



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, September 28, 2020 at 4:00 PM
City Hall Cowles Council Chambers via Zoom Webinar**

WORKSESSION AGENDA

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. Memorandum 20-153 from Finance Director re: HAWSP and Water/Sewer Reserves
- b. PowerPoint Presentation: Setting Water and Sewer Rates

COMMENTS OF THE AUDIENCE (3 minutes)

ADJOURNMENT NO LATER THAN 4:50 P.M.

Next Regular Meeting is Monday, October 12, 2020, at 6:00 p.m. Committee of the Whole at 5:00 p.m. All meetings scheduled to be held via Zoom Webinar in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Mayor Castner adjourned the meeting at 4:48 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.

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

DISCUSSION TOPIC(S)

- a. Memorandum 20-151 from Special Projects & Communications Coordinator re: 2021-2026 Capital Improvement Plan

Please refer to regular meeting Packet, New Business Item B for the Draft CIP document, Draft Resolution and New Projects Proposed

- b. CARES Act Funding and Grants

COMMENTS OF THE AUDIENCE

ADJOURNMENT

Next Regular Meeting is Monday, October 12, 2020 at 6:00 p.m. Committee of the Whole at 5:00 p.m. All meetings scheduled to be held via Zoom Webinar in 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 AGENDA

Session 20-29 a Regular Meeting of the Homer City Council was called to order on September 28, 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: CITY MANAGER DUMOUCHEL
CITY CLERK JACOBSEN
CITY ATTORNEY GATTI
FINANCE DIRECTOR WALTON
CITY PLANNER ABOUD
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: **CONSENT AGENDA** Pull Homer City Council unapproved Regular Meeting Minutes for September 14, 2020. Minutes are not complete for approval; **Ordinance 20-71**, An Ordinance of the City Council of Homer, Alaska, Authorizing the City Manager to Credit the Owners of The Property Known as KPB Parcel #17718013 for the Value of their Armor Rock and Other Materials, Not to Exceed \$36,000 Against the Future Assessment Levied by the City for the Homer Seawall Revetment Project. City Manager/Public Works Director. Written Public Comments; **Resolution 20-088**, A Resolution of the City Council of Homer, Alaska Supporting Full Funding (\$14,049,988) for the State of Alaska Municipal Harbor Facility Grant Program in the FY 2022 State Capital Budget. Change the sponsor from Mayor to City Manager/Port Director; **ANNOUNCEMENTS/PRESENTATIONS/REPORTS** Economic Relief Grant Programs Report Written Report; **PUBLIC HEARING Alder Lane Water Improvement Special Assessment District**, District Boundary, Proposed improvement Plan, and Preliminary Assessment Roll as backup; **Ordinance 20-60**, An Ordinance of the City Council of Homer, Alaska Accepting and Appropriating \$2,251,058.85 in Coronavirus Relief Funds from the Kenai Peninsula Borough to the City's Economic Relief Grant Programs and Authorizing the City Manager to Execute Agreements with the Kenai Peninsula Borough for Cooperative or Joint Administration of Functions or Powers through Subgranting Coronavirus Relief Funds. City Manager. KPB Grant Agreement as backup; **ORDINANCES Ordinance 20-72**, An Ordinance of the City Council of Homer, Alaska, Amending the 2020 Capital Budget an Authorizing the Expenditure of \$1,035,970 from the General Fund to Complete the Homer Seawall Armor Rock Improvement Project. City Manager/Public Works Director. Written Public Comments; **CITY MANAGER'S REPORT CARES Act Power Point NEW BUSINESS Memorandum 20-154** from Councilmembers Aderhold and Venuti re: Letter of Support for a National Science Foundation Coastlines and People Large Hub Proposal Regarding Harmful Algal Blooms, Mariculture, and Sea Star Ecology. Written Public Comment; **RESOLUTIONS Resolution 20-092**, A Resolution of the City Council of Homer, Alaska Acknowledging the Sufficiency of the Seawall Improvement Special Assessment District and Approving the Improvement Plan, Estimated Not-To-Exceed Cost of Improvement and Assessment Methodology. City Clerk. Written Public Comments.

APPROVED as amended without discussion.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Five 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 Regular Meeting Minutes for September 14, 2020. City Clerk. Recommend adoption.

