

Session 24-07, a Regular Meeting of the City Council of Homer, Alaska was called to order on March 26, 2024 by Mayor 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 HANSEN, ERICKSON, DAVIS, ADERHOLD, VENUTI, LORD

STAFF: ACTING CITY MANAGER JACOBSEN
ACTING CITY CLERK KRAUSE
SPECIAL PROJECTS & COMMUNICATIONS DIRECTOR CARROLL
COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN
PORT DIRECTOR HAWKINS
CHIEF TECHNOLOGY OFFICER JIRSA
HUMAN RESOURCES DIRECTOR BROWNING
PUBLIC WORKS DIRECTOR KORT
CITY ENGINEER GALBRAITH
FINANCE DIRECTOR FISCHER
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 supplemental items: **CONSENT AGENDA** Homer City Council Unapproved Regular Meeting Minutes of February 26, 2024 and Minutes Excerpt from Library Advisory Board as backup to Resolution 24-028, A Resolution of the City Council of Homer, Alaska Amending the City of Homer Fee Schedule under Library Fees **ANNOUNCEMENTS REPORTS AND PRESENTATIONS** Finance Champions Report Written report and adding a Business License report **COMMENTS OF THE AUDIENCE** Written public comments.

LORD/VENUTI MOVED TO ADOPT 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

Brian Wilden, General Manager for Aleutian Airways, spoke to the Homer airport runway construction project. He reported that the decision by AKDOT to reduce the width of the runway to 100 feet, making

it 50 feet in width during construction would not provide the adequate width for Aleutian to continue service from from/to Homer throughout the time period April to October. Mr. Wilden reported reaching out to the Senator's, Governor and has a meeting on March 27th with the DOT Commissioner. He has been speaking with the DOT Engineers to try to figure a solution to make this work as Aleutian Airways wants to stay a part of this community, however if the runway cannot be widen then they cannot operate safely.

Scott Adams, city resident, commented on the use of the runway for touch and go.

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 March 11, 2024 and Unapproved Special Meeting Minutes of March 14, 2024. City Clerk. Recommend adoption.
- b. Memorandum CC-24-062 from Mayor re: Re-appointment of Douglas Baily, Lisa "Red" Asselin-Martin, Michael McKinney to the Library Advisory Board and Re-appointment of Holly Brennan, Nicole Arevalo to the Economic Development Advisory Commission. Recommend approval.
- c. Memorandum CC-24-063 from Deputy City Clerk re: Liquor License Renewals for BPO Elks Lodge and Down East Saloon. Recommend approval.
- d. Ordinance 24-18, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Appropriating \$15,000 from the Port Reserves Fund for the Purpose of Replacing the Control System for Crane 8 on the Homer Fish Dock. City Manager/Port Director. Recommended dates Introduction March 26, 2024 Public Hearing and Second Reading April 8, 2024.

Memorandum CC-24-064 from Port Director as backup.

- e. Ordinance 24-19, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 2.04 City Manager Section 2.04.020 Duties and Powers. Davis/Erickson. Recommended dates Introduction March 26, 2024 Public Hearing and Second Reading April 8, 2024.

Memorandum CC-24-065 from Council Members as backup.

- f. Resolution 24-030, A Resolution of the City Council of Homer, Alaska Awarding a Contract for the Cybersecurity Risk Assessment to the Firm of Structured Communications Systems, Inc. of Anchorage, Alaska in the Amount of \$50,000 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Chief Technology Officer. Recommend adoption.

Memorandum CC-24-066 from Chief Technology Officer as backup.

- g. Resolution 24-031, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Apply for a Department of Environmental Conservation, Alaska Drinking Water Fund Loan in an Amount not to Exceed \$177,477 to Finance Costs of the Lead Service Line Inventory Project. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-24-067 from Public Works Director as backup.

- h. Resolution 24-032, A Resolution of the City Council of Homer, Alaska Approving a Term Contract with Stephanie Queen Consulting and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum CC-24-068 from Community Development Director as backup.

- i. Resolution 24-033, A Resolution of the City Council of Homer, Alaska Ratifying the Early Termination of Contract Agreement with Robert Dumouchel. Mayor. Recommend adoption.
- j. Resolution 24-034, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Dispose of the Homer Volunteer Fire Department 1999 Rescue1 Truck - Freight Liner Pursuant to HCC 18.30.010-020 and HCC 18.30.040(b). City Manager/Fire Chief. Recommend adoption.

Memorandum CC-24-069 from Fire Chief as backup.

- k. Resolution 24-035, A Resolution of the City Council of Homer, Alaska Supporting the Homer Electric Association, Inc's (HEA) Grant Application to Rebuild South Kachemak Bay. Mayor. Recommend adoption.

Acting City Clerk Krause read the consent agenda and recommendations.

