

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.

<b>PRESENT:</b>	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.

Mayor Wythe declared Councilmember Van Dyke's absence as excused. There was no objection from the Council.

The Council met for a Worksession from 4:01 p.m. to 4:50 p.m. to discuss 2015 Budget. From 5:02 p.m. to 5:36 p.m. the Council met as a Committee of the Whole to discuss Hearing Officer for Appeals, 2015 Budget, and Consent and Regular Agenda meeting 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 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 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. Written public comments.

Mayor Wythe called for motion for the approval of the agenda as amended.

LEWIS/REYNOLDS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

Kate Crowley, city resident, commented on Resolution 14-110, asking the Council to slow down and expose the new plans.

Ken Castner, city resident and Public Safety Building Review Committee (PSBRC) Chair, commented on Resolution 14-110. The process is stopped until a site is identified; the consultants have been asked to design around the gym, Public Works, and green belt mitigation.

Roberta Highland, city resident, commented on Resolution 14-110. She supports the HERC building for community recreation and keeping police and fire at their present site.

Kevin Walker, Kachemak City resident, commented on Resolution 14-110 and asked that fire and police remain in separate locations. He supports Resolution 14-008, although the average sewer usage is 2,069 gallons per household.

Lindianne Sarno, city resident, commented on Resolution 14-110. The HERC location is the gateway to Homer and should have a cultural place there. Results from the PARC Needs Assessment should be reviewed first.

Matthew Garvey, Homer resident, commented on Resolution 14-110 and read a petition with 200 signatures to dedicate HERC property for recreational and cultural uses. The land was deeded for this use.

## **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 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 Review Committee 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)

Mayor Wythe called for a motion for the approval of the recommendations of the consent agenda.

LEWIS/ROBERTS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **VISITORS**

## **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 6<sup>th</sup> at 5:30 p.m. People may attend and comment. The PARC Needs Assessment is out with a public hearing next month.

5. Port and Harbor Advisory Commission

D. City of Homer Named 2014 eCity of Alaska

### **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.

Mayor Wythe opened the public hearing. In the absence of public testimony, Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 14-48 by reading of title only for second and final reading.

LEWIS/REYNOLDS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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.

Mike McCarthy, city resident, expressed concerns for helicopter activity on Kachemak Drive. It is unsafe, creates noise pollution, and will have an impact on visitors, both human and feathered.

Rika Mouw, city resident, appreciates the restrictions to require a conditional use permit for helipads and heliports.

Roberta Highland, city resident, is opposed to helipads and heliports other than at the airport and the hospital. Allowing them in other areas would increase the danger of helicopter and bird collisions.

Kevin Walker, Kachemak City resident, advocated for keeping helipads and heliports at the airport since there is ample airport land to be leased.

Robert Archibald, city resident, opposes helipads and heliports in environmentally sensitive areas, especially the Spit. Helicopters create a lot of noise and disturbance.

ROBERTS/LEWIS – MOVED TO AMEND THE TITLE TO ADD THE WORD “ZONING” TO LINE 23 GENERAL COMMERCIAL 2 ZONING DISTRICT AND ALSO AMEND LINES 9 AND 11 TO TAKE OUT 21.26.020 FROM LINE 9 AND PLACE IT AT THE BEGINNING OF LINE 11 AND DELETE THE FIRST “AND” IN LINE 11.

There was no discussion.

VOTE: (amendment) YES. LEWIS, BURGESS, ROBERTS, REYNOLDS, ZAK

Motion carried.

The ordinance limits areas where you can put a helipad or heliport. It reduces the area to right around the airport, the hospital, and marine industrial areas on the Spit. Currently a conditional use permit process is required for helipads or heliports.

ROBERTS/LEWIS - MOVED TO AMEND TO ELIMINATE LINES 238 AND 239 HELIPADS AND HELIPORTS IN THE GC2 DISTRICT.

Councilmember Roberts sees very few lots in GC2 that would be allowed a helipad or heliport. There is a lot of land available at the airport.

Councilmember Burgess commented industrial and commercial activities are put on lands that you cannot do anything on. The Planning Commission may have something in mind; when you marginalize commercial and industrial activities where you cannot develop land it disenfranchises people of their property.

Councilmember Roberts commented the Planning Commission did not provide information about flight patterns and paths. A helipad is where you land your helicopter and a heliport is where you keep it. We may need more helicopter activity on the Spit, but not adjacent to the airport to disturb flight paths.

