



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 10, 2020**

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. Water and Sewer Rate Review

COMMENTS OF THE AUDIENCE (3 minutes)

ADJOURNMENT NO LATER THAN 4:50 P.M.

Next Regular Meeting is Monday, August 24, 2020 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings scheduled to be held virtually from the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Mayor Castner adjourned the meeting at 4:43 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.

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

Discussed Ordinance 20-49

REGULAR MEETING AGENDA

Discussed Ordinances 20-45 and 20-50 and the Seawall Information in the City Manager's report.

DISCUSSION TOPIC(S)

COMMENTS OF THE AUDIENCE

Three people commented.

ADJOURNMENT NO LATER THAN 5:50

Next Regular Meeting is Monday, August 24, 2020 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings scheduled to be held virtually from the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Mayor Castner adjourned the meeting at 5:45 p.m.

REGULAR MEETING

Session 20-25 a Regular Meeting of the Homer City Council was called to order on August 10, 2020 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: INTERIM CITY MANAGER ABBOD
CITY CLERK JACOBSEN
FINANCE DIRECTOR WALTON
PUBLIC WORKS DIRECTOR KEISER
PERSONNEL DIRECTOR BROWNING

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: **VISITORS** Unified Command Report, **MAYOR'S REPORT** CY 21 Alaska Marine Highway Winter Scheduling Considerations ; **PUBLIC HEARINGS** Ordinance 20-45, An Ordinance of the City Council of Homer, Alaska Appropriating \$4,031,326.50 in CARES Act Funds from the State of Alaska and Providing for Administrative Flexibility in the Management of these Funds. Lord/Aderhold. Ordinance 20-45(S) An Ordinance of the City Council of Homer, Alaska Appropriating \$4,031,326.50 in CARES Act Funds from the State of Alaska and Providing for Administrative Flexibility in the Management of these Funds. Lord/Aderhold. Written public

comment **ORDINANCES** Ordinance 20-50 An Ordinance of the City Council of Homer, Alaska Appropriating \$60,000 in CARES Act Funds from the State of Alaska for the Homer Chamber of Commerce to Continue Operations during the Pandemic. Evensen/Mayor. Letter from Homer Chamber of Commerce as backup **PENDING BUSINESS** Resolution 20-071, A Resolution of the City Council of Homer, Alaska Establishing the Nonprofit Economic Relief Grant Program (NERG), Household Economic Relief Grant Program (HERG), Social Services Economic Relief Grant Program (SOSERG), And Childcare Business Economic Relief Grant Program (CBERG) in Response to the Economic Downfall Caused by Measures taken to Assure Public Safety in the Face of the Covid-19 Pandemic. Lord/Aderhold/Venuti. Revised Economic Relief Grant Programs and Written public comment.

APPROVED as amended without discussion.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Two 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. City Council Unapproved Regular Meeting Minutes of July 27, 2020. City Clerk. Recommend adoption.
- b. Memorandum 20-116 from Mayor Re: Appointment of Katelyn Engebretsen as Student Representative to the Port and Harbor Advisory Commission. Recommend approval.
- c. Ordinance 20-49, An Ordinance of the City Council of Homer, Alaska Amending the Homer City Zoning Map to Rezone 4061 Pennock Street from Urban Residential (UR) Zoning District to Residential Office (RO) Zoning District. Planning Commission. Recommended dates Introduction August 10, 2020, Public Hearing and Second Reading August 24, 2020.

Memorandum 20-117 from City Planner as backup

Moved to Ordinances item c. Evensen.

Item c. was moved to Ordinances item c. Evensen.

ADOPTED without discussion.

VISITORS

- a. Unified Command Report (20 minutes)

Homer Fire Chief Kirko provided an update on the use of funds that have been approved for COVID response. An improved tracking system has been set up for all purchases being made to better assist in staying ahead of our needs and spending appropriately. There are some challenges with time-frames, particularly with PPE required for this type of response and vendor back log nationally. He's been communicating with the State EOC and putting in PPE requests at the State level, and having some frustration with having to channel City of Homer requests through the Borough because it adds another layer to the already taxed process. He'll be working next week with some local contractors and City Hall staff to do a walk through and present a number for how we make the building ready to open the door and conduct business. He commended the team for handling things while he was away.

