

Session 22-07 a Regular Meeting of the Homer City Council was called to order on April 11, 2022 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.

**PRESENT:** COUNCILMEMBERS ADERHOLD, DAVIS, ERICKSON, HANSEN-CAVASOS, VENUTI

**ABSENT:** COUNCILMEMBER LORD (excused)

**STAFF:** CITY MANAGER DUMOUCHEL  
CITY CLERK JACOBSEN  
FINANCE DIRECTOR WALTON  
PUBLIC WORKS DIRECTOR KEISER  
ECONOMIC DEVELOPMENT MANAGER ENGBRETSSEN  
INFORMATION TECHNOLOGY ANALYST SULCZYNSKI  
CITY ATTORNEY GATTI

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

Mayor Castner announced the following supplemental items and agenda corrections- **Announcements/Presentations/Reports** Written report from the Planning Commission. **Consent Agenda** Correct Resolution 22-029 title to read HDL Engineering Consultants LLC, and Resolution 22-030 title to read Alaska Drinking Water Fund Loan in the not to exceed principal amount of \$277,090 for the Tasmania court water improvement project.

ADERHOLD/ERICKSON MOVED TO APPROVE THE AGENDA.

There was no objection.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

**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 of March 29, 2022. City Clerk. Recommend adoption.

- b. Memorandum 22-059 from Deputy City Clerk Re: New Liquor License for Homeslice Pizza and Liquor License Renewal for BPO Elks Lodge. Recommend approval.
- c. Ordinance 22-21, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Authorizing the Expenditure of \$13,800 from the General Fund Capital Asset Repair and Maintenance Allowance Fund for Upgrades to the City Clerk's Office and Equipment for City Hall. City Manager/City Clerk. Recommended dates Introduction April 11, 2022, Public Hearing and Second Reading April 25, 2022.

Memorandum 22-060 from City Clerk as backup.

- d. Ordinance 22-22, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by an Amount not to Exceed \$800,000 from the General Fund Fleet Capital Asset Repair and Maintenance Allowance Fund for the Purchase of an Enforcer 2500 Gallon Tender Fire Truck. City Manager/Mayor. Recommended dates Introduction April 11, 2022, Public Hearing and Second Reading April 25, 2022.

Memorandum 22-061 from City Manager as backup.

- e. Resolution 22-028, A Resolution of the City Council of Homer, Alaska Approving an Amendment to the Property Development Plan of the Copper River Seafoods Lease for Portion of Lot 13B, City of Homer Port Industrial Subdivision No. 2, According to Plat No. 80-92, Containing 15,300 Sq Ft, Kenai Peninsula Borough Parcel #18103425. City Manager. Recommend adoption.

Memorandum 22-062 from Port & Harbor Advisory Commission as backup.

- f. Resolution 22-029, A Resolution of the City Council of Homer, Alaska Authorizing the Award of a Contract to Design the Ben Walters Lane Sidewalk to HDL Engineering Consultants LLC in an Amount not to Exceed \$73,436 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 22-063 from Public Works Director as backup.

- g. Resolution 22-030, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Execute a Loan Agreement with the State of Alaska Department of Environmental Conservation for an Alaska Drinking Water Fund Loan in the not to exceed principal amount of \$277,090 for the Tasmania Court Water Improvement Project. City Manager/Public Works Director. Recommend adoption.

City Clerk Jacobsen read the consent agenda with recommendations.

ADERHOLD/ERICKSON MOVED TO ADOPT THE RECOMMENDATIONS OF THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**VISITORS**

- a. COVID-19 Agency Update Derotha Ferraro, South Peninsula Hospital Director of Public Relations & Marketing and Lorne Carroll, State of Alaska Public Health Nurse III (10 minutes)

Derotha Ferraro reviewed COVID statistics for South Peninsula Hospital for the last eight weeks and hours for the Testing and Vaccine Clinic.

Lorne Carroll reported on cases statewide and Kenai Peninsula Borough community levels. He also addressed daily new confirmed cases of the US compared to the United Kingdom, US and Alaska prevalence of the Omicron variants, and vaccination information.

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

- a. Worksession Report

City Manager Dumouchel reported that Council heard a legislative update from Senator Gary Stevens and a Lobbyist update from Christine Hess and Reggie Joule.

