

**SPECIAL AGENDAS
SPECIAL MEETING
COMMITTEE OF THE WHOLE
REGULAR MEETING
APRIL 9, 2018**

SPECIAL MEETING AGENDA

Session 18-09 a Special Meeting of the Homer City Council was called to order on April 9, 2018 at 4:00 p.m. by Mayor Bryan Zak at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COUNCILMEMBERS: ADERHOLD, ERICKSON, LORD, SMITH, STROOZAS, VENUTI

STAFF: CITY MANAGER KOESTER
CITY CLERK JACOBSEN

2. **AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

APPROVED without discussion.

3. **PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA**

4. **NEW BUSINESS**

- A. **Memorandum 18-040**, from City Clerk Re: Request for Executive Session Pursuant to AS §44.62.310(a-c)(2), Matters, Subjects that tend to Prejudice the Reputation and Character of Any Person, Provided the Person May Request a Public Discussion.(City Manager Koester Annual Performance Evaluation/Employment Contract)

APPROVED executive session with discussion.

Council adjourned into executive session at 4:05 p.m. and reconvened the Special meeting at 4:58 p.m.

Councilmember Aderhold stated the Council discussed the City Manager's annual performance evaluation for 2017, set goals for 2018, and discussed the performance based salary increase.

5. **COMMENTS OF THE AUDIENCE**

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

The next Regular Meeting is Monday, April 23, 2018 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A Worksession is scheduled on April 17, 2018 at 4:00 p.m. in the City Hall Cowles Council Chambers; and a Worksession is Tuesday April 17, 2018 at 4:00 p.m. in the City Hall Conference Room, all located at 491 E. Pioneer Avenue, Homer, Alaska.

Mayor Zak adjourned the meeting at 5:00 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)

APPROVED without discussion

3. Ordinance 18-16, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Chapter 18.08, Codifying Certain Lease Policy and Procedures; Expanding Lease Review to include Recommendations by Appropriate City Commissions; Removing References to the Lease Committee; and Requiring Essential Lease Terms to be Approved by City Council. Erickson/Smith. Introduction March 27, 2018, Refer to Port and Harbor Advisory Commission; Second Reading and Public Hearing May 14, 2018.

Memorandum 18-035 from City Attorney as backup
(City Attorney Wells will be present)

4. CONSENT AGENDA

5. REGULAR MEETING AGENDA

6. COMMENTS OF THE AUDIENCE

There was one who commented.

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

The next Regular Meeting is Monday, April 23, 2018 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A Worksession is scheduled on April 17, 2018 at 4:00 p.m. in the City Hall Cowles Council Chambers; and a Worksession is Tuesday April 17, 2018 at 4:00 p.m. in the City Hall Conference Room, all located at 491 E. Pioneer Avenue, Homer, Alaska.

Mayor Zak adjourned the meeting at 5:55 p.m.

REGULAR MEETING AGENDA

Session 18-10 a Regular Meeting of the Homer City Council was called to order on April 9, 2018 at 6:00 p.m. by Mayor Bryan 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, LORD, SMITH, STROOZAS, VENUTI

ABSENT: ERICKSON (excused)

STAFF: CITY MANAGER KOESTER
CITY CLERK JACOBSEN
ACTING LIBRARY DIRECTOR HAINES

Council met for a Special Meeting at 4:00 p.m. for an executive session to discuss City Manager Koester Annual Performance Evaluation/Employment Contract and Committee of the Whole to discuss Ordinance 18-16 Amending Homer City Code 18.08 re: Lease Policies, consent agenda, and regular meeting agenda items.

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: **CONSENT AGENDA Resolution 18-037**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule Under Library Fees to Increase Copy Fees. Smith. **Memorandum 18-043** from Acting Library Director as backup; **VISITORS** Letter from Kachemak Heritage Land Trust Re: Request for HART funds for the Design of a new ADA accessible trail on City and KHLT owner property.

APPROVED as amended without discussion.

