

HOMER CITY COUNCIL  
491 E. PIONEER AVENUE  
HOMER, ALASKA  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)



**REGULAR MEETING**  
**6:00 P.M. MONDAY**  
**FEBRUARY 10, 2014**  
**COWLES COUNCIL CHAMBERS**

MAYOR BETH WYTHE  
COUNCIL MEMBER FRANCIE ROBERTS  
COUNCIL MEMBER BARBARA HOWARD  
COUNCIL MEMBER DAVID LEWIS  
COUNCIL MEMBER BRYAN ZAK  
COUNCIL MEMBER BEAUREGARD BURGESS  
COUNCIL MEMBER GUS VAN DYKE  
CITY ATTORNEY THOMAS KLINKNER  
CITY MANAGER WALT WREDE  
CITY CLERK JO JOHNSON

## REGULAR MEETING AGENDA

Worksession 4:00 p.m. and Committee of the Whole 5:00 p.m. in Homer City Hall Cowles Council Chambers.

### 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Councilmember Howard has requested telephonic participation.

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.)

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

### 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 Special and Regular meeting minutes of January 27, 2014. City Clerk. Recommend adoption.
- B. **Memorandum 14-027**, from Mayor, Re: Appointment of Patricia Utley to the Library Advisory Board and Ralph Crane and Ken Castner to the Public Safety Building Review Committee.

- C. **Memorandum 14-028**, from Deputy City Clerk Re: Liquor License Renewals for AJ's Oldtown Steakhouse & Tavern, BPO Elks Lodge #2127, Oaken Keg, Happy Face, Finn's, and Captain Pattie's Fish House.
- D. **Ordinance 14-08**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.71.050(d), "Commission Hearing and Procedures", to Permit Four Instead of Five Members of the Homer Advisory Planning Commission to Approve a Conditional Use Under the Homer City Code. City Manager/Planning. Recommended dates: Introduction February 10, 2014, Public Hearing and Second Reading February 24, 2014.
- E. **Ordinance 14-09**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.12.020, "Permitted Uses And Structures", to Expand the Permitted Uses in the Rural Residential District to Include the Addition of a Detached Dwelling Unit as an Accessory to a Single Family Dwelling on a Lot Serviced by City Water and Sewer Services. City Manager/Planning. Recommended dates: Introduction February 10, 2014, Public Hearing and Second Reading February 24, 2014.
- F. **Ordinance 14-10**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.72.040, "Terms of Commission Members", Changing the Number of Successive Unexcused Absences that Make a Commission Member Subject to Removal From Two to Three. City Manager/Planning. Recommended dates: Introduction February 10, 2014, Public Hearing and Second Reading February 24, 2014.
- G. **Resolution 14-026**, 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 Crittenden Drive Road Reconstruction and Paving Special Assessment District. City Clerk. Recommend adoption.
- H. **Resolution 14-027**, 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 Webber Subdivision Road Reconstruction and Paving Special Assessment District. City Clerk. Recommend adoption.

- I. **Resolution 14-030**, A Resolution of the City Council of Homer, Alaska, Expressing Support for the Kachemak Bay Research Reserve and Requesting Continued Financial and Administrative Support from the State of Alaska. Lewis. Recommend adoption.
- J. **Resolution 14-031**, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Apply Unallocated Municipal Harbor Grant Funds and Revenue Bond Proceeds Toward Completion of Additional Float Replacement and Improvements That Are Already Included in the Adopted Capital Improvement Program (CIP), and Further, to Issue a Change Order With the Selected Contractor and Expand the Scope of Work to Accomplish This Objective. City Manager. Recommend adoption.

**6. VISITORS**

- A. **Ken Castner**, Charter Commission, 10 minutes.

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

- A. **Mayor's Proclamation**, Brother Asaiah Bates Day – February 14, 2014

- B. Borough Report

- C. 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

**8. PUBLIC HEARING(S)**

- A. **Ordinance 14-01(A)**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.76.010, Commission - Creation and Membership, to Make a Representative of the Homer Marine Trades Association and the Director of the Homer Chamber of Commerce Ex Officio, Non-Voting Members of the Economic

Development Advisory Commission. City Clerk/Economic Development Advisory Commission. Introduction January 13, 2014, Public Hearings January 27 and February 10, 2014 and Second Reading February 10, 2014.

