

Session 24-03 a Regular Meeting of the City Council of Homer, Alaska was called to order on February 12, 2024 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

STAFF: CITY MANAGER DUMOUCHEL
CITY CLERK JACOBSEN
LIBRARY DIRECTOR BERRY
FINANCE DIRECTOR FISCHER
PORT DIRECTOR HAWKINS
CHIEF TECHNOLOGY OFFICER JIRSA
PUBLIC WORKS DIRECTOR KORT
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 item - City Council Work Session Schedule as an attachment to the City Manager's 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

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 January 22, 2024. City Clerk. Recommend adoption.

- b. Memorandum CC-24-037 from Mayor Castner re: Re-appointment of Crisi Matthews to the Port and Harbor Advisory Commission. Recommend approval.
- c. Memorandum CC-24-038 from Deputy City Clerk re: Marijuana License Transfers for Cosmic SeaWeed and Cosmic Cannabis Company. Recommend approval.
- d. Ordinance 24-12, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Appropriating \$30,000 from the Port Reserves fund for the Purpose of Issuing a Task Order to HDR Engineering in an Amount not to Exceed \$30,000 for Professional and Technical Assistance with Submission of an FY2024 Port Infrastructure Development Program Grant Application to Replace Float Systems 4 and 1 in the Small Boat Harbor. City Manager/Port Director. Recommended dates Introduction February 12, 2024 Public Hearing and Second Reading February 26, 2024.

Memorandum CC-24-039 from Port Director and Special Projects Coordinator as backup.

- e. Ordinance 24-13, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Appropriating \$7,350 from the Port Reserves fund for the Purpose of Issuing a Task Order to Alaska Harbors Consulting, LLC. in an Amount not to Exceed \$7,350 for Design and Cost Estimating Services in Support of the City's FY2024 Port Infrastructure Development Program Grant Application to Replace Float Systems 4 and 1 in the Small Boat Harbor. City Manager/Port Director. Recommended dates Introduction February 12, 2024 Public Hearing and Second Reading February 26, 2024.

Memorandum CC-24-040 from Port Director and Special Projects Coordinator as backup.

- f. Ordinance 24-14, An Ordinance of the City Council of Homer, Alaska Appropriating an Additional \$16,156 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for a Bi-Directional Amplifier System for Homer Police Department and Microwave Links for Homer's Repeaters. City Manager. Recommended dates Introduction February 12, 2024 Public Hearing and Second Reading February 26, 2024.
- g. Ordinance 24-15, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Accepting and Appropriating an FY22 State and Local Cybersecurity Grant (SLCGP) Award in the Amount of \$50,000 from the Alaska Division of Homeland Security and Emergency Management for the Completion of a Cybersecurity Risk Assessment. City Manager/Chief Technology Officer. Recommended dates Introduction February 12, 2024 Public Hearing and Second Reading February 26, 2024.

Memorandum CC-24-041 from Chief Technology Officer as backup.

- h. Resolution 24-016, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Apply to the State of Alaska Department of Environmental Conservation

Brownfields Program in Support of the Revitalization of the HERC Site. City Manager. Recommend adoption.

Memorandum CC-24-042 from Economic Development Manager as backup.

- i. Resolution 24-017, A Resolution of the City Council of Homer, Alaska Opposing and Providing Comments on Alaska State House Bill 250, Titled "An Act Relating to Municipal and School Board Elections; Declaring Election Day a Holiday; Relating to Terms of Office for Municipal Mayor, Municipal Governing Bodies, Elected Utility Boards, and School Boards; and Providing for an Effective Date. Aderhold. Recommend adoption.
- j. Resolution 24-018, A Resolution of the City Council of Homer, Alaska Expressing Support for the Realizing Equitable Accessible Connectivity in Homer (REACH) Project and Endorsing the City's Application to the FY24 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) for REACH Planning and Design Funds. City Manager. Recommend adoption.

Memorandum CC-24-043 from Special Projects Coordinator as backup.

- k. Resolution 24-019, A Resolution of the City Council of Homer, Alaska Summarizing the Joint Work Session with the Parks Art Recreation and Culture Advisory Commission and Stating Action Items for the Council and Commission. Aderhold/Erickson. Recommend adoption.

Memorandum CC-24-027 from Council Members as backup.

- l. Resolution 24-020, A Resolution of the City Council of Homer, Alaska Awarding the Contract for the Homer Public Library Office Task Chairs to the Firm of Arctic Office Products of Anchorage, Alaska in the Amount of \$19,883.75 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Library Director. Recommend adoption.

