



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Action Agenda

City Council Worksession

Committee of the Whole

Regular Meeting

Monday, August 26, 2019 at 4:00 PM

City Hall Cowles Council Chambers

WORKSESSION

CALL TO ORDER, 4:00 P.M.

Mayor Castner called the worksession 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 by consensus

DISCUSSION TOPIC(S)

2020-2025 Capital Improvement Plan

COMMENTS OF THE AUDIENCE (3 minutes)

One person commented.

ADJOURNMENT NO LATER THAN 4:50 P.M.

Next Regular Meeting is Monday, September 9, 2019 at 6:00 p.m., Worksession at 4:00 p.m. Committee of the Whole at 5:00 p.m. and a Special Meeting on August 28, 2019 at 3:00 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 4:45 p.m.

COMMITTEE OF THE WHOLE

CALL TO ORDER, 5:00 P.M.

Mayor Castner called the Committee of the Whole to order at 5:00 p.m.

Department Heads may be called on to participate.

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

APPROVED by consensus

CONSENT AGENDA

REGULAR MEETING AGENDA

DISCUSSION TOPIC(S)

- a. HERC Next Steps

COMMENTS OF THE AUDIENCE

Three people commented.

ADJOURNMENT NO LATER THAN 5:50 P.M.

Next Regular Meeting is Monday, September 9, 2019 at 6:00 p.m., Committee of the Whole at 5:00 p.m. and a Special Meeting on August 28, 2019 at 3:00 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 5:44 p.m.

REGULAR MEETING AGENDA

Session 19-23 a Regular Meeting of the Homer City Council was called to order on August 26, 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
LIBRARY DIRECTOR BERRY
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: **Mayoral Recognitions and Proclamations** Swearing in City of Homer Police Officers Kellen Stock and Tyler Jeffres; **Consent Agenda** Resolution 19-053, A Resolution of the City Council of Homer, Alaska, Amending the Homer Public Library, Library Card Registration Policy to Change Library Card Renewal to Every Two Years and Add Accepted Residency Documentation. Aderhold/Venuti. Amended Library Card Policy

Document as backup; **Visitors** Legislative Update from Representative Vance; **Public Hearings** Rosebud Court Road Reconstruction and Paving Special Assessment District Memorandum 19-111 from City Clerk as backup; **City Manager's Report** Schedule for Attorney RFP process.

APPROVED as amended without discussion.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

- a. Swearing in City of Homer Police Officers Kellen Stock and Tyler Jeffres

Chief Robl swore in Officers Stock and Jeffres

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Three people 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 Special and Regular Meeting Minutes of August 12, 2019. City Clerk. Recommend approval.
- b. Memorandum 19-100 from Mayor Castner Re: Appointments to the Planning Commission, Economic Development Advisory Commission, and Library Advisory Board. Recommend approval.
- c. Memorandum 19-101 from Deputy City Clerk Re: New Retail Marijuana License and Manufacturing License Renewal for Cosmic Seaweed. Recommend approval.
- d. Ordinance 19-39, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 1.16.040, Disposition of Scheduled Offences-Fines Schedule. Lord/Venuti. Recommended Dates Introduction August 26, 2019, Public Hearing and Second Reading September 9, 2019

Memorandum 19-102 from Port Director as backup

- e. Resolution 19-052, A Resolution of the City Council of Homer, Alaska, Amending the Port of Homer Tariff and the City of Homer Fee Schedule Under Barge Ramp Cargo Facility. Lord/Venuti. Follows Ordinance 19-39.

Memorandum 19-102 from Port Director as backup

- f. Resolution 19-053, A Resolution of the City Council of Homer, Alaska, Amending the Homer Public Library, Library Card Registration Policy to Change Library Card Renewal

to Every Two Years and Add Accepted Residency Documentation. Aderhold/Venuti. Recommend adoption.

Memorandum 19-103 from Library Director as backup

Moved to Resolutions a. Aderhold

- g. Resolution 19-054, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for Real Estate Broker Services to Homer Real Estate of Homer, Alaska, for a Period of Three Years with Option to Extend, Compensating the Broker 10% Commission Fee for each Land Sale and up to 6% for each Improved Property Sale, and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk. Recommend adoption.

Memorandum 19-107 from City Clerk as backup

- h. Resolution 19-055, A Resolution of the City Council of Homer, Alaska, Confirming the Americans with Disabilities Act (ADA) Compliance Committee as a Standing Committee of the City Council. Aderhold. Recommend adoption.
- i. Resolution 19-056, A Resolution of the City Council of Homer, Alaska, Approving a Noncompetitive Forty-Two Month Short-Term Lease at the Homer Airport Terminal with Pioneer Car Rental, Inc. and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Recommend adoption.

