



**Homer City Hall**  
491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

**City of Homer  
Special Agendas  
City Council Committee of the Whole  
Regular Meeting  
Monday, January 24, 2022 at 5:00 PM  
In Person at City Hall Cowles Council Chambers and by Zoom Webinar**

**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)**

**COMMENTS OF THE AUDIENCE**

Two people commented.

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

Next Regular Meeting is Monday, February 14, 2022 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 5:55 p.m.

**REGULAR MEETING**

Session 22-03 a Regular Meeting of the Homer City Council was called to order on January 14, 2022 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, DAVIS, ERICKSON, HANSEN-CAVASOS, LORD, VENUTI

**STAFF:** CITY MANAGER DUMOUCHEL  
CITY CLERK JACOBSEN  
FINANCE DIRECTOR WALTON  
PUBLIC WORKS DIRECTOR KEISER  
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: **VISITORS** All Things Addiction presentation slides **PUBLIC HEARING** correcting item d. to read Ordinance 22-04(S), An Ordinance of the City Council of Homer, Alaska Amending the FY 2022 Capital Budget by Appropriating ~~\$350,000~~ **\$400,000** from the Homer Accelerated Roads and Trails (HART) Road Fund for the Purchase of a new Grader. City Manager/Public Works Director with Memorandum 22-022 from Public Works Director as backup. **CITY MANAGER'S REPORT** Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award.

APPROVED without discussion.

## **MAYORAL PROCLAMATIONS AND RECOGNITIONS**

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

One person 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 Special and Regular Meeting Minutes of January 10, 2022. City Clerk. Recommend adoption.
- b. Memorandum 22-017 from Mayor Castner re: Appointment of Bob Shavelson and re-appointment of Mark Zeiset to the Port and Harbor Advisory Commission. Recommend approval.
- c. Ordinance 22-07, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$15,000 from the Homer Accelerated Road and Trail Program Road Fund and \$5,000 from both the Water and the Sewer Capital Asset Repair and Maintenance Allowance (CARMA) Funds for a total of \$25,000, to Update the City of Homer's Design Criteria Manual, Standard Construction Specifications, Standard Construction Details, and Reconcile Designated Elements of the Development Standards in Homer City Code. City Manager/Public Works Director. Recommended

dates Introduction January 24, 2022, Public Hearing and Second Reading February 14, 2022.

Memorandum 22-018 from Public Works Director as backup.

ADOPTED without discussion.

## **VISITORS**

- a. All Things Addiction (ATA) on the Southern Kenai Peninsula Quarterly Report (10 minutes)

Jaclyn Rainwater, ATA Coalition Coordinator, reported to Council.

- 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, South Peninsula Hospital Director of Public Relations & Marketing and Lorne Carroll, State of Alaska Public Health Nurse III reported to Council and answered questions.

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

- a. Committee of the Whole Report

Councilmember Aderhold reported.

- b. Mayor's Report

Mayor Castner reported.

- c. Borough Report

Kenai Peninsula Borough Assembly Member Lane Chesley reported.

- d. Library Advisory Board

Library Advisory Board Chair Kate Finn reported.

- e. Economic Development Advisory Commission

Economic Development Advisory Commissioner Nicole Arevelo reported.

## **PUBLIC HEARING(S)**

- a. Ordinance 22-01, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Authorizing the Expenditure of \$62,000 from the Land Fund to Acquire Two Parcels of Land and Drainage Easements Across Two Additional Parcels within the Bridge Creek Watershed Protection District and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Erickson/Aderhold. Introduction January 10, 2022, Public Hearing and Second Reading January 24, 2022.

Memorandum 22-005 from Deputy City Planner & Special Projects Coordinator as backup

There was no public testimony.

ADOPTED as amended with discussion.

Amended Section 3. Line 45 to delete “drainage easements on”.

- b. Ordinance 22-02, An Ordinance of the City Council of Homer, Alaska Amending Title 21.55.090(a)(1) Required Number of Parking Spaces to Change the Parking Requirements for Detached One Bedroom or Efficiency Dwelling Units. Planning Commission. Introduction January 10, 2022, Public Hearing and Second Reading January 24, 2022.

Memorandum 22-006 from City Planner as backup.

One person testified.

ADOPTED with discussion.

