



Action Agenda

City Council Committee of the Whole and Regular Meetings

Monday, November 25, 2024 at 5:00 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

COMMITTEE OF THE WHOLE

Zoom Webinar ID: 953 097 829 Password: 234969

CALL TO ORDER, 5:00 P.M.

Mayor Lord called the meeting to order.

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

APPROVED by Consensus of the Council.

CONSENT AGENDA

Council had a lengthy and robust discussion on the following:

Ordinance 24-64 regarding the extension of the moorage for skiffs covering insurance, linear feet of dock space, inequity to other harbor users since they do not benefit from exemption of fees, the actual amendment to the Tariff that was implemented then postponed and the impacts if Council did not adopt the ordinance.

Councilmember Aderhold stated that she would be requesting Resolution 24-122 to be pulled from the Consent Agenda and moved to Resolutions due to the funding Ordinance was scheduled for public hearing.

REGULAR MEETING AGENDA

Council discussed the HART fund program and the information provided by the City Manager on the HART fund and Roads Fund, the ordinance appropriating funds for the Ohlson Lane project with input from the City Manager and Public Works Director on cost saving reductions to the project, Loan forgiveness deadlines, small works program projects appropriations, appropriations for Ben Walters Sidewalk and most of these projects were budgeted but costs have increased since they were budgeted.

Council recommended a structured worksession to discuss the HART program, policy, and code requirement for transfers to public works from both HART Roads and Trails since we will not have the funds to make that transfer.

City Manager Jacobsen reported that she tentatively scheduled a worksession for the January 13th meeting date and a 3:30 p.m. start time was suggested by Councilmember Aderhold to ensure sufficient time was reserved to discuss everything.

DISCUSSION/PRESENTATION TOPICS

a. Revenue Sources for the General Fund

City Manager Jacobsen reviewed the revenue sources for the General Fund noting they were projected on a seven-year average. She commented on the property and sales tax revenues and how they are generated.

Council questioned campground fees, sales tax projections, animal care and commented on being more conservative in the budget development.

b. Preliminary Budget Assumptions

City Manager Jacobsen noted that there were none at this time.

Mayor Lord requested fleshing out budget assumptions for future meetings.

COMMENTS OF THE AUDIENCE

There were three members of the public who commented.

ADJOURNMENT

Mayor Lord adjourned the meeting at 5:50 p.m.

REGULAR MEETING

Zoom Webinar ID: 205 093 973 Password: 610853

Session 24-25 a Regular Meeting of the City Council of Homer, Alaska was called to order on November 25, 2024 by Mayor Lord 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.

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: **CONSENT AGENDA** Item a. Unapproved Special and Regular Meeting Minutes for November 12, 2024 Unapproved Regular Meeting Minutes Item b. Memorandum CC-24-237 from City Clerk re: New Marijuana Cultivation License, HPD Non-Objection Memorandum in the supplemental and City Planner Non-Objection Memorandum as a laydown **VISITORS** item c. Harbor Expansion Project Update Ronny McPherson HDR presenting Homer Harbor Expansion General Investigation Quarterly City Council Update Presentation **ANNOUNCEMENTS/PRESENTATIONS/REPORTS** item b. Mayor's Report Mayor's Report for November 25, 2024 **CITY MANAGER'S REPORT** item a. City Manager's Report HART Roads and Road Financial Plan and requested a motion.

ADOPTED as Amended.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Mayor Lord stated for the record that the public may comment on items on the agenda with the exception of the Public Hearing items as follows:

- Ordinance 24-58, Accepting Cybersecurity Grant in the Amount of \$328,943
- Ordinance 24-59, Additional Funds for the Beluga Slough Lift Station Improvement Project
- Ordinance 24-60, Amending Homer City Code 7.16.020 for Coal & Sand Collection
- Ordinance 24-61, Appropriating HART Funds for the Ohlson Lane Bunnell Ave Road Reconstruction Project
- Ordinance 24-62(S), Authorizing the Lease Purchase of a New Road Grader
- Ordinance 24-63, Accepting a Grant for Police Dispatch Console and Virtual Training System

There were two who commented.

