

Session 24-19 a Regular Meeting of the City Council of Homer, Alaska was called to order on September 9, 2024 by Mayor Ken Castner at 5:00 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

ABSENT: COUNCILMEMBER HANSEN (EXCUSED)

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

AGENDA APPROVAL

Mayor Castner announced supplemental items for the record: **CONSENT AGENDA** Item c. Memorandum CC-24-184 from City Clerk re: Liquor License Renewals for Homer Brewing Company, Boatyard Café and Finn's Applications and Memorandums of Non-objections from the Homer Police Department and Kenai Peninsula Borough Item e. Ordinance 24-44 Amending FY25 Capital Budget by Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY25 in the Amount of \$1829 for Books and Library Materials. Memorandum CC-24-186 from Library Director as backup. Item f. Resolution 24-096 Awarding a Construction Contract for the Bayview Park Playground Improvements Project to East Road Services, Inc. of Homer Alaska, in an amount not to Exceed \$114,401 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Memorandum CC-24-187 from City Engineer as backup.

ANNOUNCEMENTS/PRESENTATIONS/REPORTS Item e. Planning Commission written report for September 4, 2024 regular meeting & Worksession

There are laydowns received for the following: **ANNOUNCEMENTS/PRESENTATIONS/REPORTS** item c. Borough Report - Email from Assembly Person Cooper and KPB Resolution 2024-037 KPB Tourism Working Group **VISITORS/PRESENTATIONS** item a. Megumi Beams, Sister City Liaison and Interpreter **RESOLUTIONS** item a. Memorandum CC-24-193 New Proposed City Project for Consideration for the 2025-2030 Capital Improvement Plan: Extension of Reber Trail to Soundview Avenue

ADERHOLD/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

Mayor Castner noted the public was invited to comment on items on the agenda with the exception of the following:

- Ordinance 24-39, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$18,000 from the Port Reserves Fund for the Acquisition of an Ammonia Storage Tank for the City Ice Plant.
- Ordinance 24-40, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Re-Appropriating \$6,152 from the Homer Accelerated Roads and Trails (HART) Trails Fund for Library Trail - West Storybook Trail Improvements.
- Ordinance 24-40(S), An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Re-Appropriating \$6,152 from the Homer Accelerated Roads and Trails (HART) Trails Fund for the Library Trail - West Storybook Trail Improvements.
- Ordinance 24-41, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$6,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for Lucky Shot Trail Improvements.
- Ordinance 24-42, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating an Additional \$50,000 from the Homer Accelerated Roads and Trails (HART) Road Fund to the Bayview Park Renovation Project.

It was noted that comments on these matters will be addressed under Public Hearings.

Derotha Ferraro, Public Information Officer for South Peninsula Hospital, expressed her appreciation for the City including the hospital's two projects in the Capital Improvement Plan document.

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.)

Mayor Castner requested amendments.

- a. Homer City Council Unapproved Regular Meeting Minutes of August 26, 2024. City Clerk. Recommend approval.
- b. Memorandum CC-24-183 from Mayor re: Appointment of Hanh Stephens to the Economic Development Advisory Commission. Recommend adoption.
- c. Memorandum CC-24-184 from City Clerk re: Liquor License Renewals for Homer Brewing Company, Boatyard Cafe and Finn's. Recommend approval.
- d. Ordinance 24-43, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating an Additional \$15,000 from the Port Reserves Fund for the Harbor Basin Survey

Project. City Manager/Port Director. Introduction September 9, 2024 Public Hearing and Second Reading September 23, 2024.

Memorandum CC-24-185 from Port Director as backup.

- e. Ordinance 24-44, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY25 in the Amount of \$1,829 for Books and Library Materials. City Manager/Library Director. Introduction September 9, 2024 Public Hearing and Second Reading September 23, 2024.

Memorandum CC-24-191 from Library Director as backup.

- f. Resolution 24-096, A Resolution of the City Council of Homer, Alaska, Awarding a Construction Contract for the Bayview Park Playground Improvements Project to East Road Services, Inc., of Homer, Alaska, in an Amount Not to Exceed \$114,401 and Authorizing the City Manager to Execute and Negotiate the Appropriate Documents. City Manager/City Engineer. Recommend adoption.

Memorandum CC-24-187 from City Engineer as backup.

- g. Resolution 24-097, A Resolution of the City Council of Homer, Alaska, Awarding a Construction Contract for the Fish Grinder Building Replacement Project to Beachy Construction, Inc., of Homer, Alaska in an Amount Not To Exceed \$674,500 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents Contingent Upon Full Execution of the Amended ADF&G Cooperative Agreement That Adds Phase 2 Funds For Construction. City Manager/Port Director. Recommend adoption.

Memorandum CC-24-188 from Port Director as backup.

