

**ACTION AGENDA
Monday, October 27, 2014
Worksession
Committee of the Whole
Regular Meeting**

WORKSESSION AGENDA

1. CALL TO ORDER, 4:00 P.M.

Mayor Wythe called the meeting to order at 4:01 p.m.

Councilmember Van Dyke has requested excusal.

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. 2015 BUDGET

4. COMMENTS OF THE AUDIENCE

There were two who commented.

5. ADJOURNMENT NO LATER THAN 4:50 P.M.

Mayor Wythe adjourned the meeting at 4:50 p.m.

COMMITTEE OF THE WHOLE AGENDA

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

Mayor Wythe called the meeting to order at 5:02 p.m.

Councilmember Van Dyke has requested excusal.

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. HEARING OFFICER FOR APPEALS

4. 2015 BUDGET

- 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 5:36 p.m.

REGULAR MEETING AGENDA

Session 14-28 a Regular Meeting of the Homer City Council was called to order on October 27, 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.

PRESENT:	COUNCILMEMBERS:	BURGESS, LEWIS, REYNOLDS, ROBERTS, ZAK
	ABSENT:	VAN DYKE (excused)
	STAFF:	CITY MANAGER WREDE CITY CLERK JOHNSON COMMUNITY & ECONOMIC DEVELOPMENT COORDINATOR KOESTER DEPUTY CITY PLANNER ENGBRETSSEN FINANCE DIRECTOR LI POLICE CHIEF ROBL PORT AND HARBOR DIRECTOR HAWKINS PROJECT MANAGER NELSEN PUBLIC WORKS DIRECTOR MEYER

Councilmember Van Dyke has requested excusal.

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.)

The following changes were made:

CONSENT AGENDA - Ordinance 14-51, An Ordinance of the City Council of Homer, Alaska, Appropriating Funds for the Calendar Year 2015 for the General Fund, the Water-Sewer Fund, the Port/Harbor Fund, Debt Funds, and Capital Reserve Funds (Conditional Expenditures). City Manager. Written public comments. **Resolution 14-110**, A Resolution of the City Council of Homer, Alaska, Designating the Homer Education and Recreation Complex (HERC) Site as the Location for the Proposed New Homer Public Safety Building. Mayor. Written public comments. **CITY MANAGER'S REPORT** - City Manager's Report of October 27, 2014. Memorandum 14-170 from Deputy City Planner, Re: PARC Needs Assessment. **PUBLIC HEARINGS - Ordinance 14-49**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.03.040, Definitions; Homer City Code 21.12.030, 21.14.030, 21.16.030, 21.18.030, 21.24.030, 21.26.020, 21.26.030, 21.28.030, 21.30.030, and 21.32.030, Conditional Uses and Structures; and Homer City Code and Permitted Uses and Structures, to Define the Terms Heliport and Hospital, to Delete Heliport as a Conditional Use in the Rural Residential, Urban Residential, Central Business District, General Commercial 1, Marine Commercial and Open Space – Recreation Zoning Districts; to Delete Heliport as a Permitted Use in the General Commercial 2 District, to Add Heliport as a Conditional Use Accessory to a Hospital in the Residential Office Zoning District and as a Conditional Use in the General Commercial 2 and Marine Industrial Zoning Districts, and to Add Heliport as a Conditional Use in the General Commercial 2 District. Planning. Written public comments.

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

3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

There were six 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 October 13 and Special meeting minutes of October 20, 2014. City Clerk. Recommend adoption.
- B. **Memorandum 14-165**, from Mayor, Re: Appointment of Catriona Reynolds to the Permanent Fund Committee and Reappointment of Deb Lowney to the Parks and Recreation Advisory Commission.
- C. **Memorandum 14-166**, from City Clerk, Re: Support for Kachemak Bay State Park Grant Application.

