

**ACTION AGENDA**

Monday, August 26, 2013  
Worksession  
Committee of the Whole  
Regular Meeting

**WORKSESSION**

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

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

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

The agenda was approved by consensus of the Council.

**3. 2014 - 2019 Capital Improvement Plan & FY 2015 Legislative Requests**

**4. COMMENTS OF THE AUDIENCE**

There were no comments of the audience.

**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.**

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

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

The agenda was approved by consensus of the Council.

**3. CONSENT AGENDA**

**4. 2014 Budget – Revenue Sources**

**5. REGULAR MEETING AGENDA**

## 6. COMMENTS OF THE AUDIENCE

There were no comments of the audience.

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

Mayor Wythe adjourned the meeting at 5:51 p.m.

### REGULAR MEETING AGENDA

Session 13-17, a Regular Meeting of the Homer City Council was called to order on August 26, 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,  
ROBERTS, ZAK

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

Department Heads may be called upon from time to time to participate via teleconference.

## 2. AGENDA APPROVAL

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 1.24.040.)

The following changes were made:

**CONSENT AGENDA - Memorandum 13-126** from City Manager, Re: Ordinance 13-37; **CITY MANAGER'S REPORT** - Contract Modification for Homer Small Boat Harbor System 5 Improvements; **RESOLUTIONS - Resolution 13-087**, A Resolution of the Homer City Council Adopting the 2014-2019 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2015. Mayor/City Council; East to West Transportation Corridor Project; **Memorandum 13-125** from City Clerk, Re: Amendment to Kachemak Drive Phase II Water and Sewer Assessment Roll; **Resolution 13-088**, A Resolution of the Homer City Council Confirming the Assessment Roll, Establishing Dates for Payment of Special Assessments and Establishing Delinquency, Penalty, and Interest Provisions for the

Kachemak Drive Phase II Water and Sewer Special Assessment District. City Clerk; Written public testimony.

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

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

There was one 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 August 12, 2013. City Clerk. Recommend adoption.
- B. **Ordinance 13-36**, An Ordinance of the Homer City Council Appropriating Five Percent (5%) of the Tax Revenue Generated by the Drill Rig Endeavour, an Amount of \$9,054.36, to The Homer Foundation. City Clerk/Permanent Fund Committee. Recommended dates: Introduction August 26, 2013, Public Hearing and Second Reading September 9, 2013.
- C. **Ordinance 13-37**, An Ordinance of the City Council of Homer, Alaska, Amending the Definition of “Discontinued” in Homer City Code 21.61.015, Definitions, to Exclude From the Time for Which a Nonconforming Use May Cease the Time From the Death of Its Operator Until the Use is Legally Available for Transfer to a Successor Operator. Mayor/City Manager. Recommended dates: Introduction August 26, 2013, Refer to Planning Commission for Their September 18, 2013 Meeting, Public Hearing and Second Reading September 23, 2013.

Memorandum 13-126 from City Manager as backup.

- D. **Resolution 13-089**, A Resolution of the City Council of Homer, Alaska, Approving the Sale of 385 Square Feet From Lot 7-A, Tract B, Nils O. Svedlund Subdivision for \$1,655.50 to Harmon And Pauli Hall, dba Dragonfly LLC, and Establishing the Terms of the Sale. City Manager.
- E. **Memorandum 13-122**, from Deputy City Clerk, Re: Confirmation of Election Judges for the Regular City of Homer Election October 1, 2013.
- F. **Memorandum 13-123**, from City Clerk, Re: November City Council Meeting Schedule.

Item C – Ordinance 13-37 was removed from the Consent Agenda and placed under Ordinances.

Item D – Resolution 13-089 was pulled.

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

## **6. VISITORS**

A. Jim Lavrakas, Executive Director, Homer Chamber of Commerce, 10 minutes.

Jim Lavrakas, Executive Director of the Homer Chamber of Commerce introduced himself to Mayor, Council, and the public. He takes the job of marketing Homer seriously, is a good listener, and will seek out and encourage economic development opportunities. Volunteer appreciation day is Wednesday from 5:00 – 7:00 p.m. at the Chamber. There are many long time volunteers, especially the people at the front desk.

