

ACTION AGENDA
Monday, November 24, 2014
Committee of the Whole
Regular Meeting

COMMITTEE OF THE WHOLE AGENDA

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

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

Councilmember Burgess has requested telephonic participation or 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. Memorandum 14-172 from Parks and Recreation Advisory Commission Requesting the Council to Adopt a Resolution to Form a Beach Policy Task Force.

5. CONSENT AGENDA

6. REGULAR MEETING AGENDA

7. COMMENTS OF THE AUDIENCE

There were no comments of the audience.

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

Mayor Wythe adjourned the meeting at 5:47 p.m.

REGULAR MEETING AGENDA

Session 14-29 a Regular Meeting of the Homer City Council was called to order on November 24, 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: LEWIS, REYNOLDS, ROBERTS, VAN DYKE, ZAK

ABSENT: BURGESS (excused)

STAFF: CITY MANAGER WREDE
 CITY CLERK JOHNSON
 CITY ATTORNEY KLINKNER
 DEPUTY CITY PLANNER ENGBRETSSEN
 DEPUTY HARBORMASTER CLARKE
 FINANCE DIRECTOR LI
 LIBRARY DIRECTOR DIXON
 PROJECT MANAGER NELSEN

Councilmember Burgess has requested telephonic participation or 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 14-54(S), An Ordinance of the Homer City Council Amending the FY 2014 Operating Budget by Authorizing the Expenditure of ~~\$100,000~~ **\$255,000** From the Port and Harbor Reserves to Extend Potable Water to Floats K Through Q **and to Make Electrical/Structural Upgrades to Floats HH and JJ**. City Manager/Port and Harbor Director. Memorandum 14-173(S) as backup. **Ordinance 14-55(S)**, An Ordinance of the Homer City Council Re-appropriating Funds Authorized by Ordinances 12-33(A)(S) and 12-39(S) for the Design and Engineering Phases of the Homer Harbor Improvement Projects to Construction and Replacement of HH and JJ Floats on System 4. City Manager/Port and Harbor Director. **VISITORS** - Homer Park, Arts, Recreation, Culture Needs Assessment Update. **ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS** - Alaska Municipal League Reports, Mayor Wythe and Councilmembers Zak and Reynolds. **PUBLIC HEARINGS - 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. Budget amendments. Written public comments. **CITY MANAGER’S REPORT** - City Manager’s Report of Natural Gas Distribution System Special Assessment District (Memorandum 14-175). Written public comments. Letter of Support for South Peninsula Behavioral Health Services, MAPP Application for Grant Funding. **NEW BUSINESS** -

Memorandum 14-172(S), from Parks and Recreation Advisory Commission Requesting the Council to Adopt a Resolution to Form a Beach Policy Task Force. 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 no comments of the public.

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 27, 2014. City Clerk. Recommend adoption.
- B. **Memorandum 14-171**, from Mayor, Re: Appointments of Amy Alderfer to the Library Advisory Board and Barbara Howard to the Permanent Fund Committee.
- C. **Ordinance 14-54**, An Ordinance of the Homer City Council Amending the FY 2014 Operating Budget by Authorizing the Expenditure of \$100,000 From the Port and Harbor Reserves to Extend Potable Water to Floats K Through Q. City Manager/Port and Harbor Director. Recommended dates: Introduction November 24, 2014, Public Hearing and Second Reading December 8, 2014.

Ordinance 14-54(S), An Ordinance of the Homer City Council Amending the FY 2014 Operating Budget by Authorizing the Expenditure of ~~\$100,000~~ **\$255,000** From the Port and Harbor Reserves to Extend Potable Water to Floats K Through Q **and to Make Electrical/Structural Upgrades to Floats HH and JJ**. City Manager/Port and Harbor Director.

Memorandum 14-173 from Port and Harbor Director as backup.

Memorandum 14-173(S) from Port and Harbor Director as backup.

- D. **Ordinance 14-55**, An Ordinance of the Homer City Council Re-appropriating Funds Authorized by Ordinances 12-33(A)(S) and 12-39(S) for the Design and Engineering Phases of the Homer Harbor Improvement Projects to Construction and Replacement of HH and JJ Floats on System 4. City Manager/Port and Harbor Director.

Recommended dates: Introduction November 24, 2014, Public Hearing and Second Reading December 8, 2014.

Ordinance 14-55(S), An Ordinance of the Homer City Council Re-appropriating Funds Authorized by Ordinances 12-33(A)(S) and 12-39(S) for the Design and Engineering Phases of the Homer Harbor Improvement Projects to Construction and Replacement of HH and JJ Floats on System 4. City Manager/Port and Harbor Director. Memorandum 14-174 from Port and Harbor Director as backup.

