

Session 24-12 a Regular Meeting of the City Council of Homer, Alaska was called to order on May 28, 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 ERICKSON, DAVIS, ADERHOLD, VENUTI, LORD, HANSEN

**STAFF:** INTERIM CITY MANAGER JACOBSEN  
ACTING CITY CLERK KRAUSE  
CITY ATTORNEY GATTI  
PUBLIC WORKS DIRECTOR KORT  
FINANCE DIRECTOR FISCHER  
PERSONNEL DIRECTOR BROWNING  
PORT DIRECTOR HAWKINS  
RECREATION MANAGER ILLG  
COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN  
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL  
CHIEF TECHNOLOGY OFFICER JIRSA  
FIRE CHIEF KIRKO

**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 **CONSENT AGENDA** Item d. Memorandum CC-24-108 from Special Projects & Communications Coordinator re: 2025-2030 CIP and FY26 Legislative Priorities Request Development Schedule Corrected Schedule; Item f. Ordinance 24-23, Amending the FY25 Operating Budget to provide for Necessary Mid-Biennium Adjustments. FY24/FY25 Amended Operating Budget Document, Fund Balance Report Actuals through Quarter Ending March 2024 as a Laydown and Budget Amendment submitted by Councilmember Erickson as a laydown **VISITORS** Item b. Prince William Sound Regional Citizens Advisory Council PowerPoint Presentation.

LORD/VENUTI MOVED TO APPROVE THE AGENDA AS AMENDED.

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 May 13, 2024. Acting City Clerk. Recommend adoption.
- b. Memorandum CC-24-106 from Mayor re: Appointments to the Sister City 40th Anniversary Task Force and Comprehensive Plan Steering Committee. Recommend approval.
- c. Memorandum CC-24-107 from Acting City Clerk re: Liquor License Renewals for Sweetgale Meadworks & Cider House and The Broken Oar. Recommend approval.
- d. Memorandum CC-24-108 from Special Projects & Communications Coordinator re: Approving the 2025-2030 CIP and FY26 Legislative Priorities Development Schedule. Recommend approval.
- e. Memorandum CC-24-109 from Mayor re: Confirming Appointments to the City Manager Hiring Advisory Committee and Identifying their Charge. Recommend approval.
- f. Ordinance 24-23, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Operating Budget to Provide for Necessary Mid-Biennium Adjustments. City Manager. Introduction May 28, 2024 Public Hearing and Second Reading June 10, 2024.

Memorandum CC-24-113 from HR Director/Finance Director as backup.

Memorandum CC-24-111 from Employee Committee as backup.

Memorandum CC-24-112 from Community Development Director as backup.

Memorandum CC-24-110 from Parks, Art, Recreation and Culture Advisory Commission as backup.

- g. Ordinance 24-24, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget to Provide for Necessary Mid-Biennium Adjustments. City Manager. Introduction May 28, 2024 Public Hearing and Second Reading June 10, 2024.

Memorandum CC-24-114 from PARCAC/Community Recreation as backup.

- h. Ordinance 24-25, An Ordinance of the City Council of Homer, Alaska, Amending the City of Homer Water and Sewer Rates and Updating the City Fee Schedule Accordingly. City Manager/Finance Director. Introduction May 28, 2024 Public Hearing and Second Reading June 10, 2024.

Memorandum CC-24-122 from Finance Director as backup.

- i. Resolution 24-058, A Resolution of the City Council of Homer, Alaska, Establishing a 2024 Mil Rate of 1 Mil for the Ocean Drive Loop Special Service District. City Manager. Recommend adoption.

Memorandum CC-24-116 from Acting City Clerk as backup.

- j. Resolution 24-059, A Resolution of the City Council of Homer, Alaska, Establishing the City of Homer Prop. Tax Mil Levy Rate at 4.5 Mils for 2024. City Manager. Rec. adoption.
- k. Resolution 24-060, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Dispose of Used and Surplus Equipment Pursuant to Homer City Code 18.30. City Manager. Recommend adoption.

Memorandum CC-24-117 from Public Works Director as backup.

- l. Resolution 24-061, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Execute the Clean Water State Revolving Loan Fund Loan Agreement #409361 for the Homer Bunnell-Charles Way Sewer Main Extension and the Drinking Water State Revolving Fund Loan Agreement #409351-S for the Bunnell-Charles Way Water Main Extension. City Manager. Recommend adoption.

Memorandum CC-24-118 from Public Works Director as backup.

- m. Resolution 24-062, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Execute a Loan Agreement with the State of Alaska Department of Environmental Conservation for an Alaska Drinking Water Fund Loan in the Not to Exceed Principal Amount of \$415,670 for the Bunnell Avenue/Charles Way Water Improvement Project. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-24-119 from Public Works Director as backup.

