



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

**City of Homer
Action Agenda
City Council Worksession
Committee of the Whole
Regular Meeting
Monday, October 24, 2022**

WORKSESSION

CALL TO ORDER, 4:00 P.M.

Mayor Castner called the meeting to order at 4:00 p.m.

Council Member Hansen was excused.

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

APPROVED without discussion

PRESENTATION(S)

- a. Kenai Peninsula Borough Interim Mayor - Mike Navarre

DISCUSSION TOPIC(S)

- a. Kenai Peninsula Borough Sales Tax Report – Brandi Harbaugh

COMMENTS OF THE AUDIENCE (3 minutes)

ADJOURNMENT NO LATER THAN 4:50 P.M.

Next Regular Meeting is Monday, November 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 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.

Council Member Hansen was excused.

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. Memorandum 22-186 from City Manager re: FY24/25 Budget Priorities

COMMENTS OF THE AUDIENCE

ADJOURNMENT

Next Regular Meeting is Monday, November 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 5:45 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.

AGENDA APPROVAL (Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 2.08.040.)

Mayor announced the supplemental items: **CONSENT AGENDA Memorandum 22-178** from Mayor re: Reappointment of Clark Fair and Peter Roedl to the Parks, Art, Recreation & Culture Advisory Commission. **Ordinance 22-71**, An Ordinance of the City Council of Homer, Alaska, Amending the FY23 Capital Budget by Appropriating \$20,250 From the Port Reserve Fund to Pump, Dispose/Recycle, and Replace the City Ice Plant’s Ammonia Stores and Authorizing the City Manager to Execute the Appropriate Documents for a Sole Source Contract with Multifrost. City Manager/Port Director. Financial Supplement Form as backup, **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. Written Public Comment as backup, **PUBLIC HEARINGS 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. Staff Report PL 22-64 from City Planner and Excerpt of Unapproved Meeting Minutes for October 19, 2022 as backup. **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. Introduction October 10, 2022 Public Hearing and Second Reading October 24, 2022. Memorandum 22-187 from City Clerk as back up and Written Public Comment as backup, **ORDINANCES Ordinance 22-73(S)**, Ordinance 22-73(S), An Ordinance of the City Council of Homer, Alaska, Amending the FY2223 Capital Budget to Authorize the Expenditure **by Appropriating** of \$97,860.73 **98,281** from the Sewer CARMA Fund to Fully Fund Repairs of the Broken Clarifier Belt at the Waste Water Treatment Plant. City Manager/Public Works Director. City Manager/Public Works Director. Financial Supplement Form as backup.

APPROVED without discussion

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 of September 26th and October 10, 2022. City Clerk. Recommend approval.
- b. Memorandum 22-178 from Mayor re: Appointments/Reappointment(s) to Advisory Bodies. Recommend Approval.
- c. Ordinance 22-70, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code, Section 21.60.100 Signs Exempt from Regulation to Exempt Signs Not Visible from Public Rights of Way. Lord. Introduction October 24, 2022 S Public Hearing and Second Reading November 14, 2022.

Memorandum 22-179 from Councilmember as backup.

Moved to Ordinances item b. Aderhold.

- d. Ordinance 22-71, An Ordinance of the City Council of Homer, Alaska, Amending the FY23 Capital Budget by Appropriating \$20,250 From the Port Reserve Fund to Pump, Dispose/Recycle, and Replace the City Ice Plant's Ammonia Stores and Authorizing the City Manager to Execute the Appropriate Documents for a Sole Source Contract with Multifrost. City Manager/Port Director. Introduction October 24, 2022 Public Hearing and Second Reading November 14, 2022

Memorandum 22-180 from Port Director as backup.

- e. Ordinance 22-72, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Title 20 Animals, Sections 20.04.020 Definitions, 20.08.010 Animals At Large, 20.08.040 Nuisance Animals And 20.32.020 Fine Schedule to Refine the Definition of “At Large”, Clarify Areas Where Animals Are To Be On Leash At All Times and Amend Related Fines. Venuti/Erickson. Introduction October 24, 2022 Public Hearing and Second Reading November 14, 2022.

Memorandum 22-181 from Police Chief as backup.

Memorandum 22-182 from Parks, Art, Recreation & Culture Advisory Commission as backup.

Moved to Ordinances item c. Aderhold.

- f. 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.

Public Comment received

Moved to Resolutions item b. Aderhold.

- g. Resolution 22-081, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for the 2022-2025 Snow Removal and Sanding Services to the Firm of Gregoire Construction of Homer, Alaska, in the Amount of \$535 Snow Removal Per Trip and \$436 Sanding Per Trip, and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director. Recommend adoption.

Memorandum 22-184 from Public Works Superintendent as backup.

- h. Resolution 22-082, A Resolution of the City Council of Homer, Alaska, Approving a Joint Resolution of the Councils of the Seldovia Village Tribe and Cities of Seldovia and Homer, Respectively, Establishing a Regional Partnership Between Homer and Seldovia. City Manager. Recommend adoption.

Memorandum 22-185 from City Manager as backup.

ADOPTED without discussion.

VISITORS

- a. West Homer Japanese Class
- b. Tim Dillon, KPEDD Update (10 minutes)

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

- a. Worksession Report

City Planner Dumouchel reported.

- b. Committee of the Whole Report

Council Member Aderhold reported.

- c. Mayor's Report

- i. i. Non-Motorized Transportation Plan Update - Jan Keiser, Public Works Director

Mayor Castner reported.

