

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

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.

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.

ADERHOLD/LORD MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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, Library Advisory Boardmembers Mark Massion and Marcia Kuzmaul, 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.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Kathy Carsow, city resident, commented in support of Ordinance 18-19 and Resolution 18-036 relating to the HERC Task Force.

Tess Dally, non resident, commented in the support of the letter from Kachemak Heritage Land Trust requesting funding for the design of the ADA accessible trail that KHLT is proposing.

Karin Marks, city resident, commented in support of Ordinance 18-19 and Resolution 18-036 relating to the HERC Task Force.

RECONSIDERATION

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.

Moved to Resolutions. Smith.

- 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.

City Clerk Jacobsen read the consent agenda.

ADERHOLD/VENUTI MOVED TO ADOPT THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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.

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 forwarded 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.

PUBLIC HEARING(S)

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.

VENUTI/STROOZAS MOVED TO INTRODUCE ORDINANCE 18-17.

There was discussion expressing concern about legal issues surrounding councilmembers attending executive sessions telephonically.

VOTE: NO: ADERHOLD, LORD, VENUTI, STROOZAS, SMITH

Motion failed.

- B. **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.

LORD/VENUTI MOVED TO INTRODUCE ORDINANCE 18-18.

Councilmember Lord commented the issue of subdivision after levy of assessment has come up over time from people having concerns about it and it poses a challenge for encouraging infill in the city. She explained that if a property owner is part of a special assessment district and then wants to subdivide subsequent to having the assessment, another assessment is levied against the newly created lot or lots. In an effort to reduce that burden and promote infill, this ordinance repeals that one section of code.

Councilmember Lord added in looking at this issue, it has come up that there are places in title 17 and 14 where we could benefit from taking a more complete look at reimbursements and charging fees related to improving city services.

Councilmember Aderhold asked for more information on what the city is doing now and how this change will effect property owners in an effort to better understand how to maintain fairness for other people who are paying an assessment.

Councilmember Venuti questioned the reference to affordable housing, noting that it's often confused with low income housing, and asked for clarification of it's meaning in this instance.

Councilmember Lord responded the reference to affordable housing comes from the Comprehensive Plan and encourage infilling. She also gave a brief overview of current process of subdivision after levy of assessment, emphasizing it places a burden on the property owner who may want to subdivide a larger parcel and the burden on the city to have to disperse the new assessment among the other property owners in the district.

Councilmember Smith commented he's fairly supportive of this, noting the high assessment fees that are sometimes more expensive than the value of the land. He requested copies of title 14 and 17 be included in the next packet.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- C. **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.

ADERHOLD/VENUTI MOVED TO INTRODUCE ORDINANCE 18-19

Councilmembers Smith and Stroozas expressed concerns about spending more money on assessing the HERC building. Recent studies have been done and things haven't changed since then.

Councilmember Aderhold commented that based the scope of work for the proposed task force, they will need some expertise to answer questions and STANTEC is a good resource for that. The last time the building was assessed it was for a public safety building, and the information in the assessment is geared toward that use.

Councilmember Lord is supportive of trying to get the task force the tools they need to be able to answer questions and have a useful product at the end of their effort.

Councilmember Aderhold suggested they introduce the ordinance tonight and she'll provide information for amendments or a substitute to refine STANTEC's scope of work, a rate per hour, and possibly refine the expenditure amount.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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

CITY ATTORNEY REPORT

COMMITTEE REPORT

A. Employee Committee Report

B. Americans with Disabilities Act Compliance Committee

PENDING BUSINESS

NEW BUSINESS

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.

VENUTI MOVED TO DISCUSS THE RESOLUTION TO INCREASE LIBRARY FEES.

VENUTI/ADERHOLD MOVED TO POSTPONE TO APRIL 23, 2018

Councilmember Venuti would like the Library Director to have an opportunity to weigh in.

VOTE: (postpone) NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- 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

ADERHOLD/LORD MOVED TO ADOPT RESOLUTION 18-036.

There was brief discussion acknowledging the PARCAC recommendation for the make-up of the task force.

SMITH/VENUTI MOVED TO AMEND LINE 81 AND CHANGE THREE SEATS FILLED BY NON-CITY RESIDENTS TO TWO SEATS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ADERHOLD MOVED TO POSTPONE 18-036(A) TO FOLLOW ORDINANCE 18-19.

There was brief comment noting the fiscal note may change depending what happens with Ordinance 18-19.

VOTE: (Postpone): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

COMMENTS OF THE AUDIENCE

Larry Slone, city resident, commented regarding the valuable service provided by the Kachemak Heritage Land Trust by securing a lot of land in its natural state, and noted the irony of developing widened accessible trails on the Poopdeck property.

Sarah Vance, city resident, commented regarding the great turnout and support for the benefit for Officer Ed Stading.

Lynn Spence, city resident, reminded listeners about the upcoming meeting with the Army Corps of Engineers regarding the scoping process for the Pebble Mine.

COMMENTS OF THE CITY ATTORNEY

Attorney Wells was not present.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen had no comments.

COMMENTS OF THE CITY MANAGER

City Manager Koester had no comments.

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.

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.

ADJOURN

There being no further business to come before the Council, Mayor Zak adjourned the meeting at 8:59 p.m. 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.

MELISSA JACOBSEN, MMC, CITY CLERK

Approved: _____