



Action Agendas

City Council Worksession, Committee of the Whole and Regular Meetings

Monday, May 13, 2024 at 6:00 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 205 093 973 Password: 610853

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

WORKSESSION AGENDA

Zoom Webinar: 965 8631 4135 Password: 792566

CALL TO ORDER, 4:00 P.M.

Mayor Castner called the meeting to order.

Councilmember Erickson requested excusal.

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

Mayor Castner read the supplemental items **DISCUSSION TOPIC:** Item a. Water & Sewer Rate Model Presentation Water & Sewer Rates Discussion, FY25 Utility Rate Model Worksession Packet Updated Information as a laydown and Public Comments Received

APPROVED without discussion.

DISCUSSION TOPIC(S)

- a. Water & Sewer Rates *Refer to the Supplemental Packet for Updated Materials and Laydown for Presentation*

Mayor Castner facilitated discussion on the following:

- Fee Types and definitions needed to provide consistency and clarity of terms
- How fees were applied and comparison of proposed fee/charge
- Clarification on how the replacement cost and maintenance was built into the rate model

COMMENTS OF THE AUDIENCE (3 minutes)

There was one who commented.

ADJOURNMENT NO LATER THAN 4:50 P.M.

A Joint Worksession with the Library Advisory Board is scheduled for Monday, May 20, 2024 at 5:00 p.m. The next Regular Meeting is **Tuesday, May 28, 2024 at 6:00 p.m.** and Committee of the Whole at 5:00 p.m. 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.

Mayor Castner adjourned the meeting at 4:59 p.m.

COMMITTEE OF THE WHOLE AGENDA

Webinar ID: 953 097 829 Password: 234696

CALL TO ORDER, 5:00 P.M.

Mayor Castner called the meeting to order at 5:04 p.m.

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

Mayor Castner noted the supplemental items **DISCUSSION TOPIC:** a. Employee Health Benefits – USI Benefits Consultant City of Homer Health Insurance Renewal Presentation and Renewal Packet

APPROVED without discussion.

DISCUSSION TOPIC(S)

- a. Employee Health Benefits - USI Benefits Consultant – Brian Hardy *Refer to Page 26 in the Supplemental Packet*

Brian Hardy with USI presented the 2024 Health insurance renewal showing a comparison of rates between Premiera Blue Cross Blue Shield, Moda Health and United Healthcare.

HR Director Browning provided information to Council received from the employee committee and that the concerns focused on coverage for medications that if changing would not be covered under the new health insurance.

Discussion ensued on the option to upgrade the prescription costs benefit.

WORKSESSION AGENDA

CONSENT AGENDA

Council brought forward discussion on the following:

- Ordinance 24-21 should be presented to the ADA Advisory Board before approval
 - o ADA Coordinator provided information in her Staff Report to the board at their May 9, 2024 regular meeting.
- Resolution 24-054 remove the word “proposed” and requested minutes of advisory body meetings that provided input on the resolution or ordinance be included with the memorandum provided.

- Resolution 24-051, Line 26, there is no memorandum number and Fiscal Note documentation for the encumbered amount should be provided.

REGULAR MEETING AGENDA

Councilmembers brought forward the following:

- offered congratulations to the departments that received awards ;
- questioned the costs involved in connecting HERC to natural gas;
- current information regarding the Beluga Slough situation;
- the malodorous smell in the morning in the area of the Landfill;
- future housing for Building Maintenance Division; and
- clarification on the BRIC Grant timeline and process.

COMMENTS OF THE AUDIENCE

There were four that commented.

ADJOURNMENT NO LATER THAN 5:50 P.M.

A Joint Worksession with the Library Advisory Board is scheduled for Monday, May 20, 2024 at 5:00 p.m. The next Regular Meeting is [Tuesday, May 28, 2024 at 6:00 p.m. and Committee of the Whole at 5:00 p.m. A worksession is scheduled 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.

Mayor Castner adjourned the meeting at 6:00 p.m.

