

Session 21-07 a Regular Meeting of the Homer City Council was called to order on March 8, 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: EVENSEN (excused)

STAFF: CITY MANAGER DUMOUCHEL
CITY CLERK JACOBSEN
FINANCE DIRECTOR WALTON
PUBLIC WORKS DIRECTOR KEISER
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL
CITY ATTORNEY GATTI

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

The following supplemental items were noted: **VISITORS** Kachemak Bay Science Conference, March 15-18, Conference Flyer and Agenda at a Glance **CITY MANAGER'S REPORT** Thank you letter from Friends of the Homer Library for NERG Funding

LORD/ADERHOLD MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

- a. Mayor's Recognition of Nora Safra

Mayor Castner recognized Nora Safra for her appointment to the Governor's advisory panel for seniors. She's the first person from the Kenai Peninsula Borough to be appointed to this panel.

- b. Mayor's Recognition of Daisy Kettle

Mayor Castner recognized Daisy Kettle who just received the highest honor of the Girl Scouts of America, the Gold Award. It's a distinction that's very difficult to achieve and she received it for her many activities as a young citizen promoting her causes.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Larry Slone, city resident, commented regarding Resolution 21-019 to extend the emergency declaration for the City, he generally supports it but with reservation, he feels it empowers the government and feels there's a balance point between the government power and influence of an individual. He opposes Resolution 21-020 exempting the Kachemak Moose Habitat property and questions the community purpose.

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 Regular Meeting Minutes of February 22, 2021. City Clerk. Recommend adoption.
- b. Memorandum 21-041 from Mayor Castner Re: Re-Appointment of Robert Archibald to the Prince William Sound Regional Citizens Advisory Council. Recommend approval.
- c. Resolution 21-019, A Resolution of the City Council of Homer, Alaska Extending the City of Homer Disaster Declaration to June 29, 2021 Due to the Current and Expected Impacts of the COVID-19 Novel Coronavirus Pandemic. Mayor. Recommend adoption.
- d. Resolution 21-020, A Resolution of the City Council Exempting Kachemak Moose Habitat, Inc. from City Property Tax; Declaring that the Organization Satisfies the Criteria of Kenai Peninsula Borough Code 5.12.100, Real Property Tax-Exemptions-Community Purposes Property – Conditions, for Lot 4, Hodnik Subdivision, Kenai Peninsula Borough Parcel Number 17936032, Retroactive to January 1, 2021 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Aderhold. Recommend adoption.

Moved to Resolutions item a. Aderhold.

Item d. was moved to Resolutions item a. Aderhold

City Clerk Jacobsen read the consent agenda and its recommendations.

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

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

- a. Kachemak Bay Science Conference, March 15-18 - Syverine Bentz and Beth Trowbridge (10 minutes)

Beth Trowbridge and Syverine Bentz shared information regarding the Kachemak Bay Science Conference taking place virtually March 15th through 18th. Conference registration and information can be found at www.kachemakbayscience.org.

- b. Unified Command Report (20 minutes)

Lorne Carroll, Public Health Nurse III, reported regarding COVID vaccinations that to date roughly 23% of the state's population has received one dose and 16% are fully vaccinated. On the Southern Kenai Peninsula roughly 13-16% have been vaccinated. He also reported on updated CDC recommendations regarding effectiveness of vaccines and modified mitigation measures for people who are fully vaccinated.

Derotha Ferraro, South Peninsula Hospital (SPH) Public Information Officer, reported on the point of dispensing (POD) vaccine clinics are now being held at the Homer High School Commons and the first event there on March 5th went well. She shared about current Homer High alumni and students who staffed the event, it was fun to have that group as an integral part of the event. To date through Homer Unified Command 1609 people have received both COVID-19 doses and 457 who have gotten their first dose. She provided information on upcoming PODs at the high school and at the SPH Vaccine and Testing site on Bartlett Street. Other updates included:

