

Session 24-13 a Regular Meeting of the City Council of Homer, Alaska was called to order on June 10, 2024 by Mayor Castner at 6:05 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 announced supplemental items: **CONSENT AGENDA** Item f. Ordinance 24-29, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Appropriating an Additional \$75,071.38 from the General CARMA Fund to the Homer Airport Terminal Sidewalk Replacement Project. Finance Supplement Sheet. Item j. Resolution 24-066, A Resolution of the City Council of Homer, Alaska, Approving a Recreational Use Agreement between the City of Homer and the Kachemak Nordic Ski Club Regarding the Maintenance and Operation of Nordic Ski Trails on Three City Owned Properties in the Baycrest Ski Area including Construction of an Equipment Shed and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Letter and updated drawings from Kachemak Nordic Ski Club **ANNOUNCEMENTS/PRESENTATIONS/REPORTS** Item c. Mayor's Report Alaska Marine Conservation Council Letter and Draft Resolution in Support of Amendment 123 to the Fishery Management Plan (FMP) for Groundfish of the Bering Sea and Aleutian Islands (BSAI) Management Area Which Amends Regulations Governing Limits on the Pacific Halibut Prohibited Species Catch (PSC) and Links the Halibut PSC Limit for the Amendment 80 Commercial Groundfish Trawl Fleet in the BSAI Groundfish Fisheries to Halibut Abundance. Mayor. **PUBLIC HEARINGS** Item c. Ordinance 24-23, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Operating Budget for Necessary Mid-Biennium Adjustments. Memorandum CC-24-132 from Interim City Manager as backup. Item d. Ordinance 24-24, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget for Necessary Mid-Biennium Adjustments. Memorandum CC-24-132 from Interim City Manager as backup

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

Eric Velsko, city resident, expressed support for the proposed resolution regarding support for Amendment 123 to the Fishery Management Plan (FMP) and encouraged City Council to support that Resolution.

Paul Seaton, Homer area resident, commented in support the proposed resolution for Amendment 123 to the Fishery Management Plan (FMP) and encouraged City Council to support the resolution.

Ken Ciccoli, local attorney, commented on lending his services pro bono for the Alaska Marine Conservation Council to draft the proposed resolution in support of the Amendment 123 to the FMP.

Larry Slone, city resident, commented on Ordinance 24-29 and the regular occurrence of additional funding required to complete projects and stated that the City needs to be more conservative and practical in its decisions.

Scott Adams, city resident, commented on the proposed resolution in support of Amendment 123 to the FMP and provided his experience fishing and the changes within the industry over the years.

Billy Hayden, Acting President of HCA, encouraged City Council to support the proposed Amendment 123 and explained how this amendment would affect the small charter companies, bycatch and the City.

Michelle Beal, commented on the proposed resolution citing how this amendment would affect the economic vitality of the City, friends and family.

Jim Halispell, charter boat owner, commented in support of the draft resolution and encouraged City Council to support it as well.

Greg Sutter, city resident, encouraged City Council to support the Amendment 123 Resolution and provided information on how the restrictions are impacting the charter companies and commercial fleets.

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 28, 2024. Acting City Clerk. Recommend approval.
- b. Memorandum CC-24-123 from Mayor re: Appointment to the ADA Advisory Board. Recommend approval.
- c. Memorandum CC-24-124 from Acting City Clerk re: Liquor License Renewals for Kharacters, AJ's Oldtown Steakhouse & Tavern and Oaken Keg #1832. Recommend approval.
- d. Ordinance 24-27, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Chapter 3.10 Investments and Collateralization of Public Funds by Adding Section 3.10.105 Investment Income Allocation. Lord/Davis. Introduction June 10, 2024 Public Hearing and Second Reading June 17, 2024. Recommend adoption.
- e. Ordinance 24-28, An Ordinance of the City Council of Homer, Alaska, Amending the FY24 Capital Budget by Accepting and Appropriating the FY24 State of Alaska Community Assistance Program Payment in the Amount of \$146,261.39 for the City Hall Elevator Re-certification. City Manager. Introduction June 10, 2024 Public Hearing and Second Reading June 17, 2024. Recommend adoption.
- f. Ordinance 24-29, An Ordinance of the City Council of Homer, Alaska Amending the FY24 Capital Budget by Appropriating an Additional \$75,071.38 from the General CARMA Fund to the Homer Airport Terminal Sidewalk Replacement Project. City Manager/Public Works Director. Introduction June 10, 2024 Public Hearing and Second Reading June 17, 2024. Recommend adoption.

