

Session 23-14 a Regular Meeting of the City Council of Homer, Alaska was called to order on June 26, 2023 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
CHIEF TECHNOLOGY OFFICER JIRSA
CITY ATTORNEY GATTI

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

Mayor Castner announced the supplemental materials: **PUBLIC HEARING(S)** Ordinance 23-23(A-3), An Ordinance of the City Council of Homer, Alaska Appropriating the Funds for the Fiscal Years 2024 and 2025 Capital Budget. City Manager. FY24/25 Budget Amendment Cover Sheet and Homer Accelerated Water & Sewer Program Budget Sheet; and Ordinance 23-21(S) An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Section 22.10.050 to Specify that Preliminary Plats Approved by the City Shall Include all Development Commitments made to the City, and that a Final Plat for the City of Homer Shall be an As-Built Survey. Davis/Erickson.
ANNOUNCEMENTS/PRESENTATIONS/REPORTS Planning Commission Written report **CITY MANAGER'S REPORT** City Council Work Session Schedule.

ADERHOLD/VENUTI MOVED TO ADOPT THE AGENDA

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

3. MAYORAL PROCLAMATIONS AND RECOGNITIONS

3.A. Recognition of July as Parks and Recreation Month

3.B. Recognition of Homer Chamber of Commerce 4th of July Parade

4. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA (The public may comment for three minutes on agenda items not scheduled for public hearing.)

Karin Marks commented on behalf of the Peony Celebration Task Force that in addition to the Homer Chamber of Commerce Parade July 4th parade the 4th annual Peony Celebration starts July 7th through the end of the month.

Jillian Rogers, Director of Homer the Animal Shelter, commented in support of Resolution 23-062 and shared her appreciation for Council's support. She shared that they had a nation site visit from SPCA and National Veterinarians last week and it exceptionally well, they were impressed with the facility and what the staff is doing at the shelter.

5. RECONSIDERATION

6. CONSENT AGENDA (Items listed below will be enacted by one motion. If 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 Council Member.)

6.A. Homer City Council Unapproved Special and Regular Meeting Minutes of June 12, 2023. City Clerk. Recommend adoption.

6.B. Reappointment of Charles Barnwell to the Homer Planning Commission. Mayor. Recommend approval.

6.C. Ordinance 23-41, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Appropriating \$600,000 from the Land Reserves to Purchase Tietjen Subdivision Tract D with the Intent of Developing the Parcel into the Site of the Future Public Works Campus. Venuti/Aderhold. Recommended dates Introduction June 26, 2023, Public Hearing and Second Reading July 24, 2023.

6.D. Ordinance 23-42, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Re-Appropriating the Second Tranche of American Rescue Plan Act (ARPA) Funds in the Amount of \$716,685.16 to the General Fund as Revenue Replacement. City Manager/Finance Director. Recommended dates Introduction June 26, 2023, Public Hearing and Second Reading July 24, 2023.

6.E. Ordinance 23-43, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Accepting and Appropriating the FY23 State of Alaska Community Assistance Program Payment in the Amount of \$204,991.19 for Various Capital Projects. City Manager. Recommended dates Introduction June 26, 2023, Public Hearing and Second Reading July 24, 2023.

6.F. Ordinance 23-44, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget to Fund Anticipated Maintenance to the Seawall by Establishing

Authority in the FY24 Budget for Routine Maintenance to the Seawall. City Manager/Finance Director. Recommended dates Introduction June 26, 2023, Public Hearing and Second Reading July 24, 2023.

- 6.G. Ordinance 23-45, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget to Fund Anticipated Repairs or Maintenance to the United States Coast Guard Cutter (USCGC) Berth Space by Establishing Authority in the FY24 Budget for Routine Maintenance to the USCGC Berth Space. City Manager/Finance Director. Recommended dates Introduction June 26, 2023, Public Hearing and Second Reading July 24, 2023.
- 6.H. Resolution 23-062, A Resolution of the City Council of Homer, Alaska Approving a Contract Amendment with Homer Animal Services, LLC which Integrates the Budgeted Increase for Animal Shelter Operations and Animal Control Services for the First Half of Fiscal Year 2024 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Moved to Resolutions. Aderhold.

