

**ACTION AGENDA**  
Worksession  
Committee of the Whole  
Regular Meeting  
January 14, 2019

**WORKSESSION**

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

Mayor Castner called the meeting to order at 4:00 p.m.

**2. AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

Approved without discussion.

**3. HOMER EDUCATION AND RECREATION COMPLEX (HERC)**

A. Memorandum 19-011 from City Manager

**4. COMMENTS OF THE AUDIENCE**

There were three who commented.

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

Next Regular Meeting is Monday, January 28, 2019 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Mayor Castner adjourned the meeting at 4:37 p.m.

**COMMITTEE OF THE WHOLE**

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

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

**2. AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

Approved without discussion.

**3. POLICE STATION BUILDING UPDATE – PAT MCNARY, PROJECT MANAGER**

**4. CONSENT AGENDA**

**5. REGULAR MEETING AGENDA**

**6. COMMENTS OF THE AUDIENCE**

There were two who commented.

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

Next Regular Meeting is Monday, January 28, 2019 at 6:00 p.m., and Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Mayor Castner adjourned the meeting at 5:43 p.m.

**REGULAR MEETING**

Session 19-01 a Regular Meeting of the Homer City Council was called to order on January 14, 2019 at 6:00 p.m. by Mayor Ken Castner at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

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

**STAFF:** CITY MANAGER KOESTER  
CITY CLERK JACOBSEN  
HARBORMASTER HAWKINS  
PUBLIC WORKS DIRECTOR MEYER

Council met for a Worksession at 4:00 p.m. and discussed the Homer Education and Recreation Complex (HERC) next steps, and as Committee of the Whole at 5:00 p.m. for a presentation of the new Police Station 35% Design, and discussion of consent agenda and regular agenda items.

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

**2. AGENDA APPROVAL**

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 2.08.040.)

The following change was made: **CONSENT AGENDA Memorandum 19-003** from City Clerk, Re: Travel Authorization for Councilmembers to Attend the Alaska Municipal League/Alaska Conference of Mayors Winter Legislative Conference Held February 19-21, 2019 in Juneau, Alaska. Draft with corrected memorandum subject line.

APPROVED as amended without discussion.

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

#### **A. Alaska Legislative Recognitions**

Representative Paul Seaton presented Legislative Recognitions to Roberta Highland for her community involvement, conservation efforts, and activism working to protect our community; and to Robert Archibald for his efforts to promote and preserve recreational opportunities and appreciation of art, history, and natural surroundings of Kachemak Bay.

Mayor Castner and City Manager Koester read and presented a City of Homer Recognition to Representative Paul Seaton for his sixteen years of service on the Alaska State Legislature.

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

There were four who commented.

### **5. RECONSIDERATION**

### **6. CONSENT AGENDA**

(Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- A. Homer City Council unapproved Regular Meeting Minutes of December 10, 2018. City Clerk. Recommend adoption.
- B. **Memorandum 19-001** from Mayor Re: Appointment of Connor Schmidt to the Library Advisory Board. Recommend approval.
- C. **Memorandum 19-002** from City Clerk Re: Liquor License Renewals for the Best Western Bidarka Inn/Otter Room, Land's End, Alice's Champagne Palace, Fat Olives, and Wild Honey Bistro. Recommend approval.

- D. **Memorandum 19-003** from City Clerk, Re: Travel Authorization for Councilmembers to Attend the Alaska Municipal League/Alaska Conference of Mayors Winter Legislative Conference Held February 19-21, 2019 in Juneau, Alaska. Recommend approval.
- E. **Memorandum 19-004** from City Clerk Re: Approval of a letter from City Council to the Commissioner of AKDOT&PF Addressing Drainage Concerns in Baycrest Subdivision, Homer, Alaska. Requested by Erickson. Recommend approval.
- F. **Ordinance 19-01**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2019 Capital Budget to Provide for Replacement of the Water Treatment Plant Chlorine Generation Cell by Appropriating Funds from the Water Reserve Fund in the Amount of \$23,600. City Manager/Public Works Director. Recommended dates Introduction January 14, 2019, Public Hearing and Second Reading January 28, 2019.

Memorandum 19-005 from Public Works Director as backup

- G. **Ordinance 19-02**, An Ordinance of the City Council of Homer, Alaska, Amending the 2019 Capital Budget to Provide for Rehabilitation of the Spit Fish Grinding Lift Station by Appropriating Funds from the Harbor Reserve Fund in the Amount of \$31,275. City Manager/Harbor Master. Recommended dates Introduction January 14, 2019, Public Hearing and Second Reading January 28, 2019.

