

Session 21-13 a Regular Meeting of the Homer City Council was called to order on May 24, 2021 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: COUNCILMEMBER ADERHOLD, HANSEN-CAVASOS, LORD, SMITH, VENUTI

ABSENT: COUNCILMEMBER EVENSEN (unexcused)

STAFF: CITY MANAGER DUMOUCHEL
CITY CLERK JACOBSEN
PUBLIC WORKS DIRECTOR KEISER
FINANCE DIRECTOR WALTON
PERSONNEL DIRECTOR BROWNING
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 read agenda changes and supplemental items that included written public comments on Ordinance 21-29 amending Homer City Code regarding designated seats and percentages to be elected, Memorandum 21-086 from City Manager as backup to Ordinance 21-30 Transferring Account Allowances within the CARMA Fund; Substitute ordinance 21-31(S) An Ordinance of the City Council of Homer, Alaska Removing the Homer Water and Sewer Program Funds from the Special Utility Fund and Creating a new Fund Account **Consistent with Existing Revenue Code and Requiring Quarterly Reporting, and Amending Homer City Code 9.16 Sales Tax Section 9.16.010 Levied**. Mayor.; and Written copies of Ordinance 21-32, An Ordinance of the Homer City Council Appropriating Funds for the Fiscal Years 2022 and 2023 for the General Fund, the Water Fund, the Sewer Fund, the Port/Harbor Fund, and Internal Service Funds. City Manager, the Operating budget, capital budget, and Memorandum 21-087 from City Manager as backup

LORD/VENUTI MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Michaela Mobray commented in support of Ordinance 21-29. She thinks it would better serve the people and make them feel like their vote counts.

Kenneth Bryant commented in support of Ordinance 21-29. He believes the way things are now, people's votes aren't counted toward what or who they really want, it's more popular opinion backed by who can get the biggest group together.

Cassidy Lush commented in support of Ordinance 21-29. He thinks it would help people feel that their vote matters.

Chris Gaffney commented support of Ordinance 21-29. He feels it more of an unbiased opinion and everyone vote would count and be on the same level.

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 Meeting Minutes for May 10, 2021. City Clerk. Recommend adoption.
- b. Memorandum 21-078 from Mayor Re: Appointment to the Economic Development Advisory Commission. Recommend approval.
- c. Memorandum 21-079 from Special Projects and Communications Coordinator Re: 2022-2027 Capital Improvement Plan and FY23 Legislative Request Development Schedule. Recommend approval.
- d. Ordinance 21-29, An Ordinance of the City Council of Homer, Alaska Amending HCC 2.08.030 to Designate Seats for Council Members Elected at Large from within the Boundaries of the City, and HCC 4.35.020 Votes Required to Amend the Percentages of Votes Required to be Elected. Smith/Hansen-Cavasos. Recommended dates Introduction May 24, 2021, Public Hearing and Second Reading June 14, 2021.

Memorandum 21-080 from Councilmembers as backup

Moved to Ordinances b. Lord.

- e. Ordinance 21-30, An Ordinance of the City Council of Homer, Alaska Transferring Account Allowances within Fund 156 Capital Asset Repair and Maintenance Allowance Fund. Mayor/City Manager. Recommended dates Introduction May 24, 2021 Public Hearing and Second Reading June 14, 2012.
- f. Ordinance 21-31, An Ordinance of the City Council of Homer, Alaska Removing the Homer Water and Sewer Program Funds from the Special Utility Fund and Creating a new Fund Account. Mayor. Recommended dates Introduction May 24, 2021 Public Hearing and Second Reading June 14, 2021

Moved to Ordinances a. Aderhold.

- g. Ordinance 21-32, An Ordinance of the Homer City Council Appropriating Funds for the Fiscal Years 2022 and 2023 for the General Fund, the Water Fund, the Sewer Fund, the Port/Harbor Fund, and Internal Service Funds. City Manager. Recommended dates Introduction May 24, 2021, Public Hearing June 14 and 28, Second Reading June 28, 2021. *To be included in supplemental packet*
- h. Resolution 21-035, A Resolution of the City Council of Homer, Alaska Approving a Lease Assignment from Harbor Enterprises LLC to Tackle Shack Co. LLC and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents for a 20 year Lease with Options for Two Consecutive Five Year Renewals for a Portion of Lot 5, as shown on the Subdivision Plat Entitled Homer Spit Field as Amended, Plat Number 89-34 at an Initial Rate of \$4925.46. City Manager. Recommend adoption.

Memorandum 21-081 from Port Commission as backup

- i. Resolution 21-036, A Resolution of the City Council of Homer, Alaska Establishing the City of Homer Property Tax Mill Levy at 4.5 Mills for 2021. City Clerk. Recommend adoption.
- j. Resolution 21-037, A Resolution of the City Council of Homer, Alaska Establishing the Ocean Drive Loop Special Service District Mill Rate of 9.962541 Mills for 2021. City Manager. Recommend adoption.