- h. Resolution 24-098, A Resolution Adopting Joint Resolution No. 2024-002 of the Assembly of the Kenai Peninsula Borough and the Councils of the City of Homer, Kachemak, Kenai, Seward, Seldovia and Soldotna Supporting the Kenai Peninsula Economic Development District's Request that the 2026 and 2027 Cook Inlet Finfish Meetings be held in Soldotna, Alaska to Provide Resource Stakeholders with the Opportunity to be Present at Public Discussions Affecting the Management of their Resources. City Manager. Recommend adoption.

Memorandum CC-24-189 from Port & Harbor Advisory Commission as backup.

- i. Resolution 24-099, A Resolution of the City Council of Homer, Alaska, Recognizing September as National Recovery Month in the State of Alaska. Davis/Lord. Recommend adoption.

City Clerk Krause read the Consent Agenda as presented.

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

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

- a. Head Japanese Consul, Mr. Kiyahiko Hamada

Mayor Castner introduced Mr. Hamada and welcomed him to Homer.

Mr. Hamada expressed his appreciation and pleasure to be allowed to speak to Council. He then congratulated the City on the 40th Anniversary. Mr. Hamada noted the number of sister city relationships between the US and Japan and the State of Alaska and Japan, speaking about the various visits from Anchorage and the Hokkaido Taiko Drummers entertainment, residents' enthusiasm to continue the relationships from both countries and that they persevered during the pandemic. Mr. Hamada spoke about the renaming of Sand Lake Park to Chitose Park encourages by Sand Lake Elementary to honor the 55-year sister city relationship between Anchorage and Chitose and Chitose has had a park named after Anchorage for the past 30 years.

Megumi Beams, Sister City Liaison/Translator provided a brief report on the proposed delegation, recent visits, and events conducted in honor of the sister city relationship with Teshio, Hokkaido, Japan.

- b. Kachemak Bay Recovery Connection Presentation

Jacqueline Rainwater presented information on the organization, outlining their goals, including events and successes in the community that the Kachemak Bay Recovery Connection was achieving.

Councilmembers expressed their appreciation and acknowledged the benefits provided by Kachemak Bay Recovery Connection and requested contact information so the public could reach out to them if needed or desired. They expressed their appreciation for attending the meeting and making the presentation.

ANNOUNCEMENTS/PRESENTATIONS/REPORTS

- a. Committee of the Whole Report

Councilmember Lord reported that Council discussed at length, Resolution 24-096 and Ordinance 24-44 from the Consent Agenda and topics from the City Manager's Report regarding the Cemetery maintenance, policies, and invasive species mitigation, and Resolution 24-100 and the process used to determine Council's prioritized listing of projects shown in the resolution, along with the late breaking project submitted by Councilperson Davis for Reber Trail.

- b. Mayor's Report

Mayor Castner reported that Kristin Faulkner, two-time Olympic Gold Medalist will be returning to Homer and the Chamber is looking for suggestions for celebratory events. He reported attending the Comp Plan Steering Committee meeting and will be attending the next Port & Harbor Advisory Commission and Planning Commission meetings. Mayor Castner provided informational update on the Kachemak Drive Pavement Restoration project.

- c. Borough Report

- i. Laydown provided with adopted Resolution authorizing the formation of a Tourism Working Group.

d. Port and Harbor Advisory Commission Report

e. Planning Commission Report

i. September 4, 2024 written report provided by Scott Smith, Chair in the Supplemental Packet

f. Comprehensive Plan Steering Committee Report

Kathy Carssow, Chair, reported the following:

- focus on project team setting the scenarios that will be presented in October
- Steering Committee members are still concerned on the project schedule
- Lot of questions on the project team on Title 21
- Fantastic public input process on the Comp Plan
- How to push Title 21 work to get it going
- Planning Commission will be asked to identify priorities
- Additional organizations within the community are researching how to address housing issues using Title 21
- Comp Plan Team will have a booth at the Farmers Market and this will be staffed by various Councilmembers and staff
- Next meeting Oct 9th at 8:30 a.m.

g. Champions Report

i. Finance

Councilmember Lord reported a meeting is scheduled for Friday, Sept 13th with the City Manager and Finance Director, if Council has specific issues or concerns please submit them to Councilmember Lord or Davis.

ii. Harbor

Councilmember Lord reported that there is nothing scheduled at this time.

iii. Recreation

Councilmember Erickson reported that there is nothing scheduled at this time.

iv. Sister City 40th Anniversary Celebration Task Force

1. August 28, 2024 written report submitted by Council member Venuti

Councilmember Venuti reminded the public of the exhibit at the museum and that it will be in place through the end of September.

