



**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, July 26, 2021 at 4:00 PM  
City Hall Cowles Council Chambers**

**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. Financial Policies related to Water and Sewer Utilities - Shawn Koorn, HDR Utility Financial Analyst

**COMMENTS OF THE AUDIENCE** (3 minutes)

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

Next Regular Meeting is Monday, August 9, 2021 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 4:55 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. Ordinance 21-36(S), An Ordinance of the City Council of Homer, Alaska Adopting the Fiscal Years 2022 and 2023 Capital Budget. City Manager. Introduction June 14, 2021 Public Hearing and Second Reading June 28, 2021, Postponed to July 26, 2021.

Ordinance 21-36(S-2), An Ordinance of the City Council of Homer, Alaska Adopting the Fiscal Years 2022 and 2023 Capital Budget. City Manager.

Memorandum 21-122 from City Manager as backup  
Memorandum 21-101 from City Manager as backup

**COMMENTS OF THE AUDIENCE**

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

Next Regular Meeting is Monday, August 9, 2021 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 5:36 p.m.

**REGULAR MEETING AGENDA**

Session 21-17 a Regular Meeting of the Homer City Council was called to order on July 26, 2021 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, VENUTI, EVENSEN, LORD, SMITH, HANSEN-CAVASOS

**STAFF:** CITY MANAGER DUMOUCHEL  
CITY CLERK JACOBSEN  
FINANCE DIRECTOR WALTON  
PUBLIC WORKS DIRECTOR KEISER  
PERSONNEL DIRECTOR BROWNING  
PORT DIRECTOR HAWKINS  
CITY PLANNER ABBODD  
CITY ATTORNEY GATTI

**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** Memorandum 21-119 from Deputy City Clerk Re: Councilmember Evensen Letter of Resignation and Declaration of Candidacy,

Memorandum 21-130 from City Clerk as backup; Memorandum 21-120 from City Clerk Re: Letter from Mayor Castner in Response to Proposed changes to the Alaska Regional Contingency Plan Memorandum 21-117 from City Manager as backup, Draft letter from Mayor, Ordinance 21-44, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.91 Planning Commission and Board of Adjustment to Remove the Board of Adjustment and 21.93 Administrative Appeals Establishing that Administrative Appeals from certain final City Planning Decisions shall be filed before a Hearing Officer and Supplementing Notice Requirements. City Clerk, Memorandum 21-131 from City Clerk as backup **PENDING BUSINESS** Ordinance 21-41, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.18.020, Central Business District, 21.24.020 General Commercial 1, 21.26.020 General Commercial 2, 21.27.020 East End Mixed Use, 21.62.020 Marijuana Cultivation, Manufacturing, Testing, and Retail Facilities to Include a Consumption Endorsement as Defined by State Law. Planning Commission. Memorandum 21-132 from City Clerk as backup, and amend the order of business on tonight's agenda to take up Ordinance 21-47 after new business.

APPROVED as amended with discussion.

## **MAYORAL PROCLAMATIONS AND RECOGNITIONS**

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

## **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 June 28, 2021. City Clerk. Recommend adoption.
- b. Memorandum 21-119 from Deputy City Clerk Re: Councilmember Evensen Letter of Resignation and Declaration of Candidacy. Recommend approval.
- c. Memorandum 21-120 from City Clerk Re: Letter from Mayor Castner in Response to Proposed changes to the Alaska Regional Contingency Plan. Recommend approval.
- d. Ordinance 21-44, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.91 Planning Commission and Board of Adjustment to Remove the Board of Adjustment and 21.93 Administrative Appeals Establishing that Administrative Appeals from certain final City Planning Decisions shall be filed before a Hearing Officer and Supplementing Notice Requirements. City Clerk. Recommended dates Introduction July 26, 2021, Public Hearing and Second Reading August 9, 2021.
- e. Ordinance 21-45, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY 2022 in the Amount of \$7,000 for Books and Library Materials and Authorizing the City Manager to

Execute the Appropriate Documents. City Manager/Library Director. Recommended dates Introduction July 26, 2021, Public Hearing and Second Reading August 9, 2021.

Memorandum 21-123 from Library Director as backup.

- f. Ordinance 21-46, An Emergency Ordinance of the City Council of Homer, Alaska Temporarily Suspending the Restrictions on Teleconference Participation for City Council and Advisory Bodies. City Clerk. Recommend adoption.
- g. Resolution 21-051, A Resolution of the City Council of Homer, Alaska Awarding the Small Works Road Repair Indefinite Duration, Indefinite Quantity Contract to East Road Services, Inc. of Homer, Alaska in the Amount of \$125,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 21-126 from Public Works Director as backup.

- h. Resolution 21-052, A Resolution of the City Council of Homer, Alaska Formally Authorizing the City Manager to Submit a Harbor Facility Grant Application to the State of Alaska Department of Transportation and Public Facilities in an Amount up to \$732,000 for the Homer Cathodic Protection Project. City Manager/Port Director. Recommend adoption.

