



Homer City Hall
491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

**City of Homer
Action Agenda
Worksession
Committee of the Whole
Regular Meeting
Tuesday, May 28, 2019 at 4:00 PM
Council Chambers**

WORKSESSION

CALL TO ORDER, 4:00 P.M.

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

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

APPROVED without discussion

DISCUSSION TOPIC(S)

- a. **Ordinance 19-19**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 14.08, Water Rules and Regulations, by Adding a New Section 14.08.015, Water Service Area and Prohibiting the City of Homer to Provide Water Service Outside the City of Homer Unless Authorized by Ordinance. Aderhold. Recommended dates Introduction April 22, 2019, Postponed to May 28, 2019.

LEGISLATIVE UPDATE

COMMENTS OF THE AUDIENCE (3 minutes)

There were seven who commented.

ADJOURNMENT NO LATER THAN 4:50 P.M.

Next Regular Meeting is Monday, June 10, 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.

Mayor Castner adjourned the meeting at 4:56 p.m.

COMMITTEE OF THE WHOLE

CALL TO ORDER, 5:00 P.M.

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

Department Heads may be called upon to participate.

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

APPROVED without discussion.

CONSENT AGENDA

REGULAR MEETING AGENDA

- a. **Ordinance 19-23**, An Ordinance of the City Council of Homer, Alaska, Repealing and Reenacting Homer City Code Title 14 to be Entitled "Homer Public Utility Systems" and Homer City Code Title 17 to be Entitled "Public Assessments" to: 1) Consolidate Water and Sewer System Regulations and Rates; 2) Update Definitions and Common Terms, and 3) Create Uniformity Between Service and Assessment Practices and Repealing Homer City Code Chapters 9.08, 13.24 and 13.28 to Relocate Utility Construction Practices and Fees from Homer City Code 13.24 and Homer City Code 13.28 Into Titles 14 and 17 and Move Homer City Code 9.08 to Homer City Code 17.03 and Update Assessment Lien Enforcement Provisions to Incorporate State Law Requirements. Lord/Stroozas. Recommended dates: Introduction May 28, 2019, Worksession June 10, 2019. Public Hearing June 10, 2019, Public Hearing and Second Reading June 24, 2019.

Memorandum 19-058 from Councilmembers Lord and Stroozas as backup

Memorandum 19-063 from City Attorney as backup

COMMENTS OF THE AUDIENCE

There were two who commented.

ADJOURNMENT

Next Regular Meeting is June 10, 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

Mayor Castner adjourned the meeting at 5:52 p.m.

REGULAR MEETING

Session 19-14 a Regular Meeting of the Homer City Council was called to order on May 28, 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
INTERIM FIRE CHIEF PURCELL
CITY PLANNER ABBOUD
CITY ATTORNEY WELLS

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 changes were made: **PUBLIC HEARINGS** Amend item b. Ordinance 19-20(S) to be a subheading under Item A, instead of a separate agenda item and renumber the remaining items as b. and c.; **Ordinance 19-20(S)**, An Ordinance of the City Council of Homer, Alaska Accepting and Appropriating the Police Station General Obligation Bond Proceeds in the Amount of \$4,804,047 to the Police Station Fund and Amending the 2019 Capital Budget to Appropriate \$5,285,806 from the Police Station Fund to Complete the New Homer Police Station Project and Authorizing the City Manager to Execute All Appropriate Documents Necessary to Complete the Project Within the Approved Budget. City Manager/Public Works Director. Memorandum 19-065 from City Manager as backup and Memorandum 19-066 from Project Manager as backup; **ORDINANCES Ordinance 19-23**, An Ordinance of the City Council of Homer, Alaska, Repealing and Reenacting Homer City Code Title 14 to be Entitled "Homer Public Utility Systems" and Homer City Code Title 17 to be Entitled "Public Assessments" to: 1) Consolidate Water and Sewer System Regulations and Rates; 2) Update Definitions and Common Terms, and 3) Create Uniformity Between Service and Assessment Practices and Repealing Homer City Code Chapters 9.08, 13.24 and 13.28 to Relocate Utility Construction Practices and Fees from Homer City Code 13.24 and Homer City Code 13.28 Into Titles 14 and 17 and Move Homer City Code 9.08 to Homer City Code 17.03 and Update Assessment Lien Enforcement Provisions to Incorporate State Law Requirements. Lord/Stroozas. Current Homer City Code Title 14 Public Services and Title 17 Improvement Districts as backup and Current Homer City Code Title 1.16 General Penalty as backup; **Ordinance 19-25**, An Ordinance of the City Council of Homer, Alaska Approving the Sale of Homer Public Library Lot Located at 3713 Main Street and Authorizing the City Manager to Execute the Appropriate Documents to Dispose of the Lot. Aderhold. Historical Assessed Value for the Old Library Lot as backup and Soils Investigation Report.; **CITY MANAGERS REPORT** AML Open Letter to the Governor and Alaska State Legislature **RESOLUTIONS Resolution 19-036**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Water and Sewer Rates and Updating the Fee Schedule Accordingly. City Manager/Finance Director. Recommend Schedule for Public