REGULAR MEETING AGENDA

Webinar ID: 205 093 973 Password: 610853

Session 24-11 a Regular Meeting of the City Council of Homer, Alaska was called to order on May 13, 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.

CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

Mayor Castner read the supplemental items into the record **CONSENT AGENDA** Ordinance 24-21 Amending the FY24 Capital Budget by Re-appropriating FY22 State of Alaska Community Assistance Program Payment Amended and Corrected Memorandum CC-24-105 from City Engineer as backup. Resolution 24-054 Amending the City of Homer Fee Schedule for Additional Community Recreation Fees Public Comment Received; Resolution 24-055 Authorizing Issuance of a Task Order to Geovera, LLC Task Order 23-02 provided as a laydown; Resolution 24-056, Requesting the Kenai Peninsula

Borough Assembly to Pass an Ordinance and Directing the Finance Department to Coordinate with Airbnb to Collect Sales Taxes on Short Term Rentals. Public Comments Received **VISITORS** Blessing of the Fleet **ANNOUNCEMENTS/PRESENTATIONS/REPORTS** Lobbying Report – Washington DC Trip Report by Councilmember Lord and Special Projects & Communications Coordinator Carroll **CITY MANAGER’S REPORT** item a. City Manager’s Report Small Town’s Rely on Independent Building Inspectors Article, Item b. Financial Report FY24 3rd Quarter **RESOLUTIONS** Resolution 24-057 Amending the Homer Port and Harbor Terminal Tariff No. 1 to Extend the Harbor Moorage Exemption for Work Skiffs through 2024 Memorandum CC-24-104 from Councilmember Lord as backup and Public Comments Received.

APPROVED without discussion.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

There were 17 who commented.

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 April 22, 2024 and Special Meeting of April 25, 2024. Acting City Clerk. Recommend adoption. **Page 5**
- b. Ordinance 24-21, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Re-Appropriating FY22 State of Alaska Community Assistance Program in the Amount of \$98,714.98 from Various ADA Projects to the Airport Sidewalk Repair Project. City Manager/Public Works Director. Introduction May 13, 2024 Public Hearing and Second Reading May 28, 2024.

Memorandum CC-24-105 from City Engineer as backup.

Page 29

- c. Ordinance 24-22, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Accepting and Appropriating an Alaska Department of Environmental Conservation Drinking Water Fund Loan in the Amount of \$184,578 for the Tasmania Court Water Improvement Project. City Manager/Finance Director. Introduction May 13, 2024 Public Hearing and Second Reading May 28, 2024. **Page 33**
- d. Resolution 24-049, A Resolution of the City Council of Homer, Alaska, Approving One Year Contracts with Moda Health, VSP, and Prudential with a Renewal Date of July 1, 2024. City Manager/HR Director. Recommend adoption.

Memorandum CC-24-095 from HR Director as backup.

Page 43

Memorandum CC-24-096 from Employee Committee as backup.

Page 48

Council member Lord requested the item to be pulled from the Consent Agenda and moved to Resolutions Item b.

- e. Resolution 24-050, A Resolution of the City Council of Homer, Alaska Awarding the 2024 Septic Pumping Services Contract to the Firm of Superior Septic LLC of Soldotna, Alaska in the Amount of \$30,430 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-24-097 from Public Works Inspector as backup.

Page 51

- f. Resolution 24-051, A Resolution of the City Council of Homer, Alaska Awarding the Contract to the Firm of PowerTech, LLC of Palmer, Alaska in the Amount of \$37,550 to Furnish and Install Sewer Treatment Plant Replacement Transfer Switch and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-24-098 from Public Works Director as backup.

Page 54

- g. Resolution 24-052, A Resolution of the City Council of Homer, Alaska Awarding the Contract for the Ben Walters Way Sidewalk Improvements to the Firm of East Road Services, Inc. of Homer, Alaska in the Amount of \$1,454,702 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-24-099 from Public Works Director as backup.