Councilmember Lewis believes as long as there is land at the airport to be leased, there is no reason to allow land in other areas. No one will use the flats at the end of Beluga Lake; most of the land is near the airport. Air traffic controllers will take care of air traffic. At the Spit there may be a day when areas for helipads will need to be sorted out, but it is unlikely heliports will be built on the Spit with all the regulations for fuel storage.

Councilmember Burgess commented the FAA handles flight patterns and the Council and Planning Commission don't need to second guess air traffic control. Although there may not be a need for heliports in GC2 we need to be cautious about disenfranchising people from applying for a conditional use permit. What if the Coast Guard wants to build a facility on the Spit and land helicopters?

Deputy City Planner Engebretsen clarified that currently heliports are an outright permitted use in GC2. The ordinance will require heliports to be conditional and adds helipads as a conditional use in GC2.

VOTE: (amendment) YES. ROBERTS, REYNOLDS, LEWIS, ZAK

VOTE: NO. BURGESS

Motion carried.

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

ROBERTS/LEWIS – MOVED TO AMEND LINE 21 TO DELETE THE WORDS “AND TO ADD HELIPORT AS A CONDITIONAL USE IN GENERAL COMMERCIAL 2 DISTRICT” AND FOR ALL OTHER WORDING TO FOLLOW THAT.

There was no discussion.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Roberts responded to the testimony where someone said adding helipad to Marine Industrial that we were adding more helicopter traffic. By adding helipad in Marine Industrial it creates less of an impact since heliports provide fuel and services.

VOTE: (main motion as amended) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- 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.

Mayor Wythe opened the public hearing. In the absence of public testimony, Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 14-50 by reading of title only for second and final reading.

LEWIS/ROBERTS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **ORDINANCE(S)**

### **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
1. MAPP Request for Support: Mobilizing for Action through Planning and Partnerships (MAPP) is applying for a \$200,000 Federal HRSA grant to support their work on family issues in Homer. The City Council passed Resolution 12-085 in 2012 in support of the previous HRSA grant application which was funded and was used for strategic planning. MAPP has requested a resolution of support for this grant application as well. Unfortunately, a communication malfunction prevented a resolution from making it on this agenda and the application deadline will have passed by the next time the Council meets on November 24. Therefore, I will go ahead and write a letter of support on behalf of the Council and the City, unless there are objections from Council members.
2. PARC Needs Assessment Update: At the last meeting, Matt Steffy, the PARC Chair fielded some questions regarding the PARC initial needs assessment survey. After the meeting, I realized that the Council had not been briefed on the full assessment strategy and the thinking behind it. I asked Julie to write a memo summarizing the research methodology

for the Council. That memorandum is attached. I have scheduled a PARC visitor presentation for the meeting on November 24. The purpose of that presentation is to provide an update on how the Needs Assessment is progressing so far. Updates on the community meetings will be included. Also, several Council members have asked recently how arts and culture got added into this assessment when the original intent of the Council was parks and recreation. This was explained to the Council at a presentation early on by Matt Steffy but you may not recall. This issue can also be addressed non November 24. I understand that a PARC representative may also be present at this meeting to make some comments on this topic.

3. Harbor Electric Upgrades: As some of you may be aware, the electrical upgrades installed in the harbor had some unintended consequences and the harbor staff have been scrambling to find a solution. Attached is a memorandum from the Deputy harbormaster to vessel owners explaining that the state has granted a temporary grace period for implementing GFI protection and the requirements of the electrical code.
4. Budget Memorandums: The budget is scheduled to be introduced by ordinance at this meeting, October 27. Resolutions on the fee schedule and the Port and Harbor tariff are attached to it. A budget briefing and discussion is scheduled for both the 4 PM Special Meeting and the 5 PM Committee of the Whole. After the ordinance is introduced, it becomes the Council's budget and can be amended as Council deems appropriate. As always, we should have more current revenue information later in November.
5. Benefits Consultant RFP: This agenda contains a resolution sponsored by Council Member Burgess which calls for an RFP for benefits consultant services. In most circumstances, I would be totally in agreement with this. Our current contract with Mercer has been for three years. Seeking proposals would be a good idea if we thought we needed these services again in 2015. However, if the Council agrees to move to a fully insured private plan, we may not need a consultant at all. And if we do need one, it would be for a significantly reduced fee and scope of work. This is what we recommend. Given that the contract would be smaller, we have an already established relationship with Mercer, Mercer is familiar with the City, its benefits, and its employees, and we could use help with the transition, we recommend a smaller contract, for six months or a year, and that we stay with Mercer. In my view, they have provided excellent service.
6. Natural Gas: We are working with Enstar to finalize the total construction cost, checking the preliminary assessment roll, and other activities. Council can expect a report on the Natural Gas Special Assessment District at the next meeting on November 24.
7. AML / AMMA: I will be attending the AML and Alaska Municipal Managers meetings in Anchorage the week of November 17. I do not require a vehicle or lodging while in Anchorage. I will pay the registration fees myself since I am soon leaving City service. I think there is still value to the City in having me attend.

