

ORDINANCE REFERENCE SHEET
2012 ORDINANCE
ORDINANCE 12-35

An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY 2013 in the Amount of \$6,500.00, with a Local Match of \$7,000.00 for Books and Library Materials, and Authorizing the City Manager to Execute the Appropriate Documents.

Sponsor: City Manager/Library Director

1. City Council Regular Meeting July 23, 2012 Introduction
 - a. Memorandum 12-117
 - b. Alaska Public Library Assistance Grant Agreement FY2013

CITY OF HOMER
HOMER, ALASKA

City Manager/
Library Director

ORDINANCE 12-35

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, ACCEPTING AND APPROPRIATING A STATE OF ALASKA PUBLIC LIBRARY ASSISTANCE GRANT FOR FY 2013 IN THE AMOUNT OF \$6,500.00, WITH A LOCAL MATCH OF \$7,000.00 FOR BOOKS AND LIBRARY MATERIALS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The City submitted an application for the Alaska Public Library Assistance Grant for books and library materials; and

WHEREAS, The State awarded the grant in the amount of \$6,500.00, requiring a local match of \$7,000.00.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby accepts and appropriates a State of Alaska Public Library Assistance Grant in the amount of \$6,500.00 with a local match of \$7,000.00 for books and library materials as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
Revenue:		
100-030-4507	State of Alaska Public Library Assistance Grant	\$6,500.00
Expenditure:		
100-146	Books and Library Materials Local Match	\$7,000.00

Section 2. The City Manager is authorized to execute the appropriate documents.

Section 3. This is a budget amendment ordinance, is temporary in nature, and shall not be codified.

ENACTED BY THE HOMER CITY COUNCIL this ___ day of _____, 2012.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

47 ATTEST:

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51 JO JOHNSON, CMC, CITY CLERK

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54 YES:

55 NO:

56 ABSENT:

57 ABSTAIN:

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59 First Reading:

60 Public Hearing:

61 Second reading:

62 Effective Date:

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64 Reviewed and approved as to form:

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67 Walt Wrede, City Manager

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69 Date: _____

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Thomas F. Klinkner, City Attorney

Date: _____



Homer Public Library

500 Hazel Avenue

Homer, Alaska 99603

ph: 907-235-3180 • fax: 907-235-3136 • <http://library.ci.homer.ak.us>

Memorandum 12-117

TO: Mayor and Council
THROUGH: Walt Wrede, City Manager
FROM: Ann Dixon, Library Director
DATE: July 11, 2012
SUBJECT: Alaska Public Library Assistance Grant Award and Budget Revision

Each year the Homer Public Library applies for the Alaska Public Library Assistance Grant, a matching grant funded by the State of Alaska. As in past years, we were awarded the grant. When we applied for the grant, the amount offered and requested was \$7,000. However, the State Library, which administers the grant, has reduced that amount to \$6,500 because not enough money was appropriated to fully fund the grants. In that case, each grant to qualifying libraries is reduced proportionally.

The Homer Public Library is obligated to match at the original amount of \$7,000. The funds are intended to be spent on books and library materials. Our current book budget will meet the \$7,000 requirement.

I have revised the budget, as requested by the Alaska State Library. The agreement is ready to be approved and signed. It must be received by the State Library by September 1 in order to receive this year's award.

RECOMMENDATION: Approve Ordinance 12-32 accepting the Alaska Public Library Assistance Grant and authorizing the Library Director and the City Manager to execute the Grant Agreement.

Alaska Public Library Assistance Grant Agreement FY2013

This agreement made and entered into this sixth day of July 2012, by and between the **Alaska State Library**, hereafter referred to as the Grantor; and the **Homer Public Library**, hereafter referred to as the Grantee.

Whereas, the State of Alaska has appropriated funds for public library assistance; and whereas, the application of the Grantee for a grant for public library assistance has been approved. NOW THEREFORE, for and in consideration of the mutual covenants herein contained the parties hereto agree as follows:

The Grantor will agree to:

1. Furnish funds in the amount of **\$6,500**.
2. Provide advisory services in furtherance of the grant project.

The Grantee will agree to:

1. Expend local funds of at least **\$7,000** for project purposes. Funds may be expended only for public library purposes and must be clearly attributable to public library services and operations.
2. Provide at least the following services free to residents of the municipality or community:
 - Establish and maintain a collection of books and other materials for loan;
 - Provide access to interlibrary loans;
 - Provide reading or other educational programs for children; and
 - Provide reference information.
3. Abide by the conditions set forth in its application and approved by the Grantor, including:
 - The number and timing of open hours;
 - The existing and ongoing educational requirements for the library director.
4. Expend at least **\$3,500** on library materials and online services for each outlet.
5. Have trained staff on duty in the library during the scheduled open hours.
6. Submit a Final Grant and Technology Report and Public Library Annual Report by September 1, 2013.
7. Maintain accurate records for auditing purposes.
8. Return any grant funds unexpended or unencumbered by June 30, 2013, and all funds for which there is no proper accounting.
9. Repay any portion of grant funds that have not actually been matched by local funds over the course of the grant period.
10. Receive prior approval from the Grantor for any line item change that exceeds 10% of the line item, except that no prior approval is required for:
 - Line item changes of less than \$100; or
 - Line item changes that add funds to library materials and online services.

The source of funding for this agreement is as follows:

State Sources	\$6,500
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By accepting this award or agreement, the grantee may become subject to the audit requirements of State of Alaska Administrative code 2 AAC 45.010. As a result, the grantee may be required to provide for an audit and to permit independent auditors to have access to their records and financial statements. The grantee should consult with an independent auditor for assistance in determining audit requirements for each fiscal year.

The undersigned understands and agrees to the conditions of this agreement.

Both Signatures Are Required.

For the Library

For the Legal Entity

Signature

Signature

Title

Date

Title

Date

**PLEASE MAKE A PHOTOCOPY OF THE SIGNED AGREEMENT FOR YOUR RECORDS
 RETURN BY SEPTEMBER 1, 2012 TO: GRANTS ADMINISTRATOR, ALASKA STATE LIBRARY,
 344 WEST THIRD AVENUE, SUITE 125, ANCHORAGE, AK 99501**

**PUBLIC LIBRARY ASSISTANCE GRANT FY2013
Budget Revision**

Budget Summary	Local Funds for Project	Grant Funds Requested	Total Project Budget
a. Personnel			
1. Salaries and Wages (Actual funds)	352,985		352,985
2. Value of volunteer labor		Not applicable	
3. Benefits	191,447		191,447
b. Collection (Library Materials)			
1. Books	23,000	6,500	29,500
2. Subscriptions	8,994		8,994
3. Audiovisuals	6,420		6,420
4. Online Services & Internet Service Provider (ISP Fees) (Expenditures up to \$500 total)	500		500
5. Microforms, Computer Software for Patron Use, Games and Toys	0		0
c. Other Expenditures			
1. Building Operations	74,637		74,637
2. Furniture, Equipment, & Computers	9,245		9,245
3. Travel	6,787		6,787
4. Supplies	9,825		9,825
5. Online Services & Internet Service Provider/ISP Fees (Expenditures beyond \$500 total)	20,773		20,773
6. Services	11,049		11,049
7. All Other Unreported Expenditures.	5,110		5,110
d. Total	720,772		727,272

As Amended for Library Name: Homer Public Library

Signature July 9, 2012
Date

Approved: _____
Date

For the Alaska State Library

Instructions:

1. The Alaska State Library must approve any change of more than 10% to any budget line on your original grant application. Please show the entire revised budget in the budget summary above.
2. Changes of less than \$100 to any line item or any change that adds funds to amounts budgeted for library materials (lines B1 through B5) do NOT need to be approved by the State Library, even if the change is more than 10%.
3. The librarian should sign this form, then fax it to 907-269-6580 or mail it to Alaska State Library, 344 West Third Avenue, Suite 125, Anchorage, AK 99501 or send a scanned copy to: *Patience.Frederiksen@alaska.gov*
4. The grants administrator at the Alaska State Library will sign this form and fax or mail it back to you.
5. Keep the signed copy of this budget revision with your original grant application.
6. Call 1-800-776-6566 if you have questions.

ORDINANCE REFERENCE SHEET
2012 ORDINANCE
ORDINANCE 12-36

An Ordinance of the Homer City Council, Enacting Homer City Code Chapter 5.42 Prohibiting Sellers from Providing Customers with Disposable Plastic Shopping Bags.

Sponsor: Lewis/Burgess

1. City Council Regular Meeting July 23, 2012 Introduction

1 CITY OF HOMER
2 HOMER, ALASKA

Lewis/Burgess

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4 ORDINANCE 12-36

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6 AN ORDINANCE OF THE HOMER CITY COUNCIL,
7 ENACTING HOMER CITY CODE CHAPTER 5.42
8 PROHIBITING SELLERS FROM PROVIDING CUSTOMERS
9 WITH DISPOSABLE PLASTIC SHOPPING BAGS.

10
11 WHEREAS, The use of disposable plastic shopping bags in Homer creates burdens on
12 the local solid waste disposal system and degrades the environment; and

13
14 WHEREAS, To decrease the use of disposable plastic shopping bags in the City, it is
15 necessary to restrict such use; and

16
17 WHEREAS, It is in the best interest of the health, safety and welfare of City residents to
18 restrict the use of disposable plastic shopping bags in the City.

19
20 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

21
22 Section 1. Homer City Code Chapter 5.42 Disposable Plastic Shopping Bags, is hereby
23 enacted to read as follows:

24
25 Chapter 5.42
26 DISPOSABLE PLASTIC SHOPPING BAGS

- 27
28 5.42.010 Purpose.
29 5.42.020 Definitions.
30 5.42.030 Prohibition on use of disposable plastic shopping bags.
31 5.42.040 Penalty.

32
33 5.42.010 Purpose. The purpose of this chapter is to reduce the generation of waste from
34 disposable plastic shopping bags.

35
36 5.42.020 Definitions. In this chapter:

37 a. "Buyer" means a person who is a buyer under Kenai Peninsula Borough Code
38 5.18.900.

39 b. "Disposable plastic shopping bag" means a bag made from plastic or any material
40 marketed or labeled as "biodegradable" or "compostable" that is neither intended nor suitable for
41 continuous reuse and that is less than 2.25 mils thick, designed to carry customer purchases from
42 the seller's premises, except for: bags used by customers inside stores to package bulk items such
43 as fruit, vegetables, nuts, grains, candy, or small hardware items, such as nails and bolts; bags
44 used to contain dampness or leaks from items such as frozen foods, meat or fish, flowers or
45 potted plants; bags used to protect prepared foods or bakery goods; bags provided by pharmacists
46 to contain prescription drugs; newspaper bags, laundry or dry cleaning bags; or bags sold for

47 consumer use off the seller's premises for such purposes as the collection and disposal of
48 garbage, pet waste, or yard waste.

49 c. "Seller" means a person who is a seller under Kenai Peninsula Borough Code
50 5.18.900.

51
52 5.42.030 Prohibition on use of disposable plastic shopping bags. No seller may provide
53 to a buyer, any disposable plastic shopping bag for the purpose of carrying a buyer's purchased
54 goods from the seller's premises.

55
56 5.42.040 Penalty. The penalty for each violation of this chapter shall be a fine of \$50.00.

57
58 Section 2. Section 1 of this Ordinance is of a permanent and general character and shall
59 be included in the City Code.

60
61 Section 3. This Ordinance shall take effect on January 1, 2013.

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63 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of
64 _____ 2012.

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66 CITY OF HOMER

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71 JAMES C. HORNADAY, MAYOR

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73 ATTEST:
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78 JO JOHNSON, CMC, CITY CLERK

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81 YES:
82 NO:
83 ABSTAIN:
84 ABSENT:
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86 First Reading:
87 Public Hearing:
88 Second Reading:
89 Effective Date:

90 Reviewed and approved as to form:

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94 Walt E. Wrede, City Manager

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97 Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

ORDINANCE REFERENCE SHEET
2012 ORDINANCE
ORDINANCE 12-37

An Ordinance of the City Council of Homer, Alaska, Amending the 2012 Operating Budget by Appropriating Up to \$15,000 from the Port and Harbor Reserve Fund for an Engineering Evaluation of the Existing Port and Harbor Building.

Sponsor: City Manager/Port and Harbor Director

1. City Council Regular Meeting July 23, 2012 Introduction
 - a. Memorandum 12-121 from Port and Harbor Director as backup

1 CITY OF HOMER
2 HOMER, ALASKA

3 City Manager/
4 Port and Harbor Director

5 ORDINANCE 12-37

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7 AN ORDINANCE OF THE CITY COUNCIL OF
8 HOMER, ALASKA, AMENDING THE 2012
9 OPERATING BUDGET BY APPROPRIATING UP TO
10 \$15,000 FROM THE PORT AND HARBOR RESERVE
11 FUND FOR AN ENGINEERING EVALUATION OF
12 THE EXISTING PORT AND HARBOR BUILDING.

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14 WHEREAS, The Port and Harbor building project has been on the City of
15 Homer's Capital Improvement Project List for a number of years; and

16
17 WHEREAS, The project was considered for funding through a revenue bonding
18 process but was removed because no state matching funds were available; and

19
20 WHEREAS, The Port and Harbor Improvement Committee and Port and Harbor
21 Advisory Commission recognize the need for an engineering evaluation to assess the
22 status of the current Port and Harbor Building and determine the need, whether it be a new
23 or renovated Port and Harbor Building; and

24
25 WHEREAS, The evaluation will be necessary for pursuing state and federal funding
26 opportunities.

27
28 NOW, THEREFORE, BE IT ORDAINED by the City of Homer:

29
30 Section 1.: The FY 2012 Operating Budget is hereby amended by appropriating up
31 to \$15,000 from the Port and Harbor Reserve Fund for an engineering evaluation of the
32 existing Port and Harbor Building.

33
34 Expenditure:

35 <u>Account No.</u>	36 <u>Description</u>	37 <u>Amount</u>
38 456-380	39 Engineering Evaluation of 40 Port and Harbor Building	41 \$15,000

42
43 Section 2. This ordinance is a budget amendment only, is not of a permanent
44 nature and is a non code ordinance.

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46 PASSED AND ADOPTED by the Homer City Council this ____ day of
47 _____, 2012.

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CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second reading:

Effective Date:

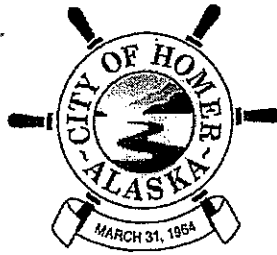
Reviewed and approved as to form:

Walt Wrede, City Manager

Thomas F. Klinkner, City Attorney

Date: _____

Date: _____



City of Homer

Port / Harbor

4350 Homer Spit Road
Homer, Alaska 99603-8005

Telephone (907) 235-3160
Fax (907) 235-3152
E-mail port@ci.homer.ak.us
Web Site <http://port.ci.homer.ak.us>

MEMORANDUM 12-121

TO: PORT & HARBOR ADVISORY COMMISSION
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER *BH*
DATE: JUNE 15, 2012
SUBJECT: FUNDING FOR A NEW HARBOR OFFICE

There has been a lot of discussion over the past year about replacing the Homer Harbor Office. Funding options, building new or rebuilding, costs, the possibility of purchasing another building on the Spit and remodeling, and overslope development have all been topics discussed both at the Port and Harbor Commission and Harbor Improvement Committee meetings.

At the last Port and Harbor Commission meeting, the subject of funding the Harbor Office project by way of a G.O. bond was briefly discussed and it was decided that it should be on the agenda for the next meeting. Reviewing the past year's work, it seems that there is general agreement by the Commission that the Harbor Office is in need of some type of improvement; but it's also apparent that the subject is too complex an issue to be tackled at the commission level.

The Port Improvement Committee's resolution states that they are only responsible for the projects for the revenue bonding; and since the Harbor Office is no longer a part of that list, they would need new direction from City Council to continue with this project.

Recommendation

Motion to City Council requesting to re-task the Harbor Improvement Committee to research all options for the Harbor Office upgrade project. The Improvement Committee's work should also include a focused effort to locate and analyze any possible funding sources that can help us accomplish our goal. The results of this study should be brought back to the Commission for a joint work session with the Improvement Committee.

PENDING BUSINESS

- A. Memorandum dated June 15, 2012 to Port and Harbor Advisory Commission from Harbormaster
Re: Funding for a New Harbor Office

HOWARD/HARTLEY MOVED TO RECOMMEND TO CITY COUNCIL TO TASK THE PORT AND HARBOR IMPROVEMENT COMMITTEE WITH TRYING TO RESOURCE MONEY FROM VARIOUS SOURCES TO UPGRADE THE HARBOR OFFICE.

Question was raised as to what sources of funding might be available. Commissioner Howard indicated they will likely be looking toward state and federal funding through grants and matching funds of some sort. There was some discussion of a general obligation bond, but that will probably go from the Commission saying no, to the public saying no. They will have to work with the legislative elements for assistance. There is time to continue looking for money, but for now we need to understand the condition of the facility regarding safety.

Commissioner Wedin commented that he heard the lobbyist report to Council and was distressed to find out that the port didn't get any funds from Juneau. He said he did some research on the lobbyist and expressed his concern that she is spread thin as Homer is one of twelve clients. He feels the Commission should take a more active role in lobbying for port funding. He has had some experience with it and thinks for a little bit of money a few of them could travel to Juneau to meet with some key people. The port does have a need and he thinks this group is passionate about it and represents themselves better than someone who doesn't know their needs. Commissioner Hartley commented about the importance of support from our delegation and this year part of the delegation didn't follow through for us. The group discussed the benefits of being the squeaky wheel and being better involved in the process. They acknowledge the need to have a design plan in place for a building appropriate for harbor staff before looking for funding in Juneau and how to budget for that.

Harbormaster Hawkins commented that he doesn't know what design cost would be or what level of design would be required. There was discussion about advertising a request for proposals and also that there is an engineering firm under contract for harbor related projects who may be able to help.

HOWARD/HARTLEY MOVED TO AMEND THE MOTION TO ADD REQUESTING THE COUNCIL FUND AN ENGINEERING EVALUATION OF THE HARBOR FACILITY THAT WE NEED TO HOUSE OUR STAFFING.

Commissioner Carroll raised issue regarding the cost. There was discussion that this is money that will be spent and it won't need to be done a second time. It will need to be done within the next four to five years, starting now should put us in the window of a 2016 to 2017 completion timeframe for the building. It was also noted that when working with the legislature, requests have to be in the first two weeks of the session or its pretty well dead in the water. Hopefully it can happen in 2013, but more likely not until 2014. Lastly, point was raised that they can't get grant funding without a building plan in place.

VOTE: (Amendment): YES: ULMER, WEDIN, HARTLEY, HOWARD
NO: CARROLL

Motion carried.

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
JUNE 27, 2012

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

VOTE: (Main Motion as Amended): YES: HOWARD, ULMER, WEDIN, HARTLEY
NO: CARROLL

Motion carried.

There was discussion noting the recommendation in the staff report includes that the Port Improvement Committee would bring the results from their work to the Port and Harbor Commission for a joint worksession.

NEW BUSINESS

INFORMATIONAL ITEMS

- A. Monthly Statistical & Performance Report May 2012
- B. Weekly Crane and Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report & Ferry Landings Report
- E. Water Usage Report
- F. National Fisherman Article "Coast Guard Cutter ends Japanese Ghost Ship's Journey" dated July 2012
- G. Memorandum dated June 18, 2012 to the Port and Harbor Advisory Commission from Harbormaster Re: Daniel D Incident
- H. Lease Expirations updated 5/24/12
- I. Commissioner Attendance Schedule for City Council Meetings 2012

Harbormaster Hawkins did a slide presentation with photos from the Daniel D. incident, fender damage on the Deep Water Dock, the damaged dolphin at Pioneer Dock, the broom for the maintenance crew's forklift, John Crandall's barge project, the R and S float sleeving project, the float at the bottom of ramp 3, the covering at the ramp 4 fish cleaning tables to keep the birds out, concrete patch project on P float, and the winter ice in the harbor.

The Commission talked briefly about the laydown items and the CIP. Harbormaster Hawkins said he has a new CIP project for water on the float system 2. He sees it an economic benefit as it has ninety, 24' slips in a location with great floats and nice ramp access, but people swap away from it to get to where there is water. He believes if they put water there, the float system will fill up. Another project he is proposing is restrooms where the outhouses are.

COMMENTS OF THE AUDIENCE

There were no audience comments.

