



Action Agendas

City Council Worksession, Committee of the Whole & Regular Meetings

Monday, October 28, 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 Lord called the meeting to order

Councilmember Aderhold requested to attend the meeting electronically 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. Land Allocation Plan

Community Development Director Engbretsen presented the Land Allocation Plan to City Council. Discussion was facilitated on development of overslope, use and importance of the steel and wood grid, mixed use in limited area, safety, land use for paid public parking lots and determining that it would be best interests to bring back the subject in six months after the completion of the Comprehensive Plan Rewrite.

b. FY26/27 Budget Priorities

Memorandum CC-24-227 from City Manager as backup.

City Manager Jacobsen reviewed her memorandum for Council and facilitated discussion on the following:

- Scheduling worksessions for review
 - o Support off cycle worksessions with more than one hour devoted
 - o City Manager will provide suggested scenarios for Council consideration
- Restricted Emergency Fund is four months of revenue limited to use in the event of natural disaster, emergency repairs
- Grant match requirements and set aside accounts

- Previously identified Council priorities
- Paving major connector roads within Homer
- Support for a Strategic Planning or Visioning Session that is facilitated

COMMENTS OF THE AUDIENCE (3 minutes)

ADJOURNMENT NO LATER THAN 4:50 P.M.

Mayor Lord adjourned the meeting at 4:45 p.m.

COMMITTEE OF THE WHOLE

Zoom Webinar ID: 953 097 829 Password: 234696

CALL TO ORDER, 5:00 P.M.

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

Councilmember Aderhold requested to attend the meeting electronically 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 a. Unapproved Meeting Minutes will be pulled from the Consent Agenda and moved to item b under New Business since corrected minutes have been provided in the supplemental packet.

REGULAR MEETING AGENDA

Councilmembers discussed the following:

- Public Hearing Item d. Ordinance 24-51
 - o loss of revenue to the tax base
 - o safety to city employees if steep slopes are developed
 - o possible landslides
 - o this was not spot zoning which was illegal
 - o the action was requested by the property owner
 - o Supporting the Planning recommendation
 - o Input was provided by the City Attorney regarding tax revenues
- Emergency Ordinance 24-57 to repair the sewer line at the Homer Fire Department and requested the regular agenda be amended to add the Emergency Ordinance under Ordinances on the regular agenda.

DISCUSSION TOPIC(S)

- a. FY26/FY27 Budget Priorities

Mayor Lord continued the discussion on Council priorities, conducting a strategic planning session or visioning at a separate location with only Council present and possibly Staff presenting.

COMMENTS OF THE AUDIENCE

ADJOURNMENT

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

REGULAR MEETING

Zoom Webinar ID: 205 093 973 Password: 610853

CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Lord called the meeting to order at 6:00 p.m. and opened with the Pledge of Allegiance.

Councilmember Aderhold requested to attend the meeting electronically 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 Lord read the supplemental items into the record: **CONSENT AGENDA** Item a. Homer City Council Unapproved Regular Meeting Minutes for the October 14, 2024. Corrected Minutes and requested a motion.

Councilmembers amended the agenda to hear the Borough Report before the worksession report and add the Emergency Ordinance 24-57 under Ordinances.

ADOPTED as amended.

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 for October 14, 2024. City Clerk. Recommend approval.

Councilmember Aderhold moved to New Business item b.

- b. Memorandum CC-24-220 from City Clerk re: Liquor License Renewal for Homeslice Pizza. Recommend approval.
- c. Memorandum CC-24-221 from Mayor re: Reappointment of Robert Archibald and David Lewis to PARCAC. Recommend approval.
- d. Ordinance 24-56, 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 \$5,171 for Books and Materials. City Manager/Library Director. Recommended dates: Introduction October 28, 2024 Public Hearing and Second Reading November 12, 2024.

Memorandum CC-24-222 from Library Director as backup.

- e. Resolution 24-113, A Resolution of the Homer City Council Approving the City of Homer 2024 Land Allocation Plan. City Manager.

Memorandum CC-24-225 from Community Development Director as backup.

City Clerk Krause read the Consent Agenda as amended into the record.

ADOPTED as AMENDED.

VISITORS

- a. CARTS Presentation – Jodi Stuart Board President Jessica Schultz, Ex. Dir.

Mayor Lord introduced the topic and invited Jodi Stuart and Jessica Schultz to make their presentation.

Ms. Schultz provided her presentation the displayed the services CARTS provides and the numerous improvements that have been implemented over the 23 years since CARTS was founded. She noted the results of a recent survey that received 300 responses with 50% of those responses from Homer and Anchor Point areas.

Ms. Schultz responded to questions from Council regarding:

- Students using CARTS and members of the Community teachers she did not have specifics but can provide that at a later date.
- Contact information
- Are they trying to increase and provide services for the Southern Peninsula.
- Organizations interest in bringing services to the Southern Peninsula is appreciated and funding mechanisms to be able to provide services. For Carts to Expand there must be Community Buy in.

