

Session 19-13 a Regular Meeting of the Homer City Council was called to order on May 13, 2019 by Mayor Ken Castner at 6:00 p.m. 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

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

The following changes were made: **Consent Agenda Memorandum 19-052** from City Clerk re: Approval of a Letter from Council to Senator Murkowski Regarding Assistance for Erosion on Homer Spit. Smith. Photo attachment referenced in letter and *Beach Wildrye Planting Guide* provided by public member, Nancy Hillstrand; **Resolution 19-026**, A Resolution of the City Council of Homer, Alaska, Approving a Recreational Use Agreement Between the City of Homer and South Peninsula Little League, Inc., Regarding the Maintenance and Operation of Little League Activities on City Owned Land at Karen Hornaday Park and the Maintenance Building (HERC 2). City Manager. Homer Little League Insurance information provided as backup.

Mayor Castner asked for a motion for the approval of the agenda as amended.

ERICKSON/VENUTI SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Nancy Hillstrand, property owner on the Homer Spit, commented regarding the erosion issues on the spit. She's noticed the rock and rip rap being placed and the parking that's proposed across from her land and it's concerning to her. She provided the supplemental packet information regarding beach wildrye grass and addressed the wildrye grass as erosion control from a natural, free ecosystem service. She encouraged members to read the information and consider this as an important tool the help decrease erosion and preserve the spit.

RECONSIDERATION

CONSENT AGENDA

(Items listed below will be enacted by one motion. If a 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 April 22, 2019. City Clerk. Recommend adoption.
- b. **Memorandum 19-049** from Mayor re: Appointment of Deborah Brown to the Economic Development Advisory Commission. Recommend approval.
- c. **Memorandum 19-054** from City Clerk re: Approval of an Assessment Deferment Request for the Kachemak Drive Phase III Water/Sewer Assessment for Connie Hines, KPB Parcel No. 17915074. Recommend approval.
- d. **Memorandum 19-052** from City Clerk re: Approval of a Letter from Council to Senator Murkowski Regarding Assistance for Erosion on Homer Spit. Smith. Recommend approval.
- e. **Ordinance 19-20**, An Ordinance of the City Council of Homer, Alaska, Amending the 2019 Capital Budget to Appropriate Funds in the Amount of \$5,328,306 from the Police Station Project Account for Completion of the New Homer Police Station Project. City Manager/Public Works Director. Recommended dates: Introduction May 13, 2019, Public Hearing and Second Reading May 28, 2019

Memorandum 19-050 from Public Works Director as backup

- f. **Ordinance 19-21**, An Ordinance of the City Council of Homer, Alaska, Amending the 2019 Operating Budget to Appropriate Funds in the Amount of \$104,000 from General Fund Fund Balance as a Mid-Year Budget Adjustment to Fund Additional Fire Department Personnel. Mayor. Recommended dates: Introduction May 13, 2019, Public Hearing and Second Reading May 28, 2019
- g. **Ordinance 19-22**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.05.030(b) to Change How Building Height is Measured within Areas of Special Flood Hazard. Smith/Erickson. Recommended dates: Introduction May 13, 2019, Public Hearing and Second Reading May 28, 2019
- h. **Resolution 19-025**, A Resolution of the City Council of Homer, Alaska, Approving Dr. Landess as Medical Director to Lead in the Oversight and Medical Direction of the Homer Volunteer Fire Department's Advanced Life Support Ambulance Service and the Homer Police Department's Emergency Medical Dispatch Programs. City Manager. Recommend adoption.

- i. **Resolution 19-026**, A Resolution of the City Council of Homer, Alaska, Approving a Recreational Use Agreement Between the City of Homer and South Peninsula Little League, Inc., Regarding the Maintenance and Operation of Little League Activities on City Owned Land at Karen Hornaday Park and the Maintenance Building (HERC 2). City Manager. Recommend adoption.

