



## **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  
Tuesday, March 29, 2022**

## **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. Legislative Update - Representative Sarah Vance
- b. Lobbyist Update - J&H Consulting
- c. Memorandum from Special Projects & Communications Coordinator Re: Legislative Worksession

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

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

Next Regular Meeting is Monday, April 11, 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 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)**

- a. HERC/Pioneer Avenue Redevelopment Project Update
- b. Ordinance 22-17, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Section 21.03.040 Definitions used in Zoning Code under “Dwelling” or “Dwelling Unit”, to Exclude the Use of Connex Boxes or other Similar Intermodal Shipping Containers. Planning Commission. Recommended dates Introduction March 29, 2022, Public Hearing and Second Reading April 11, 2022.

Memorandum 22-048 from City Planner as backup.

**COMMENTS OF THE AUDIENCE**

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

Next Regular Meeting is Monday, April 11, 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 5:45 p.m.

**REGULAR MEETING**

Session 22-06 a Regular Meeting of the Homer City Council was called to order on March 29, 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  
CITY PLANNER ABOUD  
PORT DIRECTOR HAWKINS  
PUBLIC WORKS DIRECTOR KEISER  
ECONOMIC DEVELOPMENT MANAGER ENGBRETSSEN  
INFORMATION TECHNOLOGY ANALYST SULCZYNSKI  
CITY ATTORNEY GATTI

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

Mayor Castner announced the **Consent Agenda** Memorandum 22-046 from Deputy City Clerk Re: Liquor License Renewals for Odin Mead and Grace Ridge Brewing. Non-objection notice for Odin Mead from Kenai Peninsula Borough Clerk’s Office; Ordinance 22-18(S), An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$461,446 from the Homer Accelerated Water and Sewer Program (HAWSP) Fund to Finance the Cost of the Bunnell Ave/Charles Way Water and Sewer Special Assessment Districts. City Manager/Public Works Director, and updated Financial Supplement. **Visitors** Climate Action Internship with the City of Homer Public Works Department - Catherine Barrie (10 minutes) **City Manager’s Report** Letter from Homer Foundation Re: City of Homer Grants Program 2022; **Audience Comments** Written public comments from Doug VanPatten re: Parking on the Spit.

## **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 of March 14, 2022. City Clerk. Recommend adoption.
- b. Memorandum 22-045 from Mayor Castner Re: Reappointment of Kate Finn & Marcia Kuzmaul to the Library Advisory Board, Jay Cheroch & Deborah Brown to the Economic Development Advisory Commission, and Appointment of Bruce Friend to the Port & Harbor Advisory Commission. Recommend approval.
- c. Memorandum 22-046 from Deputy City Clerk Re: Liquor License Renewals for Odin Mead and Grace Ridge Brewing. Recommend approval.
- d. Ordinance 22-16, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$30,000 from the Fishing Lagoon Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Funding the Development of an Engineered Concept and Cost Estimate for an Accessible Fishing Platform at the Nick Dudiak Fishing Lagoon. City Manager/Public Works Director. Recommended dates Introduction March 29, 2022 Public Hearing and Second Reading April 11, 2022.

Memorandum 22-047 from Public Works Director as backup.

- e. Ordinance 22-17, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Section 21.03.040 Definitions used in Zoning Code under “Dwelling” or “Dwelling Unit”, to Exclude the Use of Connex Boxes or other Similar Intermodal

Shipping Containers. Planning Commission. Recommended dates Introduction March 29, 2022, Public Hearing and Second Reading April 11, 2022.

Memorandum 22-048 from City Planner as backup.

Moved to ordinances item b. Aderhold

- f. Ordinance 22-18, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$943,858 from the Homer Accelerated Water and Sewer Program (HAWSP) Fund to Finance the Cost of the Bunnell Ave/Charles Way Water and Sewer Special Assessment Districts. City Manager/Public Works Director. Recommended dates Introduction March 29, 2022, Public Hearing and Second Reading April 11, 2022.

Memorandum 22-049 from Public Works Director as backup.

Moved to ordinances item c. Aderhold

- g. Ordinance 22-19, An Ordinance of the City Council of Homer, Alaska, Amending the FY22 Capital Budget by Appropriating Funds in the Amount of \$ 56,450 from the Port Reserves Fund for the Purpose of Engaging R&M Consultants' Grant Assistance and Engineering Support Teams to Develop and Submit a 2022 Port Infrastructure Development Program Grant Application for Homer Harbor's Float Replacement Project. Erickson/Port. Recommended dates Introduction March 29, 2022 Public Hearing and Second Reading April 11, 2022.