Memorandum CC-24-044 from Library Director as backup.

- m. Resolution 24-021, A Resolution of the City Council of Homer, Alaska Awarding the Contract for the Homer Public Library Lounge Chairs to the Firm of ODP Business Solutions of Anchorage, Alaska in the Amount of \$23,048.25 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Library Director. Recommend adoption.

Memorandum CC-24-045 from Library Director as backup.

- n. Resolution 24-023, A Resolution of the City Council of Homer, Alaska Approving a Request to Sublease from Eagle Eye Charters LLC to Permit a Commercial Sublease on the Lease Property Tract 1-C, The Fishing Hole Subdivision No. 2. City Manager. Recommend adoption.

Memorandum CC-24-047 from Port Director as backup.

- o. Resolution 24-024, A Resolution of the City Council of Homer, Alaska Providing Direction to the Port & Harbor Advisory Commission and Parks, Art, Recreation, and Culture Advisory Commission Regarding Annual Review of the Land Allocation Plan. City Manager/Economic Development Manager. Recommend adoption.

Memorandum CC-24-048 from Economic Development Manager as backup.

City Clerk Jacobsen read the consent agenda with its recommendations.

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

Mayor Castner gave a brief explanation of how he determines items that are included on the consent agenda and reminded the public they can comment on consent agenda items under Public Comments at the beginning of the meeting.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

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

- a. Worksession Report

There was no Council work session.

- b. Committee of the Whole Report

Council Member Aderhold reported the Council addressed a minor typo in Resolution 24-019 that the Clerk will correct. They discussed Resolution 24-022 and House Bill 3, and preliminary work on the Land Allocation Plan. Economic Development Manager Engebretsen presented on a property the city purchased in the Bridge Creek Watershed, Jack Gist Park and associated parking issues, the spit property where city camping, Pier 1 Theater, and the haul out facility are competing uses, and the parcel that was purchased for a future Public Works complex. They also heard public comment, which is always appreciated.

- c. Mayor's Report

Mayor Castner reported there's a lot going on in the City right now. A large number of the Commissions have been attending Council meetings, and he appreciate the work they've been doing. He's looking forward to attending the Boat Show in Anchorage with the members of the Marine Trades and Harbor personnel. It's the first time he'll be attending.

- d. Borough Report

e. Port and Harbor Advisory Commission

Commissioner Bruce Friend thanked Council for appropriating the funds to continue the harbor general investigation. The Commission is looking forward to considering and making recommendations on competing uses in the area of the haul-out. There are a lot of big boats using the haul-out and the Commission has been discussing it. They're working on a memorandum of understanding with the City on the campground management, and a suggested code update related to leasing. He noted movie Cruise Boom that will be playing at the theater, and that they're looking forward to the community being involved in seeing how Sitka has been impacted. The Commission supports Ordinance 24-09 and the amendments to the Port and Harbor Tariff, and they've been having ongoing conversations with staff and DOT regarding collection of right of way monies and drainage improvements to increase parking. They're also talking about the traffic load in the area near the proposed new hotel. The Commission supports the PIP application for float repair grant, and the sublease for Bob's Trophy Charters. They'll review Resolution 24-024 at their February meeting.

f. Americans with Disabilities Act Compliance Committee

Council Member Aderhold reported the Board discussed the ongoing work on the Trails Transition Plan and hope to see the final draft at their next meeting. They discussed the joint work session with Council that was scheduled in March, but several members are unavailable, so they're looking forward to meeting with Council at a later date. They reviewed and had good discussion on the Bayview Park Plan and heard public comments regarding the need for clearing snow on the Fairview trail. She shared that she announced her resignation from the ADA Board Council Member seat and encouraged interested members submit an application.

g. Council Champion Report – Homer Harbor Expansion General Investigation Report
Lord/Hansen

i. Memorandum CC-24-050 Re: Champion Report Homer Harbor Expansion General
Investigation

Council Member Hansen provided a brief overview of the report in the packet.

PUBLIC HEARING(S)

- a. Ordinance 24-07, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Accepting and Appropriating an Alaska Department of Environmental Conservation Clean Water Fund Loan in the Amount of \$228,704.19 for the Tasmania Court Sewer Improvement Project. City Manager/Finance Director. Recommended dates Introduction January 22, 2024 Public Hearing and Second Reading February 12, 2024.