Rachel Tussey, City of Homer PIO, reported on ongoing messaging efforts on the Spit, the SBERG Program, voting in a COVID safe way, and the City Manager's office masking requirement for City facilities. She's been revising the City's COVID website to make it more user friendly and to include information that people seem to be looking for these days like the DHSS COVID data dashboard and School District updates. The COVID call line is still active with 309 callers to date. She shared her appreciation for the feedback she's received from Councilmembers and would like to continue collaborating with them on radio ads and opinion letters. She reminded listeners that local businesses who need COVID signage can use the PIO contact number on the website or call the COVID call line at 435-3197.

Derotha Ferraro, South Peninsula Hospital (SPH) PIO, reported to date SPH has conducted 6821 total tests with 6522 negative, 109 positive, and 190 pending. Their daily test numbers have slowed to about 50 per day and the positivity rate is down to under 1% over the last seven day, and 1.3% over the last 14 days. Testing is offered daily from 10:00 a.m. to 8:00 p.m. at the main entrance parking lot, call 235-0235 in route. That number is very busy, sometimes up to 100 calls per day on that line so they're working to have more people available to answer the calls. Result turnaround time is 3-5 days, if you're testing in Homer, we still have to drive our swab samples up every morning so that adds a day. The hospital website has information on testing eligibility, a few new categories have been added. There have been no hospitalizations since June, and no employees out due to COVID positive, everyone's back to work and all is good with the residents at the nursing home. SPH priorities going forward include Dr. Tuomi is serving on the local schools COVID Smart Start Work Group to inform and support schools on decision making and provide access to local resources. They're also addressing winterization for the parking lot testing, door screenings, and daily test swab delivery to Anchorage.

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

a. Worksession Report

Councilmember Lord reported Council discussed water and sewer rates at their worksession. They talked about the rate model that was established by the Water/Sewer Rate Task Force in

2013, also the use of the reserve fund and the need for better policy regarding HAWSP. She and Councilmember Aderhold will work on drafting something to bring back to Council to consider.

b. Committee of the Whole Report

Councilmember Lord reported Council discussed Ordinance 20-49 regarding rezoning a property on Pennock from Urban Residential to Residential Office, Ordinance 20-50 regarding providing \$60,000 of CARES Act funds to the Homer Chamber of Commerce and how it fits into Ordinance 20-45, and the Seawall Special Assessment District information in the City Manager's report.

c. Mayor's Report

Mayor Castner reported on the winter Alaska Marine Highway winter scheduling considerations for the Tustumena, which beginning October 1st it will be out of service until April 15th, so there's no winter sailing scheduled for the western gulf. No travel between Homer and Seldovia, between Homer and Kodiak, or the other ports in the western system. That was put out on Friday and they gave 7 days to comment, so we couldn't meet public notice requirement to put it on the agenda tonight. He encouraged the public to make comment through the State website. He felt it was unfair to have such a short period.

He reported the Borough postponed an ordinance regarding City's ability to weigh in on easement vacations to allow the City's an opportunity to give comment on the ordinance.

He expressed his appreciation to the community for the increased use of masks. It's noticeable, he appreciates the tolerance people are exhibiting, and he hopes the trend continues.

Lastly he reported the new City Manager, Rob Dumouchel, will be arriving in Homer tomorrow and starts work on Monday.