Item f. moved to Resolutions a. Aderhold

ADOPTED without discussion.

VISITORS

- a. South Kenai Peninsula Opioid Task Force Update (10 minutes)

Hannah Gustafson reported in May a fundraiser was held for The Exchange and over \$6400 was raised to support the project. The Task Force was awarded a grant from the State of Alaska Office of Substance Misuse and Addition Prevention for support of Task Force Initiatives. The funds have been used for several thing including the Sober Tent at Salmonfest and funding for Task Force members travel to the MatSu to collaborate with their Task Force. September is National Recovery Month and the 2019 theme is “Join the Voices for Recovery, we are Stronger Together”. Events include a local Stories of Recovery night at KBay; Quarterly MAPP Meeting with a theme of Building Community through Art, Stories of Healing, Wellness and Recovery; family friendly/alcohol free activities as part of the World Arts Festival; and a Thriving Thursday with SVT. The Task Force is in a series of three strategic planning sessions with the Foraker Group, the facilitator of the Statewide Opioid Action Plan, and the local plan will be in line with

State initiatives which will help alignment and stability of our local Task Force. Mike Tupper shared a story of recovery from a community member who wished to remain anonymous.

b. Legislative Update – Representative Vance (10 minutes)

Representative Sarah Vance provided an update on the fires. She commented her nonsupport for the repeal of the Fish Tax repeal and the oil and gas tax. She emphasized there needs to be further discussion on what is truly equitable for our communities and the State. She's taken heed on the communications from the City and Borough that have been sent regarding the effect of those repeals. The senior benefits have been restored and people will receive their benefits on September 1, retroactive back to July 1, and there is a supplemental payment for those who didn't receive benefits in May. Funding to the Division of Agriculture was restored and Representative Vance noted some of the programs that benefit from that. The Governor has signed a compact with the University of Anchorage for a \$70 million reduction over three years, \$25 million for the first and second year, and \$20 million the last year. The State Council on the Arts has been restored, as well as Early Learning Programs, and K-12 funding for the base student allocation. SB91 was repealed and a new crime bill was enacted that gives our law enforcement the ability to make arrests and protect private citizens once again. They are looking at a 3rd special session to address the dividend. It's at \$1600 right now, which is not the statutory formula, and the special session will address the remaining \$1400 to make up the difference of the statutory formula. The overall takeaway is the Governor cut his vetoes in half to about \$222 million in vetoes, reducing the deficit by nearly 1/3 while having discussion about the programs that are important to Alaska. She reviewed her schedule for Capital Updates throughout the district and commented people can follow her updates and sign up for newsletters on her Facebook page @repsarahvance.

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

a. Committee of the Whole Report

Councilmember Smith reported Council discussed next steps for the HERC and the discussion directed them to look at the demolition of the building and formulating short and long term plans of filling the needs of the community in its absence.

b. Worksession Report

City Manager Koester reported Council discussed the 2020-2025 Capital Improvement Plan. A lot of conversation was had about a new community recreation center and elevating as a priority for the City and Council. At the next meeting Councilmembers will have an opportunity to establish their top five priorities.

c. Special Meeting Report

d. Mayor's Report

Mayor Castner reported on his attendance at the Alaska Conference of Mayors in Soldotna. There was a lot of discussion on the issues that Representative Vance covered and they shared their concerns on the budget effects on communities and what could happen in the next session. On Friday the City received good news on Enstar with settlement that is fair to both sides. He's pleased with the outcome. The City Manager will talk more about that and a press release will be issued. He welcomed Jason Davis to the Planning Commission, John Mink to the Economic Development Advisory Commission, and Clark Fair to the Library Advisory Board.

e. Borough Report

f. Library Advisory Board

Marcia Kuszmaul, Library Advisory Board Chair, thanked outgoing member Mark Massion for his service on the Board and welcomed back former member Clark Fair and also Student Representative applicant Marina Greear. Ms. Kuszmaul thanked Councilmembers Aderhold and Venuti for sponsoring Resolution 19-053 and asked for Council support for the mid-year adjustment to replace the library cameras. The Governor announced the Online with Library's, the OWL program will be fully funded and will re-start. It's a program that is used by 96 libraries in the state including Homer. They will be holding a worksession on September 3rd at 3:30 pm to discuss the Library's Gift Acceptance Policy before their regular meeting at 5:30. Lastly she reported that September is Library Card Sign up Month.

