

ACTION AGENDA

Monday, March 10, 2014
Special Meeting
Worksession
Committee of the Whole
Regular Meeting

SPECIAL MEETING AGENDA

Session 14-06 a Special Meeting of the Homer City Council was called to order on March 10, 2014 at 4:00 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, HOWARD, LEWIS, ROBERTS,
VAN DYKE, ZAK

STAFF: CITY MANAGER WREDE
CITY CLERK JOHNSON
CITY ATTORNEY KLINKNER

- 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. **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

There were no public comments.

- 4. **PENDING BUSINESS**

- 5. **NEW BUSINESS**

- A. **Memorandum 14-042**, From City Clerk Re: Request for Executive Session Pursuant to AS 44.62.310 (a-c)(1 & 5) Matters, the Immediate Knowledge of Which Would Clearly Have an Adverse Effect Upon the Finances of the Government Unit, and Matters that are Attorney-Client Privilege (Kachemak City Intergovernmental Wastewater Agreement).

APPROVED without discussion.

Councilmember Van Dyke joined the meeting at 4:03 p.m.

City Manager Wrede and City Attorney Klinkner joined in the Executive Session.

Council adjourned to Executive Session at 4:03 p.m. and reconvened at 4:28 p.m.

Mayor Pro Tempore Roberts stated Council met in Executive Session and discussed the agreement and provided direction to the City Manager and the City Attorney as to how to proceed.

6. COMMENTS OF THE AUDIENCE

There were no comments of the audience.

7. ADJOURNMENT NO LATER THAN 4:30 P.M.

Mayor Wythe adjourned the meeting at 4:28 p.m.

WORKSESSION AGENDA

1. CALL TO ORDER, 4:30 P.M.

Mayor Wythe called the meeting to order at 4:31 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. LAND ALLOCATION PLAN

Memorandum 14-037 from Deputy City Planner as backup.

Deputy City Planner Julie Engebretsen presented the Land Allocation Plan.

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 4:47 p.m.

COMMITTEE OF THE WHOLE AGENDA

2. CALL TO ORDER, 5:00 P.M.

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)

The agenda was approved by consensus of the Council.

3. **Resolution 14-008**, A Resolution of the City Council of Homer, Alaska, Approving a New Intergovernmental Wastewater Agreement Between the City of Homer and Kachemak City. City Manager. (Postponed from January 27, 2014.)
4. **Ordinance 14-12**, An Ordinance of the City Council of Homer, Alaska, Amending the 2014 Operating Budget by Appropriating \$15,000 From the Fire Depreciation Reserve and \$83,000 From the General Fund – Fund Balance for the Homer Fire Station #2 Skyline Drive Project. City Manager/Public Works Director.

Memorandum 14-039 from Public Works Director as backup.

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 5:39 p.m.

REGULAR MEETING AGENDA

Session 14-07 a Regular Meeting of the Homer City Council was called to order on March 10, 2014 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.

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

PRESENT: COUNCILMEMBERS: BURGESS, HOWARD, LEWIS, ROBERTS,
VAN DYKE, ZAK

STAFF: CITY MANAGER WREDE
CITY CLERK JOHNSON
CITY ATTORNEY KLINKNER
COMMUNITY AND ECONOMIC DEVELOPMENT
COORDINATOR KOESTER
FINANCE DIRECTOR LI
FIRE CHIEF PAINTER
IT MANAGER POOLOS
PROJECT MANAGER NELSEN
PUBLIC WORKS DIRECTOR MEYER

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:

PENDING BUSINESS - Resolution 14-008, A Resolution of the City Council of Homer, Alaska, Approving a New Intergovernmental Wastewater Agreement Between the City of Homer and Kachemak City. City Manager. Written public comments.
RESOLUTIONS - Resolution 14-036(S), A Resolution of the Homer City Council Awarding a GC/CM Contract with Cornerstone General Contractors, Inc. of Anchorage, Alaska, Within the Authorized Project Budget for the Design and Construction Services of the Public Safety Building Project and Authorizing the City Manager to Enter Into Negotiations and Execute the Appropriate Documents. City Manager/Public Works Director. **Memorandum 14-043**, from Public Safety Building Review Committee as backup.