Memorandum 22-050 from Port Director as backup.

Memorandum 22-051 from Port & Harbor Advisory Commission as backup.

- h. Resolution 22-021, A Resolution of the City Council of Homer, Alaska Approving and Accepting a Donation for the City of Homer Municipal Art Collection from Alaska Artist Deland Anderson Entitled "Seven". City Clerk/PARCAC. Recommend adoption.

Memorandum 22-054 from Deputy City Clerk as backup.

Moved to resolutions item b. Aderhold

- i. Resolution 22-022, A Resolution of the City Council of Homer, Alaska Approving and Accepting a Donation from the Bunnell Street Arts Center of a Two Part Mural by Alaskan Artist Kim McNett Inspired by the Peatland Project to be Placed on the Exterior of the Homer Airport on each side of the Entrance Door. City Clerk/PARCAC. Recommend adoption.

Memorandum 22-055 from Parks Art Recreation and Culture Advisory Commission (PARCAC) as backup.

Moved to ordinances item c. Aderhold

- j. Resolution 22-023, A Resolution of the City Council of Homer, Alaska Acknowledging the Sufficiency of the Bunnell Avenue/Charles Way Water and Sewer Special Assessment Districts and Approving the Improvement Plan, Estimated Cost of Improvements, and Assessment Methodology, and Superseding Resolution 22-017(A). City Clerk. Recommend adoption.

Memorandum 22-056 from City Clerk as backup.

- k. Resolution 22-024, A Resolution of the City Council of Homer, Alaska in Support of State of Alaska House Bill 54 Establishing the Alaska Invasive Species Council in the Department of Fish and Game. Aderhold. Recommend adoption.
- l. Resolution 22-025, A Resolution of the City Council of Homer, Alaska Supporting Alaska House Bill 25 and Encouraging Automatic Registration for Vessels Active in the Alaska Commercial Fisheries Entry Commission (CFEC) Database. Lord. Recommend adoption.
- m. Resolution 22-026, A Resolution of the City Council of Homer, Alaska Approving an Eleven Month Sublease at the Homer Airport Terminal for Kenai Aviation Operations LLC, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director.

Memorandum 22-026 from Port & Harbor Advisory Commission as backup.

Items e. and f. moved to Ordinances items b and c. Aderhold

Items h. and i. moved to Resolutions items b. and c. Aderhold

ADOPTED without discussion.

## **VISITORS**

- a. 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)

Lorne Carroll and Derotha Ferraro reported.

- b. Climate Action Internship with the City of Homer Public Works Department - Catherine Barrie (10 minutes)

Catherine Barrie presented.

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

- a. Committee of the Whole Report

Councilmember Aderhold reported.

- b. Worksession Report

City Manager Dumouchel reported.

- c. Mayor's Report

Mayor Castner reported.

- d. Borough Report

Assembly Member Chesley reported.

- e. Library Advisory Board

Library Advisory Boardmember Michael McKinney reported.

- f. Planning Commission

Planning Commissioner Syverine Bentz reported.

- g. Parks Art Recreation and Culture Advisory Commission

Parks Art Recreation and Culture Advisory Commissioner Ingrid Harrald reported.

- h. Port and Harbor Advisory Commission

Port and Harbor Advisory Commission Chair Crisi Matthews reported.

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

- a. Ordinance 22-13, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 21.57 Large Retail and Wholesale Stores, Eliminating Maximum Parking Requirement. Planning Commission. Introduction March 14, 2022 Public Hearing and Second Reading March 29, 2022.

Memorandum 22-038 from City Planner as backup.

ADOPTED without discussion.

- b. Ordinance 22-14, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 5.24 Fireworks, Repealing Chapter 19.02 Large Special Events and Reenacting Chapter 5.46 Special Events, and Amending Section 1.16.040, Disposition of Scheduled Offences-Fine Schedule. Venuti/Hansen-Cavasos. Introduction March 14, 2022 Public Hearing and Second Reading March 29, 2022.

Memorandum 22-039 from City Manager as backup.

Memorandum 22-040 from Deputy City Planner & Special Projects Coordinator as backup.

ADOPTED without discussion.

- c. Ordinance 22-15, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 8.11 Mobile Food Service. Venuti/Hansen-Cavasos. Introduction March 14, 2022 Public Hearing and Second Reading March 29, 2022.