- D. **Ordinance 14-51**, An Ordinance of the City Council of Homer, Alaska, Appropriating Funds for the Calendar Year 2015 for the General Fund, the Water-Sewer Fund, the Port/Harbor Fund, Debt Funds, and Capital Reserve Funds (Conditional Expenditures). City Manager. Recommended dates: Introduction October 27, 2014, Public Hearings November 24 and December 8, 2014, and Second Reading December 8, 2014.
- E. **Ordinance 14-52**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 20.12.010 to Provide for the Issuance of Dog Licenses by the Animal Shelter. City Manager. Recommended dates: Introduction October 27, 2014, Public Hearing and Second Reading November 24, 2014.

Memorandum 14-162 from City Clerk as backup.

- F. **Ordinance 14-53**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2014 Operating Budget by Authorizing the Expenditure of \$200,000 for the Purchase of a Pelican Street Sweeper From the Public Works Vehicle Depreciation Fund, Authorizing the Application of a Loan for Said Purchase, and Authorizing the City Manager To Execute All Appropriate Documents. City Manager/Public Works Director. Recommended Dates: Introduction October 27, 2014, Public Hearing and Second Reading November 24, 2014.

Memorandum 14-164 from Public Works Director as backup.

- G. **Resolution 14-110**, A Resolution of the City Council of Homer, Alaska, Designating the Homer Education and Recreation Complex (HERC) Site as the Location for the Proposed New Homer Public Safety Building. Mayor. Recommend adoption.

Memorandum 14-163 from Public Safety Building Task Force as backup.

Moved to Resolutions.

- H. **Resolution 14-111**, A Resolution of the City Council of Homer, Alaska, Requesting That the Kenai Peninsula Borough Assembly Enact an Ordinance Permitting General Law Cities in the Borough That Levy a Sales Tax to Levy a Sales Tax at a Higher Rate on Hotel/Motel Room Rents. Lewis, Roberts, Burgess. Recommend adoption.
- I. **Resolution 14-113**, A Resolution of the City Council of Homer, Alaska, Supporting the Center for Alaskan Coastal Studies Recreational Trail Program Grant Application Administered by the Alaska Department of Natural Resources, Division of Parks and Outdoor Recreation. Zak. Recommend adoption.

Resolution 14-110 was moved to Resolutions F. (Lewis)

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

6. VISITORS

7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

A. Mayor's Proclamation – Pancreatic Cancer Awareness Month

Mayor Wythe read and presented the proclamation to Kelly Cooper.

B. Borough Report

C. Commissions/Board Reports:

1. Library Advisory Board
2. Homer Advisory Planning Commission
 - a. Minutes of October 15, 2014
3. Economic Development Advisory Commission
4. Parks and Recreation Advisory Commission

Parks and Recreation Advisory Commissioner Robert Archibald reported the commission had a Worksession at the last meeting, but lacked a quorum for the Regular meeting. They discussed the problems at Bishop's Beach with Police Chief Robl and people commented about problems on private property. A Special meeting is scheduled for November 6th at 5:30 p.m. People may attend and comment. The PARC Needs Assessment is out; stay tuned for the date of a public hearing next month.

5. Port and Harbor Advisory Commission

D. City of Homer Named 2014 eCity of Alaska

8. PUBLIC HEARING(S)

- A. Ordinance 14-48**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Grant from the State of Alaska in the Amount of \$36,691.21 for Homer Police Department Project Drive and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Police Chief. Introduction October 13, 2014, Public Hearing and Second Reading October 27, 2014.

Memorandum 14-150 from Police Chief as backup.

There was no public testimony.

ADOPTED without discussion.