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

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 24-07 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 24-08, An Ordinance of the City Council of Homer, Alaska Amending the FY24/25 Operating Budget to Provide for Necessary Adjustments Connected to the Creation of an Exempt Wage Scale. City Manager. Recommended dates Introduction January 22, 2024 Public Hearing and Second Reading February 12, 2024.

Memorandum CC-24-029 from Personnel Director as backup.

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

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 24-08 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Council Member Aderhold expressed her support for the ordinance and appreciation for the work the Personnel Director did in bringing this to us.

Mayor Castner shared his appreciation for the thoughtfulness that went into the discussion leading up to this ordinance.

Council Member Venuti appreciates the clear communication about what funds are affected by this change. She thinks it addresses the disparity and also appreciates the discussions they've had regarding this.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 24-09, An Ordinance of the City Council of Homer, Alaska Adopting the Revised Port and Harbor Tariff No. 1. City Manager/Port Director. Recommended dates Introduction January 22, 2024 Public Hearing and Second Reading February 12, 2024.

Memorandum CC-24-030 from Port Director as backup.

Mayor Castner opened the public hearing.

Scott Adams, city resident, commented regarding parking fee changes, removal of the seasonal pass, and commercial vehicles hauling vessels back and forth who are still able to get an annual pass. He questions when people park in day use with a long term permit will they get a citation for having the

wrong permit. He thinks we should be looking at annual passes for people who use the harbor for other than commercial or industrial.

There were no other comments and the hearing was closed.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 24-09 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Council Member Aderhold asked if Port Director Hawkins could provide an overview of parking changes in the tariff.

Port Director Hawkins explained the Load and Launch ramp fee is a proposed increase from \$20 to \$25 per launch, \$13 for launch and \$12 for parking. They are proposing not to sell an annual pass to commercial operators, and there will still be an annual pass for private operators. Annual passes for day use in paved area at ramps 1-4 and the Boathouse Pavillion parking lot annual passes change from \$200 down to \$150 per year, and the long term parking annual pass would be \$150 per vehicle per year. The reasoning for the reduction is that an annual pass can no longer be used for two vehicles per pass, as they have been in the past. No physical permits will be issued, it will be tied to the vehicle license plate.

Mayor Castner questioned if the people who have businesses near the prime spots will fill the spots? It's a heck of a deal for summer parking. Port Director Hawkins agreed that's possible but they'll watch for the year and see if it needs to be addressed.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- d. Ordinance 24-10, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Operating and Capital Budget by Authorizing Pass Through Funds from Doyon, Limited Related to Delivery of a Traffic Impact Analysis Prepared by Kinney Engineering. City Manager/Finance Director. Recommended dates Introduction January 22, 2024 Public Hearing and Second Reading February 12, 2024.

Memorandum CC-24-034 from City Planner as backup.

Mayor Castner opened the public hearing.

Scott Adams, city resident, commented he sat through the Planning Commission meetings regarding this matter. The traffic impact analysis only addressed pedestrians, and nothing about turning traffic into the development or on to Kachemak Drive. It's flawed because it's not looking at the big picture.

Mike Stark, Homer resident, noted the traffic analysis was specifically meant to deal with the impact of trips per hour for the proposed complex so the scope of the study didn't go beyond that. He agrees it would behoove the City to have an in-depth analysis of that area.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 24-10 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Council Member Aderhold briefly explained this ordinance is the City receiving money from Doyon for costs related to the traffic impact analysis for their project. The work has been done and any perceived deficiencies aren't pertinent to this ordinance.

Mayor Castner concurred this action is to approve the pass through and noted we need to put a tickler in to talk about how we want to do this in the future, because the study wasn't all that helpful to the Planning Commission from his perspective.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- e. Ordinance 24-11, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Appropriating \$20,000 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for Events, Exhibits, and Programs Celebrating the 40th Year of the Sister-City Relationship between the City of Homer and Teshio, Japan. Lord/Venuti. Recommended dates Introduction January 22, 2024 Public Hearing and Second Reading February 12, 2024.

Memorandum CC-24-035 from Library Director as backup.

Mayor Castner opened the public hearing.

Dave Berry, Library Director, commented a delegation from Teshio coming to Homer likely won't happen in 2024. Other options are being considered, like a virtual conference or other some other form of outreach. Other parts of the project are moving ahead at full speed, the Pratt Museum exhibit is under-way and should be ready to go at the start of May. The banners for Pioneer Avenue are in the design phase, with Rachel Tussey lending her expertise on the design.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 24-11 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Council Member Venuti thanked everyone who has been working on developing the celebration.