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 15<sup>th</sup> 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.

## **CITY ATTORNEY REPORT**

### **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, PSBRC 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.

### **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.

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

ROBERTS/ZAK – MOVED TO AMEND PAGE 265 OF PACKET, SECTION 4.3 OF AGREEMENT WITH KACHEMAK CITY TO READ: HOMER SHALL REVIEW UTILITY RATES FOR KACHEMAK CITY AT THE SAME TIME THE CITY OF HOMER REVIEWS THEIR UTILITY RATES.

The amendment is more parallel to both cities, that rates will be review simultaneously.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE: (main motion as amended) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- 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.)

*Motion on the floor from August 25:* MOTION FOR THE ADOPTION OF RESOLUTION 14-088 BY READING OF TITLE ONLY.

ROBERTS/ZAK – MOVED TO AMEND LINE 40, PAGE 268 OF THE PACKET, TO CHANGE FROM 3,500 GALLONS PER MONTH TO 3,000 GALLONS PER MONTH.

Councilmember Roberts indicated this will change the sewer schedule too. There has been a lot of discussion and the 3,000 gallon usage is fairer than 3,500 gallons.

As a committee member on the Water and Sewer Task Force, Councilmember Burgess explained there was a reason the 3,500 gallons was decided. It is closer to the national average of water and sewer usage. When connected to well water or a municipal service we have a higher per capita usage in Alaska than other parts of the U.S. We have no way to establish usage and want to incentivize people on sewer only to become metered customers. There has been a lot of input from Kachemak City from surveys of those that have water delivered. Those users have a financial incentive to save. By undermining the rate you are de-incentivizing people to meter sewer.

VOTE: (amendment) YES. REYNOLDS, ROBERTS, ZAK

VOTE: NO. BURGESS, LEWIS

Motion failed.

VOTE: (main motion) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **NEW BUSINESS**

## **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.

Mayor Wythe recused herself<sup>1</sup> and passed the gavel to Mayor Pro Tempore Roberts.

Mayor Pro Tempore Roberts called for a motion for the adoption of Resolution 14-116 by reading of title only.

LEWIS/REYNOLDS – SO MOVED.

Councilmember Burgess noted it is financially beneficial to go to Premera now, but urged the Council to remember the amount will be significantly higher next year.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Pro Tempore Roberts passed the gavel back to Mayor Wythe.

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.

Mayor Wythe called for a motion for the adoption of Resolution 14-112 by reading of title only.

BURGESS/LEWIS - SO MOVED.

Councilmember Burgess supports issuing a RFP to see what options we have. We have been with Mercer for three years at \$48,000 per year. Most communities in the Borough have a consultant. Since we will no longer have a self-insured health plan the scope of duties will change.

City Manager Wrede reported the current contract with Mercer is for three years. If we felt it would be good to have limited support we could look for a two to three year contract. With the transition to Premera it would be helpful to retain Mercer for six to twelve months. It would take a lot of time to bring a new person up to speed. He requested retaining Mercer for the short term and maybe issuing a RFP later. If we continue to need a benefit broker we can always issue a RFP.

Councilmembers Roberts and Lewis expressed a preference in staying with Mercer through the City Manager transition period. Mercer could be retained at a reduced rate for up to six months to make a smooth transition for the employees.

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<sup>1</sup> Mayor Wythe has an ongoing conflict of interest with employee wages and benefits due to her husband's employment with the City of Homer.

Councilmember Burgess noted if we don't RFP there is no cost incentive for Mercer to reduce their rates. The procurement policies call for due diligence.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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.

Mayor Wythe called for a motion for the adoption of Resolution 14-114 by reading of title only.

