

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



**REGULAR MEETING**  
**6:00 P.M. MONDAY**  
**JULY 27, 2015**  
**COWLES COUNCIL CHAMBERS**

MAYOR BETH WYTHE  
COUNCIL MEMBER FRANCIE ROBERTS  
COUNCIL MEMBER DAVID LEWIS  
COUNCIL MEMBER BRYAN ZAK  
COUNCIL MEMBER BEAUREGARD BURGESS  
COUNCIL MEMBER GUS VAN DYKE  
COUNCIL MEMBER CATRIONA REYNOLDS  
CITY ATTORNEY THOMAS KLINKNER  
CITY MANAGER KATIE KOESTER  
CITY CLERK JO JOHNSON

## **REGULAR MEETING AGENDA**

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

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

Department Heads may be called upon from time to time to participate via teleconference.

### **2. AGENDA APPROVAL**

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 1.24.040.)

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

### **4. RECONSIDERATION**

A. **Ordinance 15-19(A)**, An Ordinance of the Homer City Council, Amending Homer City Code Chapter 9.16 to Revise HCC 9.16.040, HCC 9.16.100, and Add HCC 9.16.110 Repealing the Seasonal Sales Tax Exemption as Applied to Certain Categories of Nonprepared Foods, Including But Not Limited to Cakes, Cookies, Ice Cream, Candy, and Chips. Lewis. Introduction June 15, 2015, Public Hearing and Second Reading June 29, 2015. Reconsidered by Councilmember Roberts June 29, 2015.

### **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 June 29, 2015. City Clerk. Recommend adoption.
- B. **Memorandum 15-109**, from Mayor, Re: Appointment of Lindianne Sarno to the Cannabis Advisory Commission.
- C. **Ordinance 15-26**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY 2016 in the Amount of \$6,650 for Books and Library Materials, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Library Director. Recommended dates: Introduction July 27, 2015, Public Hearing and Second Reading August 10, 2015.

Memorandum 15-114 from Library Director as backup.

- D. **Ordinance 15-28**, An Ordinance of the Homer City Council Repealing and Reenacting Homer City Code Chapter 18.12, Municipal Property Sales, Regarding the Methods and Procedure for Disposing of Interests in Real Property Owned by the City. City Manager. Recommended dates: Introduction July 27, 2015, Public Hearing and Second Reading August 10, 2015.

Memorandum 15-123 from City Manager as backup.

- E. **Resolution 15-057**, A Resolution of the Homer City Council Awarding the Contract for the Waste Water Treatment Plant Clarifier Flight Refurbishment Project to the Firm of Metalizing, Inc. of Kenai, Alaska, in the Amount of \$22,863 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 15-111 from Public Works Director as backup.

- F. **Resolution 15-058**, A Resolution of the Homer City Council Awarding the Contract for the Old Town Speed Hump Installation Project to the Firm of Gregoire Construction of Homer, Alaska, in the Amount of \$13,440 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 15-112 from Public Works Director as backup.

- G. **Resolution 15-059**, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for an Insurance Benefit Broker and Consulting Services to the Firm of Wells Fargo Insurance Services USA, Inc. of Seattle, Washington, in the Amount of \$25,000 Annually for a Three-Year Term and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum 15-113 from Personnel Director as backup.

- H. **Resolution 15-060**, A Resolution of the Homer City Council Awarding a Sole Source Contract for the Public Works Storage Shed Foundation Installation to the Firm of Techno Metal Post Alaska of Homer, Alaska, in the Amount of \$25,063 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

- I. **Resolution 15-062**, A Resolution of the City Council of Homer, Alaska, Urging the Alaska Congressional Delegation to Engage in Negotiations With the U.S. Navy to Change Training Exercises in the Gulf of Alaska. Lewis. Recommend adoption.

- J. **Resolution 15-064**, A Resolution of the City Council of Homer, Alaska, Supporting the Inclusion of City-Owned Property in Beluga Slough Into the Eastern Hemisphere Shorebird Reserve With the Exception of the Public Works Complex. Lewis. Recommend adoption.

Memorandum 15-115 from Deputy City Planner as backup.