g. Homer Planning Commission

i. Memorandum from City Planner Re: Transportation and Wayfinding Plan

Tom Bos, Planning Commissioner, reported the Commission has forwarded a draft ordinance to Council regarding requirements to allow buildings up to 75 feet in height by CUP in the East End Mixed Use District, and one regarding expanded manufacturing activities in General Commercial I & II Districts. The formulated a memo regarding Ordinance 19-19(S) to Mayor and Council, they continued discussion on permitting, surveying, and site plan requirements as they're related to the Planning Office, and voted on their CIP recommendations.

h. Economic Development Advisory Commission

Nicole Arevalo, Commissioner, reported they held a worksession to discuss and define their strategic plan and goals for the next year and the long term. At their regular meeting the reviewed and discussed the Capital Improvement Plan and forwarded their recommended projects which were the Storm Water Master Plan and Large Vessel Mooring Facility. They had hearty discussion on Ordinance 19-19(S) and forwarded on their recommendations and considerations through the filter of economic development perspective. She thanked staff for providing information from the City that impact economic development in our area. She welcomed John Mink, their newest member, and noted there is one opening for member who lives in or outside city limits.

i. Parks Art Recreation and Culture Advisory Commission

David Lewis, Commissioner, commented the group heard a presentation on Klondike Alley Pedestrian Trail, which is a good project, but they feel sidewalks on Main Street and Svedlund are still their priority at this time. They had an update from the Parks Maintenance Coordinator Steffy on the progress on the new equipment for Ben Walters Park, campground usage and revenue which was down \$10,000 in June, \$5000 in July, and probably more for August because of the fires. They had a report from Community Recreation Manager Illg that the Pickle Ball Tournament went well, and that he needs additional staff to assist with programs. They passed on a recommendation on Wayfinding and Streetscapes plan.

j. Port and Harbor Advisory Commission

k. Americans with Disabilities Act Compliance Committee

Councilmember Aderhold reported the Committee received an update from Port and Harbor staff on some of the ADA issues that were identified in the Harbor area, one being identifying accessible slips for vessels and a policy for how to move vessels around for someone who needs an accessible slip. The committee also reviewed the recommendations for the Capital Improvement Plan.

l. AML Summer Conference Travel Report - Councilmember Venuti

Councilmember Venuti reviewed her travel report that was included in the packet.

PUBLIC HEARING(S)

a. Rosebud Court Road Reconstruction and Paving Special Assessment District

Four people commented.

- b. Ordinance 19-36, An Ordinance of the City Council of Homer, Alaska Authorizing the Expenditure in an Amount of up to \$1,500 from the HART Funds for Work on the Woodard Creek and Fairview Trails with Karen Hornaday Park. Venuti. Introduction August 12, 2019, Public Hearing and Second Reading, August 26, 2019 Page 201

Memorandum 19-095 from PARCAC as backup

One person commented.

ADOPTED without discussion.

- c. Ordinance 19-38, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2019 Operating and Capital Budgets to Provide for Necessary Mid-Year Adjustments by Appropriating and Transferring funds from the General and Water Sewer Funds. City

Manager/Finance Director. Introduction August 12, 2019, Public Hearing and Second Reading August 26, 2019

Memorandum 19-099 from Finance Director as backup

There were no public comments.

POSTPONED as amended to September 9, 2019

Amended: \$35,000 from Old Middle School Depreciation Fund for HERC 1 Demolition Study and removing item (1) *“Keep the gym and portion of the upstairs that has the ventilation system and boiler, and demolish everything else”* from considerations to be addressed.

ORDINANCE(S)

CITY MANAGER'S REPORT

a. City Manager's Report

City Manager Koester reported on the settlement agreement regarding the reported on settlement agreement for gas tariff. The rate Homer will pay remains at \$1 per mcf, and this payment will end in 2032 or sooner if sales are higher than predicted. It was a major victory for your area and was great that the Southern Peninsula worked together in the effort.

PENDING BUSINESS

- a. Ordinance 19-19(S), 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 Permitting the City to Provide Water Service Outside the City of Homer so Long as the Property Served is Adjacent to a Water Main Installed to Serve City Property and Such Service is Required by Law or Authorized by Ordinance and Requiring a Council Approved Agreement Regulating Use, Operation, Installation, and Maintenance of Water Service on the Property. Aderhold. Introduction April 22, 2019, Postponed to May 28, 2019, Public Hearing June 10, 2019, Referred to Planning Commission, Port & Harbor Advisory Commission and Economic Development Advisory Commission, Postponed to August 26, 2019.

