

Session 23-21 a Regular Meeting of the City Council of Homer, Alaska was called to order on October 23, 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
PORT DIRECTOR HAWKINS
PUBLIC WORKS DIRECTOR KEISER
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL
RECREATION MANAGER ILLG
CHIEF TECHNOLOGY OFFICER JIRSA
CITY ATTORNEY GATTI

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

Mayor Castner announced the supplemental items: **Consent Agenda** Resolution 23-116, A Resolution of the City Council of Homer, Alaska Approving a Lobbyist Contract with J&H Consulting, LLC of Juneau, Alaska for a Term of One Year Commencing December 15, 2023 and Ending December 15, 2024 in the Amount of \$42,000 ad Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Draft lobbyist contract as backup **Announcements/Presentations/Reports** Library Advisory Board Written Report.

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Karin Marks, city resident, commented in support of Resolution 23-119 approving a contract for the new Comprehensive Plan and Title 21 re-write. She's able to attend a lot of the community meetings and hears feedback of the need for a community vision, and the Comp Plan will accomplish that.

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.)

Council Member Aderhold noted Resolution 23-114 and disclosed she is on the board of the Kachemak Heritage Land Trust. She confirmed that neither she nor her family receive any financial benefit related to this action. Mayor Castner ruled Council Member Aderhold does not have a conflict of interest and there was no objection from Council.

- a. Homer City Council Unapproved Regular Meeting Minutes of October 9, 2023. City Clerk. Recommend adoption.
- b. Memorandum CC-23-237 from Mayor Re: Re-appointment of Ingrid Harrald to the Parks Art Recreation and Culture Advisory Commission and Appointment of Beatrix McDonough as Student Representative to the Library Advisory Board. Recommend approval.
- c. Ordinance 23-53, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Accepting \$66,650 from the State of Alaska Department of Corrections for Reimbursement for the Purchase of the Jail Van. City Manager/Police Chief. Recommended dates Introduction October 23, 2023 Public Hearing and Second Reading November 13, 2023.

Memorandum CC-23-238 from Police Chief as backup.

- d. Ordinance 23-54, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Appropriating \$15,000 from the Port Reserves Fund for Repair of the Deep Water Dock Sink Hole. City Manager/Port Director. Recommended dates Introduction October 23, 2023, Public Hearing and Second Reading November 13, 2023.

Memorandum CC-23-239 from Port Director as backup.

- e. Resolution 23-111, A Resolution of the City Council of Homer, Alaska Approving the Updated City of Homer Americans with Disabilities Act (ADA) ADA Transition Plan for City Facilities. Aderhold. Recommend adoption.

Memorandum CC-23-240 from Deputy City Clerk/ADA Coordinator as backup.

- f. Resolution 23-112, A Resolution of the City Council of Homer, Alaska Approving the City of Homer Americans with Disabilities Act (ADA) Transition Plan for Parks, Play Areas, and Campgrounds and will be included as a Chapter of the City of Homer ADA Transition Plan for City Facilities, Services and Programs. Aderhold. Recommend adoption.

Memorandum CC-23-241 from Deputy City Clerk/ADA Coordinator as backup.

- g. Resolution 23-113, A Resolution of the City Council of Homer, Alaska Approving a Task Order to Coble Geophysical Services, LLC in the Not to Exceed Amount of \$53,000 to Design Storm

Water Works for the Kachemak Green Infrastructure Storm Water Management Project, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-23-242 from Public Works Director as backup.

- h. Resolution 23-114, A Resolution of the City Council of Homer, Alaska Approving a Contract with Kachemak Heritage Land Trust in the not to exceed Amount of \$30,000 to Assist with Acquisition of Properties for the Kachemak Sponge Green Infrastructure Storm Water Management Project and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-23-243 from Public Works Director as backup.

- i. Resolution 23-115, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Apply to the Environmental Protection Agency for a Multipurpose Brownfield Grant in Support of Revitalization of the Homer Education and Recreation Complex (HERC) Site. City Manager. Recommend adoption.