Memorandum 14-024 from Community and Economic Development Coordinator as backup.

- B. **Ordinance 14-05**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2014 Operating Budget by Appropriating \$500,000 from the Port and Harbor Enterprise Fund Depreciation Reserves for the Purpose of Providing the City's 25% Local Match for the New Port and Harbor Building. City Manager. Introduction January 27, 2014, Public Hearing and Second Reading February 10, 2014.

Memorandum 14-003 from Project Manager as backup.

- C. **Ordinance 14-06(A)**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2014 Operating Budget by Appropriating Up to \$300,000 from the General Fund Balance for the Purpose of Providing a Loan to the Port and Harbor Enterprise Fund to Complete the Financing Package for the New Port and Harbor Building. City Manager. Introduction January 27, 2014, Public Hearing and Second Reading February 10, 2014.

Memorandum 14-003 from Project Manager as backup.

Memorandum 14-026 from Port and Harbor Advisory Commission as backup.

- D. **Ordinance 14-07**, An Ordinance of the City Council of Homer, Alaska, Amending the 2014 Operating Budget by Appropriating \$34,089 from the Airport Reserve Fund for the Replacement of the Boilers at the Airport Terminal and Authorizing the City Manager to Execute All Appropriate Documents. City Manager/Public Works Director. Introduction January 27, 2014, Public Hearing and Second Reading February 10, 2014.

Memorandum 14-022 from Public Works Director as backup.

9. **ORDINANCE(S)**

10. **CITY MANAGER'S REPORT**

- A. City Manager's Report

B. Bid Report

**11. CITY ATTORNEY REPORT**

1. City Attorney Report for January 2014

**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

**13. PENDING BUSINESS**

- A. **Resolution 13-116(A)**, A Resolution of the City Council of Homer, Alaska, Amending the Economic Development Advisory Commission Bylaws to Include That the Director of the Homer Chamber of Commerce and a representative of the Homer Marine Trades Association May Serve as a Non-Voting, Ex-Officio Members of the Commission. City Clerk/Economic Development Advisory Commission. (Postponed from January 27, 2014 to follow Ordinance 14-01(A).)

Memorandum 13-165 from Economic Development Advisory Commission as backup.

Memorandum 14-024 from Community and Economic Development Coordinator as backup.

**14. NEW BUSINESS**

- A. **Memorandum 14-029**, from City Clerk, Re: Charter Commission Election Petition.

**15. RESOLUTIONS**

- A. **Resolution 14-028**, A Resolution of the City Council of Homer, Alaska, Amending the Homer Advisory Planning Commission Policies and Procedures Manual Review Policies for Conditional Use Permits "Review Standards" and Policy for Review of Zoning Variances "Determination" to Permit Four Instead of Five Members of the Homer Advisory Planning Commission to Approve a Conditional Use Permit and a Variance. City Manager/Planning.
  
  - B. **Resolution 14-029**, A Resolution of the City Council of Homer, Alaska, Amending the Homer Advisory Planning Commission Bylaws "Quorum; Voting" to Permit Four Instead of Five Members to Approve a Conditional Use Permit or a Variance; and "Vacancies" to Change the Number of Successive Unexcused Absences that Make a Commission Member Subject to Removal From Two to Three. City Manager/Planning.
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- 16. **COMMENTS OF THE AUDIENCE**
  - 17. **COMMENTS OF THE CITY ATTORNEY**
  - 18. **COMMENTS OF THE CITY CLERK**
  - 19. **COMMENTS OF THE CITY MANAGER**
  - 20. **COMMENTS OF THE MAYOR**
  - 21. **COMMENTS OF THE CITY COUNCIL**
  - 22. **ADJOURNMENT**

Next Regular Meeting is Monday, February 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.