Memorandum CC-24-129 from Public Works Director as backup.

- g. Resolution 24-066, A Resolution of the City Council of Homer, Alaska, Approving a Recreational Use Agreement between the City of Homer and the Kachemak Nordic Ski Club Regarding the Maintenance and Operation of Nordic Ski Trails on Three City Owned Properties in the Baycrest Ski Area including Construction of an Equipment Shed and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Community Development Director. Recommend adoption.

Memorandum CC-24-128 from Community Development Director as backup.

- h. Resolution 24-067, A Resolution of the City Council of Homer, Alaska Confirming the Assessment Roll, Establishing Dates for Payment of Special Assessments and Establishing Delinquency, Penalty, and Interest Provisions for the Charles Way Bunnell Avenue Water and Sewer Special Assessment District. City Clerk. Recommend adoption.

- i. Resolution 24-068, A Resolution of the City Council of Homer, Alaska Approving a Lease Assignment from Y&C, LLC to Berth II, Inc. for a New 20 Year Lease for Lot 32 as shown on Plat No. 89-34 at the Annual Rate of \$23,653.44 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

Memorandum CC-24-129 from Port Property Associate as backup.

- j. Resolution 24-069, A Resolution of the City Council of Homer, Alaska, Amending the 2024 City Council Meeting Schedule for June. Interim City Manager. Recommend adoption.

- k. Resolution 24-071, A Resolution of the City Council of Homer, Alaska, Establishing a Right of Way Policy Evaluation Team on Cutting, Clearing or Removal of Trees and Vegetation Located within Public Rights of Way. City Manager/Public Works Director.

Memorandum CC-24-131 from Public Works Director as backup.

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

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

Mayor Castner noted that Councilmembers Aderhold and Davis were appointed to the Rights of Way Team.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS (10 Minutes limit per visitor)

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

- a. Worksession Report

City Manager Jacobsen reported that City Council held a discussion facilitated by Public Works Director Kort on Homer City Code Title 11 Vegetation in Public Rights of Way and Biennium Budgets Adjustments proposed by Council.

- b. Committee of the Whole Report

Councilmember Lord reported that Council discussion Resolution 24-069 regarding amending their regular meeting schedule to conduct a special meeting on Monday, June 17, 2024 to review and determine candidates to interview for the City Manager position.

- c. Mayor's Report

Mayor Castner reported on the proposed resolution submitted by the Alaska Marine Conservation Council and that if supported by City Council a resolution would be brought forward for approval at

the June 17, 2024 Special Meeting . He then requested Andrea Browning, HR Director provide a report to Council on the City Manager Hiring process.

Ms. Browning reported on the next steps in the process and noted the work of the City Manager Hiring Advisory Committee. She facilitated discussion on the expectation of Council for the June 17, 2024.

Councilmember Aderhold recommended deleting Lines 66-67 from the proposed draft resolution, amending it to remove the word “landed”. It was noted that the City claims to be the Halibut Capital of the World but that sentence is not factual as written.

d. Borough Report

Kelly Cooper, assembly person, reported that the Borough budget was passed, mil rate stays the same, 2.5% COLA; awarded a contract to replace a leachate tank; new Kenai Peninsula Borough website will be up and running soon; received the contract from Airbnb and the legal department is looking that over, however this does not alleviate the responsibility of submitting the quarterly tax reports; Cruise ships – currently the numbers do not show that there will be issues handling the buses. She then facilitated discussion on Senate Bill 179 regarding Farm Tax exemptions and deferments, and waiting to see if the Governor signs before any changes are implemented and continuing smells issuing from the transfer site, smoke from the fire which is still burning deep down, and numerous trucks.

e. Planning Commission Report

f. Sister City Task Force

Council member Venuti reported on the actions of the Task Force approving the Banners for Pioneer Avenue, and the Sister City Coordinator Lori Pond will provide quarterly reports on expenditures to Council.

g. Champions Report

i. Finance

ii. Harbor

Councilmember Lord reported that they will be meeting with Port Director and Staff on Wednesday, June 12, 2024.

iii. Recreation

PUBLIC HEARING(S)

- a. 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 Page 197 Postponed to June 10, 2024

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

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

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 24-21 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. 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 Postponed to June 10, 2024

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

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 24-22 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 24-23, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Operating Budget 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 of Director as backup.

