



## Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

# City of Homer Action Agenda City Council Worksession Committee of the Whole Regular Meeting Monday, December 14, 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. Resolution 20-077(S), A Resolution of the City Council of Homer, Alaska Adopting a Reserve Fund Policy for the Collection and Use of Water and Sewer Depreciation Reserve Funds Capital Asset Repair And Maintenance Allowance Fund. Lord/Aderhold.

Memorandum 20-205 from Public Works Director as backup

Memorandum 20-165 from Finance Director as backup

- b. Resolution 20-078, A Resolution of the City Council of Homer, Alaska Amending the Homer Accelerated Water and Sewer Program (HAWSP) Policy Manual to Modernize the Language and Clarify Qualifying Criteria for using HAWSP Funds. Lord/Aderhold.

### COMMENTS OF THE AUDIENCE (3 minutes)

### ADJOURNMENT NO LATER THAN 4:50 P.M.

Next Regular Meeting is Monday, January 11, 2020 at 6:00 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 4:40 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

### REGULAR MEETING AGENDA

### DISCUSSION TOPIC(S)

- Audit Report - BDO

### COMMENTS OF THE AUDIENCE

Three people commented.

### ADJOURNMENT NO LATER THAN 5:50 P.M.

Next Regular Meeting is Monday, January 11, 2021 at 6:00 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 5:50 p.m.

## REGULAR MEETING AGENDA

Session 20-36 a Regular Meeting of the Homer City Council was called to order on December 14, 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:** COUNCILMEMBER ADERHOLD, EVENSEN, HANSEN-CAVASOS, LORD, SMITH, VENUTI

**STAFF:** CITY MANAGER DUMOUCHEL  
CITY CLERK JACOBSEN  
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL  
PUBLIC WORKS DIRECTOR KEISER  
FINANCE DIRECTOR WALTON  
CITY ATTORNEY GATTI  
PORT DIRECTOR/HARBORMASTER HAWKINS

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

The following changes were made: **Consent Agenda Ordinance 20-93**, An Ordinance of the City Council of Homer, Alaska Amending the 2021 Operating Budget to Provide for Necessary Mid-Biennium and 2021 Truncated Budget Adjustments. City Manager. Memorandum 20-205 from Finance Director as backup. **Resolution 20-132**, A Resolution of the City Council of Homer, Alaska Accepting the 2019 Basic Financial Statements and Acknowledging the Management Letter Submitted by the City's Independent Auditor, BDO USA, LLP and Authorizing the City Manager to Execute the Financial Report. City Manager/Finance Director. Memorandum 20-206 from Finance Director as backup. **Resolution 20-133**, A Resolution of the City Council of Homer, Alaska Expressing Intent to Participate in the Purchase of Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc. and Directing the City Manager to Negotiate the City's Financial Contribution and Assure the Binding Public Purpose Conditions are met. Mayor. **Resolution 20-133(S)**, A Resolution of the City Council of Homer, Alaska **Authorizing the City Manager to Waive Unpaid Utility Assessments as part of the Sale** Expressing Intent to Participate in the Purchase of Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc. **with the Understanding that in the Unlikely Case of the Property being Transferred out of Conservation Protection, the City Will Reinstate the Assessments to the Subsequent Owner** and Directing the City Manager to Negotiate the City's Financial Contribution and Assure the Binding Public Purpose Conditions are met. Mayor/**Aderhold. City Manager's Report** Written public comment and CIRCAC Director's Report **Resolutions Resolution 20-134**, A Resolution of the City Council of Homer, Alaska Supporting Regional Aquaculture Associations and Strongly Opposing Proposed Changes to Management Plan of Kachemak Bay State Park and State Wilderness Park that would Disproportionately and Negatively Impact the Homer Community. Evensen/Hansen-Cavasos/Mayor. Written public comment. **Resolution 20-135**, A Resolution of the City Council of Homer, Alaska Approving the Lease Assignment Originally held by Harbor Leasing LLC and Assumed by Alaska Growth Capital BIDCO, Inc. to Salmon Sisters Holding LLC and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents for a 20 Year Lease with Options for two Consecutive Five Year Renewals for Lot 12C, Port Industrial Subdivision No. 4, Plat 99-43. City Manager. Memorandum 20-207 from City Manager as backup

APPROVED without discussion.

## **MAYORAL PROCLAMATIONS AND RECOGNITIONS**

### **PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA**

Seven 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 November 23, 2020 and Special Meeting Minutes of November 25, 2020. City Clerk. Recommend adoption.

- b. Memorandum 20-198 from Deputy City Clerk Re: Liquor License Renewal Fat Olives and Land's End. Recommend approval.
- c. Memorandum 20-204 from Councilmember Venuti Re: Moving Forward on the Wayfinding Streetscape Capital Project in 2021. Recommend approval.
- d. Ordinance 20-92, An Ordinance of the City Council of Homer, Alaska Amending the 2020 Capital Budget and Authorizing Expenditure of \$18,696 from the Sewer Reserve Fund and \$16,546 from the Water Reserve Fund to Retrofit High Energy Light Fixtures at the Sewer Treatment Campus and at the Water Treatment Plant. City Manager/Public Works Director. Recommended dates Introduction December 14, 2020 Public Hearing and Second Reading January 11, 2021.