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 Special and Regular Meeting Minutes of November 12, 2024. City Clerk. Recommend approval.
- b. Memorandum CC-24-238 from City Clerk re: New Marijuana License Cultivation Facility. Recommend approval.
- c. Memorandum CC-24-239 from Mayor re: Appointment of Theo Noomah to the Economic Development Advisory Commission and Tait Oshetna Ostrom as Student Representative to the Parks, Art, Recreation & Culture Advisory Commission. Recommend approval.
- d. Ordinance 24-64, An Ordinance of the City Council of Homer, Alaska, Extending the Exemption of Work and Seine Skiffs Attached to Motherships from Moorage Fees through 2025. City Manager/Port Director. Introduction November 25, 2024 Public Hearing and Second Reading January 13, 2025.

Memorandum CC-24-240 from Port Director as backup.

Councilmember Aderhold moved to Ordinances item b.

- e. Ordinance 24-65, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Accepting and Appropriating 2018 East Side Set Gillnet (ESSG) and 2020 Upper Cook Inlet (UCI) Salmon Disaster Relief Funds in the Amount of \$20,799.96 to the Port and Harbor Enterprise Fund. City Manager/Port Director. Introduction November 25, 2024 Public Hearing and Second Reading January 13, 2025.

Memorandum CC-24-241 from Special Projects & Communications Coordinator as backup.

- f. Ordinance 24-66, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a FY2025 Designated Legislative Grant from the State of Alaska for the Purpose of Additional Match Funds for the US Army Corps of Engineers General Investigation into the Larger Vessel Harbor Expansion and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Introduction November 25, 2024 Public Hearing and Second Reading January 13, 2025.

Memorandum CC-24-242 from Special Projects & Communications Coordinator as backup.

- g. Resolution 24-118, A Resolution of City Council of Homer, Alaska Establishing the 2025 Regular Meeting Schedule for City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation & Culture Advisory Commission, Planning Commission, Port & Harbor Advisory Commission and ADA Advisory Board. City Clerk. Recommend adoption.

Memorandum CC-24-243 from City Clerk as backup.

- h. Resolution 24-119, A Resolution of the City Council of Homer, Alaska Amending the Port and Harbor Advisory Commission Bylaws by Updating Article VI, Meetings Requiring a Quorum for Worksessions. City Clerk/Port and Harbor Advisory Commission. Recommend adoption.

Memorandum CC-24-244 from City Clerk as backup.

- i. Resolution 24-120, Resolution of the City Council of Homer, Alaska Urging the Governor and the Alaska Legislators to Fully Fund the State of Alaska Municipal Harbor Facility Grant Program in the FY2026 State Capital Budget in Order to Ensure Enhanced Safety and Economic Prosperity Among Alaskan Coastal Communities. City Manager/Port Director. Recommend adoption.
- j. Resolution 24-121, Resolution of the City Council of Homer, Alaska, Expressing Support for Raising the Maximum Available Municipal Harbor Facility Grant to \$7,500,000 for Eligible Projects on an Annual Basis. City Manager/Port Director. Recommend adoption.
- k. Resolution 24-122, A Resolution of the City Council of Homer, Alaska Awarding A Construction Contract for the Beluga Lift Station Improvement Project to East Road Services, Inc. of Homer, Alaska, in an Amount Not To Exceed \$765,194 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/City Engineer. Recommend adoption.

Memorandum CC-24-245 from City Engineer as backup.

Councilmember Aderhold moved to Resolutions item e.

The amended Consent Agenda was read into the record by the City Clerk.

