



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**

WORKSESSION AGENDA

CALL TO ORDER, 4:00 P.M.

Mayor Castner called the meeting to order at 4:00 p.m. with the full Council present.

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)

Council Retreat Planning

A. Memorandum 19-156 from City Manager re: Worksession on Retreat Planning

COMMENTS OF THE AUDIENCE (3 minutes)

ADJOURNMENT NO LATER THAN 4:50 P.M.

Next Regular Meeting is Monday, January 13, 2020, 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 4:38 p.m.

COMMITTEE OF THE WHOLE AGENDA

CALL TO ORDER, 5:00 P.M.

Mayor Castner called the meeting to order at 5:00 p.m. with the full Council present.

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)

COMMENTS OF THE AUDIENCE

One person commented.

ADJOURNMENT NO LATER THAN 5:50 P.M.

Next Regular Meeting is Monday, January 13, 2020, 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 5:33 p.m.

REGULAR MEETING

Session 19-35 a Regular Meeting of the Homer City Council was called to order on December 9, 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, EVENSEN, HANSEN-CAVASOS, LORD, SMITH, VENUTI

STAFF: CITY MANAGER KOESTER
CITY CLERK JACOBSEN

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: **Consent Agenda Ordinance 19-55**, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Amending Homer City Code 2.08.040, Bylaws for Council Procedures to Establish that Newly Elected Members will be Seated at a Special Meeting Following the Canvass of the Election; and 4.35.404 Certification of Election to Clarify the Time for Certification of a Regular and Special Election. Evensen/Hansen-Cavasos. Ordinance 16-01(A)(S) Amending HCC 2.08.030 Composition of Governing Body – Terms of Office; Excerpt of Minutes from Regular Meetings on January 11, 2016 and January 25, 2016 and Memorandum 16-003 from City Clerk dated January 4, 2016 re: Amendments to Election Procedures as backup **Resolution 19-089**, A Resolution of the City Council of Homer, Alaska, in Support of the Exchange of Services Contract between the Homer Port and Harbor and Kachemak Marine Haul Out Services for the Disposal of Nuisance Vessel, *F/V Kupreanof*, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Port Director. Corrected Barter Agreement Contract document with

Exhibits A and B **Announcements / Presentations / Reports** l. City Council Travel add item iv. Travel Report from Councilmember Lord re: AML Conference November 2019 **City Manager's Report** City Manager's Letter of Resignation and Memorandum 19-163 from City Manager re: City Manager Search – Next Steps **Resolutions** Resolution 19-088, A Resolution of the City Council of Homer, Alaska, Commenting on Regulatory Commission of Alaska Docket No. P-19-017 in the Matter of the Joint Application Filed by BP Pipelines (Alaska), Inc., and Harvest Alaska, LLC, for Approval of the Transfer of a Certificate of Public Convenience and Necessity No. 311 and Operating Authority thereunder from BP Pipelines (Alaska) Inc. to Harvest Alaska, LLC. Aderhold. PWSRCAC letter to Regulatory Commission of Alaska as backup.

APPROVED as amended without discussion.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

One person 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 November 25, 2019. City Clerk. Recommend adoption.
- b. Memorandum 19-157 from City Clerk re: Liquor License Renewals for Finn's and AJ's Oldtown Steakhouse & Tavern. Recommend approval.
- c. Memorandum 19-158 from Deputy City Clerk re: Vacation of a 40 foot wide section of an unnamed Public Access Easement in Homer described as the westerly 280.6 feet of the north 20 feet of Lot 14, H.K. Davis Subdivision Amended (HM 61-49) and the westerly 280.6 feet of the south 20 feet of Lot 1-L, H.K. Davis No. 5 (HM 86-21). The Public Access Easement being vacated is developed and located within the NW 1/4 SE 1/4 of Section 11, Township 6, Range 13 W, Seward Meridian, Alaska, within the Kenai Peninsula Borough, KPB File 2019-128V. Recommend approval.
- d. Memorandum 19-159 from Deputy City Clerk re: Vacation of a 33 foot Section Line Easement located on the south lot lines of Lot 18-A Oscar Munson No. 23 (Plat HM 2006-66) and the south 400 feet of the east 400 feet of Government Lot 1, Section 20, Township 6 South, Range 13 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough, KPB File 2019-025v. Recommend approval.
- e. Ordinance 19-55, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.08.040, Bylaws for Council Procedures to Establish that Newly Elected Members will be Seated at a Special Meeting Following the Canvass of the Election; and 4.35.040