Memorandum 20-199 from Public Works Director

Memorandum 20-200 from Public Works Director

- e. Ordinance 20-93, An Ordinance of the City Council of Homer, Alaska Amending the 2021 Operating Budget to Provide for Necessary Mid-Biennium and 2021 Truncated Budget Adjustments. City Manager. Recommended dates Introduction December 14, 2020 Public Hearing and Second Reading January 11, 2021
- f. Ordinance 20-94, An Ordinance of the City Council of Homer, Alaska Amending the FY2021 Operating Budget by Appropriating Funds in the Amount of \$78,579 in order to fund Emergency Temporary Hires at the Homer Volunteer Fire Department for an Additional 6-Months, Associated with COVID-19 Response. City Manager. Recommended Dates Introduction December 14, 2020 Public Hearing and Second Reading January 11, 2021

Memorandum 20-201 from Fire Chief as backup

- g. Resolution 20-128, A Resolution of the City Council of Homer, Alaska Establishing the 2021 Regular Meeting Schedule for City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation and Culture Advisory Commission, Planning Commission, Port and Harbor Advisory Commission, and Americans with Disabilities Act (ADA) Compliance Committee. City Clerk. Recommend adoption.

Memorandum 20-203 from City Clerk as backup

- h. Resolution 20-129, A Resolution of the City Council of Homer, Alaska Extending the City of Homer Disaster Emergency Declaration to March 9, 2021 due to Current and Expected Impacts of the COVID-19 Novel Coronavirus Pandemic. Mayor. Recommend adoption.
- i. Resolution 20-130, A Resolution of the City Council of Homer, Alaska Supporting and Encouraging all forms of Outdoor Recreation Especially during the 2020-2021 Winter with the Ongoing COVID-19 Pandemic. Lord. Recommend adoption.

Moved to resolutions item d. Evensen.

- j. Resolution 20-131, A Resolution of the City Council of Homer, Alaska Urging Businesses and Individuals to Employ Basic COVID-19 Safety Measures such as Masking and Social Distancing to Reduce the Spread of COVID-19 and Protect our Public Healthcare Systems and Healthcare Workers. Lord. Recommend adoption.

Moved to resolutions item e. Evensen.

- k. Resolution 20-132, A Resolution of the City Council of Homer, Alaska Accepting the 2019 Basic Financial Statements and Acknowledging the Management Letter Submitted by the City's Independent Auditor, BDO USA,LLP and Authorizing the City Manager to Execute the Financial Report. City Manager/Finance Director. Recommend adoption.
- l. Resolution 20-133, A Resolution of the City Council of Homer, Alaska Expressing Intent to Participate in the Purchase of Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc. and Directing the City Manager to Negotiate the City's Financial Contribution and Assure the Binding Public Purpose Conditions are met. Mayor. Recommend adoption.

Moved to resolutions item c. Venuti.

Items i. j. and l. moved to Resolutions.

ADOPTED without discussion.

## **VISITORS**

- a. BDO Audit Report (10 minutes)

BDO reported

- b. Cook Inlet Aquaculture Report - Dan Miotke and Dean Day (10 minutes)

Dan Miotke and Dean Day reported.

- c. Unified Command Report (20 minutes)

Lorne Carroll, Public Health Nurse, Derotha Ferraro SPH PIO, Jenny Carroll City of Homer PIO, and Mark Kirko, Fire Chief reported.

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

- a. Committee of the Whole Report

Councilmember Lord reported.

- b. Worksession Report

City Manager Dumouchel reported.

- c. Mayor's Report

Mayor Castner reported.

- d. Borough Report

KPB Borough Assembly member Lane Chesley reported.

- e. Library Advisory Board

Library Advisory Board Chair Kuszmaul reported.

- f. Planning Commission

- g. Economic Development Advisory Commission

Economic Development Advisory Commissioner Arevalo reported.

- h. Parks Art Recreation and Culture Advisory Commission

- i. Port and Harbor Advisory Commission

- j. Americans with Disabilities Act Compliance Committee

- k. Economic Relief Grant Report

ERG Coordinator Sara Perman, SBERG Coordinator Jody Mastey, and Special Projects and Communications Coordinator Carroll reported.

### **PUBLIC HEARING(S)**

- a. Ordinance 20-89, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 3.05 Budget; Section 3.01.010 Fiscal Year, Section 3.05.050, Budget Assumptions and Section 3.05.010 Budget Submission-Content, Regarding a Fiscal Year Budget Schedule. Smith. Introduction November 23, 2020 Public Hearing and Second Reading

Memorandum 20-202 from City Manager as backup

Memorandum 20-192 from Finance Director as backup

There were no public comments.

ADOPTED with discussion.

- b. Ordinance 20-90, An Ordinance of the City Council of Homer, Alaska Accepting and Appropriating a Donation from Friends of Woodard Creek in Karen Hornaday Park in the Amount of \$7,025 for Woodard Creek Nature Trail Maintenance and Improvements in Karen Hornaday Park. City Manager. Introduction November 23, 2020 Public Hearing and Second Reading December 14, 2020

One person testified.

