

Session 23-18 a Regular Meeting of the City Council of Homer, Alaska was called to order on September 11, 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, VENUTI

EXCUSED: COUNCIL MEMBER LORD (excused)

STAFF: CITY MANAGER DUMOUCHEL
CITY CLERK JACOBSEN
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: **ANNOUNCEMENTS / PRESENTATIONS / REPORTS** Planning Commission written report; **ORDINANCES** Ordinance 23-50, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Operating Budget by Appropriating \$10,000 from the General Fund Unassigned Fund Balance to Fund Part of the Homer Small Business Advisor Position for the Alaska Small Business Development Center. Venuti/Erickson. Financial Supplement as backup and written public comment.

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

Robert Green, Business Advisor with the Alaska Small Business Development Center (SBDC), commented in support of Ordinance 23-50 for partial funding of the Homer Business Advisor position and provided statistics of the SBDC in his time in as the advisor.

Brad Anderson, Homer Chamber of Commerce Executive Director, shared the Chamber's position in supporting Ordinance 23-50 and the Alaska SBDC Homer Business Advisor position.

Heath Smith, city resident, commented in support of Ordinance 23-50 because of the important roll the Homer Business Advisor plays in supporting small business development in the community.

Toni Ross commented in support of Ordinance 23-50. She shared her experience working with the SBDC Homer Business Advisor and the benefits of having a point of contact for assistance to a small business owner.

Scott McEwen commented in support of Ordinance 23-50. He explained how the guidance of the Homer Advisor helped is small business succeed.

Cliff Cochran, Alaska SBDC Kenai Peninsula Center Director, commented in support of Ordinance 23-50. He addressed the significance of the SBDC services to the small businesses on the Kenai Peninsula and the reduction in service to the small businesses in Homer if the position isn't funded.

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 August 28, 2023. City Clerk. Recommend adoption.
- b. Memorandum CC-23-200 from City Clerk re: Liquor License Designation Permit for The Alibi. Recommend approval.
- c. Memorandum CC-23-201 from City Clerk re: Retail Marijuana Store License Renewal for Uncle Herbs. Recommend approval.
- d. Resolution 23-089, A Resolution of the City Council of Homer, Alaska Approving a Task Order for Geovera, LLC in the Amount of \$25,000 for Survey and Platting Services Related to 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-23-202 from Public Works Director as backup.

- e. Resolution 23-090, A Resolution of the City Council of Homer, Alaska Approving a Task Order with Kinney Engineering, LLC in the Amount of \$60,000 for the Design of Svedlund Avenue Sidewalk from Pioneer Avenue to Fairview Avenue. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-23-203 from Public Works Director as backup.

- f. Resolution 23-091, A Resolution of the City Council of Homer, Alaska Approving a Task Order to Bishop Engineering in the Amount of \$23,000 for Wetland Delineation Services Related to 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-23-204 from Public Works Director as backup.

- g. Resolution 23-092, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Apply for an Alaska Department of Environmental Conservation (ADEC) FY24 State Revolving Loan Fund Loan for the A-Frame Water Transmission Line Project. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-23-205 from Public Works Director as backup.

City Clerk Jacobsen read the consent agenda and recommendations.

ADERHOLD/VENUTI MOVED TO ADOPT THE RECOMMENDATIONS OF 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 that HDR and the US Army Corps of Engineers (USACE) provided an update to Council on the progress of the Homer Harbor Expansion General Investigation. They addressed expected cost increases to complete the project and a potential funding delay at the federal level.

b. Committee of the Whole Report

Council Member Aderhold reported Council discussed Ordinance 23-50 and the status of the unassigned fund balance, the Tasmania Court Special Assessment District Final Assessment Rolls, and Resolutions 23-092, 094, and 095 related to applying for ADEC State Revolving Loan Funds for the A-Frame Water Transmission Line Project and the Water and Waste Water Master Plan Updates.

c. Mayor's Report

Mayor Castner is looking forward to Kenai Peninsula Borough Planning Director Robert Ruffner engaging in the Planning Commission's work on recommendations for Ordinance 2321(S)(A) related to subdivisions. He reported he's looking forward to getting a budgetary request to start work on the

water and sewer lines to Jack Gist Park for restrooms, and the City's requirement for insurance on vessels in the harbor before renewing moorage agreements for vessel owners.