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

3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

There were two 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 February 24, 2014. City Clerk. Recommend adoption.
- B. **Memorandum 14-038**, from Mayor, Re: Appointment of Peter Roedl to the Parks and Recreation Advisory Commission and Reappointment of Michele Miller to the Public Arts Committee.
- C. **Ordinance 14-12**, An Ordinance of the City Council of Homer, Alaska, Amending the 2014 Operating Budget by Appropriating \$15,000 From the Fire Depreciation Reserve and \$83,000 From the General Fund – Fund Balance for the Homer Fire Station #2 Skyline Drive Project. City Manager/Public Works Director. Recommended dates: Introduction March 10, 2014, Public Hearing and Second Reading March 24, 2014.

Memorandum 14-039 from Public Works Director as backup.

- D. **Ordinance 14-13**, An Ordinance of the City Council of Homer, Alaska, Authorizing the City Administration to Accept Donations for the Parks, Arts, Recreation and Culture Needs Assessment, Directing That a Separate Account Be Established to Manage and Track Donations, and Approving the Expenditure of Those Funds for the Purpose of Conducting a Parks, Arts, Recreation and Culture Needs Assessment. City Manager/Finance Director. Recommended dates: Introduction March 10, 2014, Public Hearing and Second Reading March 24, 2014.
- E. **Resolution 14-035**, A Resolution of the City Council of Homer, Alaska, Supporting Homer Hockey Association's (aka Homer Ice Rink) Efforts to Secure Funding for the Purchase of the Existing Ice Rink Facilities. City Manager/Lewis/Zak. Recommend adoption.
- F. **Resolution 14-037**, A Resolution of the Homer City Council Awarding the Contract for Waste Water Treatment Plant – Micro-Strainer Electrical Connection to the Firm of Liberty Electric of Homer, Alaska, in the Amount of \$11,881.00 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 14-040 from Project Manager as backup.

- G. **Resolution 14-038**, A Resolution of the City Council of Homer, Alaska, Expressing Support for Homer Electric Association's Request for Funding to Replace the Emergency Generators in Seldovia. City Manager. Recommend adoption.

APPROVED without discussion.

6. VISITORS

- A. **Matt Steffy**, Parks, Art, Recreation & Culture Needs Assessment, 10 minutes.

Matt Steffy, Chair of the Parks and Recreation Advisory Commission, provided a PowerPoint overview of the Parks, Art, Recreation & Culture Needs Assessment

- B. **Keren Kelley**, Executive Director, Homer Senior Center, 10 minutes.

Keren Kelley, Executive Director of the Homer Senior Center, provided an overview of the services the Senior Center offers and requested assistance from the City for natural gas conversion costs.

7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORTS REPORT/COMMISSION

- A. Borough Report

Bill Smith, Kenai Peninsula Borough Assemblyman, reported he spent a week in Washington, D.C. at the National Association of Counties Legislative Conference. Topics of discussion included the invasive waterweed Elodea and spruce bark beetle invasion.

Many national forests have become fire hazards due to dead timber. There is a possibility of additional financial assistance for spruce bark beetle mitigation; \$16M was previously allocated for mitigation. The right-of-ways and power lines need protection.

There has been a lot of work on MAP-21 (Moving Ahead for Progress) funding surface transportation programs. The State hopes to receive authorization to receive funding. There is a push to increase the federal fuel tax that would provide money to fix roads. Alaska has the oldest unchanged tax rate in the country, since 1964. The current federal tax is equivalent to one cent per gallon, used for highway repairs.

There has been a lot of work with runoff issues. The EPA passed some laws that have slowed down some storm water control issues.

In the upcoming federal budget there are three big drives: Social Security, Medicare, and Medicaid; they are not likely to change since this is an election year. There are flood insurance rate increases to provide for FEMA disaster assistance. Unfortunately, the high insurance rates paid do not compare to FEMA reimbursement. Flood insurance rate increases could be disastrous for homeowners; there is a movement in Congress to try to figure out how to mitigate costs nationwide.

The Borough allocates a modest amount of money to senior centers across the borough.

The Borough continues to put a budget together; there will be no change in property assessments from last year. Some assessments may be lower.

B. Commissions/Board Reports:

1. Library Advisory Board

Library Advisory Boardmembers Phil Gordon and Larry Slone reported on attendance and circulation statistics for the library. This year, both adult and children attendance has increased and circulation of books, media, and digital materials are up. The library is working well. The LAB is conducting a study to present to Council. They may be asking for a temporary summer assistant.