Memorandum CC-24-110 from PARC Advisory Commission as backup.

Memorandum CC-24-132 from Interim City Manager as backup.

Mayor Castner opened the Public Hearing.

Mr. Robert Green, Small Business Development Advisor, expressed his appreciation for Council support. He provided a brief outline on what he provides to the public wanting to start a business,

create a LLC, necessary legal requirements, assistance with completing paperwork, and clarifying the new 2024 Federal regulations.

Mayor Castner closed the Public Hearing.

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 24-23 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

VENUTI/ADERHOLD MOVED TO AMEND ORDINANCE 24-23 BY INCLUDING \$12,000 FOR THE SMALL BUSINESS DEVELOPMENT ADVISOR POSITION TO PROVIDE THE ADDITIONAL SALARY FUNDS NEEDED.

There was a brief discussion on the overall economic benefits to the community to be able to provide this service.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LORD/ADERHOLD MOVED TO AMEND THE FOOD AND STAPLES LINE ITEM BUDGET (100-0100-5206) BY ADDING \$800 TO PROVIDE SNACKS AND ACCESS TO BOARDS AND COMMISSIONS TO THE COUNCIL REFRIGERATOR.

There was a brief discussion on the additional funding and it was noted that providing the advisory bodies the ability to have snacks during their meetings was a consideration for the time spent by those members working on issues for the benefit of the community.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LORD/ADERHOLD MOVED TO AMEND THE LOBBYING LINE ITEM (100-0100-5248) BY ADDING \$20,000 TO PROVIDE THE SERVICES OF A FEDERAL LOBBYIST IN WASHINGTON, D.C.

Points were made on the value to having a lobbyist working on behalf of the city regarding strategizing with agencies, engaging within the moving wheels of the Federal government, and including Council members on the review committee for reviewing the proposals when they come in.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ERICKSON/DAVIS MOVED TO AMEND ORDINANCE 24-23 TO INCLUDE FUNDING FOR A FULL TIME PARKS MAINTENANCE TECHNICIAN.

Councilmembers advocated including this in the budget due to the response from the public, top three recommended in the Comp Plan re-write related to Parks and Recreation; the need for additional staff to properly take care of things; funding has been included for a permanent part time position of 28 hours in the budget presented by the Interim City Manager which used funding already designated for temporary seasonal employees.

VOTE. (Amendment) NO. VENUTI, ERICKSON, ADERHOLD, LORD, HANSEN

VOTE. (Amendment) YES. DAVIS.

Motion failed.

ERICKSON MOVED TO POSTPONE MEMORANDUM CC-24-111 REGARDING THE EMPLOYEE COLAS SO THAT THEY CAN DISCUSS IT.

Interim City Manager Jacobsen clarified that they could not postpone one memorandum related to Ordinance 24-23, Council would need to postpone the whole ordinance stating Council can discuss her concerns since that is where they are at in the process currently.

Motion died for lack of a second.

Mayor Castner clarified with the Interim City Manager Jacobsen that the proposed amendments presented have been addressed. Ms. Jacobsen confirmed that they had.

Councilmember Erickson requested clarification on the employee increase that was approved by Council that was about 7% and was to happen over a time span of two years, but was done in one lump sum and now they are considering a 4.5% COLA.

Interim City Manager Jacobsen provided clarification on previous actions of the City Council regarding COLA's for all employees, creation and implementation of the Exempt Employee pay scale and increases and Longevity pay.

Further discussion on the FY25 COLA included the following points:

- Saying "no" was an uncomfortable feeling because there is no protocol in place when it comes to COLAs and it is awkward on both sides.
- There should be a policy put in place.
- Employee Committee and other Councilmembers have expressed an interest in establishing a formula or policy.
- It is preferred to address COLAs during the development of the biennial budget not during budget adjustments.
- Establishing the CPI as a metric and build it into the budget at the time Council passes the biennial budget rather than during the mid-biennial adjustments with much bigger than inflation or higher than the federal government.