- b. Memorandum 20-145 from Mayor Re: Reappointment of Deb Lowney to the Parks, Art, Recreation and Culture Advisory Commission. Recommend approval.
- c. Ordinance 20-64, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.76.040, Duties and Responsibilities of the Commission to Clarify the Role of the Economic Development Advisory Commission. Smith. Introduction: September 28, 2020. Public Hearing and Second Reading October 12, 2020.
- d. Ordinance 20-66, An Ordinance of the City Council of Homer, Alaska, Clarifying the Allowed Uses of the Coronavirus Relief Funds provided to the City from the Kenai Peninsula Borough. Mayor. Introduction September 28, 2020 Public Hearing and Second Reading October 12, 2020.

Moved to Ordinances item c. Lord.

- e. Ordinance 20-67, An Ordinance of the City Council of Homer, Alaska, Providing for a Grant of \$225,000.00 to Homer Senior Citizens, Inc. for the Purposes of Recovery of Losses and Additional Costs Associated with Meeting the Challenges of the Novel Coronavirus and In Support of the Continuation of their Programs and Services. Mayor. Introduction September 28, 2020 Public Hearing and Second Reading October 12, 2020.

Moved to Ordinances item d. Lord.

- f. Ordinance 20-68, An Ordinance of the City Council of Homer, Alaska, Amending the 2020 Capital Budget and Authorizing the Expenditure of \$234,105 from the Homer Accelerated Water & Sewer Program (HAWSP) Fund to Complete the Tasmania Court Water Improvement Project. City Manager/Public Works Director. Introduction September 28, 2020 Public Hearing and Second Reading October 12, 2020.

Memorandum 20-155 from Public Works Director as backup

- g. Ordinance 20-71, An Ordinance of the City Council of Homer, Alaska, Authorizing the City Manager to Credit the Owners of The Property Known as KPB Parcel #17718013 for the Value of their Armor Rock and Other Materials, Not to Exceed \$36,000 Against the Future Assessment Levied by the City for the Homer Seawall Revetment Project. City Manager/Public Works Director. Introduction September 28, 2020 Public Hearing and Second Reading October 12, 2020

Memorandum 20-149 from Public Works Director as backup

- h. Resolution 20-083, A Resolution of the City Council of Homer, Alaska Acknowledging the Sufficiency of the Tasmania Court Water Improvement Special Assessment and Approving the Improvement Plan, Estimated Cost of Improvement, and Assessment Methodology. City Clerk. Recommend adoption.

- i. Resolution 20-085, A Resolution of the City Council of Homer, Alaska Noting the Insufficiency of the Forrest Glen Drive Road Reconstruction and Paving Improvement Special Assessment District. City Clerk. Recommend adoption.
- j. Resolution 20-086, A Resolution of the City Council of Homer, Alaska Amending the Economic Development Advisory Commission Bylaws to Update Article I – Name and Authorization by removing Redundant Information and Renaming Article II – Object and Removing Unnecessary Information. City Clerk. Recommend adoption.
- k. Resolution 20-088, A Resolution of the City Council of Homer, Alaska Supporting Full Funding (\$14,049,988) for the State of Alaska Municipal Harbor Facility Grant Program in the FY 2022 State Capital Budget. Mayor. **City Manager/Port Director** Recommend adoption.
- l. Resolution 20-089, A Resolution of the City Council of Homer, Alaska Extending the City Attorney Contract with Jermain, Dunnagan & Owens, P.C. of Anchorage, Alaska for the period of October 1, 2020 through September 30, 2023 with No Modifications to the Scope of Services or Rates and Authorizing the Mayor to Execute the Appropriate Documents. Mayor/City Council. Recommend adoption.
- m. Resolution 20-090, A Resolution of the City of Homer, Alaska, Authorizing the City Manager to Apply and Accept a State of Alaska, Department of Environmental Conservation (ADEC) loan from the Alaska Drinking Water Fund for the Homer Seawall Armor Rock Improvement Project. City Manager/Public Works Director. Recommend adoption.
- n. Resolution 20-093, A Resolution of the City Council of Homer, Alaska, Establishing a Fisheries Economic Recovery Fund (FERG) and Providing for Applicant Qualifications and Other Grant Details. Mayor. Recommend adoption.