Memorandum CC-23-244 from Economic Development Manager as backup.

- j. Resolution 23-116, A Resolution of the City Council of Homer, Alaska Approving a Lobbyist Contract with J&H Consulting, LLC of Juneau, Alaska for a Term of One Year Commencing December 15, 2023 and Ending December 15, 2024 in the Amount of \$42,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum CC-23-245 from Special Projects & Communications Coordinator as backup.

- k. Resolution 23-117, A Resolution of the City Council of Homer, Alaska Approving an Amendment to the Copper River Seafoods Lease for a Portion of Lot 13B, City of Homer Port Industrial Subdivision No. 2 According to the Plat No. 80-92, KPB Parcel 18103425. City Manager. Recommend adoption.

Memorandum CC-23-246 from Port Lease Manager as backup.

- l. Resolution 23-118, A Resolution of the City Council of Homer, Alaska Directing City Administration to Investigate Potential Locations and Related Costs for a Future City of Homer Multi Use Community Recreation Center for Council Review. Aderhold/Erickson. Recommend adoption.

Memorandum CC-23-247 from Recreation Manager as backup.

City Clerk Jacobsen read the consent agenda.

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

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

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

a. Worksession Report

City Manager Dumouchel reported there was a discussion about financial reporting, focused on templates and types of information Council would like to see.

b. Committee of the Whole Report

Council Member Aderhold reported Council briefly discussed Resolutions 23-114 and her involvement with the Kachemak Heritage Land Trust and 23-117 Copper River Lease amendment requesting that minutes be provided. The Council then had discussion with staff regarding the Homer Harbor Expansion Funding, and heard public comment.

c. Mayor's Report

Mayor Castner reported since their last meeting he attended two Port and Harbor Advisory Commission meetings where they drilled into the Harbor Expansion Funding. He's had side conversations with others regarding his demeanor and position on it. He's learned a lot and there are a lot of unanswered questions that will help shape where this will go.

d. Borough Report

e. Economic Development Advisory Commission

Economic Development Advisory Commissioner Gordon Pitzman reported at their last meeting the Commission heard a presentation on the HART Fund policy manual review and other reports and updates. They continue to discuss the housing issue, work on their 2024 strategic plan, and made recommendations to their 2024 meeting schedule. He said they look forward to participating in the Comprehensive Plan update and announced there is an opening on the Commission.

f. Port and Harbor Advisory Commission

g. ADA Advisory Board

Council Member Aderhold reported at their last meeting the Board had their annual training. They discussed Ramp 7 access at the harbor, and concerns about the Svedlund sidewalk design being

geared toward what's easier for utilities than accessibility for people. They also approved their meeting schedule with a time change to 4:00 p.m. She added they have an open seat on the Board.

h. Library Advisory Board

A written report was provided in the supplemental packet.

i. Parks Art Recreation and Culture Advisory Commission

Parks Art Recreation and Culture Advisory Commissioner Ingrid Harrald recognized Deb Lowney who has stepped down from the Commission. At their last meeting they had the Svedlund plan that just came out and reviewed the Karen Hornaday Assessment from Corvus Design. They had a presentation on the 10 year plan moving toward a Parks Department. They discussed Ordinance 23-49 and what the transition would look like for recreation. The Commission had a park walk through at Mariner Park where Deputy Harbormaster Glidden addressed how the camping was managed and the usefulness of the transition of camping management to the Harbor.

j. Prince William Sound Regional Citizens Advisory Council

i. Prince William Sound Regional Citizens Advisory Council written report

Robert Archibald, Homer's representative to the Prince William Sound Regional Citizens Advisory Council provided a brief overview of the materials he provided in the Council's packet.

PUBLIC HEARING(S)

- a. Ordinance 23-52, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Appropriating an Additional \$7,000 from the Port Fleet Reserves Fund to Purchase a Plow Truck. City Manager/Port Director. Recommended dates Introduction October 9, 2023, Public Hearing and Second Reading October 23, 2023.