3. MAYORAL PROCLAMATIONS AND RECOGNITIONS

A. Swearing In Ceremony New Fire Chief Terry Kadel

Mayor Zak performed the swearing in of Fire Chief Kadel. Fire Chief Kadel expressed his appreciation for the work of former Fire Chiefs Painter and Purcell, as well as the volunteers and community. He is proud to serve the community and looks forward to the years ahead.

B. Proclamation National Library Week – April 8-14, 2018

Mayor Zak read the National Library Week Proclamation, presented it to Acting Librarian Claudia Haines, Mark Massion and Marcia Kuzmaul of the Library Advisory Board, and Youth and Teen library volunteers who mentored in winter programs, Ian Cambridge and Owen Glasman from Homer High School, Olivia Glasman, Aval Halstead, and Delilah Harris from Homer Middle School, Bea McDonough and Sayde Schafli from West Homer Elementary, and Christian Matthews from Fireweed Academy.

The Library Advisory Boardmembers recognized Hannah Vance, the board's student representative.

Sayde Schafli, youth mentor, commented they help out with the Girl Scouts and other library projects. It's really fun to work with Claudia, fellow librarians, and library volunteers.

C. Proclamations for Haven House Women of Distinction:
Hero of the Heart

Mayor Zak read and presented the proclamation to Pastor Lisa Talbott. Pastor Talbott expressed her appreciation for the community. It's her ongoing passion and mission to always encourage us to seek empathy, to work towards understating, to love our neighbors whoever they may be, and to become a more compassionate and loving community.

Woman of Distinction

Councilmember Aderhold read and presented the proclamation to Dr. Linda Chamberlain. Dr. Chamberlain said it's really neat to be part of Homer. She gets to work with amazing people and an extraordinary community.

Woman of Wisdom

Councilmember Venuti read and presented the Proclamation to Daisy Lee Bitter. Ms. Bitter said she would save her comments for Friday night.

Young Woman of Distinction

Councilmember Lord read and presented the proclamation to Chloe Pleznac. Ms. Pleznac said there are many people in the community who have inspired and influenced her throughout the years. She's thankful for the words and wisdom they've given her over the years.

4. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

There were three 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 Special Meeting Minutes of March 12, 2018 and Regular Meeting Minutes of March 27, 2018. City Clerk. Recommend adoption.
- B. **Memorandum 18-041** from Councilmember Stroozas Re: Directing PARCAC to look into Safety Improvements that can be made to Karen Hornaday Road. Recommend Approval.
- C. **Ordinance 18-17**, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.08.120 to Allow Councilmembers to Attend an Executive Session of the City Council by Telephonic Means. Stroozas. Recommended Dates: Introduction April 9, 2018, Public Hearing and Second Reading April 23, 2018.

Moved to Ordinances. Smith.

- D. **Ordinance 18-18**, An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code 17.04.100, Subdivision after Levy of Assessment. Lord. Recommended Dates: Introduction April 9, 2018, Public Hearing and Second Reading April 23, 2018.

Moved to Ordinances. Smith.

- E. **Ordinance 18-19**, An Ordinance of the City Council of Homer, Alaska, Amending the 2018 Operating Budget by Authorizing the Expenditure of \$10,000 from the Old Middle School Depreciation Reserve Fund for the Purposes of Determining the Financial Resources Required to Use the Homer Education and Recreation Complex (HERC), if a Tenant is a Feasible Option and Entering into a Sole Source Contract with STANTEC to Provide Technical Expertise. Aderhold. Recommended Dates: Introduction April 9, 2018, Public Hearing and Second Reading April 23, 2018.

Moved to Ordinances. Smith.

- F. **Resolution 18-035**, A Resolution of the City Council of Homer, Alaska, Approving the City of Homer 2018 Land Allocation Plan. Mayor/Council. Recommend Adoption.

- G. **Resolution 18-036**, A Resolution of the City Council of Homer, Alaska, Establishing the Homer Education and Recreation (HERC) Task Force to Determine the Financial Resources Required to Use the Building and Leasing Space is a Feasible Option. Aderhold. Recommend Adoption.

Memorandum 18-042 from Deputy City Planner as backup

Moved to Resolutions. Smith.