Ordinance 22-15(S), An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 8.11 Mobile Food Service. Venuti/Hansen-Cavasos.

Memorandum 22-041 from City Manager as backup.

Memorandum 22-040 from Deputy City Planner & Special Projects Coordinator

ADOPTED Substitute as amended with discussion.

Amendments: Line 212 strike “punished by a fine” and replace with “may be fined” Line 101 after general public add “State of Alaska Business License” and replace department with division.

### **ORDINANCE(S)**

- a. Ordinance 22-20, An Ordinance of the City Council of Homer, Alaska Amending the FY22/23 Operating Budget to Provide for Necessary Mid-Biennium Budget Amendments. City Manager. Recommended dates Introduction March 29, 2022, Public Hearing and Second Reading April 11, 2022.

Memorandum 22-052 from City Manager as backup.

INTRODUCED with discussion.

- b. Ordinance 22-17, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Section 21.03.040 Definitions used in Zoning Code under “Dwelling” or “Dwelling Unit”, to Exclude the Use of Connex Boxes or other Similar Intermodal Shipping Containers. Planning Commission. Recommended dates Introduction March 29, 2022, Public Hearing and Second Reading April 11, 2022.

Memorandum 22-048 from City Planner as backup.

FAILED introduction with discussion.

- c. Ordinance 22-18, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$943,858 from the Homer Accelerated Water and Sewer Program (HAWSP) Fund to Finance the Cost of the Bunnell Ave/Charles Way Water and Sewer Special Assessment Districts. City Manager/Public Works Director. Recommended dates Introduction March 29, 2022, Public Hearing and Second Reading April 11, 2022.

Memorandum 22-049 from Public Works Director as backup.

Ordinance 22-18(S), An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$461,446 from the Homer Accelerated Water and

Sewer Program (HAWSP) Fund to Finance the Cost of the Bunnell Ave/Charles Way Water and Sewer Special Assessment Districts. City Manager/Public Works Director.

INTRODUCED Substitute 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 21-073, A Resolution of the City Council of Homer, Alaska Updating the City of Homer Gift, Donation, and Art Policies, Procedures, and Guidelines to add a section on Murals, and Amend Language and Processes.

Memorandum 22-053 from Deputy City Clerk as backup.

ADOPTED as amended with discussion.

Amended document line 245 to read Mural Policy and delete "Guidelines and Procedures", Line 253 remove the colon, and Line 259 add the word "Policy:"

### **NEW BUSINESS**

#### **RESOLUTIONS**

- a. Resolution 22-027, A Resolution of the City Council of Homer, Alaska Amending the City of Homer Fee Schedule Under City Clerks, Homer Police Department, Library, and Planning and Zoning. City Clerk.

Memorandum 22-039 from City Manager as backup.

Memorandum 22-041 from City Manager as backup.

Memorandum 22-058 from Deputy City Clerk as backup.

ADOPTED with discussion.

- b. (*From Consent Agenda*) Resolution 22-021, A Resolution of the City Council of Homer, Alaska Approving and Accepting a Donation for the City of Homer Municipal Art Collection from Alaska Artist Deland Anderson Entitled "Seven". City Clerk/PARCAC.

Memorandum 22-054 from Deputy City Clerk as backup.

ADOPTED as amended without discussion.

Amended: Line 8: Strike the "a" before the word "donation" and add an "s" to the word "donation" (to make it plural), Line 10: Add the words Samurai and Pleiades to correct the titles of the artwork, Line 16: Add the words Samurai and Pleiades to correctly express the titles of



the artwork being donated, Line 17: Add an “s” to the word piece to make it plural, Line 28: Add the words Samurai and Pleiades to correctly express the titles of the artwork being donated.

- i. Resolution 22-022, A Resolution of the City Council of Homer, Alaska Approving and Accepting a Donation from the Bunnell Street Arts Center of a Two Part Mural by Alaskan Artist Kim McNett Inspired by the Peatland Project to be Placed on the Exterior of the Homer Airport on each side of the Entrance Door. City Clerk/PARCAC. Recommend adoption.

Memorandum 22-055 from Parks Art Recreation and Culture Advisory Commission (PARCAC) as backup.

ADOPTED as amended with discussion.

Amended references to the placing of murals on each side of the entrance doors to read the murals will be placed at a location to be determined.

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

Four people commented.

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

City Attorney Gatti had no comments.

#### **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, April 11, 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 9:10 p.m.