

# Office of the City Clerk

Jo Johnson, CMC, City Clerk  
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## MEMORANDUM – AGENDA CHANGES/SUPPLEMENTAL PACKET

TO: MAYOR HORNADAY AND HOMER CITY COUNCIL  
FROM: JO JOHNSON, CMC, CITY CLERK   
DATE: SEPTEMBER 10, 2012  
SUBJECT: AGENDA CHANGES AND SUPPLEMENTAL PACKET

### ORDINANCES

**Ordinance 12-42**, An Ordinance of the City Council of Homer, Alaska, Approving the Purchase Agreement and Appropriating Funds in the Amount of \$106,000 for the Acquisition of Lot 75, Bunnells Subdivision. City Manager.

Written public comment Page 1

### CITY MANAGER'S REPORT

Homer Foundation Quarterly Report Page 3  
Site Map for City's Natural Gas Website Page 7

### NEW BUSINESS

**Mayor's Veto** of Ordinance 12-36(A). Page 11  
Memorandum 12-143 from City Clerk as backup. Page 13

### RESOLUTIONS

**Resolution 12-079**, A Resolution of the City Council of Homer, Alaska, Accepting and Approving the Recommendations of the Kachemak Drive Path Committee, Parks and Recreation Advisory Commission, and the Transportation Advisory Committee Approving the Pursuit of a Non-Motorized Trail Along Kachemak Drive from the Base of the Homer Spit to East End Road as a City Construction Project, and Using Hart Trail Funds as a Potential Funding Source. City Clerk/Parks and Recreation Advisory Commission.

Written public comment Page 19

**Resolution 12-080(S)**, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for the Karen Hornaday Park Red Shed Removal to the Firm of **Arctic General Contracting** of **Ninilchik, Alaska**, in the Amount of **\$3,250** and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director. Page 21

Memorandum 12-144 from Public Works Inspector as backup. Page 23



AGENDA CHANGES/SUPPLEMENTAL AGENDA  
September 10, 2012

RECOMMENDATION:

Voice consensus to changes under Agenda Approval.

Fiscal Note: N/A



## Jo Johnson

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**From:** Mary Griswold [mgirt@xyz.net]  
**Sent:** Sunday, September 09, 2012 12:50 PM  
**To:** Department Clerk  
**Subject:** Ordinance to purchase Pioneer Ave property

Please distribute to Council members and Mayor:

I oppose the purchase of property at 239 W Pioneer Avenue for \$106,000 when its borough assessed fair market value is \$58,800. Public restrooms are desirable, but not at this price just for the site. WKFL park is a good location. The HERC building could be a good site for the west end of town. Too bad the city didn't reserve a small portion of the old library parcel for this purpose. It's not good money management to sell low and buy high. I also favor completing Greatland Street, which is a good north-south connector within an existing right of way.

Thank you for your consideration,

Mary Griswold



**HOMER FOUNDATION**  
 Quarterly Report to Fund Holders  
*April - June 2012*

Fund Holder: City of Homer  
 Fund: **City of Homer Fund**

Fund Type: Field of Interest  
 Portfolio: Combo  
 Fund Code: 1305

**PORTFOLIO SHARE (Corpus)**

Beginning Balance		195,154.91
Contributions		-
Withdrawals		-
Portfolio Market Change		(9,912.24)
<b>Ending Balance</b>		<b>185,242.67</b>

**AVAILABLE FOR DISTRIBUTION (Earnings)**

Beginning Balance		36,569.60
Earnings Allocation		3,201.46
Grants Awarded:		
Earnings to 2012 Grants Program	14,296.00	
Grants Total		(14,296.00)
Transfers		-
<b>Ending Balance</b>		<b>25,475.06</b>