Two new members joined the Board for the March 4th meeting. They discussed the handicapped parking area on the north side of the library that has an ongoing problem with icing. It is no simple issue and the LAB will follow up on that. One resolution may be a wooden cap over the walkway.

A new concept called value impact assessment is proposed by Michael Haines. Mr. Haines will be promoting and developing a team of library personnel who have a library background. The assessment will measure the value of the library as an intangible and qualitative asset to the community. The library continues to attract new people, including retirees. The library retains highly qualified personnel. The value impact assessment has never been applied in Alaska or the rest of the United States. It would be good to dovetail with the PARC needs assessment.

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

Lindianne Sarno, Economic Development Advisory Commission Chair, reported on the long term goals of the commission. Since 80% of new jobs are generated by existing businesses, they are encouraged to expand to bring in young, intelligent, and educated families to balance Homer's retirement community. Families are attracted to Homer for the quality of life that includes arts, library, schools, culture, recreation, healthy outdoor activities, trails, and elder care. The commission has invited Mike Illg to talk to them about the economic implications of the HERC building. The commission supports the Kachemak Drive Bike Path that will make a loop out to East End.

The EDC will be sending out a questionnaire called "Are You an Internet Based Entrepreneur"? It will provide a better idea of how to support those businesses.

Commissioner Sarno has been researching ocean acidification that is killing scallops by the millions and reducing the tiny shrimp population that make up 40% of the diet of pink salmon. It is alarming for us here, but there is hope for a remedy in biochar. It is a way to take the tinder out of the forests and turn it into charcoal by burning it in a closed system unit. Once you have charcoal it is crushed and soaked in a biological solution. That solution could be compost in tea, manure, or urine. A piece of charcoal the size of a pencil eraser has 1,000 to 2,500 square meters. It is then put into the soil and the soil's ability to hold carbon increases expedientially. We can start a tremendous cottage industry and make our own contribution to reducing global warming. This process is outlined in the book *Biochar Solution* by Albert Bates.

Councilmember Zak commented on the importance of the Kachemak Bay Research Reserve and PERS and TERS funding.

3. Parks and Recreation Advisory Commission

Robert Archibald, Parks and Recreation Advisory Commissioner, reported they now have a full commission with the appointment of Mr. Roedl. They still need a high school student as a non-voting member. There is a diverse crew working on the PARC needs assessment. Mike Illg has been busy with lots of activities and has put together the new spring/summer recreational activity guide.

Karen Hornaday Park improvements are moving along in high gear. The new pavilion will be completed this year. Drainage is still an issue at the park. Grant money will provide for access to the western upper ball field. A revised master plan for the park has been submitted by Jack Wiles. After the PRAC reviews the plan they will bring it before Council. The safety of pedestrians on the roadway is a big concern. A divided area for pedestrians would be helpful. The commission discussed the Land Allocation Plan and hopes all of the land designated for public use will stay that way. The commission will request reducing the speed limit near Jack Gist Park and Cottonwood Horse Park to 35 mph. The current 45 mph speed limit makes it difficult to maneuver horse trailers and there is limited vision at the Jack Gist Park entrance.

Volunteers have spent hundreds of hours beautifying the city with flowers. New signage for the parks will be coming soon. The commission is looking at reducing their meetings while still being able to conduct their work and keep Council informed. He appreciates the staff for putting in all the time that they do.

5. Port and Harbor Advisory Commission

Port and Harbor Advisory Commissioner Steve Zimmerman reported the commission reviewed the Land Allocation Plan. They recommend that Lots 10, 11, and 12 not be put out for RFP. Those lots should be available for someone that wants to develop a haul-out facility instead of tied up in long term leases.

C. Lobbyist Report – March 5, 2014

D. Cook Inletkeeper Letter of Thanks for Support

8. PUBLIC HEARING(S)

- A. **Ordinance 14-11(A)**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2014 Operating Budget by Appropriating \$11,331.48 From the ~~Homer Volunteer Fire Department Reserve Account~~ **General Fund Balance** for the Replacement of Laptop Computers Compatible With Windows 7 for Data Collection, Analysis, and Reporting Requirements. City Manager/Fire Chief. Introduction February 24, 2014, Public Hearing and Second Reading March 10, 2014.