- B. **Ordinance 14-49**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.03.040, Definitions; Homer City Code 21.12.030, 21.14.030, 21.16.030, 21.18.030, 21.24.030, 21.26.020, 21.26.030, 21.28.030, 21.30.030, and 21.32.030, Conditional Uses and Structures; and Homer City Code and Permitted Uses and Structures, to Define the Terms Helipad and Hospital, to Delete Heliport as a Conditional Use in the Rural Residential, Urban Residential, Central Business District, General Commercial 1, Marine Commercial and Open Space – Recreation Zoning Districts; to Delete Heliport as a Permitted Use in the General Commercial 2 District, to Add Helipad as a Conditional Use Accessory to a Hospital in the Residential Office Zoning District and as a Conditional Use in the General Commercial 2 and Marine Industrial Zoning Districts, and to Add Heliport as a Conditional Use in the General Commercial 2 District. Planning. Introduction October 13, 2014, Public Hearing and Second Reading October 27, 2014.

Memorandum 14-155 from City Planner as backup.

Memorandum 14-167 from Deputy City Planner as backup.

There were five who testified.

Mayor Wythe called for a recess at 6:58 p.m. and reconvened the meeting at 7:03 p.m.

AMENDED and ADOPTED with discussion.

- C. **Ordinance 14-50**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2014 Operating Budget by Transferring \$67,500 From the Information System Budget to a Designated Project Expense Account Within the Information System Depreciation Reserve Fund. City Manager. Introduction October 13, 2014, Public Hearing and Second Reading October 27, 2014.

Memorandum 13-130 from IT Manager as backup.

There was no public testimony.

ADOPTED without discussion.

9. **ORDINANCE(S)**

10. CITY MANAGER'S REPORT

A. City Manager's Report

1. Memorandums 14-168 and 14-170 from Deputy City Planner, Re: Park, Art, Recreation and Culture (PARC) Needs Assessment

City Manager Wrede reported he will write a letter of support for MAPP to meet their grant application deadline.

Deputy City Planner Engebretsen reported on the PARC Needs Assessment. To date there are 485 surveys from a broad geographic area to include Anchor Point, Diamond Ridge, Kachemak City, Fritz Creek, and the City of Homer. The response is encouraging. The survey is available on the City's website, Parks and Recreation webpage until the end of November. A public meeting is scheduled for November 15th at 6:00 p.m. at Islands and Ocean Visitor Center. At the last meeting the Council had several questions for Mr. Steffy. Answers to those questions were addressed in Memorandums 14-168 and 14-170. Cell phone numbers will be included in the survey. The survey may be completed from the same computer more than once to allow household members and multiple users from ISP addresses to participate. The general community survey does not ask a lot of hard questions about funding. It is a process to gather information so that more questions can be asked about priorities and funding. The educational component educates the public of the options. It is hard for the public to say how they will pay for a recreation center without going through the process.

In the steering committee's research, parks and recreation departments in like population cities included culture and arts. Arts and culture questions were included in the survey. All those activities that are considered extras were grouped together for funding. An inclusive group to include the Pratt, Council on the Arts, and Bunnell could take on more funding to take some pressure off the Council contributing to them.

Asked why the villages at the head of the bay were not included, Mrs. Engebretsen answered they looked at the areas that would be included in a service area. Although other areas could be explored, for this project and budget the boundary lines had to be drawn.

Kate Crowley reported she talked with the Kenai Peninsula Borough about a mil rate for recreation services. To include other communities in a service area we would need to provide a service in their community.

Port and Harbor Director Bryan Hawkins reported on the harbor electricity upgrades. The System 5 electrical project was completed in August. It came under the new code requirement requiring GFI protection. We were not informed until after the installation and vessel owners were affected when the breaker kept tripping. A grace period from GFI protection was granted by the State of Alaska until August 15, 2015. The grace period will allow time for vessel and service providers to become GFI compatible.

City Manager Wrede recommended keeping Mercer on as the benefits consultant for a period of six to twelve months. Their scope of work would be reduced with the transition to Premera health benefits.