- **Testing update:** 2.2% positivity rate @ SPH test site (15 positive results of 662 tests in last two weeks)
- **SKP case update:** 16 cases in 14 days; 1.14 average daily incidence; southern peninsula schools in yellow risk level
- **SPH Visitation:** Minor risk level – two visitors per stay; LTC - two visitors per resident by appointment; Procedure masks and COVID screenings required in all facilities

Jenny Carroll, City of Homer Public Information Officer, reported she learned today that the State Medical Team will start reviewing the State Health Advisories that are currently out for any necessary revisions based on the new CDC information. Many Alaskans will be traveling for spring break so she reminded that the State Division of Health and Social Services still recommends people get a screening test before travel and upon return, and when awaiting results after your return to follow social distancing. It's still a really good tool for the State to be able to prevent the entry and transmission of variants. She followed up on a funding opportunity for local governments she mention last meeting to support and assist COVID-19 testing efforts. She'll be submitting a plan to the State next week that focuses on applying the

City's allotment to support future efforts to distribute the COVID-19 vaccination to residents on the Southern Kenai Peninsula. SPH will be our main partner and she's written to Kachemak City to invite them to partner as well with their allotted funds since the clinics and other things being planned for will serve the greater population in our service area. She reviewed planning for events to reach underserved segments of the community like homeless, seasonal workers, commercial fishing industry, and itinerants coming through and going out to Alaskan waters. There are also plans to be developed for outreach to those populations. If the funds are approved an ordinance and more information will come to Council in early April for consideration.

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

a. Committee of the Whole Report

Councilmember Lord reported Council discussed Resolution 21-020 regarding property tax exemption for Kachemak Moose Habitat, Inc., the City Manager and Finance Director presented on forecasted revenues as we move into the new budget season.

b. Mayor's Report

Mayor Castner commented it almost seems we've gotten lazy compared to last year. We had a lot to deal with last year with long Council meetings, but there was CARES Act money to distribute and a lot was happening. Right now a lot of work going on, mostly at the staff level, on how we're going to emerge from this and where we're going fiscally. A lot of the work he and others have been doing is on reevaluating budget priorities and how to put together the next two year budget.

c. Borough Report

d. Library Advisory Board

Library Advisory Boardmember Gordy Vernon commented regarding upcoming openings on the Board and their work on Planned Giving.

e. Planning Commission

i. Planning Commission Written Report

f. Port and Harbor Advisory Commission

Port and Harbor Advisory Commissioner Steve Zimmerman reported on the Commission's work on funding and how to deal with deferred maintenance. There's \$107 million in infrastructure at the harbor with \$12 million of it in need of replacement. They're discussing ways to increase reserves, ways to address revenues, project prioritization, alternative sources

of funding, and omission of administration fees based on sales tax revenue the harbor brings in to the general fund.

g. Public Works Building Campus Task Force

Councilmember Venuti reported the task force heard a presentation from the authors of the tsunami inundation report and had time for questions and answers. The current Public Works campus is within the inundation zone and the task force made a list of risks to workers, materials, and equipment at the campus. At upcoming meetings they'll be reviewing maps and methodology used in the All Hazard Mitigation Plan. Meeting dates have been updated with the final report presented in August.

PUBLIC HEARING(S)

- a. Ordinance 21-08, An Ordinance of the City Council of Homer, Alaska Amending the 2021 Capital Budget and Authorizing Additional Expenditure of \$113,353.33 from the HART-Road Fund for the Woodard Creek Rehabilitation Project. City Manager/Public Works Director. Introduction February 22, 2021 Public Hearing and Second Reading March 8, 2021

Ordinance 21-08(S), An Ordinance of the City Council of Homer, Alaska Amending the 2021 Capital Budget and Authorizing Additional Expenditure of up to ~~\$113,353.33~~ **\$463,353.33** from the HART-Road Fund for the Woodard Creek Rehabilitation Project. City Manager/Public Works Director.

Memorandum 21-030 from Public Works Director as backup

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

LORD/VENUTI MOVED TO ADOPT ORDINANCE 21-08 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

LORD/ADERHOLD MOVED TO SUBSTITUTE ORDINANCE 21-08(S) FOR 21-08.