Memorandum 21-082 from City Manager as backup

- k. Resolution 21-038, A Resolution of the City Council of Homer, Alaska Amending the Homer Fee Schedule Under City Clerk Fees and Planning and Zoning Fees. City Clerk. Follows Ordinance 21-32.

Memorandum 21-083 from City Clerk as backup

- l. Resolution 21-039, A Resolution of the City Council of Homer, Alaska Amending the Homer Tariff No. 1 under Rule 26-Fish Dock Rates, Rule 35-Upland Storage, and Rule 35-Fish Disposal/Grinding and Fees. City Manager/Port Director. Follows Ordinance 21-32.

Memorandum 21-084 from City Clerk as backup

Item d. moved to Ordinances b. Lord.

Item f. moved to Ordinances a. Aderhold.

City Clerk Jacobsen read the consent agenda and its recommendations.

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

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

a. Unified Command Report (20 minutes)

Public Health Nurse Lorne Carroll reported the current seven day moving average of daily new cases in the United States has dropped 20%, and that we're seeing good success in Alaska. He shared a visual show the information. In terms of statewide cases, the state is at intermediate level currently, which is under 10 per 100,000. Kenai Peninsula Borough (KPB) is also at intermediate with 6.67%. We're doing great with vaccinations 48% of Alaskans 16 and older are fully vaccinated. KPB is 42% fully vaccinated for 16 year old and up. He reported on Dr. Zink and Commissioner Crum's visit to Homer, there will be a meet and greet on Thursday at the Homer Public Health Center.

South Peninsula Hospital (SPH) Public Information Officer Derotha Ferraro reported no SPH staff are out due to COVID related issues, visitation restrictions are lifting slowly, and multiple visitors are allowed by appointment at Long Term Care now. They still offer daily testing and vaccination at the Vaccine and Testing Clinic. Over the last two weeks 645 tests have resulted 22 positives for 3.4% positivity rate over the last two weeks and are averages 15 to 20 vaccines per day. Pfizer and Jansen vaccines are offered seven days a week, and Moderna is available on Mondays only. She reviewed pop up vaccination opportunities including at the Boat House Pavilion on Thursday evenings from 4:00 to 7:00 p.m. through June. She also shared about incentives being offered through a grant from the State of Alaska. Starting Thursday at the Spit events, everyone who received a dose will receive \$40 in Homer Bucks. Those who are already vaccinated can come to the Spit pop ups and enter a drawing for \$100 or \$500 gift certificates.

City of Homer Public Information Officer Jenny Carroll provided an update on the City's activities related to logistical and public outreach support in mitigation efforts to get the word out to the community about vaccine eligibility and where to get them. She still occasionally receives various economic relief programs related to COVID-19 and she shares that information with the community. She appreciates have GSquared on board to help with the workload. They completed a postcard with vaccination access information that will be arriving in Kenai Peninsula mailboxes.

Fire Chief Mark Kirko thanked all who are involved in the vaccination efforts, including the medical teams, Port and Harbor, Public Works, and Fire and Police Departments. He also took

the opportunity to comment regarding a wildland fire incident that happened and the challenges experienced by not being able to get apparatus down a poorly maintained home. He encouraged listeners who have roads that may pose a barrier to emergency apparatus response to call him at 235-3155 to report the location. He also reported on the high fire danger status.

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

a. Committee of the Whole Report

Councilmember Lord reported at Committee of the Whole they discussed Ordinance 21-30 dealing with CARMA Reserve subaccounts, Resolutions 21-038 and 039 regarding fee schedule and Harbor tariff amendments, Ordinance 21-29 designating seats for Council elections, and an overview of the budget that's included in the supplemental packet.

b. Mayor's Report

Mayor Castner reported regarding the North Pacific Management Council last fall. The new rule that has to do with commercial fishing in lower Cook Inlet was published. The City and Borough have been waiting for this to be published and for the new Secretary of Commerce to be appointed, which she has been. He thinks we get one shot at making our voices heard in Washington DC as to the effects this has on our local economy, especially in Homer. He's willing to enter into a committee effort in drafting something. He's hoping to have some folks from the Upper Peninsula who are in alignment with us to talk about strategy at the Council meeting. The comment period is 60 days that goes to the middle of July.

c. Borough Report

Assembly Member Lane Chesley reported on the Borough's work on budget meetings. He brought up the City's solid waste issue with the Solid Waste Director. There have been very few amendments to the Mayor's budget as proposed and the School District will be at the \$48 million they had requested. There was brief discussion of scheduling a time for the Borough Solid Waste Manager to attend a Council meeting, but nothing was scheduled.