- d. Borough Report

- e. Advisory Body Reports

- i. Library Advisory Board

Library Advisory Board Member Doug Bailey Reported

- ii. Planning Commission

Planning Commissioner Mike Stark reported.

- iii. Economic Development Advisory Commission

- iv. Parks Art Recreation and Culture Advisory Commission

Parks Art Recreation and Culture Advisory Commissioner Leon Galbraith reported.

- v. Americans with Disabilities Act (ADA) Advisory Board

Council Member Aderhold reported.

PUBLIC HEARING(S)

- a. FY24/25 Budget Priorities

Memorandum 22-186 from City Manager as backup.

No action was required.

- b. 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 Postponed to October 24, 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.

POSTPONED Substitute to November 14, 2022

- c. 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 Postponed to October 24, 2022 Postponed to October 24, 2022.

Memorandum 22-160 from Economic Development Manager as backup.

Two people testified.

ADOPTED without discussion.

- d. Ordinance 22-63, An Ordinance of the City Council of Homer, Alaska 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 Postponed to October 24, 2022.

Memorandum 22-161 from Public Works Director as backup.

There were no public comments.

ADOPTED with discussion.

- e. 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 Postponed to October 24, 2022.

There were no public comments.

ADOPTED with discussion.

- f. 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 Postponed to October 24, 2022.

Memorandum 22-162 from Port Director as backup.

There were no public comments.

ADOPTED with discussion.

- g. 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 Postponed to October 24, 2022.

Memorandum 22-162 from Port Director as backup.

There were no public comments.

ADOPTED without discussion.

- h. 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. Introduction October 10, 2022 Public Hearing and Second Reading October 24, 2022.

Memorandum 22-168 from Finance Director as backup.

There were no public comments.

ADOPTED without discussion.

- i. 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. Introduction October 10, 2022 Public Hearing and Second Reading October 24, 2022.

Memorandum 22-169 from City Planner as backup.

Public Comment Received

Three people testified.

ADOPTED as amended with discussion.

Amended to include More than one building containing a permitted principal use on a lot, except as provided for in appropriate sections; remove townhouse as permitted use and add as conditional use in GC1, and keep dimensional requirements at 30 percent.

ORDINANCE(S)

- a. Ordinance 22-73, An Ordinance of the City Council of Homer, Alaska, Amending the FY22 Capital Budget to Authorize the Expenditure of \$97,860.73 from the Sewer CARMA Fund to Fully Fund Repairs of the Broken Clarifier Belt at the Waste Water Treatment Plant. City Manager/Public Works Director. Introduction October 24, 2022 Public Hearing and Second Reading November 14, 2022.

Ordinance 22-73(S), An Ordinance of the City Council of Homer, Alaska, Amending the FY~~22~~**23** Capital Budget to Authorize the Expenditure **by Appropriating** of \$97,860.73 **98,281** from the Sewer CARMA Fund to Fully Fund Repairs of the Broken Clarifier Belt at the Waste Water Treatment Plant. City Manager/Public Works Director.

Memorandum 22-183 from Public Works Director as backup.

INTRODUCED Substitute without discussion.

- b. Ordinance 22-70, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code, Section 21.60.100 Signs Exempt from Regulation to Exempt Signs Not Visible from Public Rights of Way. Lord. Introduction October 24, 2022 S Public Hearing and Second Reading November 14, 2022.

Memorandum 22-179 from Councilmember as backup.

POSTPONED to November 28, 2022 and Referred to Planning Commission with discussion.

- c. Ordinance 22-72, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Title 20 Animals, Sections 20.04.020 Definitions, 20.08.010 Animals At Large, 20.08.040 Nuisance Animals And 20.32.020 Fine Schedule to Refine the Definition of “At Large”, Clarify Areas Where Animals Are To Be On Leash At All Times and Amend Related Fines. Venuti/Erickson. Introduction October 24, 2022 Public Hearing and Second Reading November 14, 2022.

Memorandum 22-181 from Police Chief as backup.

Memorandum 22-182 from Parks, Art, Recreation & Culture Advisory Commission as backup.

POSTPONED to November 28, 2022 and Referred to Parks Art Recreation and Culture Advisory Commission with discussion.

CITY MANAGER'S REPORT

- a. City Manager's Report

City Manager Dumouchel reported and responded to questions.

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- a. Resolution 22-080, A Resolution of the City Council of Homer, Alaska, Requesting the State of Alaska Department of Transportation and Public Facilities (AKDOT/PF) to Conduct a Speed Limit Review on East End Road to Evaluate Decreasing the Current 45 Mile Per Hour (MPH) Speed Limit to 35 MPH within the City Limits of Homer. Lord/Mayor.

ADOPTED with discussion.

- 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. Recommend adoption.

Memorandum 22-171 from Public Works Director as backup.

Public Comment received

POSTPONED to November 14, 2022 with discussion.

COMMENTS OF THE AUDIENCE

Four people testified.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comment.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen commented.

COMMENTS OF THE CITY MANAGER

City Manager Dumouchel had no comment.

COMMENTS OF THE MAYOR

Mayor Castner commented.

COMMENTS OF THE CITY COUNCIL

Council Members commented.

ADJOURNMENT

Next Regular Meeting is Monday, November 14, 2022, at 6:00 p.m. Committee of the Whole at 5:00 p.m. All meetings are 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 9:30 p.m.