Memorandum 14-035 from IT Manager as backup.

Ordinance 14-11(A)(S), An Ordinance of the City Council of Homer, Alaska, Amending the FY 2014 Operating Budget by Appropriating ~~\$11,331.48~~ **\$10,890.54** From the ~~Homer Volunteer Fire Department Reserve Account~~ **General Fund Balance** for the Replacement of Laptop Computers Compatible With Windows 7 for Data Collection, Analysis, and Reporting Requirements. City Manager/Fire Chief. Introduction February 24, 2014, Public Hearing and Second Reading March 10, 2014.

There was no public testimony.

Substitute Ordinance 14-11(A)(S) ADOPTED without discussion.

9. ORDINANCE(S)

10. CITY MANAGER'S REPORT

- A. City Manager's Report

Memorandum 14-041 from Community and Economic Development Coordinator, Re: Citizens Academy Update Week 2.

City Manager Wrede reported he wrote a letter to the Legislature in support of HB152, the PERS bill. He declared his conflict of interest due to his participation in PERS. Because the lobbyist and Alaska Municipal League thought it was important to weigh in and the fact Council passed a resolution (14-014) in support of the appropriation, he wrote the letter. Although the resolution didn't cover termination studies, Council has talked about the burden it would be so he included it in the letter.

City Manager Wrede referenced the financial reports and supplement passed out by Finance Director Li.

A letter from the Legislature to the Mayor requesting that Homer participate in showcasing the city in *Alaska: North to the Future* was discussed. The publication comes out every five years and includes a vast account of information on the state. For the past couple of years there has been a section for municipalities to highlight themselves. Seward and Kenai have been highlighted in the past and this year they want to highlight just one city. It is a huge opportunity since the publication goes to every congressman and senator who in turn promotes it on their travels. The cost is \$31,000 for a six-page display of the city. The book will be out there for five years. It is a good value and they need an answer by tomorrow. There are other municipalities that are lined up to do this.

Mayor Wythe added the concept was significant enough the money allocated to the Chamber of Commerce could be reallocated to the project, but we have already committed to the Chamber. It works out to \$7,800 per year for advertising of this magnitude. She is constantly standing before every group saying the city is open for business and this could pass that message. We could partner with other groups to help with the contribution. It is an inexpensive means to stimulate the economy in Homer; the City's contribution will be the funds and staff time to prepare the feature article.

Council expressed enthusiasm as a new and added means of marketing the city. It was suggested that we find our demographic for the book and target that reader. City Manager Wrede will notify the party tomorrow and relay Council's support to move forward on the condition of an ordinance approving the expenditure. An ordinance will be presented at the March 24th meeting for the appropriation.

Representative Mike Chenault, Speaker of the House, and Senator Charlie Huggins signed the letter requesting that Homer participate in the *North to the Future* project series. Representative Chenault knows the large initiatives on our table. The article will focus on the things we are trying to highlight, such as marine services. People will look at Homer when considering locations. Over and over we have wasted \$31,000 on various things and it will be an opportunity to put Homer in a positive light; it is us saying who we are. If we do not start casting the image who we want to be today, five to ten years from now we won't be any more different than we are today.

Mayor Wythe acknowledged and expressed appreciation for five employees celebrating a combined 61 years of service.

Councilmember Howard reported the Citizens Academy met at the library last week. The circulation and visitation numbers at the library are staggering. The building is beautiful. The Human Resources presentation was enlightening and the IT presentation was mind-boggling. There are a lot of regulations and security to follow with a two man band and very little money. The next academy will be at Public Works. She senses a bit of rivalry between the departments since the Port and Harbor raised the bar. The citizens are definitely benefitting from the academy.

Councilmember Burgess urged people to write the Senators to continue funding for Kachemak Bay Research Reserve. People may inquire with the local Legislative Information Office to get contact information. At this time, \$175,000 has been cut from Fish and Game budget. This amount is necessary to leverage almost \$1M in federal funding for the Reserve and Islands & Ocean Visitor Center. This includes more than twelve local jobs. He hopes to see a resolution on the next agenda and strong opposition to cut funding. It is a big deal and we don't want to see the high intellectual and science based jobs go away.