- K. **Resolution 15-065**, A Resolution of the City Council of Homer, Alaska, Supporting Responsible Dog Ownership by Installing Dog Waste Bag Dispensers at Public Buildings, Trails and Parks, and Encouraging Other Agencies and Businesses to Do the Same, and by Purchasing Individual Dog Waste Bag Dispensers to Provide to the Public and Encourage Local Businesses to Stock Baggie Supplies and Dispensers. Roberts. Recommend adoption.

Memorandum 15-116 from Deputy City Planner as backup.

- L. **Resolution 15-066**, A Resolution of the Homer City Council Establishing Conditions Under Which Benefitted Property Owners Will Be Allowed to Connect to the Proposed Kachemak Drive and Shellfish Avenue/South Slope Drive Water Mains Being Installed

as Part of Homer Water Storage/Distribution Improvements (Phase I). City Manager/Public Works Director. Recommend adoption.

Memorandum 15-117 from Public Works Director as backup.

M. **Resolution 15-067**, A Resolution of the Homer City Council Accepting an ADEC Municipal Matching Grant (MMG #40909) for the Water Storage and Distribution Improvement Project (Phase I), Accepting the Responsibility to Operate and Maintain the Improvement, Agreeing to the Terms and Conditions of the Grant, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

N. **Memorandum 15-118**, from Finance Director and Public Works Director, Re: Water and Sewer Rate Recommendations for 2015.

## 6. VISITORS

A. Blue Crest Energy, Inc. - 10 minutes

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

A. **Mayor's Proclamation**, Hospice of Homer Day - August 8, 2015 and Hospice of Homer Week - August 2 - 8, 2015

B. Borough Report

C. Commissions/Board Reports:

1. Library Advisory Board

2. Homer Advisory Planning Commission

a. Minutes of June 17, 2015

3. Economic Development Advisory Commission

a. Memorandum 15-097 from Deputy City Clerk, Re: Recommendation Regarding Affordable Housing

b. Memorandum 15-099 from Deputy City Clerk, Re: Recommendation Regarding Special Assessment Districts Levy of Assessment After Subdivision

4. Parks and Recreation Advisory Commission
5. Port and Harbor Advisory Commission
6. Cannabis Advisory Commission

**8. PUBLIC HEARING(S)**

- A. **Ordinance 15-08(S)**, An Ordinance of the Homer City Council Amending Subsection (C) of Homer City Code 21.50.020, Site Development Standards – Level One, and Subsection (A) of Homer City Code 21.50.030, Site Development Standards – Level Two, to Require Revegetation of Exposed, Cleared, Filled and Disturbed Soils by August 31<sup>st</sup> or Within 9 Months, Whichever Comes First. City Manager/Planning. Introduction April 13, 2015, Referred to Planning Commission April 13, 2015, Public Hearing and Second Reading July 27, 2015.

Memorandums 15-048 and 15-098 from City Planner as backup.

- B. **Ordinance 15-20**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating an Alaska Department of Environmental Conservation Municipal Matching Grant in the Amount of \$1,922,577 and Authorizing a 30% Matching Requirement From the Homer Accelerated Water And Sewer Fund (HAWSP) in the Amount of \$576,773.10 for the Purpose of Completing the Water Distribution/Storage Improvement Project and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Introduction June 29, 2015, Public Hearing and Second Reading July 27, 2015.

- C. **Ordinance 15-23**, An Ordinance of the Homer City Council Amending Homer City Code 21.40.070, Requirements, Regarding Standards for Impervious Coverage in the Bridge Creek Watershed Protection District. Planning. Introduction June 29, 2015, Public Hearing and Second Reading July 27, 2015.

Memorandum 15-100 from City Planner as backup.

- D. **Ordinance 15-24**, An Ordinance of the Homer City Council Enacting HCC 2.52.080, Correctional Officer Qualifications, Regarding the Qualification and Certification of City Correctional Officers. City Manager. Introduction June 29, 2015, Public Hearing and Second Reading July 27, 2015.

Memorandum 15-090 from Police Chief as backup.