COMMENTS OF CITY STAFF

CITY MANAGER'S REPORT



MANAGERS REPORT
July 23, 2012

TO: MAYOR HORNADAY / HOMER CITY COUNCIL

FROM: WALT WREDE

UPDATES / FOLLOW-UP

1. Mid Year Budget Amendments: This agenda contains three mid-year budget amendment ordinances. Three ordinances were used because the proposed transfers involve depreciation accounts for multiple budget years, 2012 operating expenses, and new capital projects. It seemed cleaner to do it that way rather than try to accomplish all of that in one ordinance. These ordinances attempt to do two things: 1) appropriate excess revenues from FY 2011 and 2) appropriate funds to cover unanticipated operating expenses. The City took in revenues that exceeded budget projections for 2011. Over 400,000 of that was sales taxes due to the rising costs of things like fuel. Revenue Sharing turned out to be more than was budgeted and the City also saw an increase in the jail contract. PERS relief had to be shown as revenue which skews the numbers somewhat. The administration is proposing to appropriate most of the excess revenues into depreciation accounts to compensate for the fact that no funds were transferred into these accounts in either 2010 or 2011. Funds are also appropriated to repay the Revolving Energy Fund. The ordinances also propose appropriating money and amending the current FY 2012 Operating Budget to address unanticipated increases in fuel, electricity, and overtime costs. Most of the major cost increases have explanations in the margin however, we will be happy to explain any line item at the meeting.
2. Land Negotiations: The Council recently adopted Resolution 12-54 (A) which authorized the City Manager to negotiate a purchase agreement for Lot 75 Bunnells Subdivision. Contact has been made with the property owner and a commercial appraisal has been ordered.
3. Intersection of Lake and Pioneer: You may recall that Lake Street is scheduled to receive a make-over which includes fixing drainage problems, new pavement, and a new bike lane. We were recently informed by DOT/PF that they may have access to additional funds to upgrade traffic control at the intersection of Lake and Pioneer. This intersection was identified as one that would need improvements in this timeframe. DOT/PF prefers roundabouts and thinks one would work well at this location. However, they wanted to check with the community first. They wanted a quick answer because if the City had a preference, they would need to include it in the environmental and permitting documents, which they are working on now. We did not want to be held responsible for delaying the project further. We told them that the administration had no objection to roundabouts or specifically, one at that location, but that we would bring this to the Council's attention. We told them that if they went with a roundabout, that they would need

to address the most common questions related to truck traffic and pedestrian safety. DOT/PF plans to hold a public meeting on this topic as well.

4. Intersection Main and Sterling: We had a teleconference with DOT/PF about this intersection last week. The traffic engineer wanted us to know that he was submitting a proposal/recommendation for “safety” funding for this intersection and for the intersection of Main and Pioneer. We used the opportunity to re-emphasize that the Council wants traffic control at Main and Sterling ASAP. We have since been debating the pros and cons of allowing DOT/PF to apply for the intersection money and then using the \$2 Million the City has to fix up Main Street itself. But this might take longer than the community wants. We all agreed that the fastest way to get something done at Main and Sterling is for the City to assume responsibility for the project and manage construction. This is a topic we could use some guidance on from Council.
5. High School Track: The Borough received a Legislative Grant for 1.1 Million for the Homer High School track. The construction bids are now in and it appears that the Borough has enough money for the base contract and Alternative 1 which is the long/triple jump. Approximately \$51,000 is needed to complete the other alternatives which include the shot put area, blue track, and exterior curbing. An active search is on for the rest of the money. I have been reminded that the City of Kenai is providing some matching funding for the track there. I have been asked by Borough and School Board representatives if the City of Homer would consider helping out. Please let me know if Council is interested. A good argument could be made that these improvements benefit the entire community.
6. Banners: Perhaps you have noticed that banners are appearing at businesses all over town. This seems to be getting quite popular in communities all around the state. Under the City code, these banners can be considered advertising and/or signs. It could be argued that banners in some cases cause sign code violations. The planning department has been debating how to react and whether an enforcement effort is necessary. Since the summer is already half over and since reasonable people can differ over these banners, their impact, and whether they should or should not be enforced under the sign code, we have decided not to spent time and resources on enforcement efforts right now (unless there was a safety issue, an extreme case, or the banners proliferated rapidly). We concluded it made sense to evaluate these banners and their impact this summer and make enforcement policy or code changes over the winter if it seems appropriate. It did not seem like a good use of time and resources to jump right into another sign code controversy! When it comes to zoning code enforcement, there are much higher priorities.
7. Harbor Projects: This agenda contains a resolution expressing the Council’s support for a grant application to help finance improvements in the harbor. These projects and this grant application is recommended by the Port and Harbor Commission and the Port and Harbor Improvement Committee. A resolution of support from the governing body is required as part of the grant application submittal. The matching funds will be raised through a revenue bond sale and Council has already approved fee increases so that the bonds can be repaid. Katie

- has a draft grant application completed and she is presently circulating it internally for comments. Let us know if Council members want to review it.
8. Library Grants: The Homer Public Library recently applied for a Tier I grant from the Rasmuson Foundation for collection enhancement in the amount of \$18,852. Also, the Friends of the Homer Public Library received a grant from the National Endowment for the Arts (NEA) for a program entitled "The Things They Carried" which is the title of an acclaimed book. The author will be visiting Homer and Ann Dixon can give you more details at the meeting.
 9. Capital Projects: Engineering and design is underway on portions of the Cruise Ship Grant project and the Council has awarded a contract for construction of new fenders at the Deep Water Dock. The approved street repaving project will take place this summer. The MOU is about complete with DOT/PF and we expect to start the design phase of the Spit Trail extension this summer. Contracts have been awarded for the Beluga Slough Trail improvements. Permits are now lined up for moving the entrance to Mariner Park and construction might occur this summer or fall. The Kachemak Drive Water and Sewer Project is essentially complete. A surveyor is working on the Nick Dudiak Fishing Lagoon to determine how much material needs to be removed. We expect to bid that work out this fall and the lagoon should be ready for new fish from ADF&G next summer. I am sure there are other projects I forgot to mention in my haste to complete this report. Please don't hesitate to ask questions about these or any other capital projects.
 10. Land Use Planning: Council will recall that some time ago, it decided not to lease any land (new leases) or make any long term land use decisions on the 11 acre parcel that contains the Pier One Theatre and the campground; the parcel wedged between the fishing hole and the harbor. The reason for doing so was that there are numerous competing visions about the best use of the property and while it appears to be mostly vacant now, it is likely to be very valuable in the future. The City paid well over a million dollars to acquire the property and my understanding is that port and harbor enterprise funds were used. Council said it would not do anything there until a long term land use plan was prepared and it tasked the staff with preparing the plan. The planning department is beginning work on a plan and is currently gathering as much information as it can about the property. One of the things that has spurred us to get moving on this is a new proposal to establish a trailhead for the proposed new water trail there. I can talk a little more about that and I suspect that Dave Brann will be addressing you soon on this.
 11. Natural Gas: This agenda contains a lot of information and action items regarding natural gas. At the Committee of the Whole, Tom Klinkner will be there to discuss some of the more prominent topics regarding special assessment districts and financing for them. A memo from him is included in the packet. On the regular meeting agenda, there is second reading of the ordinance accepting the grant and appropriating the money, a resolution initiating a special assessment district which includes the entire town, and a resolution approving a construction contract with Enstar to build the main extension from Anchor Point to here.

Office of the City Clerk

Jo Johnson, CMC, City Clerk
Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



491 E. Pioneer Avenue
Homer, Alaska 99603
(907) 235-3130
(907) 235-8121
ext: 2224, 2226, or 2227
Fax: (907) 235-3143
Email: clerk@ci.homer.akus

MEMORANDUM - REPORT

TO: MAYOR HORNADAY AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK *M*
DATE: JULY 17, 2012
SUBJECT: BID REPORT

REQUEST FOR PROPOSALS TO INCORPORATE ART INTO NEW PUBLIC RESTROOM FACILITIES: Proposals to incorporate art into new Public Restroom Facilities located on Pioneer Avenue in two locations and on the Homer Spit in two locations will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until 4:30 P.M., Thursday, August 23, 2012.

INVITATION TO BID FOR THE 2012 PAVING PROJECT: Sealed bids for the construction of 2012 Paving project will be received at the office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until 2:00 PM, Thursday, August 9, 2012, at which time they will be publicly opened and read. The time of receipt will be determined by the City Clerk's time stamp. Bids received after the time fixed for the receipt of the bids shall not be considered. Bidders are required to be on the plan holder's list to be considered responsive. To be on the Bidder's List (and to obtain bid documents contact: City Clerk, 491 E. Pioneer Avenue, Homer, Alaska 99603, (907) 235-3130.

INVITATION TO BID FOR THE 2012 SEPTIC TANK PUMPING CONTRACT: Sealed Bids for the Septic Pumping Services will be received by the Office of the City Clerk, at 491 E. Pioneer Avenue, Homer, Alaska until 2:00 p.m., August 17, 2012 at which time they will be publicly opened. Bids received after the time fixed for receipt of the Bid shall not be considered.

Office of the City Clerk

Jo Johnson, CMC, City Clerk
Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I

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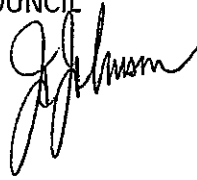
MEMORANDUM

TO: MAYOR HORNADAY AND CITY COUNCIL

FROM: JO JOHNSON, CMC, CITY CLERK

DATE: JULY 17, 2012

SUBJECT: GAMES REPORT



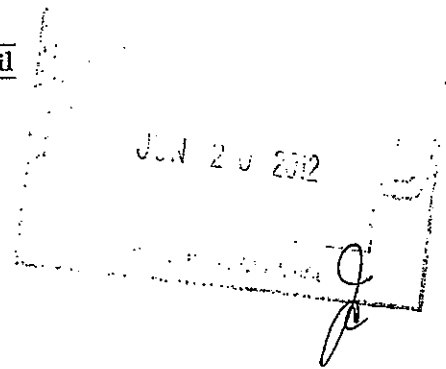
We have received notification by the following entities of 2012 Alaska Gaming Permits:

Alaska Marine Conservation Council

RECOMMENDATION:

Informational only.

Fiscal Note: Revenues.



June 13, 2012

Jo Johnson, CMC, City Clerk
491 E. Pioneer Avenue
Homer, AK 99603

To Whom It May Concern:

This letter is to inform you that the Alaska Marine Conservation Council (AMCC) is holding a cash raffle this fall with the drawing to be held Saturday October 20, 2012 at Tony's Bar in Kodiak as part of our annual Ocean Boogie fundraiser.

Enclosed please find two copies of AMCC's 2011 Gaming Permit for your files as required by State regulations. We will be selling tickets from our main office in Anchorage, as well as distributing tickets to our board members throughout the state who will sell tickets in their home communities including Juneau.

Please do not hesitate to contact me at 277-5357 should you have any questions.

Thank you.

Sincerely,

Amy K. Snider
Communications & Membership Coordinator

Enclosures:

Two copies of gaming permit

This permit must be posted in a conspicuous place at the location of the authorized activity.

ALASKA MARINE CONSERVATION COUNCIL
PO BOX 101145
ANCHORAGE AK 99510-1145

ALASKA DEPARTMENT OF REVENUE

Charitable Gaming Permit

Location Authorized: Mar. 14, 2012 through Dec. 31, 2012

Permit No
1820

Permittee

Alaska Marine Conservation Council
PO Box 101145
Anchorage AK 99510-1145

Authorized Games of Chance and Skill

Raffle or Lottery Effective 03/08/2012

Self-Directed Location:

ID#: 19493

Homer
Homer AK 99803

This qualified organization or municipality is authorized to conduct the listed games of chance and skill for the permit year. Gaming activities of this permittee must be conducted in accordance with AS 05.15. and 15 AAC 160. This permit is not transferable or assignable.

Jeff M Prather, Gaming Supervisor 03/14/2012

Issued By

Issue Date

Caution: This does not permit you to do business in Alaska without complying with other State or US Laws.

This permit must be posted in a conspicuous place at the location of the authorized activity.

ALASKA MARINE CONSERVATION COUNCIL
PO BOX 101145
ANCHORAGE AK 99510-1145

ALASKA DEPARTMENT OF REVENUE

Charitable Gaming Permit

Location Authorized: Mar. 14, 2012 through Dec. 31, 2012

Permit No
1820

Permittee

Alaska Marine Conservation Council
PO Box 101145
Anchorage AK 99510-1145

Authorized Games of Chance and Skill

Raffle or Lottery Effective 03/08/2012

Self-Directed Location:

ID#: 19493

Homer
Homer AK 99603

This qualified organization or municipality is authorized to conduct the listed games of chance and skill for the permit year. Gaming activities of this permittee must be conducted in accordance with AS 05.15. and 15 AAC 160. This permit is not transferable or assignable.

Jeff M Prather, Gaming Supervisor **03/14/2012**

Issued By

Issue Date

Caution: This does not permit you to do business in Alaska without complying with other State or US Laws.

Office of the City Clerk

Jo Johnson, CMC, City Clerk
Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



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MEMORANDUM

TO: MAYOR AND CITY COUNCIL

FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK *WJ*

DATE: JULY 18, 2012

SUBJECT: REPORT OF RECORDS DESTRUCTION

Attached are copies of memoranda of approval regarding records destruction. This process is in compliance with HCC 02.08.010(h).

The Clerk's office is required to circulate notification to the department head "a detailed listing of all records series to be destroyed, and to obtain...(from the dept. head) recommendations as to which relocated records may be of historical, vital, legal or financial significance and which records are of sufficient importance as to warrant continued storage of a certified duplicate and/or microform". These memoranda approve the destruction of the following records.

In addition, pursuant to HCC 2.08.010(h) which states... A The Clerk shall also inform the Council of all obsolete records destroyed during the preceding year...@ and in accordance with the newest revision of the Council approved City of Homer Records Retention Schedule, the records have been destroyed by the Clerk's office and copies of the Inactive Records Storage Forms are available in the City Clerks office for review.

Office of the City Clerk

Jo Johnson, CMC, City Clerk
Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



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MEMORANDUM

TO: CAREY MEYER, PUBLIC WORKS DIRECTOR
FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK
DATE: JUNE 7, 2012
SUBJECT: RECORDS ELIGIBLE FOR DESTRUCTION

Attached are copies of records of your department that are scheduled for destruction. Per HCC 2.08.010(H) the Records' Manager is required to circulate notification to the department head "a detailed listing of all records series to be destroyed, and to obtain recommendations as to which relocated records may be of historical, vital, legal or financial significance and which records are of sufficient importance as to warrant continued storage of a certified duplicate and/or microform".

According to HCC, the department head is to be notified thirty days prior to destruction of any records.

Please respond in writing with either your approval or your wish to retain records. If records are to be retained, we need detailed justification for each box or file as outlined in City Code.

PW144	HH	PW98	PW13	PW69
PW48	PW125	PW123	PW78	PW61
PW50	PW79	PW145	PW66	PW83
PW95	PW55	PW126	PW73	PW130
PW80	PW77	PW47	PW3	PW52
2-14	PW71	PW67	PW109	PW43
PW136	PW66	PW72	PW141	
PW146	PW72	JJ91-01	PW137	
PW53	PW97	PW102	PW143	
PW39	PW70	PW67	PW90	
PW NO#	PW84	PW97	PW129	
PW49	PW94	PW44	PW63	
SJF90-01	PW114	PW135	PW52	
PW107	PW68	PW100	PW41	

OK TO DISPOSE
PERMANENT
Carey Meyer
PUBLIC WORKS DIRECTOR
6/17/12



City of Homer

Port / Harbor

4350 Homer Spit Road
Homer, Alaska 99603-8005

Telephone (907) 235-3160
Fax (907) 235-3152
E-mail port@ci.homer.ak.us
Web Site <http://port.ci.homer.ak.us>

MEMORANDUM

TO: MELISSA JACOBSEN, DEPUTY CITY CLERK
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
DATE: JUNE 13, 2012
SUBJECT: RECOREDS ELIGIBLE FOR DESTRUCTION

The Port and Harbor Department agrees that the records specified in the attached memorandum and in the following containers listed below are due for destruction. These files are not of historical, vital, legal or financial significance and should be destroyed.

We appreciate your help.

PH 03-01
PH 04-03
PH 04-04
PH 05-02
PH 05-24
PH 07-08
PH 07-09
PH 08-03
PH 11-03
PH 11-05

Office of the City Clerk

Jo Johnson, CMC, City Clerk
Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



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MEMORANDUM

TO: JO JOHNSON, CITY CLERK

FROM: MELISSA JACOBSEN, DEPUTY CITY CLERK *W*

DATE: JUNE 13, 2012

SUBJECT: RECORDS ELIGIBLE FOR DESTRUCTION

Attached are copies of records of your department that are scheduled for destruction. Per HCC 2.08.010(H) the Records' Manager is required to circulate notification to the department head "a detailed listing of all records series to be destroyed, and to obtain...recommendations as to which relocated records may be of historical, vital, legal or financial significance and which records are of sufficient importance as to warrant continued storage of a certified duplicate and/or microform". The records marked as permanent have been copied and saved to the detachable hard drives.

According to HCC, the department head is to be notified thirty days prior to destruction of any records. We are scheduled to destroy records the week of July 11, 2012.

Please respond in writing with either your approval or your wish to retain records. If records are to be retained, we need detailed justification for each box or file as outlined in City Code.

C00-17	C06-05
C01-10	C06-10
C02-12	C06-11
C03-05	C07-13
C03-13	C07-17
C03-14	C07-18
C04-11	C08-07
C04-20	C08-14
C04-21	C08-20
C04-22	C08-30
C04-23	C09-06
C05-09	C09-14
C05-11	C10-07
C05-12	C10-08

*Retain C06-10
C05-12
C09-14 for further
review*

*Remaining are ok to
destroy*

*Jo Johnson
approved
7/10/12*

Thank you for your assistance.

Office of the City Clerk

Jo Johnson, CMC, City Clerk
Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



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MEMORANDUM

TO: RICK ABBOUD, CITY PLANNER

FROM: MELISSA JACOBSEN, DEPUTY CITY CLERK *uj*

DATE: JUNE 18, 2012

SUBJECT: RECORDS ELIGIBLE FOR DESTRUCTION

Attached are copies of records of your department that are scheduled for destruction. Per HCC 2.08.010(H) the Records' Manager is required to circulate notification to the department head "a detailed listing of all records series to be destroyed, and to obtain...recommendations as to which relocated records may be of historical, vital, legal or financial significance and which records are of sufficient importance as to warrant continued storage of a certified duplicate and/or microform".

According to HCC, the department head is to be notified thirty days prior to destruction of any records. We are scheduled to destroy records the week of July 11, 2012.

Please respond in writing with either your approval or your wish to retain records. If records are to be retained, we need detailed justification for each box or file as outlined in City Code.

PC 10-01
PC 90-04
PC 90-03
PC 89-02
PC 87-3

I do not wish to retain any records listed.

Rick Abboud

6-19-12

Thank you for your assistance.

Office of the City Clerk

Jo Johnson, CMC, City Clerk
Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



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MEMORANDUM

TO: REGINA MAURAS, FINANCE DIRECTOR
FROM: MELISSA JACOBSEN, DEPUTY CITY CLERK *MJ*
DATE: JUNE 8, 2012
SUBJECT: RECORDS ELIGIBLE FOR DESTRUCTION

Attached are copies of records of your department that are scheduled for destruction. Per HCC 2.08.010(H) the Records' Manager is required to circulate notification to the department head "a detailed listing of all records series to be destroyed, and to obtain...recommendations as to which relocated records may be of historical, vital, legal or financial significance and which records are of sufficient importance as to warrant continued storage of a certified duplicate and/or microform".

According to HCC, the department head is to be notified thirty days prior to destruction of any records. We are scheduled to destroy records the week of July 11, 2012.

Please respond in writing with either your approval or your wish to retain records. If records are to be retained, we need detailed justification for each box or file as outlined in City Code.

F04-63	F06-21	F06-46	F08-19	F09-46	F10-30
F04-68	F06-22	F06-47	F09-02	F09-47	F10-31
F04-73(1)	F06-23	F06-48	F09-03	F09-48	F12-14
F04-73(2)	F06-24	F06-49	F09-04	F09-49	
F05-51	F06-25	F06-50	F09-05	F09-50	
F05-73	F06-26	F06-51	F09-06	F09-51	
F06-09	F06-27	F07-26	F09-07	F09-52	
F06-10	F06-28	F06-32	F09-08	F09-53	
F06-13	F06-29	F07-33	F09-09	F09-54	
F06-14	F06-30	F07-35	F09-10	F09-55	
F06-15	F06-31	F08-12	F09-35	F10-02	
F06-16	F06-43	F08-15	F09-36	F10-03	
F06-17	F06-44	F08-17	F09-37	F10-28	
F06-20	F06-45	F08-16	F09-39	F10-29	

Thank you for your assistance.

*Bye Bye U
Reggie Mauras*



**CITY OF HOMER
CITY HALL
PERSONNEL OFFICE**

491 East Pioneer Avenue
Homer, Alaska 99603

Telephone (907) 235-8121 ext 2225
Fax (907) 235-3148
E-mail personnel@cityofhomer-ak.gov

TO: Jo Johnson, City Clerk
FROM: Andrea Petersen, Personnel Director *[Signature]*
Date: May 16, 2012
RE: Records Destruction

The following records were scheduled for destruction and have been destroyed according to the Records Retention Schedule.