Councilmember Lord reminded the Council that she brought forward previously an ordinance to create policy to have the COLA included by the City Manager in the budget in accordance with the CPI, there was a lot of talk at the table but it failed. Ms. Lord spoke to the content of the memorandum stating that staff did a great job providing the information for Council with surrounding communities and the Federal government and it is up to Council to use that information to determine what they are going to do. She commented in support of implementing a policy regarding COLAs and was not against the 4.5% COLA presented, weighing in the cost of food in recent months.

Councilmember Venuti expressed that “you can’t eat the view” and would support the 4.5% requested and that she supported creation of policy. She noted the parity study where some cities do a COLA every year and believed that keeps the employees happier. Ms. Venuti noted that the employees support the non-profits and businesses in Homer.

Mayor Castner requested clarification from HR Director Browning on the impact of a COLA to the base wage rate versus one time lump sum.

Ms. Browning confirmed that if Council approved a COLA it would be a percentage increase to all employees. If the Council enacts a policy to adopt a COLA annually based on the CPI they are effectively adjusting everyone’s salary yearly based on that COLA. She explained that in the parity study when comparing Homer with the other communities and those communities provide annual COLAs because they are built in, but Homer doesn’t so we can fall behind. She provided clarification on the recent increases provided to the exempt employees and a COLA.

DAVIS/ERICKSON MOVED TO AMEND THE COLA TO 3.5%

Councilmember Davis stated that he would like to address COLA to adjust wages for the cost of living, not to address perceived shortfalls for what other people are being paid in other places. He noted that there is a separate process for adjusting the wage scale to make sure it matches others. The COLA should be based on the actual cost of living in the best way that it can be measured.

Councilmember Aderhold agreed and stated that Council should have a COLA discussion every year since we have a biennial budget it is unknown what the second year will bring as far as whether you call it COLA or Parity you get the same thing.

VOTE. (Amendment) NO. ADERHOLD, HANSEN.

VOTE. (Amendment) YES. LORD, VENUTI, ERICKSON, DAVIS.

Motion carried.

Interim City Manager Jacobsen confirmed for Councilmember Erickson that the budget adjustments included the jailer position.

VOTE. (Main as Amended) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Castner called for a six minute recess at 7:39 p.m. He called the meeting back to order at 7:45 p.m.

- d. Ordinance 24-24, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget 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/Recreation Manager as backup.
Memorandum CC-24-132 from Interim City Manager as backup.

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

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

ADERHOLD/DAVID MOVED TO AMEND THE CAPITAL BUDGET BY ADDING A SECURITY ROLLING CLOSURE FOR THE LIBRARY AT \$30,000 FROM GENERAL FUND CARMA.

Brief discussion on the Library Director looking into this and the cost was initially \$80,000 and that included a structural study but it was determined that the infrastructure was already in place and a gate that came from the ceiling to the floor, electric, with safety mechanisms would run about \$14,000 with installation about the same cost. Comments were made on the following:

- finite pool of money with every department needing something and how to determine what needs are more important than others
- After hours usage would allow access to the room and restroom and staff would not have to be present.
 - o This would create a cost savings in overtime expenses for the budget.

VOTE.(Amendment) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ADERHOLD/ERICKSON MOVED TO AMEND THE CAPITAL BUDGET BY ADDING A VOLLEY BALL NET SYSTEM FOR \$4500.00 FROM THE GENERAL FUND CARMA.

Brief discussion on purchasing the net system and the limited uses to Community Recreation of the school facilities and equipment and it would be able to be relocated to the new community center when constructed as well.

VOTE. (Amendment) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Castner requested additional amendments.

ERICKSON/ADERHOLD MOVED TO AMEND THE CAPITAL BUDGET TO ADD JACK GIST PARK ELECTRIC AND PARKING IMPROVEMENTS FOR \$125,000.

Discussion included points that the improvements will complete the project to allow for the restroom that was ordered to be connected to electric, and address the drainage issues with the parking and eventually bring electric to the proposed scorekeepers shed.