- b. Committee of the Whole Report

Councilmember Aderhold reported Council discussed Ordinance 22-22 for the purchase of a fire truck. They discussed items on the City Manager's report including open burning and air quality issues, and Commission work on housing.

- c. Mayor's Report

Mayor Castner reported he received phone calls and talked to people about burning and levels of smoke, road issues, and housing.

- d. Lunch with a Councilmember Report - Councilmember Davis

Councilmember Davis reported there was a small group of attendees but they had good conversation regarding adopting a building code, updating the current zoning code, and non-motorized trails and corridors.

e. Borough Report

Kenai Peninsula Borough Assembly Member Lane Chesley reported there is a new Solid Waste Director, Lee Frey. At their last assembly meeting they discussed solid waste for Homer, there is a cell in Homer that still receives construction and demolition waste with about a three year window of capacity, and there will be an RFP for a study for a new location for solid waste in Homer.

f. Planning Commission Report

A written report was submitted in the supplemental packet.

**PUBLIC HEARING(S)**

- a. Ordinance 22-16, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$30,000 from the Fishing Lagoon Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Funding the Development of an Engineered Concept and Cost Estimate for an Accessible Fishing Platform at the Nick Dudiak Fishing Lagoon. City Manager/Public Works Director. Introduction March 29, 2022 Public Hearing and Second Reading April 11, 2022.

Memorandum 22-047 from Public Works Director as backup.

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

ADERHOLD/ERICKSON MOVED TO ADOPT ORDINANCE 22-16 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmember Aderhold commented in support of the ordinance, noting the fishing lagoon is a very well used facility and having it accessible to everyone will be great.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 22-18(S), An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$461,446 from the Homer Accelerated Water and Sewer Program (HAWSP) Fund to Fund the City's Portion of Costs for Bunnell

Ave/Charles Way Water and Sewer Special Assessment Districts. City Manager/Public Works Director. Introduction March 29, 2022, Public Hearing and Second Reading April 11, 2022.

Memorandum 22-064 from Public Works Director as backup.

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

ADERHOLD/ERICKSON MOVED TO ADOPT ORDINANCE 22-18(S) BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- c. Ordinance 22-19, An Ordinance of the City Council of Homer, Alaska, Amending the FY22 Capital Budget by Appropriating Funds in the Amount of \$ 56,450 from the Port Reserves Fund for the Purpose of Engaging R&M Consultants' Grant Assistance and Engineering Support Teams to Develop and Submit a 2022 Port Infrastructure Development Program Grant Application for Homer Harbor's Float Replacement Project. Erickson/Port. Introduction March 29, 2022 Public Hearing and Second Reading April 11, 2022.

Memorandum 22-050 from Port Director as backup.

Memorandum 22-051 from Port & Harbor Advisory Commission as backup.

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

ERICKSON/ADERHOLD MOVED TO ADOPT ORDINANCE 22-19 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

City Manager Dumouchel requested an amendment to remove reference to 2022 in the event we don't apply until 2023.

ERICKSON/ADERHOLD MOVED TO AMEND TO STRIKE 2022 OUT OF THE ORDINANCE.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion on the main motion as amended.

VOTE (main motion as amended): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- d. Ordinance 22-20, An Ordinance of the City Council of Homer, Alaska Amending the FY22/23 Operating Budget to Provide for Necessary Mid-Biennium Budget Amendments. City Manager. Recommended dates Introduction March 29, 2022, Public Hearing and Second Reading April 11, 2022.

Memorandum 22-065 from City Manager as backup.

Memorandum 22-052 from City Manager as backup.

Mayor Castner opened the public hearing.

Matt Clarke, city resident and Deputy Harbormaster, commented in support of the proposed cost of living allowance (COLA) increase proposed in the ordinance. He's in charge of hiring and managing up to seven full time seasonal employees at the Port and Harbor. It's been increasingly difficult to attract employees to the job postings, and the COLA increase will help attract employees to our job postings.

Del Masterhan, Ice Plant/Fish Dock Supervisor, is in a similar situation needing to hire temporary staff and agrees the COLA increase will help attract people to the position.

There were no further comments and the public hearing was closed.

ADERHOLD/ERICKSON MOVED TO ADOPT ORDINANCE 22-20 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Mayor Castner commented that tax revenue runs the city. The Council has a variety of options in allocating the revenue and they spend a lot of time, care, and effort in trying to wisely and fairly spend the money. He expressed his support for the mid-biennium budget adjustment primarily because for the city to grow we have to increase our capacity in all departments. Without doing so we'll wither on the vine.