ADOPTED AS AMENDED

VISITORS (10 minutes per visitor)

- a. Chamber of Commerce Annual Report, Brad Anderson Presenting

Mr. Anderson, Executive Director and Mina Gherman, Marketing Director Homer Chamber of Commerce provided a presentation on the 2025 Visitors Guide and changes to the materials and website that have and will be implemented as well as annual counts and percentages of visitors to Homer and the Kenai Peninsula overall.

- b. Title 21 Process & Timeline, Shelly Wade, Agnew::Beck Presenting

Ms. Wade provided an overview of the process to the Title 21 Re-write and update expressing her appreciation for the work that the Planning Commission started at their November 20th Special meeting, acknowledged input from Councilmember Erickson and looks forward to receiving input from the rest of City Council. She recommended the Councilmembers visit the website www.zoningvaldez.com to view how the City of Valdez updated their Zoning Code this past year as an example of what to expect.

c. Harbor Expansion Project Update, HDR Presenting

Ronny McPherson with HDR provided a presentation to City Council covering where they were at within Phase II, reviewed the Timeline for the project, what items in the project scope the city was responsible for, Community Workshops, Meetings, Presentations, entities involved, Design scenarios, Local Services facilities (LSF), impacts and what were city funded or LSF integration. He responded to questions from Council regarding actual benefit cost ratio, when Council would be seeing reports related to this topic and geotech substrate reports.

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

a. Committee of the Whole Report

Councilmember Aderhold reported.

b. Mayor's Report

Mayor Lord reported noting that a written report was in the supplemental packet.

c. Borough Report

Kelly Cooper Assembly member reported.

d. Planning Commission Report

Heath Smith, commissioner reported.

e. Library Advisory Board Report

Lisa Asselin Martin, Boardmember reported.

Freya Bartlett, Teen Advisory Board for the Library, reported.

f. ADA Advisory Board Report

Bradley Parsons, Boardmember/Councilmember, reported.

g. Parks, Art, Recreation & Culture Advisory Commission Report

Ingrid Harrauld, commissioner, reported.

h. Economic Development Advisory Commission Report

Mayor Lord reported attending the meeting after conclusion of the Council meeting.

i. Port & Harbor Advisory Commission Report

PUBLIC HEARING(S)

- a. Ordinance 24-58, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Accepting and Appropriating a FY 2023 State and Local Cybersecurity Grant Program (SLCGP) Award in the Amount of \$328,943 from the Alaska Division of Homeland Security and Emergency Management for Municipal Cybersecurity Infrastructure Improvements. City Manager/IT Director. Introduction November 12, 2024 Public Hearing and Second Reading November 25, 2024.

Memorandum CC-24-229 from IT Director as backup.

ADOPTED without discussion.

- b. Ordinance 24-59, An Ordinance of the City Council of Homer, Alaska, Amending the FY24 Capital Budget by Appropriating an Additional \$100,000 from the Sewer Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Beluga Lift Station Improvement Project. City Manager/City Engineer. Introduction November 12, 2024 Public Hearing and Second Reading November 25, 2024.

Memorandum CC-24-230 from City Engineer as backup.

ADOPTED with discussion.

- c. Ordinance 24-60, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Section 7.16.020 Operating, Stopping or Parking of Motor Vehicles in Beach Areas Prohibited – Exceptions by Changing the Time Frame Allowing Coal and Sand Collection Access from the Mariner Park Beach Access. City Clerk/Parks, Art, Recreation & Culture Advisory Commission. Introduction November 12, 2024 Public Hearing and Second Reading November 25, 2024.

Memorandum CC-24-231 from City Clerk as backup.

ADOPTED with discussion.

- d. Ordinance 24-61, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating \$2,000,000 from Homer Accelerated Roads and Trails (HART) Fund to the Ohlson Lane and Bunnell Avenue Road Reconstruction Project. City Manager/Public Works Director. Introduction November 12, 2024 Public Hearing and Second Reading November 25, 2024.

Memorandum CC-24-232 from Public Works Director as backup.

There were two who commented.