- n. Resolution 24-063, A Resolution of the City Council of Homer, Alaska, Authorizing the Purchase of Playground Equipment and Surfacing Material in the Amount of \$39,753 to Install as Part of the Bayview Park Improvements Project and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/City Engineer. Recommend adoption.

Memorandum CC-24-120 from City Engineer/Parks Maintenance Coord. as backup.

Acting City Clerk Krause read the Consent Agenda into the record as presented.

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

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

**VISITORS** (10 Minutes limit per visitor)

a. Legislative Update - Representative Vance

Representative Vance addressed City Council reporting on the acts of legislation that were brought forward and adopted. She responded to questions from Council regarding the Kachemak Drive project School Funding, Correspondence School funding, easements, duration of the STIP, status of Community Jails funding, the issues regarding construction at the Homer Airport and legal requirements surrounding meeting notices.

b. Prince Williams Sound Regional Citizens Advisory Council Update - Robert Archibald and Maia Draper-Reich

Robert Archibald and Maia Draper-Reich provided a brief presentation on who and what the Citizen Advisory Council does and projects that they were working on that were of interest to the Peninsula and Homer Area.

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

a. Worksession Report

City Manager Jacobsen reported.

b. Committee of the Whole Report

Councilmember Lord reported.

c. Mayor's Report

Mayor Castner reported.

d. Borough Report

e. Comp Plan Steering Committee Report

Councilmember Erickson and Community Development Director Engebretsen reported.

f. Planning Commission

Commissioner Stark reported.

g. Economic Development Advisory Commission

Commissioner Brown reported.

h. Parks Art Recreation and Culture Advisory Commission

Commissioner Harrauld reported.

i. Library Advisory Board

Commissioner Finn reported.

j. Port and Harbor Advisory Commission

k. Champions Report

i. Finance

Memorandum CC-24-115 from Councilmembers Lord/Davis

Councilmember Lord reviewed the report in the packet.

ii. Harbor

iii. Recreation

**PUBLIC HEARING(S)**

a. Charles Way/Bunnell Avenue Water and Sewer Special Assessment Districts Final Assessment Roll

Mayor Castner opened the public hearing seeing no public come forward to provide testimony he closed the public hearing.

Interim City Manager Jacobsen clarified that no motion is required at this time a resolution will be provided at the next meeting.

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.

Mayor Castner introduced the ordinance and opened the public hearing.

Pat Case, city resident, commented he supported the transferring of funds to the project but advocated that funds be dedicated to the repair of the Beluga Slough Trail noting that there were trip hazards and sloughing of gravel on the approaches that made it very dangerous for those that had visual or mobility issues.

Mayor Castner closed the public hearing and requested a motion.

LORD/VENUTI MOVED TO POSTPONE ORDINANCE 24-21 TO THE JUNE 10, 2024 REGULAR MEETING FOR PUBLIC HEARING AND FINAL READING.

Clarification was provided by the Interim City Manager on why the ordinance was required to be postponed.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- 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/Public Works Director. Introduction May 13, 2024 Public Hearing and Second Reading May 28, 2024.

Mayor Castner introduced the ordinance and opened the public hearing. There were no members of the audience present or on Zoom that indicated they wanted to provide testimony.

Mayor Castner closed the public hearing and requested a motion.

LORD/VENUTI MOVED TO POSTPONE ORDINANCE 24-22 TO THE JUNE 10, 2024 REGULAR MEETING FOR PUBLIC HEARING AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

**ORDINANCE(S)**

- a. Ordinance 24-26, An Ordinance of the City Council of Homer, Alaska, Amending the FY24 Capital Budget by Redistributing Funds within the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund and within the General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund to Establish Subaccounts. Lord/Davis. Introduction May 28, 2024 Public Hearing and Second Reading June 10, 2024.

Memorandum CC-24-121 from Councilmembers Lord and Davis as backup.

Mayor Castner requested a motion.

LORD/VENUTI MOVED TO INTRODUCE ORDINANCE 24-26 BY READING OF TITLE ONLY.

Council deliberated the benefits of having separate funds or “buckets” of money for the individual, noting that the use of amortization schedules are not easy, Fleet Management schedules should be tied to the “buckets” or funding, Finance still uses subaccounts while Council transitioned away from that practice; expressed concern regarding the large dollar requests from the Fire Department; all departments should submit a schedule of equipment, value and life expectancy.