VOTE. (Amendment) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ADERHOLD/ERICKSON MOVED TO AMEND THE CAPITAL BUDGET BY \$400,000 FROM THE GENERAL FUND CARMA FOR A MULTI-USE COMMUNITY CENTER SET ASIDE FUND.

Brief discussion that this will provide the start to funding the recreation center and show that the City Council is serious regarding this project and it will encourage the formation of a Friends of Recreation group.

VOTE. (Amendment) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

There was a brief discussion regarding the following:

- clarifying where or what fund the \$400,000 will be dedicated or placed
- Having a Fleet Replacement Schedule when discussing or reviewing the budget
- Having all the information together and presented at one time is beneficial and makes it easier to review the budget document as a whole.

VOTE. (Main as amended) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- e. 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.

Mayor Castner introduced the ordinance and opened the public hearing.

Connie Isenhour, Mayor, Kachemak City, expressed her appreciation for being notified that this was on the agenda and being invited to the meeting as well as keeping her apprised of the process.

There were no further comments and the public hearing was closed.

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 24-25 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- f. 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 introduced the ordinance and opened the public hearing. There were no comments and the public hearing was closed.

LORD/DAVIS MOVED TO ADOPT ORDINANCE 24-26 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Discussion on points:

- to establish a way to review CARMA funds within the general fund that is transparent to the public, stating the appropriation has not been weighed accurately;
- provides staff with the knowledge that there is funding available to account for the needs of the department
- A Capital Project should have an amortization list, example used was the ADA projects
- The knowledge that the city has these funds already
- There never seems to be the money to do a significant project
- How does Council plan and execute various projects and are they making the pots of money too small to provide any value
- Maybe postpone this ordinance to review after the summer
- Council has used several funds or pots of money before rolling it all into one fund.
- A better way to understand the cross departmental dependencies of how they are spending money

VOTE. YES. LORD, ADERHOLD, DAVIS, HANSEN

VOTE. NO. ERICKSON, VENUTI

Motion carried.

ORDINANCE(S)

- a. Ordinance 24-30, An Ordinance of the City Council of Homer, Alaska, Amending the FY24 Capital Budget by Appropriating \$900,000 from the Gas Line Fund for a Multi-Use Community Recreation Center Project. Mayor. Introduction June 10, 2024 Public Hearing and Second Reading June 17, 2024.

Mayor Castner introduced the ordinance by reading of the title and requested a motion.

LORD/ADERHOLD MOVED TO INTRODUCED ORDINANCE 24-30 BY READING OF TITLE ONLY.

ADERHOLD/DAVIS MOVED TO POSTPONE TO JULY 22, 2024 MEETING

Discussion facilitated by City Council included knowledge of the free main gas balance will be after July 1, 2024 and staff was requested to provide the relevant background information so the actual amount could be more accurate.

VOTE.(Postponement) 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
- Coast Guard Birthday is in August and city staff is working on some

b. Monthly FY24 Year to Date Report

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- a. Resolution 24-070, A Resolution of the City Council of Homer, Alaska, Authorizing A Change Order to the Ben Walters Lane Sidewalk Improvement Project in the Amount of \$56,300 to Reduce the Sidewalk Width to Eight Feet and Widen the Roadway Repaving to Include the Distance from New Curb to the Centerline of Ben Walters Lane and Authorizes the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Memorandum CC-24-130 from Public Works Director as backup.

Mayor Castner requested a motion.

LORD ADERHOLD MOVED TO ADOPT RESOLUTION 24-070 BY READING OF TITLE ONLY.

A brief discussion regarding use of change orders and amending policy would be beneficial.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Resolution 24-064, A Resolution of the City Council of Homer, Alaska Awarding the Contract for the Solid Waste Collection and Disposal for a Three Year Term with Two One-Year Renewal Options to Alaska Waste – Kenai Peninsula, LLC of Soldotna, Alaska and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/ Port Director. Recommend adoption.

Memorandum CC-24-126 from Public Works Director as backup.

Mayor Castner requested a motion.

ADERHOLD/LORD MOVED TO ADOPT RESOLUTION 24-064 BY READING OF TITLE ONLY.

ADERHOLD/LORD MOVED TO AMEND THE TOTAL EMPTY RATE TO \$802.

