



Action Agendas

City Council Worksession, Committee of the Whole & Regular Meetings

Monday, September 23, 2024 at 4:00 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

<https://cityofhomer.zoom.us>

Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

Worksession

Zoom Webinar ID: 965 8631 4135 Password: 792566

CALL TO ORDER, 4:00 P.M.

Mayor Castner called the meeting to order.

City Manager Jacobsen had requested participation by electronic means and Councilmember Lord had requested excusal and timely notice was provided.

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

ADOPTED as presented.

DISCUSSION TOPIC(S)

- a. End of Year Financial Worksession

Finance Director Fischer provided a presentation and reviewed the financial statement. She responded to questions and comments regarding the information provided.

COMMENTS OF THE AUDIENCE (3 minutes)

There were none.

ADJOURNMENT NO LATER THAN 4:50 P.M.

Mayor Castner adjourned the meeting at 4:53 p.m.

Committee of the Whole

Zoom Webinar ID: 953 097 829 Password: 234696

CALL TO ORDER, 5:00 P.M.

Mayor Castner called the meeting to order at 5:00 p.m.

City Manager Jacobsen had requested participation by electronic means and Councilmember Lord had requested excusal and timely notice was provided.

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

ADOPTED as presented.

CONSENT AGENDA

Councilmembers discussed the following:

Item b. Memorandum CC-24-193

Council member Aderhold commented on the AML proposed resolutions for the December business meeting and noted that they are in the AML required format which requires a submittal date. She stated that the September 25th date is approximate and why it is highlighted so it can be amended if needed.

Item g. Resolution 24-101

Council member Erickson had concerns on expressing support on projects outside the City. She recalled several times that the Council did not express support for projects located across the bay. Several Councilmembers and the Mayor spoke in support of the proposed project noting that this project was accessible by vehicle and on this side of the bay and would provide additional opportunities for the residents and visitors.

Item h. Resolution 24-102

Council member Davis stated that he was unaware of this sale, except briefly recalling it mentioned in the City Manager's Report and expressed concerns about the limited advertising to the city's Facebook page and the fine print of the Homer News. He suggested for the next sale have a wider distribution to increase revenue and community engagement since the bulk of the bidders were city employees believing that would be better for a broader market demographic and higher revenue results.

Item. F. Ordinance 24-47

Councilmember Aderhold requested information related to the request for additional work and clarification on why the City was performing this work and not the state.

Port Director Hawkins explained that the city lease includes 100 feet to the airside of the terminal, the proposed concrete pad is to replace the asphalt pad where the forklift enters the building multiple times and puts more wear & tear on the asphalt so it requires frequent patching. Installation of the concrete pad will save time, labor and funds and the small project can be added as a change order to the contractors existing work regarding the sidewalk project.

REGULAR MEETING AGENDA

Councilmembers discussed the following:

Pending Business item a. Ordinance 24-31(S)

Council member Erickson noted that the ADA Board and PARCAC had recommended postponement of the transportation plan to make sure what is stated in the plan lines up with the Comprehensive Plan and questioned whether that was something that Council wanted to address.

Council members discussed the possible postponement and points were made regarding the purpose of the Comprehensive Plan being a broad picture document of what the southern peninsula wanted for the City of Homer as well as the residents of Homer and what would be done 20 years into the future. They acknowledged the concern from both those advisory bodies regarding the implementation of the recommendations and not having the plan sit on a shelf. This plan has been in progress for almost two years and if not approved tonight or postponed it will die.

Resolutions

Item a. Resolution 24-104

Council expressed concerns that speeding was a problem in multiple areas around town, not just Fairview Avenue and directing the City Manager to do a task that can be asked directly seemed out of line.

Councilmember Davis provided clarification on the purpose of the resolution, noting that there are different issues on Fairview than any of the other locations in the city.

Further discussion by Council and staff was conducted on the following:

- There is no simple solution to the problems occurring.
- No developer agreement in place.
- Subdivision platted prior to requiring sidewalks
- Paving is not recommended to be undertaken by the city and should be implemented by a property owner through the Special Assessment District process
- The issue supports that a plat should have sidewalks, easements, etc. shown
- Rezoning area from Rural Residential to Urban Residential

Item c. Resolution 24-106

Mayor Castner stated that unless there is alternative that is acceptable he is likely to veto the resolution.

