

**ACTION AGENDA  
Special Meeting  
Committee of the Whole  
Regular Meeting  
July 23, 2018**

**SPECIAL MEETING**

Session 18-18 a Special Meeting of the Homer City Council was called to order on July 23, 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, and opened with the Pledge of Allegiance.

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

**ABSENT:** ADERHOLD (excused)

**STAFF:** CITY MANAGER KOESTER  
CITY CLERK JACOBSEN  
PORT DIRECTOR HAWKINS  
CITY ATTORNEY WELLS

- 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 18-079** from City Clerk, Request for Executive Session Pursuant to AS 44.42.310(A-C)(1), Matters, the Immediate Knowledge of Which Would Clearly have an Adverse Effect Upon the Finances of the Public Entity. (Lease Compliance 18103444 and 18103452)

APPROVED with discussion.

Council adjourned into executive session at 4:06 p.m. and the Special Meeting reconvened at 4:54 p.m.

Councilmember Smith reported the Council met in executive session and discussed lease compliance for parcel numbers 18103444 and 18103452.

**5. COMMENTS OF THE AUDIENCE**

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

Next Regular Meeting is Monday, August 13, 2018 at 6:00 p.m., Committee of the Whole at 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.

Mayor Zak adjourned the meeting at 4:55 p.m.

**COMMITTEE OF THE WHOLE**

**1. CALL TO ORDER, 5:00 P.M.**

Mayor Zak called the meeting to order at 5:00 p.m.

Councilmember Aderhold was excused (timely notice given)

**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. WATER/SEWER RATES**

- **Resolution 18-064**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Water and Sewer Rates and Updating the Fee Schedule Accordingly. City Manager/Finance Director.

Memorandum 18-080 from Finance Director as backup

**4. CONSENT AGENDA**

**5. REGULAR MEETING AGENDA**

**6. COMMENTS OF THE AUDIENCE**

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

Next Regular Meeting is Monday, August 13, 2018 at 6:00 p.m., Committee of the Whole at 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.

Mayor Zak adjourned the meeting at 5:49 p.m.

## **REGULAR MEETING**

Session 18-19 a Regular Meeting of the Homer City Council was called to order on July 23, 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, ERICKSON, LORD, SMITH, STROOZAS, VENUTI

**ABSENT:** ADERHOLD (excused)

**STAFF:** CITY MANAGER KOESTER  
CITY CLERK JACOBSEN  
PORT DIRECTOR HAWKINS  
CITY ATTORNEY WELLS

Council met for a Special Meeting 4:00 p.m. and Committee of the Whole 5:00 p.m. in Homer City Hall Cowles Council Chambers.

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 change was made: **CONSENT AGENDA Resolution 18-064**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Water and Sewer Rates and Updating the Fee Schedule Accordingly. City Manager/Finance Director.

Water Sewer Yearly Comparison

APPROVED without discussion.

### **3. MAYORAL PROCLAMATIONS AND RECOGNITIONS**

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

### **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 Regular Meeting Minutes of June 25, 2018 and Special Meetings of July 2, 2018. City Clerk. Recommend adoption.
- B. **Ordinance 18-36**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2018 Operating Budget to Provide for Needed Replacement of the Water Line on the Fish Dock by Appropriating Funds from the Port & Harbor Depreciation Reserves in the amount of \$62,290. City Manager/Port Director. Recommended Dates: Introduction July 23, 2018, Public Hearing and Second Reading August 13, 2018.
- C. **Resolution 18-060**, A Resolution of the City Council of Homer, Alaska Awarding the Contract for the Ramp Two Water Main Improvements to the Firm of Property Improvements of Homer, Alaska, in the amount of \$18,000 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend Adoption.

Memorandum 18-081 from Public Works Director as backup

- D. **Resolution 18-061**, A Resolution of the City Council of Homer, Alaska Awarding the Contract for the Demolition of the Harbor Ramp Two Restroom to the Firm of Property Improvements of Homer, Alaska, in the Amount of \$10,989, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend Adoption.

Memorandum 18-082 from Public Works Director as backup

- E. **Resolution 18-062**, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for the Harbor Ramp Two Restroom Project to the Firm of Beachy Construction of Homer, Alaska, in the Amount of \$426,200 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director. Recommend Adoption.

Memorandum 18-083 from Public Works Director as backup

- F. **Resolution 18-063**, A Resolution of the City Council of Homer, Alaska Awarding the Art Work Contract for the Ramp Two Restroom Project to Melisse Reichman of Homer, Alaska, in the Amount of \$3,200 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk. Recommend Adoption.