Depart	Title	Closing Date	# Applications
Police	Community Jail Officer	02-05-09	32
Port	Harbor Assistant	04-02-09	26
PW	Parks Maint & Camp Fee Collector	04-02-09	51
Admin	Administrative Assistant	04-17-09	43
Police	Enforcement Aide	04-22-09	29
PW	Parks Maintenance Coordinator	05-28-09	26
Police	Public Safety Dispatcher	06-10-09	26
PW	Lead Operator *letter sent to all Level II & III operators in Alaska 300+	07-08-09	12
Police	Police Officer	07-16-09	19
Finance	Accounting Technician IV	07-29-09	24
PW	Lead Operator *letter sent to all Level II & III operators in Alaska 300+	08-24-09	4
Police	Public Safety Dispatcher	09-16-09	32
PW	Treatment Plant Superintendent *letter sent to all Level II and III Operators in AK 300+	10-28-09	7
Police	Police Officer	10-30-09	10
Fire	Emergency Services Specialist I	11-25-09	7
PH	Fish Dock Operator	12-16-09	10
Totals			358

CITY ATTORNEY REPORT

COMMITTEE REPORT(S)

PENDING BUSINESS

NEW BUSINESS



RESOLUTION(S)



1 CITY OF HOMER
2 HOMER, ALASKA

3 City Clerk/
4 Public Arts Committee

5 RESOLUTION 12-063
6

7 A RESOLUTION OF THE CITY COUNCIL OF HOMER,
8 ALASKA, APPROVING AND ACCEPTING THE
9 DONATION OF TWO PAINTINGS, *KITTYWAKE II* AND
10 *LIFE'S A BEACH*, BY HOMER ARTIST GAYE WOLFE.
11

12 WHEREAS, The City of Homer Municipal Art Collection is lacking artwork commonly
13 referred to as "Alaskana"; and
14

15 WHEREAS, The two paintings entitled, "*Kittywake II*" and "*Life's a Beach*" reflect local
16 scenery and the Homer Spit; and
17

18 WHEREAS, Gaye Wolfe is an Alaskan artist and local resident and having completed the
19 required application for donation; and
20

21 WHEREAS, The Public Arts Committee has reviewed the requests for donation to the City of
22 Homer and recommended that the City Council approve and accept the donations and incorporate
23 them into the Municipal Art Collection.
24

25 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby
26 approves and accepts the two paintings, *Kittywake II* and *Life's a Beach* from artist Gaye Wolfe and
27 incorporates them into the City's artwork collection.
28

29 PASSED AND ADOPTED by the Homer City Council this 23rd day of July, 2012.
30

31 CITY OF HOMER
32

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35 _____
36 JAMES C. HORNADAY, MAYOR
37

38 ATTEST:
39
40

41 _____
42 JO JOHNSON, CMC, CITY CLERK
43

Fiscal Note: N/A

Office of the City Clerk

Jo Johnson, CMC, City Clerk

Melissa Jacobsen, Deputy City Clerk II
Renee Krause, Deputy City Clerk I



491 E. Pioneer Avenue
Homer, Alaska 99603-7624
(907) 235-3130

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Extension: 2224

Fax: (907) 235-3143
Email: clerk@ci.homer.ak.us

MEMORANDUM 12-118

TO: MAYOR HORNADAY AND CITY COUNCIL
THROUGH: CITY MANAGER WREDE
FROM: PUBLIC ARTS COMMITTEE
DATE: JUNE 29, 2012
RE: REQUEST FOR PUBLIC ART DONATION AND INSTALLATION

Background:

A request to donate two paintings entitled Kittywake II and Life's a Beach by local artist Gaye Wolfe was received earlier this year. Formal review and approval was delayed due to meeting schedules and obtaining quorums. These two donations have been placed already at the request of City Hall personnel.

The Kittywake II currently hangs on the north wall of the upstairs reception area and the painting entitled, Life's a Beach is displayed in the Planning Department lobby area.

The Public Arts Committee reviewed the applications submitted during a special meeting held on June 28, 2012. The excerpt from the minutes follows:

Pending Business

B. Review and Approval of Gifts of Art to the City (Postponed from the May 16, 2012 meeting)

Ms. Miller noted that this was in the packet at the last meeting and stated that she was quite ready to make a recommendation to submit to council.

MILLER/APLIN - MOVED TO SUBMIT A RECOMMENDATION TO COUNCIL TO APPROVE THE DONATION OF ARTWORK SUBMITTED BY GAYE WOLFE.

There was a brief discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

RECOMMENDATION

The Public Arts Committee recommends City Council approve and accept the donation of the two paintings and incorporating them into the Municipal Artwork Collection.

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**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 12- 064

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, EXPRESSING SUPPORT FOR A MUNICIPAL HARBOR FACILITY GRANT APPLICATION TO THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES (DOT&PF) IN THE AMOUNT OF \$4,206,000 FOR RAMP 3 GANGWAY AND APPROACH, HARBOR FLOATS REPLACEMENT AND UPGRADES TO ELECTRICAL AND POTABLE WATER AT SYSTEM 5 AND AUTHORIZING THE CITY MANAGER TO SUBMIT THE APPROPRIATE DOCUMENTS.

WHEREAS, The State of Alaska, Department of Transportation and Public Facilities administers the Municipal Harbor Facility Grant program; and

WHEREAS, The City of Homer owns and maintains the Homer Port and Harbor and the Homer Port and Harbor is eligible for a Municipal Harbor Facility Grant; and

WHEREAS, The City of Homer has the required 50% in local matching funds for construction of the Replacing Ramp 3 Gangway and Approach, Harbor Floats Replacement and Upgrades to Electrical and Potable Water at System 5 per the Municipal Harbor Facility Grant program; and

WHEREAS, The City of Homer is capable of completing Replacing Ramp 3 Gangway and Approach, Harbor Floats Replacement and Upgrades to Electrical and Potable Water at System 5 within eighteen (18) months after award of a Municipal Harbor Facility Grant; and

WHEREAS, The Homer Port and Harbor is critical to the City of Homer.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that the City of Homer supports the project entitled Replacing Ramp 3 Gangway and Approach, Harbor Floats Replacement and Upgrades to Electrical and Potable Water at System 5 and agrees, subject to available Alaska Legislative funding and selection by DOT&PF, to enter into a grant agreement with the State of Alaska, Department of Transportation and Public Facilities for a Municipal Harbor Facility Grant.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 23rd day of July, 2012.

CITY OF HOMER

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ATTEST:

JAMES C. HORNADAY, MAYOR

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: 50% Match \$4,206,000.

CITY OF HOMER
HOMER, ALASKA

City Clerk/
Port and Harbor Advisory Commission

RESOLUTION 12-065

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
EXPANDING THE SCOPE OF WORK FOR THE PORT AND
HARBOR IMPROVEMENT COMMITTEE TO DEVELOP A PLAN
TO RESOURCE FUNDS FROM VARIOUS SOURCES FOR THE
PURPOSE OF UPGRADING THE PORT AND HARBOR BUILDING.

WHEREAS, Resolution 11-060 created the Port and Harbor Improvement Committee (PHIC) and tasked them to develop a revenue bonding program to fund six port and harbor projects that have been on the city's Capital Improvement Plan for a number of years; and

WHEREAS, After public hearings and review by the Port and Harbor Advisory Commission the PHIC removed Harbormaster's office project from the list of projects to bond for because it would not qualify for state matching funds and would have to be entirely funded through the revenue bond; and

WHEREAS, The PHIC and Port and Harbor Advisory Commission still recognize that the Harbormaster's office, (to be referred to hence forth as the Port and Harbor Building to remain consistent with the CIP), is in need of renovation or replacement; and

WHEREAS, The PHIC and Port and Harbor Advisory Commission recognize that an assessment needs to be completed to define the needs to upgrade, whether it be as a new or renovated Port and Harbor Building; and

WHEREAS, The Port and Harbor Advisory Commission recommended at their June 27, 2012 regular meeting, that the PHIC be tasked to work to resource funds from various sources to upgrade the Port and Harbor Building.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, authorizes the Port and Harbor Improvement Committee to develop a plan to resource funds from various sources for the purpose of upgrading the Port and Harbor Building.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 23rd day of July, 2012.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: Staff time.



City of Homer

Port / Harbor

4350 Homer Spit Road
Homer, Alaska 99603-8005

Telephone (907) 235-3160
Fax (907) 235-3152
E-mail port@ci.homer.ak.us
Web Site <http://port.ci.homer.ak.us>

MEMORANDUM 12-121

TO: PORT & HARBOR ADVISORY COMMISSION
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER *BH*
DATE: JUNE 15, 2012
SUBJECT: FUNDING FOR A NEW HARBOR OFFICE

There has been a lot of discussion over the past year about replacing the Homer Harbor Office. Funding options, building new or rebuilding, costs, the possibility of purchasing another building on the Spit and remodeling, and overslope development have all been topics discussed both at the Port and Harbor Commission and Harbor Improvement Committee meetings.

At the last Port and Harbor Commission meeting, the subject of funding the Harbor Office project by way of a G.O. bond was briefly discussed and it was decided that it should be on the agenda for the next meeting. Reviewing the past year's work, it seems that there is general agreement by the Commission that the Harbor Office is in need of some type of improvement; but it's also apparent that the subject is too complex an issue to be tackled at the commission level.

The Port Improvement Committee's resolution states that they are only responsible for the projects for the revenue bonding; and since the Harbor Office is no longer a part of that list, they would need new direction from City Council to continue with this project.

Recommendation

Motion to City Council requesting to re-task the Harbor Improvement Committee to research all options for the Harbor Office upgrade project. The Improvement Committee's work should also include a focused effort to locate and analyze any possible funding sources that can help us accomplish our goal. The results of this study should be brought back to the Commission for a joint work session with the Improvement Committee.

PENDING BUSINESS

- A. Memorandum dated June 15, 2012 to Port and Harbor Advisory Commission from Harbormaster
Re: Funding for a New Harbor Office

HOWARD/HARTLEY MOVED TO RECOMMEND TO CITY COUNCIL TO TASK THE PORT AND HARBOR IMPROVEMENT COMMITTEE WITH TRYING TO RESOURCE MONEY FROM VARIOUS SOURCES TO UPGRADE THE HARBOR OFFICE.

Question was raised as to what sources of funding might be available. Commissioner Howard indicated they will likely be looking toward state and federal funding through grants and matching funds of some sort. There was some discussion of a general obligation bond, but that will probably go from the Commission saying no, to the public saying no. They will have to work with the legislative elements for assistance. There is time to continue looking for money, but for now we need to understand the condition of the facility regarding safety.

Commissioner Wedin commented that he heard the lobbyist report to Council and was distressed to find out that the port didn't get any funds from Juneau. He said he did some research on the lobbyist and expressed his concern that she is spread thin as Homer is one of twelve clients. He feels the Commission should take a more active role in lobbying for port funding. He has had some experience with it and thinks for a little bit of money a few of them could travel to Juneau to meet with some key people. The port does have a need and he thinks this group is passionate about it and represents themselves better than someone who doesn't know their needs. Commissioner Hartley commented about the importance of support from our delegation and this year part of the delegation didn't follow through for us. The group discussed the benefits of being the squeaky wheel and being better involved in the process. They acknowledge the need to have a design plan in place for a building appropriate for harbor staff before looking for funding in Juneau and how to budget for that.

Harbormaster Hawkins commented that he doesn't know what design cost would be or what level of design would be required. There was discussion about advertising a request for proposals and also that there is an engineering firm under contract for harbor related projects who may be able to help.

HOWARD/HARTLEY MOVED TO AMEND THE MOTION TO ADD REQUESTING THE COUNCIL FUND AN ENGINEERING EVALUATION OF THE HARBOR FACILITY THAT WE NEED TO HOUSE OUR STAFFING.

Commissioner Carroll raised issue regarding the cost. There was discussion that this is money that will be spent and it won't need to be done a second time. It will need to be done within the next four to five years, starting now should put us in the window of a 2016 to 2017 completion timeframe for the building. It was also noted that when working with the legislature, requests have to be in the first two weeks of the session or its pretty well dead in the water. Hopefully it can happen in 2013, but more likely not until 2014. Lastly, point was raised that they can't get grant funding without a building plan in place.

VOTE: (Amendment): YES: ULMER, WEDIN, HARTLEY, HOWARD
NO: CARROLL

Motion carried.

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
JUNE 27, 2012

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

VOTE: (Main Motion as Amended): YES: HOWARD, ULMER, WEDIN, HARTLEY
NO: CARROLL

Motion carried.

There was discussion noting the recommendation in the staff report includes that the Port Improvement Committee would bring the results from their work to the Port and Harbor Commission for a joint worksession.

NEW BUSINESS

INFORMATIONAL ITEMS

- A. Monthly Statistical & Performance Report May 2012
- B. Weekly Crane and Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report & Ferry Landings Report
- E. Water Usage Report
- F. National Fisherman Article "Coast Guard Cutter ends Japanese Ghost Ship's Journey" dated July 2012
- G. Memorandum dated June 18, 2012 to the Port and Harbor Advisory Commission from Harbormaster Re: Daniel D Incident
- H. Lease Expirations updated 5/24/12
- I. Commissioner Attendance Schedule for City Council Meetings 2012

Harbormaster Hawkins did a slide presentation with photos from the Daniel D. incident, fender damage on the Deep Water Dock, the damaged dolphin at Pioneer Dock, the broom for the maintenance crew's forklift, John Crandall's barge project, the R and S float sleeving project, the float at the bottom of ramp 3, the covering at the ramp 4 fish cleaning tables to keep the birds out, concrete patch project on P float, and the winter ice in the harbor.

The Commission talked briefly about the laydown items and the CIP. Harbormaster Hawkins said he has a new CIP project for water on the float system 2. He sees it an economic benefit as it has ninety, 24' slips in a location with great floats and nice ramp access, but people swap away from it to get to where there is water. He believes if they put water there, the float system will fill up. Another project he is proposing is restrooms where the outhouses are.

COMMENTS OF THE AUDIENCE

There were no audience comments.

COMMENTS OF CITY STAFF

1 CITY OF HOMER
2 HOMER, ALASKA

Wythe

3
4 RESOLUTION 11-060
5

6 A RESOLUTION OF THE CITY COUNCIL OF HOMER,
7 ALASKA, ESTABLISHING A COMMITTEE TO DEVELOP A
8 PORT AND HARBOR IMPROVEMENT REVENUE BONDING
9 PLAN AND PROVIDE COMMITTEE REVIEW AND
10 OVERSIGHT THROUGHOUT THE IMPLEMENTATION AND
11 COMPLETION OF ANY APPROVED PLAN.
12

13 WHEREAS, The City of Homer Capital Improvement Plan (CIP) contains a variety of
14 repair and improvement items for the Port & Harbor district, many of which have been
15 languishing on the CIP list for a number of years with the continued hope of receiving funding
16 from State and Federal agencies; and
17

18 WHEREAS, The Homer City Council recognizes the Port and Harbor Enterprise as a
19 vital economic contributor to the community and as such desires to maintain and improve the
20 facilities to ensure continued economic vitality and support economic development within the
21 community; and
22

23 WHEREAS, State and Federal funding of these projects becomes increasingly unlikely
24 due to economic shortfalls at all levels of government; and
25

26 WHEREAS, The Port and Harbor is an Enterprise Fund which generates revenues that
27 can be allocated to the repayment of financed projects, which qualifies the Enterprise Fund for
28 Revenue Bonding consideration; and
29

30 WHEREAS, The Port and Harbor Enterprise Fund currently has no indebtedness; and
31

32 WHEREAS, The current Port and Harbor Enterprise Fund depreciation reserve account
33 has a balance of \$1,653,816 as of December 31, 2010.
34

35 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska,
36 supports the establishment of a committee to develop a plan for the implementation of a Port and
37 Harbor Improvement Revenue Bonding Project; and
38

39 BE IT FURTHER RESOLVED that the committee will consist of six members, three
40 representatives from the Homer City Council (to be appointed by the Mayor and approved by the
41 Council), the Harbormaster, and two members from the Port and Harbor Advisory Commission
42 (to be selected by the Port and Harbor Advisory Commission). Other staff members will provide
43 administrative and consultative support as requested by the committee or directed by the City
44 Manager.
45

46 BE IT FURTHER RESOLVED that the committee will make a recommendation to the
47 Council not later than November 1, 2011, including information on the process for revenue bond
48 funding, a proposed timeline for project completion in not longer than three years with a
49 beginning date of no later than June 1, 2012, and including the following items from the Capital
50 Improvement Projects list:

- 51
- | | | | |
|----|----|---|-------------|
| 52 | a. | Harbormaster's Office (to be developed as a model over-slope development | |
| 53 | | project and include public restroom facilities with a separated entrance from the | |
| 54 | | building to allow 24-hour access) | \$2,875,000 |
| 55 | | | |
| 56 | b. | Harbor Entrance Erosion Control | 600,000 |
| 57 | | | |
| 58 | c. | Ramp 3 Gangway replacement (to include disability access) | 1,700,000 |
| 59 | | | |
| 60 | d. | Harbor Float Replacement | 3,500,000 |
| 61 | | | |
| 62 | e. | Upgrade System 5 – Vessel Shore Power & Water | 530,000 |
| 63 | | | |
| 64 | f. | Fishdock Restrooms | 400,000 |
| 65 | | | |

66 PASSED AND ADOPTED by the Homer City Council this 13th day of June, 2011.

67

68 CITY OF HOMER

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71 _____

72 JAMES C. HORNADAY, MAYOR

73 ATTEST:

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75 _____

76 JO JOHNSON, CMC, CITY CLERK

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78

79 Fiscal Note: \$6,720, Acct. No. 165-375 (HART Trails Reserve)

80

81

**CITY OF HOMER
HOMER, ALASKA**

City Clerk/
Public Works Director

RESOLUTION 12-066

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, AWARDED A CONTRACT TO ARNO CONSTRUCTION OF HOMER, ALASKA, IN THE AMOUNT OF \$5,880.00 FOR THE HOMER AIRPORT PRESSURIZED SEWER SERVICE LINE REPLACEMENT PROJECT (BALD MOUNTAIN AIR SEWER SERVICE) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, In accordance with the Procurement Policy the Invitation to Bid was mailed to all approved local contractors; and

WHEREAS, Bids were due on June 14, 2012 and seven bids were received; and

WHEREAS, Bids were opened and reviewed by staff and Arno Construction of Homer, Alaska, was determined to be the low responsive bidder; and

WHEREAS, This award is not final until written notification is received by Arno Construction of Homer, Alaska, from the City of Homer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, approves the award of the contract for the Homer Airport Pressurized Sewer Service Line Replacement Project (Bald Mountain Air Sewer Service) to the firm of Arno Construction of Homer, Alaska, in the amount of \$5,880.00 and authorizes the City Manager to execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 23rd day of July, 2012.

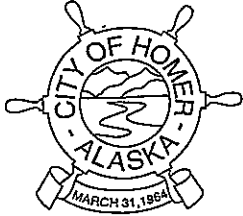
CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: \$5,880.00 from Sewer Reserve Fund, Acct No. 256-379.



CITY OF HOMER

PUBLIC WORKS
3575 HEATH STREET HOMER, AK 99603

TELEPHONE (907)235-3170
FACSIMILE (907)235-3145
EMAIL dgardner@ci.homer.ak.us

MEMORANDUM 12-089

TO: Walt Wrede, City Manager

FROM: Dan Gardner, PW Inspector
THRU: Carey Meyer, PW Director

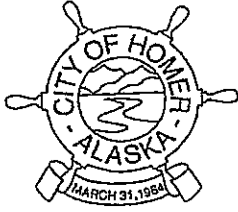
DATE: May 30, 2012

SUBJECT: **Homer Airport Pressure Sewer Line Replacement
Sewer Reserve Funding Approval**

In 1991, water and sewer utilities were extended to the Homer Airport Terminal. At that time, a 2-inch HDPE pressure sewer line was installed across the parking lot of the airport terminal to provide future sewer service to the lot east of the airport terminal where Bald Mountain Air is located. When Bald Mountain Air was under construction in 2007, the 2-inch line was extended to the property. The service was then activated in November of 2008. Since the time of activation of the line, the portion of the service line that was installed in 1991 has frozen on several occasions during the winter months. This requires that city personnel mobilize with equipment to steam out the three hundred foot stretch that is buried below the parking lot. Bald Mountain Air is then required to run water continuously to keep their sewer lift station regularly pumping sewage through the service line to prevent it from freezing. If someone accidentally turns the water off, the line freezes again overnight, requiring city personnel to steam the line open again. Over this past winter, many hours were spent at this site, lots of water was run through Bald Mountain Air's meter, and their sewer lift station had to work overtime to accommodate the situation.

Public Works proposes to replace the sewer service line to Bald Mountain Air. This new line will be re-aligned to be outside of the parking lot to avoid expensive asphalt replacement and allow the line to be buried to a depth to prevent freezing. Bids will be received from all approved local contractors in accordance with the City's Procurement Policy.

Recommendation: The City Council pass an ordinance authorizing up to \$12,000 from the Sewer Reserve fund to replace approximately 300 lineal feet of 2" HDPE sewer service line to the Bald Mountain Air airport lease lot and authorizing the City Manager to execute all appropriate documents necessary to complete construction.



CITY OF HOMER

PUBLIC WORKS
3575 HEATH STREET HOMER, AK 99603

TELEPHONE (907)235-3170
FACSIMILE (907)235-3145
EMAIL dgardner@ci.homer.ak.us

MEMORANDUM 12-120

To: Jo Johnson, City Clerk
From: Dan Gardner, Inspector *DMG*
Date: June 15, 2012
Subject: Homer Airport Pressurized Sewer Service Line Replacement Project – 2012

An Invitation to Bid on the referenced project was mailed to all approved local contractors, and bids were received on June 14, 2012. Seven bids were received as summarized below.

Contractor	Lump Sum Bid Price
1. T&C Enterprises	\$23,450.00
2. Property Improvements LLC	\$23,240.00
3. Homer Winter Services	\$18,468.74
4. Cornerstone Equipment Rentals LLC	\$14,200.00
5. K Martin Construction	\$13,000.00
6. Gregoire Construction	\$12,224.00
7. Arno Construction	\$5,880.00

Recommendation

Award the Homer Airport Pressurized Sewer Service Line Replacement Project to Arno Construction in the amount of \$5880.00. Funding for the project is to be paid from the Sewer Reserve Fund, Account No. 256-379, per Ordinance 12-21.