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

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS

- a. BDO Presentation of FY22 Financial Statements - Bikky Shrestha, Assurance Partner (10 minutes)

Bikky Shrestha provided a review of the Report for City Council, noting that they provided a more detail one during the earlier meeting. He reported on the changes from this audit compared to previous and the reasons for the delay were relevant to the changes in the following: Processes and

implementation of GASB Standard No. 87 related to leases, which now have to be included on financial statements; Data Losses; grant funds were not completely reconciled; and reported there were no disagreement with management on findings.

Acting City Manager Jacobsen reported working on corrective actions with Finance and those will be presented to Council next month.

b. Homer Airport Project - Andrew Loman, QAP Project Engineer (10 minutes)

Kyle Green, Superintendent, Quality Asphalt Paving presented an overview of the project and responded to questions from Council regarding incidents of emergencies such as a Medivac, looking into the future of Homer 20-30 years, narrowing the runway, limitations on services for certain aircraft.

Jason Baxley, Project Engineer, Alaska Department of Transportation responded to questions on the project concerning the design and if it was possible to pause the project.

c. Homer Comprehensive Plan Project - Agnew::Beck (5 minutes)

Meg Friedenauer with Agnew::Beck provided a brief summary of actions that were conducted since they have been in town this week reporting they are here to kickoff the public engagement at Islands and Ocean Visitor Center on Wednesday, March 27th from 4:00 p.m. to 6:00 p.m. and encouraging all members of the public to attend.

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

a. Worksession Report

Council Member Lord reported on the joint worksession with the Planning Commission with a presentation from Agnew::Beck on the Public Participation Plan for the Comprehensive Plan Update. Each member was able to provide input and Ms. Shelly Wade presented an overview of the Public Participation Plan.

b. Committee of the Whole Report

Council Member Lord reported Council discussed Ordinance 24-19 making grammar corrections to provide continuity throughout the proposed amendments; Resolution 24-031 providing clarification that it does include construction; Resolution 24-035, the laydown public comment provided clarification; Resolution 24-034, clarification that there is no listing services for used municipal public safety equipment (vehicles) that still can be utilized for service and Resolution 24-032 clarification that it was a Term Contract and services would be billed at the negotiated rate agreed to in the contract and the City Manager Hiring process and timelines.

b. Mayor's Report

Mayor Castner reported that he has been busy with the assignments given him by Council. Acting City Manager Jacobsen is working on a transition plan and that will be presented to City Council at the

next meeting for her to be appointed Interim City Manager. He then reported on his process trying to speak to someone with the FAA in Anchorage and Washington regarding the Homer Airport Improvement Project. He reported that the State of Alaska accepted a grant from the FAA and this is the results. This is unfair to the city and very unfair to Aleutian Airways. He has no recommendations at this time or where to get the information needed.

Councilmember Aderhold reported that DOT did a public process on the project, could they have done more as a Council, probably, but the questions and concerns that were being presented were the impact to the peatlands, not the reduction of services at the airport in regards to the project.

Mayor Castner reported what the DOT/FAA website stated. He understands the requirements to fly in and out of Alaska and did not want to be involved in the contract, but he would like to have a response from the FAA to their concerns and calls.

c. Borough Report

Assembly Member Cooper recommended Council and residents to reach out to Senator Murkowski. She reported that Borough assessments are published and the time period to file an appeal is now; advocated for support for the education funding by the State; entering into a contract with Chugach Electric regarding beetle kills trees, Live out cry auction on the land; there are some sub-par lots being offered; parcel maps, lands tab; Short Term Rentals and collection of sales taxes, processes and procedures; owners making reports; Borough website redesign to make it business friendly and public user friendly; a potential business portal in the near future; Comp Plan is the Behavioral Health movie is Flight

d. Planning Commission

Commissioner Stark reported on the actions of the Commission at the last meeting approving three Conditional Use Permits, the plat was approved in 1961 and suggested that time limits be given on the plats that roads must be constructed to eliminate some issues; attending an event at the Chamber and the announcement by Doyon of filing their appeal.

e. Economic Development Advisory Commission

f. Parks, Art, Recreation and Culture Advisory Commission

g. Library Advisory Board

Boardmember Kuszmaul reported on the last meeting agenda discussion. Majority of the meeting was spent working on a Community Wide Survey on Library Services, Send a letter of appreciation to the FHL for the Big Read event and the organizations that participated and Cheryl Illg and Mercedes Harness who coordinated everything; pleased to know that the Library will be working with Nine Star Education and Employment Services hosting an intern for the next 3 months; discussed the annual lifelong learning and tickets will be available on April 1st; National Library Week April 7th-13th. Ms.