11. CITY ATTORNEY REPORT

12. COMMITTEE REPORT

- A. Public Arts Committee
- B. Permanent Fund Committee
- C. Employee Committee Report
- D. Port and Harbor Building Task Force
- E. Public Safety Building Review Committee

Ralph Crane, Public Safety Building Review Committee Member, reported they are moving forward with the public safety building design. The committee voted unanimously to include the gymnasium in the design plan as best it can be done. He encouraged continual community involvement in the project. Citizens' questions are instrumental in guiding committee members. The committee has been meeting since February so there are no secrets or hidden information. He encouraged people to ask questions of committee members, department heads, and the Mayor.

- F. Vessel Haul-Out Task Force
- G. City Manager Selection Committee

Councilmember Roberts reported the City Manager Selection Committee has been meeting and proceeding. There is a resolution to hire an Interim City Manager. They are moving slowly but surely.

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 September 8, 2014.)

Memorandums 14-125 and 14-169 from City Manager as backup.

AMENDED and ADOPTED with discussion.

- B. **Resolution 14-088**, A Resolution of the City Council of Homer, Alaska, Amending the Sewer Fee Schedule to Provide a Fee Structure for Metered Sewer Only Customers. Mayor/City Council. (Postponed from September 8, 2014.)

ADOPTED with discussion.

14. NEW BUSINESS

15. RESOLUTIONS

- A. **Resolution 14-116**, A Resolution of the City Council of Homer, Alaska, Extinguishing the City Self-Insured Employee Health Insurance Plan and Approving a Two Year Contract With Premera Blue Cross. City Manager.

Memorandum 14-159 from City Manager as backup.

ADOPTED with discussion.

- B. **Resolution 14-112**, A Resolution of the City Council of Homer, Alaska, Confirming the City's Intent to Issue a Request for Proposals for Employee Benefit Broker and Consulting Services With the Contract Term to Begin on January 1, 2015. Burgess.

ADOPTED with discussion.

- C. **Resolution 14-114**, A Resolution of the City Council Amending the City of Homer Fee Schedule Under Administrative Fees, Animal Control Fees, City Clerk Fees, Library Fees, and Port and Harbor Department Annual Moorage Fees. City Clerk. Recommend following Budget Ordinance 14-51 schedule.

POSTPONED to November 24, 2014 to follow Ordinance 14-51.

- D. **Resolution 14-115**, A Resolution of the City Council of Homer, Alaska, Amending the Port of Homer Terminal Tariff No. 600. City Clerk. Recommend following Budget Ordinance 14-51 schedule.

POSTPONED to November 24, 2014 to follow Ordinance 14-51.

- E. **Resolution 14-117**, A Resolution of the Homer City Council Approving the Hiring of an Interim City Manager for a Term Not to Exceed Six Months. Mayor, Roberts, Van Dyke, Zak.

ADOPTED with discussion.

- F. Resolution 14-110**, A Resolution of the City Council of Homer, Alaska, Designating the Homer Education and Recreation Complex (HERC) Site as the Location for the Proposed New Homer Public Safety Building. Mayor. Recommend adoption.

Memorandum 14-163 from Public Safety Building Task Force as backup.

ADOPTED with discussion.

16. COMMENTS OF THE AUDIENCE

There were six who commented.

17. COMMENTS OF THE CITY ATTORNEY

City Attorney Klinkner was not present.

18. COMMENTS OF THE CITY CLERK

City Clerk Johnson announced the absentee voting period for the State Election.

19. COMMENTS OF THE CITY MANAGER

City Manager Wrede encouraged the public to attend the November 10th Public Safety Building Review Committee meeting. It will then be obvious that the committee has listened to the public. He encouraged people to hang in there and pay attention to how things evolve. The budget was introduced this evening and there is a whole month until the next meeting. The Council has two meetings to make amendments and approve the budget. The draft budget is posted on the website. If the public has any questions about how public dollars are being spent he encouraged them to contact Finance Director Li or himself.

