



**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 Committee of the Whole  
Regular Meeting  
Monday, September 13, 2021 at 5:00 PM  
City Hall Cowles Council Chambers**

Session 21-23 a Regular Meeting of the Homer City Council was called to order on September 13, 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:** COUNCILMEMBER ADERHOLD, DAVIS, LORD, VENUTI, SMITH, VENUTI

**ABSENT:** COUNCILMEMBER HANSEN-CAVASOS (EXCUSED)

**STAFF:** CITY MANAGER DUMOUCHEL  
DEPUTY CITY CLERK KRAUSE  
DEPUTY CITY CLERK TUSSEY  
PORT DIRECTOR HAWKINS  
DEPUTY CITY PLANNER ENGBRETSSEN  
CITY PLANNER ABOUD  
PERSONNEL DIRECTOR BROWNING  
FINANCE DIRECTOR WALTON  
LIBRARY DIRECTOR BERRY  
RECREATION MANAGER ILLG  
SPECIAL PROJECTS & COMMUNICATION COORDINATOR CARROLL  
PUBLIC WORKS DIRECTOR KEISER  
IT MANAGER POOLOS  
COMPTROLLER DELUMEAU

### **COMMITTEE OF THE WHOLE AGENDA**

#### **CALL TO ORDER, 5:00 P.M.**

Mayor Castner called the meeting to order.

**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**

There was no discussion on Consent Agenda items.

## **REGULAR MEETING AGENDA**

- a. Ordinance 21-58, An Ordinance of the City Council of Homer, Alaska, Amending the FY2022 Capital budget by Appropriating \$75,000 from the HERC CARMA Fund for Professional Services for a Public Process and Feasibility Study of a New Multi-Use Center. City Manager. Introduction September 13, 2021 Public Hearing and Second Reading September 27, 2021  
Memorandum 21-159 from City Manager as backup
- b. Memorandum 21-152 from Councilmember Aderhold re: Letter to the Community regarding COVID 19 Mitigation Measures

## **COMMENTS OF THE AUDIENCE**

There were two who commented.

## **ADJOURNMENT**

## **REGULAR MEETING AGENDA**

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

Mayor Castner read the supplemental items and changes: **NEW BUSINESS** Memorandum 21-153 from City Clerk re: Motions Filed by Appellant Frank Griswold related to the Appeal of CUP20-15 and Zoning Permit 1020-782 Public Comment received.

APPROVED as amended without discussion.

## **MAYORAL PROCLAMATIONS AND RECOGNITIONS**

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

There was one comment.

## **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 Meeting Minutes for August 2, 2021, August 23, 2021 and August 30, 2021 and Regular Meeting Minutes for August 23, 2021. City Clerk. Recommend adoption.

- b. Memorandum 21-151 from Mayor re: Student Representative Appointments to the Library Advisory Board; Parks, Art Recreation & Culture Advisory Commission and the Port & Harbor Advisory Commission. Recommend approval.
- c. Ordinance 21-52, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$147,900 from the Port and Harbor Reserves for the Purpose of Float Repair. City Manager/Port Director. Introduction September 13, 2021 Public Hearing and Second Reading September 27, 2021

Memorandum 21-154 from Port Director as backup.

- d. Ordinance 21-53, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Chapter 10.04, General Port and Harbor Provisions to Add Section 10.04.105, Use of Port and Harbor Dumpsters, Amending Homer City Code 1.16.040, Fine Schedule, and Funding Relevant Signage. Aderhold. Introduction September 13, 2021 Public Hearing and Second Reading September 27, 2021.

Memorandum 21-155 from City Manager as backup.