Councilmember Aderhold expressed her appreciation for the additional information that was provided at their request from the last meeting. She feels comfortable with the allocations proposed and supports this ordinance.

Councilmember Erickson shared that as a small business owner we are all having the same problems with hiring people.

Councilmember Davis asked for more information regarding the administrative fees for the Port and Harbor enterprise and Public Works utility funds. He's familiar with the concept through his work with the embassies they have a similar procedure for ensuring all the different components pay their share of the shared costs of administering the embassy.

City Manager Dumouchel explained with this amendment administration is not charging the administrative fees, so we're not getting the revenue and Port and the utility fund are generating money they're keeping instead of remitting back to the general fund. The increase in sales tax revenue covers that difference in the operating budget. He explained how the administrative fees are administered through a percentage of the general fund that support the other funds, and how this amendment to the administrative fees benefits the enterprise and utility fund.

Councilmember Venuti shared her support of the COLA for the employees.

Councilmember Aderhold added that she supports the administrative fees and thinks they are appropriate, and she looks forward to having more discussion about the fees in their next budget process. She also supports this administrative fee holiday to support the enterprise and utility funds for their reserves, this time.

VOTE: YES: VENUTI, ERICKSON, ADERHOLD, DAVIS, HANSEN-CAVASOS

Motion carried.

## **ORDINANCE(S)**

### **CITY MANAGER'S REPORT**

- a. City Manager's Report

City Manager Dumouchel thanked the Chamber of Commerce and City staff involved with making the Winter King Tournament a safe and successful event. From his written report he touched on the mailer that will be going out regarding sales tax on short term rentals in the city, transition of food truck permitting from the Police Department to City Hall, progress on the Main Street Sidewalk project, and efforts made toward the Coast Guard City Designation.

## **PENDING BUSINESS**

## **NEW BUSINESS**

**RESOLUTIONS**

**COMMENTS OF THE AUDIENCE**

**COMMENTS OF THE CITY ATTORNEY**

City Attorney Gatti had no comments.

**COMMENTS OF THE CITY CLERK**

City Clerk Jacobsen announced advisory body openings and voter registration deadlines for the June 11 State Special Election.

**COMMENTS OF THE CITY MANAGER**

City Manager Dumouchel announced current job openings.

**COMMENTS OF THE MAYOR**

Mayor Castner thanked everyone for a good meeting.

**COMMENTS OF THE CITY COUNCIL**

Councilmember Venuti thanked staff for coordinating the visitors for the legislative updates, she find them very informative. She recognized Derotha Ferraro and Alivia Erickson for being recognized as Haven House Women of Distinction. She attended the celebration of Lifelong Learners, and congratulated Donna Rae Faulkner who received the award. They had a trivia contest where the Mayor was in first place and Councilmember Aderhold was in second. It was great to be back in the library for that event.

Councilmember Hansen-Cavasos said it's good to be back in the Council Chambers.

Councilmember Aderhold said it's great to see people back in the Council Chambers and see the employees who were here tonight. She shared her appreciation for all the employees of the City of Homer.

Councilmember Davis noted an interesting question from Lunch with a Councilmember was about why is the State so late in taking care of their roads, for example in clearing gravel and the sidewalks that lead to our schools. The questioner wondered if the City could take it over. City Manager Dumouchel was there and explained why. A secondary question was what about having the City clear the sidewalks to the schools and it sounded like there was room for discussion on that.

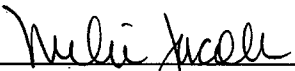
Councilmember Erickson shared about her recent trip to Texas where she and her Alaska family had their first experience with a tornado warning. They were worried about what to do, and the Texans were dismissive because it happens all the time. She likened that to how our



visitors feel when there is an earthquake and tsunami warnings. When we have guests in our homes, or in RV's, and vacation rentals and they don't know what to do or where to go it would be helpful for the hosts to have information available about what to do if there's an earthquake or tsunami warning.

**ADJOURN**

There being no further business to come before Council Mayor Castner adjourned the meeting at 7:13 p.m. The next Regular Meeting is Monday, April 25, 2022 at 6:00 p.m., Worksession 4:00 p.m. Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

  
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Melissa Jacobsen, MMC, City Clerk

Approved: April 25, 2022