20. COMMENTS OF THE MAYOR

Mayor Wythe thanked the Council and staff for attending the Saturday Strategic Doing session. The long term benefits to the community will be recognized. She referenced Mr. Garvey's comment if people aren't willing to stand up and be heard their voices are invalid. We had an outstanding city election turnout of 28%, the highest in some time. If we say the only people that count are the 28% that turned out, we are saying we discount 72% of the community and only representing those people that turned out. She was elected to represent 100% of the people, whether they attend or not. The Council runs in different circles and hears different things from the diverse community. We have a strong community that supports parks and recreation. She struggles with the concept that recreation is a higher priority than fire and police. All of the Public Safety Building Review Committee meetings have been open to the public. There has been public hearing regarding site selection and the needs. Seven people came out to comment. It's been advertised everywhere and people have

not come out to say you can't build a fire hall other than the people that use the HERC. The deed restriction prohibits using the property to finance anything. Lifting the restriction will make it a useable lot for any surface. In reference to Ken Castner's comments, it is just as easy to ask for \$25M as it is to ask for \$10M. To put it in perspective it is an absurd amount of money, but the City of Homer has had tremendous success asking for money. We generally pay 25% for anything. We have a severe need; we have a police station that does not meet the needs of the community. It is not habitable and we should not have employees or citizens in it. We are responsible for making sure we are providing a safe working environment for people and the community. We live in a community where we can make the recreation system work. People in the community have had huge success at getting donations or philanthropic donations. It will be a great plan. Let's see if we can't outdo the 28% and get more people out for Tuesday's election.

21. COMMENTS OF THE CITY COUNCIL

Councilmember Reynolds thanked everyone for their patience as she gets up to speed and their faith that she will represent you well. She has been studying and appreciates the opportunity to go to Alaska Municipal League. Robert's Rules of Order will feel a lot more natural after attending the conference. She thanked Ralph Crane for the hours he put in on the Public Safety Building Review Committee. The strategic planning on Saturday was an excellent introduction to working with the group and getting the big overview. She encouraged more people to listen to commission meetings and speak to the Council.

Councilmember Burgess thanked Mr. Crane for his service. He is impressed with what has come out of the Public Safety Building Review Committee. He enjoyed Mr. Garvey's comments. Government is you and you participate or you view it externally and complain. He encouraged people to participate even if they don't like it; you will learn so much about yourself and how the world works. When he was complaining he was being selfish, endorsing his own needs and not doing himself and the general public any good. Offer a viable solution if you are going to complain about something. Look at the economics, what is feasible, and aim for the high end. It is the same perspective we will take on the HERC. If we approach what is a feasible way and kick the solutions out, there is more opportunity to learn what will work.

Councilmember Zak thanked the pancreatic cancer group. The ribbons are a reminder of the importance of being aware. He announced the Rotary Health Fair on November 1. If we are proactive it will help reduce medical costs. At the Strategic Doing meeting on Saturday we prioritized and talked about what we could do and achieve. The recycling program is one example; he will work on getting three different trash containers. Every pound that doesn't go into the landfill to be trucked up the road is beneficial. It ties in with reflecting on what we can do individually to be part of the solution. The City Manager selection is a difficult process, but we are coming up with some solutions. AML is an opportunity to get educated and he is grateful to be allowed to attend. He welcomed Catriona.

Councilmember Roberts is happy that we signed the agreement with Kachemak City as it has been a long time coming. It is something that works for both cities. Health insurance was a huge thing last year and we talked about it a lot. She acknowledged Julie Engebretsen's

testimony that all is not rosy, but we are moving in the right direction and employees are happy. She welcomed Catriona.

Councilmember Lewis commented this past weekend at Kevin Bell Arena there was a co-ed jamboree. Fifty or more people were there playing hockey. It took over 15 years for the hockey rink to be built. There was a lot of community and outside support. Parents, players, and other rink supporters spent over \$3M from their own pockets over a ten-year period. It is a simple building other than the compressors. The City of Wasilla wanted a nice facility and raised their sales tax to pay for it. If people want a recreation facility they will have to work for it and open up their wallet.

22. ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 8:22 p.m. The next Regular Meeting is Monday, November 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.