- E. **Ordinance 15-25**, An Ordinance of the City Council of Homer, Alaska, Re-Appropriating the 2003 Allocation From the Alaska Department of Community and Economic Development as Fisheries Revitalization Aid for the Purpose of Refurbishing a Fish Dock Crane. City Manager/Port and Harbor Director. Introduction June 29, 2015, Public Hearing and Second Reading July 27, 2015.

Memorandum 15-089 from Port and Harbor Director as backup.

- F. **Resolution 15-061**, A Resolution of the City Council of Homer, Alaska, Selecting Option A as the Preferred Alternative for Waddell Way Road Improvements. City Manager.

Memorandum 15-106 from Planning Commission as backup.

Memorandum 15-xxx from Public Works Director as backup.

## 9. **ORDINANCE(S)**

### **If reconsidered:**

- A. **Ordinance 15-19(A)**, An Ordinance of the Homer City Council, Amending Homer City Code Chapter 9.16 to Revise HCC 9.16.040, HCC 9.16.100, and Add HCC 9.16.110 Repealing the Seasonal Sales Tax Exemption as Applied to Certain Categories of Nonprepared Foods, Including But Not Limited to Cakes, Cookies, Ice Cream, Candy, and Chips. Lewis. Introduction June 15, 2015, Public Hearing and Second Reading June 29, 2015. Reconsidered by Councilmember Roberts June 29, 2015.
- B. **Ordinance 15-27**, An Ordinance of the City Council of Homer, Alaska, Providing a Procedure for the Council to Consider Whether to Exclude Certain Properties From the Homer Natural Gas Distribution Special Assessment District. Burgess. Recommended dates: Introduction July 27, 2015, Public Hearing and Second Reading August 10, 2015.

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

- A. City Manager's Report
- B. Bid Report

## 11. **CITY ATTORNEY REPORT**

- A. City Attorney Report – June 2015

**12. COMMITTEE REPORT**

- A. Public Arts Committee
- B. Permanent Fund Committee
- C. Employee Committee Report
- D. Public Safety Building Review Committee
- E. Vessel Haul-Out Task Force

**13. PENDING BUSINESS**

- A. **Ordinance 15-18(S)**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Capital Budget by Appropriating \$621,500 From the General Fund Fund Balance to the Public Safety Building Project Account to Fund the New Public Safety Building to 35% Design. Mayor. Introduction May 26, 2015, Public Hearing June 29, 2015, Second Reading July 27, 2015.

**Ordinance 15-18(S-2)**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Capital Budget by Appropriating \$355,000 From the General Fund Fund Balance to the Public Safety Building Project Account to Fund the New Public Safety Building to Modified 35% Design.

Memorandum 15-007 from Public Safety Building Review Committee as backup.

Memorandum 15-074 from City Manager as backup.

Memorandum 15-124 from Public Safety Building Design Team and Public Works Director as backup.

**14. NEW BUSINESS**

- A. **Memorandum 15-110**, from City Clerk, Re: Deferred Assessment for Youngblood, Leasure, Conroy, and Petrosius for the Homer Natural Gas Special Assessment District.

**15. RESOLUTIONS**

- A. **Resolution 15-056**, A Resolution of the City Council of Homer, Alaska, Noting the Insufficiency of the Petition for Mattox, Virginia Lyn, Fritz Subdivision Road Reconstruction and Paving Special Assessment District. City Clerk.
  
- B. **Resolution 15-063**, A Resolution of the Homer City Council Authorizing Deferred Assessments to the Homer Natural Gas Distribution Special Assessment District for Lots That Were Split as a Result of the Construction of Kachemak Drive. Van Dyke.

Memorandum 15-119 from City Manager as backup.

- 16. COMMENTS OF THE AUDIENCE**
- 17. COMMENTS OF THE CITY ATTORNEY**
- 18. COMMENTS OF THE CITY CLERK**
- 19. COMMENTS OF THE CITY MANAGER**
- 20. COMMENTS OF THE MAYOR**
- 21. COMMENTS OF THE CITY COUNCIL**
- 22. ADJOURNMENT**

Next Regular Meeting is Monday, August 10, 2015 at 6:00 p.m., Committee of the Whole 5:00 p.m., and a Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.