Memorandum 21-127 from Port Director as backup.

- i. Resolution 21-053, A Resolution of the City Council of Homer, Alaska Amending and Updating the City of Homer Beach Policy and Renaming it the City of Homer Beach Policy and Management Plan. City Clerk/Parks Art Recreation and Culture Advisory Commission. Recommend adoption.

Memorandum 21-128 from Deputy City Clerk as backup.

Moved to Resolutions item a. Smith

Item i. moved to Resolutions item a. Smith

ADOPTED without discussion.

## **VISITORS**

- a. 2021 Homer Steps Up Walking Challenge Results and Awards - Derotha Ferraro, South Peninsula Hospital Director of Public Relations & Marketing (5 minutes)

Derotha Ferraro presented.

- b. COVID-19 Agency Update - Derotha Ferraro, South Peninsula Hospital Director of Public Relations & Marketing and Lorne Carroll, State of Alaska Public Health Nurse III (10 minutes)

Derotha Ferraro and Lorne Carroll reported.

- c. Prince William Sound Regional Citizen Advisory Council Report - Robert Archibald (10 minutes)

Robert Archibald reported.

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

- a. Worksession Report

City Manager Dumouchel reported.

- b. Committee of the Whole Report

Councilmember Lord reported.

- c. Mayor's Report

Mayor Castner reported.

- d. Borough Report

Borough Assembly Member Lane Chesley reported.

- e. Americans with Disabilities Act Compliance Committee

Councilmember Aderhold reported.

- f. Public Works Campus Task Force

Councilmember Venuti reported.

**PUBLIC HEARING(S)**

- a. Ordinance 21-26, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 10.08.210 Vessel Speed Limits, Renaming the Section, Extending the No Wake Zone throughout City Tidelands, and Closing Louie's Lagoon and the Entrance to Beluga Slough to Motorized Vessels and Amending the FY21 Operating Budget to Authorize Expenditure of up to \$2,000 for Motorized Vessel Regulation Changes. Lord. Introduction April 26, 2021 Public Hearing and Second Reading May 10 **June 28**, 2021

Ordinance 21-26(S), An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 10.08.210 Vessel Speed Limits, Renaming the Section, Extending the No Wake Zone throughout City Tidelands, and Closing Louie's Lagoon and the Entrance to Beluga Slough **Specific City Tidelands** to Motorized Vessels and Amending the FY21 Operating Budget to Authorize Expenditure of up to \$2,000 for Motorized Vessel Regulation Changes. Lord.

Memorandums from Commissions as backup

Memorandum 21-070 from Councilmember Lord as backup

Three people testified.

ADOPTED substitute with discussion.

- b. Ordinance 21-36(S), An Ordinance of the City Council of Homer, Alaska Adopting the Fiscal Years 2022 and 2023 Capital Budget. City Manager. Introduction June 14, 2021 Public Hearing and Second Reading June 28, 2021, Postponed to July 26, 2021.

Ordinance 21-36(S-2), An Ordinance of the City Council of Homer, Alaska Adopting the Fiscal Years 2022 and 2023 Capital Budget. City Manager.

Memorandum 21-122 from City Manager as backup

Memorandum 21-101 from City Manager as backup

There were no public comments.

ADOPTED Substitute-2 as amended with discussion.

- c. Ordinance 21-37, An Ordinance of the City Council of Homer, Alaska Accepting and Appropriating a State of Alaska Department of Public Safety Coronavirus Emergency Supplemental Funding Program Grant in the Amount of \$28,584.31 for Reimbursement for the Purchase of Respirators, and Cleaning and Sanitizing Equipment. City Manager/Police Chief. Introduction June 28, 2021 Public Hearing and Second Reading July 26, 2021.

Memorandum 21-106 from Police Chief as backup

There were no public comments.

ADOPTED without discussion.

- d. Ordinance 21-38, An Ordinance of the City Council of Homer, Alaska Amending the FY2021 Capital Budget by Appropriating \$150,000 from the Homer Accelerated Roads and Trails (HART) Fund for the Implementation of the Iris Court Drainage Improvement Project. City Manager/Public Works Director. Recommended dates Introduction June 28, 2021 Public Hearing and Second Reading July 26, 2021.

Ordinance 21-38(S), An Ordinance of the City Council of Homer, Alaska Amending the FY2021 Capital Budget by Appropriating \$150,000 from the Homer Accelerated Roads and Trails (HART) Fund for the Implementation of the Iris Court Drainage Improvement Project. City Manager/Public Works Director.

Memorandum 21-129 from Public Works Director as backup.

Memorandum 21-107 from Public Works Director as backup.

There were no comments.

