

Session 22-04 a Regular Meeting of the Homer City Council was called to order on February 28, 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, LORD, VENUTI

STAFF: CITY MANAGER DUMOUCHEL
CITY CLERK JACOBSEN
DEPUTY CITY PLANNER & SPECIAL PROJECTS COORDINATOR ENGBRETSSEN
COMPTROLLER DELUMEAU
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 supplemental items: **Consent Agenda** Memorandum 22-031 from Deputy City Clerk Re: Liquor License Renewal for Harbor Grill. Memo from HPD and Letter from KPB Expressing Non-objection as backup; **Visitors** HERC Conceptual Planning Presentation handout; **City Manager's Report** Thank you letter from Center for Alaskan Coastal Studies.

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Karin Marks, city resident and Economic Development Advisory Commission Chair, commented in support of Resolution 22-016 adopting the Wayfaring and Streetscape Plan. She shared appreciation to the Commissioners and staff for their work on the project, and they enjoyed working with Corvus Design. She thanked Council for their discussion at Committee of the Whole and she feels this is a wonderful plan that deals with branding and has been set up so that it can accommodate all the concerns that were expressed.

Janie Leisk, city resident, appreciates the progress being made with the HERC project and she looks forward to the presentation tonight.

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 February 14, 2022. City Clerk. Recommend adoption.
- b. Memorandum 22-030 from Mayor Castner Re: Appointment of Nona Safra to the Americans with Disabilities Act Compliance Committee. Recommend approval.
- c. Memorandum 22-031 from Deputy City Clerk Re: Liquor License Renewal for Harbor Grill. Recommend approval.
- d. Resolution 22-014, A Resolution of the City Council of Homer, Alaska Awarding a Contract for Professional Real Estate Services to MacSwain Associates, LLC of Anchorage, Alaska, in the Amount of \$64,500 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend Adoption.

Memorandum 22-032 from Public Works Director as backup.

- e. Resolution 22-015, A Resolution of the City Council of Homer, Alaska Authorizing Task Orders to Coble Geophysical Services, Bishop Engineering, and Homer Soil and Water Conservation for Technical Services to Support the Green Infrastructure and Storm Water Program, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 22-033 from Public Works Director as backup.

City Clerk Jacobsen read the consent agenda and recommendations.

ADDERHOLD/VENUTI MOVED TO ADOPT 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 (SPH) Director of Public Relations & Marketing and Lorne Carroll, State of Alaska Public Health Nurse III (10 minutes)

Lorne Carroll, Public Health Nurse for the State of Alaska, started with a brief overview of cases worldwide, then addressed cases over the last year on the Southern Kenai Peninsula. He shared

new tools that the CDC has recently released that show COVID-19 community levels by county or borough. He also reviewed hospital capacity around the state, what to do if you test positive for COVID-19, and vaccine primary series schedules by brand.

Derotha Ferraro, SPH Director of Public Relations & Marketing, reported on current testing and vaccination numbers, the Test and Vaccine Clinic hours, and confirmed that masking is still required at the hospital. She noted the next report will mark the beginning of the third year of reporting to Council.

b. Wayfinding and Streetscape Plan - Peter Briggs, Corvus Design (15 Minutes)

Peter Briggs with Corvus Design reviewed the Wayfinding and Streetscape Plan that was included in the packet and answered questions from Council.

c. Homer Education & Recreation Campus (HERC) Conceptual Plans - Ryan Cooper, Environmental Scientist, Giovanna Gambardella, Project Manager, Erik Dukes, Architecture, and Nancy Casey, Planning & Design, Stantec (15 Minutes)

Ryan Cooper, Environmental Scientist, Giovanna Gambardella, Project Manager, Erik Dukes, Architecture, and Nancy Casey, Planning & Design presented the redevelopment of the Homer Education and Recreation Campus conceptual plan that was included in the supplemental packet and answered questions from Council.