Mayor Castner noted that the display was not inclusive there were still many items located within City Hall that were gifted to Homer by Teshio.¹

PUBLIC HEARING(S)

- a. Ordinance 24-39, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$18,000 from the Port Reserves Fund for the Acquisition of an Ammonia Storage Tank

for the City Ice Plant. City Manager/Port Director. Introduction August 26, 2024 Public Hearing and Second Reading September 9, 2024.

Memorandum CC-24-169 from Port Director as backup.

Mayor Castner introduced the topic and opened the public hearing. Having no member of the audience come forward, or indicate that they wish to provide comment, he closed the public hearing and requested a motion and second.

LORD/VENUTI MOVED TO ADOPT ORDINANCE 24-39 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 24-40, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Re-Appropriating \$6,152 from the Homer Accelerated Roads and Trails (HART) Trails Fund for Library Trail - West Storybook Trail Improvements. City Manager/Public Works Director. Introduction August 26, 2024 Public Hearing and Second Reading September 9, 2024.

Memorandum CC-24-170 from Public Works Director as backup.

Ordinance 24-40(S), An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Re-Appropriating \$6,152 from the Homer Accelerated Roads and Trails (HART) Trails Fund for the Library Trail - West Storybook Trail Improvements. City Manager/Public Works Director.

Mayor Castner introduced the topic and opened the public hearing. Having no member of the audience come forward, or indicate that they wish to provide comment, he closed the public hearing and requested a motion.

LORD/VENUTI MOVED TO ADOPT ORDINANCE 24-40 BY READING OF TITLE FOR SECOND AND FINAL READING.

Mayor Castner asked if there was a motion to substitute.

LORD/VENUTI MOVED TO SUBSTITUTE ORDINANCE 24-40(S) FOR ORDINANCE 24-40 BY READING OF TITLE ONLY.

There was a brief discussion with Councilmember Lord expressing her appreciation to staff for providing the necessary changes providing clarification and creating a better record regarding the funding.

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

Motion carried.

There was no further discussion.

LORD/VENUTI MOVED TO ADOPT ORDINANCE 24-40(S) BY READING OF TITLE ONLY.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 24-41, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$6,000 from the Homer Accelerated Roads and Trails (HART) Trails Fund for Lucky Shot Trail Improvements. City Manager/Public Works Director. Introduction August 26, 2024 Public Hearing and Second Reading September 9, 2024.

Memorandum CC-24-171 from Public Works Director as backup.

Mayor Castner introduced the topic and opened the public hearing. Having no member of the audience come forward, or indicate that they wish to provide comment, he closed the public hearing and requested a motion and second.

LORD/VENUTI MOVED TO ADOPT ORDINANCE 24-41 BY READING OF TITLE FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- d. Ordinance 24-42, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating an Additional \$50,000 from the Homer Accelerated Roads and Trails (HART) Road Fund to the Bayview Park Renovation Project. City Manager/City Engineer. Introduction August 26, 2024. Public Hearing and Second Reading September 9, 2024.

Memorandum CC-24-192 from City Engineer as backup.

Memorandum CC-24-172 from City Engineer as backup.

Mayor Castner introduced the topic and opened the public hearing. Having no member of the audience come forward, or indicate that they wish to provide comment, Mayor Pro Tem Lord closed the public hearing and requested a motion and second.

LORD/VENUTI MOVED TO ADOPT ORDINANCE 24-42 BY READING OF TITLE FOR SECOND AND FINAL READING.

Councilmember Lord expressed her appreciation to the staff for providing clear funding documentation.

There was a brief discussion and clarification on the replacement of fencing for the park was still required.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

CITY MANAGER'S REPORT

a. City Manager's Report

City Manager Jacobsen reported on the following:

- Cruise Ship discussion at the EDC worksession Tuesday, September 10th 4:30 p.m.
- Discussed points with Council on the speeding issues for W. Fairview/ Eric Lane
 - o Recommended Public Works Director to take comments made and refer to Transportation Plan and bring back recommendations for a future meeting
 - o Police presence

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- a. Resolution 24-100, A Resolution of the City Council of Homer, Alaska Adopting the 2025-2030 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2026. Mayor/City Council.

Memorandum CC-24-190 from Special Projects & Communications Coordinator as backup.
Public Comment Received

LORD/ADERHOLD MOVED TO REMOVE THE FOLLOWING PROJECTS FROM THE CIP:

- 1) HOMER SPIT TRAILHEAD RESTROOM FROM THE MID RANGE SECTION
- 2) BAYCREST OVERLOOK GATEWAY IMPROVEMENTS FROM THE STATE PROJECTS SECTION.

There was a brief discussion on comments made at the worksession on August 26th

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

Motion carried.