- E. **Resolution 14-118**, A Resolution of the Homer City Council Authorizing the City Manager to Enter Into Negotiations With Property Owners of a Roger's Loop Road Parcel to Purchase the Land for a Parking/Staging Area at the Roger's Loop Trailhead. Reynolds. Recommend adoption.
- F. **Resolution 14-119**, A Resolution of the Homer City Council Adopting Strategic Doing as a Model for Plan Implementation and Establishing a Regular Meeting Schedule for Strategic Doing Work Sessions. Mayor. Recommend adoption.

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

6. VISITORS

- A. PARC Needs Assessment, 10 minutes.

Julie Engebretsen, Deputy City Planner, and Asia Freeman, PARC committee member provided a PowerPoint presentation on the PARC Needs Assessment.

7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

- A. Borough Report

Kelly Cooper, newly elected Kenai Peninsula Borough Assembly Member, congratulated Jo Johnson as Clerk of the Year. Tomorrow evening the Assembly will be having a public hearing on Ordinance 2014-31 authorizing release of a deed restriction at the request of the Homer City Council. The ordinance was brought to the KPB Planning Commission, there was no public testimony, and the commission unanimously recommended a public hearing before the Assembly. The CARTS program saw an 11% increase in trips to Homer this quarter. There were 986 trips to Homer; 59% were paid by the person taking the ride with the remainder paid by an agency for the client.

B. Alaska Municipal League Reports, Mayor Wythe and Councilmembers Zak and Reynolds

C. Commissions/Board Reports:

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

Mike Barth, Chair of the Economic Development Advisory Commission, reported the commission was tasked by Council to explore affordable housing. It is a complex issue to find workable solutions. Many good ideas revolve around taxes. Because the City doesn't have a budget to increase affordability of housing, we could incentivize people to build a house on a vacant lot. The City could defer taxes for 3-5 years and in return the City could collect property tax for the lifetime of the house. The tradeoff is giving up a little bit of tax dollars to make money in the long run. The commission has looked at other communities comparable to Homer to see what tax incentive strategies they offer.

4. Parks and Recreation Advisory Commission

Trisha Lillibridge, Parks and Recreation Advisory Commissioner, reported the commission is full with responsible and experienced people. The last day for the PARC survey is December 8th. Input from the community and surrounding areas is needed. The commission is ready to hold worksessions on the Bishop's Beach area and can start doing so in December. At last month's meeting there were over 30 people there to comment on Bishop's Beach. People have positive things to say about the beach; it is a place to gather coal, walk dogs, and to recreate. The commission will keep an open mind to find something that works well for the community. The commission remains vigilant for the need of a recreational facility in town. The HERC provides the gym, skateboard park, and outdoor basketball court. In October 2015 Homer will be hosting the annual statewide parks and recreation state conference. The motto is "Be the Difference" and it is scheduled for October 7 - 9 at Land's End.

Community Recreation Coordinator Mike Illg reported the HERC building is heated at 55 degrees and there is no deadline to move out. He is looking at more community recreation for the community to generate more revenue.

City Manager Wrede added there is minimum heat and electricity on in the HERC building and it will remain until the Council tells us to close it down. The budget is \$59,000 for both

buildings, to include Public Works. There was a time the building cost \$200,000 in utilities. With upgrades to the heating system we are burning less fuel due to minimal heat. Presently 70% of costs are for community recreation and 30% is for Public Works shops.

5. Port and Harbor Advisory Commission

8. PUBLIC HEARING(S)

A. **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. Introduction October 27, 2014, Public Hearings November 24 and December 8, 2014, and Second Reading December 8, 2014.

There was one who testified.

AMENDED:

Fire Department - decrease Account No. 156-0393 by \$8,000 and increase account 100-0150-5901 to \$9,500 for a Washer/Extractor.

\$5,000 from Council's Professional Services Account No. 0100-5210 for a picnic shelter near Pier One Theatre.

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. Follows Budget Ordinance 14-51 schedule.

There was no public testimony.

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

There was no public testimony.

B. **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. Introduction October 27, 2014, Public Hearing and Second Reading November 24, 2014.

Memorandum 14-162 from City Clerk as backup.

There was no public testimony.

ADOPTED with discussion.

- C. **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. Introduction October 27, 2014, Public Hearing and Second Reading November 24, 2014.

Memorandum 14-164 from Public Works Director as backup.

There was no public testimony.

ADOPTED without discussion.

9. ORDINANCE(S)

10. CITY MANAGER'S REPORT

- A. Memorandum 14-175 from City Manager, Re: Natural Gas Distribution System Special Assessment District

Attorney Klinkner provided insight into the recommendation that condominiums be assessed as one building instead of individually. The Council discussed the short window that a property owner could vacate property lines to reduce the number of liable assessments.

City Manager Wrede acknowledged Elaine Grabowski at the Fire Department who received a State EMS award and the Finance Department who received an excellence in reporting award.