- b. Fire Chief Cicciarella Service Acknowledgement - Mayor Micciche and Special Projects & Constituent Relations Cannava Presenting

Due to Inclement weather this presentation was canceled and will be conducted at a date to be determined and arranged by the Kenai Peninsula Borough Mayor's Office.

- c. State of Alaska Department of Transportation & Public Facilities - Erosion Mitigation on the Homer Spit – Sean Holland Central Region Director presenting

Mayor Lord introduce the topic and invited Sean Holland to speak on the topic.

Mr. Sean Holland, Central Region Director and Jason Baxley, Airport Project Manager report on the status of the Homer Spit Road erosion efforts and the Airport Project as well as next steps. Mr. Holland provided some background on the new office located in Soldotna and his plans to model the operation similar to the office established in the Matsu Valley.

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

- a. Worksession Report

City Manager Jacobsen reported.

- b. Committee of the Whole Report

Councilmember Aderhold reported.

- c. Mayor's Report
 - i. Letter from Senate President Gary Stevens re: 2024 Pink Salmon Fishery Fishing Disaster

Mayor Lord reported.

- d. Borough Report

Kelly Cooper, Assembly Representative reported.

- e. Library Advisory Board

Doug Baily, Chair reported.

- f. Planning Commission
- g. Comprehensive Plan Steering Committee Report

Kathy Carssow, Chair, reported.

- h. Parks Art Recreation and Culture Advisory Commission

Jan Keiser, Commissioner reported.

- i. Lunch with a Councilmember Report

Mayor Lord reported.

- j. Champions Report
 - i. Finance
 - ii. Harbor
 - iii. Recreation

Mayor Lord requested Council to consider the membership of these Champion groups.

PUBLIC HEARING(S)

- a. Ordinance 24-48, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Accepting and Appropriating a State of Alaska Online with Libraries Grant for FY25 in the Amount of \$6,462 for Internet Service. City Manager/Library Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-208 from Library Director as backup.

ADOPTED without discussion.

- b. Ordinance 24-49, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget to Appropriate \$14,510 from the Homer Accelerated Roads and Trails (HART) Roads Fund for a Safe Street 4 All Safety Action Plan Grant Match. City Manager/Community Development Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-209 from Community Development Director as backup.

ADOPTED without discussion.

- c. Ordinance 24-50, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$10,000 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for Construction Work for the Re-establishment of the Beluga Slough Outlet. City Manager/Public Works Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-210 from Public Works Director as backup.

ADOPTED without discussion.

- d. Ordinance 24-51, An Ordinance of the City Council of Homer, Alaska, Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to Medical (M) Zoning District. City Planner/Planning Commission. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-211 from City Planner as backup.

FAILED with discussion.

- e. Ordinance 24-52, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Transferring \$15,000 within the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund. City Manager/Finance Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-212 from City Manager as backup.

ADOPTED without discussion.

- f. Ordinance 24-53, An Ordinance of the City Council of Homer, Alaska Adopting the Revised Port of Homer, Alaska Tariff No.1. City Manager/Port Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-213 from Port Director as backup.

ADOPTED with discussion.

- g. Ordinance 24-54, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating \$150,000 from the Police Fleet Capital Asset Repair and Maintenance Allowance Fund for the Purchase of Two Police Patrol Vehicles. City Manager/Police Chief. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-214 from Police Chief as backup.

Memorandum CC-24-226 from City Manager as backup.

ADOPTED with discussion.

- h. Ordinance 24-55, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating \$40,000 from the Public Works Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Repairing the Boiler in City Steam Truck E176. City Manager/Public Works Director. Recommended dates: Introduction October 14, 2024 Public Hearing and Second Reading October 28, 2024.

Memorandum CC-24-215 from Public Works Director as backup.

ADOPTED without discussion.

ORDINANCE(S)

- a. Emergency Ordinance 24-57, An Emergency Ordinance of the City Council of Homer, Alaska Appropriating \$60,000 from General Fund Capital Asset Repair and Maintenance (CARMA) Fund for the Purpose of the Repairing Sewer Lines at the Homer Volunteer Fire Department. City Manager.

ADOPTED with discussion.

CITY MANAGER'S REPORT

- a. City Manager's Report

City Manager Jacobsen noted her reported and provided additional comments on the following topics:

- Ohlson Lane Bunnell Avenue due to the funding request which will be brought forward at the November 12th meeting, there is a little over \$800K that was available for Water and Sewer
- Lease purchase option to obtain a grader, she recounted the issues with existing graders, noted the City Attorney was reviewing the legal aspects of the lease purchase
- Application for Council vacancy errors and put the option before the Council regarding extending it through Friday, noting it will not delay the seating a new member.
 - o Council agreed to err to the side of caution and extended to Friday.
- clarification on the actions and questions from the previous appointment conducted in 2021 and that the information will be provided to Council prior to the meeting by the City Clerk.
- Clarification was provided to Council on the funding for storm drain work in Old Town.