- 6.I. Resolution 23-063 A Resolution of the City Council of Homer, Alaska Approving a Five Year Sublease at the Homer Airport Terminal with Northern Pacific Airways, Inc. DBA Ravn Alaska, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.
- 6.J. Resolution 23-064 A Resolution of the City Council of Homer, Alaska Approving a Five Year Sublease at the Homer Airport Terminal with Kenai Aviation Operations LLC, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.
- 6.K. Resolution 23-065, A Resolution of the City Council of Homer, Alaska Approving a Five Year Sublease at the Homer Airport Terminal with Pioneer Car Rental, Inc., and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.
- G.L. Resolution 23-066, A Resolution of the City Council of Homer, Alaska Approving a Contract with Kinney Engineering, LLC in the Amount of \$40,173 to provide Construction Inspection Services for the E. Bunnell Ave/Charles Way Water and Sewer Main Extension Projects. City Manager/Public Works Director. Recommend adoption.

6.H. Moved to Resolutions item A. Aderhold.

ADERHOLD/VENUTI MOVED TO ADOPT THE RECOMMENDATIONS OF THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

7. VISITORS

- 7.A. Kenai Peninsula Economic Development District (KPEDD) Report – Tim Dillon, Executive Director (10 minutes)

KPEDD Executive Director Tim Dillon announced his upcoming retirement and that Cassidi Cameron will be stepping in as Executive Director on January 1. He provided an overview of the role of KPEDD, a private, non-government resource focused on the responsible and sustainable economic development for our region, and addressed their efforts in the work force “3-legged stool” that’s made up of housing, transportation, and childcare. He reviewed efforts related to the mariculture project KPEDD and other members received funding for. The project components include a revolving loan fund, governance, coordination and outreach, workforce development to support industry growth, research and development, marketing, green energy, equipment and technology, and SEC grant management and administration. He also provided an update on the Kenai Peninsula Broadband Task Force, efforts to promote marine trades in our schools, DOT outreach, the Community Economic Development Strategy (CEDS) update, and KPEDD’s successful federal review.

Mr. Dillon responded to questions from Council.

- 7.B. Homer Harbor Expansion Quarterly Report – Ronny McPherson, HDR (10 minutes)

Ronny McPherson presented on recent key events that have occurred regarding the Homer Harbor Expansion study including completion of the project charter, implementation of the project website, US Army Corps of Engineers (USACE) Design Charrette, and coastal modeling work. He reported USACE determined 14 alternatives from the design charrette and is conducting an internal review of the alternatives. Next steps include addressing alternative designs through a public process, and developing tentative select plans.

Mr. McPherson responded to questions from Council.

8. ANNOUNCEMENTS/PRESENTATIONS/REPORTS (5 minutes each)

- 8.A. Work Session

City Manager Dumochel reported Council discussed the draft FY 24/25 Capital Budget.

8.B. Committee of the Whole

Council Member Aderhold reported Council discussed Resolution 23-062, that was pulled from the Consent Agenda to make minor edits, and Ordinance 23-21 regarding and 23-21(S) regarding preliminary plats.

8.B. Mayor's Report

Mayor Castner reported he met with Representative Vance and discussed the Governor's veto and politics surrounding educational funding. They also discussed Kachemak Drive in relation to navigating from the air terminals off Kachemak Drive over to the Homer Airport. It's a necessary transportation link for people coming from across the bay. They also discussed the need for long term parking lot for the terminals along Kachemak Drive.

8.C. Borough Report

Kenai Peninsula Borough Assembly Member Lane Chesley reported regarding the reduction of Borough Planning Commission seats from 14 to 9 seats and reviewed the map that was adopted. He also reported at their July 11th meeting the Assembly will be considering a Resolution to put a question to the voters whether to change the Borough Election Day from October November, the same day as State and Federal Elections.

There was discussion regarding the Planning Commission seats and Election scheduling.

8.D. Planning Commission

A written report was provided in the supplemental packet.

8.E. Economic Development Advisory Commission

Economic Development Advisory Commission Chair Karin Marks Karin reported on an upcoming joint work session with the Planning Commission to discuss Ordinance 23-40 regarding Conditional Use Permits. She thanked Tim Dillion for his report. As the City's representative to KPEDD she reported on KPEDD's regional partnerships and their assistance to a wide array of businesses and updating their website to provided consistent resources for entities to use.

8.F. Parks Art Recreation and Culture Advisory Commission

Parks Art Recreation and Culture Advisory Commissioner Leon Galbraith reported on the Commission's recent park walk through at Jack Gist and Bayview Parks and learned about proposed improvements to both parks. At their meeting the Commission discussed concerns with the new subdivision near Jack Gist Parks and the road connection that will be put through eventually. They talked about traffic calming measures that could help drivers refrain from traveling through at high speeds. They learned about water and sewer upgrades in the Charles Way and Bunnell Area and hope bathrooms will be prioritized at Bishops Beach. Lastly they supported the de-accession of the concrete art sculpture at the base of the Poopdeck Trail on Hazel.