Attachments

1 CITY OF HOMER
2 HOMER, ALASKA

3 City Manager/
4 Public Works Director

5 ORDINANCE 12-21
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7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER,
8 ALASKA, AMENDING THE 2012 OPERATING BUDGET BY
9 APPROPRIATING UP TO \$12,000 FROM THE SEWER
10 RESERVE FUND FOR THE REPLACEMENT OF THE BALD
11 MOUNTAIN AIR SEWER SERVICE.
12

13 WHEREAS, Public Works personnel are required to mobilize with equipment to thaw a
14 three hundred foot stretch of sewer service line to the Bald Mountain Air lease lot that is buried
15 below the parking lot (see Memorandum 12-089); and
16

17 WHEREAS, Replacement of this line will reduce maintenance costs.
18

19 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
20

21 Section 1. The FY 2012 Operating Budget is hereby amended by appropriating not more
22 than \$12,000 from the Sewer Reserve fund for replacing the sewer service to the Bald Mountain
23 Air airport lease lot.
24

25 Expenditure:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
256-379	Bald Mtn. Air Sewer Service Replacement (Sewer Reserve Fund)	\$12,000

26
27
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32 Section 2. This is a budget amendment ordinance, is not permanent in nature, and shall
33 not be codified.
34


35 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 25 day of
36 June, 2012.
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38 CITY OF HOMER
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43 JAMES C. HORNADAY, MAYOR
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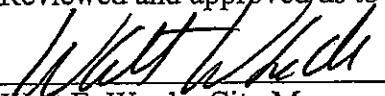
47 ATTEST:

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JO JOHNSON, CMC, CITY CLERK

YES: 5
NO: 6
ABSTAIN: 0
ABSENT: 0

First Reading: 6/11/12
Public Hearing: 6/25/12
Second Reading: 6/25/12
Effective Date: 6/26/12

Reviewed and approved as to form:

Walt E. Wrede, City Manager

Date: 6/26/12


Thomas F. Klinkner, City Attorney

Date: 6-29-12



CITY OF HOMER
HOMER, ALASKA

City Clerk

RESOLUTION 12-067

A RESOLUTION OF THE CITY COUNCIL OF HOMER,
ALASKA, NOTING THE INSUFFICIENCY OF THE PETITION
FOR OCEAN DRIVE LOOP ROAD RECONSTRUCTION AND
PAVING IMPROVEMENTS.

WHEREAS, The petition was circulated from May 2012 to July 2012; and

WHEREAS, Signatures from property owners in favor of the road improvements petition
equal 24% of the property value; and

WHEREAS, Pursuant to HCC 17.04.040(a)(2) the sufficiency of the petition requires
signatures of the record owners of not less than one half in value of the real property in the
proposed improvement district; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, notes
the insufficiency of the petition for Ocean Drive Loop Road Reconstruction and Paving
Improvements.

BE IT FURTHER RESOLVED this does not preclude further petitioning by property
owners for road improvements for a modified area or any other type of improvement by
initiating a new petition.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 23rd day of July,
2012.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: N/A

Office of the City Clerk

Jo Johnson, CMC, City Clerk
Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



491 E. Pioneer Avenue
Homer, Alaska 99603
(907) 235-3130
(907) 235-8121
ext: 2224, 2226, or 2227
Fax: (907) 235-3143
Email: clerk@ci.homer.ak.us

May 11, 2012

Dear Property Owner:

A request for road reconstruction and paving improvements was made for your neighborhood. The request was made by John Szajkowski on May 1, 2012.

A Special Assessment District may be initiated with petition signatures of the record owners of one half or more in value of the real property in the proposed district. We have compiled a list of the property owners within the boundaries of the Ocean Drive Loop Road Reconstruction and Paving improvement district, including your parcel(s).

If you support the road reconstruction and paving improvements and wish for the City to determine a cost estimate of the project you will need to sign and return the Property Owner Petition. By signing you are indicating that you may favor the road improvements and wish to hear more about the project, including costs. The Property Owner Petition must be returned to the City Clerk by **July 11, 2012**.

If you are not interested in starting the road reconstruction and paving improvements you do not need to sign the Property Owner Petition. Your lack of response indicates that you are not in favor of the Special Assessment District.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

We will determine the amount of interested property owners by the number of signatures that are returned. You will be notified of the results once the petition deadline has passed.

Please call with questions you may have about the Special Assessment District. We would be happy to assist you.

Sincerely,

A handwritten signature in cursive script that reads "Renee Krause".

Renee Krause
Deputy City Clerk I

Enc. Property Owner Petition
Map of proposed project

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szajkowski of 869 Ocean Drive Loop Homer, Alaska 99603 filed a request for road reconstruction and paving improvements.
Request Date: May 1, 2012

District Name: Ocean Drive Loop Road Reconstruction and Paving Improvement Requested: Water _ Sewer _
Road Reconstruction Paving X

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is **July 11, 2012**. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefited must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
1.	MARSHALL & ESTHER RONNE LIVING TRUST P.O. BOX 723 SEWARD, AK 99664	T6S R 13W SEC 20 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 14 177-173-08 T6S R 13W SEC 20 SEWARD MERIDIAN HM003415 OSCAR MUNSON SUB LOT 12 177-173-11 T6S R 13W SEC 20 SEWARD MERIDIAN HM003415 OSCAR MUNSON SUB LOT 04 177-173-18 T6S R 13W SEC 20 SEWARD MERIDIAN HM0800006 OSCAR MUNSON SUB LOT 3 LOT 59-A 177-174-31	\$ 36,500.00 \$ 36,600.00 \$ 64,600.00 \$ 49,200.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefited is \$6,938,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szaikowski of 869 Ocean Drive Loop Homer, Alaska 99603 filed a request for road reconstruction and paving improvements.
Request Date: **May 1, 2012**

District Name: **Ocean Drive Loop** Road Reconstruction and Paving Improvement Requested: Water _ Sewer _
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is **July 11, 2012**. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
		T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 48 177-178-07	\$ 37,600.00
2.	NICHOLAS P GRINICH 708 NW 21 ST STREET MCMINNVILLE, OREGON 97128	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 69 177-174-03	\$ 28,700.00
		T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 08 177-173-14	\$ 32,500.00
3.	RICHARD CALLIS & JEAN ANN HATFIELD P.O. BOX 2214 HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 7 177-173-15	\$ 215,400.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefitted is \$6,238,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szaikowski of **869 Ocean Drive Loop Homer, Alaska 99603** filed a request for road reconstruction and paving improvements.
Request Date: **May 1, 2012**

District Name: **Ocean Drive Loop** Road Reconstruction and Paving Improvement Requested: Water __ Sewer __
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is **July 11, 2012**. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
4.	KATHRYN L CARSSOW P.O. BOX 3518 HOMER, ALASKA 99603	T 65 R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 06 177-173-16	\$ 156,300.00
5.	EVERETT C & COLLEEN RICHARDS 308 OCEAN DRIVE LOOP HOMER, ALASKA 99603	T 65 R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 05 177-173-17	\$ 202,100.00
6.	HOMER HOTELS, LLC C/O JOHN R JOHNSON 236 W REZANOF DRIVE KODIAK, ALASKA 99615	T 65 R 13W SEC 20 SEWARD MERIDIAN HM0840025 OSCAR MUNSON SUB NO 4 LOT 2-A-1 177-173-22	\$ 836,300.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefitted is \$6,938,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szaikowski of 869 Ocean Drive Loop Homer, Alaska 99603 filed a request for road reconstruction and paving improvements.
Request Date: **May 1, 2012**

District Name: Ocean Drive Loop Road Reconstruction and Paving Improvement Requested: Water _ Sewer _
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is **July 11, 2012**. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefited must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
7.	CRANBERRY POINT, LLC C/O LANCE PETERSEN P.O. BOX 894 HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD SW HM2006066 OSCAR MUNSON SUB NO 23 LOT 9-A 177-173-23	\$ 161,300.00
8.	CRANBERRY POINT BLS LLC C/O LANCE PETERSEN P.O. BOX 894 HOMER, ALASKA 99603	T 6S R 13W SEC 20 & 29 DEWARD SW HM2006066 OSCAR MUNSON SUB NO 23 LOT 70-A 177-174-33	\$ 68,700.00
		T 6S R 13W SEC 20 SEWARD SW HM2006066 OSCAR MUNSON SUB NO 23 LOT 15-A 177-173-24	\$ 51,000.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefited is \$6,938,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szajkowski of **869 Ocean Drive Loop Homer, Alaska 99603** filed a request for road reconstruction and paving improvements.
Request Date: **May 1, 2012**

District Name: **Ocean Drive Loop** Road Reconstruction and Paving Improvement Requested: **Water _ Sewer _**
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefitted by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is **July 11, 2012**. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
9.	LANCE PETERSEN P.O. BOX 894 HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD SW HM2006066 OSCAR MUNSON SUB NO 23 LOT 18-A 177-173-25	\$ 145,400.00
10.	DONNA RAE FAULKNER 811 OCEAN DRIVE LOOP HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 66 177-174-06	\$ 136,700.00
11.	DONALD T MCNAMARA 811 OCEAN DRIVE LOOP HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 81 177-174-20	\$ 76,700.00
		T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 78 177-174-23	\$ 90,900.00
		T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 34 177-180-13	\$ 263,000.00

Total property value is \$1,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefitted is \$6,938,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szalkowski of 869 Ocean Drive Loop Homer, Alaska 99603 filed a request for road reconstruction and paving improvements.
Request Date: May 1, 2012

District Name: Ocean Drive Loop Road Reconstruction and Paving Improvement Requested: Water __ Sewer __
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is July 11, 2012. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefited must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
12.	GARY E & MARY K VAN HOOSER 465 OCEAN DRIVE LOOP HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 65 177-174-07	\$ 130,500.00
13.	MARK & BETH TERRY 10041 HANLEY CIRCLE ANCHORAGE, ALASKA 99507	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 64 177-174-08	\$ 34,700.00
14.	WOODHEAD FAMILY TRUST WAYNE J & ELLA WOODHEAD 1200 I STREET, UNIT 305 ANCHORAGE, ALASKA 99501	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 63 177-174-09	\$ 39,900.00
15.	FRANCES C VAN SANDT 527 OCEAN DRIVE LOOP HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM2004023 OSCAR MUNSON SUB NO 22 LOT 67A 177-174-32	\$ 217,300.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefited is \$6,938,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szaikowski of **869 Ocean Drive Loop Homer, Alaska 99603** filed a request for road reconstruction and paving improvements.
Request Date: **May 1, 2012**

District Name: **Ocean Drive Loop** Road Reconstruction and Paving Improvement Requested: Water __ Sewer __
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefitted by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is **July 11, 2012**. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
16.	JOYCE STEWARD & ANDREA T STEWARD P.O. BOX 3576 HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 56 177-175-01	\$ 130,000.00
17.	TIMOTHY O & DREWELLEN O RENSCHLER P.O. BOX 1286 HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 55 177-175-02	\$ 768,800.00
18.	EVERETT C ANDERSON 3180 PARSON LANE HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 99 177-175-05	\$ 77,300.00
19.	TIM & FRANCES SCHEFFEL 3179 LAKE STREET HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB SCHEFFEL REPLAT LOT 100 - A 177-175-06	\$ 339,800.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefitted is \$6,938,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szajkowski of 869 Ocean Drive Loop Homer, Alaska 99603 filed a request for road reconstruction and paving improvements.
Request Date: **May 1, 2012**

District Name: **Ocean Drive Loop** Road Reconstruction and Paving Improvement Requested: Water _ Sewer _
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is **July 11, 2012**. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefited must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
20.	RICHARD L & PENNY CLAIRE APPLIGATE REVOCABLE TRUST 11400 THUNDERBRUSH CIRCLE ANCHORAGE, ALASKA 99516	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 98 177-176-01	\$ 30,500.00
21.	GUY CHOW 3522 MAIN STREET HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 97 177-176-02	\$ 31,700.00
22.	VALERIE A CONNER & DENNIS D GANN 943 W 19 th AVENUE #A ANCHORAGE, ALASKA 99503	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 96 177-176-03	\$ 139,700.00
23.	JACK CUSHING & SUSAN PHILLIPS-CUSHING 1423 BAY AVENUE HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 94 177-176-05	\$ 93,200.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefited is \$6,938,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szajkowski of **869 Ocean Drive Loop Homer, Alaska 99603** filed a request for road reconstruction and paving improvements.
Request Date: **May 1, 2012**

District Name: Ocean Drive Loop Road Reconstruction and Paving Improvement Requested: Water _ Sewer _
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is **July 11, 2012**. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
24.	ROBERT A & DONNA B MACK C/O BAY REALTY ATTN. GINA PELEIA 331 E. PIONEER AVENUE HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 93 177-176-06	\$ 208,700.00
25.	STEVEN ROUSE P.O. BOX 1889 HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 89 177-176-10	\$ 31,700.00
26.	MICHELE C MILLER P.O. BOX 1520 HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 88 177-176-11	\$ 143,700.00
27.	NORMAN W SCHUMACHER 963 ADLER DRIVE CLOVIS, CALIFORNIA 93612	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 87 177-176-12	\$ 31,700.00
		T 6S R 13W SEC 29 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 39 177-177-02	\$ 134,400.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefitted is \$6,938,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szaikowski of 869 Ocean Drive Loop Homer, Alaska 99603 filed a request for road reconstruction and paving improvements.
Request Date: **May 1, 2012**

District Name: **Ocean Drive Loop** Road Reconstruction and Paving Improvement Requested: Water _ Sewer _
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

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If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is **July 11, 2012**. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefited must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
28.	PAMELA J BRANT 65299 DIAMOND RIDGE ROAD HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 86 177-176-13	\$204,700.00
29.	ROBERT L & JENNY L DEWEES 3119 LAKE STREET HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM2005048 OSCAR MUNSON SUB BRANT REPLAT LOT 90-A 177-176-16	\$ 44,600.00
30.	SUSAN DIFRANCIA 1002 OCEAN DRIVE LOOP HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM2003094 OSCAR MUNSON SUB NO 21 LOT 92-A 177-176-14	\$ 195,600.00
		T 6S R 13W SEC 20 SEWARD MERIDIAN HM2003094 OSCAR MUNSON SUB NO 21 LOT 91-A 177-176-15	\$ 77,100.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefited is \$6,938,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szaikowski of **869 Ocean Drive Loop Homer, Alaska 99603** filed a request for road reconstruction and paving improvements.
Request Date: **May 1, 2012**

District Name: **Ocean Drive Loop** Road Reconstruction and Paving Improvement Requested: Water _ Sewer _
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefitted by these improvements.

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If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is **July 11, 2012**. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
31.	MARILYN HUEPER P.O. BOX 301 HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 38 177-177-01	\$ 339,600.00
32.	PATRICK L IRWIN 939 OCEAN DRIVE LOOP HOMER, ALASKA 99603	T 6S R 13W SEC 29 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 40 177-177-03	\$ 120,800.00
33.	MARK E PFEFFER REVOCABLE TRUST 425 G STREET, SUITE 210 ANCHORAGE, ALASKA 99501	T 6S R 13W SEC 29SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 41 177-177-04	\$ 46,100.00
34.	FINDLAY ABBOTT P.O. BOX 3000 HOMER, ALASKA 99603	T 6S R 13W SEC 29 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 42 177-177-05	\$ 46,700.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefitted is \$6,938,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szaikowski of **869 Ocean Drive Homer, Alaska 99603** filed a request for road reconstruction and paving improvements.
Request Date: **May 1, 2012**

District Name: **Ocean Drive Loop** Road Reconstruction and Paving Improvement Requested: Water _ Sewer _
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is **July 11, 2012**. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefited must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
35.	TIMOTHY C CARR 3236 LAKE STREET HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 54 177-178-01	\$ 369,600.00
		T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 52 177-178-03	\$ 249,800.00
		T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 51 177-178-04	\$ 37,300.000
36.	CLIFFORD L & DIANA M JESKA P.O. BOX 654 HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 50 177-178-05	\$ 35,700.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefited is \$6,938,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szajkowski of **869 Ocean Drive Loop Homer, Alaska 99603** filed a request for road reconstruction and paving improvements.
Request Date: **May 1, 2012**

District Name: **Ocean Drive Loop** Road Reconstruction and Paving Improvement Requested: Water _ Sewer _
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

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If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is **July 11, 2012**. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
37.	CITY OF HOMER 491 E. PIONEER AVENUE HOMER, ALASKA 99603	T 6S R 13W SEC 29 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 43 177-177-06	\$ 800.00 Exempt
38.	WILLIAM F. DUGGAN II 1293 IRIS COURT HOMER, ALASKA 99603	T 6S R 13W SEC 29 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 44 177-177-07	\$ 1,000.00 Exempt
39.	DONALD E & JOCELYN COX P.O. BOX 750 COOPER LANDING, ALASKA 99572	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 49 177-178-06	\$ 177,700.00
40.	GRANVILLE J FIELDS 341 OCEAN DRIVE LOOP HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 61 177-174-11	\$ 53,900.00 \$ 102,300.00

Total property value is \$13,878,200 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefitted is \$6,238,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szajkowski of **869 Ocean Drive Loop Homer, Alaska 99603** filed a request for road reconstruction and paving improvements.
Request Date: **May 1, 2012**

District Name: **Ocean Drive Loop** Road Reconstruction and Paving Improvement Requested: Water _ Sewer _
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

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IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
41.	MONICA L CHASE 3141 PARSON LANE HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 58 177-174-14	\$ 40,800.00
42.	CHRISTOPHER & ROBIN FISCHER 281 OCEAN DRIVE LOOP HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 57 177-174-15	\$ 154,600.00
43.	RICHARD J OLSON & KELLY JACKMAN P.O. BOX 3145 HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 85 177-174-16	\$ 69,200.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefitted is \$6,938,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szaikowski of **869 Ocean Drive Loop Homer, Alaska 99603** filed a request for road reconstruction and paving improvements.
Request Date: **May 1, 2012**

District Name: **Ocean Drive Loop** Road Reconstruction and Paving Improvement Requested: Water __ Sewer __
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

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If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is **July 11, 2012**. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefited must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
44.	CHRISTOPHER L & ANGELA M. NEWBY P.O. BOX 1124 HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 82 177-174-19	\$ 31,700.00
		T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 84 177-174-17	\$ 31,700.00
		T 6S R 13W SEC 29 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 35 & 36 177-180-19	\$ 350,800.00
45.	GEORGE M KENNEDY 844 OCEAN DRIVE LOOP HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 83 177-174-18	\$ 40,500.00

Total property value is ~~\$13,878,900~~ minus exemption of ~~\$1,800~~ = ~~\$13,877,100~~. At least one half or more in value of the real property to be benefited is ~~\$6,938,550~~.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szajkowski of 869 Ocean Drive Loop Homer, Alaska 99603 filed a request for road reconstruction and paving improvements.
Request Date: **May 1, 2012**

District Name: **Ocean Drive Loop** Road Reconstruction and Paving Improvement Requested: Water ___ Sewer ___
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is **July 11, 2012**. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefited must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
46.	SUSAN BUTLER 786 OCEAN DRIVE LOOP HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 80 177-174-21	\$ 117,400.00
47.	SUE ELLEN CHRISTIANSEN P.O. BOX 15096 FRITZ CREEK, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 79 177-174-22	\$ 86,000.00
48.	SHARON M GORMAN & JOSEPH J SPAEDER P.O. BOX 2087 HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 77 177-174-24	\$ 188,700.00
49.	JAMES S OLSON P.O. BOX 2194 HOMER, ALASKA 99603	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 76 177-174-25	\$ 165,400.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefited is \$6,938,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szajkowski of 869 Ocean Drive Loop Homer, Alaska 99603 filed a request for road reconstruction and paving improvements.
Request Date: May 1, 2012

District Name: Ocean Drive Loop Road Reconstruction and Paving Improvement Requested: Water __ Sewer __
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is July 11, 2012. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefited must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
50.	DEL K RUTZBECK & DEBORAH ALLEN P.O. BOX 90 IDAHO SPRINGS, CO 80452	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 75 177-174-26	\$ 31,700.00
51.	CAROLYN A. BISHOP 325 OCEAN DRIVE LOOP HOMER, ALASKA 99603	T 6S R 13W SEC 29 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 28 177-180-07	\$ 122,200.00
52.	RONDY I BOSSELL 1154 KRUEH WAY HOMER, ALASKA 99603	T 6S R 13W SEC 20 SEWARD MERIDIAN HM0800006 OSCAR MUNSON SUB NO 3 LOT 60-A 177-174-30	\$ 163,800.00
		T 6S R 13W SEC 20 SEWARD MERIDIAN HM0721325 OSCAR MUNSON SUB REPLAT OF LOTS 46 & 47 LOT 47A 177-178-08	\$ 247,500.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefited is \$6,938,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szajkowski of 869 Ocean Drive Loop Homer, Alaska 99603 filed a request for road reconstruction and paving improvements.
Request Date: May 1, 2012

District Name: Ocean Drive Loop Road Reconstruction and Paving Improvement Requested: Water _ Sewer _
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is July 11, 2012. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefited must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
53.	LARRY JACK GOODE LIVING TRUST 1065 KRUEH WAY HOMER, ALASKA 99603	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM0850114 OSCAR MUNSON SUB NO 18 LOT 45B 177-179-03	\$ 520,400.00
		T 6S R 13W SEC 21 SEWARD MERIDIAN HM BEGINNING AT CORNER OF SEC 20 21 28 & 29 THENCE N 64 DEG 10 MIN E 50.00 FT THE S 64 DEG 10 MIN E 50.00 FT TH EAST 35.00 FT TH N 0 DEG 05 MIN W 450.00 FT TH WEST 125.00 FT TH S 0 DEG 05 MIN E 450.00 FT TO THE POB 179-230-36	\$ 439,300.00
54.	JOHN D & CHARLENE A JUMP P.O. BOX 2714 HOMER, ALASKA 99603	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM0850114 OSCAR MUNSON SUB NO 18 LOT 45-A 177-179-04	\$ 176,100.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefited is \$6,938,530.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szajkowski of **869 Ocean Drive Loop Homer, Alaska 99603** filed a request for road reconstruction and paving improvements.
Request Date: **May 1, 2012**

District Name: **Ocean Drive Loop** Road Reconstruction and Paving Improvement Requested: Water _ Sewer _
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is **July 11, 2012**. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefited must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
55.	WILLIAM & ANN MARGARET WIMMERSTEDT 616 OCEAN DRIVE LOOP HOMER, ALASKA 99603	T 6S R 13W SEC 29 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 22 177-180-01	\$ 320,300.00
56.	EVELYN M. MACKAY C/O MORIA MACKAY FEITH 22006 SE 271 ST STREET MAPLE VALLEY, WA 98038	T 6S R 13W SEC 29 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 31 177-180-10	\$ 83,000.00
57.	LORETTA & EDWARD BRADEN 3027 E 84 TH AVENUE ANCHORAGE, ALASKA 99507	T 6S R 13W SEC 29 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 27 177-180-06	\$ 70,800.00
		T 6S R 13W SEC 29 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 29 177-180-08	\$ 70,800.00
		T 6S R 13W SEC 29 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 30 177-180-09	\$ 70,800.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefited is \$6,938,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szajkowski of 869 Ocean Drive Loop Homer, Alaska 99603 filed a request for road reconstruction and paving improvements.