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

a. Committee of the Whole Report

Councilmember Aderhold reported Council discussed Resolution 22-015 and the technical work for the green infrastructure sites, Resolution 22-016 adopting the Wayfinding and Streetscape Plan, and AML Travel Reports. They also heard public comment regarding the Grand Juries in the State of Alaska.

b. Worksession Report

City Manager Dumouchel reported Council had a presentation from Elena Suleimani, Geophysical Institute, University of Alaska Fairbanks regarding tsunami hazards in Homer. There was a lot of discussion and there is work that remains to be done at the staff level related to evacuation lines. He expects to have a staff recommendation to Council in a few months.

c. Mayor's Report

Mayor Castner thanked everyone who went to Juneau last week. They received confirmation from Senator Stevens and Miccichi that the matching money for the harbor expansion study will be included in capital budget. The Councilmembers worked hard and met with a lot of people and were lobbied on the general obligation bond. He thanked the Borough Assembly Members who

were there and visited senate members on the finance committee to lobby for our harbor expansion project.

d. Borough Report

e. Library Advisory Board

Library Advisory Board (LAB) Member Marcia Kuszmaul reported at their last meeting they received and update on the western lot trail project at the library and were presented the Wayfaring and Streetscape Plan. They discussed their 2022 goals that include advocating for the library budget, implementing their planned giving program, exploring opportunities to increase and improving library service especially to students and underrepresented user groups, and actively recruiting a new board member for the LAB. They also discussed the city code updates for special events and food trucks.

f. Planning Commission

i. Planning Commission Report

g. Parks Art Recreation and Culture Advisory Commission

Parks Art Recreation and Culture Advisory Commission Chair David Lewis reported the Commission heard reports from staff members, discussed the Wayfinding and Streetscape Plan, HERC Mutil-Use Community Center Update, the code updates for special events and mobile food trucks, an art donation for the Homer Municipal Art Collection, Non-Motorized Trails and Transportation Plan update, and Green Cemeteries.

h. Port and Harbor Advisory Commission

i. AML Travel Reports

Mayor Castner called for a recess at 7:42 p.m. and called the meeting back to order at 7:52 p.m.

PUBLIC HEARING(S)

- a. Ordinance 22-10, An Ordinance of the City Council of Homer, Alaska Allocating payment of the City's Assessments for the Seawall Improvement Special Assessment District equally between the Homer Accelerated Roads and Trails (HART) Road Fund, the Water Capital Asset Repair and Maintenance Allowance Fund and the Sewer Capital Asset Repair and Maintenance Allowance Fund (CARMA). City Manager/Public Works Director. Introduction February 14, 2022. Public Hearing and Second Reading February 28, 2022.

Memorandum 22-024 from Public Works Director as backup

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

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 22-10 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- b. Ordinance 22-11, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 17 Public Assessments Under Chapter 17.01 General Provisions and Chapter 17.02 Special Assessment Districts. City Clerk. Introduction February 14, 2022 Public Hearing and Second Reading February 28, 2022.

Ordinance 22-11(S), An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 17 Public Assessments Under Chapter 17.01 General Provisions and Chapter 17.02 Special Assessment Districts. City Clerk.

Memorandum 22-034 from City Clerk as backup.
Memorandum 22-025 from City Clerk as backup.

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

ADERHOLD/ERICKSON MOVED TO ADOPT ORDINANCE 22-11 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

ADERHOLD/ERICKSON MOVED TO SUBSTITUTE ORDINANCE 22-11(S) FOR 22-11.

There was no discussion on the motion to substitute.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

LORD/ERICKSON MOVED TO AMEND ITEM D AT LINE 175 TO ADD AFTER THE WORD DISTRICT "AS WELL AS THE PUBLIC WORKS DIRECTOR'S FINDINGS THAT EXPLAIN WHY THE RECOMMENDED ASSESSMENT ALLOCATION METHOD WILL CREATE THE FAIREST DISTRIBUTION OF COSTS";

Councilmember Lord noted this was discussed at their last meeting in terms of flexibility and ensuring the City documents findings when approving an assessment method in an improvement plan.

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.