Councilmember Lord provided clarification that the math shown was incorrect and the amount should reflect \$802.00.

Councilmember Aderhold noted that line 16 the word should be originally not organically and requested the Clerk to use her reviser ability to make that small correction.

VOTE. (Amendment) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Resolution 24-065, A Resolution of the City Council of Homer, Alaska, Authorizing City Staff to Continue with the FEMA BRIC Grant Application Process with a 25% Local Match to Include Staff Time, Materials, and Cash as Requested by the Sub-Applicant, the State of Alaska Department of Homeland Security and Emergency Management as the Sub-Applicant. City Manager. Recommend adoption.

Memorandum CC-24-127 from City Planner as backup.

Mayor Castner requested a motion.

LORD/ADERHOLD MOVE TO ADOPT RESOLUTION 24-065 BY READING OF TITLE ONLY.

Councilmember Erickson remarked on the total amount of \$625,000 and the inclusion of a building inspector and questioned the financial burden on the city to fund that position into the future.

City Planner Foster provided clarification on the requirements to implement the building department and hire a building inspector in year three of the grant and the match was up to \$125,000 for the entire

project across the three years. He confirmed that the city has stated it would provide the \$125,000 match but now it just designates specifically where it will be applied and will contain cash as well as staff time and materials to equal that sum. Mr. Foster further noted that at this time there is no award as yet, so no obligation is needed now, just intent.

Further comments on the time it took for the application and award and committing the city to funding a team versus one additional person, requirements of Federal grants and moving forward and establishing policy then find the funding.

VOTE. YES. HANSEN, LORD, DAVIS, ADERHOLD.

VOTE. NO. VENUTI, ERICKSON.

Motion carried.

COMMENTS OF THE AUDIENCE

Larry Sloan, city resident, commented on the passing of a resolution for possible building code and he was ambivalent regarding that action, understood the safety aspect, noting that Contractors are going to build to code, few people would take on building something themselves and it not be to code, so he believed it would be superfluous to add another layer of infrastructure and personnel which would make things more expensive. They already have problems with housing and this will just exacerbate it in his opinion. Mr. Sloan expressed comments on the use of the HERC and the ordinance to fund the recertification of the city hall elevator.

Jan Knutson, Visitor Center Director, commented on the 2024 Homer Visitor Guide and distributed copies to Council noting that the cover was designed in house this year, the various features and the upcoming celebrations to be held in Homer.

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, Planning Commission and ADA Advisory Board.

COMMENTS OF THE CITY MANAGER

Interim City Manager Jacobsen expressed her appreciation for the Council's work on the mid biennium budget adjustments for the operating and capital budgets, stating she learned quite a lot working with Finance Director Fischer and really appreciated her patience and guidance during the process.

COMMENTS OF THE MAYOR

Mayor Castner expressed concerns with requirements of reserve funds and would like to address the issue at the end of the summer. He then commented on the work of the City Manager Hiring Advisory Committee and the desire to have access to the administration but expressed his appreciation and thanks for their time and dedication to review each and every application.

COMMENTS OF THE COUNCIL MEMBERS

Councilmember Venuti expressed comments on celebrating Mary Epperson Day, glad to hear that the city is planning a celebration regarding the Coast Guard birthday, glad to see the improvements for Jack Gist went through and cautioned everyone to take care of themselves.

Councilmember Lord had no comments.

Councilmember Aderhold commented on the re-grand opening of the K'Beq Site and reported that it will be open all summer.

Councilmember Davis commented that he can be counted in looking into the reserves fund as he was very interested. He then announced the Annual Pride Walk event and culminating in celebrating Juneteenth and the Solstice Celebration by the Chamber the following weekend.

Councilmember Erickson expressed her appreciation for Interim City Manager opening up city hall again and bringing back some normalization. She then commented on the resolution regarding the Amendment 123, encouraged caution driving and enjoy the sunshine.

Councilmember Hansen expressed appreciation for the attendance regarding items on the agenda that brings members of the community in to overflowing. She echoed the sentiments to drive safely and acknowledge the loss of Barney Brooks the past weekend.

ADJOURNMENT

There being no further business to come before the Council Mayor Castner adjourned the meeting at 9:10 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 17, 2024