- b. General Fund Expenditure Report FY25 Actuals Through September 2024

PENDING BUSINESS

NEW BUSINESS

- a. Memorandum CC-24-223 from City Clerk Re: Selection of Mayor Pro Tempore for 2024/2025.

APPOINTED Councilmember Aderhold as Mayor Pro Tempore

Council members chose to stay in the same seat with the exception of Councilmember Venuti will be moving to the right one seat which was formerly occupied by Mayor Lord.

- b. Homer City Council Unapproved Regular Meeting Minutes for October 14, 2024. City Clerk.

Homer City Council Unapproved Regular Meeting Minutes for October 14, 2024 Corrected Minutes.

ADOPTED Corrected minutes with discussion.

RESOLUTIONS

- a. Resolution 24-114, A Resolution of the Homer City Council Urgently Calling for the Alaska Department of Transportation and Public Facilities and the United States Army Corps of Engineers to Implement Emergency Repairs and the Cooperative Implementation of a Long Term Erosion Mitigation and Maintenance Plan to Stabilize Erosion Conditions on the Homer Spit. Mayor/City Manager/Port Director.

ADOPTED with discussion.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

COMMENTS OF THE CITY CLERK

City Clerk Krause announced the availability of early voting at City Hall from 9:00 a.m. to 4:00 p.m. through the end of the week and Monday, Election day was next Tuesday and the available openings for Student Representatives on the Economic Development and Parks Art Recreation & Culture Advisory Commissions.

COMMENTS OF THE CITY MANAGER

Commented her appreciation for learning

COMMENTS OF THE MAYOR

Mayor Lord shared that her family really enjoys this time of year and expressed her appreciation for the Chamber of Commerce conducting the Fall Festival, The Refuge and Islands & Oceans Visitor Center puts on an incredible, creepy, crawly discovery lab that was really fun. She wished everyone a safe and fun Halloween and congratulated the Homer High Mariners on their success acknowledging that that was due to the important support from the families and kids supporting athletic programs in the schools.

COMMENTS OF THE CITY COUNCIL

Councilmember Aderhold expressed she will be returning on Thursday and had obtained her fill of heat, alpacas, chickens and other fun things and will see everyone soon.

Councilmember Venuti commented on the enjoyment and fun there was to have while serving on the City Council, she acknowledged the work and the process that is followed to conduct a well-orchestrated meeting especially when viewing democracy in action. Ms. Venuti thanked everyone for being a part of that process, likening it to a dance. She announced that she will be making comments about fun things for the remainder of the meetings so that the public is aware it is not all drudgery, they do have a good time and like each other. Ms. Venuti announced the benefit for the Homer Food Pantry, November 8, 2024 11a.m. to 2:00 p.m., the Empty Bowl Project, for \$40 you receive an artisan crafted bowl by a local potter, get it filled with homemade soup, bread and dessert, it is held at the Methodist Church, a fun event for everyone.

Councilmember Davis expressed his appreciation for the Chamber of Commerce hosting the Fall Festival noting it was well attended, there was a 5K run conducted by the Running Club in which he attended. He announced

that the General Election was a week out and on Tuesday, October 29th a Forum for State Representative will be held at the Homer Public Library and thanked the Mayor for her sweetness.

Councilmember Erickson commented on losing another long standing member of the community, Sam Beachy, who founded Beachy Construction and expressed her appreciation for his generosity to the community and recalled her experience visiting the Ginger Bee Donut Shop and that there will be a memorial on Sunday. She further noted all the kind recollections from people that she has heard, the houses he has built and friendships developed. Ms. Erickson stated that Homer has lost another piece of their history and town. She mentioned that during this time of the year when it gets dark and people struggle with the holidays and encouraged everyone to be kind and safe while driving as not everyone is wearing light and reflective clothing while walking and riding their bikes.

Councilmember Hansen commented on attending the celebration of life for Erica Walli on Saturday noting that there were about 300 persons in attendance. She then noted that she was contacted by the American Legion Riders regarding a fund raiser for Todd Cook and his family noting his recent loss. The event will be a Spaghetti Feed on November 8, 2024 5:00 p.m. to 7:00 p.m. You can place an order for pickup as well. Ms. Hansen announced that November 8-9 will be the Homer Mariner Wrestling Tournament and encouraged everyone to attend and support the kids.

ADJOURNMENT

Mayor Lord adjourned the meeting at 8:02 p.m. The next regular meeting is Tuesday, November 12, 2024 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A Special Meeting at 3:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.