Memorandum CC-23-230 from Port Director as backup.

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

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 23-52 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- b. Ordinance 23-21(S)(A), An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Section 22.010.050 to Specify that Preliminary Plats Approved by the City Shall

Include all Development Commitments Made to the City. Davis/Erickson. Introduction April 10, 2023 and Refer to Planning Commission, Public Hearing August 28, 2023, Public Hearing and Second Reading October 23, 2023.

Memorandum CC-23-249 from City Planner as backup.

Memorandum CC-23-217 from City Planner as backup.

Mayor Castner opened the public hearing. There were no comments and the hearing was closed. Mayor Castner announced there is motion on the floor for the adoption of Ordinance 23-21(S)(A) that has been postponed from June 26th and opened the floor for discussion.

Council Member Erickson noted she will bring forward a memorandum expressing intent to work with staff and the Commission on the recommendations in Table 1 for amendments to Title 11 and 22.

Council Members Aderhold and Lord expressed their appreciation for the work done on this ordinance and shared they will not support it because they believe the recommendations outlined from the Planning Commission outlined in Table 1 is their preferred avenue to proceed.

Council Members Davis and Erickson expressed their support for the ordinance because they feel that it accomplishes a goal for subdivision development, and they can still address the Planning Commission recommendations after this ordinance is adopted.

VOTE: YES: DAVIS, ERICKSON

NO: HANSEN, LORD, VENUTI, ADERHOLD

Motion failed.

ORDINANCE(S)

CITY MANAGER'S REPORT

a. City Manager's Report

City Manager Dumouchel noted his report in the packet and highlighted work being done for the 40th anniversary of our Sister City relationship with Teshio, Japan, progress on an ordinance regarding short term rentals, and trail map updates. He advised that the November 13th work session topic of the wage scale is being postponed and there will be an executive session regarding IT matters in its place. Mr. Dumouchel also addressed the incident report regarding the Homer Volunteer Fire Departments response to a boat fire at the harbor. There was a separate incident with a fire at the solid waste facility and during that response, multiple call outs occurred during and after. He emphasized the level of response and departmental effort, and invited anyone interested in volunteering to contact the Fire Department for more information.

There was brief discussion about better informing Boards and Commission on city matters that relate to them.

Regarding the Homer Harbor Expansion funding, City Manager Dumouchel expressed his intent to have legislation on the next agenda.

PENDING BUSINESS

NEW BUSINESS

- a. Memorandum CC-23-250 from City Clerk re: Selection of Mayor Pro Tem for 2023/2024.

VENUTI/DAVIS MOVED TO APPOINT COUNCIL MEMBER LORD AS MAYOR PRO TEM.

There were no other nominations made, and no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- b. Memorandum CC-23-251 from Mayor re: Proposal for 2023/2024 Work Plan.

Mayor Castner reviewed his memorandum regarding a 2023 and 2024 work plan and timeline, and suggested projects for Council champions. His intent is a systematic way to get matters before Council at meetings to keep them apprised of the projects, and keep them involved with staff and commissions/boards as the year progresses.

There was discussion regarding process, staff availability, and topics to be considered.

City Council agreed by consensus on the following topics and champions-

- Harbor Expansion – Lord and Hansen
- Financial Plan – Lord and Davis
- Recreation – Aderhold and Erickson
- Business Licensing – Mayor and Venuti
- Green Infrastructure – Aderhold and Venuti
- Lands Policy – Mayor and Davis

RESOLUTIONS

- a. Resolution 23-119, A Resolution of the City Council of Homer, Alaska Awarding a Contract to Agnew::Beck Consulting of Anchorage, Alaska for an Amount not to Exceed \$650,000 for the Purpose of Developing a New Comprehensive Plan and Complete Update of the Title 21

Zoning and Planning Code and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager.