DAVIS/ADERHOLD MOVED TO INCLUDE THE FOLLOWING CITY OF HOMER PROJECTS IN THE MID-RANGE SECTION: 1) BAYCREST OVERLOOK PUBLIC RESTROOM REBUILD 2) PARKING LOT DRAINAGE SOLUTIONS FOR HOMER PUBLIC LIBRARY 3) WATER TREATMENT PLANT DRYING BEDS 4) EXTENSION OF REBER TRAIL

There was a brief discussion on the support from property owners for the extension of the Reber Trail to Soundview Avenue.

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

Motion carried.

ADERHOLD/LORD MOVED TO INCLUDE THE FOLLOWING PROJECTS IN THE OTHER ORGANIZATION AND STATE PROJECT SECTIONS:

- 1) KEVIN BELL ARENA PARKING LOT LIGHTING & FLOORING REPLACEMENT (PROPOSED BY HOMER HOCKEY ASSOCIATION)

- 2) ROOF SYSTEM REPLACEMENT PROJECT (PROPOSED BY THE PRATT MUSEUM)
- 3) CHILDCARE FACILITY FOR HOSPITAL EMPLOYEE (PROPOSED BY SOUTH PENINSULA HOSPITAL)
- 4) EXPANSION OF MEDICAL SERVICES (PROPOSED BY SOUTH PENINSULA HOSPITAL)

There was a brief discussion on including the projects to provide the organizations of a means to show support by the community for their projects to obtain funding, and there was no funding expectation from the city.

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

Motion carried.

LORD/ADERHOLD MOVED TO ESTABLISH IN PRIORITY ORDER THE FOLLOWING NINE PROJECTS AS CITY COUNCIL LEGISLATIVE PRIORITY:

- 1. HOMER HARBOR EXPANSION
- 2. MULTI-USE COMMUNITY CENTER
- 3. HOMER HARBOR CRITICAL FLOAT SYSTEM REPLACEMENTS: SYSTEMS 4 & 1
- 4. SLOPE STABILITY & EROSION MITIGATION PROGRAM
- 5. CITY HALL ADA ACCESSIBILITY PROJECT
- 6. KAREN HORNADAY PARK IMPROVEMENTS
- 7. HOMER SPIT EROSION MITIGATION
- 8. A-FRAME WATER TRANSMISSION LINE
- 9. NEW PUBLIC WORKS FACILITY

There was discussion on moving the New Public Works Facility higher up in the prioritization in order to get funding for it sooner rather than later due to the importance of being able to work and maintain city equipment and provide better facilities for the staff and equipment outside of a tsunami zone.

VOTE. NON-OBJECTION. UANNIMOUS CONSENT.

Motion carried.

LORD/ADERHOLD MOVED TO ADOPT RESOLUTION 24-100 AS AMENDED BY READING OF TITLE ONLY.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Patty Relay, Executive Director expressed her appreciation for including the Pratt Museum Roof Replacement Project in the CIP and invited the Council to the Putting on the Ritz event, October 5th 6:00 – 9:00 p.m.

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

COMMENTS OF THE MAYOR

COMMENTS OF THE COUNCIL MEMBERS

Councilmember Lord expressed her appreciation for the Japanese Consul visit and related he daughter's interest in Japan.

Councilmember Venuti commented on an article regarding fish and the request for assistance from the fisherman, noted that there were many drivers with only one headlight and makes it extremely dangerous. Interesting meeting, and expressed having seen Megumi Beans and the Japanese Club kin action.

Councilmember Aderhold announced the new season of Conversation with the Councilmember at noon at the Homer Public Library starting Tuesday, September 10th with her, the second meeting for Safe Streets at the college on Thursday, expressing hope that more people attend this meeting since more effort was made to advertise and encourage people to attend and comment on any transportation issues that people are having. She noted that the City of Homer applied with the Kenai Peninsula Borough for the grant to conduct this work.

Councilmember Davis reported the upcoming Chamber luncheon on Cruise ships policies, and the KPC Mayoral Forum 12-1 tomorrow, September 10th.

Councilmember Erickson expressed her appreciation for the Kachemak Bay Recovery Connection presentation and admires the energy, she was very impressed and grateful for their work in the community. She noted that the cruise ship that was in the harbor was sold and heading to Japan, the passenger's expressed enjoyment with their interactions with people who actually live here, it was a fun tour to Bear Creek Winery and the Chamber of Commerce does a wonderful job especially with the Guide, and people who have reached out to the guests.

ADJOURNMENT

Mayor Castner adjourned the meeting at 7:41 p.m. The next Regular Meeting is MONDAY, SEPTEMBER 23, 2024, at 6:00 p.m. Committee of the Whole at 5:00 p.m. A Worksession at 4:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



Renee Krause, MMC, City Clerk

Approved: Sept. 23, 2024

¹ The display at the Pratt Museum reportedly displayed until the end of September actually expired on September 7th and was removed on Wednesday September 11, 2024.