c. Borough Report

Kenai Peninsula Borough Assembly President Kelly Cooper confirmed the Mayors comments regarding Ordinance 2020-36 and the opportunities for the City's to weigh in before it comes back to the Assembly. They approved \$379,000 for the purchase of a new imagery system through their CARES funding to safely fulfill the requirement for Assessing's physical inspections of properties within the Borough. The imagery has high definition needed to do inspections and allows for privacy, and will help to reduce overall cost related to the inspections. The referendum to repeal the hybrid vote by mail has been certified and will be on the October ballot. They're having a special meeting Tuesday at 2:00 p.m. to address the Borough to City grant of CARES funding, and she'll bring forward a motion to allow Senior Centers throughout the Borough who have already participated in a Borough Grant Program to be eligible to apply for Borough CARES Act funding. Other amendments address additional

funds to emergency service personnel and departments outside of City limits, an air purification system installation in the Borough and School facilities, and amending grant amounts to small businesses and non-profits outside City limits. The Borough is using some of their CARES Act Funding to put out an RFP to improve internet access to residents of the Borough as a grant opportunity funded through CARES Act funding.

e. Library Advisory Board

Kate Finn, Library Advisory Boardmember, reported on the Library's recent change to eliminate all overdue fines and eliminating overdue fines at the library. The Board is turning its attention to the planned giving, a program through the Homer Foundation intended to generate funds for the library, into the future. She provided an update on the Summer Reading Program being successfully conducted digitally, the Activities to Go Program for kids and teens, KBBI Story Hour with Claudia Haines, Grab and Go Food distribution, the Bookmobile in the library parking lot, and grant money provided for Virtual Creator Visits by Shawn Harris and Yvonne Zorbitz whose books are in the Children's Library, upcoming Candidate forum for House District 31 tomorrow at 7:00 to 8:30 p.m., and an essay contest on Why Voting Matters.

f. Planning Commission

i. Planning Commission Report

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 20-42, An Ordinance of the City Council of Homer, Alaska, Amending the Official Road Maintenance Map of the City of Homer by adding 2515 Lineal Feet (.48 miles) of Urban Road on Ternview Place, Kilokak Lane, and Virginia Lyn Way. City Manager/Public Works Director. Introduction July 27, 2020 Public Hearing and Second Reading August 10, 2020.

Memorandum 20-103 from Public Works Inspector as backup

ADOPTED without discussion.

- b. Ordinance 20-43, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Section 11.08.090 Driveways, Road Approaches-Property of City, Relating to Driveway Construction Permits. City Manager/Public Works Director. Introduction July 27, 2020 Public Hearing and Second Reading August 10, 2020.

Memorandum 20-104 from Public Works Director as backup

ADOPTED without discussion.

- c. Ordinance 20-44, An Ordinance of the City Council of Homer, Alaska, Amending the 2020-2021 Operating Budget to Appropriate Funds in the Amount of \$47,080 in the 2020 and \$99,670 in 2021 for a total of \$146,750 from General Fund Fund Balance to Fund Additional Finance Department Personnel. Lord/Aderhold. Introduction July 27, 2020 Public Hearing and Second Reading August 10, 2020

ADOPTED with discussion.

- d. Ordinance 20-45, An Ordinance of the City Council of Homer, Alaska Appropriating \$4,031,326.50 in CARES Act Funds from the State of Alaska and Providing for Administrative Flexibility in the Management of these Funds. Lord/Aderhold. Introduction July 27, 2020 Public Hearing and Second Reading August 10, 2020

Memorandum 20-110 from Interim City Manager as backup

Ordinance 20-45(S) An Ordinance of the City Council of Homer, Alaska Appropriating \$4,031,326.50 in CARES Act Funds from the State of Alaska and Providing for Administrative Flexibility in the Management of these Funds. Lord/Aderhold.

ADOPTED Substitute with discussion.

- e. Ordinance 20-48, An Ordinance of the City Council of Homer, Alaska Amending the 2020 Operating Budget and Authorizing Expenditure of \$29,100 from the General Fund Fund Balance to Fund Additional Porta Potties and Hand Wash Stations and Authorizing a Sole Source Contract. City Manager/Public Works Director. Introduction July 27, 2020 Public Hearing and Second Reading August 10, 2020.

Memorandum 20-105 from Public Works Director as backup

POSTPONED to August 24th with discussion.