Page 57

- h. Resolution 24-053, A Resolution of the City Council of Homer, Alaska, Awarding the Contract to Furnish and Install Accessible Automatic Swing Doors for the Harbormaster's Office to Doors and Windows of Soldotna, Alaska, in the Amount Not to Exceed \$14,050 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director. Recommend adoption.

Memorandum CC-24-100 from Port Director as backup.

Page 59

- i. Resolution 24-054, A Resolution of the City Council of Homer, Alaska Amending the City of Homer Fee Schedule by Adding Additional Participation Fees and Homer Education and Recreation Complex (HERC) Reservation Fees under Community Recreation. City Manager. Recommend adoption.

Memorandum CC-24-101 from Recreation Manager as backup.

Page 62

- j. Resolution 24-055, A Resolution of the City Council of Homer, Alaska, Authorizing the Issuance of a Change Order to Geovera, LLC in the Amount of \$10,930 to Continue Works on 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-24-102 from City Engineer as backup.

Page 70

- k. Resolution 24-056, A Resolution of the City Council of Homer, Alaska, Requesting the Kenai Peninsula Borough Assembly to Pass an Ordinance and Directing the Finance Department to Coordinate with Airbnb to Collect Sales Taxes on Short-Term Rentals. Davis/Aderhold. Recommend adoption.

Memorandum CC-24-103 from Councilmembers Davis/Aderhold as backup. **Page 73**

ADOPTED as amended without discussion.

VISITORS (10 Minutes limit per visitor)

- a. Blessing of the Fleet Alliance - Greg Sutter – Information was provided *See page 42 in the Supplemental Packet*

Mr. Sutter reviewed the materials provided in the Supplemental packet and provided a lineup of how the event will be conducted. Expectations for the event to be conducted the Wednesday before Memorial Day Holiday.

Mayor Castner noted that he was invited to speak at the event and he will be reading a poem.

- b. Comprehensive Plan Update - Agnew::Beck

Shelly Wade, Luke Rubalcava and Meg Friedenauer provided and update on the public process for the Comprehensive Plan.

- c. Teshio Visit Update - Cathy Stingley

Cathy Stingley presented on her experience and trip to Teshio, Hokkaido, Japan. She passed around candies, kimonos, and various souvenirs amongst Council members, Staff and the audience present.

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

- a. Worksession Report

Interim City Manager Jacobsen provided a reported.

- b. Committee of the Whole Report

Councilmember Lord reported.

- c. Mayor's Report

Mayor Castner reported.

- d. Borough Report

Kelly Cooper, Borough Assembly representative, reported.

- e. Lobbying Report - Councilmember Lord/Communications Coordinator Carroll

Councilmember Lord reported.

- f. Port and Harbor Advisory Commission
 - g. Comp Plan Steering Committee Report
- Councilmember Erickson reported.
- h. Planning Commission Report
 - i. ADA Advisory Board Report
- Councilmember Venuti reported.

Mayor Castner called for a recess at 7:53 p.m. The meeting was called back to order at 8:00 p.m.

- j. Champions Report
 - i. Finance Meeting
 - ii. Harbor Meeting
 - iii. Recreation
 - iv. Sister City

Councilmember Venuti reported.

PUBLIC HEARING(S)

ORDINANCE(S)

CITY MANAGER'S REPORT

- a. City Manager's Report

Interim City Manager Jacobsen noted the report in the packet and briefly reported on the following:

- Participating in a visit with Senator Murkowski's aide
- Noise complaints regarding a local business and having members of Council work with staff review and develop city code that is enforceable by police standards to address noise
- Reminder regarding the Joint Worksession with the Library Advisory Board
- Engagement Letter from BDO was received this afternoon and is in review as it is 24 pages, they are scheduled the first week of June to begin the next audit for FY23
- Success of the first events for the Sister City 40th Anniversary
- Upcoming mid-biennium budget amendments

- b. Financial Report – FY24 3rd Quarter
Packet

Refer to page 60 in the Supplemental

PENDING BUSINESS

NEW BUSINESS

- a. Memorandum CC-24-094 from Acting City Clerk re: Travel Authorization for AML Summer Conference in Kodiak, Alaska, August 13-15, 2024. **Page 88**

ADOPTED with discussion.

