

LETTERS OF OBJECTIONS FILED THROUGH
TUESDAY JANUARY 22, 2013

ORDINANCE 13-02

Ordinance Back up Attachment E

JAN 22 2013

January 17, 2013

To: City Clerk
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99609

From: Rita N. Sholton
1665 Bob Atwood Circle
Anchorage, AK 99517
(907) 248-4995 rnsholton@gmail.com

RE: 1363 Bay Avenue #5, Homer, Alaska
Gas Line Assessment

I am shocked at the proposed special assessments on my condo dwellings.

I would expect that each unit is assessed individually if they each had their own meter. The above referenced building has only one boiler and as such should be assessed for that single gas hook up.

This serves as my formal objection to the special assessment on my condominium. I would appreciate a response to my objection as soon as is possible.

Rita Sholton

lj

January 16, 2013

John Reich and

Melony Reich

3657 Forest Glen Drive

Homer Alaska 99603

We do not want the natural gas line because it will create a financial burden to have pay for a service that we don't want. We will not be able to afford to bring the line to our house or convert all of our appliances to natural gas.

Thank you,

Melony Reich
Melony and John Reich



10/10/10

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Jo Johnson

From: Larry Slone <larryslone222@yahoo.com>
Sent: Friday, January 18, 2013 8:55 PM
To: Jo Johnson
Subject: Natural gas proposal

Clerk: Please acknowledge receipt and, if appropriate, place info in cc packet for next meeting

To: City Council, Mayor, City-Manager
From: LarrySlone

Subject: Natural Gas proposal

**Please review the following letter from the Homer Tribune's January 16 issue:
Letters – Jan. 16**

Good concept, bad proposed implementation

I am a proponent of bringing natural gas to Homer, mainly because of the environmental benefits. However, in the absence of a long-term gas contract and projected shortages, be prepared for the very real possibility of substantial price hikes. You can bet that with huge potential profits to be reaped in Asia and Europe, our gas will be liquefied and exported.

I also believe the City Council is taking the proper action by proposing a city wide distribution system. I do not, however, accept the premise of Resolution 12-069 "The Council finds that the natural gas distribution system will benefit equally all parcels of real property in the City that will receive access to natural gas service through the construction of the natural gas distribution system, and that all parcels so benefited should be assessed equally for the cost of the natural gas distribution system...."

How can that vacant lot down the street possibly incur the same benefits that a \$5.5 million property such as Land's End Resort will enjoy? The only similarity is that both parcels will be assessed \$3,283.30 to build the system. Is it possible that any Homer homeowner will benefit, for example, to the extent that the \$4.2 million Safeway corporate property will enjoy? I think not! An analogy to the current Council approach would be if all property owners were required to pay for a slip in the harbor at one set price, regardless if they owned a boat or not, and regardless if the vessel was a 12-foot dingy or a 120 foot mega-yacht.

A disproportionate share of the expense of the distribution system, as proposed, is being placed on non-commercial property owners. A much more equitable method would be to prorate each of the 3,855 properties by Borough assessed values. While this may not be the perfect solution it is likely that there is a correlation between property values and benefit derived from access to the gas.

If you want natural gas, but think the Homer City Council should require large businesses to foot their fair share of the distribution system, I urge you to send in your objection to the City Clerk before Jan. 25.

Doug Van Patten

I strongly concur with this argument. It seems more equitable than the current SAD proposal. This approach will allow high energy-users to recoup proportionally what they pay for their assessment. Example: A \$1,000,000 building/property paying a \$32,000 assessment can, all else being equal, be expected to save approximately ten times as much in energy costs as a \$100,000 building/property paying a \$3,200 assessment

Furthermore, it still accomodates the outer areas without costing them more than their share of assessed value.

Also, Mayor Wythe made a good point at last council meeting. The funding availability should be, if not assured, at least have a high percentage of being successfully acquired. I suppose the proposal could be approved pending acquisition of funding.