d. Planning Commission

A written report from the Planning Commission was included in the supplemental packet.

e. Economic Development Advisory Commission

Economic Development Advisory Commissioner Adele Person reported the Commission is working on the Wayfinding Streetscape Plan. At their last meeting they met with Peter Briggs of Corvus, who is the consultant for this project to orient the plan and get feedback from the Commission. The goal of the plan is to solve problems with connecting the community. The public outreach will be this summer and the plan will develop over late summer and fall. They

also reviewed the Public Works 5 Year Capital Maintenance Improvement Plan. The Commission has an upcoming worksession to review and discuss the Kenai Peninsula Comprehensive Economic Development Plan.

f. Parks Art Recreation and Culture Advisory Commission (PARCAC)

Parks Art Recreation and Culture Advisory Commissioner Ingrid Harrald reported the commission had a park walk through focusing on Jack Gist Park, they also looked at a pocket park idea on a lot on Pioneer Avenue by the restrooms by Woodard Creek, and beach access on Crittenden and Main Street. In their meeting they reviewed beach policy. She gave an overview of the Community Recreation report that was provided at their meeting. They offered a letter of support for an art project at the airport, and considered a memorial bench built by Brad Hughes to be placed at the library in acknowledgment of Duffy Murnane and Alaska women and children who've been lost. The Commission also considered Memorandum 21-070 for Ordinance 21-26 regarding motorized vessels in tidelands and support it, and three Commissioner are interested in working with the ADA Compliance Committee. Lastly the Commission said good bye to their student representative Ella Blanton-Yourkowski, and thanked her for her service. She also shared the Commissions interest in allowing student representatives to be voting members.

g. Americans with Disabilities Act Compliance Committee

Councilmember Aderhold reported the Committee met and reviewed revisions to the 2019 Transition Plan for public buildings. The discussed the proposed 5 Year ADA Capital Improvement Plan provided by Public Works Director Keiser. She expressed her gratitude for Public Works efforts on the transition plan and keeping it alive. Next they'll be working on a Transition Plan for Parks and Trails, they've started looking at standards and checklists, listed out parks and trails to collect information on, and it's good to hear there's interest by PARCAC to participate with them.

h. Public Works Task Force

Councilmember Venuti reported the Task Force reviewed and decide what information to include with their recommendations to Council. The report will be a framework that will tell the process of how they reached their decision. They reviewed strategies to mitigate issues related of storage of supplies at other locations above the tsunami zone. Public Works is an essential service to reinstate the city services if there was a tsunami, including services on the spit.

PUBLIC HEARING(S)

a. Tasmania Court Sewer Special Assessment District

Memorandum 21-085 from Public Works Director as backup

Mayor Castner opened the public hearing.

Bryan Evans, property owner in the proposed district, commented regarding the written objection he provided and the financial burden to the property owners for this improvement. He suggested changing the percentages where the City pays 75% instead of the property owner would be preferred.

LORD/ADERHOLD MOVED LORD MOVED TO POSTPONE ACTION ON THE TASMANIA COURT SEWER SPECIAL ASSESSMENT DISTRICT TO JUNE 14TH TO ALLOW STAFF TIME TO HOLD ANOTHER NEIGHBORHOOD MEETING.

Councilmember Lord noted the memorandum from staff requesting the opportunity to hold another neighborhood meeting with the property owners.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

- a. Ordinance 21-31, An Ordinance of the City Council of Homer, Alaska Removing the Homer Water and Sewer Program Funds from the Special Utility Fund and Creating a new Fund Account. Mayor. Recommended dates Introduction May 24, 2021 Public Hearing and Second Reading June 14, 2021 21-31

Ordinance 21-31(S), An Ordinance of the City Council of Homer, Alaska Removing the Homer Water and Sewer Program Funds from the Special Utility Fund and Creating a new Fund Account **Consistent with Existing Revenue Code and Requiring Quarterly Reporting, and Amending Homer City Code 9.16 Sales Tax Section 9.16.010 Levied.** Mayor.

LORD/SMITH MOVED TO INTRODUCE ORDINANCE 21-31 BY READING OF TITLE ONLY.

LORD/ADERHOLD MOVED TO SUBSTITUTE ORDINANCE 21-31(S) FOR 21-31.

There was no discussion on the motion to substitute.

VOTE (substitution): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Councilmember Aderhold asked that if this gets introduced tonight that the Mayor provide a memo for their next meeting. She thinks it will be helpful to have a memorandum providing

back up information and explanation of the purpose of the ordinance for a clear record of what they're doing and why, and also for the public who may want to provide comments. She also noted the request for the quarterly evaluation, she feels it needs to be at a higher level because they need a full quarterly review of the entire budget, including this portion.

