the City of Homer. We appreciate their time and effort.

Councilmember Lewis questioned the time limit for appeal in the Deitzman case. City Attorney Wells believes it is a 30 day period, but would confirm that and get back to council.

## 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

**13. PENDING BUSINESS**

- 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, Postponed to June 10, 2013.

MOTION FOR ADOPTION ON THE FLOOR FROM APRIL 22, 2013

FAILED with discussion.

- B. **Resolution 13-056**, A Resolution of the City Council of Homer, Alaska, Amending the Land Allocation Plan to Make Approximately 10,000 Square Feet in the NW Corner of Lot 2, Tract 1-A, Fishing Hole Subdivision Available for Lease to Qualified Non-Profit Organizations, Establishing the Parameters for Such an Offering, and Authorizing the City Manager to Proceed With a Request for Proposals. City Council. (Postponed from May 28, 2013.)

**Resolution 13-056(S)**, A Resolution of the City Council of Homer, Alaska, Amending the Land Allocation Plan to Make Approximately 10,000 Square Feet in the NW Corner of Lot 2, Tract 1-A, Fishing Hole Subdivision Available for Lease to ~~Qualified Non-Profit Organizations~~, Establishing the Parameters for Such an Offering, and Authorizing the City Manager to Proceed With a Request for Proposals. City Council.

Memorandum 13-032 from City Manager as backup.

Memorandum 13-069 from City Planner as backup.

FAILED with discussion.

**14. NEW BUSINESS**

**15. RESOLUTIONS**

- A. **Resolution 13-048**, A Resolution of the Homer City Council Amending the City of Homer Fee Schedule Under Water and Sewer Fees. City Clerk.

Memorandum 13-073 from Water and Sewer Rate Task Force as backup.

POSTPONED to June 24, 2013.

- B. **Resolution 13-060**, A Resolution of the Homer City Council Awarding the Contract for Prisoner Meals at the Homer Jail to the Firm of \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_, in the Amount of \$\_\_\_\_\_ Breakfast, \$\_\_\_\_\_ Lunch, and \$\_\_\_\_\_ Dinner Per Day/Per Inmate with a Delivery Fee of \$\_\_\_\_\_ Per Trip and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

**Resolution 13-060(S)**, A Resolution of the Homer City Council Awarding the Contract for Prisoner Meals at the Homer Jail to the Firm of Homer Senior Citizens, Inc. of Homer, Alaska, in the amount of \$8.50 Breakfast, \$8.50 Lunch, and \$8.50 Dinner Per Day/Per Inmate with a Delivery fee of \$5.00 Per Trip and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

ADOPTED Substitute with discussion.

- C. **Resolution 13-061**, A Resolution of the Homer City Council Awarding the Contract for Crittenden Drive/Waddell Street Road Improvements to the Firm of \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_ in the Amount of \$\_\_\_\_\_ and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

**Resolution 13-061(S)**, A Resolution of the Homer City Council Awarding the Contract for Crittenden Drive/Waddell Street (Webber Subdivision) Road Reconstruction and Paving Improvements to the Firm of Arno Construction, Inc. of Homer, Alaska, in the Amount of \$598,219.00 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

ADOPTED Substitute without discussion.

- D. **Resolution 13-062**, A Resolution of the Homer City Council Awarding the Contract for the Homer Spit Boardwalk Revitalization Project to the Firm of \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_ in the Amount of \$\_\_\_\_\_ and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

**Resolution 13-062(S)**, A Resolution of the Homer City Council Awarding the Contract for the Homer Spit Boardwalk Revitalization Project to the Firm of Puffin Electric, Inc. of Homer, Alaska, in the Amount of \$171,850.00 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

ADOPTED Substitute without discussion.

E. **Resolution 13-063**, A Resolution of the City Council of Homer, Alaska Directing the City Manager to Begin the Process of Subdividing Lot 2, Tract 1-A, Fishing Hole Subdivision. City Manager.

Memorandum 13-069 from City Planner as backup.

FAILED without discussion.