Certification of Election to Clarify the Time for Certification of a Regular and Special Election. Evensen/Hansen-Cavasos. Introduction November 25, 2019 Postponed. Introduction December 9, 2019. Public Hearing and Second Reading January 13, 2020.

- f. Ordinance 19-59, An Ordinance of the City Council of Homer, Alaska, Approving the Sale of the Homer Public Library Lot Located at 3713 Main Street and Authorizing the City Manager to Execute the Appropriate Documents to Dispose of the Lot. Venuti. Recommended dates Introduction December 9, 2019. Public Hearing and Second Reading January 13, 2020.
- g. Resolution 19-086, A Resolution of the City Council of Homer, Alaska, Establishing the 2020 Regular Meeting Schedule for the City Council, Economic Development Advisory Commission, Library Advisory Board, Parks, Art, Recreation & Culture Advisory Commission, Planning Commission and Port & Harbor Advisory Commission. City Clerk. Recommend adoption.

Memorandum 19-162 from City Clerk as backup

- h. Resolution 19-087, A Resolution of the City Council of Homer, Alaska, Acknowledging the November 2019 Surplus Vehicle Bid Results. City Clerk. Recommend adoption.
- i. Resolution 19-089, A Resolution of the City Council of Homer, Alaska, in Support of the Exchange of Services Contract between the Homer Port and Harbor and Kachemak Marine Haul Out Services for the Disposal of Nuisance Vessel, *F/V Kupreanof*, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption.
- j. Resolution 19-090, A Resolution of the City Council of Homer, Alaska, Authorizing the City to Apply for a Federal Economic Development Administration Disaster Recovery Program Grant for Pre-Disaster Planning and Communications Improvements in an Amount up to \$206,365 and Expressing its Commitment to Provide a Local Match to Grant Funds. City Manager. Recommend adoption.

ADOPTED without discussion.

VISITORS

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

Jay Bechtol, South Peninsula Behavioral Health Services and Task Force member, reported on the South Kenai Peninsula Opioid Task Force Five-Year Strategic Plan and Operating Priorities that were developed through a planning process with the Foraker Group. Their three Community Goals include reducing stigma, focus on prevention, and increase access to effective, affordable treatment, and their Operating Priority is to improve Task Force Capacity. Kathleen Totemoff, Program Manager for Ninilchik Traditional Council Medication Assistance Treatment Program, commented regarding their treatment options available in the area. They focus primarily on opioids, but treat other substance use disorders as well with the use of medication, counselling, and peer recovery support. They have offices in Ninilchik and Homer, and Monday's are intake days, so people in need of services can walk

in on Monday's to connect with Peer Recovery Support Specialists and a counselor, and reviewed some of the services available. Contact SKPOpioidTaskForce@gmail.com for more information.

- b. Homer Chapter of the Kenai Peninsula Homeless Connect Project - Derotha Ferraro (10 Minutes)

Derotha Ferraro and Cinda Martin presented on Project Homeless Connect. It is a one day event on Wednesday, January 29th at the United Methodist Church from 9am to 4pm; it's a one stop event for housing and program enrollment, support for homeless and near homeless; and there is one goal to help end homelessness by helping those already homeless or near homeless achieve stability by accessing needed resources in a convenient one stop location. Ms. Ferraro provided an overview of the history of the nationwide program that started in San Francisco 15 years ago and Soldotna began their program in 2019. She explained there isn't an official homeless count in Homer, but the Food Pantry client numbers are growing, last year's average was 125 families, up to 175-200 this year. She provided a list of offerings at the event, local organizers, and current needs. More information is available at www.sphosp.org and on Facebook.