- e. Ordinance 21-54, An Ordinance of the City Council of Homer, Alaska, Amending the 2022 Budget by Appropriating Funds in the Amount of \$60,000 from the General Fund Fund Balance for the Purpose of Supporting COVID-19 Mitigation and Response. City Manager. Introduction September 13, 2021 Public Hearing and Second Reading September 27, 2021

Memorandum 21-156 from City Manager as backup

- f. Ordinance 21-55, An Ordinance of the City Council of Homer, Alaska Amending Accepting American Rescue Plan Act (ARPA) Funds to the General Fund as Revenue Replacement. City Manager/Finance Director. Introduction September 13, 2021 Public Hearing and Second Reading September 27, 2021

Memorandum 21-157 from Finance Director as backup

- g. Ordinance 21-56, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a New Legislative Grant for the Approved Re-Appropriation of Remaining Funds from Previous Grant #15-DC-061 in the Amount of \$35,234.19 for the Purpose of Harbor Fire Cart Replacement and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Introduction September 13, 2021 Public Hearing and Second Reading September 27, 2021

- h. Ordinance 21-57, An Ordinance of the City Council of Homer, Alaska, Authorizing the Conveyance of 601 Square Feet of City Property, Kenai Peninsula Borough Parcel ID# 17302201, for an Easement to the Alaska Department of Transportation and Public Facility AKDOT/PF to Support Sterling Highway Improvements and Accepting \$1,000 as Just Compensation for Acquisition of the Easement. City Manager/Public Works Director. Introduction September 13, 2021 Public Hearing and Second Reading September 27, 2021

Memorandum 21-158 from Public Works Director as backup

- i. Resolution 21-058, A Resolution of the City council of Homer, Alaska, Amending the City fee Schedule under Camping, City Clerk's, Homer Police Department, Planning and Zoning and Public Works Fees. City Clerk. Recommend approval.

Memorandum 21- 160 from Deputy City Clerk II as backup.

- j. Resolution 21-060, A Resolution of the City Council of Homer, Alaska, Awarding Pier One Theatre a 5 year Lease with No Options for Renewal, a Portion of Tract 1-A, Fishing Hole Sub. No. 2, with an Annual Base rent of \$1.00 and Authorizing the City Manager to Move Forward with Lease Negotiations and Execute the Appropriate Documents. City Manager. Recommend approval.

Memorandum 21-162 from Port Director as backup

- k. Resolution 21-061, A Resolution of City Council of Homer, Alaska Approving Amendment One to the Employment Agreement between Robert J Dumouchel II and the City of Homer and Authorizing the Mayor and Personnel Director to Execute the Appropriate Documents. Mayor/City Council. Recommend approval.

Deputy City Clerk Krause read the consent agenda with recommendations.

ADOPTED without discussion.

## **VISITORS**

- a. COVID-19 Agency Update (10 Minutes)

Lorne Carroll, RN, BSN, PHN III, Alaska Public Health and Derotha Ferraro, PIO, South Peninsula Hospital presented and provided statistical updates.

- b. Kenai Peninsula Economic Development District (KPEDD) Update - Tim Dillon, Executive Director

Tim Dillon, Executive Director, KPEDD provided a presentation and update.

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

- a. Committee of the Whole Report

Councilmember Lord provided a report.

- b. Mayor's Report

Mayor Castner reported.

- c. Borough Report

Assembly member Lane Chesley reported.

d. Library Advisory Board

Kate Finn, Chair provided report.

e. Planning Commission

Homer Planning Commission Report for September 1, 2021

i. Commission Report for Regular Meeting of September 1, 2021

f. Port and Harbor Advisory Commission

i. Commission Report for Regular Meeting of August 25, 2021

Crisi Matthews, Commissioner provided a report.

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

a. Ordinance 21-50, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.58 Boards and Commissions Regarding Teleconferencing, Attendance, Vacancies, Recording Clerk, Staff Reports and Recommendations, and Rules of Order. City Clerk. Introduction August 23, 2021 Public Hearing and Second Reading September 13, 2021

Memorandum 21-145 from City Clerk as backup

Ordinance 21-50(S), An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.58 Boards and Commissions Regarding Teleconferencing, Attendance, Vacancies, Recording Clerk, Staff Reports and Recommendations, and Rules of Order and 2.72.040 Planning Commission Terms of Commission Members. City Clerk.

Memorandum 21-163 from Deputy City Clerk as backup.

There were no public testimony.