Memorandum 19-057 from Deputy City Planner as backup

- j. **Resolution 19-027**, A Resolution of the City Council of Homer, Alaska, Amending the Economic Development Advisory Commission Bylaws by Amending Articles Titled Names and Authorization, Purpose, Members, Officers, Meetings, Committees, Bylaw Amendments, and Teleconferencing. City Clerk. Recommend adoption.

Memorandum 19-055 from Deputy City Clerk as backup

- k. **Resolution 19-028**, A Resolution of the City Council of Homer, Alaska, Memorializing the Council's Intent for the Contracting and Expenditure of Funds, Including the Proceeds from the Issuance of Bonds, and the Management of Funds Dedicated Towards the Retirement of the Bonded Debt. Mayor. Recommend adoption.

Moved to Resolutions A. Smith.

- l. **Resolution 19-029**, A Resolution of the City Council of Homer, Alaska, Requesting the State of Alaska Department of Transportation Include Additional Enhanced Pedestrian Crossing Safety Measures in Project CFHWY00148. Mayor. Recommend adoption.
- m. **Resolution 19-030**, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for the Construction of the East End Road/Ronda Street Water Main Crossing Project to the Firm of East Road Services, Inc. of Homer, Alaska, in the Amount of \$162,025 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 19-051 from Public Works Director as backup

- n. **Resolution 19-031**, A Resolution of the City Council of Homer, Alaska Awarding a Consultation Contract to Coffman Engineers of Anchorage, Alaska in the Amount of \$40,000 for the Purpose of Optimizing and Upgrading the City Owned Ice Plant and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption.
- o. **Resolution 19-032**, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Widen a Public Utility Easement on the Homer Spit and Authorizing the City Manager to Enter into A Memorandum of Agreement with Alaska Communications

Systems (ACS) for Access to Fiber Optic Cable and Mulliken Surveys for a New Survey.
City Manager/Port Director. Recommend adoption.

Item k. moved to Resolutions item A. Smith.

City Clerk Jacobsen read the consent agenda into the record.

ERICKSON/VENUTI MOVED TO ADOPT THE CONSENT AGENDA AS READ

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

- a. ADA Accessibility –Science Fair report – Raiden Skorski-O’Donnell (10 minutes)

Raiden Skorski-O’Donnell, a 6th grader from McNeil Canyon School, presented his science fair project, for which he won first place, to Council. His project performing ADA Accessibility surveys at select local businesses, government buildings, and his school and he shared his findings with Council.

ANNOUNCEMENTS / PRESENTATIONS / REPORTS (5 Minute limit per report)

- a. Committee of the Whole Report

Councilmember Smith reported Mayor Castner provided flow chart to begin the conversation on how to consider the baskets of money in our budget. We look forward to extended conversations on establishing a policy on dealing with our revenue.

- b. Worksession Report

City Manager Koester commented the worksession was a review of water and sewer rates, and a proposed 10% rate increase that was developed using the consumption based model, which is a tool developed by the Water and Sewer Rate Task Force. There will be a resolution and public hearing coming forward. They also heard a very informative overview of the water and sewer system, and an explanation of why we flush and water quality.

- c. Mayor's Report

- i. National Public Works Week May 19-25
- ii. National Police Week May 12-18
- iii. National Peace Officers Memorial Day May 15
- iv. National Health Care Week May 12-18

d. Borough Report

e. Library Advisory Board

Mark Massion, Library Advisory Board Member, reported the Board welcomed new member Gordy Vernon and said goodbye to Student Representative Ethan Benedetti. The Board is looking for a new student to fill the next term and hope to have more than one applicant to choose from. They also recognized two other students, Olivia Glassman and Delilah Ferrero for their work and leadership roles in library programs. They also reviewed their 2019 goals and strategic plan. He provided a brief update on upcoming library activities.