Hearing on June 10, 2019. Understanding Homer's Water and Sewer Systems Diagram as backup and Water and Sewer Rate Model Presentation and Memorandum from Finance Director as backup.

APPROVED without discussion

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

There were seven who commented.

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 May 13, 2019. City Clerk. Recommend adoption.
- b. **Memorandum 19-059** from Mayor Re: Appointment of Charles Barnwell to the Parks, Art, Recreation & Culture Advisory Commission and Reappointment of Franco Venuti to the Homer Advisory Planning Commission. Recommend approval.

Moved to New Business item b. Aderhold.

- c. **Memorandum 19-064**, Reappointment of Franco Venuti to the Kenai Peninsula Borough Planning Commission. Recommend approval.
- d. **Resolution 19-033**, A Resolution of the City Council of Homer, Alaska Awarding the Art Work Contracts for the New Homer Police Station Project to Rohleder Borges Architecture of Seattle, Washington, for the Sculpture, Together, Ascend In the Amount of \$26,800 and Austin Parkhill and David Pettibone of Homer, Alaska, for the Mural, Sandhill Cranes In Flight In the Amount of \$20,000 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk. Recommend adoption.

Memorandum 19-062 from Art Selection Committee as backup.

- e. **Resolution 19-034**, A Resolution of the City Council of Homer, Alaska, Establishing the Mil Rate at 4.5 for 2019. City Manager. Recommend adoption.
- f. **Resolution 19-035**, A Resolution of the City Council of Homer, Alaska, Establishing a 2019 Mil Rate of 9.962541 Mils for the Ocean Drive Loop Special Service District. City Manager. Recommend adoption.

Item b. moved to New Business item b. Aderhold

APPROVED without discussion.

VISITORS

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

- a. Committee of the Whole Report
- b. Worksession Report
- d. Mayor's Report
 - i. Letter from the Alaska Municipal League to the Governor and the Alaska State Legislature
- e. Borough Report
- f. Library Advisory Board
- g. Homer Advisory Planning Commission
- h. Economic Development Advisory Commission
- i. Parks Art Recreation and Culture Advisory Commission
- j. Port and Harbor Advisory Commission
- k. Americans with Disabilities Act Compliance Committee

PUBLIC HEARING(S)

- a. **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. Introduction May 13, 2019, Public Hearing and Second Reading May 28, 2019

Memorandum 19-050 from Public Works Director as backup

Ordinance 19-20(S), An Ordinance of the City Council of Homer, Alaska Accepting and Appropriating the Police Station General Obligation Bond Proceeds in the Amount of \$4,804,047 to the Police Station Fund and Amending the 2019 Capital Budget to Appropriate \$5,285,806 from the Police Station Fund to Complete the New Homer Police Station Project and Authorizing the City Manager to Execute All Appropriate Documents Necessary to Complete the Project Within the Approved Budget. City Manager/Public Works Director.

ADOPTED Substitute without discussion.

- b. 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. Introduction May 13, 2019, Public Hearing and Second Reading May 28, 2019

There was one who commented.

ADOPTED as amended with discussion.

Amended line 18 to change The ISO rating ~~has~~ **may have** a direct correlation

- c. 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. Introduction May 13, 2019, Public Hearing and Second Reading May 28, 2019

Memorandum 19-053 from City Planner as backup

ADOPTED as amended without discussion.

