



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

**City of Homer  
Agenda  
Action Agenda  
City Council Worksession  
Committee of the Whole  
Regular Meeting  
Monday, October 10, 2022  
In Person at City Hall Cowles Council Chambers and Zoom Webinar**

**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. Short Term Rentals Basics and Research Findings

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

Five people commented

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

Next Regular Meeting is Monday, October 24, 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 4:50 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. FY21 Audit - BDO
- b. Ordinance 22-68, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.12, Rural Residential District; Homer City Code 21.14, Urban Residential District; Homer City Code 21.12 Residential Office District; Homer City Code 21.18, Central Business District; Homer City Code 21.20 Town Center District; Homer City Code 21.22, Gateway Business District; Homer City Code 21.24, General Commercial 1 District; Homer City Code 21.26, General Commercial 2 District; And Homer City Code 21.27, East End Mixed Use District, Regarding Conditional Uses in each District. Planning Commission. Recommended dates Introduction October 10, 2022 Public Hearing and Second Reading October 26, 2022.

Memorandum 22-169 from City Planner as backup.

**COMMENTS OF THE AUDIENCE**

Two people commented.

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

Next Regular Meeting is Monday, October 24, 2022 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 5:40 p.m.

**REGULAR MEETING**

Session 22-20 a Regular Meeting of the City Council of Homer, Alaska was called to order on October 10, 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, LORD, VENUTI

**STAFF:** CITY MANAGER DUMOUCHEL  
CITY CLERK JACOBSEN  
FINANCE DIRECTOR WALTON  
PUBLIC WORKS DIRECTOR KEISER  
NETWORK ADMINISTRATOR 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 following supplemental items: **Consent Agenda** Resolution 22-074, A Resolution of the City Council of Homer, Alaska Adopting the City of Homer 2022 Non-Motorized Transportation and Trails Implementation Plan. City Manager/Public Works Director. Copy of the Non-Motorized Transportation and Trail Implementation Plan **Ordinances** Ordinance 22-69, An Emergency Ordinance of the City Council of Homer, Alaska Appropriating \$40,000 from the Homer Accelerated Roads and Trails Road Fund to Repair Alder Lane and Authorize an Increase in the East Road Services Indefinite Delivery Indefinite Quantity (IDIQ) Contract for this Work. City Manager/Public Works Director. Financial Supplement Form; **Resolutions** Resolution 22-079(S), A Resolution of the City Council of Homer, Alaska Certifying the Results of the City of Homer Regular Election held October 4, 2022 to Elect a Mayor for a Two Year Term and Two City Council Members for Three Year Terms each. City Clerk/Canvass Board., and Certificate of Election. Memorandum 22-177 from City Clerk as backup, and the Clerk will Administer the Oaths of Office.

APPROVED without discussion.

## **MAYORAL PROCLAMATIONS AND RECOGNITIONS**

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

Four 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 of September 12, 2022. City Clerk. Recommend adoption.
- b. Memorandum 22-167 from City Clerk re: Vacation of a Utility Easement Located on Lot 2-A-1 Scenic View Subdivision. Recommend approval.
- c. Ordinance 22-67, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Authorizing a Transfer of \$438,315 from the Utility Fund Fund Balance to include \$200,000 to the Water Capital Asset Repair and Maintenance Allowance (CARMA) Fund and \$238,315 to the Sewer CARMA Fund and by Appropriating those Amounts from the Water CARMA and Sewer CARMA Funds Accordingly to fund Projects identified in the Water and Sewer Financial Plan. City Manager/Public Works Director. Recommended dates Introduction October 10, 2022 Public Hearing and Second Reading October 24, 2022.

Memorandum 22-168 from Finance Director as backup.

- d. Ordinance 22-68, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.12, Rural Residential District; Homer City Code 21.14, Urban Residential District; Homer City Code 21.12 Residential Office District; Homer City Code 21.18, Central Business District; Homer City Code 21.20 Town Center District; Homer City Code 21.22, Gateway Business District; Homer City Code 21.24, General Commercial 1 District; Homer City Code 21.26, General Commercial 2 District; And Homer City Code 21.27, East End Mixed Use District, Regarding Conditional Uses in each District. Planning Commission. Recommended dates Introduction October 10, 2022 Public Hearing and Second Reading October 26, 2022.

Memorandum 22-169 from City Planner as backup.