Kuzmaul read a statement from Meg Medina, award winning author of books for children and honorary national chair for National Library Week regarding the value and support Libraries provide.

i. Conversations with a Council Member Report - Council Member Lord

Councilmember Lord reported that there was small attendance but they filled an hour with STRs; relationship between the business community and city.

j. Homer Harbor General Investigation Council Champion Report

Councilmember Lord reported on the written report included in the supplemental packet. She commented on the following: General Investigation was included in the Presidents FY25 budget which means \$800,000 in federal funding, but similar to the Governor's or City manager's budget that is only phase one of the process. Letters have been sent to the Congressional delegation and out state legislators to update them and express our appreciation. She then spoke to the idea of travel to Washington DC for her and a member of the Staff; reached out to the Research Reserve to make sure they receive the data; Council to receive quarterly financial reports; receive additional information on what is a general investigation to understand the process.

Mayor Castner reported that the City lobbyists were traveling to Washington DC for another client at the end of April and could assist the City in that time period.

Councilmember Aderhold questioned the letters and Council providing a nod regarding the letters and that more discussion should be conducted on sending a member to Washington and Juneau.

It was briefly noted that Council was agreeable to the letters content and the Mayor will sign them.

Mayor Castner reported that the Acting City Manager Jacobsen will be presenting a GANTT Chart at the next meeting on some budgetary items – constraints, changes and lobbying.

PUBLIC HEARING(S)

- a. Ordinance 24-17, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Re-Appropriating \$118,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund to Purchase a Tractor and Heavy-Duty Truck. City Manager. Introduction March 11, 2024 Public Hearing and Second Reading March 26, 2024.

Memorandum CC-24-073 from Public Works Director as backup.
Memorandum CC-24-058 from City Manager as backup.

Mayor Castner opened the public hearing.

Scott Adams, city resident, commented on the new purchases of a bobcat with attachments versus purchase of a new truck.

Jan Keiser, city resident, provided information on the basis for the purchase of the bobcat and attachments was to maintain the sidewalks and trails and the need for the truck and tractor if they do not have adequate manpower they need adequate equipment.

Pat Case, city resident, commented in opposition to the purchase noting that there is a HART fund to build sidewalks and roads not purchase equipment and offering opinion that a truck and tractor will not be able to clear snow from sidewalks, and agreed it could be used on the trails, and commented on clearing of snow from curb corners.

Mike Stark, city resident, commented in support of the purchase, stating that Public Works has equipment that is used for other purposes and a toolcat is not equipped to keep up with the heavy snow fall and is not situated to clean gutters. He then commented on the versatility of the proposed tractor and the requirement of a heavy duty truck, but suggested purchase of a used vehicle instead of a new one.

Public Works Director Kort provided clarification in the funding in HART for trails and that the toolcat is too large to access most of the trails that are maintained.

Robert Archibald, city resident, commented in support of the purchase, reporting he has a tractor, used it on various city projects and trails and believes it would be very beneficial and functional piece of equipment.

Mayor Castner closed the public hearing.

LORD VENUTI I MOVE TO ADOPT ORDINANCE 24-17 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmembers expressed appreciation of the public testimony on the Ordinance and noted that staff has made concerted effort to support their needs and not spending additional funds, maintaining risk ratings, volunteers are not getting younger, the sweat equity from the community to maintain the parks and trails and benefit to have new equipment versus hand-me downs, and the limited funding available in the HART Trail funds.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

b. Alder Lane Water Special Assessment District Final Assessment Roll

Mayor Castner opened the public hearing.

Jason Herreman, city resident, objected to the way the properties were being assessed, stating that they do not live on Alder Lane but on Spruce, already have water to their property, asked to be removed at the beginning of the process, Alder Lane does not extend to Spruce; and believed that it should have been based on frontage not benefitted. He noted that another property owner with a large parcel of 9 acres plus was only charged based on 200 feet. He explained having to bore

underground to access, which will cost them an additional \$25,000 and that there is no stub out to his property.

Jan Keiser, city resident, confirmed that a stub out was installed in the second phase of the project and the existing waterline to the Herreman property is a spaghetti line and there is an agreement that if and when a water district was brought in, that the parcel must connect to it. She further explained that there is also an existing easement which will be voided since the water district was brought in per the agreement.

Mayor Castner closed the public hearing, stating for the record that no action is required for this matter, a resolution will come before the Council at the next meeting.

ORDINANCE(S)

CITY MANAGER'S REPORT

a. City Manager's Report

Acting City Manager Jacobsen reviewed her report that was provided in the packet highlighting the flooding from Beluga Slough due to dredging of the mouth that is needed; update on tsunami warning system testing; and financials.

Ms. Jacobsen facilitated questions on the following: Zoning Permit Status report; Meetings with local contractors in regards to Comp Plan update.