RESOLUTIONS

- a. Resolution 24-057, A Resolution of the City Council of Homer, Alaska, Amending the Homer Port and Harbor Terminal Tariff No. 1 to Extend the Harbor Moorage Exemption for Work Skiffs Through 2024. Lord/Port & Harbor Advisory Commission.

ADOPTED with discussion.

- b. Resolution 24-049, A Resolution of the City Council of Homer, Alaska, Approving One Year Contracts with Moda Health, VSP, and Prudential with a Renewal Date of July 1, 2024. City Manager/HR Director. Recommend adoption.

Memorandum CC-24-095 from HR Director as backup.

Page 43

Memorandum CC-24-096 from Employee Committee as backup.

Page 48

ADOPTED AS AMENDED with discussion.

COMMENTS OF THE AUDIENCE

There were four that commented.

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

Acting City Clerk Krause provided advisory body vacancies.

COMMENTS OF THE CITY MANAGER

Interim City Manager Jacobsen noted the Summer Seasonal and a few permanent positions available with the City.

COMMENTS OF THE MAYOR

Mayor Castner commented that there were twenty-four applications received for the City Manager position. He was still looking for two people to serve on the City Manager Hiring Advisory Committee and recounted being an old fisherman too, expressing he was surprised that no one in attendance thanked the Council for supporting the fisherman since they postponed the regulation regarding the work skiffs.

COMMENTS OF THE CITY COUNCIL

Councilmember Lord expressed kudos to Jenny Carroll and the amount of work that she has done and the number of grants that she has completed with assistance from other city staff that worked with her to get those grants are submitted. She then advocated that the city does its best to get the word out about issues but sometimes things fall through the cracks and noted that school ends this week.

Councilmember Venuti expressed her appreciation for all the public comment and attendance, the Shorebird Festival, attending the KPC graduation, lots of things going on, tonight's meeting was interesting and fun and recounted her experience growing up and fishing in the waters around Kodiak.

Councilmember Aderhold reported that the last conversation with a Council member is tomorrow at noon at the Library, did not see it on the website, but the Library had it posted. She then noted that there was a Safe Streets for All Meeting on May 7th at Homer High School, which was not attended well, however there is a virtual meeting on the 22nd and map survey to participate and the information was listed on the KPB website¹, noting if we want to develop better and safer streets to provide feedback. Friday, May 17th was Bike to work Day, Congratulated the graduating classes at KPC and Homer High School and expressed her sadness at the loss and admiration of a former co-worker, Coowe Walker, noting a Memorial was scheduled for this upcoming Saturday.

Council member Davis commented on Taste of Homer, lots of food and specials available around Homer, Teshio has sent some really beautiful expensive gifts over the decades regarding the display at the Pratt Museum and his oldest graduates tomorrow.

Councilmember Erickson commented on the start of baseball and reiterated that the public really needed to observe the trail hardening, people are still snow machining in the backcountry, serve the city event where community church congregations search for projects and assist residents doing things for people in need such as oil changes, clean up and if interested call drew at Church on the Rock.

Councilmember Hansen reported having a great mother's day at the Elks.

ADJOURNMENT

A Joint Worksession with the Library Advisory Board is scheduled for Monday, May 20, 2024 at 5:00 p.m. The next Regular Meeting is **Tuesday, May 28, 2024 at 6:00 p.m.** and Committee of the Whole at 5:00 p.m. A worksession is scheduled at 4:00 p.m. All meeting scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Mayor Castner adjourned the meeting at 9:00 p.m.

¹ <https://kpb-ss4a-comprehensive-safety-plan-kpb.hub.arcgis.com/>