## HOMER FOUNDATION

### Report of Fund Activity for the Month of June 2012 - Unaudited

Assets and Liabilities	Investment Balance	Distributable Earnings	Non-Distrib Gains/Losses
<b>Combo Portfolio</b>			
FNBA Checking	1,543.08	-	-
FNBA Savings	87,637.62	35.29	-
Schwab I	2,191,524.30	3,568.06	89,563.74
Options	-	19,830.10	(12,039.43)
Deed of Trust Notes	138,250.02	1,551.64	4,103.16
Cash Value Life Ins	5,694.80	-	(299.04)
Restricted Funds	(130,115.07)	-	-
CGA Due	(767.92)	-	-
<b>Total</b>	<b>2,293,766.83</b>	<b>24,985.09</b>	<b>81,328.43</b>
<b>Restricted Pass-Through Funds</b>			
Pass Through Funds	92,448.41	-	-
Grants Payable	14,250.00	-	-
Scholarships Payable	23,416.66	-	-
<b>Total</b>	<b>130,115.07</b>	<b>-</b>	<b>-</b>
<b>Administrative Non-Cash Assets &amp; Liabilities</b>			
Petty Cash	119.90	-	-
Equipment, Net	1,596.04	-	-
Book Inventory	3,896.62	-	-
Receivables	-	-	-
Prepays	1,243.44	-	-
Payables	(37,666.66)	-	-
Earnings Payable	-	-	-
Payroll Tax Liability	(186.90)	-	-
<b>Total, non cash</b>	<b>(30,997.56)</b>	<b>-</b>	<b>-</b>
Agency Endowments	(354,408.65)	-	(12,790.34)
<b>Net Assets</b>	<b>2,038,475.69</b>	<b>24,985.09</b>	<b>68,538.09</b>
<b>Designated Admin Fund Activity</b>			
Increases to Admin Fund (donations, book sales & fees)			11,294.00
Less Admin Expenses (office, meetings, personnel)			(6,420.58)
<b>Net cash increase (decrease)</b>			<b>4,873.42</b>

## Homer Foundation Investment Committee Report

The Homer Foundation Investment Committee met at noon on Wednesday August 22 at the Foundation board room. Members present included John Mouw, Mike Pate, Elaine Grantier and Phil Morris. Ken Castner, our investment manager was also present.

We opened the meeting with a discussion of the returns for the June 30, 2012 fiscal year. The Schwab investment fund shows an increase of 5.23% for the fiscal year. This performance included approximately \$280,000 income gain from all investment sources. The performance, although not spectacular, managed to beat our benchmarks:

Alaska Permanent fund.....	+ 0.02%
The Alaska Permanent Fund Benchmark.....	- 0.21%
S&P 500.....	+ 3.06%
Dow Jones Average.....	+ 3.05%
Homer Foundation Schwab Account.....	+ 5.23%

Our investment balance as of June 30, 2012 in the Schwab account was \$2,191,524 which at the time of the meeting in August had increased to \$2,330,877. So far in 2013 fiscal year our call strategy has generated \$8,551, with an additional \$11,363 to be recorded by next month. The committee thanked Mr. Castner for another year of outstanding performance and the meeting was adjourned at 12:40 P.m.

Respectfully submitted,

Philemon D. Morris, chair

# Site Map for City of Homer Natural Gas Website

Getting there: [www.cityofhomer-ak.gov/naturalgas](http://www.cityofhomer-ak.gov/naturalgas) or click the “Natural Gas” menu item on the right hand side of the banner on the main page.

## **CONVERTING** – Information on converting your home to natural gas including

- Plumbing and Venting

- Space Heat

- Heating Water

- Other Appliances

  - Tips on how to convert your home from Enstar

  - Code requirements for Southern Kenai Peninsula

## **FREQUENTLY ASKED QUESTIONS (FAQ)**

### **Forming a Special Assessment District**

How does the Special Assessment District work?

What is the difference between LID and an SAD?

Will all City lots be included in the Special Assessment District?

I don't want gas – if the Special Assessment District passes will I still have to hook up?