PENDING BUSINESS

NEW BUSINESS

a. Memorandum CC-24-070 from Acting City Manager re: City Manager Hiring Process Next Steps

Mayor Castner noted it was covered during the Committee of the Whole and Council requested Human Resources Director Browning to provide updated information on the description and a final draft Hiring packet with a draft schedule of interviews based on the dates discussed for the April 8, 2024 regular meeting.

RESOLUTIONS

COMMENTS OF THE AUDIENCE

Robert Archibald, city resident, and representative on the Prince William Sound Regional Citizens Advisory Council commented on a recent memorial regarding the Exxon Valdez Oil Spill. He provided information on the efforts to prevent anything like this ever happening again in the waters of Alaska.

Pat Case, city resident, commented a retraction of his non-support of the truck and tractor purchase and his anticipation of better snow removal next winter as he is over the snow for this winter.

Jacob Caldwell, resident of Kenai, Kenai Aviation, commented on the impact of the Homer Airport Construction Project and the previous service to the community and they will continue to monitor the service and if needed in the future they will return to Homer.

Scott Adams, city resident, provided information on the types of aircraft that can land at the airport to ensure use by the Coast Guard and he was surprised that they are having closures in the summer when they could have been conducted in the spring and fall; he also commented again on the Bridge Creek District policy changes on getting taxed by the Borough for a full assessment when they have restriction on use, he then commented on the difference in tax rates because he is in city limits and his neighbor across the street.

Mike Stark, city resident, commented on attending an event at the Chamber of Commerce regarding the Doyon Appeal of the CUP by the Planning Commission, city planner review, his experience as related to the airport project and how it was developed.

Jan Keiser, city resident, provided information on a storm water work group in relation to the Comp Plan, at Soil and Water Conservation Office on Wednesday, March 27 at 3:00 p.m. She then commented on the financial statements that were included in the supplemental packet and BDO's disclaimers.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

COMMENTS OF THE CITY CLERK

Acting City Clerk Krause announced openings on boards and commissions.

COMMENTS OF THE CITY MANAGER

Acting City Manager Jacobsen noted current job openings on the City website and the Running for Elected Office City, Borough or State Event on Thursday, April 4th 5:30 p.m. to 7:30 p.m. in Cowles Council Chambers.

COMMENTS OF THE MAYOR

Mayor Castner commented that he will be working with the Acting City Manager Jacobsen on a comprehensive packet of things that Council needs to address; he was unsure of the impact of the airport project and the lack of response from various entities and hopes that someone will return his calls to answer questions. He provided information on providing a small gift to be presented to the Mayor of Teshio, Japan.

COMMENTS OF THE CITY COUNCIL

Councilmember Hansen had no comments.

Councilmember Erickson commented that the snow was melting and things were getting muddy, life was good.

Councilmember Davis commented regarding the Comp Plan Public Meeting at Islands and Ocean Visitor Center at 6 p.m., at 10:00 there will be a meeting at the Chamber focused on businesses.

Councilmember Aderhold recognized anniversaries of Kachemak Bay Research Reserve is 25 years, Kachemak Heritage Land Trust is 35 yrs and the Exxon Valdez Oil Spill happened 35 yrs ago. She commented on impacts and possibilities. She then recognized that the City of Homer will be 60 yrs old and its time to think about what they want to be when they grow up. Ms. Aderhold recognized the students who performed and put on the show Guys and Dolls and the Kachemak Bay Science Conference that happens every three years.

Councilmember Venuti commented on the video that was done by Lori Pond and Zach Pettit, Channel Two picked up Robert Archibald on the Exxon Valdez Oil Spill, congratulated Renee Krause on her 17 years with the city; expressed appreciation for Melissa Jacobsen for stepping into the role of City Manager and commented on the anniversary of the major earthquake and how valuable alerts, paying attention and having plans in place were. She then expressed her appreciation for the production of Guys and Dolls and wished everyone a Happy Easter.

Councilmember Lord commented on attending the last day of the Science Conference and was impressed by the number of people who were in the room that have dived in the waters of Antarctica; loved the production of Guys and Dolls commenting the experience, value of teamwork, details; acknowledged the efforts of the School Board to develop their budget and the steps they are taking and how the legislators are funding the schools; expressing appreciation for the public testimony.

ADJOURNMENT

There being no further business to come before the Council Mayor Castner adjourned the meeting at 8:15 p.m. The next Regular Meeting is Monday, April 8, 2024 at 6:00 p.m. and Committee of the Whole at 5:00 p.m. Work Session at 4:00 p.m. and a Special Meeting Thursday, April 25, 2024 at 6:00 p.m. and a Joint Worksession with Port & Harbor Advisory Commission on Monday, April 15, 2024 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 and via Zoom webinar.



Renee Krause, MMC, Acting City Clerk

Approved: 