- c. 2019 Salmon Season Update - Nate Burga and Norm Darch (10 Minutes)

Nate Burga, Plant Manager for Pacific Star Seafoods and Norm Darch fisherman and small business owner, both members of the Alaska Salmon Alliance (ASA), explained ASA is an organization focused on public education, promoting the value of a healthy salmon resource and working to create predictable harvests for all salmon users in the Cook Inlet region. They provided information from oceaneconomics.org on port values on the peninsula and a comparison with 10 other US ports. In looking at the overall season ranking from 2010 to 2019, from the ADF&G website, there is a downward trend which isn't a healthy indicator of where things are headed. They reviewed the 2019 sustainable escapement goal for the Kenai River and there was a significant over escapement of 548,157 fish. He reviewed a chart that broke down the over escaped fish at an average of 5.5 pounds per fish, to get the over escapement in pounds. He explained the missed value per fisherman, per processor, and overall for the Kenai Peninsula.

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

- a. Committee of the Whole Report

Councilmember Lord reported Council discussed Resolution 19-089 regarding derelict vessel removal, Memorandum 19-159 regarding an easement vacation, Ordinance 19-57 regarding City Wide project closeouts, and Ordinance 19-58 regarding HAWSP funds.

- b. Worksession Report

City Manager Koester reported Council discussed plans for their retreat being held at the Kachemak Bay Campus on January 11th at 8:00 a.m.

- c. Special Meeting Report
- d. Mayor's Report

Mayor Castner reported on attending the Homer Chamber of Commerce Tree Lighting event last week.

d. Borough Report

Kelly Cooper, Borough Assembly President, thanked all of the responders for their work today during the heavy rainfall. She reported the ordinance for private streets and gated subdivisions has been postponed to February 25th. The material site permit ordinance failed, has been reconsidered, and will come back at the beginning of January. The Assembly discussed the mutual aid agreement and this year there is another one that's an automatic aid agreement from Homer Volunteer Fire Department to Anchor Point. She's concerned about that and resource being drawn down, it should be coming to the Council soon, and the City can cancel it with notice. They passed a resolution to match the AML resolution to request the legislature approve a coastal infrastructure general obligation bond for ports and harbors for the 2020 election, and resolution supporting transportation priorities to be considered for grant funding. ILC submitted a grant to get their voucher program going again. They looked at an ordinance for junk and abandoned vehicles, and they're expecting our Representative to introduce a bill at the State level for the abandoned vehicle fund to be funded. The Anadromous Streams Act provides for a staff review every 5 years and the Mayor has requested a workgroup for that. The Mayor vetoed the Kenai Peninsula Tourism and Marketing Council funding and the Assembly overrode the veto, but they have to bring the Assembly their results and a bill. Homer High School is getting a new boiler, and they received a presentation on their audit showing they are \$4 million in the black.

e. Library Advisory Board

Kate Finn, Library Advisory Boardmember, reported the Board meets tomorrow to discuss an endowment fund, and they'll be meeting with the Council in January to discuss the proposed fund. She commented regarding the upcoming Library facility tour, reported on the Library Giving Tree, and thanked Spenards, the Friends, and the Homer Bookstore for their efforts.

f. Planning Commission

Franco Venuti, Planning Commission Chair, reported the Commission deliberated and denied CUP 19-07 regarding parking by the Seafarers Memorial, and adopted findings to support the denial. He noted it's a seasonal issue that deserves further consideration. The Commission vacated and easement, reviewed ordinances regarding a zoning map for the central business district, amending permits to require an asbuilt, and establishing a moratorium while considering a medical district. They also recommended approval of preliminary plats for Fairview Subdivision and Virginia Lynn replat. He recognized City Planner Abboud, Deputy City Planner Engebretsen, and Planning Technician Brown for all the do for the Commission, as well as Deputy City Clerk Krause. He thanked the Council for their support and wished everyone Merry Christmas and a safe holiday season.