- H. **Resolution 18-037**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule Under Library Fees to Increase Copy Fees. Smith. Recommend Adoption.

Moved to Resolutions. Smith.

- I. **Resolution 18-038**, A Resolution of the City Council of Homer, Alaska, Urging Alaska DOT to Adhere to the Current Schedule for the Pioneer Avenue Resurfacing Project. Venuti. Recommend Adoption.

Items C., D., and E. moved to Ordinances A., B., and C. Smith.

Items H., and G. moved to Resolutions A. and B. Smith.

ADOPTED as amended without discussion.

7. VISITORS

- A. Foraker Group, Laurie Wolf President/CEO (10 minutes)

Laurie Wolf, President and CEO of the Foraker Group, presented to the Council regarding economic and social benefits of nonprofits in Homer, the Kenai Peninsula Borough, and the State. She touched on nonprofits as economic drivers in our community, also their partnerships with governments, leverage of public funds for maximum returns, nonprofits community investment and civic engagement, as well as nonprofits ensuring community well-being and quality of life. Ms. Wolf said the Foraker Economic report and additional information can be viewed on their website, www.forakergroup.org.

- B. Homer Foundation, Joy Steward (10 minutes)

Joy Steward, Executive Director and Jim Lavrakas, Distribution Committee member, presented on the 2018 City of Homer Grants Program. Mr. Lavrakas announced the eleven nonprofit organizations that applied for and received City of Homer Grants. He shared that it's a challenge to review organizations with very different missions, but the committee members

agreed that all eleven are high functioning organizations providing valuable programs and services to the community. Ms. Steward shared that in 2017 these eleven organizations generated over \$4.4 million in revenues including \$1.6 million in new money coming into Homer from State, Federal and Foundation grants. They employ 83 full, part-time, and seasonal employees with combined personnel expenses exceeding \$2.5 million. The data from these eleven organizations help to illustrate the importance of Homer's nonprofit section as an economic drive in our economy.

C. Kachemak Heritage Land Trust (KHLT), Joel Cooper (10 minutes)

Joel Cooper, KHLT Stewardship Director, provided an overview of the KHLT land portfolio that includes properties from the Kenai River to the head of Kachemak Bay. Within Homer KHLT has 3 conservations easements totaling just over 57 acres, a 300.2 acre conservation easement in the Bridge Creek Watershed, and four fee owned conservation management units totaling just over 80 acres. Mr. Cooper reviewed the history of Poopdeck Platt Park and the proposed new ADA Accessible trail. He touched on new parking possibilities, next steps including trail design, grant timeline, and trail construction completed in 2019, and potential funding options.

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

A. Borough Report

Kelly Cooper, Kenai Peninsula Borough Assembly President, updated the Council on the ordinance to move the common boundary between the Central and South Peninsula hospitals further south. There will be a meeting with the hospital board, and a public hearing in Ninilchik at the end of the month. Assembly President Cooper touched on the financial impact to our service area and services we provide in Ninilchik. She reported the transfer from the land fund to the general fund proposed by Mayor Pierce and the sales tax question have been postponed until the Assembly can review the detailed budget presented by the Mayor. She reviewed some proposed combinations of mil rate, sales tax adjustment, and excise tax proposal combinations that have come up during budget discussion and reported the budget will be finalized in June. Lastly she reported the Borough has proclaimed April 21, 2018 Wilma Gregory Day. Wilma will be 100 on the 21st.

There was brief discussion with Councilmembers regarding the hospital boundary and mil rate.

B. Commissions/Board Reports:

1. Library Advisory Board

Mark Massion, Library Advisory Boardmember reported the board is trying to develop job description and selection process for the board's next student representative. He noted other items including, Children's Librarian Claudia Haines is a member of the National Caldecott Committee and touched on some benefits of that opportunity, and the LAB has a worksession scheduled to talk with some of the smaller libraries on the peninsula. The library received 38 applications for a part time position at the library, the spring book sale is coming up, and this is the last month for Lunch with a Councilmember.