LEWIS/REYNOLDS - SO MOVED.

ROBERTS/BURGESS – MOVED THAT RESOLUTION 14-114 FOLLOW THE BUDGET ORDINANCE AND BE POSTPONED TO THE NEXT MEETING.

There was no discussion.

VOTE: (postponement) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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.

Mayor Wythe called for a motion for the adoption of Resolution 14-115 by reading of title only.

LEWIS/REYNOLDS – SO MOVED.

ROBERTS/LEWIS - MOVED FOR THIS RESOLUTION TO FOLLOW ORDINANCE 14-51 SCHEDULE.

There was no discussion.

VOTE: (postponement) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- 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.

Mayor Wythe called for a motion for the adoption of Resolution 14-117 by reading of title only.

LEWIS/ROBERTS – SO MOVED.

Councilmember Roberts advised the resolution was brought forward by the City Manager Selection Committee. Before moving forward to select an interim manager, Council approval is needed.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- 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 Review Committee as backup.

Mayor Wythe called for a motion for the adoption of Resolution 14-110 by reading of title only.

ROBERTS/LEWIS - SO MOVED.

Councilmember Lewis requested removal of Resolution 14-110 from the consent agenda. His questions were answered by both Mr. Castner and Mr. Crane.

Councilmember Zak has put a lot of thought into this. If we delay the site selection it puts us behind the curve. There is the possibility of finding a good mix of recreation and public safety. He will support the resolution to move forward and see how the public weighs in.

Councilmember Burgess commented that designating the site as chosen by the committee allows us to move forward for funding opportunities. We are that much closer for a legislative standpoint. It does not tear down the HERC and gym; it will be a miracle if something is done with the building in two years.

Mayor Wythe commented Resolution 14-110 designates the site for a public safety building. She has been working with people to figure out a different alternative for funding a recreation facility and has a serious commitment to helping people figure that out. The City can bring



the property and the road to the game and provide Mike Illg's services. The City does not have money to keep the HERC in an open state. If a new building is built we still will not have the money to keep the HERC open. She would like people to reframe their thinking as to what can be done.

Councilmember Burgess finds it troubling and sad. When joining the Council he thought of police as authority figures. He has had a change of thought and now sees police and firefighters as central to the community. We all count on them showing up when we need them. The police are housed in a facility way past due of the need for an update. We really need to think about police, fire, and EMS. There are safety concerns here in Homer; the police have a higher case load than any other community in the state. Police, fire, and plowed roads are the City's priorities.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **COMMENTS OF THE AUDIENCE**

Christine Scozinski, city resident, commented on Resolution 14-116 and 14-112. She is excited we are moving in a positive direction with health benefits, but would like more review by the Council and employees. She hopes a new consultant is selected.

Matthew Garvey, Homer resident, is excited to move forward, but is still concerned about the HERC location. Renovation to the current facilities is a lot more affordable.

Elias Garvey, city resident, commented the community would like to be involved in the public safety building site selection. He asked that we get community involvement and localized information. He asked that Resolution 14-110 be vetoed to allow a survey and a formal vote.

Julie Engebretsen, non-resident and city employee, announced the continued conversation about the HERC on Monday, November 10<sup>th</sup>. She feels good the City is moving toward private health insurance. We should expect costs to go up in the future; it is a problem that is not going to go away.

Kate Crowley, city resident, announced the lifting of the deed restriction at tomorrow's Borough meeting. She asked Council to keep it on their radar. There are interesting plans coming up at the November 10<sup>th</sup> meeting.

Ken Castner, city resident, commented he listens to the people who speak. We listened on the skate board park, the gym, and other elements. Everything took those things into

consideration and put them on a high level of mitigation. We owe it to the people to replace things that are being lost. The PSBRC did a good job listening to the people that spoke and all agreed by consensus on the site selection. On November 10<sup>th</sup> people will be surprised at possibilities for the site.

### **COMMENTS OF THE CITY ATTORNEY**

City Attorney Klinkner was not present.

### **COMMENTS OF THE CITY CLERK**

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

### **COMMENTS OF THE CITY MANAGER**

City Manager Wrede encouraged the public to attend the November 10<sup>th</sup> PSBRC 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.

### **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 PSBRC 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.

### **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 PSBRC. 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 PSBRC. 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.

**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.

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JO JOHNSON, MMC, CITY CLERK

Approved: \_\_\_\_\_