ORDINANCE(S)

- a. Ordinance 20-46, An Ordinance of the City Council of Homer, Alaska Promoting Natural Gas as a Cleaner Heating Fuel and Amending Homer City Code Title 7 Vehicles and Traffic, Chapter 7.16 Operating, Stopping or Parking of Motor Vehicles in Beach Areas Prohibited-Exceptions, by Deleting Section 7.16.020(b). Evensen. Recommended dates: Introduction July 27, 2020, Public Hearing and Second Reading August 10, 2020

Memorandum 20-109 from Interim City Manager as backup

FAILED with discussion.

- b. Ordinance 20-50 An Ordinance of the City Council of Homer, Alaska Appropriating \$60,000 in CARES Act Funds from the State of Alaska for the Homer Chamber of Commerce to Continue Operations during the Pandemic. Evensen/Mayor Recommended dates Introduction August 10, 2020 Public Hearing and Second Reading August 24, 2020

INTRODUCED with discussion.

- c. Ordinance 20-49, An Ordinance of the City Council of Homer, Alaska Amending the Homer City Zoning Map to Rezone 4061 Pennock Street from Urban Residential (UR) Zoning District to Residential Office (RO) Zoning District. Planning Commission. Recommended dates Introduction August 10, 2020, Public Hearing and Second Reading August 24, 2020.

Memorandum 20-117 from City Planner as backup

INTRODUCED with discussion.

CITY MANAGER'S REPORT

- a. City Manager's Report

Councilmember Evensen asked about campground and non-campground status, and also about masking requirements. Interim City Manager Abboud said he'd follow up with them in the next report regarding campgrounds, and the City Attorney is researching our authority in the public health realm regarding masking requirements.

Councilmember Smith shared his appreciation for the City's work during the recent tsunami warning and was impressed they evacuated the spit in an hour. He asked for a report on what they learned in the event and what steps could be taken to make the process better.

Councilmember Aderhold appreciated the update on the SBERG program and noted there are a number of issues, things to verify, and rescinding grant awards and she questioned if additional revisions are needed to make it fully workable. Interim City Manager Abboud said there are opportunities and maybe they bleed off into other programs, he thinks we addressed the issue regarding tax situations, but there are quite a few details you could always re-think. We're making sure to reinforce the rules of the program for the applicants so they understand whether they're complying and eligible. There are funds available if the Council determines there are other areas to address.

Councilmember Lord asked if Sara Perman the CARES Act Program Administrator, could be scheduled to report to the Council and answer questions. If there are places where hands are tied and Council needs to take some actions, it would be helpful to discuss that with her.

PENDING BUSINESS

- a. Resolution 20-071, A Resolution of the City Council of Homer, Alaska Establishing the Nonprofit Economic Relief Grant Program (NERG), Household Economic Relief Grant Program (HERG), Social Services Economic Relief Grant Program (SOSERG), And Childcare Business Economic Relief Grant Program (CBERG) in Response to the Economic Downfall Caused by Measures taken to Assure Public Safety in the Face of the Covid-19 Pandemic. Lord/Aderhold/Venuti.

Memorandum 20-111 from Interim City Manager as backup

ADOPTED with discussion.

NEW BUSINESS

RESOLUTIONS

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen announced candidacy filing for Mayor and two city council seats is open until Monday August 17th at 4:30 pm. Absentee in person voting is open at the City Council Chambers for the State Primary Election, 8-5 Monday through Friday. State Primary Election Day is Tuesday August 18th, polls are open from 7 am to 8 pm, and voters who have voted at the Senior Center in the past will vote at the Homer United Methodist church this election year.

COMMENTS OF THE CITY MANAGER

City Planner Abboud had no comments.

COMMENTS OF THE MAYOR

Mayor Castner said he's happy to have appointed Katelyn Engebretsen to the Port and Harbor Advisory Commission. She comes from a seafaring and boat building family and he hopes she enjoys her time on the Commission.