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

l. City Council Travel

- i. Travel Report from Councilmember Aderhold re: AML Conference November 2019
- ii. Travel Report from Councilmember Evensen re: NEO Training and AML Conference 2019
- iii. Mayor's Report re: 2019 AML Travel

PUBLIC HEARING(S)

- a. Ordinance 19-51, An Ordinance of the Homer City Council Appropriating Funds for the Calendar Years 2020 and 2021 for the General Fund, the Water Fund, the Sewer Fund, the Port/Harbor Fund, and Internal Service Funds. City Manager. Introduction October 28, 2019. Public Hearing and Second Reading November 25, 2019 and December 9, 2019.

There were no public comments.

ADOPTED as amended with discussion.

- Amended: Spit Parking Study 2020 - \$20,000 Expenditure from Planning Reserves (postponed from November 25, 2019)
- b. Resolution 19-080, A Resolution of the City Council of Homer, Alaska Amending the Homer Tariff No. 1 Under Rule 9-Anchoring, Rule 12-Vehicle Parking, Rule 13-Wharfage, Demurrage and Free Time, Rule 26-Fish Dock Rates, and Rule 27-Small Boat Harbor Rules and Regulations. City Manager/Port Director. Follows Ordinance 19-51.

There were no public comments.

ADOPTED without discussion.

- c. Resolution 19-081(S), A Resolution of the City Council of Homer, Alaska Amending the City Fee Schedule under Administrative Fees, City Clerk Fees, and Port and Harbor Fees. City Clerk. Follows Ordinance 19-51.

Memorandum 19-154 from City Clerk as backup

There were no public comments.

ADOPTED as amended with discussion.

Amended: Delete section referencing Sale of vehicle exceeding noise limits.

- d. Ordinance 19-53, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 1.16.040 Fine Schedule and Chapter 5.42 Carryout Bags, Sections 5.42.020 Definitions and 5.42.020 Exceptions. Venuti. Introduction November 25, 2019, Public Hearing and Second Reading December 9, 2019.

Memorandum 19-147 from Special Projects and Communications Coordinator as backup

There were no public comments.

ADOPTED with discussion.

- e. Ordinance 19-54(S)(A), An Ordinance of the City Council of Homer, Alaska Amending the 2019 Operating Budget to Appropriate an Amount not to Exceed \$50,000 from the HART Fund for the Purpose of Developing a Wayfinding-Streetscape Plan for the City of Homer, Authorizing the City Manager to Prepare an RFP for Consultant Services and Authorizing the Establishment of a Wayfinding and Streetscape Task Force with the Consultant. Venuti/Smith. Introduction November 25, 2019, Public Hearing and Second Reading December 9, 2019.

Memorandum 19-148 from Economic Development Advisory Commission as backup

Ordinance 19-54(S-2)(A), An Ordinance of the City Council of Homer, Alaska Amending the 2019 Operating Budget to Appropriate an Amount not to Exceed \$50,000 from the HART Fund for the Purpose of Developing a Wayfinding-Streetscape Plan for the City of Homer, Authorizing the City Manager to Prepare an RFP for Consultant Services.

Memorandum 19-161 from Special Projects and Communications Coordinator as backup.

One person commented.

ADOPTED as amended with discussion.

Amended: Line 35 delete “public parking solutions”

- f. Ordinance 19-56, An Ordinance of the City Council of Homer, Alaska Moving Expenditures in the Amount of \$92,852.24 Previously Allocated from the General Fund Operating Fund to now be Allocated from the Natural Gas Line Capital Project Fund for Legal and Travel Related Expenses Associated with ENSTAR Tariff Filing 310-4. Mayor. Introduction November 25, 2019, Public Hearing and Second Reading December 9, 2019.

There were no public comments.

ADOPTED with discussion.

ORDINANCE(S)

- a. Ordinance 19-57, An Ordinance of the City Council of Homer, Alaska, Transferring Necessary Funding to Properly Close Projects Citywide in the 2019 Fiscal Year (General Fund, Water/Sewer Fund and Port & Harbor Fund). Mayor. Recommended dates Introduction December 9, 2019 Public Hearing and Second Reading January 13, 2020.