WORKSESSION SCHEDULED January 13, 2025.

POSTPONED to January 27, 2025

- e. Ordinance 24-62(S)(A), An Ordinance of the City Council of Homer Alaska Authorizing the City Manager to Execute and Equipment Lease Purchase Agreement with Caterpillar Financial Services Corporation to Allow for the Lease Purchase of a Road Grader and Amending the FY25 Capital Budget for a Current Year Lease Payment from the General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund and Related Matters. City Manager/Public Works Director.

Memorandum CC-24-236 from Public Works Director as backup.

ADOPTED AS AMENDED with discussion.

Amended Line 8 insert “to negotiate” after the language, “City Manager”

Amended Lines 40-41 to insert “negotiate and” before the word “execute” and delete “and deliver” after the word “execute”

Amend Lines 56-57 deleting and restating to read, “This is a Budget Amendment Ordinance, is not permanent in nature, and shall not be codified.”

- f. Ordinance 24-63, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating an FY 2024 State Homeland Security Program Grant in the Amount of \$330,628 from the Alaska Division of Homeland Security & Emergency Management (DHS&EM) to Purchase A New Radio Console Dispatch System and a Virtual Law Enforcement Training System for the Homer Police Department, Authorizing a Sole Source Request to Contract with ProComm Alaska for the Radio Console Dispatch System and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Police Chief. Introduction November 12, 2024 Public Hearing and Second Reading November 25, 2024.

Memorandum CC-24-233 from Police Chief as backup.

ADOPTED without discussion.

ORDINANCE(S)

- a. Ordinance 24-67, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating an Additional \$100,000 from the Homer Accelerated Roads and Trails (HART) Roads Fund to the Beluga Slough Green Infrastructure Stormwater Treatment System Project. City Manager/Public Works Director. Introduction November 25, 2024 Public Hearing and Second Reading January 13, 2025.

Memorandum CC-24-246 from Public Works Director as backup.

POSTPONED until the January 27, 2025 meeting.

- b. Ordinance 24-64, An Ordinance of the City Council of Homer, Alaska, Extending the Exemption of Work and Seine Skiffs Attached to Motherships from Moorage Fees through 2025. City Manager/Port Director. Introduction November 25, 2024 Public Hearing and Second Reading January 13, 2025.

Memorandum CC-24-240 from Port Director as backup.

INTRODUCED with discussion.

CITY MANAGER'S REPORT

- a. City Manager's Report

HART Roads Refer to Supplemental Packet

Hart Road Financial Plan Refer to Supplemental Packet

Reported the Welcome Home Reception for Kristin Faulkner, Friday, December 27th at the Mariner Theater

Revised Budget Schedule

January 20 and Feb 3rd worksessions

Utility Rate Model Worksessions

- b. Monthly Report FY25 November

Sales Tax Report

PENDING BUSINESS

NEW BUSINESS

- a. Memorandum CC-24-247 from Council member Aderhold re: Alaska Municipal League 2025 Resolutions Submitted for Member Action at the Annual Business Meeting in December.

APPROVED RECOMMENDATIONS with discussion.

RESOLUTIONS

- a. Resolution 24-123, A Resolution of the City Council of Homer, Alaska, Adopting the Amended Beach Policy and Management Plan to Extend the Period for Coal and Sand Collection and the Policy Audit Review Timeframe. City Clerk/Parks Art Recreation & Culture Advisory Commission.

Memorandum CC-24-248 from Recreation Manager as backup.

ADOPTED without discussion.

- b. Resolution 24-124, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Pursue the Purchase of Lands for the Purpose of Green Infrastructure Planning, Construction, Conservation and to Bring Forward the Necessary Ordinances to the City Council. City Manager/Community Development Director.

Memorandum CC-24-249 from Community Development Director as backup.

POSTPONED with discussion to February 10, 2025 meeting.