- d. Borough Report
- e. Planning Commission

A written report in the supplemental packet.

- f. Americans with Disabilities Act Advisory Board

Council Member Aderhold reported the Board had a special meeting to review the Parks Transition Plan and they plan to have it to Council soon for approval.

PUBLIC HEARING(S)

- a. Tasmania Water and Sewer Special Assessment District Final Assessment Roll

Memorandum CC-23-210 & 211 from Public Works Director as backup
Memorandum CC-23-212 & 213 from City Clerk as backup

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

ADERHOLD/VENUTI MOVED FOR A SECOND PUBLIC HEARING ON SEPTEMBER 25TH.

This was requested by the City Clerk to address a missing page in the original public hearing notice information packet that was mailed to property owners.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

- a. Ordinance 23-50, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Operating Budget by Appropriating \$10,000 from the General Fund Unassigned Fund Balance to Fund Part of the Homer Small Business Advisor Position for the Alaska Small Business Development Center. Venuti/Erickson. Recommended dates Introduction September 11, 2023 Public Hearing and Second Reading September 25, 2023.

Memorandum CC-23-206 from Economic Manager as backup.

VENUTI/ERICKSON MOVED TO INTRODUCE ORDINANCE 23-50 BY READING OF TITLE ONLY.

Council Member Venuti thanked everyone who provided input regarding this ordinance. It's an investment into our community, meets the needs of small businesses in our community, and is a free local resource.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

CITY MANAGER'S REPORT

a. City Manager's Report

City Manager Dumouchel highlighted items in his report in the packet regarding a decrease in sales tax for the last quarter and increases in online sales tax and property tax, a draft short term rental ordinance that's in the works, upcoming public meetings regarding Bayveiw and Hornaday Parks, and meeting with partners in Seldovia.

In response to comments and questions from Council Members he noted their regular quarterly reports provide information on percentage of spending in the budget, and a resolution is expected to come to Council soon to award a contract for the Comprehensive Plan and Title 21 re-writes.

At the request of Council for information regard assessment of drainages in the area, Public Works Director Keiser commented. She explained what the City has been doing over the last few years to get a better understanding of the drainages that exist in the watershed areas inside and outside the City that affect the City for the new Stormwater Design Criteria that's being developed. There is also a development team that looks at all zoning permit applications and make recommendations to address risk potential for the subject property and properties downstream.

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- a. Resolution 23-093, A Resolution of the City Council of Homer, Alaska Adopting the 2024-2029 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2025. Mayor and City Council.

Memorandum CC-23-207 from Special Projects & Communications Coordinator as backup.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 23-093 BY READING OF TITLE ONLY.

ADERHOLD/DAVIS MOVED TO REMOVE the Fairview Avenue Extension-Main Street to West Hill Road from the Long Range Projects section.

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ADERHOLD/DAVIS MOVED TO INCLUDE THE HOMER WASTE WATER TREATMENT PLANT IMPROVEMENTS TO THE MIDRANGE SECTION.

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ADERHOLD/VENUTI MOVED TO ADD THE ENGINEERING STUDY FOR THE HOMER PUBLIC LIBRARY REMODEL TO THE MIDRANGE SECTION.

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ADERHOLD/VENUTI MOVED TO ADD THE HOMER PUBLIC LIBRARY SIDING REPLACEMENT TO THE MIDRANGE SECTION.

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ADERHOLD/VENUTI MOVED TO ADD THE HOMER PUBLIC LIBRARY SLIDING SECURITY GATE TO THE MIDRANGE SECTION.

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ADERHOLD/DAVIS MOVED TO ADD THE ADA LIFT SYSTEM AT RAMP 7 TO THE MIDRANGE SECTION.

There were comments that the Port and Harbor Advisory Commission and Port Director recommend holding off on adding this project to the CIP until a system better designed for this service is identified and a fuller scope developed according to technical specifications.

VOTE (amendment): NO: ADERHOLD, VENUTI, ERICKSON, DAVIS, HANSEN

Motion failed.

ADERHOLD/DAVIS MOVED TO ADD REGRADE AND REPAVE HOMER PUBLIC LIBRARY PARKING LOT TO THE MIDRANGE SECTION.

There were comments that Public Works staff recommend holding off on adding this project to the CIP until next year. This will give time to assess effectiveness of mitigation measures already taken, and that the parking lot issue is included in the ADA Transition Plan for City Facilities.