Moved to Resolutions item e. Mayor.

ADOPTED without discussion.

VISITORS

- a. Unified Command Report (20 Minutes)

Chief Kirko, Derotha Ferraro, Lorne Carroll, and Jenny Carroll reported.

- b. Kenai Peninsula Economic Development District Update - Tim Dillon (10 minutes)

Tim Dillon reported.

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

- b. Worksession Report

City Manager Dumouchel reported.

- a. Committee of the Whole Report

Councilmember Lord reported.

- c. Mayor's Report

Mayor Castner reported.

- d. Borough Report

KPB Assembly President Kelly Cooper reported.

- e. Library Advisory Board

Library Advisory Board Chair Marcia Kuszmaul reported.

- g. Planning Commission
- h. Economic Development Advisory Commission

Economic Development Advisory Commission Chair reported.

- i. Parks Art Recreation and Culture Advisory Commission

Parks Art Recreation and Culture Advisory Commission Chair David Lewis reported.

- j. Port and Harbor Advisory Commission
- k. Americans with Disabilities Act Compliance Committee

Councilmember Aderhold reported.

- l. Economic Relief Grant Programs Report
 - i. Written Program Report in Supplemental Packet

Program Coordinators Sara Perman and Jody Mastey reported.

PUBLIC HEARING(S)

- a. Alder Lane Water Improvement Special Assessment District

Memorandum 20-152 from City Clerk as backup

Two people testified.

- b. Seawall Improvement Special Assessment District

Two people testified.

- c. Ordinance 20-59, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code to Create Chapter 21.17 Medical Zoning District; Amending Homer City Code

21.58.030, Permission for Communications Towers, Adding the Medical Zoning District; Amending Homer City Code 21.60.060 Signs on Private Property, Adding the Medical Zoning District; Amending Homer City Code 21.10.020 Zoning Districts to Include the Medical District; and Amending the Homer City Zoning Map to Rezone a Portion of the Residential Office (RO) Zoning District to Include Medical (M) Zoning District. Planning Commission. Recommended dates Introduction September 14, 2020 Public Hearing and Second Reading September 28, 2020

Memorandum 20-143 from City Planner as backup

There was no public testimony.

ADOPTED as amended with discussion.

Amended to delete 65 foot height allowance.

- d. Ordinance 20-60, An Ordinance of the City Council of Homer, Alaska Accepting and Appropriating \$2,251,058.85 in Coronavirus Relief Funds from the Kenai Peninsula Borough to the City's Economic Relief Grant Programs and Authorizing the City Manager to Execute Agreements with the Kenai Peninsula Borough for Cooperative or Joint Administration of Functions or Powers through Subgranting Coronavirus Relief Funds. City Manager. Recommended dates Introduction September 14, 2020 Public Hearing and Second Reading September 28, 2020

There was no public testimony.

ADOPTED as amended with discussion.

Amended program deadline date from November 20 to December 30, 2020

- e. Ordinance 20-61, An Ordinance of the City Council of Homer, Alaska Repealing Emergency Ordinance 20-58 and Amending the 2020 Capital Budget and Authorizing Expenditure of up to \$300,000 from the HART Road Fund to Design and Construct Remedial Solutions for the Horizon Court Landslide. City Manager/Public Works Director. Recommended dates Introduction September 14, 2020 Public Hearing and Second Reading September 28, 2020

Memorandum 20-141 from Public Works Director as backup

There was no public testimony.

POSTPONED to October 12th with discussion.

ORDINANCE(S)

- a. Ordinance 20-65, An Ordinance of the City Council of Homer, Alaska, Amending the 2020 Budget by Appropriating Funds in the Amount of \$271,281 for Personnel Costs

Associated with COVID-19 Preparation and Response. City Manager. Introduction September 28, 2020 Public Hearing and Second reading October 12, 2020

Memorandum 20-146 from Finance Director as backup

INTRODUCED with discussion.

- b. Ordinance 20-72, An Ordinance of the City Council of Homer, Alaska, Amending the 2020 Capital Budget an Authorizing the Expenditure of \$1,035,970 from the General Fund to Complete the Homer Seawall Armor Rock Improvement Project. City Manager/Public Works Director. Introduction September 28, 2020 Public Hearing and Second Reading October 12, 2020.