Council discussed the resolution and noted the following:

- Two task force members have reported that they will be resigning from the Task Force
 - o There is still one vacant seat on the Task Force
 - o The Task Force has had to cancel two meetings due to the lack of a quorum
- Possible alternatives to “disbanding”
- The Task Force was created by resolution and assigned tasks and those tasks have been completed.
- Amending the resolution to add language thanking the members for their time and service

WORKSESSION AGENDA

There was no discussion.

DISCUSSION/PRESENTATION TOPIC(S)

- a. Bikky Shrestha, BDO USA, LLP - Financial Statement Presentation

Mayor Castner noted that the presentation was rescheduled to the October 14th Committee of the Whole meeting.

COMMENTS OF THE AUDIENCE

There was no public that commented.

ADJOURNMENT

Mayor Castner adjourned the meeting at 5:35 p.m.

REGULAR MEETING

Zoom Webinar ID: 205 093 973 Password: 610853

Session 24-20 a Regular Meeting of the City Council of Homer, Alaska was called to order on September 23, 2024 by Mayor Ken 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

City Manager Jacobsen had requested participation by electronic means and Councilmember Lord had requested excusal and timely notice was provided.

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 as follows: **CONSENT AGENDA** item d. Ordinance 24-45, An Ordinance of the City Council of Homer, Alaska, Amending the 2025 Operating Budget by Appropriating Funds in the Amount of \$25,000 from the Port Reserves Fund for the Purpose of the Deep Water Dock North Mooring Dolphin Repair Project. City Manager/Port Director. Ordinance 24-45(S) of the same title and Financial Supplement, item f. Ordinance 24-47 Amending the FY 24 Capital Budget by Appropriating an Additional \$15,000 from the Public Works CARMA Fund to the Airport Terminal Sidewalk Replacement Project. City Manager/City Engineer. Corrected memorandum CC-24-196 from City Engineer as backup. **ANNOUNCEMENTS / PRESENTATIONS / REPORTS** item h. ADA Advisory Board written report provided as a laydown. **PENDING BUSINESS** item a. Ordinance 24-31(S) Adopting the 2024 Transportation Plan, Amending the Homer Comprehensive Plan to include the Transportation Plan and Recommending Adoption by the Kenai Peninsula Borough. City Manager. Memorandum CC-24-200 from the ADA Advisory Board as backup and Memorandum CC-24-201 from the Parks, Art Recreation & Culture Advisory Commission as backup.

APPROVED as amended.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Cameale Johnson, commented in support of Resolution 24-101 noting the benefits and hard work the Cycling Club, Friends of Kachemak Bay State Park with Ptarmigan Trails have done regarding the proposed trail layout in the Cottonwood Eastland Unit.

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 September 9, 2024. City Clerk. Recommend approval.
- b. Memorandum CC-24-193 from Council Members Aderhold and Erickson re: Resolutions to Submit to the Alaska Municipal League for Consideration at the Annual Business Meeting in December. Recommend approval.
- c. Memorandum CC-24-194 from City Clerk re: Confirm Election Judges and Canvass Board for the October 1, 2024 Municipal Election. Recommend approval.
- d. Ordinance 24-45, An Ordinance of the City Council of Homer, Alaska, Amending the 2025 Operating Budget by Appropriating Funds in the Amount of \$25,000 from the Port Reserves Fund for the Purpose of the Deep Water Dock North Mooring Dolphin Repair Project. City Manager/Port Director. Introduction September 23, 2024 Public Hearing and Second Reading October 14, 2024.

Memorandum CC-24-195 from Port Director as backup.

Ordinance 24-45(S) with the same title provided in the supplemental packet.

- e. Ordinance 24-46, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$40,000 from the Homer Accelerated Roads and Trails (HART) Roads Fund to Purchase Speed Monitoring Devices. Davis/Lord.
- f. Ordinance 24-47, An Ordinance of the City Council of Homer, Alaska, Amending the FY24 Capital Budget by Appropriating an Additional \$15,000 from the Public Works Capital Asset Repair and Maintenance Allowance (CARMA) Fund to the Airport Terminal Sidewalk Replacement Project. City Manager/City Engineer. Introduction September 23, 2024 Public Hearing and Second Reading October 14, 2024.

Memorandum CC-24-196 from City Engineer as backup.