## **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

The rules were suspended for a special mayoral proclamation to City Clerk Johnson for obtaining her Master Municipal Clerk certification.

C. Google Designates Homer as Alaska’s 2013 eCity

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

A. **Capital Improvement Plan** 2014 – 2019 / FY 2015 Legislative Requests

There were three who testified.

**B. Kachemak Drive Phase II Water and Sewer Special Assessment District**

There were two who testified.

- C. **Ordinance 13-32**, An Ordinance of the City Council of Homer, Alaska, Amending HCC 21.41.030, Definitions, HCC 21.41.040, Basis for Establishing Flood Hazard Areas, HCC 21.41.200, Standards–All Flood Hazard Areas, and HCC 21.41.220, Standards–Where Base Flood Elevation Data is Provided, to Adopt the Flood Insurance Rate Maps Dated November 6, 2013, and Code Revisions Recommended by FEMA. Planning. Introduction August 12, 2013, Public Hearing and Second Reading August 26, 2013.

Memorandum 13-111 from City Planner as backup.

There was no public testimony.

ADOPTED without discussion.

- D. **Ordinance 13-33**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2013 Operating Budget to Provide for Necessary Mid-Year Adjustments by Appropriating and Transferring Funds From the General Fund, Water and Sewer, and Port and Harbor Reserve Funds to the Health Insurance Fund, and the Library, Fire Department, Information Technology, and Port and Harbor Budgets. City Manager/Finance Director. Introduction August 12, 2013, Public Hearing and Second Reading August 26, 2013.

Memorandum 13-116 from Personnel Director as backup.

There was no public testimony.

ADOPTED without discussion.

**9. ORDINANCE(S)**

- A. **Ordinance 13-35**, An Ordinance of the City Council of Homer, Alaska, Enacting Homer City Code Chapter 1.71, Water and Sewer Advisory Commission. Zak. Recommended dates: Introduction August 26, 2013, Public Hearing and Second Reading September 9, 2013.

FAILED with discussion.

- C. **Ordinance 13-37**, An Ordinance of the City Council of Homer, Alaska, Amending the Definition of “Discontinued” in Homer City Code 21.61.015, Definitions, to Exclude From the Time for Which a Nonconforming Use May Cease the Time From the Death of Its Operator Until the Use is Legally Available for Transfer to a Successor Operator. Mayor/City Manager. Recommended dates: Introduction August 26, 2013, Refer to

Planning Commission for Their September 18, 2013 Meeting, Public Hearing and Second Reading September 23, 2013.

Memorandum 13-126 from City Manager as backup.

ADOPTED and REFERRED to the Planning Commission for review. POSTPONED to September 23, 2013 for Public Hearing and Second Reading.

**10. CITY MANAGER'S REPORT**

A. City Manager's Report

1. Contract Modification for Homer Small Boat Harbor System 5 Improvements

City Manager Wrede reported on a change order for Puffin Electric for work in the harbor for electrical and water upgrades on System 5. Procurement policies require us to notify the Council; the information is included in the supplemental packet. This is one of the projects we are bonding for with 50% bond money and 50% grant money. The budget for the project was over \$800,000, with an engineering estimate of \$776,000. The bids were substantially lower. Bryan and Carey asked for bids to include work that would have been requested earlier if we thought we could afford it. The \$191,000 in upgrades to electrical and water on System 5 will be great for our commercial fleet and is within the budget that Council adopted.

Mayor Wythe commented on the enjoyable meeting with the Coast Guard Commandant. Her favorite part was hearing him say he didn't know why people keep asking him why we would move the boats out of Homer. We have the opportunity to send a request for a 25-year commitment that could help with the East Boat Harbor expansion and other funding opportunities. Coast Guard housing in Homer is sometimes difficult because there are more families than Coast Guard housing provides for. They will enter into a five year contractual rental agreement for housing; it is a good assurance for developers too.