COMMENTS OF THE CITY COUNCIL

Councilmember Lord thanked the Clerk's office for helping with the election information, she's heard some confusion about absentee ballots and how to apply for the different elections. She went to the store and felt positive about all the people wearing mask, it felt like we're part of a team. She doesn't like wearing a mask but it feels good to be doing it together. She thanked Interim City Manager Abboud for all his work filling in during this stretch of time. She shared her sadness for everyone lost in the plane crash in Soldotna. She didn't know Gary Knopp

personally and there were a lot of policies she disagreed with him while he was on the Assembly and in the House, but he exuded statesmanship, and care for the State and for everyone in the State regardless of their political affiliation. He was top notch and it's a real loss to the legislature and all of us in the State of Alaska.

Councilmember Aderhold shared that August 18th marks the date the 19th Amendment was ratified, it reads "The right of citizens of the United States to vote shall not be denied or abridged by the United States or by any State on account of sex. Congress shall have power to enforce this article by appropriate legislation." Women marched and protested well over 100 years ago and without their guts and tenacity there, there are four councilmembers who wouldn't be here without the right to vote. 75 years ago the US dropped atomic bombs on Hiroshima and Nagasaki Japan and she hopes we can all work to ensure atomic weapons are never used again in the world. August 7th was national Purple Heart Day, Homer is a Purple Heart City, and there are people in our community who were injured or killed serving our county. She reminded listeners that Homer Shares the Road so watch out for cyclists and pedestrians. Bicycles share the road with cars, it's a State statute, and we all need to use it properly. She's been thinking a lot about the midair collision that happened a week ago, luckily they're very rare, but always horrible. She hopes NTSB will be able to help us figure out how this happened so something similar won't happen in the future. She shares Councilmember Lord's sentiments and appreciates what Gary Knopp did for our State.

Councilmember Smith shared that he didn't always agree with Gary Knopp but agrees with the others and shared his condolences. He's grateful for the opportunity to vote absentee, he did it today and encouraged others to do the same. Tonight is his 25th anniversary and he expressed his appreciation for his wife. He noted she's a Census worker this year and reminded listener the Census is still on going so please do it. He shared about playing in a State Softball Tournament in Wasilla this weekend. He was invited to play on a team of young adults, including his daughter, and it was a great time with a lot of wins for the Peninsula teams.

Councilmember Hansen-Cavasos commented school is starting soon and there are a lot of unknowns right now. She appreciates the School District for their work and Facebook groups for getting information out to people. She's choosing to home school this year because two of her children are high risk. She appreciates all the people who are wearing masks, and has friends on the other side and respects their opinions also. She gave a shout out the Mark Cooper of Kostas Taxi who's assisting with getting people up to Kenai so they can fly to Anchorage for medical appointments, she appreciates the work he's doing.

Councilmember Evensen thanked Interim City Manager Abboud for his work, he's been great to work with, and thanked Councilmember Aderhold for mentioning Nagasaki and Hiroshima. Homer is a nuclear free zone, it's not always enforced at the port, which may be a discussion point at some time. COVID continues in our community and its depressing, we're in mourning for the way we used to live. The Director of the World Health Organization recently said that worldwide because of the pandemic we face a generational catastrophe for education and he

feels like it's going to be a hard thing to get past. He appreciates the work that was done for the CARES funding programs, particularly the HERG which is important as it gets at this educational burden that is suddenly on families. It's a great responsibility and he thinks it will take more than what folks know and are aware of right now. He recognizes many citizens fall through the cracks with respect to other CARES programs but hopes the household program will reach everyone.

Councilmember Venuti thanked the Mayor and Catherine Ulmer for Ms. Engebretsen's appointment as Student Rep to the Port and Harbor Advisory Commission. Pioneer Avenue looks great with its new pavement, she encouraged shopping at our local businesses, masks are being worn and she appreciates that. Kachemak Bay Campus will be holding a Zoom meeting to answer questions about the campus on the 13th at 2:00 p.m. Information can be found on the webpage or on Facebook page. She shared her appreciation for Interim City Manager Abboud's filling in and thanked Councilmember Aderhold for the reminder about the anniversary of women's right to vote.

ADJOURNMENT

Next Regular Meeting is Monday, August 24, 2020 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings scheduled to be held virtually from the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Mayor Castner adjourned the meeting at 8:40 p.m.