ADOPTED with discussion.

- c. Ordinance 20-91, An Ordinance of the City Council of Homer, Alaska Amending the 2020 Operating Budget and Authorizing the Expenditure of \$42,000 for the Purpose of Contracting with a Lobbyist for the City of Homer. Smith. Introduction November 23, 2020 Public Hearing and Second Reading December 14, 2020

There were no public comments.

ADOPTED without discussion.

## **ORDINANCE(S)**

### **CITY MANAGER'S REPORT**

- a. City Manager's Report

City Manager highlighted the following for Council: Library endowment info match up to 10 grand, end date to bag suspension, letters went out to business so proactively letting people know and continuing outreach on that. Todd Cook's comments, and letter from Mr. McCarthy. Still red covid status, reviewing COOP plans for departments and continuing those efforts.

Councilmember Aderhold asked about 3<sup>rd</sup> quarter report include online sales tax? City Manager responded that it did. Finance Director Walton reviewed remote sales tax. Kudos to sewer team for work over Thanksgiving dealing with sewer issues and nice letter from the public. Regarding the chambers update, dais is lovely, timeline to start thinking about meeting in chambers, other things that need to be in place?

### **PENDING BUSINESS**

- a. Resolution 20-077(S), A Resolution of the City Council of Homer, Alaska Adopting a Reserve Fund Policy for the Collection and Use of Water and Sewer Depreciation Reserve Funds **Capital Asset Repair And Maintenance Allowance Fund.** Lord/Aderhold. (Postponed from November 23rd)

Memorandum 20-205 from Public Works Director as backup

Memorandum 20-165 from Finance Director as backup

POSTPONED to March 8, 2021 with discussion.

- b. Resolution 20-078, A Resolution of the City Council of Homer, Alaska Amending the Homer Accelerated Water and Sewer Program (HAWSP) Policy Manual to Modernize the Language and Clarify Qualifying Criteria for using HAWSP Funds. Lord/Aderhold. (Postponed from November 23rd)

ADOPTED without discussion.

- c. Resolution 20-119, A Resolution of the City Council of Homer, Alaska Acknowledging the 2021 Budget will be Truncated to January 1 to June 30, 2021 to Accommodate the Transition from a Calendar Year Budget to a Fiscal Year Budget. Smith. (Postponed from November 23rd)

ADOPTED without discussion.

## **NEW BUSINESS**

### **RESOLUTIONS**

- a. Resolution 20-134, A Resolution of the City Council of Homer, Alaska Supporting Regional Aquaculture Associations and Strongly Opposing Proposed Changes to Management Plan of Kachemak Bay State Park and State Wilderness Park that would Disproportionately and Negatively Impact the Homer Community. Evensen/Hansen-Cavasos/Mayor.

ADOPTED as amended with discussion.

Amended: Line 48 to add and sockeye after pink.

- b. Resolution 20-135, A Resolution of the City Council of Homer, Alaska Approving the Lease Assignment Originally held by Harbor Leasing LLC and Assumed by Alaska Growth Capital BIDCO, Inc. to Salmon Sisters Holding LLC and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents for a 20 Year Lease with Options for two Consecutive Five Year Renewals for Lot 12C, Port Industrial Subdivision No. 4, Plat 99-43. City Manager.

ADOPTED with discussion. UC

- c. Resolution 20-133, A Resolution of the City Council of Homer, Alaska Expressing Intent to Participate in the Purchase of Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc. and Directing the City Manager to Negotiate the City's Financial Contribution and Assure the Binding Public Purpose Conditions are met. Mayor.

Resolution 20-133(**S**), A Resolution of the City Council of Homer, Alaska **Authorizing the City Manager to Waive Unpaid Utility Assessments as part of the Sale** Expressing Intent to Participate in the Purchase of Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc. **with the Understanding that in the Unlikely Case of the Property being Transferred out of Conservation Protection, the City Will Reinstate the Assessments to the Subsequent Owner** and Directing the City Manager to Negotiate the City's Financial Contribution and Assure the Binding Public Purpose Conditions are met. Mayor/**Aderhold**



POSTPONED Resolution 20-133 to January 11, 2021 with discussion.

- d. Resolution 20-130, A Resolution of the City Council of Homer, Alaska Supporting and Encouraging all forms of Outdoor Recreation Especially during the 2020-2021 Winter with the Ongoing COVID-19 Pandemic. Lord.

ADOPTED with discussion.

- j. Resolution 20-131, A Resolution of the City Council of Homer, Alaska Urging Businesses and Individuals to Employ Basic COVID-19 Safety Measures such as Masking and Social Distancing to Reduce the Spread of COVID-19 and Protect our Public Healthcare Systems and Healthcare Workers. Lord.

ADOPTED with discussion.

#### **COMMENTS OF THE AUDIENCE**

Two people commented.

#### **COMMENTS OF THE CITY ATTORNEY**

City Attorney Gatti commented.

#### **COMMENTS OF THE CITY CLERK**

#### **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, January 11, 2021 at 6:00 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 10:00 p.m.