There was no discussion.

VOTE (substitution): NON OBJECTION: UNANIMOUS CONSENT

There was no discussion.

VOTE (main motion): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- b. Ordinance 21-09, An Ordinance of the City Council of Homer, Alaska, Amending the 2021 Capital Budget and Authorizing Expenditure of up to \$65,000 from the Police Fleet CARMA Account to Purchase and Outfit a Patrol Vehicle. City Manager/Police Chief. Introduction February 22, 2021 Public Hearing and Second Reading March 8, 2021

Memorandum 21-031 from Police Chief as backup

Mayor Castner opened the public hearing.

Larry Slone, city resident, shared that he generally supports this proposal, but questions the policy for the Police Department to allow off duty officers to take their vehicles. There's a cost associated with that above and beyond what's required for daily patrol. He wonders how effective the program is, it may be time to review it regarding effectiveness and cost benefit.

There were no further comments and the hearing was closed.

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 21-09 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- c. Ordinance 21-10, An Ordinance of the City Council of Homer, Alaska, Amending the 2021 Capital Budget and Authorizing Expenditure of an Additional \$17,148 from the Sewer Reserve Fund to Complete the Retrofit of High Energy Lights Fixtures at the Sewer Treatment Campus. City Manager/Public Works Director. Introduction February 22, 2021 Public Hearing and Second Reading March 8, 2021

Memorandum 21-032 from Public Works Director as backup

Mayor Castner opened the public hearing.

Larry Slone, city resident, commented in support of the ordinance, he visited the sewer treatment plant and confirmed the need is there.

There were no further comments and the hearing was closed.

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 21-10 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- d. Ordinance 21-11, An Ordinance of the City Council of Homer, Alaska, Amending the 2021 Capital Budget and Authorizing an Additional \$88,569 from the HAWSP Fund to pay for a Betterment to the Tasmania Court Water and Sewer Special Assessment District Involving the Design/Construction of a Water Main Extension to Serve a Future Water Storage Tank. City Manager/Public Works Director. Introduction February 22, 2021 Public Hearing and Second Reading March 8, 2021

Memorandum 21-033 from Public Works Director as backup

Mayor Castner opened the public hearing.

Larry Slone, city resident, supports this ordinance and presumes this simply provides additional funding to allow the extension and connection of the water main to the tank, when it's time.

There were no further comments and the hearing was closed.

LORD/VENUTI MOVED TO ADOPT ORDINANCE 21-11 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

In response to questions Public Works Director Keiser explained a betterment is an improvement to the project that was not conceived as part of the original project development and will cost more than what was in the original scope. The original project scope is for a water extension main that would provide water service to the neighborhood out there, and the water storage tank isn't needed to provide water to the neighborhood, so it's outside the scope. Costs will be split to ensure the Special Assessment District isn't paying for the betterment. Regarding timing of the water storage tank, it's dependent on funding. The tank is needed, the City got a grant to design the entire water tank and get it shovel ready to go. It will cost multiple millions of dollars to build, so it's one more shovel ready project on the list should an infrastructure stimulus package come out. Lastly she confirmed this is not any way connected with the sewer project for this district. That's a typo in the ordinance title.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- e. Ordinance 21-12, An Ordinance of the City Council of Homer, Alaska, Amending the 2021 Capital Budget and Authorizing Expenditure of \$ 12,700 from the HART-Road Fund for the Design of a Betterment to the Main Street Storm Drain and Sidewalk-Pioneer Avenue North Project that will provide for an ADA Access to Bayview Park and

Associated Storm Drain Improvements. City Manager/Public Works Director.
Introduction February 22, 2021 Public Hearing and Second Reading March 8, 2021

Memorandum 21-034 from Public Works Director as backup

Mayor Castner opened the public hearing.

Larry Slone, city resident, commented in support of the ordinance and incorporating these improvements into the project.