Mayor Castner advocated on the time value of money, benefits of having two or three funds to cover costs not budgets and delaying purchases instead of using other methods only makes the cost of the item more.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **CITY MANAGER'S REPORT**

### **a. City Manager's Report**

Interim City manager Jacobsen noted that her report was in the packet. She comment on the following items of interest not mentioned as follows:

- South Peninsula Hospital has the opportunity for a grant for generator
- Change Order for the Ben Walters Lane Sidewalk Improvement Project

### **b. Monthly FY24 Year to Date Report**

## **PENDING BUSINESS**

## **NEW BUSINESS**

## **RESOLUTIONS**

## **COMMENTS OF THE AUDIENCE**

Pat Case, city resident, provided comments on benches for areas other than sidewalks, then spoke about crosswalks and contacting the State about obtaining better crosswalk identification and signals at several locations in the city.

Michael Swoboda, city employee, commented on the proposed Cost of Living Increase for City Employees advocating for City Council to approve that due to understaffing, inflation, demoralization of the existing staff, and being able to hire and fill vacancies left by employees to work where they were paid more and the cost of living was not as high.

Scott Adams, city resident, commented on the Blessing of the Fleet, funding for additional positions, Jack Gist Park needs to be addressed, Small HERC building should be boarded up, there are broken windows and is not representative of Homer but that is one of the first things visitors see, KPB Assembly considered land purchase for the Hospital, then spoke about the condition of Clearwater Road when it was annexed it was a great road and now they have potholes, tyar and large rocks, he presented a very large rock and bits of tyar as an example.

Mike Stark, city resident, commented on the proposed Change Order on the Ben Walters Project, and provided some budgeting tips such as Zero Based Budgeting and that each department should provide a listing with the life cycle of all equipment including office equipment, and questioned how Council develops the contingency plan to take care unexpected expenses.

## **COMMENTS OF THE CITY ATTORNEY**

City Attorney Gatti had no comments.

### **COMMENTS OF THE CITY CLERK**

Acting City Clerk Krause announced the vacancies on the Sister City Task Force, ADA Advisory Board and upcoming Planning Commission.

### **COMMENTS OF THE CITY MANAGER**

Interim City Manager Jacobsen had no additional comments.

### **COMMENTS OF THE MAYOR**

Mayor Castner commented on the success of the Blessing of the Fleet and hopes that it carries on and noted that Ben Walters and Smokey Bay intersection has a large amount of pedestrian traffic and it will be an interesting approach with the sidewalk since the intersection is skewed.

### **COMMENTS OF THE COUNCIL MEMBERS**

Council member Hansen had no comments.

Councilmember Erickson commented on the start of Little League at Karen Hornaday Park and the Adult league starting up at Jack Gist Park.

Councilmember Davis commented on the Chamber of Commerce getting the Halibut Derby underway and it has weekly prizes with the Jackpot awarded sometime in the fall, and encouraged the public to complete the Comp Plan Survey.

Councilmember Aderhold commented she is often a pedestrian that traverses that intersection of Ben Walters and Smokey Bay Way agreeing that it was an interesting intersection. She reported on Lunch with a Councilmember stating it was interesting and dynamic, attended by a modest number of people, 7 or 8, but they have a lovely discussion on a variety of topics; expressed thanks to Erin Hollowell and the Kachemak Bay College Campus for hosting the Writers Conference, it was absolutely stunning and the faculty was amazing; Ms. Aderhold urged everyone to use caution with the number of pedestrians and cyclists out and about and if people liked completing surveys encouraged everyone to complete the KPB Comprehensive Safety Action Plan which is borough wide.

Councilmember Venuti commented on the Library Survey that was available and added one additional survey from KBBI encourage everyone to take a few moments and fill those out. She expressed her appreciation for the Blessing of the Fleet, warned the public on moose awareness, walking challenge, and agreed that a crosswalk is also needed at the Library to the post office; and how wonderful it was to see all the people adults and children, participating in the Serve the City event.

Councilmember Lord commented on attending the first Farmer's Market of the season as a vendor, Alaska Food Policy Council with partners in Hawaii, Alaska, American Samoa, US Virgin Islands Puerto Rico and the Marshall Islands working on a large regional food business center with the USDA, with Hawaii as the lead and they had some folks in last week, taking tours of the Harbor and ice plant. She gushed on how cool the ice plant was and that the employees actually manufacture the parts to keep



it running. Ms. Lord commented that the recent story regarding the American Flag in Denali Park was rage baiting.

**ADJOURNMENT**

There being no further business to come before the Council Mayor Castner adjourned the meeting at 8:45 p.m. The next Regular Meeting is Monday, June 10, 2024 at 6:00 p.m. and Committee of the Whole at 5:00 p.m. Work Session at 4:00 p.m. A Special Meeting on Monday June 17, 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

Renee Krause, MMC, Acting City Clerk

Approved: June 10, 2024