2. Homer Advisory Planning Commission
3. Economic Development Advisory Commission

Karin Marks, Economic Development Advisory Commission Chair, commented regarding the action items from the BR&E survey. There are four short term items- clarifying city regulatory barriers, exploring public private partnership to create a master plan for a more vibrant connected central commercial district, support efforts to develop large vessel haul-out, and educate/share information/make connections. The two long term items are to explore city participation in coordinate public/private initiatives to recruit workforce and support large vessel harbor expansion with attention to competitive rates and multi-use spit management. She thanked the Council for bringing forward the ordinance regarding lease policies, it was one of the regulatory issues that was raised in the survey.

4. Parks Art Recreation and Culture Advisory Commission

Ingrid Harrald, Parks Art Recreation and Culture Advisory Commissioner, reported on the HERC tours, success in working with the Port and Harbor Advisory Commission on getting lids for the harbor trash cans, and highlighted several successful Community Recreation events. Ms. Harrald noted the Commission continues their work on a sidewalk matrix, they finished review of the Karen Hornaday Park master plan and appreciate approval of Memorandum 18-041 related to the park road. She reviewed the Commission's recommendation of potential members for the HERC task force, and expressed appreciation for Matt Steffy, former Chair who was recently hired by the City as Parks Maintenance Coordinator.

5. Port and Harbor Advisory Commission

Bob Hartley, Port and Harbor Advisory Commissioner, reported the Commission spent a lot of time at their last meeting reviewing Ordinance 18-16 regarding the lease policy. It was an informative discussion and he thanked the Councilmembers for bringing it forward. He commented the harbor is in transition to spring and summer, there is no ice in the harbor, they had a successful winter king salmon derby, seasonal employees will be coming on board, and there is an oil spill training coming up this month.

Mayor Zak called for a short recess at 7:44 p.m. and the meeting resumed at 7:49 p.m.

9. PUBLIC HEARING(S)

10. ORDINANCE(S)

- A. **Ordinance 18-17**, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.08.120 to Allow Councilmembers to Attend an Executive Session of the City Council by Telephonic Means. Stroozas. Recommended Dates: Introduction April 9, 2018, Public Hearing and Second Reading April 23, 2018.

FAILED introduction with discussion.

- D. **Ordinance 18-18**, An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code 17.04.100, Subdivision after Levy of Assessment. Lord. Recommended Dates: Introduction April 9, 2018, Public Hearing and Second Reading April 23, 2018.

INTRODUCED with discussion.

- E. **Ordinance 18-19**, An Ordinance of the City Council of Homer, Alaska, Amending the 2018 Operating Budget by Authorizing the Expenditure of \$10,000 from the Old Middle School Depreciation Reserve Fund for the Purposes of Determining the Financial Resources Required to Use the homer Education and Recreation Complex (HERC), if a Tenant is a Feasible Option and Entering into a Sole Source Contract with STANTEC to Provide Technical Expertise. Aderhold. Recommended Dates: Introduction April 9, 2018, Public Hearing and Second Reading April 23, 2018.

INTRODUCED with discussion.

11. CITY MANAGER'S REPORT

- A. City Manager's Report

City Manager Koester commented in response to questions regarding Natural Gas SAD billing, that payment status continues to improve and more payoffs are coming in. The City has and will continue to mail out reminders in January of the upcoming payment due in July.

Regarding the information requested for the Police Station upcoming worksession, City Manager Koester will include 1% seasonal sales tax information and what the sales tax increases would look like for spending \$100 locally, in a supplemental packet.

- B. Bid Report

12. CITY ATTORNEY REPORT

13. COMMITTEE REPORT

- A. Employee Committee Report
- B. Americans with Disabilities Act Compliance Committee

Councilmember Aderhold reported the Committee will met April 12t at 3:00 p.m.

14. PENDING BUSINESS

15. NEW BUSINESS

16. RESOLUTIONS

- A. **Resolution 18-037**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule Under Library Fees to Increase Copy Fees. Smith.

POSTPONED to April 23 with discussion.

- B. **Resolution 18-036**, A Resolution of the City Council of Homer, Alaska, Establishing the Homer Education and Recreation (HERC) Task Force to Determine the Financial Resources Required to Use the Building and Leasing Space is a Feasible Option. Aderhold. Recommend Adoption.