Memorandum 18-084 from Deputy City Clerk as backup

- G. **Resolution 18-064**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Water and Sewer Rates and Updating the Fee Schedule Accordingly. City Manager/Finance Director. Recommended Public Hearing Date August 13, 2018.

Memorandum 18-080 from Finance Director as backup

- H. **Resolution 18-065**, A Resolution of the City Council of Homer, Alaska, Amending the Fee Schedule Under Planning and Zoning Fees; Zoning Permit Fees to add a \$100 Annual Zoning Permit Fee for Employee Occupied Recreational Vehicles in Marine Commercial and Marine Industrial Zoning Districts and Amending Administrative Fees Deleting Reference to Credit Card Acceptance and Minimums. City Clerk. Recommended Public Hearing Date August 13, 2018.

Memorandum 18-086 from City Manager as backup

- I. **Resolution 18-066**, A Resolution of the City Council of Homer, Alaska, Approving the Lease Template for the Ground Leases on the Homer Spit. City Manager. Recommend Adoption.

Memorandum 18-085 from City Manager as backup

ADOPTED without discussion.

## **7. VISITORS**

- A. Employee Committee – Deputy Harbormaster Matt Clarke (5 minutes)

Deputy Harbormaster Clarke, Employee Committee Chair, read the memo included in the packet that expressed the committee's support of Ordinance 18-35.

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

- A. Borough Report
- B. Commissions/Board Reports:
1. Library Advisory Board
  2. Homer Advisory Planning Commission

### 3. Economic Development Advisory Commission

Karin Marks, Economic Development Advisory Commission Chair, reported they have two new Commissioners who have been settling in and there is one vacant seat that needs to be filled. She and Special Projects and Communication Coordinator Carroll attended the Rotary Club of Soldotna's Kenai Peninsula Borough Community Forum. The subject was Revitalizing Rural Communities Building a 21<sup>st</sup> Century Economy and it was run by the Western Rural Development Center from Utah State University. It was quite informative and they hope to find something to work with, including doing something jointly with Soldotna and Kenai. She noted the Pioneer Revitalization Task Force and how good Pioneer Avenue is looking. She expressed appreciation for all who keep the gardens going.

Mayor Zak commented regarding Mrs. Marks' work on the Kenai Peninsula Economic Development District Board and noted the upcoming Outlook Forum is anticipated to be held in Homer this winter .

### 4. Parks Art Recreation and Culture Advisory Commission

#### A. Memorandum from Deputy City Planner Re: Karen Hornaday Park Road Alternatives

### 5. Port and Harbor Advisory Commission

## 9. PUBLIC HEARING(S)

- A. **Ordinance 18-30**, An Ordinance of the City Council of Homer, Alaska, Amending the 2018 Capital Budget by Appropriating \$35,911 from the Harbor Depreciation Reserve Fund for the Relocation of the Ramp 2 Harbor Backflow Prevention Facilities, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Introduction June 25, 2018, Public Hearing and Second Reading, July 23, 2018.

Memorandum 18-072 from Public Works Director as backup

ADOPTED without discussion.

- B. **Ordinance 18-31**, An Ordinance of the City Council of Homer, Alaska, Amending the FY2018 Capital Budget by Appropriating \$473,829 from the Police Station Reserve for the Purpose of Funding 100% Design for the New Police Station Contingent Upon the Passage of Ballot Proposition 1 at the June 26. 2018 Special Election. Smith. Introduction June 25, 2018, Public Hearing and Second Reading, July 23, 2018.

ADOPTED without discussion.

- C. **Ordinance 18-32**, An Ordinance of the City Council of Homer Alaska, Amending the 2018 Operating Budget to Appropriate \$34,488.80 from the Water/Sewer Inventory Account for the Purchase of Concrete Septic Tanks. City Manager/Public Works Director. Introduction June 25, 2018, Public Hearing and Second Reading, July 23, 2018.

ADOPTED without discussion.

- D. **Ordinance 18-33**, An Ordinance of the City Council of Homer, Alaska, Authorizing the Expenditure of Accumulated Commercial Passenger Vessel Funds and Funds from the Port and Harbor Fund to Complete the Ramp 2 Restroom Replacement Project. City Manager. Introduction June 25, 2018, Public Hearing and Second Reading, July 23, 2018.

ADOPTED with discussion.