CITY MANAGER'S REPORT

- a. City Manager's Report
- b. Bid Report – Informational Only

ORDINANCE(S)

- a. Ordinance 19-23**, An Ordinance of the City Council of Homer, Alaska, Repealing and Reenacting Homer City Code Title 14 to be Entitled “Homer Public Utility Systems” and Homer City Code Title 17 to be Entitled “Public Assessments” to: 1) Consolidate Water and Sewer System Regulations and Rates; 2) Update Definitions and Common Terms, and 3) Create Uniformity Between Service and Assessment Practices and Repealing Homer City Code Chapters 9.08, 13.24 and 13.28 to Relocate Utility Construction Practices and Fees from Homer City Code 13.24 and Homer City Code 13.28 Into Titles 14 and 17 and Move Homer City Code 9.08 to Homer City Code 17.03 and Update Assessment Lien Enforcement Provisions to Incorporate State Law Requirements. Lord/Stroozas. Recommended dates: Introduction May 28, 2019, Worksession June 10, 2019. Public Hearing June 10, 2019, Public Hearing and Second Reading June 24, 2019.

Memorandum 19-058 from Councilmembers Lord and Stroozas as backup

Memorandum 19-063 from City Attorney as backup

INTRODUCED with discussion.

- b. Ordinance 19-24**, An Ordinance of the City Council of Homer, Alaska, Amending the 2019 Capital Budget by Authorizing the Expenditure of an Additional \$16,100 from the Police Fleet Reserves for the Outfitting of Two New Police Vehicles and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Police Chief. Recommended dates: Introduction May 28, 2019, Public Hearing and Second Reading June 10, 2019.

Memorandum 19-061 from Police Chief as backup

INTRODUCED without discussion.

- c. Ordinance 19-25**, An Ordinance of the City Council of Homer, Alaska Approving the Sale of Homer Public Library Lot Located at 3713 Main Street and Authorizing the City Manager to Execute the Appropriate Documents to Dispose of the Lot. Aderhold. Recommended dates: Introduction May 28, 2019, Public Hearing and Second Reading June 10, 2019.

INTRODUCED with discussion.

PENDING BUSINESS

- a. Ordinance 19-19**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 14.08, "Water Rules and Regulations" to add HCC 14.08.015, "Water Service Area" and Prohibiting the City from Providing Water Service Outside the City of Homer Unless Authorized by Ordinance or Required by Law and Requiring the Adoption of Extraterritorial Public Utility Agreements by Resolution. Aderhold. Introduction April 22, 2019, Postponed to May 28, 2019.

INTRODUCED with discussion scheduled for public hearing and second reading June 10, 2019

NEW BUSINESS

- a. Memorandum 19-060** from City Clerk Re: Correcting appointment term in Memorandum 19-049

APPROVED without discussion.

- b. Memorandum 19-059** from Mayor Re: Appointment of Charles Barnwell to the Parks, Art, Recreation & Culture Advisory Commission and Reappointment of Franco Venuti to the Homer Advisory Planning Commission.

Amended to delete the re-appointment of Franco Venuti to the Planning Commission.

APPROVED as amended with discussion.

RESOLUTIONS

- a. **Resolution 19-036**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Water and Sewer Rates and Updating the Fee Schedule Accordingly. City Manager/Finance Director. Recommend Schedule for Public Hearing on June 10, 2019.

POSTPONED to public hearing June 10, 2019 with discussion.

- b. **Resolution 19-037**, A Resolution of the City Council of Homer, Alaska, Requesting the City Manager Issue a Request for Proposals for Real Estate Broker Services. Erickson.

ADOPTED with discussion.

- c. **Resolution 19-038**, A Resolution of the City Council of Homer, Alaska, Requesting the City Manager Issue a Request for Proposals for General Counsel Legal Services for the City of Homer. Mayor.

ADOPTED with discussion.

COMMENTS OF THE AUDIENCE

There was one who commented.

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

COMMENTS OF THE MAYOR

COMMENTS OF THE CITY COUNCIL

ADJOURNMENT

Next Regular Meeting is June 10, 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 Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Mayor Castner adjourned the meeting at 9:06 p.m.