



Homer City Hall
491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

**City of Homer
Action Agenda
City Council
Committee of the Whole
Regular Meeting
Monday, January 11, 2021 at 6:00 PM
City Hall Cowles Council Chambers via Zoom Webinar**

COMMITTEE OF THE WHOLE

CALL TO ORDER, 5:00 P.M.

Mayor Pro Tem Lord called the meeting to order at 5:00 p.m.

Councilmember Evensen and Mayor Castner were excused. Mayor Castner arrived at approximately 5:15 and resumed the gavel.

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

APPROVED as amended to address Discussion Topics first.

CONSENT AGENDA

REGULAR MEETING AGENDA

DISCUSSION TOPIC(S)

- a. Resolution 21-009, A Resolution of the City Council of Homer, Alaska Approving the City of Homer 2021 Land Allocation Plan. City Manager.

Memorandum 21-009 from Deputy City Planner as backup

- b. Main Street Sidewalk 35% Design

COMMENTS OF THE AUDIENCE

ADJOURNMENT NO LATER THAN 5:50 P.M.

Next Regular Meeting is Monday, January 25, 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 5:45 p.m.

REGULAR MEETING AGENDA

Session 21-01 a Regular Meeting of the Homer City Council was called to order on January 11, 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, EVENSEN, HANSEN-CAVASOS, LORD, SMITH, VENUTI

ABSENT: COUNCILMEMBER EVENSEN (excused)

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 (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 21-005 backup for Resolutions 21-004 and 21-005 to is changed to Memorandum 21-012 to correct duplicated Memorandum number. **VISITORS** Lobbyist Update – Session Update Reports **PUBLIC HEARINGS** 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 21-013 from Finance Director as backup and written public comment. **PENDING BUSINESS** Resolution 20-133(S), A Resolution of the City Council of Homer, Alaska Expressing Intent to Participate in the Payment of the Water and Sewer Assessments for Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc. when the Property Ownership Transfers to Kachemak Bay Moose Habitat, Inc, and a Deed Restriction for Conservation and Public Use are Recorded. City Manager. Written public comment

APPROVED as amended.

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. Homer City Council unapproved Regular Meeting Minutes for December 14, 2020. City Clerk. Recommend adoption.
- b. Memorandum 20-001 from Mayor Castner re: Appointment to the Planning Commission and Multiple Appointments to the Public Works Campus Task Force. Recommend approval.
- c. Memorandum 21-002 from Deputy City Clerk Re: Transfer of Ownership Marijuana Cultivation Facility License for Alaska Loven It, LLC. Recommend approval.
- d. Memorandum 21-008 from Councilmember Aderhold Re: Clarifying Public Purpose Regarding Resolution 20-135 and a Reduced Lease Rate for the Salmon Sisters Holding, LLC. Recommend approval.
- e. Ordinance 21-01, An Ordinance of the City Council of Homer, Alaska Amending the 2021 Capital Budget and Authorizing Expenditure of \$19,573 from the Sewer CARMA Fund to Perform Preliminary Engineering for the Rehabilitation of the Beluga Lift Station. City Manager/Public Works Director. Recommended dates Introduction January 11, 2021 Public Hearing and Second Reading January 25, 2021

Memorandum 21-003 from Public Works Director as backup

- f. Ordinance 21-02, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 18.08 City Property Leases, Sections 18.08.010 Definitions and 18.08.140 Sublease. City Manager. Recommended dates Introduction January 11, 2021 Public Hearing and Second Reading January 25, 2021

Memorandum 21-004 from City Manager as backup

- g. Ordinance 21-03, An Ordinance of the City Council of Homer, Alaska Amending the 2021 Capital Budget and Authorizing Expenditure of \$35,000 Equally Split between the Water CARMA Fund and the Sewer CARMA Fund for Utility Financial Management Services. City Manager/Public Works Director. Recommended dates Introduction January 11, 2021 Public Hearing and Second Reading January 25, 2021

Memorandum 20-010 from Public Works Director as backup.

- h. Resolution 21-001, A Resolution of the City Council of Homer, Alaska Confirming the City Manager's Appointment of Melissa Jacobsen as Acting City Manager for Calendar Year 2021. City Manager. Recommend adoption.

Memorandum 21-005 from City Manager as backup

- i. Resolution 21-002, A Resolution of the City Council of Homer, Alaska Confirming the Appointment of Elizabeth Walton as Treasurer and Jenna DeLumeau as Deputy Treasurer for Calendar Year 2021. City Manager. Recommend adoption.

- j. Resolution 21-003 A Resolution of the City Council of Homer, Alaska Designating Signatories on City Accounts and Superseding any Previous Resolutions so Designating. City Manager. Recommend adoption.
- k. Resolution 21-004, A Resolution of the City Council of Homer, Alaska Approving a Mutual Aid Agreement and Operational Plan between the Western Emergency Service Area and the City of Homer Volunteer Fire Department and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend Adoption.