- c. Resolution 24-125, A Resolution of the City Council Extending the Mayor's Declaration of Emergency Until January 14, 2025 Due to the Current and Expected Impacts of the November 2024 Storm Surge and Coastal Erosion Event on the Homer Spit. Mayor/City Council.

ADOPTED without discussion.

- d. Resolution 24-126 A Resolution of the City Council of Homer, Alaska Requesting the Kenai Peninsula Borough and the State of Alaska Declare a Local Disaster for the Homer Spit as a Result of the Current and Expected Damage from the November 2024 Storm Surge and Coastal Erosion Event on the Homer Coastline. Mayor/City Council.

ADOPTED with discussion.

- e. Resolution 24-122, A Resolution of the City Council of Homer, Alaska Awarding a Construction Contract for the Beluga Lift Station Improvement Project to East Road Services, Inc. of Homer, Alaska, in an Amount Not to Exceed \$765,194 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/City Engineer. Recommend adoption.

Memorandum CC-24-245 from City Engineer as backup.

ADOPTED with discussion.

COMMENTS OF THE AUDIENCE

Pat Case, city resident, expressed his appreciation for the work of the Council and their tenor with each other and encouraged them to take a breath providing an example of foreboding and how that can affect one's joy and encouraged them to determine to live in the now.

Heath Smith, city resident, echoed there is a lot to be grateful for and there may be times that he speaks to Council with an edge, but commented on the skiff issue, noting that they will continue to pay moorage for the mothership, and generous interpretation of purchasing land with the HART funds was not the intent of HART and there was coined phrase during the last time Council asked for the residents to support extending the tax, BE SMART WITH THE HART.

Robert Archibald, city resident, commissioner and representative on the Prince William Sound Regional Citizens Advisory Council and a member of the Friends of Kachemak Bay State Park provided update on the Strategic Plan approval by the commission, fundraising for the Park with a dessert auction and the materials provided as a handout tonight on an overview of the work done by the Advisory Council.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti expressed wishes for a Happy Thanksgiving.

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen commented on the Phase 2 Revetment for 1100 feet of the Homer Spit Road substantially complete by mid-December. Beach users are requested to avoid the area of work. Community meeting at 5:00 p.m. at the Kachemak Bay Campus of the Kenai Peninsula College for affected property owners.

COMMENTS OF THE MAYOR

Mayor Lord reported that the Swim Team had their first meet and there were five teams, expressing appreciation to the groomers with their work, and to the Boards, Commissions and Staff wishing everyone a Happy Thanksgiving.

COMMENTS OF THE CITY COUNCIL

Councilmember Venuti commented on the changes to allow each of them the opportunity to attend by Zoom, encouraging everyone to shop local, and wishing all a Happy Thanksgiving and Joyous Christmas.

Councilmember Hansen expressed her enjoyment of being a lifelong Homer resident, serving on Council and expressed birthday wishes to her oldest and youngest children.

Councilmember Erickson commented on things get crazy but there are a lot of great things amongst these crazy times such as the Nutcracker reminding everyone there are members in the community that are suffering from a variety of things at this time of year and encouraging everyone to reach out to those neighbors, friends and members of the community that may be struggling more than usual.

Councilmember Davis announced the Turkey Trot on Thanksgiving day registration starts at 9:30 a.m. and the run begins at 10:00 a.m., a free event but donations for the Food Pantry are encouraged.

Councilmember Aderhold expressed appreciation for the Staff and taking on the extra work, appreciation for all the non-profits and services that they provide for the community and the support that is provided by the community. She echoed the sentiments for a Happy Thanksgiving.

Councilmember Parsons expressed his appreciation for the community, commenting that he attended a few meetings such as the Library Advisory Board and Planning Commission.

ADJOURNMENT

Mayor Lord adjourned the meeting at 8:55p.m. The next Regular Meeting is Monday, January 13, 2025 at 6:00 p.m. Committee of the Whole at 5:00 p.m. Worksession at 3:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.