- c. Ordinance 22-12, An Ordinance of the City Council of Homer, Alaska, Amending The FY22 Capital Budget by Appropriating \$22,004.80 from the Fire Department Donation Account for the Purchase of Workout Equipment for the Fire Department Membership. City Manager/Fire Chief. Introduction February 14, 2022, Public Hearing and Second Reading February 28, 2022

Memorandum 22-026 from Fire Chief as backup.

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

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 22-12 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ORDINANCE(S)

CITY MANAGER'S REPORT

- a. City Manager's Report

City Manager Dumouchel addressed items in his written report including the recent lobbying trip to Juneau and thanked all who participated. He also touched on the renewal of the city's Tsunami Ready Community status and an upcoming surplus equipment sale.

PENDING BUSINESS

- a. Resolution 21-073, A Resolution of the City Council of Homer, Alaska Updating the City of Homer Gift, Donation, and Art Policies, Procedures, and Guidelines to add a section on Murals, and Amend Language and Processes.

Memorandum 22-035 from City Clerk as backup.

ADERHOLD/ERICKSON MOVED TO POSTPONE RESOLUTION 21-073 TO MARCH 29, 2022.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

NEW BUSINESS

RESOLUTIONS

- a. Resolution 22-016, A Resolution of the City Council of Homer, Alaska Adopting the City of Homer Wayfinding and Streetscape Plan. Venuti.

Memorandum 22-036 from Deputy City Planner & Special Projects Coordinator as backup.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 22-016 BY READING OF TITLE ONLY.

Councilmember Venuti acknowledged that in the report they've address all the entries to Homer, including by car, plane, and ferry, so when people arrive they're able to associate those signs with others they'll see around town. She noted the idea for the benches, which she likes, and encouraged Council to support this tonight.

Councilmember Lord noted they had extensive conversation at Committee of the Whole and earlier with the consultant's presentation. She supports the resolution and the Wayfinding and Streetscape Plan as presented. She hopes they continue to get updates in regard to how the prototype signs work and if there are updates needed to ensure contractors are getting appropriate and accurate information.

Councilmember Davis also appreciates the plan and shared concern about vehicular neighborhood identification gateways. He feels they will have such an impact on the perceptions of our city and what it feels like to live here. He would feel more comfortable for public comment on the graphics and look of those signs.

Councilmember Lord shared that this is something that has been discussed for a few years now, and there will be people who love the signs and people who don't. She feels the opportunity has existed for people to comment on the signs.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

David Haeg, non-resident, continued his comments he started at the Committee of the Whole related to concerns about the Grand Jury system. He cited the Grand Jury handbook related to Grand Jury investigations and processes, and noted that Alaska's Constitutional Convention backed up what's in the Grand Jury Handbook. He provided a copy of a public petition that called

for Grand Jury investigation into evidence that Grand Jury investigations were being illegally and unconstitutionally stopped, and into evidence that the original Grand Juries were stopped from investigating.

Don Fritz, non-resident, commented the Funny River Community Association started a review of information related to what Mr. Haeg addressed and how many of them had experienced similar issues related to Grand Juries.

Wayne Aderhold, city resident, commented regarding earlier comments about the flat roof for the proposed multi- use center, and his experience working with the school district on roofs for schools. He addressed safety concerns for flat versus pitched roof, and snow and ice sliding from pitched roofs. Flat roofs are safer but have to be designed to accommodate snow loads.

Adele Person, city resident, commented regarding the need to build sidewalks in the neighborhoods that are being developed, she's surprised there aren't codes in place to require this. She addressed the need for sidewalks so kids can walk safely to school and the high cost to retrofit sidewalks on existing streets, and she encouraged making changes to code and city plans regarding sidewalks.

Heath Smith, city resident, thanked the Economic Development Advisory Commission for fulfilling part of our Comprehensive Plan. He commented he and Councilmember Lord engaged with Public Works and staff on establishing corridors that provide walkability and bikeability. The proposed site plans for the HERC facility look really good but he shares concerns regarding the cost, and noted areas for Council to look at for cost savings.