Memorandum CC-23-248 from City Planner as backup.

ADERHOLD/LORD MOVED TO ADOPT RESOLUTION 23-119 BY READING OF TITLE ONLY.

Council Member Aderhold commented in support of the resolution, it's becoming more evident that we need to work on a Comprehensive Plan. It's coming up in discussion at public meetings, most recently at the recent Guiding Growth discussion. She shared regarding a recent meeting she attended with the Alaska Ocean Observing System where they discussed community growth in Mat-Su and Homer and the need to address the changing demographics. Ms. Aderhold also noted it's been Council's intent for over a year now to address this, and the City has put out a request for qualifications (RFQ) and request for proposals (RFP) that firms responded to at their own expense under faith that the City intended to do this, and it would be disingenuous of them to not award the contract.

Council Member Lord commented in support of the resolution, sharing about attendance at MAPP meetings where people are excited about changes in our community and guiding growth. She feels the community well poised for engaging in this conversation. She's enthusiastic about it and thinks the contract will serve the community as a whole in working through this.

Council Member Davis also commented in support and shared his excitement for similar reasons, and also looks forward to the zoning code update. He appreciates that they budgeted for it because that was a sticking point last time.

Council Member Erickson expressed her understanding of the Planning Commissions frustration at not being included, as well as some at the Council table. She's not supportive because she feels the process went wrong, and the Planning Commission feels they haven't been heard.

Council Member Venuti commented she will be voting in favor because she recognizes the changes in demographics in our community, but agrees the Planning Commission should have been better informed. She doesn't think they are against it, but feel they should have been involved.

Council Member Aderhold agreed that the Planning Commission should have been better informed and encouraged focusing on doing better going forward. It's her understanding that the Commission has now seen the RFQ and RFP.

City Planner Foster confirmed that materials in the packet for Resolution 23-119 were provided as informational items to the Commission in early September. Going back to fall of 2022, there was a presentation that he gave to Council on this project and he also gave the presentation to the Planning Commission, Economic Development Advisory Commission, and the Port and Harbor Advisory Commission. He added to date, while there has been communication with the Commission about this

project, their role isn't in these preliminary steps but they'll have a strong role in the Comprehensive Plan and code rewrite if this goes forward with award of contract.

Council Member Lord noted action Council took with the Harbor Expansion Project where they adopted a resolution outlining their expectations of communication and engagement with the community and the Port and Harbor Advisory Commission. In this instance those things are somewhat lined out in the contract, but it's something to be aware of going forward with Council initiated projects.

Mayor Castner agreed the Comprehensive Plan is long in the tooth in some elements, but not all, and there are things left over that could be finished, but he doesn't want to wait three years to pick up Title 21, there are things that probably need to be done sooner. He hopes they'll be able to add tasks along the way.

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

Motion carried.

- b. Resolution 23-120, A Resolution of the City Council of Homer, Alaska Providing Detail and Direction for Working with Staff to Update Financial Reporting to the Council and Develop a Financial Plan for the City. Lord/Erickson/Mayor.

LORD/ERICKSON MOVED TO ADOPT RESOLUTION 23-120 BY READING OF TITLE ONLY.

Council Member Lord noted the memorandum in their last packet and their work session tonight on reporting financial information, so she feels they've had good discussion and is open to any comments or questions.

Council Member Aderhold said she likes the list in the resolve clause and the idea of using the utility fund as an example to complete financial policies for the general fund and enterprise fund.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

COMMENTS OF THE AUDIENCE

Robert Archibald, city resident, commented regarding Council champions related to recreation and that there three parts to it, community recreation, parks, and the recreational center. Don't forget the parks. He shared regarding the PWSRCAC meeting and using a bicycle wheel and the spokes as an analogy that we are a spoke to the wheel, as other partners are and as spokes decay the wheel becomes unbalanced. He noted being confused at the last PARCAC meeting regarding the tables and

graphs in the 10 year plan work done in relation to Resolution 23-047(S). It's unclear where costs are allocated and where Public Works fits in. He hopes they can have the discussion again.