Request Date: May 1, 2012

District Name: Ocean Drive Loop Road Reconstruction and Paving Improvement Requested: Water _ Sewer _
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30. per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is July 11, 2012. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
58.	JOHN J. & JANET L SZAJKOWSKI 869 OCEAN DRIVE LOOP HOMER, ALASKA 99603	T 6S R 13W SEC 29 SEWARD MERIDIAN HM0003415 OSCAR MUNSON SUB LOT 37 177-180-16	\$ 333,500.00
59.	CLEMENT V TILLION, III & TRACEY A TILLION 791 OCEAN DRIVE LOOP HOMER, ALASKA 99603	T 6S R 13W SEC 29 SEWARD MERIDIAN HM2002044 OSCAR MUNSON SUB NO 20, LOT 32 A 177-180-22	\$ 613,900.00
60.	WHALE ROCK TRUST P.O. BOX 194 HOMER, ALASKA 99603	T 6S R 13W SEC 29 SEWARD MERIDIAN HM2008049 OSCAR MUNSON SUB NO 24 LOT 23-A-1 177-180-23	\$ 512,900.00
		T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM2008049 OSCAR MUNSON SUB NO 24 LOT 72-A 177-180-24	\$ 43,800.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefitted is \$6,938,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szajkowski of 869 Ocean Drive Loop Homer, Alaska 99603 filed a request for road reconstruction and paving improvements.
Request Date: May 1, 2012

District Name: Ocean Drive Loop Road Reconstruction and Paving Improvement Requested: Water Sewer
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is **July 11, 2012**. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefited must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
61.	DOUGLAS W. ALANIWA 1121 SEABREEZE COURT HOMER, ALASKA 99603	T 65 R 13W SEC 21 SEWARD MERIDIAN HM0860087 TAMIAN SUB LOT 1 179-230-26	\$ 332,200.00
62.	DAVID A & ROXANNA E LAWER 1273 BANNISTER DRIVE ANCHORAGE, ALASKA 99508	T 65 R 13W SEC 21 SEWARD MERIDIAN HM0860087 TAMIAN SUB LOT 2 179-230-27	\$ 68,000.00
63.	BRAD & PAULA DICKEY P.O. BOX 2677 HOMER, ALASKA 99603	T 65 R 13W SEC 21 SEWARD MERIDIAN HM0860098 SEABREEZE SUB LOT 5 179-230-28	\$ 274,100.00
64.	DAVID A & BETSY LAWER 1273 BANNISTER DRIVE ANCHORAGE, ALASKA 99508	T 65 R 13W SEC 21 SEWARD MERIDIAN HM0860098 SEABREEZE SUB LOT 4 179-230-29	\$ 461,500.00

Total property value is \$13,878,200 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefited is \$6,938,550.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

John Szajkowski of 869 Ocean Drive Loop Homer, Alaska 99603 filed a request for road reconstruction and paying improvements.
Request Date: May 1, 2012

District Name: Ocean Drive Loop Road Reconstruction and Paving Improvement Requested: Water _ Sewer _
Road Reconstruction Paving

We the undersigned owners of real property fronting, predominately, Ocean Drive Loop, located in Oscar Munson, Tamian, and Seabreeze Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Roads and Trails Program Special Assessment District for road reconstruction and paving improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Roads and Trails Program, property owner contribution to road improvements is \$30 per front foot for gravel and \$17 per front foot for paving. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is July 11, 2012. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefited must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
65.	JANE CUDDY, TRUSTEE LAWER CHILDRENS TRUST 7531 SPORTSMEN POINT CIRCLE ANCHORAGE ALASKA 99502	T 6S R 13W SEC 21 SEWARD MERIDIAN HM0860098 SEABREEZE SUB LOT 3 179-230-30	\$ 62,600.00
66.	LAURA LEE OWENS 40601 BELNAP DRIVE HOMER, ALASKA 99603	T 6S R 13W SEC 21 SEWARD MERIDIAN HM0890029 SEABREEZE SUB NO 2 LOT 1-A 179-230-33	\$ 206,500.00

Total property value is \$13,878,900 minus exemption of \$1,800 = \$13,877,100. At least one half or more in value of the real property to be benefited is \$6,938,550.

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 12-068

A RESOLUTION OF THE CITY COUNCIL OF HOMER,
ALASKA, NOTING THE INSUFFICIENCY OF THE PETITION
FOR KACHEMAK DRIVE PHASE III WATER AND SEWER
IMPROVEMENTS.

WHEREAS, The petition was circulated from May 2012 to July 2012; and

WHEREAS, Signatures from property owners in favor of the water and sewer
improvements petition equal 35% of the property value; and

WHEREAS, Pursuant to HCC 17.04.040(a)(2) the sufficiency of the petition requires
signatures of the record owners of not less than one half in value of the real property in the
proposed improvement district; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, notes
the insufficiency of the petition for Kachemak Drive Phase III Water and Sewer Improvements.

BE IT FURTHER RESOLVED this does not preclude further petitioning by property
owners for water and sewer improvements for a modified area or any other type of improvement
by initiating a new petition.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 23rd day of July,
2012.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: N/A

Office of the City Clerk

Jo Johnson, CMC, City Clerk
Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



491 E. Pioneer Avenue
Homer, Alaska 99603
(907) 235-3130
(907) 235-8121
ext: 2224, 2226, or 2227
Fax: (907) 235-3143
Email: clerk@ci.homer.ak.us

May 2, 2012

Dear Property Owner:

A request for water and sewer improvements was made for your neighborhood. The request was made by Marvin Loflin in September, 2011. You were notified and many of you returned the form indicating you were interested and would like more information. A neighborhood meeting was held in February 2012 and allowed you the opportunity to ask questions about the project.

In April the process for local improvement districts was amended by the Homer City Council via Ordinance 12-15. The first step in the former process was called the request/application period. That step has been eliminated and the process now begins with a petition. We are obligated to follow the newly adopted procedure for all pending local improvement districts, thus you may find some of this process redundant.

A Special Assessment District (formerly a Local Improvement District) may be initiated with petition signatures of the record owners of one half or more in value of the real property in the proposed district. We have compiled a list of the property owners within the boundaries of the Kachemak Drive Phase III improvement district, including your parcel(s).

If you support the water and sewer improvements and wish for the City to determine a cost estimate of the project you will need to sign and return the Property Owner Petition. By signing you are indicating that you may favor the utility improvements and wish to hear more about the project, including costs. The Property Owner Petition must be returned to the City Clerk by **July 3, 2012**.

If you are not interested in starting the water and sewer improvements you do not need to sign the Property Owner Petition. Your lack of response indicates that you are not in favor of the Special Assessment District.

Pursuant to the Homer Accelerated Water and Sewer Program, districts shall be assessed 75% property owner share of the project. Projects will be authorized only after a public hearing to insure public participation in the process.

We will determine the amount of interested property owners by the number of signatures that are returned. You will be notified of the results once the petition deadline has passed.

Please call with questions you may have about the Special Assessment District. We would be happy to assist you.

Sincerely,

A handwritten signature in black ink that reads "Jo Johnson".

Jo Johnson
City Clerk

Enc. Property Owner Petition
Map of proposed project

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

Matvin Loflin of 3135 Kachemak Drive, Homer, AK 99603 filed a request for water and sewer improvements. Request Date: 9/22/11

District Name: Kachemak Drive Phase III Water and Sewer Improvement Requested: Water X Sewer X Road Reconstruction Paving _

We the undersigned owners of real property fronting, predominately, Kachemak Drive, located within Mailea Bay, Checkmate Shores, Scenic Bay, Lampert Lake, Miriams Ares, De Garmo, Grewingk View, Rankin and R Cronin Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Water and Sewer Program Special Assessment District for water and sewer improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Water and Sewer Program, districts shall be assessed 75% property owner share of the project. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is July 3, 2012. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefited must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
1.	KACHEMAK MOOSE HABITAT INC. P.O. BOX 355 ANCHOR POINT, AK 99556-0355	T 6S R 13W SEC 23 Seward Meridian HM THAT PORTION OF GOVT LOT 3 LYING NORTHWESTERLY OF KACHEMAK BAY DRIVE 179-150-02	\$ 38,400
		T 6S R 13W SEC 23 Seward Meridian HM0790139 CHECKMATE SHORES SUB LOT 1 179-150-56	\$ 33,100
		T 6S R 13W SEC 22 Seward Meridian GOVT LOT 15 N OF KACHEMAK DR 179-360-14	\$ 54,500

Total property value is \$8,837,000 minus exemption of \$4,300 = \$8,782,700. At least one half or more in value of the real property to be benefited is \$4,391,350.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

Marvin Loflin of 3135 Kachemak Drive, Homer, AK 99603 filed a request for water and sewer improvements. Request Date: 9/22/11

District Name: Kachemak Drive Phase III Water and Sewer Improvement Requested: Water X Sewer X Road Reconstruction _ Paving -

We the undersigned owners of real property fronting, predominately, Kachemak Drive, located within Mailea Bay, Checkmate Shores, Scenic Bay, Lampert Lake, Miriams Ares, De Garmo, Grewingk View, Rankin and R Cronin Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Water and Sewer Program Improvement District for water and sewer improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefitted by these improvements.

Pursuant to the Homer Accelerated Water and Sewer Program, districts shall be assessed 75% property owner share of the project. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is July 3, 2012. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
2.	CITY OF HOMER 491 E. PIONEER AVE. HOMER, AK 99603	T 6S R 13W SEC 23 Seward Meridian HM THAT PORTION OF GOVT LOT 3 LYING SOUTHEASTERLY OF KACHEMAK BAY DRIVE 179-150-03	\$ 22,600 (exempt)
3.	DON HIRAM SILVERMAIL P. O. BOX 92 WRANGELL, AK 99929-0092	T 6S R 13W SEC 22 Seward Meridian HM 0830087 SCENIC BAY SUB LOT 4 179-360-20	\$ 31,700 (exempt)
4.	JOHN & MARIKA MOUW JOINT REVOCABLE TRUST P.O. BOX 4084 HOMER, AK 99603-4084	T 6S R 13W SEC 23 Seward Meridian HM GOVT LOT 9 179-150-12	\$ 74,300
5.	COLETTE P. IRELAND P. O. BOX 3464 HOMER, AK 99603-3464	T 6S R 13W SEC 22 Seward Meridian HM THAT PORTION OF GOVT LOT 13 LYING NORTH OF KACHEMAK DRIVE 179-150-30	\$ 19,400
		T 6S R 13W SEC 22 Seward Meridian HM 0910025 DE GARMO SUB AMENDED LOT 13-A 179-150-47	\$188,900

Total property value is \$8,837,000 minus exemption of \$4,300 = \$8,782,700. At least one half or more in value of the real property to be benefitted is \$4,391,350.

**CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION**

Marvin Loflin of 3135 Kachemak Drive, Homer, AK 99603 filed a request for water and sewer improvements. Request Date: 9/22/11

District Name: Kachemak Drive Phase III Water and Sewer Improvement Requested: Water X Sewer X Road Reconstruction _ Paving _

We the undersigned owners of real property fronting, predominately, Kachemak Drive, located within Mailea Bay, Checkmate Shores, Scenic Bay, Lampert Lake, Miriams Ares, De Garmo, Grewingk View, Rankin and R Cronin Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Water and Sewer Program Improvement District for water and sewer improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefitted by these improvements.

Pursuant to the Homer Accelerated Water and Sewer Program, districts shall be assessed 75% property owner share of the project. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is July 3, 2012. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
6.	WAYNE L. & SHIRLEY A. GROSSMAN 2365 S. DUNHAM RD. COTTONWOOD, AZ 86326-7005	T 6S R 13W SEC 23 Seward Meridian HM 0790139 CHECKMATE SHORES SUB LOT 3 179-150-57	\$281,200
7.	MARVIN D. LOFLIN REVOCABLE TRUST 3135 KACHEMAK DRIVE HOMER, AK 99603-8109	T 6S R 13W SEC 23 Seward Meridian HM 0790139 CHECKMATE SHORES SUB LOT 2 179-150-58	\$622,800
8.	IVAN A. & PAULINE E. BENSON P. O. BOX 81 ANCHOR POINT, AK 99556-0081	T 6S R 13W SEC 23 Seward Meridian HM 0800076 MAILEA BAY SUB LOT 1 179-150-59	\$24,800
		T 6S R 13W SEC 23 Seward Meridian HM 0800076 MAILEA BAY SUB LOT 4 179-150-60	\$21,800
		T 6S R 13W SEC 23 Seward Meridian HM 0004224 R CRONIN SUB LOT 8B 179-150-72	\$128,600

Total property value is \$8,837,000 minus exemption of \$54,300 = \$8,782,700. At least one half or more in value of the real property to be benefitted is \$4,391,350.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

Marvin Loflin of 3135 Kachemak Drive, Homer, AK 99603 filed a request for water and sewer improvements. Request Date: 9/22/11

District Name: Kachemak Drive Phase III Water and Sewer Improvement Requested: Water X Sewer X Road Reconstruction ... Paving -

We the undersigned owners of real property fronting, predominately, Kachemak Drive, located within Mailea Bay, Checkmate Shores, Scenic Bay, Lampert Lake, Miriams Ares, De Garino, Grewingk View, Rankin and R Cronin Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Water and Sewer Program Improvement District for water and sewer improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefitted by these improvements.

Pursuant to the Homer Accelerated Water and Sewer Program, districts shall be assessed 75% property owner share of the project. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is July 3, 2012. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
9.	ROBERT D. & BETHINE M. NEHUS 210 W. BAYVIEW AVE. HOMER, AK 99603-7013	T 6S R 13W SEC 23 Seward Meridian HM 0900076 MAILLEA BAY SUB LOT 2 179-150-61	\$204,000
10.	SHARON ANN MOSS DECLARATION OF TRUST 2960 "C" ST., SUITE 200 ANCHORAGE, AK 99503-3970	T 6S R 13W SEC 23 Seward Meridian HM 0800076 MAILLEA BAY SUB LOT 3 179-150-62	\$407,700
11.	NANCY HILLSTRAND P. O. BOX 7 HOMER, AK 99603-0007	T 6S R 13W SEC 23 Seward Meridian HM 0870056 RANKIN SUB LOT 2 179-150-68	\$199,700
12.	MICHAEL E. & CATHERINE MCCARTHY P. O. BOX 957 HOMER, AK 99603-0957	T 6S R 13W SEC 23 Seward Meridian HM 0004224 R CRONIN SUB LOT 8C 179-150-70	\$470,500
13.	A. R. AND FRANCES P. CRONIN P. O. BOX 236 HOMER, AK 99603-0236	T 6S R 13W SEC 23 Seward Meridian HM 0004224 R CRONIN SUB. LOT 8A 179-150-71	\$273,800
14.	CONNIE E. HINES P. O. BOX 151 HOMER, AK 99603-0151	T 6S R 13W SEC 23 Seward Meridian HM 0970083 GREWINGK VIEW SUB LOT 12-B 179-150-74	\$371,000

Total property value is \$8,837,000 minus exemption of \$4,300 = \$8,782,700. At least one half or more in value of the real property to be benefitted is \$4,391,350.

**CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION**

Marvin Loflin of 3135 Kachemak Drive, Homer, AK 99603 filed a request for water and sewer improvements. Request Date: 9/22/11

District Name: Kachemak Drive Phase III Water and Sewer Improvement Requested: Water X Sewer X Road Reconstruction _ Paving _

We the undersigned owners of real property fronting, predominately, Kachemak Drive, located within Mailela Bay, Checkmate Shores, Scenic Bay, Lampert Lake, Miriams Ares, De Garmo, Grewingk View, Rankin and R Cronin Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Water and Sewer Program Improvement District for water and sewer improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Water and Sewer Program, districts shall be assessed 75% property owner share of the project. Projects will be authorized only after a public hearing to insure public participation in the process.

If you are in favor of these improvements please sign in the Signature and Date slot. Please date your signature. We ask that you include your phone number for future reference, although this is not mandatory. Deadline for this petition is July 3, 2012. For this petition to be sufficient, signatures representing at least one half or more in value of the real property to be benefitted must be secured. If sufficient, a neighborhood meeting will be held.

IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
15.	ANN M. GRIFFIN 110 FALLING CREEK DRIVE THOMASVILLE, NC 27360-3236	T 6S R 13W SEC 23 Seward Meridian HM 02009005 DE GARMO SUB NO 2 LOT 12-A-1 179-150-81	\$287,900
16.	MICHAEL YOURKOWSKI 3059 KACHEMAK DRIVE HOMER, AK 99603	T 6S R 13W SEC 22 & 23 Seward Meridian HM 2009005 DE GARMO SUB NO 2 LOT 13- B-1 179-150-82	\$587,100
17.	VICKEY J. HODNIK PO BOX 1836 HOMER, AK 99603-1836	T 6S R 13W SEC 22 Seward Meridian HM PTN GOV LOT 2 LYING SOUTH OF KACHEMAK DR EXCLUDING KETA CLIFFS TOO & CARROLL SUBS & E 300 FT OF THE W 700 FT 179-360-05	\$1,063,500
18.	DANIEL F. & JANE F. VEERHUSEN PO BOX 971 HOMER, AK 99603-0971	T 6S R 13W SEC 22 Seward Meridian HM 0780108 MIRIAMS ARES SUB LOT 3 179-360-06	\$594,100

Total property value is \$8,837,000 minus exemption of \$4,300 = \$8,782,700. At least one half or more in value of the real property to be benefitted is \$4,391,350.

CITY OF HOMER, ALASKA
PROPERTY OWNER PETITION

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We the undersigned owners of real property fronting, predominately, Kachemak Drive, located within Mailea Bay, Checkmate Shores, Scenic Bay, Lampert Lake, Miriams Ares, De Garmo, Grewingk View, Rankin and R Cronin Subdivisions within the City of Homer, Alaska, request that a Homer Accelerated Water and Sewer Program Improvement District for water and sewer improvements be created to include the properties listed below. We represent the owners of at least one-half or more in value of the real property to be benefited by these improvements.

Pursuant to the Homer Accelerated Water and Sewer Program, districts shall be assessed 75% property owner share of the project. Projects will be authorized only after a public hearing to insure public participation in the process.

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IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
19.	LORNA K. OLSON DECLARATION OF TRUST PO BOX 1130 HOMER, AK 99603-1130	T 6S R 13W SEC 22 Seward Meridian HM 0780108 MIRIAMS ARES SUB LOT 2 179-360-07	\$417,100
20.	KAR-A-VAN TRANSFER INC. PO BOX 4 SELDOVIA, AK 99663-0004	T 6S R 13W SEC 22 Seward Meridian HM 0780108 MIRIAMS ARES SUB LOT 1 179-360-08	\$ 92,600
21.	SUZANNE R. SINGER PO BOX 1862 HOMER, AK 99603-1862	T 6S R 13W SEC 22 Seward Meridian HM 0850006 LAMPERT LAKE SUB LOT 1 179-360-16	\$173,000
22.	JOHN F. & MARIKA E. MOUW PO BOX 212 HOMER, AK 99603-0212	T 6S R 13W SEC 22 Seward Meridian HM 0830087 SCENIC BAY SUB LOT 1 179-360-17	\$521,500
23.	VERNON ADKISON PO BOX 3785 HOMER, AK 99603-3785	T 6S R 13W SEC 22 Seward Meridian HM 0830087 SCENIC BAY SUB LOT 2 179-360-18	\$475,100
		T 6S R 13W SEC 22 Seward Meridian HM 0830087 SCENIC BAY SUB LOT 3 179-360-19	\$449,700

Total property value is \$8,837,000 minus exemption of \$54,300 = \$8,782,700. At least one half or more in value of the real property to be benefitted is \$4,391,350.