Julie Engebretsen, city employee and project manager of the HERC project, shared her appreciation of hearing people having the dialog they were hoping to create with the HERC project. It's a big building and is a lot of money. She hopes there will be good community conversation about right sizing both the budget and the building. She reviewed upcoming events where people can see plans and provide feedback.

David Brittingham commented in support of issues raised regarding the Grand Jury investigations.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen announced openings on the Library Advisory Board, the ADA Compliance Committee, and the Port and Harbor Advisory Commission. Mayor Castner added there's an opening for a city representative on the Cook Inlet Aquaculture Association Board.

COMMENTS OF THE CITY MANAGER

City Manager Dumouchel noted city job openings posted on the City website. He shared the new name of the HERC project, the Pioneer Gateway Redevelopment Project, and he wants people to keep in mind it's a 50+ year commitment. It's the gateway to Pioneer Avenue and anchor to downtown. He doesn't want overdo it, but doesn't want to under-do it. He's seen a project like this go the wrong way and doesn't want to see it happen here. Earlier comments about maintenance and operation are very valid. This process started from public engagement and he looks forward to more of it and we'll be back to Council in April to see what direction they want to go.

COMMENTS OF THE MAYOR

Mayor Castner commented during COVID he spent time doing some number crunching and found the initial cost of any project represents about 12% of the lifetime cost of the project. So where does the other 88% come from over the course of time to support it. It will be a constant struggle to find the money to build and figuring out how we'll maintain it. The amicus brief and evidence for the Cook Inlet Fishery was accepted by the Federal Court, so it's on the docket and that's good news. Lastly he mentioned how Council struggled through the police station and fire station, and like those projects were separated to reach settlement, he's confident the imaginations of this town can work through those problems.

COMMENTS OF THE CITY COUNCIL

Councilmember Aderhold shared her excitement that Nona Safra has been appointed to the ADA Compliance Committee, her experience will be very helpful for the committee. There is still one open seat to fill and encouraged interested people apply.

Councilmember Hansen-Cavasos said she's really excited to see the plans regarding recreation, that's a big point for her with her kids and options for our locals.

Councilmember Davis commented it was great to have the opportunity to visit Juneau with delegation. It was his first time at our capital so it was very educational. In addition to the lobbying they did, he had the opportunity to testify before the house labor and commerce committee, which was an interesting experience.

Councilmember Erickson commented about the upcoming Snomads Fun Run fundraiser. They're working hard to preserve access to the backlands for different types of user groups. More information is on their website. Someone broke into her house and stole three family rings, and she encouraged paying attention to what's happening in your neighborhoods, and watch out for each other. She thanked DOT for their hard work in patching the holes on East Hill, and shared that she's sold Homer Tours to Chad and Crisi Matthews.

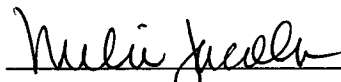
Councilmember Venuti shared she has relatives who belong to Kampgrounds of America and shared the first page of the KOA book this year is Homer. She also shared Councilmember Davis' Sweetgales Mead Works and Cider House won best in show at the 2022 Texas Mead Cup. Both of those things will invite people to come to our beautiful town. She shared her appreciation to

Deputy City Planner and Special Projects Coordinator Julie Engebretsen for her work with the Commissions on the projects they discussed tonight.

Councilmember Lord thanked everyone for a great meeting, there was a lot of interesting stuff. Juneau was great and at the end of her AML report are links to how anyone can participate. She was able to join in on a number of meetings with legislators from around the state. It was great to spend time with our lobbyists, and have an insider look and voice at the Capital. City Manager Dumouchel and Special Projects & Communications Coordinator Jenny Carroll were very well prepared and she heard appreciation from multiple legislators for the handouts and leave behinds they prepared, and the detailed information about our projects. Regarding sidewalks, she echoes comments made earlier this evening about needing to plan for sidewalks. She know some work is being done by staff on city plans, but it's a safety concern, and a quality of life concern, and at the end day the public pay for it in some way. It should just be done up front.

ADJOURN

There being no further business to come before the Council Mayor Castner adjourned the meeting at 8:40 p.m. The next Regular Meeting is Monday, March 14, 2022 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: March 14, 2022