At the recent Town Hall meeting Senator Micciche expressed his commitment to request funding for Kachemak Bay Research Reserve. Community and Economic Development Coordinator Koester and Lobbyist Linda Anderson have been spending a lot of time advocating for KBRR. The economic impact of removing the critical habitat for the harbor area could be wiped out by closing the KBRR and Islands and Ocean Visitor Center. Funding for KBRR was originally included in the Governor's budget. It was Sport Fish and Game that cut it out of their budget. Senator Micciche was not aware of the number of kids that come to Homer each year in the springtime to take part in activities offered by the Reserve. In April and May about 3,000 students travel to Homer for a series of low tides. There are only four research reserves in the country. It is a huge conduit for federal money for the community providing research specific to our local region.

When writing your Representatives do not start with "This is the stupidest thing you have done"; remember honey and flies.

11. CITY ATTORNEY REPORT

- A. City Attorney Report of February 2014

City Attorney Klinkner reported there have been no developments since the time of his 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. Port and Harbor Building Task Force

Councilmember Howard reported on Friday they will have 65% drawings for the building. It is very exciting.

- H. Public Safety Building Review Committee
- I. Vessel Haul-Out Task Force

Councilmember Howard reported the first meeting was last Monday. It was very productive with a lot of information presented. It is an exciting concept. The next meeting is scheduled for Monday, March 17 at 3:30 p.m.

13. PENDING BUSINESS

- A. **Resolution 14-008**, A Resolution of the City Council of Homer, Alaska, Approving a New Intergovernmental Wastewater Agreement Between the City of Homer and Kachemak City. City Manager. (Postponed from January 27, 2014.)

Motion on the floor from January 13: MOTION FOR THE ADOPTION OF RESOLUTION 14-008 BY READING OF TITLE ONLY.

POSTPONED to August 2014 without discussion. (August 25)

14. NEW BUSINESS

15. RESOLUTIONS

- A. **Resolution 14-036**, A Resolution of the Homer City Council Awarding a GC/CM Contract with _____ of _____, _____, Within the Authorized Project Budget for the Design and Construction Services of the Public Safety Building Project and Authorizing the City Manager to Enter Into Negotiations and Execute the Appropriate Documents. City Manager/Public Works Director.

Resolution 14-036(S), A Resolution of the Homer City Council Awarding a GC/CM Contract with Cornerstone General Contractors, Inc. of Anchorage, Alaska, Within the Authorized Project Budget for the Design and Construction Services of the Public Safety Building Project and Authorizing the City Manager to Enter Into Negotiations and Execute the Appropriate Documents. City Manager/Public Works Director.

Memorandum 14-043, from Public Safety Building Review Committee as backup.

Substitute Resolution 14-036(S) ADOPTED without discussion.

16. COMMENTS OF THE AUDIENCE

There were no comments of the audience.

17. COMMENTS OF THE CITY ATTORNEY

City Attorney Klinkner had no comment.

18. COMMENTS OF THE CITY CLERK

City Clerk Johnson had no comment.

19. COMMENTS OF THE CITY MANAGER

City Manager Wrede had no comment.

20. COMMENTS OF THE MAYOR

Mayor Wythe thanked Council for doing a great job. Petitions are available at the Clerk's office if you are interested in the charter commission.

21. COMMENTS OF THE CITY COUNCIL

Councilmember Van Dyke announced he is a proud grandpa because his young grandson's hockey team are now state champions.

Councilmember Burgess thanked everyone for a good meeting. He reminded people to request support for Kachemak Bay Research Reserve and check out the city recreational programs.

Councilmember Roberts thanked Finance Director John Li for the good financial report. She reminded council members when they travel on behalf of the Council it is wise to come back and report. Council passed a resolution for the GC/CM for the new public safety building. She is dismayed there is not a local contractor in the mix. On the tree cutting by Enstar, we need to make this work in neighborhoods and should help the citizens. She offered condolences to Ron Drathman's family at his passing. He gave a lot to the city.

Councilmember Zak thanked Keren Kelley from the Senior Center for her report. He supports Homer Hockey and Kachemak Bay Research Reserve.

Councilmembers Lewis and Howard had no comments.

22. ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 7:39 p.m.p.m. The next Regular Meeting is Monday, March 24, 2014 at 6:00 p.m. and Committee of the Whole 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.