

Session 24-17 a Special Meeting of the City Council of Homer, Alaska was called to order on August 19, 2024 by Mayor 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, HANSEN

BOARDMEMBERS PARSONS, SAFRA, GEISLER, LEPLEY, O'BRIEN

ABSENT: COUNCILMEMBER LORD(EXCUSED)

BOARDMEMBER THROSRUD (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

AGENDA APPROVAL

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON OBJECTION. UNANIMOUS CONSENT

Motion carried.

ADERHOLD/VENUTI MOVED TO SUSPEND THE RULES TO ALLOW THE ADA BOARD MEMBERS TO SIT AT THE DAIS DURING THE PUBLIC HEARING PROCESS.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

PUBLIC HEARING(S)

- a. Ordinance 24-31, 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. City Manager. Introduction July 22, 2024
Public Hearing and Second Reading August 12, 2024.

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

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.

Mayor Castner introduced the topic and opened the public hearing.

Jan Keiser, Commissioner, speaking on behalf of the Parks Art Recreation & Advisory Commission (PARCAC) respectfully requested the City Council to remand the Transportation Plan Final Draft to the Commission for review and comment before they approve it as there are many aspects that come under the commission's advisory capacity.

Scott Adams, city resident, commented on Jack Gist Park regarding traffic slowing measures implemented where the road is intersecting with the subdivisions expressing concern especially having traffic coming into the park from multiple directions.

Mayor Castner closed the public hearing and requested a motion.

Councilmember Aderhold questioned the effects of postponement and if the Commission and ADA Board would be able to view the document prior to the next Council meeting. It was determined that they would if postponed to the second meeting in September.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 24-31 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Mayor Castner asked for a motion to substitute.

ADERHOLD/VENUTI MOVED TO SUBSTITUTE ORDINANCE 24-31(S) FOR ORDINANCE 24-31 BY READING OF TITLE.

City Manager Jacobsen explained the typical process for plans like this and it is why the document was not submitted for review to the Commission or Board noting the ample public meeting opportunities that the members of the commission and tern could likely attend and provide comment on the document.

ADERHOLD/VENUTI MOVED TO POSTPONE ORDINANCE 24-31(S) TO THE SECOND COUNCIL MEETING IN SEPTEMBER TO ALLOW THE ADA ADVISORY BOARD AND PARKS, ART, RECREATION & CULTURE ADVISORY COMMISSION REVIEW THE DOCUMENT.

A brief discussion noting that Council specifically pulled in walkability and accessibility into the document and the postponement allows those bodies to offer recommendations to Council. It was acknowledged that depending on the advisory bodies recommendations there may be a delay on the approval of the plan.

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

Motion carried.

- b. Ordinance 24-32, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Budget by Authorizing Transfers Totaling \$667,146 from Various Funds to make Necessary Adjustments to the Distribution of Unallocated Interest Income. City Manager/Finance Director. Introduction July 22, 2024 Public Hearing and Second Reading August 12, 2024.

Memorandum CC-24-152 from Finance Director as backup.

Mayor Castner opened the public hearing, seeing and hearing that there was no one interested in coming forward to provide testimony he closed the public hearing and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 24-32 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 24-33, An Ordinance of the City Council of Homer, Alaska, Amending the FY25 Capital Budget by Appropriating an Additional \$73,300 from the Water Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Paintbrush Booster Pump Station Project. City Manager/City Engineer. Introduction July 22, 2024 Public Hearing and Second Reading August 12, 2024.

Memorandum CC-24-148 from City Engineer as backup.

Mayor Castner opened the public hearing, seeing and hearing that there was no one interested in coming forward to provide testimony he closed the public hearing and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 24-33 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- d. Ordinance 24-34, An Ordinance of the City Council of Homer, Alaska Amending the FY25 Capital Budget by Appropriating \$16,000 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund to Convert the Existing Fuel Boiler at the Homer Education and Recreation Complex (HERC) to Natural Gas. City Manager/Public Works Director. Introduction July 22, 2024 Public Hearing and Second Reading August 12, 2024.

Memorandum CC-24-149 from Public Works Director as backup.