8.G. Library Advisory Board

8.E. Port & Harbor Advisory Commission

9. PUBLIC HEARING(S)

9.A. Ordinance 23-23(A-3), An Ordinance of the City Council of Homer, Alaska Appropriating the Funds for the Fiscal Years 2024 and 2025 Capital Budget. City Manager. Introduction April 24, 2023, Public Hearing May 8 and May 22, 2023, Postponed to June 12 and June 26, 2023, Second Reading June 26, 2023.

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

Mayor Castner opened the floor to amendments.

ADERHOLD/VENUTI MOVED TO ADD \$20,000 TO THE CAPITAL BUDGET FROM HART TRAILS FOR A PEST MANAGEMENT CONTRACT.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

ADERHOLD/VENUTI MOVED TO AMEND THE CAPITAL BUDGET BY ADDING \$23,000 FROM GENERAL FUND CARMA FOR LIVE SCAN FINGER PRINTING MACHINE REPLACEMENT.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ADERHOLD/VENUTI MOVED TO AMEND GENERAL FUND FLEET CARMA BY ADDING \$105,000 FOR MEDIC ONE REPLACEMENT ADDITIONAL FUNDING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

ADERHOLD/VENUTI MOVED TO AMEND THE CAPITAL BUDGET BY ADDING \$16,268.78 FOR BALLISTIC SHIELDS FROM THE GENERAL FUND SEIZED ASSETS ACCOUNT.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Council Member Aderhold clarified all of the amendments are for FY24.

ADERHOLD/VENUTI MOVED TO AMEND THE CAPITAL BUDGET BY ADDING \$55,000 FROM HART ROADS FOR FY24 FOR A PATH ON ADAMS LANE.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 23-23(A-3) AS AMENDED BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Council Member Erickson expressed her objection to funding the Comprehensive Plan in the capital budget based on cost, because the spit wasn't part of the plan, and based on comments she received from citizens who are uncomfortable with the amount of money. She proposed a lower amount that she felt would accomplish what's needed that was shut down, and she needs to represent those, who like her, have issues with the price tag. She supports the rest of the Capital Budget.

Council Member Aderhold commented to confirm the Spit is part of the City and will be included in the Comprehensive Plan, and explained the roles of the contractor who will facilitate the process of public input and developing the plan.

Mayor Castner added the Comprehensive Plan is aspirational and a problem is how to take aspirations and turn them in to laws.

Council Member Lord commented regarding benefits of using a third party facilitator for projects and listed several times it's been done in the recent past. She also acknowledged administrations concept of bringing forth tying the Comprehensive Plan re-write along with a regulatory overhaul, to bring the two together.

VOTE: YES: ADERHOLD, HANSEN, LORD, VENUTI, DAVIS
NO: ERICKSON

Motion carried.

- 9.B. Ordinance 23-39, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapters 2.40 Department of Port and Harbor, 2.64 Port and Harbor Advisory Commission, and 10.04 General Port and Harbor Provisions Updating References to Port Director and Harbormaster, and Commissioner Absences. City Manager/Port Director. Introduction June 12, 2023, Public Hearing and Second Reading June 26, 2023.

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 23-39 BY READING OF TITLE ONLY.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- 9.C. Ordinance 23-21, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Section 22.10.050 to Specify that Preliminary Plats Approved by the City Shall Include all Development Commitments made to the City, and that a Final Plat for the City of Homer Shall be an As-Built Survey. Davis/Erickson. Introduction April 10, 2023 and Refer to Planning Commission, Public Hearing and Second Reading June 26, 2023.

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

DAVIS/ERICKSON MOVED TO ADOPT ORDINANCE 23-21 BY READING OF TITLE ONLY.

ERICKSON/DAVIS MOVED TO SUBSTITUTE ORDINANCE 23-21(S) FOR 23-21.

Council Member Davis explained this wasn't scheduled on the Planning Commission's agenda as directed by Council, due to an oversight during the transition of staff. He and Council Member Erickson met with the City Planner today and got insights on an effective way to move forward with this ordinance. The substitute seems to represent a good way of doing that. It will need to be referred to the Planning Commission and he looks forward to their input and potential amendments.

VOTE (substitution): VOTE: NON OBJECTION: UNANIMOUS CONSENT.

DAVIS/ERICKSON MOVED TO AMEND TO STRIKE THE LAST TWO LINES OF THE TITLE.