- B. Alaska Film Group Article, by Katie Koester

- C. Bid Report

11. CITY ATTORNEY REPORT

- A. City Attorney Report, October 2014

12. COMMITTEE REPORT

A. Public Arts Committee

Erin Hollowell, new Public Arts Committee Member, reported the committee met on November 13th and discussed the importance of creating an updated registry of the City's art collection. Currently the registry is incomplete and out of date and paper based. The PAC added a \$4,000 budget request for a contractor to inventory public art in all city facilities. Once completed, the PAC in conjunction with the amazing Deputy City Clerk Renee Krause, will access what type of database will best suit the amount and type of data, and best means to make the information available to public. Michele Miller was elected Chair and Adele Person as Vice Chair. Katie Koester talked to them about an art place grant. The grant would provide funds to develop projects to increase the livability of the city and strengthen the physical and social character of the city around the arts and cultural activities. An additional budget request is for a new mural on the Heath Street wall at Kachemak Center and more new signage for city parks.

B. Permanent Fund Committee

C. Employee Committee Report

D. Port and Harbor Building Task Force

E. Public Safety Building Review Committee

Mayor Wythe reported the committee met on November 10th and discussed financing and phasing options. The next meeting is scheduled for December 10th at 5:30 p.m.

F. Vessel Haul-Out Task Force

G. City Manager Selection Committee

13. PENDING BUSINESS

14. NEW BUSINESS

- A. **Memorandum 14-172** from Parks and Recreation Advisory Commission Requesting the Council to Adopt a Resolution to Form a Beach Policy Task Force.

Memorandum 14-172(S) from Parks and Recreation Advisory Commission Requesting the Council to Adopt a Resolution to Form a Beach Policy Task Force.

FAILED.

15. RESOLUTIONS

16. COMMENTS OF THE AUDIENCE

There were two who commented.

17. COMMENTS OF THE CITY ATTORNEY

City Attorney Klinkner encouraged anyone who is concerned with the City's compliance in natural gas assessments for condominiums to review AS 34.08.720(B) before raising further objections. He congratulated the City Clerk.

18. COMMENTS OF THE CITY CLERK

City Clerk Johnson had no comment.

19. COMMENTS OF THE CITY MANAGER

City Manager Wrede commented there are two substitute ordinances (Ordinances 14-54(S) and 14-55(S)) that explain where the money is going for floats on the harbor. Maps are available for review.

20. COMMENTS OF THE MAYOR

Mayor Wythe commented she was invited to make the awards for the BIZ-Idea presented through the Library. It was fun and interesting to hear the business ideas people have. The Entrepreneur of the Year award went to Allen Engebretsen of Bay Weld Boats. On the trip to AML she again heard how horrible the economy and how horrible the State's budget is. They provided a nice training program for city managers to help figure out ways to get to "yes" when you have projects.

Mayor Wythe recognized City Clerk Johnson on receiving the Clerk of the Year award.

21. COMMENTS OF THE CITY COUNCIL

Councilmember Reynolds is feeling more empowered after attending AML. Her written report is included in the supplemental packet. AML was a great opportunity and a wonderful investment. It was supportive to be around other newly elected officials and a group that had more experience. The training was put together well. She congratulated Jo, the Finance Department, and Elaine Grabowski, along with the volunteers that work on the commissions and committees.

Councilmember Roberts welcomed Kelly Cooper as the new Kenai Peninsula Borough Assembly Representative. She is heartened to hear the EDC is working on affordable housing. It is an important thing to look at in keeping younger people and senior citizens in the community. She commented on non-profits in the City's budget. She likes hockey, but believes it is a slippery slope to put more non-profits in the budget. The Homer Foundation is growing some money for the City and she encouraged the hockey people to look there. She congratulated Jo.

Councilmember Zak congratulated Jo. At AML he was pleased to see the southern end of the gas line will continue to Nikiski. It will be a huge economic impact to Nikiski, Kenai, Soldotna, and Homer. As to the budget we are well below where we need to be with reserves. We cannot continue to operate as we are to meet our reserve need for the future. We are looking for public input as to how to meet the needs. As businesses grow and property taxes increase there will be some additional funds. It's great to see all the work with the PARC survey. The arts council, museum, and senior center are all valuable to the community. The HERC building is included in the budget. It is a great example as to how the Council was able to work with the community to keep the building open and reduce costs.

Councilmember Van Dyke thanked Bryan for being the current Beau. He thanked Jo and said she got the reward she deserved.

Councilmember Lewis told Jo "nice job." Barb is channeling through him at times since he is sitting in her seat. He is disappointed the rink didn't get funding. The Homer Foundation will give small little grants. The budget amendment was for operations; they may give donations for equipment. He is hoping Bryan or Gus will bring it back at the next meeting.

Mayor Wythe announced Walt is leaving us and his last meeting is December 8th. There will be a party after the council meeting and people may comment at the end of the meeting.

22. ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 7:55 p.m. The next Regular Meeting is Monday, December 8, 2014 at 6:00 p.m. and Committee of the Whole 5:00 p.m. A Special Meeting is scheduled for Monday, December 1, 2014 at 6:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.