- e. Resolution 22-071, A Resolution of the City Council of Homer, Alaska Accepting the Fiscal Year 2021 Basic Financial Statements and Acknowledging the Management Letter Submitted by the City's Independent Auditor, BDO USA, LLP and Authorizing the City Manager to Execute the Financial Report. City Manager/Finance Director. Recommend adoption.

Memorandum 22-177 from Finance Director as backup.

- f. Resolution 22-073, A Resolution of the City Council of Homer, Alaska Approving a Task Order to Kinney Engineering in the not to exceed amount of \$140,472 for the Design of the Heath Street Pavement Restoration Project and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 22-170 from Public Works Director as backup.

- g. Resolution 22-074, A Resolution of the City Council of Homer, Alaska Adopting the City of Homer 2022 Non-Motorized Transportation and Trails Implementation Plan. City Manager/Public Works Director. Recommend adoption.

Memorandum 22-171 from Public Works Director as backup.

Moved to Resolutions item b. Aderhold.

- h. Resolution 22-075, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Increase East Road Services Indefinite Delivery Indefinite Quantity (IDIQ) Contract in the Amount of \$39,000 to Construct the Adams Lane Bike Path. City Manager/Public Works Director. Recommend adoption.

Memorandum 22-172 from Public Works Director as backup.

- i. Resolution 22-076, A Resolution of the City Council of Homer, Alaska Supporting Full Funding (\$8,236,815) for the State of Alaska Municipal Harbor Grant Program in the FY 2024 State Capital Budget. City Manager/Port Director. Recommend adoption.

- j. Resolution 22-077, A Resolution of the City Council of Homer Alaska Awarding the Contract for the Small Boat Harbor Cathodic Protection Project to Global Diving & Salvage, Inc. in the Amount of \$503,975 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 22-173 from Public Works Director as backup.

Item g. moved to Resolutions item b. Aderhold.

ADOPTED without discussion.

## **VISITORS**

- a. Audit Report - BDO (5 minutes)

BDO Assurance Partner Bikky Shrestha and Finance Director Walton reported.

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

- a. Worksession Report

City Manager Dumouchel reported.

- b. Committee of the Whole Report

Council Member Aderhold reported.

- c. Mayor's Report

Mayor Castner reported.

- d. Borough Report

Kenai Peninsula Borough Assembly Member Lane Chesley reported.

- e. Port and Harbor Advisory Commission

## **PUBLIC HEARING(S)**

POSTPONED all public hearing items to October 24, 2022.

- a. Ordinance 22-42(S)(A), An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 11.04.120 to Clarify that all New Streets which Serve as Public Access Corridors shall have Sidewalks. Davis/Erickson. Introduction July 25, 2022, Referred to Planning Commission, Parks Art Recreation & Culture Advisory Commission, and Public Works, Public Hearing and Second Reading Postponed to October 10, 2022.

Ordinance 22-42(S-2), An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Sections 11.04.120, 22.10.050, and 22.10.051 to Specify when New Streets are Required to Provide for Non-Motorized Transportation. Davis/Erickson.

Memorandum 22-165 from Planning Commission as backup.

Memorandum 22-166 from Parks Art Recreation & Culture Advisory Commission as backup.

- b. Ordinance 22-62, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Operating Budget by Appropriating \$10,000 from the General Fund Unassigned Fund Balance to Fund Part of the Homer Business Advisory Position for the Alaska Small Business Development Center, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Venuti/Erickson. Introduction September 26, 2022, Public Hearing and Second Reading October 10, 2022.

Memorandum 22-160 from Economic Development Manager as backup.

- c. Ordinance 22-63, An Ordinance of the City Council of Homer, Alaska Amending Accepting and Appropriating a Grant with the Alaska Energy Authority in the Amount of \$79,500 for the Design of a Micro-Hydro Unit in Homer's Water System and Authorizing a Sole Source Contract to InPipe Energy for Design Services of the Micro-Hydro Unit(s) in the Amount of \$79,500. City Manager/Public Works Director. Introduction September 26, 2022, Public Hearing and Second Reading October 10, 2022.

Memorandum 22-161 from Public Works Director as backup.

- d. Ordinance 22-64, An Ordinance of the City Council of Homer, Alaska Accepting and Appropriating an FY23 Designated Legislative Grant from the State of Alaska for the Purpose of New Large Vessel Harbor Matching Funds for an Army Corps of Engineers General Investigation and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Introduction September 26, 2022, Public Hearing and Second Reading October 10, 2022

- e. Ordinance 22-65, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Accepting and Appropriating a 2022 Commercial Passenger Vessel Tax Program Grant from the State of Alaska for \$35,445 and a Commercial Passenger Vessel Tax Program 2022 Pass-Through Grant from the Kenai Peninsula Borough in the Amount of \$35,445 to Rebuild Crane #7 on Homer Fish Dock and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Introduction September 26, 2022, Public Hearing and Second Reading October 10, 2022.