Memorandum 19-155 from Finance Director as backup.

INTRODUCED with discussion.

- b. Ordinance 19-58, An Ordinance of the City Council of Homer, Alaska, Addressing the Recommendations from the Altman Rogers & Company HAWSP Fund Balance Analysis Report. Mayor. Recommended dates Introduction December 9, 2019, Public Hearing and Second Reading January 13, 2020

INTRODUCED with discussion.

CITY MANAGER'S REPORT

- a. City Manager's Report

City Manager Koester announced she has submitted her resignation as she has accepted a position with the City and Borough of Juneau. She provided a memo that suggests some next steps forward, and Council agreed to hold a special meeting on December 16th at 5:00 p.m. to discuss next steps.

In response to questions, City Manager Koester said she will contact Representative Vance about scheduling a meeting before the next session begins, and there was brief discussion regarding the Bay crest properties

Councilmember Lord requested Council discuss the Seawall next steps at their next Committee of the Whole.

PENDING BUSINESS

NEW BUSINESS

- a. Memorandum 19-160 from City Manager re: Authority to Clear Hazardous Trees in the Right of Way on Mt. Augustine and E. Bayview

APPROVED with discussion.

RESOLUTIONS

- a. Resolution 19-088, A Resolution of the City Council of Homer, Alaska, Commenting on Regulatory Commission of Alaska Docket No. P-19-017 in the Matter of the Joint Application Filed by BP Pipelines (Alaska), Inc., and Harvest Alaska, LLC, for Approval of the Transfer of a Certificate of Public Convenience and Necessity No. 311 and Operating Authority thereunder from BP Pipelines (Alaska) Inc. to Harvest Alaska, LLC. Aderhold.

APPROVED with discussion.

COMMENTS OF THE AUDIENCE

Four people commented.

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen had no comments.

COMMENTS OF THE CITY MANAGER

City Manager Koester thanked everyone for all the congratulations.

COMMENTS OF THE MAYOR

Mayor Castner commented regarding a memorandum he provided the Planning Commission regarding the HAWSP, alerting them of making recommendations when the moratorium is lifted, and about using HART funds for a Master Storm Water Plan. He talked about when he was on a selection committee when City Manager Wrede was hired and it was a very open process. When City Manager Koester was hired, that wasn't so much the case. He is a proponent for the upcoming hiring process to be an open process.

COMMENTS OF THE CITY COUNCIL

Councilmember Hansen-Cavasos thanked City Manager Koester and announced the girls wrestling team took first place at the Grace Christian Wrestling Tournament.

Councilmember Aderhold wished everyone happy holidays.

Councilmember Smith commented December 21st is Share the Spirit set up at the high school, and encouraged those who can't attend to contribute something. He wished everyone Merry Christmas or any other holiday you may wish to celebrate.

Councilmember Evensen thanked City Manager Koester and wished everyone happy holidays and happy anniversary to his wife.

Councilmember Venuti shared that she's sad City Manager Koester is leaving but knows she loves adventures. She challenged the other members to bring wool socks to donate to Project Homeless Connect and she's glad they passed the budget, it was a huge undertaking, and now she won't have to carry her big binder around. She encourage the community to help lighten the holidays for others and wished everyone Merry Christmas.

Councilmember Lord said she excited for Solstice, encouraged everyone to hold on a bit longer when the days start getting longer, and she appreciates the all the lights around town. She's excited for City Manager Koester and new adventures ahead. She's pleased to see Set Free was able to close on a place, she hopes it will be a good facility for them, and wished it hadn't been so difficult. The Nutcracker was awesome, she thanked the Mayor and other who put forth huge effort for the show. For the special meeting on the 16th she asked to bring forward a resolution regarding the Kachemak Bay Critical Habitat Management Plan proposed amendments.

ADJOURNMENT

Next Regular Meeting is Monday, January 13, 2020, 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 8:43 p.m.