How do I object to the formation of a Special Assessment District?

Why doesn't Enstar pay for the distribution system instead of the City forming a Special Assessment District?

Can I plumb my own home for natural gas?

When and where are the public meetings to discuss the gas line?

Can I pay the assessment from the Homer Natural Gas SAD over time?

When do I pay my assessment?

### **Construction of the gas line**

When will construction begin?

What is the difference between a trunk line, main extension, and service line?

Where will the trunk line run?

Where will the distribution system run?

Will my yard get torn up when the gas line is put in?

Who builds the gas line?

### **My home or business**

Will my lot get gas?

When will I get gas?

Is there financing to help convert my home to natural gas?  
How much will it cost me to convert to natural gas?  
How much will I save with natural gas?  
Who will own the gas line?  
Who do I call if there is a problem with the gas line?  
How do I get gas if I am not in the HSAD but near a main extension and want to hook up?  
How much will natural gas cost?

**HSAD** – This tab covers information on the special assessment district process particular to this project including dates and procedures for objecting.

**IN THE NEWS** – Links to local news stories on natural gas in Homer are posted here.

**MAPS** – A map of the trunk line is posted here. As more detailed maps of lots being served, where the distribution system goes, etc are available, they will be posted here.

**PUBLICATIONS** – Information that has been presented to council including charts and graphs are posted here (they may also be linked throughout the website were appropriate).

- Case Studies on How Much Converting to Natural Gas will Cost Homeowners
- Outline of Homer’s Special Assessment District (HSAD) Process
- Savings to Typical Home with Natural Gas
- Savings to Public Buildings with Natural Gas
- What does a \$1/MCF Tariff Mean to Homer?

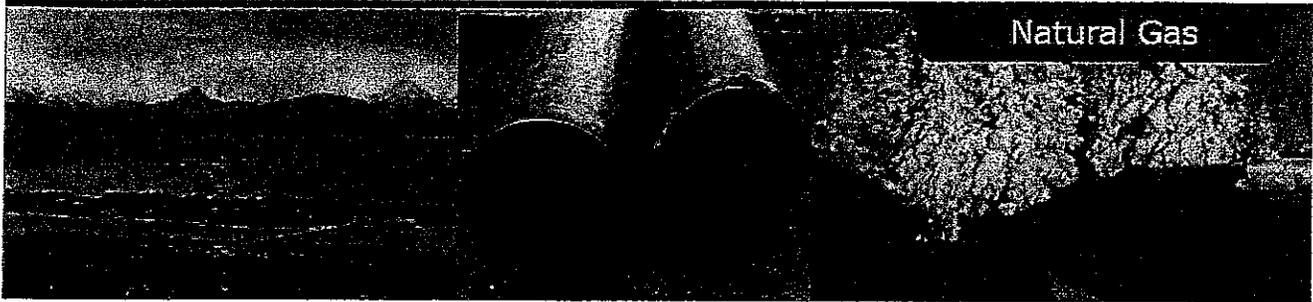
**TIME LINE** – Anticipated schedule for the HSAD process and construction is posted here.

Enc:

[www.cityofhomer-ak.gov/naturalgas](http://www.cityofhomer-ak.gov/naturalgas) home page  
Draft Time Line for Homer Natural Gas Line Project



Homer Departments Government eServices Jobs



Converting FAQ HSAD In the News Maps Publications Time Line

City Home » Natural Gas Home

Headlines

Natural Gas is Coming to Homer!

The FY2013 State Capital Budget included \$8.15 million for building a natural gas trunk line from Anchor Point to the terminus of Kachemak City. The City of Homer has been working with Enstar on the trunk line with the goal of breaking ground during the 2013 construction season. A trunk line gets gas to the City of Homer, but getting it to where individual homes and businesses can access gas requires building a distribution system in City roads and rights of way. The City Council has proposed creating a City-wide Homer Special Assessment District (HSAD) to cover this cost. The City would borrow the money to build the distribution system and pay that indebtedness by collecting a set amount from each lot owner - current estimate is under \$4,000. This could be paid in a lump sum or over a 10 year period (with interest).