**CITY OF HOMER, ALASKA
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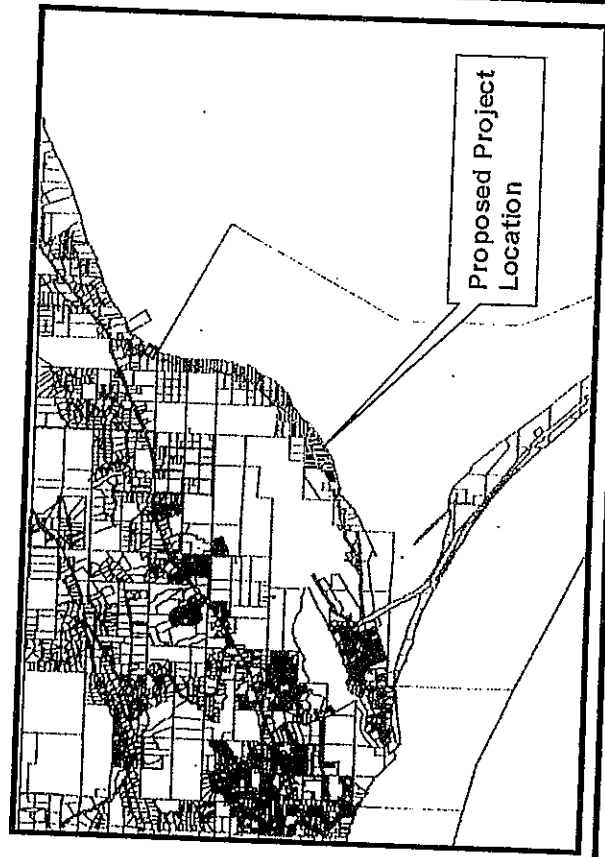
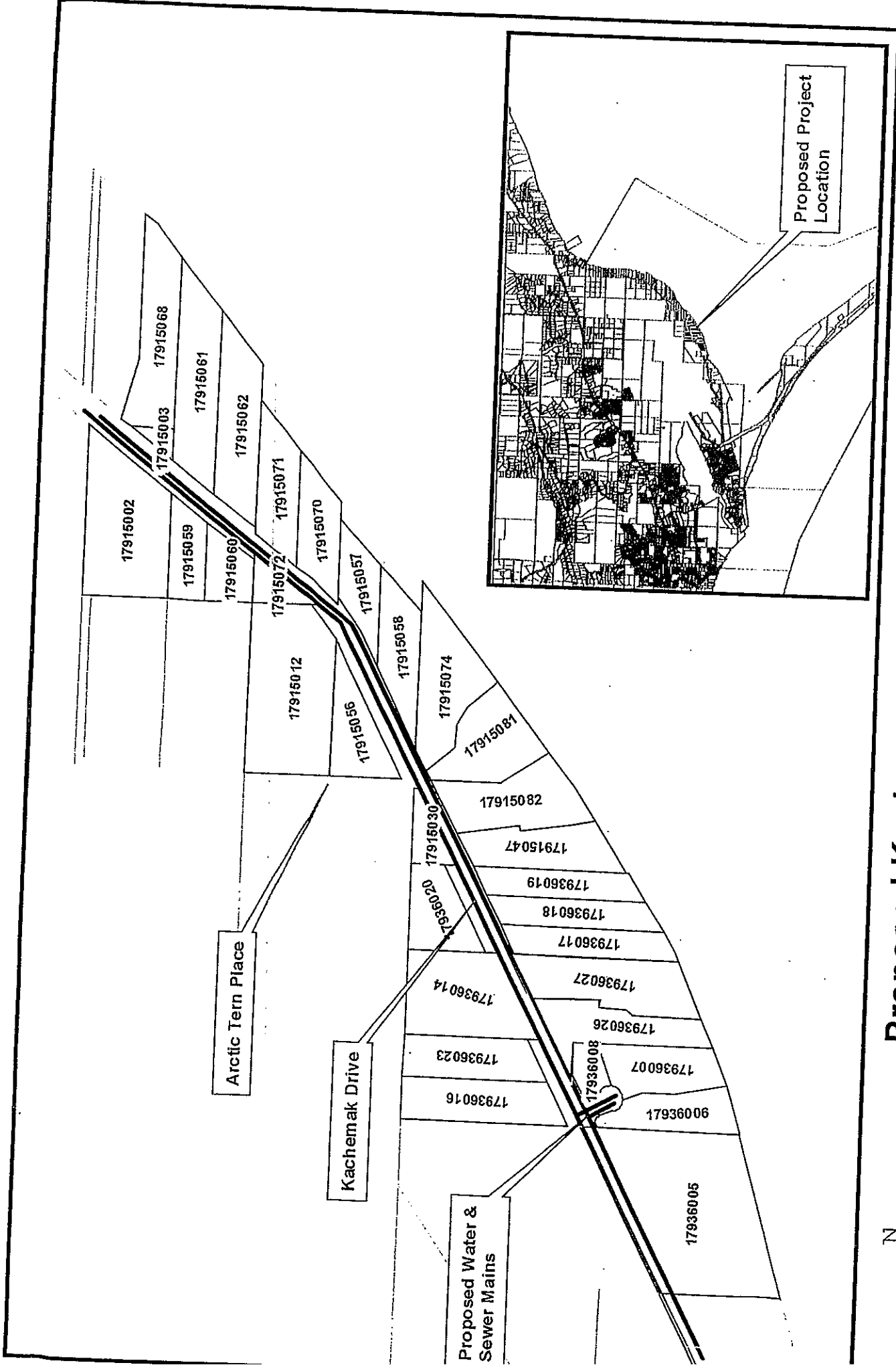
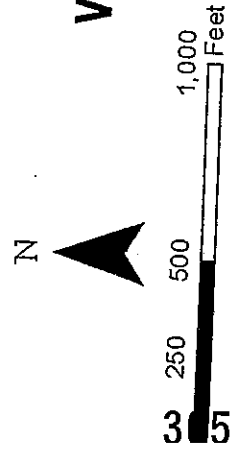
IN WITNESS WHEREOF, we have set our hands:

Signature / Date (Phone number Optional)	Owner(s) Name and Address	Legal Description KPB Parcel No.	Assessed Property Value
24.	LATRINA B. FELLOWS 266 E BAYVIEW AVE HOMER, AK 99603-7115	T 6S R 13W SEC 22 Seward Meridian HM 0850130 LAMPERT LAKE SUB NO 2 LOT 2A 179-360-23	\$140,800
25.	AMY K. BOLLENBACH PO BOX 3468 HOMER, AK 99603-3468	LOT 1 GOLDEN CROWNED SUBDIVISION, WEST 179-360-26	\$205,100
		LOT 2, GOLDEN CROWNED SUBDIVISION, EAST 179-360-27	\$360,700

Total property value is \$8,837,000 minus exemption of \$4,300 = \$8,782,700. At least one half or more in value of the real property to be benefited is \$4,391,350.



Proposed Kachemak Drive Phase III Water & Sewer Local Improvement District



1 CITY OF HOMER
2 HOMER, ALASKA

3 City Manager

4 RESOLUTION 12-069
5

6 A RESOLUTION OF THE CITY COUNCIL OF HOMER,
7 ALASKA, INITIATING A SPECIAL ASSESSMENT DISTRICT
8 TO PROVIDE A NATURAL GAS DISTRIBUTION SYSTEM IN
9 THE CITY, AND AUTHORIZING THE CITY MANAGER TO
10 PREPARE A PROPOSED IMPROVEMENT PLAN.
11

12 WHEREAS, The City of Homer ("City") has obtained financing for the construction of a
13 natural gas transmission line from Anchor Point to the City; and
14

15 WHEREAS, HCC 17.04.040(a)(1) authorizes the City Council by a vote of not less than
16 three fourths of its membership to initiate a special assessment district; and
17

18 WHEREAS, The City Council deems it necessary and in the best interest of the City and
19 its residents to initiate a special assessment district for a natural gas distribution system in the
20 City to provide natural gas utility service to properties in the City upon the completion of the
21 natural gas transmission line; and
22

23 WHEREAS, The Council finds that the natural gas distribution system will benefit
24 equally all parcels of real property in the City that will receive access to natural gas service
25 through the construction of the natural gas distribution system, and that all parcels so benefited
26 should be assessed equally for the cost of the natural gas distribution system; and
27

28 WHEREAS, The Council finds that it would be most equitable, and consistent with the
29 benefit conferred by the natural gas distribution system to credit grant funding for the natural gas
30 transmission line in the City against the total cost of the natural gas distribution system in
31 determining the amount to be assessed against each lot that will have access to natural gas
32 service from the natural gas distribution system; and
33

34 WHEREAS, HCC 17.04.040(b) provides that upon the Council's initiation of a special
35 assessment district the Clerk shall schedule a meeting of record owners of property in the
36 proposed district, and refer the proposed district to the City Manager for the preparation of an
37 improvement plan for the district.
38

39 NOW THEREFORE, BE IT RESOLVED:
40

41 Section 1. Initiation of special assessment district. As authorized by HCC
42 17.04.040(a)(1), the Council hereby initiates a special assessment district for a natural gas
43 distribution system in the City, to provide natural gas utility service to properties in the City
44 upon the completion of a natural gas transmission line from Anchor Point to the City.
45

MEMORANDUM 12-119

TO: WALT WREDE
CITY MANAGER
CITY OF HOMER

FROM: THOMAS F. KLINKNER

RE: NATURAL GAS DISTRIBUTION SPECIAL ASSESSMENT DISTRICT

FILE NO.: 506,742.205

DATE: JULY 11, 2012

This memorandum discusses legal issues related to the use of a special assessment district ("District") to finance natural gas distribution facilities. For the purposes of this memorandum, I assume that the District will encompass the entire City of Homer.

1. *How Is the District Initiated?*

HCC 17.04.040(a) provides that a special assessment district may be initiated either by (1) a resolution approved by a three-fourths vote of the Council; or (2) petition signatures of the record owners of not less than one half in value of the real property in the proposed district. The three-fourths vote required to initiate the District is determined on the basis of the entire membership of the Council, including members disqualified from voting due to conflict of interest. Thus five affirmative votes on the question are required for the Council to initiate the District. In the event that initiation by resolution fails, there is the option of initiation by a petition signed by the owners of not less than one-half in value of property that is to be included in the District.

2. *What Properties Should Be Included in the District?*

Under AS 29.46.010(a), a property benefited by the improvement is included in the District. Benefited properties are included in the District even if they are exempt from real property taxation (e.g., properties owned by government agencies, churches, charitable organizations). A property is not benefited by the improvement if it cannot use the improvement, either at present or in the future. A property that is located so that it would be physically impossible to connect the property to the natural gas distribution system should be excluded from the District. Similarly, a property that is subject to permanent, legally enforceable restrictions on use (e.g., a conservation easement) that preclude its development with improvements that could use natural gas

service, should be excluded from the District. Properties that are to be excluded from the District should be identified in the City Manager's improvement plan.

3. *May Each Property In the District Be Assessed Equally?*

The assessment of each property in the District is to be proportional to the benefit that the property receives from the improvement.¹ The Council has broad discretion to determine whether a particular assessment method results in such proportionality. "If the apportionment of special assessments and the question of benefits are matters upon which reasonable men may differ, the determination by the municipal authorities will be sustained by the courts."² Thus, if the Council determines that equal assessments on each property in the District are proportional to the benefit that each property receives from the improvement, the City may adopt a "postage stamp" method of assessment, under which each benefited property is assessed the same amount for the natural gas distribution system.

The City has received an \$8,150,000 appropriation for a "South Peninsula Natural Gas Pipeline."³ The purpose of this appropriation is to finance the construction of a natural gas pipeline from Anchor Point to Kachemak City. The state-funded natural gas line within the City also will serve as part of the City's natural gas distribution system. Thus, it is appropriate to consider that state funding as part of the funding for the natural gas distribution system as a whole, and that funding may be applied to reduce the cost of the system that must be assessed against benefited properties.

4. *How Should the City Provide for the Cost of Borrowing over Multiple Construction Seasons, and before Assessments May Be Levied?*

Assessments are levied "[a]fter completion of the improvement."⁴ While the precise time that will be required to complete the natural gas distribution system in the City has not been determined, Enstar has indicated that completion of the system will require at least two construction seasons. It is expected that Enstar will charge the City for the cost of the construction that has been completed at the end of each construction system. In addition, although some properties will receive access to natural gas service as of the end of the first construction season, they cannot be assessed until the entire project has been completed. This situation raises the following issues:

- Can the City issue obligations backed by special assessments before the assessments have been levied?
- How will the City provide for the interest that accrues on the money it borrows before it levies assessments?

¹ AS 29.46.060(a); HCC 17.04.070(a).

² *Cit of Wasilla v. Wilsonoff*, 698 P.2d 656, 657-658 (Alaska 1985).

³ §1 Ch. 17 SLA 2012.

⁴ HCC 17.04.070(a).

- Should the City allocate the cost of interest on the amount that is borrowed to finance the first season's construction to properties that gain access to natural gas service by the end of that season, and if so, how can the City accomplish this allocation?

The City is authorized by state law to borrow in anticipation of the levying of special assessments, to finance the cost of a local improvement project.⁵ However, the City Code does not permit the City to issue special assessment bonds "prior to the expiration of the time period allowed for the payment of assessments without penalty or interest."⁶ Since it will be impractical for the City to undertake the natural gas distribution system project without the ability to borrow in anticipation of special assessments, I recommend amending the Code to conform to state law, by authorizing the City to issue bonds in anticipation of the levying of special assessments.

To provide for interest that accrues before assessments are levied on the money it borrows to finance the construction, the City's borrowing should be sized to provide funds to pay that interest. This is a common practice in financing revenue-producing assets. An alternative would be to defer the payment of interest on the borrowing until assessments have been levied, but lenders/investors are likely to find this alternative unattractive.

If the City determines that properties that gain access to natural gas service by the end of the first construction season receive a benefit that is not shared with other properties in the assessment district, it could elect to allocate the first year's interest expense to only the former category of properties. This would cause the assessments on those properties to be slightly larger than the assessments on the remaining properties. However, it also could be argued that all properties in the district benefit equally from the initial season's construction, so that the borrowing cost that is associated with that season should be shared equally.

5. *What Security May the City Provide for Its Financing of Natural Gas Facilities?*

The City may not pledge tax revenues to secure financing for the natural gas distribution system, because it will be owned by Enstar, a private company. Article IX, §9 of the Alaska Constitution authorizes a municipality to secure a borrowing with a pledge of its taxing power in the following terms:

No debt shall be contracted by any political subdivision of the state, ***unless authorized for capital improvements*** by its governing body and ratified by a majority vote of those qualified to vote and voting on the question. (Emphasis added)

⁵ AS 29.46.130(a).

⁶ HCC 17.08.010(a).

Under this constitutional provision, a city may issue general obligation bonds only for capital improvements. A bond-financed asset is not a capital improvement if it is given away to another entity.⁷ Because Enstar, and not the City, will own the natural gas distribution system, that system will not be a "capital improvement" that the City may pledge its taxing power to finance. This restriction would apply to bonds secured by a pledge of sales tax revenue as well as bonds secured by a pledge of the City's property tax, because the former still would be secured by a pledge of the City's taxing power. Although there is no Alaska decision on this issue, other jurisdictions have specifically rejected such a pledge of a bond issuer's sales tax revenue under similar constitutional debt limitations.⁸

Apart from a provision for interim borrowing that must be repaid by the end of the next fiscal year, the only exceptions to the capital improvement requirement in Article IX, §9 appear in Article IX, §11:

The restrictions on contracting debt do not apply to debt incurred through the issuance of revenue bonds by a public enterprise or public corporation of the State or a political subdivision, when the only security is the revenues of the enterprise or corporation. The restrictions do not apply to indebtedness to be paid from special assessments on the benefited property, nor do they apply to refunding indebtedness of the State or its political subdivisions.

Thus, under Article IX, §11 the City may finance the natural gas distribution system with bonds secured by special assessments on the benefited property.⁹

However, the fact that the City may not *pledge* tax revenue to secure bonds issued to finance the natural gas distribution system does not preclude the City from using tax revenue to pay debt service on the bonds. The City could elect to use tax revenue to pay all or part of the debt service on the bonds, crediting those payments against assessment installments payable by owners of benefited properties. The levying of assessments in this case would provide a "back-up" source of revenue to pay the bonds in the event that tax revenues were insufficient.

6. *Is Tax Exempt Financing Available for Natural Gas Facilities?*

Tax exempt financing is not available to finance natural gas facilities that are to be owned by Enstar. Interest on bonds issued by state and local governments

⁷ *City of Juneau v. Hixson*, 373 P.2d 743, 748 (Alaska 1962); *Wright v. City of Palmer*, 468 P.2d 326, 329-330 (Alaska 1970).

⁸ *State v. Martin*, 384 P.2d 833, 843 (Wash. 1963); *Eakin v. State*, 474 N.E.2d 62, 66-67 (Ind. 1985); *Terry v. Mazur*, 362 S.E. 2d 904, 911 (Va. 1987).

⁹ See, *Weber v. Kenai Peninsula Borough*, 990 P.2d 611 (Alaska 1999) (special assessment district to finance natural gas facilities to be owned by Enstar serves a public purpose).

generally is excluded from gross income for federal income tax purposes.¹⁰ However, this exemption does not apply to a bond that is a "private activity bond" other than specific types of "qualified bond."¹¹ A bond is a private activity bond if two features are present. The first is "private business use," and the second is "private payment or security."¹² Bonds issued to finance natural gas facilities would meet the "private business use" test because the bond-financed facilities will be used in the trade or business carried on by Enstar, a private company. The bonds also would meet the private payment or security test because the debt service payments on the bonds will be derived from special assessments levied on the basis of benefit received from the same privately used bond-financed facilities.

Among the "qualified bond" exceptions to the disqualification of private activity bonds from tax exemption are bonds issued to finance facilities for the local furnishing of electric energy or gas.¹³ However the "local furnishing" of electric energy or gas is limited to furnishing solely within an area consisting of one city and one contiguous county, or two contiguous counties.¹⁴ The area being served is the furnishing utility's entire service area. The Enstar service area includes the Kenai Peninsula Borough, the Municipality of Anchorage and the Matanuska-Susitna Borough—an area encompassing more than two contiguous counties. Thus, bonds issued to finance Enstar facilities cannot be tax exempt as bonds issued to finance facilities for the local furnishing of gas.

7. *In Addition to Costs of Construction and Interest During Construction, Must the City Finance any Other Amounts?*

In addition to financing costs of constructing the natural gas distribution system, and interest that accrues before assessments are levied, lenders/investors likely will require that the City finance a reserve fund to secure the repayment of the bonds. The amount of such a reserve fund typically is equal to one year's debt service on the bonds, although it may vary depending on the requirements of lenders/investors. The reserve fund will remain in place while the bonds are outstanding, and often is applied to pay the last installments of debt service on the bonds. The reserve fund also may provide a mechanism for the earlier prepayment of bonds as described below.

8. *Are There Other Sources of Funds that Will Reduce the Amount of Special Assessments for the Natural Gas Distribution System?*

The Enstar tariff provides for the refunding of certain amounts that a customer must advance to pay the cost of a main extension, such as the natural gas distribution system in the City. The refunded amounts consist of (i) a portion of the construction cost that is reallocated upon connection of a customer located outside the special

¹⁰ I.R.C. §103(a).

¹¹ I.R.C. §103(b).

¹² I.R.C. §141(a).

¹³ I.R.C. §§141(e)(1)(A), 142(a)(8).

¹⁴ I.R.C. §142(f)(1).

assessment district within two years of completion of the improvement; and (ii) a "free main allowance" based on the estimated gas consumption of any customer that connects to the natural gas distribution system. Other municipalities that have levied special assessments to finance natural gas improvements for Enstar have deposited these refunds in a special account for the benefit of the assessed properties. When the amount of refunds that have been received, plus the amount in the reserve fund, is sufficient to (i) equalize the amount of each assessment that has been prepaid, by refunding a portion of each prepaid assessment that equals the unpaid principal of assessments paid in installments; and (ii) pay off the remaining bond principal plus accrued interest; the municipality has made those payments, and canceled the payment of unpaid, non-delinquent assessment installments. The availability of these refunds may reduce substantially the amount of the assessment that a property in the District is required to pay.

Please let me know if I may be of further assistance in this matter.

TFK/

OUTLINE OF HOMER'S SPECIAL ASSESSMENT DISTRICT (HSAD) PROCEDURE

Based on Homer City Code Chapter 17.04, effective April 10, 2012, the steps in the Homer Special Assessment District procedure may be described in a series of stages:

Stage 1 – Initiation of HSAD by resolution or petition

- a. Resolution - Council may initiate a HSAD by resolution by a vote of no less than $\frac{3}{4}$ of the Council.
- b. Petition - Property owners may initiate a HSAD by petition signatures of the record owners of not less than one half in value of the real property in the proposed district.

Stage 2 – Petition

- a. If the HSAD is initiated by resolution of the Council there is no petition stage. Proceed to neighborhood meeting of owners within the district.
- b. If the HSAD is initiated by property owner petition, the petition is prepared by the city clerk for distribution to all property owners in the district. If within 60 days the petition is returned with approving signatures of the owners of *at least 50% in value of the real property to be benefited*, the petition is forwarded to Council for adoption of a resolution to find the improvement is necessary.

If there are not sufficient signatures, Council is informed and adopts a resolution finding that the petition was insufficient and the HSAD fails.

Stage 3 – Neighborhood Meeting/Improvement Plan

- a. Schedule a meeting of record owners of the real property in the proposed district. Property owners will receive an improvement plan that includes final boundaries, design, cost estimate, assessments against properties, method for allocating costs among the properties, time period which assessments will be financed, and a preliminary assessment roll.

Stage 4 – Public Hearing/Written Objection

- a. A public hearing is scheduled and published. Property owners receive notice via certified mail no less than 60 days before the hearing.

b. A record owner of real property within the proposed district may file a written objection to the improvement plan no later than the day before the public hearing. If owners of real property that would bear 50% or more of the assessed cost of the improvement file timely written objections, Council may not proceed with the improvement unless it revises the improvement plan to reduce the assessed cost of the improvement that is borne by objecting owners to less than 50% of the assessed cost of the improvement. In the event of a boundary change Council must pass a resolution and all owners of property shall be notified of the change.

c. Council holds a public hearing and then adopts a resolution determining to proceed with the proposed improvement.