LORD/VENUTI MOVED TO ADOPT ORDINANCE 21-12 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- f. Ordinance 21-13, An Ordinance of the City Council of Homer, Alaska Appropriating an Amount not to Exceed \$2,512,000 from the Natural Gas Distribution Special Assessment Bond Sinking Fund to Retire the Debt to the Kenai Peninsula Borough that was Utilized for the Construction of the Homer Natural Gas Distribution Line. Mayor/City Manager. Introduction February 22, 2021 Public Hearing and Second Reading March 8, 2021

Memorandum 21-035 from Finance Director as backup

Mayor Castner opened the public hearing.

Larry Slone, city resident, commented in support of the ordinance as these are dedicated funds for the use of paying off the debt.

There were no further comments and the hearing was closed.

LORD/ADERHOLD MOVED TO ADOPT ORDINANCE 21-13 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Councilmember Aderhold expressed her support but noted there are still some who are paying off their assessments and asked what happens to those funds once this balance is paid off.

Mayor Castner explained to pay this off we're using all of the free main allowance, which is a fund that has been available to use for things that affect everyone within the system. Some of the accounting over time has been confusing, partially by the way it was set up by the attorney and partially by the way it was front loaded to pay off the entire debt at the beginning. The Finance Department will rebuild the record to see where we stand, but in the end, any money

the City is out, they'll get back, and any the free main allowance is out will go back to that. After everything is equalized, Council can discuss what they want to do.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ORDINANCE(S)

CITY MANAGER'S REPORT

a. City Manager's Report

City Manager Dumouchel referenced an earlier comment that Council meetings seem shorter recently, but he assured everyone their local government is hustling behind the scenes. Council took a lot of action toward the end of last year that put a lot of things in administration's court, so we're working diligently on things like getting the new two year budget together. He also commented regarding tsunami brochures that Councilmember Venuti noted in her report. He has staff reaching out to University of Alaska Fairbanks to work with us on that project so staff won't have to do the work.

Noting his written report, City Manager Dumouchel encouraged everyone to look at the Climate Action Plan progress report prepared by Engineering GIS Technician Aaron Yeaton, he noted the progress update on the derelict vessel North Pacific, and addressed the updates from CDC and continued review of the COVID risk levels for City departments. He and Public Works Director Keiser explained the seawall project is 75% complete and with the recent high tide and winter storm activity the areas of the wall where work is completed did well. He also provided an update on the Council Chambers remodel that's still underway, and the topic of personal watercraft is still working its way through the Commission process before coming to Council.

Councilmember Venuti shared that she's looking forward to the day when we can buy electric police cars. She commended the work done on the Climate Action Plan report.

PENDING BUSINESS

- a. Resolution 20-077(S), A Resolution of the City Council of Homer, Alaska Adopting a Reserve Fund Policy for the Collection and Use of Water and Sewer ~~Depreciation Reserve Funds~~ **Capital Asset Repair And Maintenance Allowance Fund**. Lord/Aderhold. (Postponed from December 14, 2020)

Memorandum 21-042 from Public Works Director as backup
Memorandum 20-205 from Public Works Director as backup
Memorandum 20-165 from Finance Director as backup

Mayor Castner announced there is a motion on the floor to adopt Resolution 20-077(S) that was postponed from December 14, 2020.

LORD/ADERHOLD MOVED TO POSTPONE RESOLUTION 20-077(S) TO APRIL 26, 2021.

Councilmember Lord noted Memorandum 21-042 that requests postponement and includes the scope of work.

VOTE (postponement): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

NEW BUSINESS

RESOLUTIONS

- a. Resolution 21-020, A Resolution of the City Council Exempting Kachemak Moose Habitat, Inc. from City Property Tax; Declaring that the Organization Satisfies the Criteria of Kenai Peninsula Borough Code 5.12.100, Real Property Tax-Exemptions-Community Purposes Property – Conditions, for Lot 4, Hodnik Subdivision, Kenai Peninsula Borough Parcel Number 17936032, Retroactive to January 1, 2021 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Aderhold.

LORD/ADERHOLD MOVED TO ADOPT RESOLUTION 21-020 BY READING OF TITLE ONLY.