City council initiated the creation of a special assessment district for natural gas on July 23rd with Resolution 12-069. It is now up to City staff, working with the Council, to come up with an improvement plan that will include boundaries, design, cost estimate, assessments against properties, method for allocating costs among the properties, time period for financing assessments and a preliminary assessment roll. The City will bring that plan to the public at neighborhood meetings this fall.

This website will be a clearing house of information for the Natural Gas Line. Check back for updates. Questions, comments and suggestions are welcome. Sign up for email notifications when content is updated here or send questions and comments to kkoester@ci.homer.ak.us.

READ MORE

Contact Information

City of Homer: kkoester@ci.homer.ak.us 907-235-8121 x2246

Enstar Natural Gas: enstarnaturalgas.com homer@enstarnaturalgas.com 1-877-907-9767

CLICK HERE FOR FULL CONTACT INFO

Homer

- Facts & Figures
Photo Gallery
Snapshot of Homer
Sustainability
Volunteer Opportunities

Departments

- Airport
Economic Development
Finance
Fire Department
Library
Parks & Recreation
Personnel
Planning
Police Department
Port & Harbor
Public Works

Government

- Boards and Commissions
City Clerk's Office
City Council / Mayor
City Manager's Office

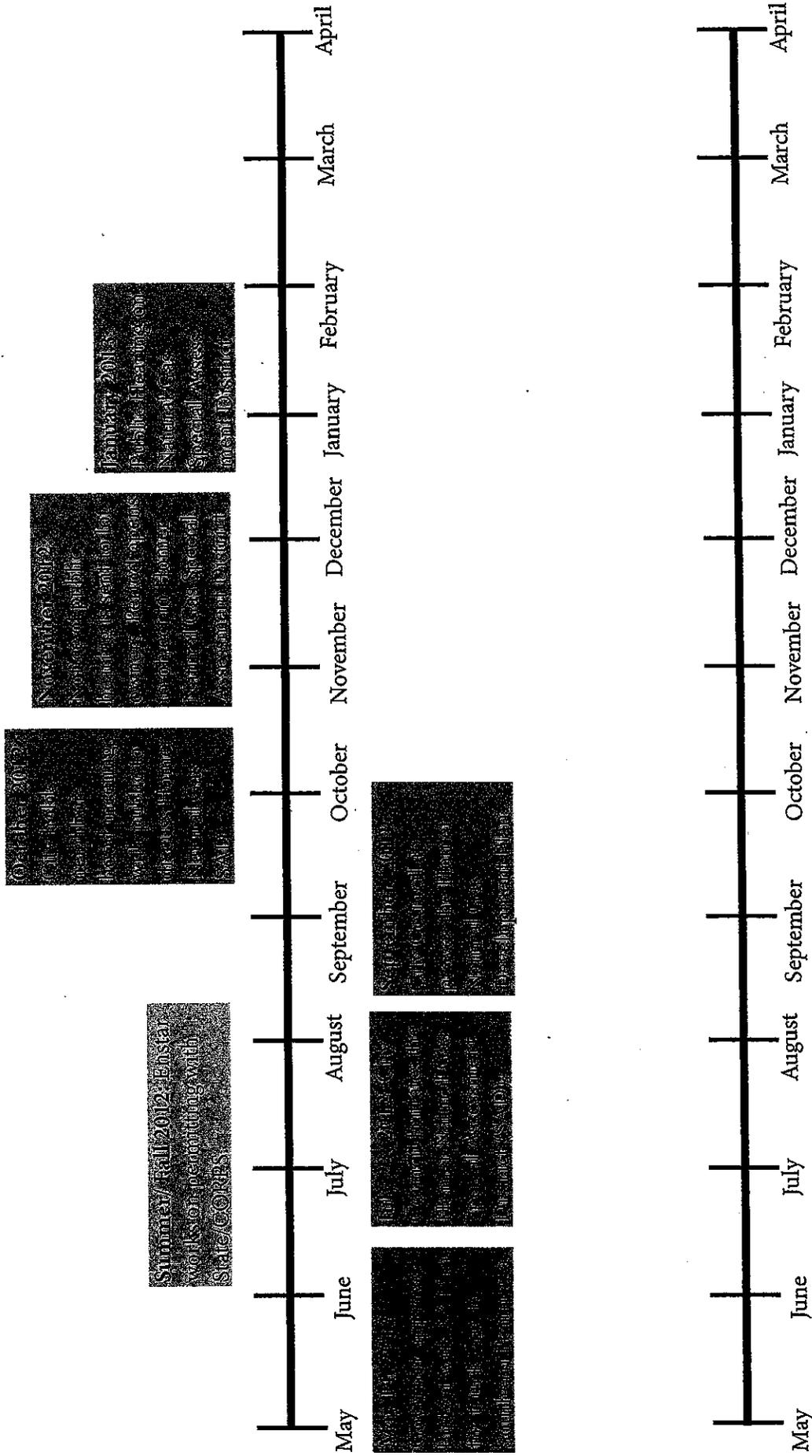
eServices

- A to Z Services
Agendas & Minutes
Bids and RFPs
Calendar
Documents & Forms
Email notifications
Pay Utility Bills Online
Press Releases

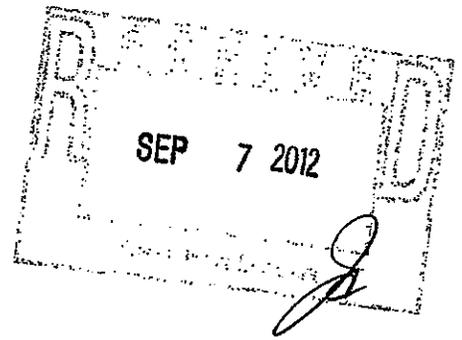
Additional Info

- Home
Login
Sitemap