Stage 5 – Contract for Construction/Solicitation of Bids

a. After the HSAD has been created the City solicits bids for construction. If cost of constructing the improvement will exceed 115% of the estimated cost in the improvement plan, property owners will be notified via certified mail of the increased cost.

b. If record owners of property that would bear 50% or more of the cost of the improvement object in writing, the City will not contract to construct the improvement.

Stage 6 – Assessment Roll and Objections

a. After completion of the improvement, Council shall assess costs to each property benefitted in the district.

b. An assessment roll will include the name and address of the record owner, Kenai Peninsula Borough parcel number, property description, amount assessed, and assessed value of the property.

c. A hearing is scheduled to hear objections to the assessment roll.

d. Property owners are notified of the hearing date and sent the assessment roll via certified mail.

e. Council corrects any errors or inequalities in the assessment roll and confirms the assessment roll by resolution. Council sets the time for payments, interest rate, and penalties for delinquent payments by resolution.

1 CITY OF HOMER
2 HOMER, ALASKA

Lewis/City Manager

3
4 ORDINANCE 12-15
5

6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 REPEALING AND REENACTING HCC CHAPTER 17.04 REGARDING
8 SPECIAL ASSESSMENT DISTRICTS.
9

10 WHEREAS, The City of Homer enacted HCC 17.04, regarding special assessments, in
11 1987; and
12

13 WHEREAS, In the years following the adoption of HCC 17.04, the City has found the
14 procedures under this code chapter to be cumbersome and difficult for the public to understand;
15 and
16

17 WHEREAS, It also is necessary to revise HCC Chapter 17.04 to accommodate the
18 financing of a wider range of projects, including infrastructure of privately owned utilities.
19

20 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
21

22 Section 1. HCC Chapter 17.04, Special Assessment Districts, is repealed and reenacted
23 to read as follows:
24

25 Chapter 17.04
26

27 SPECIAL ASSESSMENT DISTRICTS
28

29 Sections:

- 30 17.04.010 Definitions.
31 17.04.020 Purpose of chapter.
32 17.04.030 Assessment authority.
33 17.04.040 Initiation of district.
34 17.04.050 Creation of district.
35 17.04.060 Contract award; Approval of increased costs.
36 17.04.070 Assessment roll.
37 17.04.080 Certification of assessment roll.
38 17.04.090 Payment.
39 17.04.100 Subdivision after levy of assessments.
40 17.04.110 Assessments to be liens.
41 17.04.120 Reassessment.
42 17.04.130 Objection and appeal.
43 17.04.140 Interim financing.
44 17.04.150 Special assessment bonds.
45 17.04.160 Time limit for special assessment districts.
46 17.04.170 Water and sewer connections required.

- 47 17.04.180 Road improvement assessments for lots with two street frontages.
48 17.04.190 Deferment of assessment payments for senior citizens.
49 17.04.200 "In lieu of assessment".

50

51 17.04.010 Definitions. In this chapter:

52 a. "Cost" means all expenses incurred by the city for an improvement, including
53 without limitation advertising expenses, fees of engineers, architects and surveyors, legal fees,
54 costs of property acquisition, payments to construction contractors, costs of interim and long-
55 term financing of the improvement, including costs of issuing bonds and notes, and city
56 administrative costs.

57 b. "District" means a special assessment district created under this chapter.

58 c. "Improvement" means a capital improvement, including without limitation streets,
59 sidewalks, alleys and bridges; street lighting; drainage and flood control facilities; sanitary
60 sewage collection and treatment facilities; water supply and distribution facilities; natural gas
61 distribution facilities; and parks, playgrounds, public squares and open space.

62 d. "Record owner" means the person in whose name real property is listed on the
63 property tax roll prepared by the Kenai Peninsula Borough.

64

65 17.04.020 Purpose of chapter. a. A special assessment district may be created for the
66 purpose of acquiring, installing or constructing a capital improvement that primarily benefits real
67 property in the district, in contrast to capital improvements that benefit the entire community and
68 are paid for with general government resources.

69 b. The purpose of this chapter is to prescribe the procedure for initiating a special
70 assessment district, authorizing an improvement in a special assessment district, approving and
71 levying special assessments, payment of special assessments, and the authorization of special
72 assessment bonds, for public information and administrative guidance.

73

74 17.04.030 Assessment authority. a. The city may assess all or part of the cost of a capital
75 improvement against real property benefited by the improvement, whether the property is
76 privately or governmentally owned, including real property that is exempt from taxation.

77 b. A capital improvement that is provided through a special assessment district may
78 be owned by the city, a public utility, or another entity that is qualified to own and operate the
79 capital improvement.

80

81 17.04.040 Initiation of district. a. A special assessment district may be initiated by:

82 1. Resolution approved by a vote of not less than three-fourths of the council;

83 or

84 2. Petition signatures of the record owners of not less than one half in value
85 of the real property in the proposed district received by the city clerk within 60 days after
86 the mailing of the petition to record owners of property in the proposed district. Upon
87 payment of the nonrefundable filing fee in the city fee schedule established by resolution
88 of the council, the city clerk shall prepare a petition for distribution by certified mail to
89 all record owners of property in the proposed district that contains:

90 i. A statement that it is a petition to form a special assessment
91 district, and describing the capital improvement for which the district is proposed;

92 ii. For each property in the proposed district, the Kenai Peninsula
93 Borough tax parcel number and property description, the name and mailing
94 address of the record owner, the current assessed value, and a place for the record
95 owner's signature; and

96 iii. A statement that to support initiation of the proposed district, the
97 record owner must sign and return the petition to the city clerk within 60 days
98 after the date the petition was mailed

99 b. Upon adoption of a resolution initiating a special assessment district, or the city
100 clerk's verification that a petition to initiate a district bears sufficient signatures, the city clerk
101 shall

102 1. Schedule a meeting of record owners of real property in the proposed
103 district, notify the record owners by mail of the date, time and location of the meeting,
104 and include a copy of the notice in the city's regular meeting advertisement, and

105 2. Refer the proposed district to the city manager, who shall prepare an
106 improvement plan for the district that includes final boundaries for the district, the design
107 of the proposed improvement, a cost estimate for the improvement, the percentage of the
108 improvement cost to be assessed against properties in the district, a method for allocating
109 the assessed cost of the improvement among the properties in the district, the time period
110 over which assessments will be financed, and a preliminary assessment roll for the
111 district.

112
113 17.04.050 Creation of district. a. Upon completion of an improvement plan under HCC
114 §17.04.040, the city clerk shall set a time for a public hearing on the necessity of the
115 improvement and proposed improvement plan. Notice of the hearing shall be published at least
116 twice in a newspaper of general circulation in the city, and mailed via certified mail to every
117 record owner of real property in the proposed district not less than 60 days before the hearing.

118 b. A record owner of real property in the proposed district may file a written
119 objection to the improvement plan with the city clerk no later than the day before the date of the
120 public hearing on the improvement plan. If owners of real property that would bear 50 percent
121 or more of the assessed cost of the improvement file timely written objections, the council may
122 not proceed with the improvement unless it revises the improvement plan to reduce the assessed
123 cost of the improvement that is borne by objecting record owners to less than 50 percent of the
124 assessed cost of the improvement. If the resolution changes the district boundary in the
125 improvement plan, the city clerk shall notify all record owners of property included in the district
126 under the improvement plan of the change.

127 c. At the noticed date and time, the council shall hold a public hearing on the
128 necessity of the improvement and proposed improvement plan. After the public hearing, the
129 council shall act upon a resolution determining to proceed with the proposed improvement. The
130 resolution shall find that the improvement is necessary, of benefit to the properties to be
131 assessed, and if the district is initiated by petition, that the petition is in proper form and bears
132 sufficient signatures. The findings of the council are conclusive. The resolution shall contain a
133 description of the improvement, the estimated cost of the improvement, the percentage of the
134 cost to be assessed against the properties in the district, and a description of the properties to be
135 assessed.

136 d. If the owners of 100 percent of the real property in the proposed district waive in
137 writing the notice, protest period and public hearing required under this section, the question of
138 creating the district may be submitted to the council without such notice, protest period or public
139 hearing.

140
141 17.04.060 Contract; Approval of increased costs. a. After a special assessment district
142 has been created, the city shall contract for the construction of the improvement. If the city will
143 own the improvement, it shall solicit bids for construction of the improvement. If the city will
144 not own the improvement, it shall contract with the owner of the improvement to provide for its
145 construction.

146 b. If the cost of constructing the improvement will exceed 115 percent of the
147 estimated cost of construction of the improvement in the improvement plan, the city shall not
148 contract for the construction of the improvement without first:

149 1. Notifying all record owners of property in the district via certified mail of
150 the increased cost, and

151 2. Within 30 days after the mailing of notice of the increased cost to record
152 owners of property in the district, receiving written objections from record owners of
153 property that would bear less than one-half of the cost of the improvement.

154 c. If record owners of property that would bear one-half or more of the cost of the
155 improvement object in writing to the increased cost, the city will not contract to construct the
156 improvement. The council either may levy assessments in the district in an amount sufficient to
157 recover costs incurred for preliminary design and engineering services, or determine that the city
158 shall assume such costs.

159
160 17.04.070 Assessment roll. a. After completion of the improvement the council shall
161 assess costs of the improvement by a method that the council determines will assess each
162 property in the district in proportion to the benefit that it receives from the improvement.

163 b. The city shall prepare an assessment roll stating for each property in the district
164 the name and address of the record owner, Kenai Peninsula Borough parcel number, a
165 description of the property, the amount assessed against the property, and the assessed value of
166 the property as determined by the Borough Assessor.

167 c. Each property in the district shall be identified and assessed on the assessment roll
168 in accordance with the legal description of the property at the time the council certifies the
169 assessment roll; except that where assessments are in an equal amount per parcel (i.e., without
170 regard to parcel area, dimension or other characteristic), a property that was created by
171 combining parcels after the public hearing under HCC §17.040.050(c) shall be assessed that
172 amount multiplied by the number of parcels that comprised the property at the time of the public
173 hearing.

174 d. The council shall fix a time to hear objections to the assessment roll. Not less than
175 fifteen days before the hearing, the city clerk shall send notice of the hearing and assessment roll
176 by certified mail to each record owner of an assessed property, and publish notice of the hearing
177 in a newspaper of general circulation in the city.

178
179 17.04.080 Certification of assessment roll. After the hearing the council shall correct any
180 errors or inequalities in the assessment roll. If an assessment is increased, a new hearing shall be

181 set and notice published, except that a new hearing and notice is not required if all record owners
182 of property subject to the increased assessment consent in writing to the increase. Objection to
183 the increased assessment shall be limited to record owners of properties whose assessments were
184 increased. When the assessment roll is corrected, the council shall confirm the assessment roll by
185 resolution. The city clerk shall record the resolution and confirmed assessment roll with the
186 district recorder.

187
188 17.04.090 Payment. a. In the resolution confirming the assessment roll, the council shall
189 fix the time or times when assessments or assessment installments are due, the amount of penalty
190 on a delinquent payment and the rate of interest on the unpaid balance of an assessment. An
191 assessment that is to be paid in a single payment shall not be due before 60 days after billing.

192 b. Within 30 days after fixing the time when payment of the assessments is due, the
193 finance director shall mail a statement to the record owner of each assessed property identifying
194 the property and stating the assessment amount, the payment due date and the amount of the
195 penalty on a delinquent payment. Within five days after mailing the statements, the finance
196 director shall publish notice of mailing the statements in a newspaper of general circulation in
197 the city.

198
199 17.04.100 Subdivision after levy of assessments. a. Except as provided in subsection (b)
200 of this section, upon the subdivision of a property assessed as a single parcel, the amount of the
201 assessment shall be allocated among the resulting lots that benefit from the improvement on the
202 same basis that the assessment originally was allocated.

203 b. Upon the subdivision of a property assessed as a single parcel in an assessment
204 district where assessments were levied in an equal amount per parcel (i.e., without regard to
205 parcel area, dimension or other characteristic), then no resulting parcel, other than the parcel that
206 contains the original connection to the improvement for which the assessment was levied, may
207 connect to the improvement until a subdivided property connection fee is paid for the parcel.

208 1. The amount of the connection fee shall be equal to the amount of the
209 original assessment, adjusted up or down by a percentage equal to the change in the
210 Consumer Price Index, All Urban Consumers (CPI-U) for Anchorage, Alaska from the
211 end of the calendar year preceding the original assessment date to the end of the calendar
212 year preceding the date the parcel is connected to the improvement.

213 2. If the original assessment was payable in installments the city may enter
214 into a written agreement for the payment of the connection fee in installments on terms
215 that are substantially the same as those authorized for the payment of the original
216 assessment, secured by a deed of trust on the parcel.

217 3. Upon receiving connection fee payments, the city shall allocate such
218 payments to each property assessed in the district in proportion to the amount originally
219 assessed against the property, either by adjusting the original assessment amount or
220 disbursing a payment to the record owner at the time of disbursement.

221
222 17.04.110 Assessments to be liens. Assessments are liens upon the property assessed and
223 are prior and paramount to all liens except those having priority under State law. They shall be
224 enforced in the same manner as property tax liens.
225

226 17.04.120 Reassessment. a. The City Council shall within one year correct any
227 deficiency in a special assessment found by a court, under the procedure for certification of the
228 assessment roll in HCC §§17.04.070 and 17.04.080.

229 b. Payments on the initial assessment are credited to the property upon reassessment.
230 The reassessment becomes a charge upon the property notwithstanding failure to comply with
231 any provision of the assessment procedure.

232
233 17.04.130 Objection and appeal. a. The regularity or validity of an assessment may not
234 be contested by a person who did not file with the city clerk a written objection to the assessment
235 roll before its confirmation. The decision of the council on the objection may be appealed to
236 the superior court within 30 days after the date of confirmation of the assessment roll.

237 b. If no objection is filed or appeal taken within the time provided in this section, the
238 assessment procedure shall be considered regular and valid in all respects.

239
240 17.04.140 Interim financing. a. The council may provide by resolution or ordinance for
241 the issuance of notes to pay the costs of an improvement that shall be payable from the special
242 assessments for the improvement. The notes shall bear interest at a rate or rates authorized by
243 the resolution or ordinance, and shall be redeemed either in cash or bonds for the improvement
244 project.

245 b. Notes issued against assessments shall be claims against the assessments that are
246 prior and superior to a right, lien or claim of a surety on the bond given to the city to secure the
247 performance of the contract for construction of the improvement, or to secure the payment of
248 persons who have performed work or furnished materials under the contract.

249 c. The finance director may accept notes against special assessments on conditions
250 prescribed by the council in payment of:

- 251 1. Assessments against which the notes were issued in order of priority;
252 2. Judgments rendered against property owners who have become delinquent
253 in the payment of assessments; and
254 3. Certificates of purchase when property has been sold under execution or at
255 tax sale for failure to pay the assessments.

256
257 17.04.150 Special assessment bonds. a. The council by ordinance may authorize the
258 issuance and sale of special assessment bonds to pay all or part of the cost of an improvement in
259 a special assessment district. The principal and interest of the bonds shall be payable solely from
260 the special assessments levied against property in the district. The assessment shall constitute a
261 sinking fund for the payment of principal and interest on the bonds. The benefitted property may
262 be pledged by the council to secure payment of the bonds.

263 b. On default in a payment due on a special assessment bond, a bondholder may
264 enforce payment of principal, interest, and costs of collection in a civil action in the same manner
265 and with the same effect as actions for the foreclosure of mortgages on real property. Foreclosure
266 shall be against all property on which assessments are in default. The period for redemption is
267 the same as for a mortgage foreclosure on real property.

268 c. Before the council may issue special assessment bonds, it shall establish a
269 guarantee fund and appropriate to the fund annually a sum adequate to cover a deficiency in
270 meeting payments of principal and interest on bonds if the reason for the deficiency is

271 nonpayment of assessments when due. Money received from actions taken against property for
272 nonpayment of assessments shall be credited to the guarantee fund.

273
274 17.04.160 Time limit for special assessment districts. If five or more years elapse
275 between the creation of a special assessment district and the city contracting for construction of
276 the improvement, the city may not enter into the contract unless the council by resolution extends
277 the period for entering into the contract by not more than an additional five years.

278 b. Before the council acts on a resolution under subsection (a) of this section, the
279 city clerk shall mail notice of the resolution to each current record owner of property listed on
280 the preliminary assessment roll that the city will not contract for construction of the improvement
281 in the district unless the resolution is adopted. The notice also shall include an updated copy of
282 the preliminary assessment roll.

283
284 17.04.170 Water and sewer connections required. The owner of property in a water or
285 sewer special assessment district that contains an occupied building shall connect to the
286 improvement constructed in the district within one year after the date that the resolution
287 confirming the assessment roll for the district becomes final.

288
289 17.04.180 Road improvement assessments for lots with two street frontages. a. The
290 record owner of a through lot or flag lot may obtain a deferment of the part of an assessment for
291 road improvements that is based on frontage on a road to which the lot does not have access. To
292 obtain the deferment, the owner shall enter into a deferred assessment agreement with the city
293 before the end of the period for filing objections to the district under HCC §17.04.050. The
294 agreement shall provide that the lot has frontage on two streets, to only one of which the lot has
295 access; that the lot owner shall pay the part of the assessment that is based on frontage on the
296 street to which the lot has access; and that the owner shall pay the part of the assessment that is
297 based on the other street frontage when the lot acquires access to the street from that frontage.
298 The agreement shall be recorded with the district recorder's office.

299 b. The assessment for road improvements against a corner lot shall be based only on
300 the longer of the lot's road frontages.

301
302 17.04.190 Deferment of assessment payments for senior citizens. a. A person may obtain
303 a deferment of assessment payments under this section if the person:

304 1. Will be at least 62 years of age within 12 months after the date of
305 confirmation of the assessment roll;

306 2. Has an annual family income that would qualify under the United States
307 Department of Housing and Urban Development designation of lower income families
308 adjusted for Alaska and the Kenai-Cook Inlet Region;

309 3. Owns or has a life tenancy in the assessed property, and permanently
310 resides in a single family dwelling on the property; and

311 4. Is not determined by the city, after notice and hearing, to have been
312 conveyed the property primarily for the purpose of obtaining the exemption.

313 b. An assessment payment deferment is subject to approval by the council. A person
314 seeking deferment of an assessment payment shall file a written application with the finance
315 director on or before the first payment is due, supported by documentation showing that the

316 applicant meets the criteria in subsection (a) of this section. A person receiving an assessment
317 payment deferment must file with the city by April 15th of each subsequent year a new
318 application proving eligibility as of January 1st of that year in order to retain the exemption.
319 Within the same year the city for good cause shown may waive the claimant's failure to make
320 timely application and approve the application as if timely filed.

321 c. Assessment payment deferments are subject to the availability of funds
322 appropriated for that purpose. An application for an assessment payment deferment shall be
323 submitted to the council with a report from the finance director as to the availability of funds to
324 appropriate for the deferment. Deferred assessments are funded from the following sources:

325 1. The appropriate utility operating fund for deferred water and sewer
326 assessment payments.

327 2. The accelerated roads program fund for deferred road improvement
328 assessment payments.

329 If funds for an assessment payment deferment are not available from the appropriate source, the
330 council may loan the necessary amount to the appropriate source from the general fund.

331 d. A person who receives an assessment payment deferment shall execute a deed of
332 trust on the property subject to assessment, together with a promissory note payable to the city
333 on demand, to secure the eventual payment of the deferred payment.

334 e. A deferred assessment payment shall be immediately due and payable upon the
335 earlier to occur of the following events:

336 1. The sale or lease of the assessed property; or

337 2. The death of both the deferred assessment applicant and the applicant's
338 surviving spouse, if any.

339
340 17.04.200 "In lieu of assessment". a. An "in lieu of assessment" must be paid for a
341 property to receive additional water or sewer service within or beyond the area within a local
342 improvement district.

343 b. An "in lieu of assessment" shall be computed on the actual cost of the additional
344 water or sewer service, and shall be paid in accordance with HCC §§17.04.090 and 17.04.100.

345 c. A property on which an "in lieu of assessment" for water or sewer service has
346 been levied in accordance with subsection (a) of this section nonetheless may be included in
347 special assessment district for the same service in the future date, and will be assessed in that
348 district. An amount not exceeding the lesser of (i) the amount of "in lieu of assessment" paid for
349 the property and (ii) the amount of the assessment levied on the property in the future special
350 assessment district shall be a credit against the amount of the assessment levied on the property
351 in the future special assessment district

352
353 Section 2. This Ordinance is of a permanent and general character and shall be included
354 in the City Code.

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ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 9th day of April 2012.