- E. **Ordinance 18-34**, An Ordinance of the City Council of Homer, Alaska, Amending the 2018 Capital Budget by Appropriating \$3,500 from Police Reserves for the Purchase of a Traffic Speed Monitoring Device. Lord. Introduction June 25, 2018, Public Hearing and Second Reading, July 23, 2018.

ADOPTED with discussion.

- F. **Ordinance 18-35**, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 3.05.005, Budget Assumptions, by Adding a Requirement the City Manager Present the Council with Information on Inflationary Pressures on the City Budget. Lord. Introduction June 25, 2018, Public Hearing and Second Reading, July 23, 2018.

POSTPONED to August 13, 2018 with discussion.

## **10. ORDINANCE(S)**

## **11. CITY MANAGER'S REPORT**

### **A. City Manager's Report**

City Manager Koester noted her written report. She added that a few Councilmembers have expressed the desire to put up signage at the new Police Station site and staff is working on that and the cost will be around \$1500. Also, the City is moving forward with advertising for a Project Manager for the Police Station project and it will be posted on the City's website.

City Manager Koester acknowledged Council has received correspondence from neighbors near Jack Gist Park with concerns about the City being a good neighbor. She and the City's Parks Coordinator have met with those concerned with the noise near the park and the City

will be working, in cooperation with the Disk Golf Association, on installing some signage and closing a section of the Disk Golf Park.

Councilmembers Lord and Stroozas thanked City Manager Koester for the information on financing for the new Police Station project and think going with the Bond Bank is the best option for this project. Both felt other financing could be considered for smaller projects in the future.

## **12. CITY ATTORNEY REPORT**

City Attorney Wells commented there are projects pending currently and she'll have a quarterly report for Council in September.

## **13. COMMITTEE REPORT**

A. Americans with Disabilities Act Compliance Committee

B. HERC Task Force

Karin Marks, Task Force Member, commented the group has requested Council clarify if the Task Force should be addressing both buildings on the lot or only the large building.

There was brief discussion regarding the need to assess the site overall and City Manager Koester said she will prepare a memo for the August 13<sup>th</sup> council meeting for Council to give direction to the Task Force.

## **14. PENDING BUSINESS**

## **15. NEW BUSINESS**

## **16. RESOLUTIONS**

## **17. COMMENTS OF THE AUDIENCE**

There were two who commented.

## **18. COMMENTS OF THE CITY ATTORNEY**

City Attorney Wells had no comment.

## **19. COMMENTS OF THE CITY CLERK**



City Clerk Jacobsen commented that Absentee in Person Voting begins on August 6<sup>th</sup> for the August 21<sup>st</sup> Primary Election.

## **20. COMMENTS OF THE CITY MANAGER**

City Manager Koester had no comment.

## **21. COMMENTS OF THE MAYOR**

Mayor Zak expressed his appreciation for the community and the great job everyone is doing.

## **22. COMMENTS OF THE CITY COUNCIL**

Councilmember Stroozas announced that on Saturday morning July 28<sup>th</sup> the Homer Elks Lodge will be doing a facelift at the Skateboard Park. Volunteers who wish to help scrape and repaint are welcome to join them. He noted this is weather dependent. This is being done through a grant from the Elks National Foundation under the Community Investments Grant Program that enables Elks Lodges to do worthwhile projects for their local communities.

Councilmember Venuti encouraged people to be very careful with their fires, it's very dry now. The Fire Department and Police Department have been very busy, she appreciates them, and they keep us safe, but we have also have a responsibility to report flames and keep fires under control.

Councilmember Smith expressed his appreciation for our country after traveling to Peru. He's grateful for the experience to travel abroad and is grateful to be home.

Councilmember Lord commented about a Floral Designers retreat she's participating in, that the peonies are blooming, and the blooms are being sent out all over the world. She expressed her appreciation for the community and highlighted some of the events she and her family are participating in at the library, and for the swim club's efforts providing swimming lessons this summer. She also encouraged people to check out the Alaska Food Hub if they aren't able to make it to the Farmer's Market.

Councilmember Erickson commented there are a lot of fun things happening. She noted an upcoming softball tournament, Salmonfest, and Pier One Theater. She encouraged everyone to be safe on the roads and wished her grandson Niko a Happy Birthday.

## **23. ADJOURNMENT**

Next Regular Meeting is Monday, August 13, 2018 at 6:00 p.m., Committee of the Whole at 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.

Mayor Zak adjourned the meeting at 6:58 p.m.