# Draft Time Line for Homer Natural Gas Line Project



More construction expected in 2014. Time line will be updated as information becomes available.



9/7/12

I hereby veto City of Homer  
Ordinance 12-36A (Plastic bags).  
I believe This issue needs to come back  
To The Council for more work.

James C. Hornaday



# Office of the City Clerk

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## MEMORANDUM 12-143

TO: HOMER CITY COUNCIL

FROM: JO JOHNSON, CMC, CITY CLERK 

DATE: SEPTEMBER 10, 2012

SUBJECT: MAYOR'S VETO OF ORDINANCE 12-36(A)

Mayor Hornaday exercised his power to veto Ordinance 12-36(A) on September 7, 2012.

A veto may be overridden by vote of two-thirds of the authorized membership of the City Council within twenty-one days following exercise of the veto, or at the next regular meeting, whichever is later.

City Council shall first consider a veto override at the first regular or special Council meeting, not including worksessions, that occurs following the veto, but the City Council may postpone taking action from time to time until the expiration of the time for override specified in the preceding sentence.

### RECOMMENDATION:

Postpone Mayor's veto on Ordinance 12-36(A) until September 24<sup>th</sup> for the full Council to be present to vote.



1 CITY OF HOMER  
2 HOMER, ALASKA

Lewis/Burgess

3  
4 ORDINANCE 12-36(A)

5  
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 Exceptions.  
32 5.42.050 Penalty.

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

36  
37 5.42.020 Definitions. In this chapter:

38 a. "Buyer" means a person who is a buyer under Kenai Peninsula Borough Code  
39 5.18.900.