Memorandum 21-012 from Fire Chief as backup.

- l. Resolution 21-005, A Resolution of the City Council of Homer, Alaska Approving an Automatic Aid Agreement and Operational Plan between the Western Emergency Service Area and the City of Homer Volunteer Fire Department for Fire Response Services and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend Adoption.

Memorandum 21-012 from Fire Chief as backup.

- m. Resolution 21-006, A Resolution of the City Council of Homer, Alaska Opposing the Closure of the Homer Department of Motor Vehicle Office on June 30, 2021 Included in the 2021 Budget per Governor Dunleavy. City Manager. Recommend adoption.

Memorandum 21-006 from City Manager as backup

- n. Resolution 21-007, A Resolution of the City Council of Homer, Alaska Adopting an Alternative Allocation Method for the FY 2021 Shared Fisheries Business Tax Program and Certifying that this Allocation Method Fairly Represents the Distribution of Significant Effects of Fisheries Business Activity in the Cook Inlet Fisheries Management Area. City Manager. Recommend adoption.

Memorandum 21-007 from Harbormaster as backup

- o. Resolution 21-009, A Resolution of the City Council of Homer, Alaska Approving the City of Homer 2021 Land Allocation Plan. City Manager. Recommend adoption.

Memorandum 21-009 from Deputy City Planner as backup

ADOPTED without discussion.

VISITORS

- a. Lobbyist Update - Christine Hess and Reggie Joule (15 minutes)

Christine Hess and Reggie Joule provided a lobbyist update.

- b. Unified Command Report (20 minutes)

Fire Chief Kirko, South Peninsula Hospital PIO Derotha Ferraro, Public Health Nurses Leslie Felts and Lorne Carroll, and City of Homer PIO Jenny Carroll reported to Council.

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

- a. Worksession Report
- b. Committee of the Whole Report

Councilmember Lord reported.

- c. Mayor's Report

Mayor Castner reported.

- d. Borough Report

Assembly member Lane Chesley reported.

- e. Library Advisory Board

Library Advisory Boardmember Kate Finn reported.

- f. Planning Commission

Planning Commissioner Roberta Highland reported.

- g. Economic Development Advisory Commission

- h. Parks Art Recreation and Culture Advisory Commission

Parks Art Recreation and Culture Advisory Commissioner Archibald reported.

- i. Port and Harbor Advisory Commission

Port and Harbor Advisory Commission Chair Steve Zimmerman reported.

- j. Americans with Disabilities Act Compliance Committee

Councilmember Aderhold reported.

- k. Economic Relief Grant Report

Special Projects and Communications Coordinator Carroll reported.

PUBLIC HEARING(S)

- a. 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. Introduction December 14, 2020 Public Hearing and Second Reading January 11, 2021.

Memorandum 20-199 from Public Works Director as backup
Memorandum 20-200 from Public Works Director as backup

There were no public comments.

ADOPTED without discussion.

- b. 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. Introduction December 14, 2020 Public Hearing and Second Reading January 11, 2021

Memorandum 20-206 and 21-013 from Finance Director as backup

Two people commented.

ADOPTED as amended with discussion.

Amended to remove Port & Harbor general fund administration fees account 5241 in the amount of \$311,223

- c. 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. Introduction December 14, 2020 Public Hearing and Second Reading January 11, 2021

Memorandum 20-201 from Fire Chief as backup

There were no public comments.

ADOPTED with discussion.

ORDINANCE(S)

CITY MANAGER'S REPORT

- a. City Manager's Report

City Manager Dumouchel reported and responded to questions from Council.

PENDING BUSINESS

- a. 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 Expressing Intent to Participate in the Payment of the Water and Sewer Assessments for Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc. when the Property Ownership Transfers to Kachemak Bay Moose Habitat, Inc, and a Deed Restriction for Conservation and Public Use are Recorded. City Manager.

Memorandum 21-011 from City Manager as backup

ADOPTED Substitute with discussion.

NEW BUSINESS

RESOLUTIONS

- a. Resolution 21-008, A Resolution of the City Council of Homer, Alaska Providing Comments to the State of Alaska Department of Natural Resources Division of Parks and Outdoor Recreation on Kachemak Bay State Wilderness Park Management Plan Intent to Adopt, dated November 2020. Aderhold/Evensen.

ADOPTED without discussion.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

Attorney Gatti commented.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen commented.

COMMENTS OF THE CITY MANAGER

City Manager Dumouchel had no comments.

COMMENTS OF THE MAYOR

Mayor Castner had no comments.

COMMENTS OF THE CITY COUNCIL

Councilmembers commented.

ADJOURNMENT

The next Regular Meeting is Monday, January 25, 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 8:53 p.m.