ADOPTED Substitute with discussion

- e. Ordinance 21-39, An Ordinance of the City Council of Homer, Alaska Amending the FY 2021 Capital Budget by Appropriating an Additional \$180,657 from the Homer Accelerated Roads and Trails (HART) Fund for the Design of Phase 1 of the Mt. Augustine Road Drainage Improvement Project. City Manager/Public Works Director. Introduction June 28, 2021 Public Hearing and Second Reading July 26, 2021.

Memorandum 21-108 from as Public Works Director as backup.

One person testified.

ADOPTED without discussion.

- f. Ordinance 21-40, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.08.120 Teleconference-Limitations. City Clerk. Introduction June 28, 2021 Public Hearing July 26, 2021.

Memorandum 21-109 from City Clerk as backup

There were no public comments.

ADOPTED without discussion.

- g. Ordinance 21-42, An Ordinance of the City Council of Homer, Alaska Authorizing the City Manager to Expand a Non-Exclusive Public Utility Easement on the Homer Spit and Authorizing the City Manager to Negotiate and Enter into an Agreement with Alaska Communications Internet, LLC (ACS) for Payment to the City in the amount of Seventy Five Thousand (\$75,000) as Compensation for the City's Efforts in Expanding the Easement and for past use of the Property without Authorization by ACS. City Manager/Port Director. Introduction June 28, 2021 Public Hearing and Second Reading July 26, 2021.

Memorandum 21-111 from Port Director as backup.

There were no public comments.

ADOPTED without discussion.

- h. Ordinance 21-43, An Ordinance of the City Council of Homer, Alaska Submitting a Ballot Question of Limitation of Terms for the Mayor and City Council Members at the October 5, 2021 Regular Municipal Election. Evensen/Mayor. Introduction June 28, 2021 Public Hearing and Second Reading.

Memorandum 21-112 from City Clerk as backup

Two people commented.

FAILED with discussion.

## **ORDINANCE(S)**

- a. Ordinance 21-47, An Ordinance of the City Council of Homer, Alaska Amending the FY 2022 and FY 2023 Operating Budgets to Maintain A Balanced Budget in Response to Mayoral Line Item Reductions. City Manager. Introduction July 26, 2021 Public Hearing and Second Reading August 9, 2021.

Memorandum 21-124 from Mayor as backup.

Memorandum 21-125 from City Manager as backup.

Moved to follow New Business item b.

## **CITY MANAGER'S REPORT**

- a. City Manager's Report

City Manager Dumouchel reported and answered questions from Council.

## **PENDING BUSINESS**

- a. Ordinance 21-41, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.18.020, Central Business District, 21.24.020 General Commercial 1, 21.26.020 General Commercial 2, 21.27.020 East End Mixed Use, 21.62.020 Marijuana Cultivation, Manufacturing, Testing, and Retail Facilities to Include a Consumption Endorsement as Defined by State Law. Planning Commission. Introduction June 28, 2021, Postponed to Introduction July 26, 2021 Public Hearing and Second August 9, 2021

Memorandum 21-110 from City Planner as backup.

INTRODUCED with discussion.

- b. 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 June 28, 2021)

Memorandum 21-114 from Public Works Director as backup

Memorandum 21-074 from Public Works Director as backup

Memorandum 21-042 from Public Works Director as backup

Memorandum 20-205 from Public Works Director as backup

Memorandum 20-165 from Finance Director as backup

FAILED with discussion.

## **NEW BUSINESS**



- a. Memorandum 21-121 from City Clerk Re: Letter from Mayor Castner regarding Kenai Peninsula Borough Planning Commission Appointments.

APPROVED with discussion.

- b. Memorandum 21-124 from Mayor Castner Re: Ordinance 21-32(S)-Line Item Reductions.

OVERTURNED Line Item Reductions with discussion.

### **ORDINANCE(S)**

- a. Ordinance 21-47, An Ordinance of the City Council of Homer, Alaska Amending the FY 2022 and FY 2023 Operating Budgets to Maintain A Balanced Budget in Response to Mayoral Line Item Reductions. City Manager. Introduction July 26, 2021 Public Hearing and Second Reading August 9, 2021.

Memorandum 21-124 from Mayor as backup.

Memorandum 21-125 from City Manager as backup.

FAILED Introduction with discussion.

### **RESOLUTIONS**

- a. Resolution 21-053, A Resolution of the City Council of Homer, Alaska Amending and Updating the City of Homer Beach Policy and Renaming it the City of Homer Beach Policy and Management Plan. City Clerk/Parks Art Recreation and Culture Advisory Commission. Recommend adoption.

Memorandum 21-128 from Deputy City Clerk as backup.

Postponed to August 9, 2021 with discussion.

### **COMMENTS OF THE AUDIENCE**

Two people commented.

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

Attorney Gatti had no comment.

### **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, August 9, 2021 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 9:10 p.m.