Council Member Davis noted this language was inadvertently kept language that was taken out in the substitute.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

DAVIS/ADERHOLD MOVED TO AMEND TO STRIKE THE WORD EITHER IN LINE 53.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ERICKSON/DAVIS MOVED TO REFER ORDINANCE 23-21(S) TO THE PLANNING COMMISSION AND SCHEDULE PUBLIC HEARING AND SECOND READING PREFERABLY BY THE 2ND MEETING IN AUGUST.

There was no discussion.

VOTE (postponement): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

10. ORDINANCE(S)

- 10.A. Ordinance 23-46, An Ordinance of the City Council of Homer, Alaska Amending the FY24/25 Capital Budget by Accepting and Appropriating a Sub-recipient Grant from the University of Alaska Anchorage in the Amount of \$1,171,410 for the Kachemak Sponge Green Infrastructure Storm Water Treatment System. City Manager/Public Works Director. Recommended dates Introduction June 26, 2023, Public Hearing and Second Reading July 24, 2023.

ADERHOLD/VENUTI MOVED TO INTRODUCE ORDINANCE 23-46 BY READING OF TITLE ONLY.

There was discussion regarding the many provisions and the timelines included in the grant documents. City Manager Dumouchel noted staff has been working through the paperwork and will continue to do so and report any addition information at the next meeting. City Attorney Gatti confirmed he will be reviewing the grant documents as well.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

11. CITY MANAGER'S REPORT

- 11.A. City Manager's Report

City Manager Dumouchel reported regarding property tax and sales tax revenues to the City, Ryan Foster accepting the City Planner position with the City, and special events and food truck programs.

12. PENDING BUSINESS

13. NEW BUSINESS

14. RESOLUTIONS

- 14.A. Resolution 23-062, A Resolution of the City Council of Homer, Alaska Approving a Contract Amendment with Homer Animal Services, LLC which Integrates the Budgeted Increase for Animal Shelter Operations and Animal Control Services for the First Half of Fiscal Year 2024 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 23-062 BY READING OF TITLE ONLY.

ADERHOLD/VENUTI MOVED TO AMEND LINE 27 ADD WAS APPROVED VIAL RESOLUTION 23-004.

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion

VOTE (main motion as amended): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

15. COMMENTS OF THE AUDIENCE (The public may comment for three minutes on any topic.)

Jan Knutson, Homer Chamber of Commerce Visitor Center Director, shared regarding the upcoming July 4th parade and the Peony Celebration happening throughout July.

16. COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

17. COMMENTS OF THE CITY CLERK

City Clerk Jacobsen announced an opening on the Planning Commission.

18. COMMENTS OF THE CITY MANAGER

City Manager Dumouchel had no comments.

19. COMMENTS OF THE MAYOR

Mayor Castner wished everyone a happy and safe July 4th.

20. COMMENTS OF THE CITY COUNCIL

Council Member Venuti congratulated Charlie Barnwell for his reappointment to the Planning Commission and thanked all the volunteers who serve. She congratulated to Homer High School graduates who are planning weddings in July. She shared her love of the new banners on Pioneer Avenue and her disappointment with the Governor's cuts to education in the state budget. She hopes they have a special session to address the State's responsibility for education. She wished everyone happy July 4th.

Council Member Lord hopes everyone has a safe and enjoyable holiday. She expressed her appreciation for EMS and all they do, and shared regarding a recent experience that required EMS response. She was proud of our responders.

Council Member Aderhold agreed the banners on Pioneer Avenue are lovely. She shared regarding Solstice events, specifically the dedication of Argent Kvasnikoff's sculpture Tuyanitun : Tuggeht at Bishop's Beach Park. The artist wants to donate his concept drawing to the City and she'll work with the City for that process.

Council Member Davis thanked Jan Knutsen for her report and added that people who sign up for a peony farm tour will be culminating at the meadery on Main Street that will be offering two varieties of peony mead.

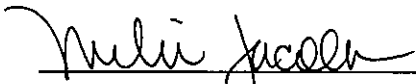
Council Member Erickson remembered Gert Seekins who recently passed away and shared about all Gert did to promote tourism in Homer. She recognized a successful Homer Little League season, and reminded listeners to be safe on the road this week.

Council Member Hansen appreciates the Chamber events and shared about her volunteering at Concert on the Lawn. She appreciates Council's support for the animal shelter, they deserve every penny they receive and more.

Mayor Castner added Gert Seekins filled the room when she walked in. She leaves an empty spot in the fabric of our community.

21. ADJOURN

There being no further business to come before the Council Mayor Castner adjourned the meeting at 7:58 p.m. The next Regular Meeting is Monday, July 24, 2023 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.



Melissa Jacobsen, MMC, City Clerk

Approved: 7.24.23