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

47 to contain prescription drugs; newspaper bags, laundry or dry cleaning bags; or bags sold for  
48 consumer use off the seller's premises for such purposes as the collection and disposal of  
49 garbage, pet waste, or yard waste.

50 c. "Seller" means a person who is a seller under Kenai Peninsula Borough Code  
51 5.18.900.

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

56  
57 5.42.040 Exceptions. Inventories of plastic shopping bags purchased before the date of  
58 enactment of this ordinance may continue to be used by sellers and provided to customers after  
59 January 1, 2013 until all such inventories of plastic bags are completely used in the course of  
60 regular business operations. Sellers providing plastic bags under this exception after January 1,  
61 2013 must be willing and able to provide documentation that such plastic bags were purchased  
62 on or before the date of enactment of this ordinance.

63  
64 5.42.050 Penalty. The penalty for each violation of this chapter shall be a fine of \$50.00.

65  
66 Section 2. Section 1 of this Ordinance is of a permanent and general character and shall  
67 be included in the City Code.

68  
69 Section 3. This Ordinance shall take effect on January 1, 2013.

70  
71 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 27 day of  
72 August 2012.

73  
74 CITY OF HOMER

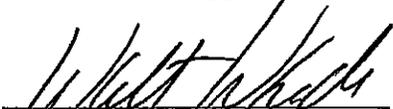
75  
76  
77   
78 JAMES C. HORNADAY, MAYOR  
79

80  
81 ATTEST

82  
83   
84  
85 J. JOHNSON, CMC, CITY CLERK  
86  
87  
88  
89

90 YES: 4  
91 NO: 2  
92 ABSTAIN: 0  
93 ABSENT: 0  
94  
95 First Reading: 7/23/12  
96 Public Hearing: 8/13/12  
97 Second Reading: 8/27/12  
98 Effective Date: 1/01/13  
99

100  
101 Reviewed and approved as to form:

102  
103  
104   
105 Walt E. Wrede, City Manager

  
Thomas F. Klinkner, City Attorney

106  
107  
108 Date: 8/29/12

Date: 8-31-12



## Comments to the Meeting on Homer City Traffic Problems

Sept. 7 2012

At the end of the public testimony about City traffic and a possible light or roundabout at Main St. & The Homer Bypass, a lady made some very good points. She said, "A roundabout doesn't do anything for pedestrians or bikers". The city should adopt as a "Guiding Principle" Safety of the walking public (includes Mothers with babies in strollers, handicapped and elderly in wheel chairs) and, safety of the biking public. By redesigning Homer with the safety of all users in mind, starting with pedestrians, bicyclist, motorcycles then autos, motor homes & RV's, Trucks towing boats and Trucks towing trailers with 4 Wheelers RV's towing cars, etc. You will end up with a solution that will make Homer an example of how city planning and community input, plus enough State and Federal dollars, can transform a city.

Continuation of the bike trail further out East Rd. seems to have lost its way or run off track, maybe lack of funding. One never finds out for sure. That should put more pressure for a Kachemak Drive bike trail. Kachemak Drive connects to East Rd. right where the East Rd. bike trail ends. This would make the East Rd. trail loop back to town and connect to the trail going out the Spit. This would provide much needed safety for biking along Kachemak Drive, and make a route that.

Tim Murnane



38375 Greer Rd.  
Homer, AK 99603  
907-301-4383



1 CITY OF HOMER  
2 HOMER, ALASKA

3 City Clerk/  
4 Public Works Director

5 RESOLUTION 12-080(S)  
6

7 A RESOLUTION OF THE CITY COUNCIL OF HOMER,  
8 ALASKA, AWARDING THE CONTRACT FOR THE KAREN  
9 HORNADAY PARK RED SHED REMOVAL TO THE FIRM OF  
10 ARCTIC GENERAL CONTRACTING OF NINILCHIK,  
11 ALASKA, IN THE AMOUNT OF \$3,250 AND AUTHORIZING  
12 THE CITY MANAGER TO EXECUTE THE APPROPRIATE  
13 DOCUMENTS.  
14