VOTE (amendment): NO: VENUTI, HANSEN, ERICKSON, ADERHOLD, DAVIS

Motion failed.

ADERHOLD/VENUTI MOVED TO INCLUDE THE ROGERS LOOP TRAILHEAD STORAGE SHED IN THE OTHER ORGANIZATION AND STATE PROJECT SECTION.

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

ADERHOLD/VENUTI MOVED TO ADD THE DIAMOND CREEK RECREATION AREA TRAILS IN THE OTHER ORGANIZATION AND STATE PROJECT SECTION.

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

ADERHOLD/VENUTI MOVED TO ADD TRAFFIC CONTROL AT THE CORNER OF STERLING HIGHWAY AND SOUNDVIEW AVENUE IN THE OTHER ORGANIZATION AND STATE PROJECT SECTION.

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

ADERHOLD/VENUTI MOVED TO INCLUDE THE HERC HAZARDOUS MATERIAL CLEANUP AND REVITALIZATION PLAN TO THE MIDRANGE SECTION.

There were comments expressing concern at the cost of this project and the need to have it in the CIP to support possible grant opportunities in the future.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ADERHOLD/VENUTI MOVED TO ADD ROGER'S LOOP TRAILHEAD PARKING LOT TO THE MIDRANGE SECTION.

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ADERHOLD/DAVIS MOVED TO ADD THE DRAINAGE MANAGEMENT PLAN TO THE MIDRANGE SECTION.

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ADERHOLD/DAVIS MOVED TO ESTABLISH AND APPROVE THE CITY COUNCIL'S PRIORITIZED LIST OF EIGHT LEGISLATIVE PRIORITY PROJECTS.

Council Member Aderhold read the list included in Resolution 23-093:

1. Homer Harbor Expansion
2. Multi-Use Community Center
3. Slope Stability & Erosion Mitigation Program
4. Homer Harbor Critical Float System Replacement: Float Systems 4 & 1
5. Karen Hornaday Park Public Restroom
6. A-Frame Water Transmission Line Replacement
7. Homer Spit Erosion Mitigation
8. New Public Works Facility

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VOTE (main motion): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- b. Resolution 23-094, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Apply for an Alaska Department of Environmental Conservation (ADEC) FY24 State Revolving Loan Fund Loan for the Water Master Plan Update. City Manager/Public Works Director.

Memorandum CC-23-208 from Public Works Director as backup.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 23-094 BY READING OF TITLE ONLY.

At the request of Council Public Works Director Keiser explained the need for updating the City's Water Master Plan and Waste Water Master Plan and that the State has identified the projects for a principal forgiveness subsidy.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- c. Resolution 23-095, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Apply for an Alaska Department of Environmental Conservation (ADEC) FY24 State Revolving Loan Fund Loan for the Waste Water Master Plan Update. City Manager/Public Works Director.

Memorandum CC-23-209 from Public Works Director as backup.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 23-095 BY READING OF TITLE ONLY.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

COMMENTS OF THE AUDIENCE

Heath Smith, city resident, commented regarding the natural gas free main allowance and that it should be refunded to the participants in the natural gas district.

Robert Archibald, city resident, shared his appreciation for the bathroom projects in the CIP and reminded Council that the Prince William Sound Regional Citizens Advisory Council meetings coming up in Homer.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen advised of openings on boards and commissions and absentee voting information.

COMMENTS OF THE CITY MANAGER

City Manager Dumouchel reminded listeners that there is a Transportation Plan Public Meeting on September 26, the plan is on the website and encouraged public comments.

COMMENTS OF THE MAYOR

Mayor Castner thanked the Board and Commission Members for their work on the City's CIP.

COMMENTS OF THE CITY COUNCIL

Council Member Venuti commented regarding upcoming candidate forums for City Council and Borough elections. She appreciated the comments from Pat Case at an earlier meeting regarding audible traffic signals, they will be beneficial to citizens crossing at intersections. She thanked everyone for their comments on Ordinance 23-50.

Council Member Aderhold advised that she will be absent at the next meeting.

Council Member Erickson thanked everyone who showed up to work this summer.

Council Members Hansen and Davis had no comments.

ADJOURN

There being no further business to come before the Council Mayor Castner adjourned the meeting at 7:15 p.m. The next Regular Meeting is Monday, September 25, 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 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: September 25, 2023