There was discussion noting this follows past processes but there was question regarding authority to exempt property by the City and by the Borough, and questioning if the resolution is necessary.

It was requested that staff research this further and provide more information at the next meeting.

ADERHOLD/LORD MOVED TO POSTPONE TO MARCH 22, 2021

There was no discussion.

VOTE (postponement): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Lane Chesley apologized for missing the Borough Assembly report earlier in the meeting and provided a quick update on the Assembly's approval of \$180,000 to begin engineering on the first phase of the high school roof replacement. He also noted his interest in working toward

advocating for funds from the Borough to the City to offset the cost of public using harbor dumpsters for their household trash during the season when the transfer station is closed on Sundays.

Larry Slone, city resident, shared his appreciation for the discussion on the Tasmania Court water main extension. He thinks the tsunami informational brochure will be a benefit to the public. He noted this month is Public Works Director Keiser's one year anniversary.

COMMENTS OF THE CITY ATTORNEY

Attorney Gatti had no comments.

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen announced openings on the Economic Development Advisory Commission and the Library Advisory Board.

COMMENTS OF THE CITY MANAGER

City Manager Dumouchel had no comments.

COMMENTS OF THE MAYOR

Mayor Castner noted Public Works Director Keiser's first year anniversary and invited her to share her accomplishments for the year. Ms. Keiser shared Public Works has accomplished a variety of things related to planning and implementation of upgrades to our wonderful infrastructure. They've provided database planning for our road maintenance system and capital projects for roads, putting in data base systems for planning infrastructure improvements for the water and sewer systems, and planning for upcoming personnel transitions. She's learned her way around town, walked most trails multiple times, and we have a wonderful new City Manager.

COMMENTS OF THE CITY COUNCIL

Councilmember Aderhold encouraged participating in the Kachemak Bay Science Conference, it's a great way to learn what's going on in our bay. It's free to sign up, so do it!

Councilmember Lord shared that there's a history of Homer group on Facebook where people share photos and what's happening, and it's a heartwarming and enjoyable thing to spend time looking at. The Tour of Anchorage ski race was last weekend and congratulations to the Homer folks who went and skied there, and to the Kachemak Nordic Ski Club for keeping the ski trails groomed and beautiful. She encouraged people in eligible tiers to get their COVID vaccines. She noted Council passed a lot of ordinances tonight that passed unanimously without discussion and explained they were introduced at the last meeting where there were

questions and conversations at that meeting to clarify and understand the benefit to the community in spending these public dollars. For her part, and she trusts on the part of other members, they are working hard to understand and make sure they're making good decisions. It takes a long time so there is opportunity to discuss and sometimes when they get to the end they've exhausted all those questions and discussion.

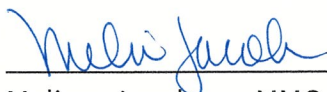
Councilmember Venuti also encourage participating in the Kachemak Bay Science Conference, and noted the Writer Conference is coming up in May, so keep an eye out for that. She commented the Iditarod looks like it will be a good race this year, and she appreciates having the lobbyists on board and receiving their reports.

Councilmember Hansen-Cavasos said she's grateful to be in Homer and expressed her appreciation for our Emergency Services in their recent response to an issue with her family member.

Councilmember Smith shared it's his youngest son's birthday and it's great to see the joy in the eyes of a 9 year old getting a present and enjoying themselves. He recognized the Homer Mariner High School teams who traveled for regional tournaments, and will be moving on to State tournaments. He appreciates the school district's work and the way they've handled allowing participation by students and a limited number of attendees to attend and watch.

ADJOURN

There being no further business to come before the Council Mayor Castner adjourned the meeting at 7:59 p.m. The next Regular Meeting is Monday, March 22, 2021 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A Special Meeting is scheduled on March 9, 2021 at 5:30 and a worksession is on March 15, 2021 at 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, held via Zoom.



Melissa Jacobsen, MMC, City Clerk

Approved: March 22, 2021