## 16. COMMENTS OF THE AUDIENCE

There were four who commented.

## 17. COMMENTS OF THE CITY ATTORNEY

City Attorney Wells had no comments.

## 18. COMMENTS OF THE CITY CLERK

Deputy City Clerk Jacobsen had no comments.

## 19. COMMENTS OF THE CITY MANAGER

City Manager Wrede explained for the listening audience the reason resolutions with blanks are on the council's agenda. The timing of bid openings in relation to the deadline for the council packet is such that an initial resolution with blanks is a place holder on the agenda and then a substitute resolution with the bid award information is provided after the bids are open. In reference to public comment, City Manager Wrede said that there has been discussion among staff about looking for ways apartment buildings can have separate water meters that would be convenient for the owner.

## 20. COMMENTS OF THE MAYOR



Mayor Wythe had no additional comments and thanked everyone for their time tonight.

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

Councilmember Howard thanked Katie for doing a good job on the “excuse us while we improve our community” information flyer. She thinks it will go a long way in helping folks understand what is happening, and also for our own citizens to know where their tax dollars are going. She supports the emergency training, it is terribly important to know what this big plan is that the Mayor Pro Tem has been working on. She thanked Mr. Foster and Mr. Venuti for serving once again as Planning Commissioners; it is a tremendously important and tedious job. She is excited about the paving projects around town, including Fish Dock and Ice Dock Road. Mrs. Howard commented her opinion on why they postponed the water and sewer rate resolution is because they had too many amendments, new information coming in, and for the sake of all of us and the general public it was too confusing. They will be bringing back a cleaned up resolution and if the Council has inconvenience anyone’s schedule she apologizes, but it is a better public policy. She thanked the City Manager for explaining the bid award process. Thank you and good evening.

Councilmember Lewis noted that there was discussion of the water and sewer rates at the worksession and committee of the whole. He voted in favor of postponing the water and sewer rates because he isn’t sure if he is in favor of the new rates, especially with the spit getting hit with both BOD fee and the lift station fee, and what this might end up costing the city. He thinks it is a discussion they really haven’t had, regarding what they will cut for their extra cost for fire hydrant maintenance.

Councilmember Dolma commented that in the proposal they had, there was information from several different years and it needs to get cleaned up so it will be clearer to everyone. He thanked everyone who shows up and speaks. It is important that they come and speak their mind. They might not get immediate feedback, but Council does read the letters and emails, and take what people say under advisement.

Councilmember Zak commented that he would like to have voted on the water and sewer tonight. He isn’t sure they have a system based on facts and there are more pieces to it, and it seems more complicated than what they have now. The cost to large business owners concerns him a little bit from an economic stand point. Having to shut down in the winter because water rates go up concerns him. Maybe there were people who weren’t taken into consideration. He could vote against it right now, and continue current rates. They have talked about amendments but doesn’t think it can be done two weeks from now either. He thinks there are ways to work around tenant fees, but will take more time. He thinks they should work on it more and do it right. Mr. Zak thanked the Bunnell Street/Old Town group for coming out; it was good to see another example of community improvement. There will be future discussion on the fishing hole lot, it’s unfortunate they haven’t come up with a quick decision. It’s in the best interest over time to do what is right.

Councilmember Roberts also thanked the Old Town group for coming, it was really good to see a community organizing and trying to help themselves. She looks forward to working with them in improving the pedestrian problems down there. She also supports the emergency training for the Council. She has done some of the training and participated on the task force in the spring, and she thinks it’s really important for the community to be prepared. Others in the community

should pay attention to the ideas too. She clarified Councilman Lewis' comment with her understanding that not all spit users are having BOD charges, only certain businesses. In two weeks she anticipates another hearing for water and sewer where people can comment on the modified resolution.

## **22. ADJOURNMENT**

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 7:49 p.m. The next Regular Meeting is Monday, June 24, 2013 at 6:00 p.m. and Committee of the Whole 5:00 p.m. A Worksession is scheduled for Thursday, June 27, 2013 at 5:15 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.