Memorandum 20-153 from Public Works Director as backup

INTRODUCED as amended with discussion.

Amended to change project cost from \$1,035,970 to \$945,661

- c. Ordinance 20-66, An Ordinance of the City Council of Homer, Alaska, Clarifying the Allowed Uses of the Coronavirus Relief Funds provided to the City from the Kenai Peninsula Borough. Mayor. Introduction September 28, 2020 Public Hearing and Second Reading October 12, 2020.

INTRODUCED as without discussion.

- d. Ordinance 20-67, An Ordinance of the City Council of Homer, Alaska, Providing for a Grant of \$225,000.00 to Homer Senior Citizens, Inc. for the Purposes of Recovery of Losses and Additional Costs Associated with Meeting the Challenges of the Novel Coronavirus and In Support of the Continuation of their Programs and Services. Mayor. Introduction September 28, 2020 Public Hearing and Second Reading October 12, 2020.

INTRODUCED with discussion.

CITY MANAGER'S REPORT

- a. City Manager's Report

Discussion on Ravn lease status, and 2nd quarter sales tax and re-opening plan updates for next meeting.

PENDING BUSINESS

NEW BUSINESS

- a. Memorandum 20-154 from Councilmembers Aderhold and Venuti re: Letter of Support for a National Science Foundation Coastlines and People Large Hub Proposal Regarding Harmful Algal Blooms, Mariculture, and Sea Star Ecology

APPROVED with discussion.

RESOLUTIONS

- a. Resolution 20-084, A Resolution of the City Council of Homer, Alaska Approving the 2021-2026 Capital Improvement Plan and FY 2022 Legislative Requests. City Manager.

Memorandum 20-151 from Special Projects and Communications Coordinator as backup

APPROVED as amended with discussion.

Amended:

- Remove Seafarer Memorial Parking project
- Include Ben Walters Lane Sidewalk Project
- FY2022 State Legislative Priorities
 1. Port of Homer: New Large Vessel Harbor
 2. Storm Water Master Plan
 3. Main Street Sidewalk North
 4. Multi-Use Community Center, Phase 1
 5. Homer Barge Mooring & Large Vessel Haul Out Repair Facility
- FY2022 Federal Legislative Request
 1. Port of Homer: New Large Vessel Harbor
 2. Storm Water Master Plan

- b. Resolution 20-087, A Resolution of the City Council of Homer, Alaska Creating a Second Round of CARES Act Grants for Small Businesses. Mayor.

ADOPTED as amended with discussion.

Amended line 52 to read SBERG 2 program.

- c. Resolution 20-091, A Resolution of the City Council of Homer, Alaska, to Initiate a Special Assessment District for the Purpose of Serving the Tasmania Court Neighborhood with City Sewer Service in Conjunction with the Tasmania Court Water Improvement Special Assessment District. Smith/Public Works Director.

Memorandum 20-158 from Public Works Director as backup

ADOPTED as amended with discussion.

Amended lines 23 to change ordinance to Resolution 20-083.

- d. Resolution 20-092, A Resolution of the City Council of Homer, Alaska Acknowledging the Sufficiency of the Seawall Improvement Special Assessment District and Approving the Improvement Plan, Estimated Not-To-Exceed Cost of Improvement and Assessment Methodology. City Clerk.

ADOPTED as amended with discussion.

Amended line 18 to read \$945,661

- n. Resolution 20-093, A Resolution of the City Council of Homer, Alaska, Establishing a Fisheries Economic Recovery Fund (FERG) and Providing for Applicant Qualifications and Other Grant Details. Mayor. Recommend adoption.

FAILED with discussion.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti commented.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen commented.

COMMENTS OF THE CITY MANAGER

City Manager Dumouchel commented.

COMMENTS OF THE MAYOR

Mayor Castner commented.

COMMENTS OF THE CITY COUNCIL

Councilmembers commented.

ADJOURNMENT

Next Regular Meeting is Monday, October 12, 2020, at 6:00 p.m. Committee of the Whole at 5:00 p.m. All meetings are 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 10:28 p.m.