Memorandum 19-006 from Public Works Director as backup

- H. **Ordinance 19-03**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2019 Revolving Energy Fund to Provide for Lighting Upgrades at Six City Buildings in the Amount of \$69,175. Stroozas. Recommended dates Introduction January 14, 2019, Public Hearing and Second Reading January 28, 2019.

Memorandum 19-007 from Public Works Director as backup

- I. **Ordinance 19-04**, An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code Chapter 2.96, Civil Defense. Mayor. Recommended dates Introduction January 14, 2019, Public Hearing and Second Reading January 28, 2019.
- J. **Resolution 19-001**, A Resolution of the City Council of Homer, Alaska, Approving a Lease Assignment from Homer Enterprises LLC to AKSnowgrl Rentals, LLC and Authorizing the City Manager to Execute the Appropriate Documents for a new Twenty Year Lease with Options for Two Consecutive Five Year Renewals for a Portion of Lot 5, as Shown on the Subdivision Plat Entitled Homer Spit Filed as Amended Plat Number 89-34, at an Annual Rate of \$16,590.48. City Manager. Recommend adoption.

Memorandum 19-008 from Port Commission as backup

- K. **Resolution 19-002**, A Resolution of the City Council of Homer, Alaska, Approving a Lease Assignment from Lee and Kim LLC to Y&C LLC and Authorizing the City Manager to Execute the Appropriate Documents for a new Twenty Year Lease with Options for Two Consecutive Five Year Renewals for Lot 32, of the Amended Plat of the Homer Spit, According to Plat No. 89-34, at and Initial Annual Rate of \$19,888.68. City Manager. Recommend adoption.

Memorandum 19-009 from Port Commission as backup

- L. **Resolution 19-003**, A Resolution of the City Council of Homer, Alaska, Supporting Efforts of the Alaska Municipal League (AML) to Establish a Municipal Driven, Independent Arm of AML to Conduct all Online Sales Tax Administration on Behalf of Municipalities, and Approving the Appropriate Contribution Based on the City of Homer's Annual Sales Tax Revenue. City Manager. Recommend adoption.

Memorandum 19-010 from City Manager as backup

Moved to Resolutions A. Lord

- M. **Resolution 19-004**, A Resolution of the City Council of Homer, Alaska, Supporting Robert Ruffner's Reappointment to the Alaska Board of Fisheries. Aderhold/Smith. Recommend adoption.
- N. **Resolution 19-005**, A Resolution of the City Council of Homer, Alaska, Adopting an Alternative Allocation Method for the FY19 Shared Fisheries Business Tax Program and Certifying that this Allocation Method Fairly Represents the Distribution of Significant Effects of Fisheries Business Activity in the Cook Inlet Fisheries Management Area. City Manager. Recommend adoption.

Resolution 19-003 moved to Resolutions A. Lord

APPROVED without discussion.

**7. VISITORS**

**8. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/  
COMMISSION/COMMITTEE REPORTS**

A. Mayor Pro Tem Report on Committee of the Whole Discussion

Mayor Pro Tem Smith reported Council met with Project Manager Pat McNary, Public Works Director Meyer, and Police Chief Robl and they presented the 35% plan for the new police station. They discussed some elements of the plan.

B. Councilmember Report on Worksession Discussion

Councilmember Aderhold reported Council discussed the recommendations of the HERC Task Force. They came to some general consensus on a way forward including resolution at the next meeting, working toward a public, private partnership. To do this the City will request letters of interest from the public and different organizations of how they might be interested in using the building as a lessee. Based on those responses they may then look for a private partner to take on the lease from the City to take on the management and direction of the building. There will be a public forum on January 22<sup>nd</sup> from 4:00 to 5:30 p.m.

C. Borough Report

D. Commissions/Board/Committee Reports (5 minute limit per report)

1. Library Advisory Board

Library Advisory Boardmember Kate Finn reported the Board met for a worksession in January where they focused on upcoming changes at the library with the retirement of Library Director Dixon. The Board did some visioning of the library's future and the kinds of qualities they'd like in the next director to bring those vision to fruition. Ms. Finn also noted there is a job posting for a Library Technician Specialist and with the appointment of the new Board member tonight they now have a full board. She also thanked the Homer Bookstore, Spenards, and the public for their Giving Tree contributions, and reported on Flipster Digital Magazines and the upcoming Big Read events that the Library.