f. Homer Advisory Planning Commission

Roberta Highland, Planning Commissioner, reported the Commission discussed a notice from FEMA agreeing to fund the Bluff Stability Project beginning October 1st. The Economic Development Advisory Commission is bringing information about signage to their next meeting. Commissioner Bentz attended a Climate Adaption Conference and will be reporting on sessions she attended focused on smaller rural communities. They addressed two plats, reviewed building heights, and reviewed the landscape plan for the new Police Department, and discussion about green infrastructure with educational signage.

g. Economic Development Advisory Commission

h. Parks Art Recreation and Culture Advisory Commission

i. Port and Harbor Advisory Commission

j. Americans with Disabilities Act Compliance Committee

PUBLIC HEARING(S)

- a. **Ordinance 19-16**, An Ordinance of the City Council of Homer, Alaska, Amending HCC Chapter 5.06, Nuclear Free Homer, to Update and Reflect Current Practices and Terminology. Erickson. Introduction April 22, 2019, Public Hearing and Second Reading May 13, 2019.

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

ERICKSON/ADERHOLD MOVED TO ADOPT ORDINANCE 19-16 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmember Aderhold thanked Councilmember Erickson for bringing forward this updated code language.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- b. **Ordinance 19-17**, An Ordinance of the City Council of Homer, Alaska, Amending the 2019 Capital Budget by Appropriating Funds in the Amount of \$40,000 from the Port and Harbor Reserves Fund for a Consultation Contract that Evaluates Options and Lists Recommendations for Optimizing and Upgrading the Ice Plant. Stroozas. Introduction April 22, 2019, Public Hearing and Second Reading, May 13, 2019.

Memorandum 19-048 from Harbormaster as backup.

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

STROOZAS/ADERHOLD MOVED TO ADOPT ORDINANCE 19-17 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There were no comments.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- c. **Ordinance 19-18**, An Ordinance of the City Council of Homer, Alaska, Amending the 2019 Capital Budget to Appropriate Funds in the Amount of \$229,452 from the City Hall Reserve Account for the City Hall Roof Replacement Project. City Manager/Public Works Director. Introduction April 22, 2019, Public Hearing and Second Reading May 13, 2019.

Memorandum 19-047 from Public Works Superintendent as backup

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 19-18 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There were no comments.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ORDINANCE(S)

CITY MANAGER'S REPORT

a. City Manager's Report

Councilmembers discussed the information in the City Manager's report regarding the Real Estate Broker services and the old Library lot. Some members were in support of issuing an RFP for broker services. In discussion regarding the library lot, some members were supportive of selling it while others prefer that the City maintain the lot. City Manager Koester said she will bring these to an upcoming agenda as actionable items.

There was discussion regarding public outreach regarding the erosion on the spit so the public know what's going on. City Manager Koester explained it's a multi-jurisdictional issue and the City is working with the other groups, including ACOE, DOT, and property owners on problem solving and next steps. She will continue to bring updates back.

b. Bid Report - Informational Only

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- a. **Resolution 19-028**, A Resolution of the City Council of Homer, Alaska, Memorializing the Council's Intent for the Contracting and Expenditure of Funds, Including the Proceeds from the Issuance of Bonds, and the Management of Funds Dedicated Towards the Retirement of the Bonded Debt. Mayor.

Mayor Castner asked for a motion for the adoption of Resolution 19-028 by reading of title only.

ERICKSON/STROOZAS SO MOVED

SMITH/LORD MOVED TO AMEND LINE 69 ADD DEDICATED POLICE STATION BOND REPAYMENT BEFORE ACCOUNT; LINE 62 CHANGE TO READ THE DEDICATED POLICE STATION BOND REPAYMENT ACCOUNT; AND LINE 65-66 CHANGE TO READ SHALL BE DEPOSITED IN THE DEDICATED POLICE STATION REPAYMENT ACCOUNT.

Councilmember Smith explained his intent that there be a dedicated police station bond repayment account and that the money is for the express interest of not only reducing the amount we have to pay over time, and get it paid off as soon as possible.