Corrected Memorandum CC-24-196 provided in the supplemental packet

- g. Resolution 24-101, A Resolution of the City Council of Homer, Alaska, Supporting the Efforts of the Homer Cycling Club and Friends of Kachemak Bay State Park to Establish Hiking, Biking and Equestrian Trails in the Cottonwood-Eastland Management Unit of Kachemak Bay State Park. Venuti.

Memorandum CC-24-197 from Parks, Art, Recreation & Culture Advisory Commission as backup.

- h. Resolution 24-102, A Resolution of the City Council of Homer, Alaska, Acknowledging the City of Homer Surplus Equipment Sale 2024 Results. City Clerk.

Memorandum CC-24-198 from City Clerk as backup.

- i. Resolution 24-103, A Resolution of the City Council of Homer, Alaska, Urging the State of Alaska to Maintain Funding for the Public Libraries Assistance (PLA) Grants and the Statewide Library Electronic Doorway (SLED) at FY 2024 Levels. Library Director/Aderhold.
- j. Resolution 24-107, A Resolution of the City Council of Homer, Alaska, Awarding a Contract to Hughes and Associates of Palmer, Alaska in the Amount Not to Exceed \$40,000 for the Harbor Basin Survey

Project and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director.

Memorandum CC-24-204 from Port Director as backup.

ADOPTED as presented.

VISITORS (10 minutes per visitor)

- a. City of Homer Financial Statements - Bikky Shrestha, BDO USA, LLP –

Mayor Castner noted that this presentation has been rescheduled to October 14th regular meeting.

- b. CARTS Presentation - Jodi Stuart, Board President & Jessica Schultz, Ex. Dir.

Mayor Castner noted that this presentation has been rescheduled to October 28th regular meeting.

- c. Comprehensive Plan Status Update - Shelly Wade, Agnew::Beck

Shelly Wade, Agnew::Beck presented on the revised timeline, survey results and next steps. She covered the following topics briefly for Council:

- Updated Timeline August 15, 2024
 - o Growth Scenarios Sept-Nov
 - Selection in Nov
- Comp Plan inputs
- Survey Results & Outcome

Ms. Wade announced the next public meetings scheduled the week of October 21, 2024.

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

- a. Worksession Report

City Manager Jacobsen reported that Council received a presentation from Finance Director Fischer on End of Fiscal Year Information.

- b. Committee of the Whole Report

Councilmember Aderhold reported that Council discussed Ordinance 24-47 Regarding Additional Work at the airport, Ordinance 24-31(S), Resolutions 24-101, 24-102, 24-104, 24-105, 24-106

- c. Mayor's Report

Mayor Castner reported attending a Rotary meeting and they expressed concerns on the lack of economic information in the Comprehensive Plan and they have received the Supreme Court decision on the Griswold vs City of Homer case and the city prevailed with the exception of attorney fees.

- d. Borough Report

- e. Economic Development Advisory Commission

A written report was presented as a laydown for the meeting.

f. Planning Commission

g. Library Advisory Board

Andy Haas, Boardmember, reported September is library card sign up month. It's free. And if anyone wants to get a library card they should have one to sign up, they should bring a photo. Id and proof of mailing address, those under 18 need a parent. Public Works is grading the Western Lot Trail. The Board adopted the Homer Public Library Strategic Plan, last month the report for the Library Assistance Grant was woefully low and it impacted the Homer Library in terms of about \$5000 for last materials but would shut down smaller libraries, since that report there has been a great outcry and he expressed his appreciation for Council weighing in on it and supporting the resolution to urge full funding. It has been fantastic to see the support for libraries and it is Banned Book Week, a designation by libraries for the last 30 plus years rather than addressing such dangerous books that have been challenged such as Maui from Denali, I prefer to think of it as intellectual Freedom Week. The right to read unhindered by the State is protected by the first amendment and it is a week where, it should be celebrated in our library. We have books of competing history, approaches that live next to each other without burning each other down. Only by analyzing competing books, weighing their biases and reconciling them can we reach an intelligence which is necessary for being a good citizen. That is what Homer is, what City Council is and I always appreciate the calm, intelligence, and civility that Council use in addressing very divisive issues. Mr. Haas continued by stating to a large extent Homer follows that pattern and its grounded our right to do research, to read so he was happy for Intellectual Freedom Week.

h. Americans with Disabilities Act Compliance Committee

Councilmember Venuti read the written report provided as a laydown. She then noted a correction within the report regarding the Board's position on the Transportation Plan, and that they received a presentation on the Comp Plan Update from Shelly Wade and talked at length with Port Director Hawkins and Deputy Harbormaster Glidden.