Memorandum 18-042 from Deputy City Planner as backup

Amended line 81 to change three seats filled by non-city residents to two.

POSTPONED to follow Ordinance 18-19.

17. COMMENTS OF THE AUDIENCE

There were three who commented.

18. COMMENTS OF THE CITY ATTORNEY

Attorney Wells was not present.

19. COMMENTS OF THE CITY CLERK

City Clerk Jacobsen had no comments.

20. COMMENTS OF THE CITY MANAGER

City Manager Koester had no comments.

21. COMMENTS OF THE MAYOR

Mayor Zak commented tonight was a great example of the Council working well together. There were a lot of good presentations and public testimony of the community working together for everyone.

22. COMMENTS OF THE CITY COUNCIL

Councilmember Stroozas commented Homer Elks Lodge held their annual awards banquet on Saturday evening. The Enrique Camerina award, an award established by the Elks to recognize and honor law enforcement officers who've made a significant contribution in the field of drug prevention and who personify the belief that one person can make a difference, has never been awarded in the State of Alaska before. They were very honored to be able to present the award to one of Homer's finest, Lt. Ryan Browning who has gone above and beyond the call of duty to exemplify that one person can make a difference through a drug awareness program. The Elks Lodge will be issuing a press release in the morning with more information. Homer Elks Lodge 2127 is proud to be the first lodge in the state to give the award out to a public safety official.

Councilmember Venuti congratulated Councilmember Aderhold and Katie Bursch for being selected as Salmon Fellows. She also noted that April is volunteer month and thanked all the volunteers on the advisory boards and commissions and those in the community for all they do.

Councilmember Aderhold commented she attended the Library's Lifelong Learning event on Saturday. She gave a shout out to Ben Kettle, the Youth Learner Award recipient. He gave a wonderful presentation, is a humble young man, and a very accomplished self-learner. She noted that key-note speaker Michael Carey commented to her at the event that this is a really amazing library. Ms. Aderhold congratulated Fire Chief Kadel, she looks forward to working with him. She reminded everyone that Homer shares there road and please be aware of the pedestrians and bicyclists out on the road. Please give cyclists three feet on the road, be patient, and look out for everyone's safety.

Councilmember Smith commented spring is in the air. The community clean-up is coming up soon and he encouraged everyone to participate. He congratulated Fire Chief Kadel, he brings a great energy to the department. He welcomed Matt Steffy to the City staff, he's going to do an awesome job. It was wonderful to see a great cross section of our Women of Distinction here this evening. Women play an important role in our community, he's grateful for their examples.

He also commented the bowling alley building has been sold and encourages people to get out and thank Mark Cooper for all he's done for the community, including the Special Olympics and past fundraisers for the Library.

Councilmember Lord congratulated Chief Kadel and Matt Steffy and commented that in looking at the Homer Foundation information what a rich and diverse community we have. She doesn't bowl but the number of people who've expressed sadness to her about the bowling alley closing makes her wish she would have. She commented about the plate project at Bunnell, her family is appreciative of Hospice, the Farmer's Market as a job in the summer, the ski club, and all the organizations on the Homer Foundation list. SPROUT is an amazing organization that works with families and she noted some of their family support programs. Ms. Lord commented she was at the college taking a garden design class for two Saturdays and commented that a refrigerated seawater class, life painting class, and QuickBooks class were also going on. She hopes everyone is weathering the spring well and taking advantage of the many opportunities in town, even with very little money there are a lot of things to go and do.

23. ADJOURNMENT

The next Regular Meeting is Monday, April 23, 2018 at 6:00 p.m., Worksession at 4:00 p.m. Committee of the Whole at 5:00 p.m; a Worksession on April 12, 2018 at 4:00 p.m. in the City Hall Cowles Council Chambers; and a Worksession is Tuesday April 17, 2018 at 4:00 p.m. in the City Hall Conference Room, all located at 491 E. Pioneer Avenue, Homer, Alaska.

Mayor Zak adjourned the meeting at 8:59 p.m.