2. Homer Advisory Planning Commission

A. Memorandum from City Planner Re: Update of Transportation Plan

Planning Commissioner Roberta Highland reported the Commission approved a conditional use permit amendment to a site plan and two preliminary plats at their last meeting. She noted their memo to council to start work on a Transportation Plan update. The Commission is working on a coastal bluff analysis, and they've provided support to the Department of Geological and Geophysical Survey for the submission of a two page project summary for FEMA's Cooperative Technical Partners Grant. This will assist the City in reviewing and making policy recommendations regarding development near Homer's coastal bluff. They are also working on a medical district, and will be reviewing their worklist on Wednesday.

Councilmember Lord commented in reference to the Transportation Plan, noting a letter Council received from AKDOT regarding the intersection at Lake and Pioneer on the driveway positioning and its relation to the current plan. She questions if some of the underlying assumptions of traffic engineering changed in the last 15 years or remained the same.

3. Economic Development Advisory Commission

Councilmember Smith reported the Commission continues their work on the Streetscapes and Wayfinding project. They also have talked about the Transportation Plan update and recognize its importance to the economic development and flow of how things happen around here. They would like to see it move forward.

4. Parks Art Recreation and Culture Advisory Commission

Parks Art Recreation and Culture Advisory Commissioner Robert Archibald, reported the Commission had their last meeting in November. He noted they discussed the two new porta potties on the Spit Trail and additional ADA accessible porta potties will be placed at Mariner Park in the summer, the City taking over lawn maintenance at the parks, and an event to highlight the improvements at Ben Walter's Park on February 8<sup>th</sup>. More details will be forthcoming on that.

He noted he spoke to Public Works Director Meyer about the re-routing of Mariner Park Lagoon outfall so hopefully the Mariner Park beach will improve itself over the rest of the winter.

5. Port and Harbor Advisory Commission

Port and Harbor Advisory Commissioner Steve Zimmerman thanked Council for introducing the ordinance on the LED light improvements, noting the cost savings that will benefit the harbor, and approving the resolutions for lease transfers for the Sport Shed and Happy Face. The Commission discussed both of the leases and support the transfers.

6. Americans with Disabilities Act Compliance Committee

Councilmember Aderhold reported at their last meeting the Committee heard presentations on the new Police Station and gave feedback on accessibility features of the project; and on the universally accessible Poopdeck Trail project. They also discussed timelines for the Transition Plan and hope to review a final draft in March.

**9. PUBLIC HEARING(S)**

A. **Ordinance 18-52**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 4.35.020, Votes Required to be Elected, to more Clearly Define how a Plurality

of Votes is Calculated in Councilmember Elections. Smith/Aderhold. Introduction December 10, 2018, Public Hearing and Second Reading January 14, 2019.

There were no public comments.

ADOPTED without discussion.

## 10. ORDINANCE(S)

- A. **Ordinance 19-05**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.08.100-2.08.120 Regarding Telephonic Participation at Meetings. Erickson. Recommended dates Introduction January 14, 2019, Public Hearing and Second Reading January 28, 2019.

INTRODUCED as amended with discussion.

Amendments:

- Strike lines 72-74; **The notification shall include information regarding if the physical absence and request for telephonic participation is due to vacation, work or medical.**
- Strike line 78; **including the reason for the physical absence as given by the member**
- Strike line from line 137; **for any reason, including recreational travel** the word travel;
- Strike line 13-14; WHEREAS, Telephonic participation for travel for work or absence due to an illness should be prioritized over recreational travel; and
- Strike on line 135; **two** and keep the word three.

## 11. CITY MANAGER'S REPORT

- A. City Manager's Report

City Manager Koester commented on two items that were not in her report. First, the Borough has requested City participation in an Election Stake Holders Group. City Clerk Jacobsen will be participating and they've requested a Councilmember participate. She encouraged anyone interested to contact her or Mayor Castner. Second, she reported on legislative updates she's received from AML and encouraged Councilmembers to reach out to her about what they'd like to officially comment on by resolution before traveling to Juneau.

City Manager Koester noted a change in the location of the Senior Officials Workshop & Crisis Leadership and Decision Making Seminar from the college to the council chambers on February 21<sup>st</sup>.



Councilmember Venuti asked about the City noticing that federal employees who are having difficulty paying their water bill due to the shutdown can contact the city about working with them on deferring payment and not being assessed late fees or shut off fees. City Manager Koester commented the City has been approached by a federal organization and will work with any customer on payment and will post something on the website.

Councilmember Aderhold commented she's willing to participate on the Election Stake Holder's Group unless someone else is interested in taking it on.