- c. Ordinance 22-03, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Authorizing the Expenditure of an Amount not to Exceed \$45,000 from the Homer Accelerated Water and Sewer Program Fund to Reimburse a Private Developer for the Design and Construction of the Pennock Street Water Main Gap. City Manager/Public Works Director. Introduction January 10, 2022, Public Hearing and Second Reading January 24, 2022.

Memorandum 22-007 from Public Works Director as backup.

There was no public testimony.

ADOPTED with discussion.

- d. Ordinance 22-04(S), An Ordinance of the City Council of Homer, Alaska Amending the FY 2022 Capital Budget by Appropriating ~~\$350,000~~ \$400,000 from the Homer Accelerated Roads and Trails (HART) Road Fund for the Purchase of a new Grader. City Manager/Public Works Director. Introduction January 10, 2022, Public Hearing and Second Reading January 24, 2022.

Memorandum 22-008 from Public Works Director as backup.

One person testified.

ADOPTED as amended with discussion.

Amended to change funding source to General Fund Unassigned Fund balance and strike whereas clauses referencing Homer Accelerated Roads and Trails Road Fund.

- e. Ordinance 22-05, An Ordinance of the City Council of Homer, Alaska Amending the FY 2022 Capital Budget by Appropriating \$60,000 from the Homer Accelerated Roads and Trails (HART) Road Fund for the Purchase of a new F550, 2-Ton 4x4 Truck. City Manager/Public Works Director. Introduction January 10, 2022, Public Hearing and Second Reading January 24, 2022.

Memorandum 22-009 from Public Works Director as backup.

One person testified.

ADOPTED as amended with discussion.

Amended to change funding source to General Fund Unassigned Fund balance and strike whereas clauses referencing Homer Accelerated Roads and Trails Road Fund.

- f. Ordinance 22-06, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Authorizing the Expenditure of an Additional \$80,476.50 from the Homer Accelerated Water and Sewer Program Fund to Complete the Alder Lane Water Improvement Project. City Manager/Public Works Director. Introduction January 10, 2022, Public Hearing and Second Reading January 24, 2022.

Ordinance 22-06(S), An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Authorizing the Expenditure of an Additional \$80,476.50 from the Homer Accelerated Water and Sewer Program Fund to Complete the Alder Lane Water Improvement Project. City Manager/Public Works Director.

Memorandum 22-010 from Public Works Director as backup.

There was no public testimony.

ADOPTED Substitute with discussion.

### **ORDINANCE(S)**

- a. Ordinance 22-08, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$140,000 from the Homer Accelerated Roads and Trails (HART) Program Fund for Appraisals and Technical Field Work to Support Four Green Infrastructure Stormwater Management Projects. City Manager/Public Works Director. Recommended dates Introduction January 24, 2022, Public Hearing and Second Reading February 14, 2022.

Memorandum 22-019 from Public Works Director as backup.

INTRODUCED with discussion.

- b. Ordinance 22-09, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Authorizing at Total Transfer of \$4,000,000 from the General Fund Fund Balance to Include \$1,500,000 to General Fund Fleet Capital Asset Repair and

Maintenance Allowance (CARMA) Fund, \$1,500,000 to General Fund CARMA, and \$1,000,000 to Land Reserves Fund. City Manager/Mayor. Recommended dates Introduction January 24, 2022, Public Hearing and Second Reading February 14, 2022.

Memorandum 22-020 from City Manager as backup.

INTRODUCED with discussion.

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

- a. City Manager's Report

City Manager Dumouchel reported and responded to questions from Council.

### **PENDING BUSINESS**

- a. Resolution 21-057(S-2), A Resolution of the City Council of Homer, Alaska Acknowledging the Sufficiency of the Bunnell Avenue/Charles Way Water and Sewer Improvement Special Assessment District and Approving the Improvement Plan, Estimated Cost of Improvement and Assessment Methodology. City Manager/Public Works Director.

Memorandum 22-021 from City Clerk as backup

POSTPONED to March 14, 2022 with discussion.

### **NEW BUSINESS**

### **RESOLUTIONS**

### **COMMENTS OF THE AUDIENCE**

One person commented.

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

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

City Clerk Jacobsen commented.

### **COMMENTS OF THE CITY MANAGER**

### **COMMENTS OF THE MAYOR**

Mayor Castner commented.

### **COMMENTS OF THE CITY COUNCIL**

Councilmembers commented.

### **ADJOURNMENT**

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Mayor Castner adjourned the meeting at 8:05 p.m.