Mayor Castner noted the bond can't be retired prior to ten years, so this keeps building the account and once the account is full and we have a protected amount, we stop collecting tax. It won't pay it off faster, but cuts the tax off sooner. His intent with the resolution is to be transparent and known to everyone.

City Manager Koester clarified the restriction on the dedicated fund is less than five percent so the restriction on our earnings is quite a bit less to restrict the funds from an investment opportunity.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

LORD/ERICKSON MOVED TO AMEND LINE 10 TO ADD AT THE END FOR THE CONSTRUCTION OF THE NEW HOMER POLICE DEPARTMENT BUILDING.

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion on the motion as amended.

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

Motion carried.

COMMENTS OF THE AUDIENCE

Mark Massion, city resident, asked about the schedule for the Pioneer Avenue Improvements.

The Mayor noted there is a public meeting on the project scheduled for June 6th.

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen had no comments.

COMMENTS OF THE CITY MANAGER

City Manager Koester had no comments.

COMMENTS OF THE MAYOR

Mayor Castner commented regarding the Homer Steps Up Challenge and since he's been walking around more it's becoming more apparent how challenging it is for pedestrians walking in town. He encouraged drivers to slow down, the speed limit is 25 mph. He thanked

Council for adopting the resolution for pedestrian safety improvements on Pioneer Avenue. He also noted he's seen many drivers talking on their phones or looking at their phones. The town is not pedestrian friendly. It's a good goal to do more walking and also to take the town more walkable.

COMMENTS OF THE CITY COUNCIL

Councilmember Stroozas had no comment.

Councilmember Aderhold thanked the Mayor for his comments. She walks and bikes and experiences these challenges regularly. She commented that Friday at Alice's there is a fund raiser for the needle exchange. It's a vaudeville theme, there will be a silent auction, and the funds will go toward purchasing safe syringe disposal containers.

Councilmember Erickson commented that cruise ship season starts on Wednesday. She encouraged people to pay attention to the increased pedestrian activity, and there's a dedicated wheelchair taxi so if you see someone in need give them a call. There will be a lot of activity with 4 ships in this month, and coming in back to back in June. There will be a lot of travelers in town and it's important to pay attention to our guests on the sides of the road.

Councilmember Lord agrees we have challenges with sidewalks and cross walks and she supports any efforts to improve pedestrian safety. She thanked the folks who put the Shorebird Festival on, it was fun and her family loved the junior birding opportunity. It's the last full week of school so there will be fewer school busses and kids out and about. She thanked the teachers, administrators, support staff, bus drivers, and everyone who makes the school year so successful. She thanked Raiden for his presentation tonight, his public speaking was pretty incredible for anyone, much less a 6th grader. The Farmers Market is starting Memorial Day weekend, there are a lot of things going on.

Councilmember Smith thanked the people who do stop and let pedestrians cross. He gave kudos to the Lady Mariner softball team and wished them luck going into Regions and hopefully winning State. He shared about going to have tacos with his son at Save U More and seeing a young man who didn't look like he was doing well. He visited with the young man for a bit, and encouraged others to reach out to people in need more often. We all have something to offer.

Councilmember Venuti thanked the Mayor for his resolution and comments about pedestrian crossings. She commented the KBC Graduation was on Wednesday and it was wonderful to see support for the graduates. GED students were there, Emilie Springer received her PHD in anthropology, and Carol Swartz was awarded a Professor Emeritus. That's the first time it's happened in Homer. She shared a poem written by Emilie Springer titled *Creating a Community Web* that talks about a fishing net and the community web.

ADJOURNMENT

There being no further business to come before the Council Mayor Castner adjourned the meeting at 7:25 p.m. The next Regular Meeting is Tuesday, May 28, 2019 at 6:00 p.m., Worksession at 4:00 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

Melissa Jacobsen, MMC, City Clerk

Approved: _____