15 WHEREAS, In accordance with the Procurement Policy the Invitation to Bid was  
16 advertised in the Homer Tribune on August 15 and 22, 2012, posted on the Clerk's home page,  
17 and sent to an in-state plans room; and  
18

19 WHEREAS, Bids were due on September 6, 2012 and eight bids were received; and  
20

21 WHEREAS, Bids were opened and the firm of Arctic General Contracting was  
22 determined to be the low responsive bidder and found to be qualified to complete the work; and  
23

24 WHEREAS, This award is not final until written notification is received by the firm from  
25 the City of Homer.  
26

27 NOW, THEREFORE, BE IT RESOLVED, that the City Council of Homer, Alaska,  
28 approves the award of the Karen Hornaday Park Red Shed Removal Project to the firm of Arctic  
29 General Contracting of Ninilchik, Alaska, in the amount of \$3,250 and authorizes the City  
30 Manager to execute the appropriate documents.  
31

32 PASSED AND ADOPTED by the Homer City Council this 10<sup>th</sup> day of September, 2012.  
33

34 CITY OF HOMER  
35

36  
37  
38 JAMES C. HORNADAY, MAYOR

39 ATTEST:  
40

41  
42 JO JOHNSON, CMC, CITY CLERK  
43

44 Fiscal Note: \$3,250, Account No. 151-776.





# 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](mailto:dgardner@ci.homer.ak.us)

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## MEMORANDUM 12-144

To: Walt Wrede, City Manager  
From: Dan Gardner, Inspector  
Date: September 10, 2012  
Subject: **Hornaday Park Red Shed Removal  
Contract Award Recommendation**

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The City opened bids for this project on September 6, 2012. Eight bids were received:

Firm	Location	Bid Amount
Property Improvements LLC	Fritz Creek	\$7,389.24
Homer Winter Services	Homer	\$6,177.00
Paul's Services	Anchor Point	\$5,000.00
Johnson & Sons	Anchor Point	\$3,900.00
A&D Services	Anchor Point	\$3,650.00
APCI	Kasilof	\$3,560.00
Michael Kennedy	Homer	\$3,500.00
<b>Arctic General Contracting</b>	<b>Ninilchik</b>	<b>\$3,250.00</b>

### Recommendations:

The City Council pass a resolution awarding the contract for Hornaday Park Red Shed Removal project to Arctic General Contracting, of Ninilchik, Alaska in the amount of \$3,250, and authorize the City Manager to execute all appropriate documents to complete construction.



**CITY OF HOMER**

**BID TALLY SHEET:**                      **PROJECT:** Hornaday Park Red Shed Removal

**Due Date and Time:** September 12, 2012 @ 2:00 p.m.                      **PROJECT No:**  
**City Clerk's Office**

<b>Bidder No.</b>	<b>Bidder Name and Address</b>	<b>Bid Amount</b>
1.	Property Improvements LLC PO Box 15128 Fritz Creek, AK	\$7,389.24
2.	Johnson & Sons PO Box 194 Anchor Point, AK	\$3,900.00
3.	A&D Services PO Box 117 Anchor Point, AK	\$3,650.00
4.	Arctic General Contracting PO Box 39472 Ninilchik, AK	\$3,250.00
5.	APCI PO Box 1130 Kasilof, AK	\$3,560.00
6.	Paul's Services PO Box 377 Anchor Point, AK	\$5,000.00
7.	Michael Kennedy 844 Ocean Drive Loop Homer, AK	\$3,500.00
8.	Homer Winter Services 493 Grubstake Homer, AK	\$6,177.00

**City Engineer's Estimate if applicable:** \$ n/a

**Staff Present:** Public Works Director Meyer, Deputy City Clerk Jacobsen, Accounting Technician Earls

**Comments:** \_\_\_\_\_