Memorandum 22-162 from Port Director as backup.

- f. Ordinance 22-66, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Appropriating \$69,110 from the Port Reserve Fund to Rebuild Crane #7 on Homer Fish Dock and Authorizing a Sole Source Contract with Great Northern Hydraulics, LLC. City Manager/Port Director. Introduction September 26, 2022, Public Hearing and Second Reading October 10, 2022.

Memorandum 22-162 from Port Director as backup.

## **ORDINANCE(S)**

- a. Ordinance 22-69, An Emergency Ordinance of the City Council of Homer, Alaska Appropriating \$40,000 from the Homer Accelerated Roads and Trails Road Fund to Repair Alder Lane and Authorize an Increase in the East Road Services Indefinite Delivery Indefinite Quantity (IDIQ) Contract for this Work. City Manager/Public Works Director.

Memorandum 22-175 from Public Works Director as backup.

ADOPTED with discussion.

## **CITY MANAGER'S REPORT**

- a. City Manager's Report

City Manager Dumouchel reported and answered questions.

## **PENDING BUSINESS**

- a. Resolution 22-066, A Resolution of the City Council of Homer, Alaska Approving the 2022 Council Operating Manual Update. Aderhold/City Clerk.

Memorandum 22-176 from City Clerk as backup.

Memorandum 22-155 from City Clerk as backup.

ADOPTED with discussion.

## **NEW BUSINESS**

## **RESOLUTIONS**

- a. Resolution 22-078, A Resolution of the City Council of Homer, Alaska Adopting the 2023-2028 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2024. Mayor/City Council.

Memorandum 22-174 from Special Projects and Communications Coordinator as backup.

ADOPTED with discussion.

2023-2028 CIP document was amended as follows:

- Remove the Public Restroom Accessibility Barrier Removal, Homer Intersection Improvements, Beluga Slough Trail Extension, Horizon Loop Trail, Phase 1 and Mariner Park Improvement projects from the CIP.
- Move the Barge Mooring & Large Vessel Haul Out Repair Facility from the Legislative Priority section to the Mid-Range Section; and move the Deep Water/Cruise Ship Dock

Expansion and Old Main Dock Removal and Disposal projects from the Mid-Range Section to the Long-Range Section.

- include City of Homer projects: A-Frame Water Transmission Line Replacement, Beluga Sewage Lift Station, Fish Grinding Building Replacement, Homer Airport Terminal Improvements, Wayfinding & Streetscape Plan Implementation, Svedlund and Herndon Street Sidewalks Homer Harbor Dredging, and Homer Harbor System 5 Redesign.
- Add HAP Loop, Heath Street Rehabilitation and Main Street Rehabilitation.
- Approve Legislative Priorities listed in the Resolution.

- b. Resolution 22-074, A Resolution of the City Council of Homer, Alaska Adopting the City of Homer 2022 Non-Motorized Transportation and Trails Implementation Plan. City Manager/Public Works Director.

Memorandum 22-171 from Public Works Director as backup.

POSTPONED to October 24, 2022

- c. Resolution 22-079, A Resolution of the City Council of Homer, Alaska Certifying the Results of the City of Homer Regular Election held October 4, 2022 to Elect a Mayor for a Two Year Term and Two City Council Members for Three Year Terms each. City Clerk/Canvass Board.

Resolution 22-079(S), A Resolution of the City Council of Homer, Alaska Certifying the Results of the City of Homer Regular Election held October 4, 2022 to Elect a Mayor for a Two Year Term and Two City Council Members for Three Year Terms each. City Clerk/Canvass Board.

ADOPTED Substitute without discussion.

City Clerk Jacobsen administered the Oath of Office to the Newly Elected Mayor and Council Members.

**COMMENTS OF THE AUDIENCE**

Four people commented.

**COMMENTS OF THE CITY ATTORNEY**

City 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 commented.

**COMMENTS OF THE CITY COUNCIL**

Council Members commented.

**ADJOURNMENT**

Next Regular Meeting is Monday, October 24, 2022 at 6:00 p.m., Worksession 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 7:34 p.m.