Mayor Castner provided comment on the traffic calming and noted that pedestrians have the right of way and how that is observed on the Spit.

i. Parks Art Recreation and Culture Advisory Commission

Ingrid Harrauld, commissioner, reported meeting in worksessions with the Planning and the PARC Advisory Commission, receiving information on the Comprehensive Plan survey results and that they had a SWOT conducted by Wellspring, Inc. of Seldovia, Alaska to assist the commission with the development of their Strategic Plan. She provided some outcomes of that exercise that will be incorporated into the strategic plan such as the importance of parks and recreation to the residents, intangibles of mental health and cultural ecosystem services. She touched on the Commission request to postpone the transportation plan to see how it fits in with the Comp Plan, some small changes and recommendations to the plan. Ms. Harrauld reported that the Community Recreation program has been really busy and has some new programs such as Spanish, Karate, ballet and jewelry making classes being offered. The new recreation software is doing great and you can see that through the increased revenues collected. She reported that the improvements to Bayview Park and Parks Maintenance Coordinator Chad Felice is doing a wonderful job, expressed appreciation to Council for funding the various park projects completed this year at Jack Gist Park and Karen Hornaday Park and including Karen Hornaday Park in the CIP.

Council requested clarification on the installation of the portable restrooms.

Staff reported that the portable restrooms were not installed this year as the city had to get the electrical, water and sewer connections installed and that took some time but it will be ready for next spring.

j. Champions Report

i. Finance –

Councilmember Davis reported meeting with the Finance Director and City Manager reviewing the end of year and audit timetable to wrap up FY23 and launching the FY24 audit which is looking really good and will be starting in October and possible strategies to deal with declining sales tax revenues. He then provided an overview of the closeout of FY24 for those listening on the radio.

ii. Harbor

Councilmember Hansen reported that they have not met as yet but will be scheduling a meeting in the upcoming weeks.

iii. Recreation

Councilmember Erickson reported that a meeting is scheduled for next week to review the site location and selection process.

PUBLIC HEARING(S)

- a. Ordinance 24-43, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating an Additional \$15,00 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.

Mayor Castner introduced the item and opened the public hearing. Seeing and hearing no one wishing to provide testimony, he closed the public hearing and requested a motion and second.

ADOPTED without discussion.

- b. 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-24-186 from Library Director as backup.

Mayor Castner introduced the item and opened the public hearing. Seeing and hearing no one wishing to provide testimony, he closed the public hearing and requested a motion and second.

ADOPTED without discussion.

ORDINANCE(S)

CITY MANAGER'S REPORT

a. City Manager's Report

City Manager Jacobsen reported being at a Manager's Conference in Pittsburg, PA., it was hot and humid and she was looking forward to coming back home. Ms. Jacobsen reported that there will be a Ribbon Cutting Ceremony for Ben Walters Sidewalk Project on Monday, September 30th at 1:30 p.m., opportunity for young people 17-25 years of age to attend the Sister City World Conference in Osaka, Japan in 2025, and addressing traffic calming.

b. Monthly General Fund Expenditure Report

PENDING BUSINESS

- a. Ordinance 24-31(S), An Ordinance of the Homer City Council Adopting the 2024 Homer Transportation Plan, Amending the Homer Comprehensive Plan to Include the Transportation Plan and Recommending Adoption by the Kenai Peninsula Borough. Introduction August 12, 2024 Public Hearing and Second Reading August 19, 2024 Postponed to September 23, 2024 Remanded to ADA Advisory Board and Parks, Art, Recreation & Culture Advisory Commission.

Memorandum CC-24-147 from Community Development Director as backup.

Memorandum CC-24-200 from ADA Advisory Board as backup.

Memorandum CC-24-201 from Parks, Art, Recreation & Culture Advisory Commission as backup.

ADOPTED with discussion.

NEW BUSINESS

RESOLUTIONS

- a. Resolution 24-104, A Resolution of the City Council of Homer, Alaska Directing the City Manager to Address Speeding on West Fairview. Davis.