VENUTI/ADERHOLD MOVED TO AMEND LINE 26 TO STRIKE HOSTING A VISIT FROM A DELEGATION FROM TESHIO.

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion on the main motion as amended.

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

Motion carried.

ORDINANCE(S)

CITY MANAGER'S REPORT

a. City Manager's Report

City Manager Dumouchel noted his report in the packet and highlighted the graph and increase of annual calls for the Homer Volunteer Fire Department, we should be proud of the service they provide the community with the resources they have. He shared that the Master Transportation Plan is on its way to the Planning Commission in March, then to Council; and that multiple Homer projects were referenced in the State Transportation Improvement Plan (STIP). The STIP is pending approval by federal agencies, it doesn't guarantee funding for the project, but it positions us to be eligible and more competitive for funding. He also touched on the upcoming showing of the movie Cruise Boom on February 27th at Homer Theater, the movie addresses the impacts of tourism and cruise ships on Sitka, Alaska; and February 20th Chuck Marohn from Strong Towns will be speaking at the Kachemak Bay Campus.

There was brief discussion questioning the debt service schedule on the Police Station Bond, timing to retire the note, and when it would be feasible to bring a question to the voters to extend the sales tax for the purpose of funding a Recreation Center. City Manager Dumouchel said he will work with Finance to prepare an updated report for February 26th, and noted that there is a 10 year window where the City has to make payments before it can be paid off.

b. Financial Report - FY24 2nd Quarter

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- a. Resolution 24-022, A Resolution of the City Council of Homer, Alaska Opposing Alaska House Bill 3, Titled "An Act Relating to Specie as Legal Tender in the State; and Relating to Borough and City Sales and Use Tax on Specie". Aderhold.

ADERHOLD MOVED TO ADOPT RESOLUTION 24-022 BY READING OF TITLE ONLY.

Motion failed for lack of a second.

COMMENTS OF THE AUDIENCE

Pat Case, city resident, commented that he spoke with the State DOT Director of Crossings and Traffic Lights and he's issued a purchase order for audible crossing signals for Lake Street and Main Street crossings at Sterling Highway, so it looks like that will happen. He also mentioned the need for removing snow around the curb stops and crosswalks, it never happens and is a hazard for the community.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen announced an opening on the ADA Advisory Board.

COMMENTS OF THE CITY MANAGER

City Manager Dumouchel had no comments.

COMMENTS OF THE MAYOR

Mayor Castner shared he'll be in Anchorage the last week of February and will zoom in for the next meeting. He plans to meet with DOT to talk about the Diamond Creek underpass.

COMMENTS OF THE CITY COUNCIL

Council Member Venuti wished everyone Happy Valentine's Day and encouraged shopping locally for gifts. She welcomed Public Works Director Kort who stayed for all the meetings. She missed Council Member Lord tonight and shared condolences to her family on the passing of Steve Gibson. She thanked the Mayor for planning to attend the meeting with DOT.

Council Member Aderhold commented about walking to Save U More recently and couldn't tell if she was on the sidewalk or the side of the road because the sidewalks weren't cleared. She also reminded the public to stop for pedestrians waiting at the cross walk to cross the road, that's the law.

Council Member Davis welcomed Public Works Director Kort. He had the opportunity to walk on Pioneer Avenue to Main Street yesterday and the conditions are pretty dicey, like Mr. Case mentioned in his comments.

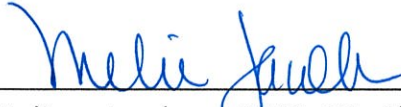
Council Member Erickson recognized over the last couple weeks we've lost several people who have been here for years, Steve Gibson, Willy Flyum, and Bob Haines. She shared some of her memories and emphasized the importance of recording family stories. She's looking forward to the movie Cruise Boom, she thinks it's important because it's starting to affect Homer in ways we haven't realized. It will be a good starting place for discussions about our town. She also commented about community buy in for a recreation center, and an upcoming meeting about looking at how to start a Friends of Recreation and bringing people together for the conversation, folks who are interested can email

Recreation Manager Mike Illg for information. She was encouraged by the DOT letter in the City Manager's report.

Council Member Hansen reflected on Steve Gibson, Willy Flyum, and Bob Haines, and encouraged a forum to get family stories together.

ADJOURNMENT

There being no further business to come before the Council, Mayor Castner adjourned the meeting at 7:12 p.m. The next Regular Meeting is Monday, February 26, 2024 at 6:00 p.m. and Committee of the Whole at 5:00 p.m. and Work Session at 4:00 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: February 26, 2024