VOTE (main motion): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

b. Ordinance 21-29, An Ordinance of the City Council of Homer, Alaska Amending HCC 2.08.030 to Designate Seats for Council Members Elected at Large from within the Boundaries of the City, and HCC 4.35.020 Votes Required to Amend the Percentages of Votes Required to be Elected. Smith/Hansen-Cavasos. Recommended dates Introduction May 24, 2021, Public Hearing and Second Reading June 14, 2021.Lord/smith

LORD/SMITH MOVED TO INTRODUCE ORDINANCE 21-29 BY READING OF TITLE ONLY.

Councilmember Aderhold supports introducing this, noted there was discussion at the Committee of the Whole, and acknowledged the public comments tonight and the written comments that have been received regarding this ordinance. She encouraged others to share their comments on the topic.

Councilmember Smith concurred on wanting to hear the publics input and believes the other Council members do as well. He commented regarding the ordinance that the electorate is one component and those that run to be elected is another. He thinks providing a choice of who they get to choose to run with in respect with not having to run against them is something he thinks will increase participation. He feels it improves our election process and that every vote should carry the same value in respect to the seat its being cast to fill, and that under the current system he doesn't see that happening and one can work against the other.

Mayor Castner commented head to head voting presents one opportunity and at large is another way of filling seats. As Mayor he ran head to head against opponents who had a different view in many respects and it was good to have that kind of open debate.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

CITY MANAGER'S REPORT

a. City Manager's Report

City Manager Dumouchel shared that the link to the Kenai Peninsula Economic Development District 2021-2026 Community Economic Development Strategy (CEDS) draft is available on the City webpage. Public comment on the draft is open until June 4th. The ADA Poopdeck Trail ramp has been installed and he thanked everyone who helped make the install go smoothly. He reported some updated COVID-19 guidance for City Hall, we're asking the public to wear masks in the facility and staff working with the public will continue to mask. Vaccinated staff amongst themselves in their workspaces can unmask.

Questions were raised about the derelict vessel North Pacific that's hauled out near the campground, and the vaccination status of City Staff.

City Manager Dumouchel explained the vessel will remain there through the summer, it's too heavy to move any further with the means available to do so. Regarding vaccinations, he believes city staff is probably similar to the states average.

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 openings on the Planning Commission, Library Advisory Board, and the ADA Compliance Committee, as well as Commission student representative seats.

COMMENTS OF THE CITY MANAGER

City Manager Dumouchel had no comments.

COMMENTS OF THE MAYOR

Mayor Castner commented about the benefits for students in that it looks good on college applications and is a good introduction into the workings of city government.

COMMENTS OF THE CITY COUNCIL

Councilmember Lord welcomed Officer Crowder to the Homer Police Department and he and his family to the community. She wished everyone a safe Memorial Day weekend and shared the Kachemak Pony Club is hosting a three day clinic at the horse park.

Councilmember Smith also welcomed Officer Crowder. He hopes everyone is enjoying the great weather, it's the payday we get after all the miserable days. He encouraged everyone to be fire wise, there is no reason to take any risks, and also to be patient with the road construction. He thinks it's going to be a great summer for our businesses.

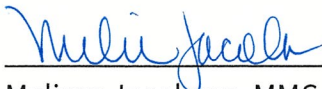
Councilmember Venuti shared a new phrase she likes, instead of herd immunity, its community immunity, and she thinks we should adjust our thinking that way so our communities can be safe this summer. She's also heard it's going to be a good summer and noted some business owners are still asking people to mask when they come into their stores. June 6th is Mary Epperson Day and Homer Council on the Arts has events planned that you can find on their website. Mary was City Clerk, a volunteer extraordinaire, and a music educator in our community. She also announced there will be a Memorial Day Service at Hickerson Memorial Cemetery. She thanked Chief Kirko for sharing his number for people to call regarding roads, and reminded motorcyclists and bicyclists to remember to wear their helmets.

Councilmember Hansen-Cavasos thanked those who commented in support of the ordinance tonight. She reminded listeners there are moose with babies out and about so be aware of your kids and dogs.

Councilmember Aderhold also encouraged patience with the construction, it will be with us all summer long, and also reminded everyone that stop signs are not optional. She shared about the one time she rode on a motorcycle without a helmet, when participating in a parade about the option of wearing a helmet and it was really bizarre, and also about a bumper sticker that reads "you look hotter in a helmet." She reminded listeners about the Homer Airports Improvement public notice and the meeting is May 26th 5:30 to 7:30 p.m.

ADJOURNMENT

There being no further business to come before the Council Mayor Castner adjourned the meeting at 7:32 p.m. The next Regular Meeting is Monday, June 14, 2021 at 6:00 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.



Melissa Jacobsen, MMC, City Clerk

Approved: _____