Memorandum CC-24-199 from City Manager as backup.

ADOPTED with discussion.

- b. Resolution 24-105, A Resolution of the City Council of Homer, Alaska, Accepting the Fiscal Year 2023 Basic Financial Statements and Acknowledging the Management Letter Submitted by the City's Independent Auditor, BDO USA, LLP and Authorizing the City Manager to Execute the Financial Report. City Manager/Finance Director.

POSTPONED to the October 14, 2024 regular meeting.

- c. Resolution 24-106, A Resolution of the City Council of Homer, Alaska, Disbanding the Sister City 40th Anniversary Celebration Task Force. Lord/Venuti.

Memorandum CC-24-203 from Assistant to the City Manager/Sister City Coordinator as backup.

ADOPTED as AMENDED with discussion.

Amend line 33 after the word "disbanded" insert "and City Council appreciates the work in planning the celebration activities and recognition of our continued relationship with Teshio."

COMMENTS OF THE AUDIENCE

Theo Numa commented on Ms. Wade's paradoxical findings in the study that could be better understood by taking a closer look at the demographics of the respondents. He was curious if Agnew::Beck planned on using stratified weights to balance the sample demographically Stratification is the sampling method where you split out demographic groups in the data set then apply weights to the responses so that the sample data set is more closely aligned with the population data set. This is valuable tool for getting voices from underrepresented groups and he hoped that Agnew::Beck would use this or a similar method.

Mayor Castner thanked Mr. Numa and suggested he contact Agnew::Beck directly with that technical question, as well as Councilmembers Davis and Erickson bringing it before the Comprehensive Plan Steering Committee at their next meeting. He added with that sort of sampling, a balancing mechanism would be something that if they felt like there was a reason to apply but would be another question as to why would you go to that level.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti did not have any comments.

COMMENTS OF THE CITY CLERK

City Clerk Krause reported that applications were being accepted for the Parks Art Recreation & Culture Advisory Commission and Absentee Voting in Person for the City and Borough Municipal Elections were being conducted in Council Chambers, 8:00 a.m. to 4:00 p.m. through Monday, September 30, 2024.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen did not have any comments.

COMMENTS OF THE MAYOR

Mayor Castner stated that he will not be making any more appointments, he will leave that to the next Mayor to make appointments to the Commissions, they are all functioning now. He noted that he will start the meeting but the new Mayor will finish.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti expressed her sadness at seeing the Mayor leave the table and stated he will be missed; remarked that the last public comment you can tell they must be a math major or something as she has not heard the phrase, "stratified weights" since her college days. Ms. Venuti stated that she would like to read the Supreme Court decision and looks forward to closing that case. It is the first day of fall and getting less daylight, so please check your headlights.

Councilmember Aderhold reported on the Conversations with Councilmember, herself, and the variety of topics that were covered, she reported that the Mayoral Forum was well attended as there were few people at the Library that day; Ms. Aderhold reported that KBNERR celebrated their 25th Anniversary, with a field trip to visit the Bridge Creek Reservoir to discuss groundwater, then Kachemak Sponge Peatlands project visit. It was attended by a very diverse group of people from the Kachemak City Clerk and Councilmember and non-profits attended a great day and wonderful to see how the Reserve is partnering with other cities and organizations. It was also the Kasitna Bay Lab 65th Anniversary as well this past weekend. Ms. Aderhold noted that we are now going under 12 hours of daylight and all the pedestrians recently killed in Anchorage and while we have been

lucky not to have that happen, she encouraged those that must travel at night to dress appropriately. She encouraged everyone to get out and vote.

Councilmember Davis reiterated that everyone should get out and vote noting that there really is only one race as the two council seats are running unopposed. He then noted that the Borough ballot has the important Bond Proposition for the hospital. There will be the Vice President Debate for two candidates that are less known to us than the two who debated earlier and Alice's was hosting a watch party for that event.

Councilmember Erickson did not have any further comments to add.

Councilmember Hansen commented that the Mayor will be missed and thanked him for his service . She thanked to Council for allowing her to attend meetings via Zoom while she was sick but it is much better in person.

ADJOURNMENT

Mayor Castner adjourned the meeting at 7:20 p.m. The next regular meeting is Monday, October 14, 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.