Memorandum 19-072 from Councilmember Aderhold as backup

Memorandum 19-104 from Port & Harbor Advisory Commission as backup

Memorandum 19-105 from Economic Development Advisory Commission as backup

Memorandum 19-106 from Planning Commission as backup

POSTPONED as amended to September 9, 2019

Amended:

- Line 39, delete “extend,” insert “**permit connection to**”
- Line 40, delete “extension,” insert “**service**”
- Line 41, delete “the extension”
- Line 51, delete “extending,” insert “**providing**”
- Line 52, insert “**of any costs and fees associated with connecting to the water main, including costs associated with the original main extension,**” before “for the property or properties;”
- Line 57, delete “the extension of,” insert “**permitting connection to**”
- Line 60, delete “Notwithstanding the other provisions of this Section, after,” insert “**Unless otherwise required by law,**”
- Line 61, delete “extended,” insert “**permitted**”
- Delete lines 64-66.
- Line 68, insert “**connection to**” after “Before,” delete “extended,” insert “**permitted**”
- Line 75, delete “extension of,” insert “**connection to the**”
- Line 75, delete “property,” insert “**water main**”
- Line 77, delete “the amount of the extension,”
- Line 78, delete “the extension,” insert “**connecting to the water main, including costs associated with the original main extension,**”
- Line 80, delete “extension” insert “**connection**”
- Line 88, insert “**Connection to the City**” before “**water**”
- Line 88, delete “extended,” insert “**permitted**”
- Line 93, delete “persons,” insert “**water customers**”

NEW BUSINESS

- a. Memorandum 19-108 from City Clerk Re: Vacation a 10 foot wide drainage easement on lot 24-A, AA Mattox Peggi’s Addition granted by AA Mattox Peggi’s Addition (Plat HM 99-64) within Section 17, Township 6 South, Range 13 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2019-048V.

POSTPONED to a Special Meeting to be scheduled on a date to be determined following City Attorney clarification from Kenia Peninsula Borough regarding process questions/concerns.

RESOLUTIONS

- a. Resolution 19-053, A Resolution of the City Council of Homer, Alaska, Amending the Homer Public Library, Library Card Registration Policy to Change Library Card Renewal to Every Two Years and Add Accepted Residency Documentation. Aderhold/Venuti. Recommend adoption.

Memorandum 19-103 from Library Director as backup

ADOPTED as amended without discussion.

Amended: line 16 to read Amending the renewal period to every two years will **reduce the administrative burden for library staff and the general public**; Line 29 to read: requirement **and add accepted residency documentation**.

COMMENTS OF THE AUDIENCE

No comments

COMMENTS OF THE CITY ATTORNEY

City Attorney Wells had no comments.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen announced openings on the Economic Development Advisory Commission and the ADA Compliance Committee

COMMENTS OF THE CITY MANAGER

City Manager Koester had no comments.

COMMENTS OF THE MAYOR

Mayor Castner noted the issues with the amount of time it took to download this Council packet and that staff is working with the third party provider to resolve the problem.

COMMENTS OF THE CITY COUNCIL

Councilmember Stroozas had no comments.

Councilmember Aderhold expressed her appreciate to the fire fighters who are working on the fires and to community members who are taking action on their own to reduce fire risks. She thanked Pier 1 Theater for a great season, and announced on September 21st there will be a Belugas Count at the Baycrest overlook. There will be other stations in Kenai and Anchorage, and activities at the Anchorage Zoo.

Councilmember Erickson also expressed appreciation for the fire fighters and volunteers working in our area. As we come into hunting season and Labor Day weekend she encouraged everyone to pay attention and be fire wise.

Councilmember Lord thanked Mayor Castner for his work on Enstar, his efforts haven't gone unnoticed and she congratulated the new police officers who were sworn in. She thanked the fire fighters and recognized this opportunity to talk with her family about how safe it is around their home and steps to be taken. She commented regarding Philip Licht's letter in the paper and applauds the efforts to work the the Opioid Task Force and the community to find a location for the treatment center.

Councilmember Smith shared he has talked with Mr. Licht who remains positive and hopeful about their efforts to secure a location. He thanked Mayor Castner for his efforts on the Enstar issue, welcomed the new police officers, and announced his grandson was born and he got to hold him for the first time today. Lastly he gave kudos to the women's D team who won the State Softball Tournament, and shared the men's team came in 5th out of 23 teams.

Councilmember Venuti thanked Representative Vance for giving a report tonight and thanked City Clerk Jacobsen for the work she does in getting the packets together. She commented that classes are up and running at the college and she encouraged people to come out and vote on October 1st.

ADJOURNMENT

Next Regular Meeting is Monday, September 9, 2019 at 6:00 p.m., Committee of the Whole at 5:00 p.m. and a Special Meeting on August 28, 2019 at 3:00 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 9:49 p.m.