Wayne Aderhold, city resident, commented about the recent passing of Vic Fisher at 99 years old.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen announced openings on Parks Art Recreation and Culture Advisory Commission, ADA Advisory Board, and Economic Development Advisory Commission, and Student Representative on the Port and Harbor Advisory Commission.

COMMENTS OF THE CITY MANAGER

City Manager Dumouchel thanked Council for all the effort in tonight's meetings. He asked for a minute to work through integrating Council champions and then will be reaching out to Council Members.

COMMENTS OF THE MAYOR

Mayor Castner commented regarding the work in maintaining the Sister City relationship with Teshio, Japan and he's excited to celebrate the 40th anniversary next year. He noted Pam Brody's comments at Committee of the Whole about the Harbor Expansion Project and the difference between general have faith in the process, and here's the detailed information regarding the work that needs to be done. He's open to having a resolution at the next meeting.

COMMENTS OF THE CITY COUNCIL

Council Member Hansen had no comments.

Council Member Erickson shared about local agencies doing exciting things related to substance abuse this weekend. It was encouraging to hear about transformed lives that have gone through the men's center as Set Free. It's cool to know Homer is a place of healing for people, and what the agencies are able to provide for the community.

Council Member Davis commented regarding upcoming Halloween events at the Chamber of Commerce.

Council Member Aderhold reported on Conversations with a Council Member at the Library on the 14th. Four people attended and they had great conversation about the proposal to re-organize various City departments, one of the points being the value of having recreation be part of a group that can support services during a time of big change. They also talked about the status of the HERC and

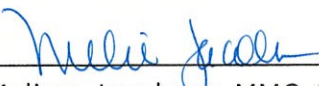
moving forward with a new location, the Finance Department, and a conversation that resonated and reminded that Council sets the tone for the community. When we lash out or aren't measured in our statements at the table or out in town, the community follows and we need to think about that. She also reminded them of Resolution 21-013 hanging in the Council Chambers that says the City of Homer shall promote civility by listening respectfully to people have different views, avoiding language or actions that are insulting or derogatory to others, and supporting efforts to work together. She commented outgoing Assembly Member Lane Chesley was asked to give the invocation at his last meeting and shared why he values the invocation as a moment to pause, let go of the rest of the day and come with a full heart and mind into the work of the Assembly. She recognized Vic Fisher, the last surviving member of the Constitutional Convention, who passed away. She share one of his bid contribution to the State Constitution was local control, and ensuring municipalities have the maximum amount of local control.

Council Member Venuti shared of her experience in meeting Vic Fischer and encouraged reading his book that's available at the library. She appreciates of how he encouraged citizens to be involved at any level. She recognized Council Member Erickson and her family for being recognized by Set Free for their support and care of their residents. She heard the sirens from the fire station in their recent flurry of calls and appreciates all the work they do. She wished everyone a safe Halloween and mentioned that Story Real Estate collects candy donations and distributes it to the Bayview and Mountain View areas.

Council Member Lord recommended going and seeing the kids out trick or treating. She shared appreciation and remembrance for Vic Fischer, and for the Homer Volunteer Fire Department staff and volunteers. She thanked Deb Lowney for service on PARCAC. She attended the Cook Inlet Harbor Safety Meeting and shared information about the harbor safety plan they are working on. One of their verbal commitments is to get people more aware of it and make sure mariners who may not be piloted or otherwise engaged, know that it exists at www.cookinletharborsafetycommittee.org

ADJOURNMENT

There being no further business to come before the Council Mayor Castner adjourned the meeting at 8:23 p.m. The next Regular Meeting is Monday, November 13, 2023 at 6:00 p.m., Work Session at 4:00 p.m. and 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.



Melissa Jacobsen, MMC, City Clerk

Approved: November 13, 2023