Mayor Castner opened the public hearing, seeing and hearing that there was no one interested in coming forward to provide testimony he closed the public hearing and requested a motion.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 24-34 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

DISCUSSION TOPICS WITH THE ADA ADVISORY BOARD

a. ADA Advisory Board Topics for Discussion

Memorandum CC-24-167 from ADA Advisory Board as backup.

Mayor Castner facilitated discussion between the ADA Advisory Board members and City Council on the following issues:

- Acting ADA Chair Lepley provided information on the desire to submit a design challenge for a safe ramp/elevator that would accommodate Homer's extreme tides, to various engineering schools or colleges, or various organizations that may take on design challenges free of charge.
 - o Mayor Castner responded to the accessibility issue, believing that there is accessibility at the load and launch ramp at all times and you would only serve only one small area of the harbor with a life or elevator. He noted that the Port & Harbor Commission has a number of other concerns on their plate as well and that this would not be a priority.
 - Mr. Lepley provided further clarification using himself as an example, described the difficulties in using the load & launch ramp, stating it does not have a guard rail or hand rail and that presented a challenge to those with mobility issues. When bringing this issue before the Port Director a hand rail poses a barrier to the those that have no issues with their mobility. He further noted that providing a railing would offer a sector of the population a stable and safe access.

Councilmember Aderhold asked if Jenny Carroll was spoken to regarding the new proposed project.

Mr. Lepley responded that she has not been included in discussion and Harbor staff has not had a very supportive response to their inquiry. He continued by reiterating that the ADA Board is interested in either Council directing staff or the Board to be given authority to look into issuing the design challenge or Request for Information. It was their understanding that a cost would be needed to include the project in the CIP document.

Further discussion was had on the following:

- Needing a full time operator for a lift or elevator and it would need to be designed out of stainless steel due to the weather.
- difficulty in access and egress on travel by boat and would rather focus on getting the other items on the City's list to be ADA compliant then address the access to the ramp.
- they are asking for permission and backing of the city to put together a packet and see where it goes.
- Issue an RFI to see what is available.

- a non-profit that works with the University of Utah, this group is coming up with solutions that allows severely disabled persons to live and enjoy life.
- CM Jacobsen reported that she will speak with Jenny Carroll and get some information to get the process started.
- having a duck boat, there is also cranes, it depends on the location and there are ADA Stalls
- design challenge – no money issued

City Manager Jacobsen noted the time remaining and that they will lose their quorum at 6:00 p.m. read the remaining items.

Board member Parsons requested one way streets to be removed as he did not recall talking about them.¹ He continued citing use of universal accessible designs when replacing a picnic table. The City policy should always be above what is required for ADA. He advocated for more than the minimum, which was supported by the Board.

- Examples of food trucks were not accessible.
- Heath Street Reconstruction Project Status update including crosswalk
- Pioneer Avenue Ownership and Renovation
- Public comments on the comprehensive plan and transportation plan have all been related to walkable downtown
- Zoning Code changes
- Public Parking Lots to encourage parking vehicles
- Encourage the State to make the street more pedestrian friendly
- Parking on the Spit is not all City, there is the State which is poorly done and private businesses as well

Mayor Castner related history and the difficulties that the City has had with the state, he believed the businesses could help as well.

b. City Council Topics for Discussion

Due to time limitations there was no discussion on Council topics.

COMMENTS OF THE AUDIENCE

Scott Adams, city resident, commented on parking redesign on the Homer Spit near Seafarer's Memorial that was stalled, appreciated the efforts and upgrades at Jack Gist Park and Karen Hornaday Park.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

COMMENTS OF THE MAYOR

¹ Board member Venuti commented on them at the August ADA meeting.

Mayor Castner noted that the ADA Advisory Board had a few advocates on Council that could bring policy matters forward and keep working on it that way. He further stated that they really examine what you want to do as far as the service because one elevator is just going to serve one location and accessibility is a broader issue for the entire Harbor and a solution can be engineered but then you need the funding, there is always the catch the amount of funding needed.

COMMENTS OF THE COUNCIL MEMBERS

ADJOURNMENT

Mayor Castner adjourned the meeting at 6:04 p.m. the next Regular Meeting is Monday, August 26, 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

Renee Krause, MMC, City Clerk

Approved: Aug. 26, 2024