B. Inactive Records Report

**11. CITY ATTORNEY REPORT**

**12. COMMITTEE REPORT**

A. Public Arts Committee

B. Transportation Advisory Committee

Councilmember Roberts reported the TAC met last week and heard a presentation from the Mattox Street Association on ways to improve the traffic flow. The committee familiarized

themselves with the Non Motorized Transportation and Trails Plan. They also discussed the Greatland Street ROW development.

- C. Permanent Fund Committee
- D. Lease Committee
- E. Port and Harbor Improvement Committee
- F. Employee Committee Report

**13. PENDING BUSINESS**

**14. NEW BUSINESS**

**15. RESOLUTIONS**

- A. **Resolution 13-087**, A Resolution of the Homer City Council Adopting the 2014-2019 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2015. Mayor/City Council.

Memorandums 13-121 and 13-124 from Community and Economic Development Coordinator as backup.

AMENDED: Lines 31 and 32 to read: Fire Department Equipment Upgrades/East to West Transportation Corridor.

POSTPONED to September 9, 2013 for PUBLIC HEARING.

- B. **Resolution 13-088**, A Resolution of the Homer City Council Confirming the Assessment Roll, Establishing Dates for Payment of Special Assessments and Establishing Delinquency, Penalty, and Interest Provisions for the Kachemak Drive Phase II Water and Sewer Special Assessment District. City Clerk.

Memorandum 13-125 from City Clerk as backup.

AMENDED: Assessment Roll amended to include a \$34,140.80 assessment for David Seaman, KPB #174-210-41.

Mayor Wythe called for a recess at 7:11 p.m. and reconvened the meeting at 7:12 p.m.

POSTPONED to September 9, 2013.

**16. COMMENTS OF THE AUDIENCE**

There was one who commented.

**17. COMMENTS OF THE CITY ATTORNEY**

City Attorney Klinkner was not present.

**18. COMMENTS OF THE CITY CLERK**

City Clerk Johnson reminded everyone the deadline to register to vote for the upcoming election is Friday, August 30<sup>th</sup> at the Clerk's office, or Saturday, August 31<sup>st</sup> at the Library.

**19. COMMENTS OF THE CITY MANAGER**

City Manager Wrede had no comment.

**20. COMMENTS OF THE MAYOR**

Mayor Wythe thanked the candidates that came and sat through the meeting. She congratulated Jo and hopes it wasn't too embarrassing. It is hard to have a surprise for the Clerk.

**21. COMMENTS OF THE CITY COUNCIL**

Councilmembers Howard and Lewis had no comment.

Councilmember Dolma told Jo she was awesome. He thanked all those that sit on committees. Their work is important and Council appreciates their work. He thanked the public that came out tonight. He enjoys hearing from folks. He enjoys working with the Council; they are awesome too.

Councilmember Zak thanked Jo and congratulated her on the award stating that we greatly appreciate your service as the City Clerk. He expressed concern about the CIP. At the all day Worksession only one person from the public attended. We talked about the capital improvement list and went to a smaller list to make it more manageable for the City. We talked about determining more projections and financial matters for the CIP. He feels like he is losing his touch with the public by having a separate list for the non profit sector. His inner feeling says something we are doing is not right although it may be easier to manage. Maybe we can get some public input at the next meeting. He sees a greater separation from the City and the public. We sent a message when we passed water and sewer rates that we were going to bring up the commission. He would like to see the water and sewer commission come back again. There are issues that we have not fully addressed. Many years ago we started the Kachemak Drive project. The rates have gone up a whole lot. To hear an assessed property value is \$13,000 with the water and sewer assessment of \$34,000 concerns him a whole lot. Without an opportunity for citizens to be fully heard he is concerned where we as going as a city. We are distancing ourselves.

Councilmember Roberts congratulated and thanked Jo who does a lot of work for the Council. She would not be against forming a water and sewer rate committee in the spring. Our new rates don't go into effect until January. It did not make sense to form a committee right now; we need to see how the rates go. She looks forward to talking about a committee in the springtime.

## **22. ADJOURNMENT**

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 7:19 p.m. The next Regular Meeting is Monday, September 9, 2013 at 6:00 p.m., Committee of the Whole 5:00 p.m., and a Worksession at 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.