**12. PENDING BUSINESS**

**13. NEW BUSINESS**

**14. RESOLUTIONS**

- A. **Resolution 19-003**, A Resolution of the City Council of Homer, Alaska, Supporting Efforts of the Alaska Municipal League (AML) to Establish a Municipal Driven, Independent Arm of AML to Conduct all Online Sales Tax Administration on Behalf of Municipalities, and Approving the Appropriate Contribution Based on the City of Homer's Annual Sales Tax Revenue. City Manager. Recommend adoption.

Memorandum 19-010 from City Manager as backup

ADOPTED with discussion.

**15. COMMENTS OF THE AUDIENCE**

There were four who commented.

**16. COMMENTS OF THE CITY ATTORNEY**

**17. COMMENTS OF THE CITY CLERK**

City Clerk Jacobsen had no comment.

**18. COMMENTS OF THE CITY MANAGER**

City Manager Koester had no comment.

**19. COMMENTS OF THE MAYOR**

Mayor Castner commented five weeks seemed like a long stretch without having a Council meeting. He has an upcoming speaking engagement with the Kachemak Board of Realtors on Wednesday. He thanked everyone for a very nice meeting.

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

Councilmember Stroozas commented he is unable to attend the AML Winter Conference as noted in Memo 19-003. He also commented that Saturday, January 26<sup>th</sup> from 5:30 to 8:00 p.m., Kachemak Bay Masonic Club is hosting the 4<sup>th</sup> Annual Spaghetti Feed at the Elks Lodge to benefit Hospice of Homer. Its \$10 in advance \$15 at the door and there will be a silent auction.

Councilmember Aderhold commented she attended Lunch with a Councilmember today. Assembly member Willy Dunn was there as well along with 2 members of the public and they had good conversation about the HEA power line arc fire and City response, Ordinance 19-05, and moving forward with HERC and its benefit to the community. She thanked KPEDD for holding the Industry Outlook Forum in Homer and also the businesses that presented, it was great information and she wished more people had attended. Councilmember Adrehold also congratulated Nita Reardon, a Homer resident who received a 2019 Governor's Arts and Humanities Award for Arts Education. It's a privilege to get to live in a community of people who are so interested in sharing their cultural knowledge through art.

Councilmember Erickson commented she recently worked with Port and Harbor staff on EMT and First Aid type training and our Port employees are really impressive. Not only was it a lot of fun but it's great to know we have such qualified people at the end of the spit. It was great getting to know the staff and see what they do. She enjoyed the Industry Outlook Forum, it was informative looking at what's going on within our state, and great to watch the next generation taking hold of their own businesses and moving Homer forward in some really exciting ways. She shared how much she appreciates what people are bringing to our community, it's an exciting time to be living and being a part of what's going on.

Councilmember Lord thanked KPEDD for the Industry Outlook Forum, it was fun, interesting, and diverse. Next weekend the Alaska Peony Grower Association Winter Conference will be in Homer at Land's End. There will be some pre and post events, she'll be teaching a floral design class, and there will be Lean Farming Management workshop. Council got to see the 35% design of the Police Station tonight and she encouraged the public to take a look at the information and reach to Council or staff with questions or comments. Councilmember Lord commented about her grandmother having a severe stroke over a year ago and passing away recently and the significance of the family caregiving effort. The Big Read book this year, *Can't we Talk About Something more Pleasant?*, is directly related and is an amazing read. The events the Friends of the Library have planned over the next two months addressing these topic are really amazing. She's realizing how common it is for people in our society to be caring for family members at home and appreciates this subject.

Councilmember Smith commented the KPEDD Industry Outlook Forum was enjoyable and also wished they'd had better attendance. He thanked Representative Seaton for his years of service to the community and for the recognitions for Roberta Highland and Robert Archibald. He congratulated Chris Perk for being elected into the Alaska State Sports Hall of Fame. Councilmember Smith also recognized people in Anchorage who were impacted by the recent earthquake. In talking with co-workers who live up there, there are people who have been severely traumatized by the experience and whose homes are no longer safe to live in. These are things we didn't see here, but that may not be the case next time. He gave a shout of support to those impacted by the earthquake encouraged that we need to be prepared to come together when things like this happen.

Councilmember Venuti commented she's happy for the recognitions of Roberta Highland, Robert Archibald, and Representative Seaton. She also commented about the Big Read and that there is so much to do here in the winter. She thanked the people who come to the meetings and those who comment, she appreciates them.

**21. ADJOURNMENT**

Next Regular Meeting is Monday, January 28, 2019 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Mayor Castner adjourned the meeting at 7:36 p.m.