CITY OF HOMER
James C. Hornaday
JAMES C. HORNADAY, MAYOR

Jo Johnson
JO JOHNSON, CMC, CITY CLERK

YES: 6
NO: 0
ABSTAIN: 0
ABSENT: 0

First Reading: 3/27/12
Public Hearing: 4/09/12
Second Reading: 4/09/12
Effective Date: 4/10/12

Reviewed and approved as to form:

Walt E. Wrede
Walt E. Wrede, City Manager

Thomas F. Klinkner
Thomas F. Klinkner, City Attorney

Date: 5/11/12

Date: 5-13-12

Jo Johnson

From: Mary Griswold [mgrt@xyz.net]
Sent: Tuesday, July 10, 2012 6:01 PM
To: Department Clerk
Subject: natural gas distribution

To City council members, mayor, and manager:

I am pleased that natural gas will soon become an energy option in Homer. I do not, however, favor a city-wide or even core area LID to construct distribution lines. I support a more normal expansion lead by key big energy users such as the hospital, schools, and city infrastructure. Property owners in the vicinity of these users can form LIDs first, followed by other interested parties. Perhaps developers may want to provide service to a new subdivision to make lots more attractive. Some long-time residents may not want to convert to natural gas until their current furnace expires. I suspect that property owners closer to the main line will form LIDs sooner than owners of more distant land. It is overambitious for the city to promote area-wide distribution and onerous to require property owners to participate in an LID created by the city.

Jo Johnson

From: inglimadl@gmail.com
Sent: Sunday, July 15, 2012 8:58 AM
To: Department Clerk
Subject: SUPPORT OF LID FOR GAS LINE

To City Council Members:

We are in support of the City of Homer making the Local Improvement District (LID) initiating the natural gas line build out to the entire city.

Thank you,
Laura and Richard Inglima

Jo Johnson

From: Tom Stroozas [bluewateraviation@acsalaska.net]
Sent: Thursday, July 12, 2012 11:58 AM
To: Department Clerk
Subject: Homer Natural Gas Project

I believe that the build out of the natural gas pipeline distribution system should be a city wide effort and recommend the City of Homer adopt a proactive lead in the LID (local improvement district) to initiate the gas pipeline build out process. My experience of 25 plus years working in the natural gas industry at the LDC (local distribution company) level suggests that unless the City of Homer adopts this process now it will be more expensive for individuals and take a lot longer to benefit our community.

The easiest way for property owners to afford the benefits of the natural gas pipeline is if they share the cost as a group rather than paying individually. A LID makes large scale financing available to the general public getting gas to the streets in front of their homes and businesses. The typical savings of using natural gas versus propane or fuel oil is significant and the average Homer household with the LID and conversion of all household appliances may experience a return on their investment in 3 years or less.

The bottom line for Homer is this; without natural gas, Homer's economy stands at a disadvantage to other Kenai Peninsula communities and the efforts to attract year around residents and businesses will be more difficult. Approving the LID now will make life better for our community. Thanks for listening.

-Tom

Tom Stroozas
Stroozas & Associates, LLC
P. O. Box 1481
Homer, AK 99603
907-235-3677 office
704-488-3779 cell

Jo Johnson

From: Nomar Canvas [nomar@xyz.net]
Sent: Thursday, July 12, 2012 11:21 AM
To: Department Clerk
Subject: GAS PIPELINE BUILDOUT

NOMAR LLC fully supports natural gas coming to Homer. I know the job is huge. It seems like a city wide LID would be the most effective approach. Sign up NOMAR.

I feel it needs to be handled as one big project. The distribution lines get built out then each property owner agrees to hook up and pay those charges. My only concern is the fact we face two main streets-only want to pay for one frontage.

Kate Mitchell
NOMAR LLC
104 E. Pioneer
235-8363

Jo Johnson

From: Sharon Minsch [sminsch@alaska.net]
Sent: Thursday, July 12, 2012 11:19 AM
To: Jo Johnson
Subject: Natural Gas for Homer

Please pass along our two cents to Council about a city wide improvement district to make natural gas available for City wide.

As we know, LID procedures can drag out a very long time and eat up a tremendous amount of staff time and resources. In the end areas are potentially left out because short sighted neighbors do not need or want the service. Doing it all at once will not be an easy task. There will be many issues to work out but the initial question will already be answered- yes to gas city wide.

We believe that Kachemak City has set a good example. Everyone gets assessed and everyone gets gas.

The sooner we get this going the sooner the payback will come to each individual property. From a real estate perspective reduced fuel costs will only help with sales and values.

Please take this bull by the horns and make this project city wide. We all know this is a tremendous economic benefit to our community. We need all the customers to hook up in order to pay back the 2 million via the tariff. We committed to the State to have skin in the game. We feel that commitment was made on behalf of the entire City and we need to follow thru.

Tim and Sharon Minsch

Jo Johnson

From: Ruby Haigh [jarsofclay@alaska.net]
Sent: Thursday, July 12, 2012 9:28 AM
To: Department Clerk
Subject: LDL District Homer

To on the members on city council :

Please develop a Improvement District (LID) initiating the natural gas build out to the entire city. We need to get organized to take proper advantage of this new resource in our community.

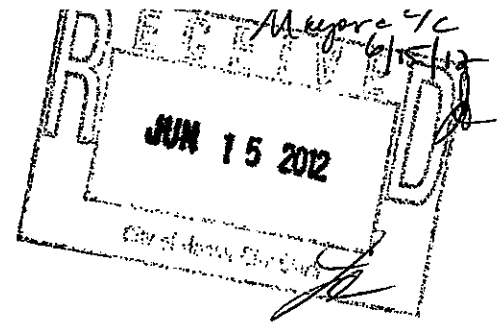
Please do it as soon as possible and if you need my help call me 235-8533.

Thanks,

Ruby And Tim Haigh

caretakers@alaska.net
jarsofclay@alaska.net
907-235-8533

Michael & Michelle Gordon
P. O. Box 2939
Homer, Alaska 99603-2939



City of Homer

3 June 2012

We are the owners of three Land's End Lodges condominiums and one garage at the end of the Homer Spit. We are writing to encourage the City of Homer to extend a natural gas line out the Spit to our subdivision. The project consists of 22 condos ranging in size from 2,000 to 4,000 square feet, 2 single car garages and 4 double height garages that will accommodate trailered boats up to 28 feet in length.

Currently our homes are heated with propane and the garages with electricity. Natural gas availability on the Spit would dramatically decrease our annual heating bills. As year-round residents living on the Spit, we experience extremely high heating bills during the winters.

Please consider the homes and businesses on the Spit in your planning for the extension of natural gas lines into our city.

Sincerely,

Mike & Shelli Gordon
Land's End Lodges
4799 Homer Spit Road, No. 16

Shelli's cell (907) 231-0189

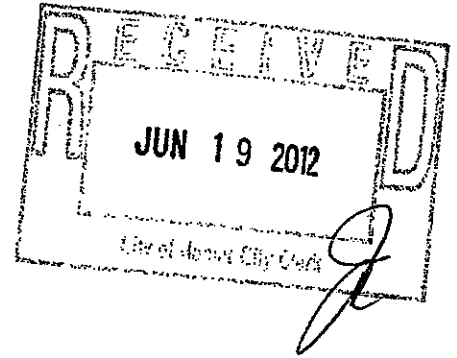
Mayor c/c
6/18/12
J

Jo Johnson

From: Mick Desannoy [mickdesannoy@gmail.com]
Sent: Monday, June 18, 2012 8:54 AM
To: Department Clerk
Subject: Gas line

Please strongly consider adding the lands end condos to the gas line when it comes to homer.
Thanks
Mick desannoy

Sent from my iPhone



June 19, 2012

RE: Natural Gas Line

To Whom It May Concern:

I own two condos and a garage unit at the Land's End Lodges condominium complex. I would like to strongly encourage the City of Homer extending a natural gas line down the Spit to the complex.

The astronomical propane and electric bills home owners and business owners face each month for heating costs could go down dramatically with the extension of natural gas.

I'm sure that offering such a service will increase economical growth and development on the Spit, in turn, benefiting the great city of Homer as well.

I urge you to please consider all of the benefits that natural gas can bring.

Sincerely,

Larry Lawson

Mayor - C/C
6/19/12
[Signature]

Jeff and Karen Staser

4786 Homer Spit Road

Homer, AK 99603

June 18, 2012

Dear Mayor Hornaday and Homer City Council,

Please add us to the list of residents and property owners supporting the extension of infrastructure necessary to supply Natural Gas to homes and businesses all along the Spit.

We believe the City can effectively stimulate business sustainability and continue attracting private investment by reducing energy costs to everyone, particularly on the Spit – which draws so many Alaskans and visitors to Homer. Throughout Alaska, more affordable energy has become the hallmark of good public policy for more reasons than space permits in this brief note.

Thank you for your vision and leadership in this critical period of Homer’s sustainability.

Sincerely,

X

Jeff Staser
Owner

Jeff Staser

907 360-3976

Jo Johnson

*Mayor/Cu
6/19/12*

From: Joseph Columbus [jcolumbus@gci.net]
Sent: Tuesday, June 19, 2012 4:01 PM
To: Department Clerk; Department Clerk; Mary Wythe; Francie Roberts; Barbara Howard; David Lewis; Bryan Zak; Beauregard Burgess; Department City Manager
Subject: NATURAL GAS LINE

Joseph & Geneva Columbus
2274 Arcadia Dr.
Anchorage, AK 99517

19 June 2012

We are owners of a condo in phase 2 of the Land's End Lodges condominium project. We would like to encourage the City of Homer to extend a natural gas line out the Spit to our subdivision. For the past several years, the annual propane bill has averaged \$4,000 to \$5,000, despite the fact that the thermostat is left at 55 degrees throughout the winter, the lower unit is empty from October to May, and the upper unit is seldom occupied.

The availability of natural gas at the end of the Spit would make heating far more affordable for all Condo owners. As Homer tax-payers, we urge the City of Homer to seriously consider a natural gas line extension to the end of the Spit.

Sincerely,

Joseph & Geneva Columbus
Land's End Lodges
4799 Spit Road, No. 5

(907) 441-5464

Mayor & C
6/25/12
JD

Jo Johnson

From: Walt Wrede
Sent: Monday, June 25, 2012 8:29 AM
To: Jo Johnson; Katie Koester
Subject: FW: natural gas

From: mick desannoy [<mailto:mickdesannoy@gmail.com>]
Sent: Monday, June 25, 2012 8:15 AM
To: Department City Manager
Cc: mick desannoy
Subject: natural gas

Walt, Please strongly consider running natural gas to the spit when it comes to Homer. I own one of the condos at the end of the spit and we all use a lot of propane to heat our units. It would be a big savings to us as well as the many businesses on the spit and we would appreciate having natural gas there. Thanks for your consideration on this issue. MICK DESANNOY

Meyer c/c
7/05/12
De

June 30, 2012

City of Homer

We are the owners of a condominium at Land's End Lodges Condominiums on the spit. This letter is to encourage the Council to give positive consideration to the extension of natural gas to the spit where there are 22 condos and many seasonal businesses.

In addition to providing relief to the residents on the spit, natural gas would foster business development and potential tax income to the city.

Most sincerely,

Marvin D. and JoJean H. Loflin
Land's End Lodges
4799 Homer Spit Road, No. 2

Phone: (907) 399-1667

40 through Homer, to the eastern boundary of Kachemak City, a copy of which is attached and
41 incorporated herein, and authorizes the City Manager to execute the appropriate documents.

42
43 PASSED AND ADOPTED by the Homer City Council this 23rd day of July, 2012.

44
45 CITY OF HOMER

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47
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49 _____
JAMES C. HORNADAY, MAYOR

50 ATTEST:

51
52
53 _____
54 JO JOHNSON, CMC, CITY CLERK

55
56 Fiscal Note: Expenditure of \$8,150,000 Legislative Grant.



ENSTAR Natural Gas Company

§2403 Homer Extension Surcharge

§2403a The Homer Extension Surcharge is a surcharge applied to all Gas Sales and Transportation Service bills for Gas delivered in the Homer Extension Surcharge Area until the Net Total Actual Costs associated with the Anchor Point to Homer pipeline (the "Homer Extension") are recovered. T
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§2403b The Net Total Actual Costs for the Homer Extension includes total net construction costs (direct costs, overheads and AFUDC, less any contributions in aid from the State of Alaska or the City of Homer), rate of return and income taxes. The rate of return used will be the most recent weighted average cost of capital for the Company approved or accepted by the Commission. C
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T

§2403c Homer Extension Surcharge \$1.00 per Mcf T
 (\$0.10 Per Ccf) T

§2403d The Utility shall file an annual accounting of the collection of the Surcharge at the same time that it files its annual report to the Commission. T

§2403e The Homer Extension Surcharge Area is that portion of the Company's certificated service area (Area 6) more fully delineated as: C
C

- Township 5 South, Range 11 West, Sections: 2 - 9 and 17 - 20 C
- Township 5 South, Range 12 West, Sections: 7 - 35 C
- Township 5 South, Range 13 West, Sections: 7 - 36 C
- Township 5 South, Range 14 West, Sections: 13 - 36 C
- Township 5 South, Range 15 West, Sections: Those portions of 3 and 4 South and West of the Anchor River, 5, 8, 9, those portions of 10, 11, and 12 South and West of the Anchor River, 13 - 16, 21-27, and 35 - 36 C
C
- Township 6 South, Range 12 West, Sections: 4 - 7 C
- Township 6 South, Range 13 West, Sections: 1 - 12, 14 - 23, 26 -29, and 34 - 36 C
- Township 6 South, Range 14 West, Sections: 1 - 17, and 22 - 24 C
- Township 6 South, Range 15 West, Sections: 1 C
- Township 7 South, Range 13 West, Sections: 1 and 2 C

(All the above with reference to the Seward Meridian) C

Tariff Advice No. 226-4

Effective _____

Issued By: **ENSTAR Natural Gas Company**, A Division of SEMCO ENERGY, Inc.

By:
 Daniel M. Dieckgraeff

Title: Director, Rates and Regulatory Affairs



3000 Spenard Road
PO Box 190288
Anchorage, AK 99519-0288
www.enstarnaturalgas.com

July 11, 2012

Regulatory Commission of Alaska
701 West Eighth Avenue, Suite 300
Anchorage, Alaska 99501

Dear Commissioners:

Subject: Tariff Advice Letter 226-4

The tariff filing described below is transmitted to you for filing in compliance with Sections 3 AAC 48.200 – 3 AAC 48.430 of the Alaska Administrative Code:

<u>Tariff Sheet</u>		<u>Cancels Sheet</u>		<u>Schedule or Rule Number</u>
<u>Number</u>	<u>Revision</u>	<u>Number</u>	<u>Revision</u>	
228	Second	228	First	Homer Extension Surcharge

ENSTAR Natural Gas Company (ENSTAR) proposes to revise its Homer Extension Surcharge provision approved by the Commission in Orders U-03-84(7) and U-03-84(13). The revisions to this Surcharge provision are necessary due to: 1) changes in the scope of the Homer Extension, including a change in the project length and cost; 2) an anticipated contribution in aid of construction to partially fund the Extension; and 3) a reduction of the portion of ENSTAR’s Homer service area that will be subject to the Surcharge. There is no change to the amount of the Surcharge (\$1 per Mcf or \$0.10 per Ccf),¹ and ENSTAR still expects that the surcharge will continue for approximately 10 years once service commences.²

Only new gas sales and gas transportation customers that will be served via the Homer Extension, will be subject to the Homer Extension Surcharge. No current customers will be subject to this Surcharge.

History

In 2004,³ the RCA granted ENSTAR’s rate proposal for its Homer area customers consisting of ENSTAR’s postage stamp rates and a Homer specific line extension surcharge. The Order noted that the \$1.00 per Mcf surcharge

¹ Mcf = Thousand cubic feet, Ccf = hundred cubic feet.

² See Attachment A, Development of Line Extension Surcharge.

³ See Order U-03-84(7), dated March 23, 2004.

Anchorage: 907-277-5551 • Kenai Peninsula Office: 907-262-9334 • Mat-Su Office: 907-376-7979

All Our ENERGY Goes Into Our Customers

“...permits a delayed recovery of the contribution customers must make for ENSTAR to build its line extension from Anchor Point to Homer, termed CIAC. This CIAC is normally required to be paid before a customer can receive service under ENSTAR’s current tariff....”⁴

At that time, the line extension was expected to be an 11 mile long, 4-inch plastic line, with an estimated cost of \$3,500,000. Gas for the project was to be supplied from the North Fork Field. ENSTAR proposed to collect the Homer surcharge only until the total actual capital cost associated with the pipeline (including construction costs, rate of return and income taxes) were recovered. ENSTAR estimated that the surcharge would be in place approximately 10 years. Subsequently, ENSTAR’s gas supplier was unable to develop the North Fork Field, and the gas supply contract was canceled. As a result, the line from Anchor Point to Homer was not constructed.

The North Fork Field was acquired by a new producer, and in 2009 ENSTAR entered into a gas supply agreement (GSA) with that producer to provide gas for ENSTAR’s overall system supply beginning in 2011.⁵ The GSA was approved by the Commission in Letter Order LO900557. Expansion of the gas transmission system to include construction of a pipeline from Ninilchik to Anchor Point was approved in U-09-107(2). That pipeline was constructed and placed into service in April, 2011.⁶

Subsequently, ENSTAR was approached by Homer community leaders and asked to prepare new estimates for a pipeline extension from Anchor Point to Homer and Kachemak City. ENSTAR’s updated construction cost estimate exceeded \$10,000,000. The Alaska State Legislature was approached for assistance in funding the extension. In May, 2012, Governor Parnell signed a capital budget bill that included a State Grant of \$8,150,000 for Homer’s South Peninsula Natural Gas Pipeline (State Grant), with the understanding that the remaining amount needed for the extension would be funded by the \$1.00 per Mcf Homer Extension Surcharge already in ENSTAR’s tariff.

Homer Extension

The Homer Extension will be a 22 mile buried plastic pipeline transporting utility grade natural gas from the existing gas system at Anchor Point to and through Homer, terminating at the eastern boundary of Kachemak City. The pipeline from Anchor Point to Homer as now planned will consist of an 8-inch plastic main that extends approximately 17.2 miles along a route that first follows the Old Sterling Highway right-of-way, then the New Sterling Highway

⁴ Ibid, p.7.

⁵ See TA 180-4.

⁶ See TA 203-4.

right-of-way, and then traverses through Homer past the Homer High School. The pipeline from the Homer High School to East End Road will consist of a 6-inch diameter plastic main that extends approximately 3.5 miles. The final segment of the Homer Extension is expected to consist of a 4-inch diameter plastic main that extends approximately 1.6 miles along the East End Road right-of-way to a termination point at the eastern limit of Kachemak City.

The total construction cost of the Homer Extension, including direct costs, overheads and allowance for funds used during construction (AFUDC), is estimated at \$10,700,000. As noted above, Homer has obtained a State Grant from the State of Alaska that will partially pay the cost to construct the Homer Extension. The difference between the actual total construction costs and the State Grant will be recovered in accordance with the Homer Extension Surcharge. The amounts received from the State Grant and the Homer Surcharge to fund the Homer Extension will be treated as non-refundable Contributions in Aid of Construction for ratemaking purposes.

ENSTAR expects to commence work on the Homer Extension in 2012 by beginning to acquire the necessary permits, easements, and materials and conducting surveys. The majority of the construction is expected to occur in 2013. Gas utility service to Homer is expected to be available in the fall of 2013.

Revisions to the Homer Extension Surcharge Provision

The Homer Extension Surcharge provision on the proposed Sheet 228 has two significant modifications. The first is to reflect the inclusion of the State Grant, so that the Surcharge is calculated to recover the "Net Total Actual Costs" of the Homer Extension (Total Actual Costs less the State Grant). Second, the portion of ENSTAR's service area subject to the Surcharge⁷ is revised to remove areas that will not be served from the Homer Extension because they are or will be served from the existing system. Additional revisions to the provision have been made to enhance clarity.

⁷ Subsection 2403e.

Regulatory Commission of Alaska
TA 226-4
Page 4
July 11, 2012

Effective Date

ENSTAR respectfully requests that the Commission approve the Second Revision of Sheet 228 at the conclusion of the standard notice and review period.

Very truly yours,

ENSTAR Natural Gas Company



Daniel M. Dieckgraeff
Director, Rates and Regulatory Affairs

Enclosures:

Attachment A, Development of Line Extension Surcharge
Second Revision of Sheet 228

ENSTAR Natural Gas Company
Development of Line Extension Surcharge

Assumptions:	Funded by	Estimated	
Cost of Pipeline	Surcharge	Total Cost	
Mcf Sales	\$ 2,550,000	\$ 10,700,000	
Rate of Return	As indicated		
State Income Tax Rate	9.25%		2.79%
Federal Income Tax Rate	35.00%		10.95%
			13.75%
			4.50%
			Debt
			Common
			(From U-09-69)

Line Extension Surcharge = \$ 1.00

Year	Beginning Balance	Rate of Return @ 9.25%	Income Taxes @ 4.50%	Mcf Sales	Surcharge Receipts	Ending Balance
1	\$ 2,550,000	\$ 57,939	\$ 28,187	89,058	\$ (89,058)	\$ 2,547,068
2	2,547,068	224,086	109,015	249,043	(249,043)	2,631,124
3	2,631,124	226,820	110,345	358,029	(358,029)	2,610,261
4	2,610,261	221,069	107,547	440,646	(440,646)	2,498,231
5	2,498,231	207,332	100,864	513,598	(513,598)	2,292,830
6	2,292,830	186,091	90,531	562,060	(562,060)	2,007,392
7	2,007,392	158,595	77,154	585,701	(585,701)	1,657,440
8	1,657,440	125,254	60,934	606,695	(606,695)	1,236,932
9	1,236,932	85,860	41,770	617,426	(617,426)	747,136
10	747,136	40,482	19,694	618,984	(618,984)	188,328

COMMENTS OF THE AUDIENCE
COMMENTS OF THE CITY ATTORNEY
COMMENTS OF THE CITY CLERK
COMMENTS OF THE CITY MANAGER
COMMENTS OF THE MAYOR
COMMENTS OF THE CITY COUNCIL
ADJOURNMENT