Amended line 103 to add the word "or" at the end

Amended line 199 to add the word "or" at the end

ADOPTED substitute as amended with discussion.

b. Ordinance 21-51, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapters 6.16 Fee for Police Protection Services, 8.08 Itinerant Merchant, 8.11 Mobile Food Vendors, 11.20 Streets, Sidewalks, Driveway Construction, 13.12 Earthwork, 18.28 Tidelands, 19.08 Campgrounds, and 19.12 Excavation of Homer Spit Beach to Remove Fees and Replace with Reference to the City of Homer Fee Schedule, and Strike Outdated Language. City Clerk. Introduction August 23, 2021 Public Hearing and Second Reading September 13, 2021

Memorandum 21-146 from City Clerk as backup

There were no public testimony.

ADOPTED without discussion.

### **ORDINANCE(S)**

- a. Ordinance 21-58, An Ordinance of the City Council of Homer, Alaska, Amending the FY2022 Capital budget by Appropriating \$75,000 from the HERC CARMA Fund for Professional Services for a Public Process and Feasibility Study of a New Multi-Use Center. City Manager. Introduction September 13, 2021 Public Hearing and Second Reading September 27, 2021

Memorandum 21-159 from City Manager as backup

INTRODUCED with discussion.

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

- a. City Manager's Report

### **PENDING BUSINESS**

### **NEW BUSINESS**

- a. Memorandum 21-152 from Councilmember Aderhold re: Letter to the Community regarding COVID 19 Mitigation Measures

Amended Line 14 to remove the words "consider getting" and insert the word "get"

Amended line 16 to add after the word doctor, add "or Public Health Department for professional advice"

Amended line 26 delete "Homer City Council" and insert "Ken Castner, Mayor" and add a signature line.

Amend Line 29 to Add "Attachments: COVID Risk Analysis and City of Homer Mitigation Standards"

Amended Line 23 to insert contact phone number, main phone number with extension 2222.

ADOPTED as amended with discussion.

- b. Memorandum 21-153 from City Clerk re: Motions Filed by Appellant Frank Griswold related to the Appeal of CUP20-15 and Zoning Permit 1020-782

POSTPONED to Special Meeting on Monday, September 20, 2021 at 4:00 p.m. to address as the Board of Adjustment.

### **RESOLUTIONS**

- a. Resolution 21-59, A Resolution of the Homer City Council Adopting the 2022-2027 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2023. Mayor/City Council.

Memorandum 21-161 from Special Projects and Communications Coordinator as backup

Amended the draft CIP to remove the remove the Truck Loading Facility Upgrades at Fish Dock, Beach Access from Main Street, Jack Gist Park Improvements, Phase 3 and Karen Hornaday Park Improvements, Phase 4 projects from the CIP.

Amended the draft CIP to include the following State of Alaska projects: East Hill Road Bike Path, West Hill Road Bike Path and Homer Spit Erosion Mitigation projects and the SPARC Flooring Replacement projects into the Other Organization section of the 2022-2027 CIP

Amended the draft CIP to include the following City of Homer projects: Ben Walters Lane Sidewalk, Homer Spit Campground Renovations, Security Camera System for West Side of Homer Harbor and the Steel Grid Repair project in the mid-range section of the 2022-2027 CIP.

Adopted the top five legislative priorities in order as the following:

1. Port of Homer: New Large Vessel Harbor
2. Multi-Use Community Center, 3. Slope Stability Project, 4. Homer Barge Mooring and Large Vessel Haul Out Facility
5. Homer Spit Coastal Erosion Mitigation

Adopted the following as the FY2023 federal Legislative Request:

1. Port of Homer: New Large Vessel Harbor
2. Multi-Use Community Center

ADOPTED as Amended with discussion.

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

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

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

Deputy City Clerk Krause 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**

A Special Meeting of the Board of Adjustment will be Monday, September 20, 2021 AT 4:00 P.M. A Worksession is scheduled for 5:00 p.m. on Monday, September 20, 2021. The next Regular Meeting is Monday, September 27, 2021, at 6:00 p.m. A Worksession will be held at 4:00 p.m. and 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 and via Zoom Webinar.