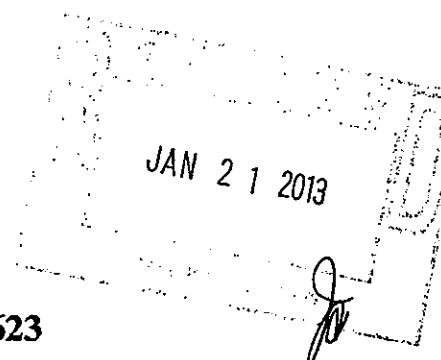
Thanks,

**LarrySlone
399-7170**

Larry Slone

Larry Slone

**Quiet Creek Community Association
Post Office Box 1623, Homer, AK 99603-1623**



13 January 2013

Homer City Council
491 E. Pioneer Avenue
Homer, Alaska 99603

Dear Council Members,

I am writing you on behalf of the Quiet Creek Community Association, an association of fifteen condominium owners located on Quiet Creek Drive in Homer.

Our association is concerned about how condominium properties will be assessed for the new natural gas pipe line. We believe that assessing each owner individually places an unfair burden on condominiums.

A condominium is **one** piece of common property that is **jointly** owned by the condominium owners. The only thing that condominium owners own individually is the space inside their units. Both the land and the buildings are all jointly owned.

Since Homer is bringing the pipe line to Quiet Creek Community's jointly-owned common property, we think our owners should be assessed jointly.

Such an assessment would be consistent with the way other jointly-owned properties will be assessed.

We ask you to reconsider the way condominiums will be assessed for the new natural gas pipe line.

Thank You,

A handwritten signature in black ink that reads "Beverley Nikora".

Beverley Nikora, Secretary
Quiet Creek Community Association

THE BOARD OF SUPERVISORS
COUNTY OF SAN DIEGO

RESOLUTION NO. 13-02
Pursuant to the authority vested in the Board of Supervisors by the County of San Diego Constitution and the County of San Diego Charter, the Board of Supervisors hereby resolves that it is the policy of the County of San Diego to...

...and that the Board of Supervisors hereby approves the proposed Ordinance...

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Report offers a sobering look at state finances

Lawmakers, governor facing huge deficits if spending is not reduced.

BECKY BOHRER
Related Press

JUNEAU — Alaska would face a budget deficit of \$920 million if spending for next year reached that of the current year, a report released Monday states.

The Legislative Finance Division report offers a sobering look at the state's fiscal situation amid declining oil production and lower oil prices. It was released a day before the start of a new legislative session.

The price of oil would have to be an estimated \$105 a barrel for the governor's proposed new budget to balance — and that is before lawmakers get to work on it. As recently as fiscal year 2010, the break-even price of oil was \$64 a barrel, rising to \$110 a barrel for the current year, according to the report. The state Revenue Department is forecasting an average oil price of around \$109 a barrel for next fiscal year, 2014.

"The rapid increase in the break-even price of oil ... should be cause for concern," the report states. The report echoes concerns also raised by Parnell's budget office.

Alaska relies heavily on oil revenues to

adn.com
READ IT: You can find the new Legislative Finance analysis of Gov. Parnell's proposed budget on our website. Go to this story and click the link on the right side of the story.

run, and higher oil prices in recent years have helped to mask the impact of declining oil production. According to the report, Alaska anticipates a budget hole of \$410 million in the current budget year — even though lawmakers last year left Juneau anticipating a surplus of

\$490 million — in part because of lower-than-expected oil prices. That hole is to be filled in by using money in reserves.

Parnell has made clear his desire to limit spending, evidenced by the record budget votes he made in 2011 and his efforts last year to get lawmakers to agree to spending caps. He has called on lawmakers to work with him to set spending limits again this year. "A self-imposed, reasonable limit is the key to successful and sustainable spending," he said in announcing his budget plan in December.

House and Senate leaders say they share

See Back Page, **STATE SPENDING**

14. Monday, January 14, 2013

ALASKA / COVER STORY

Anchorage Daily News

Why are we looking at Natural Gas? Or is this not applicable?

Southcentral utilities lean toward the use of diesel fuel

A predicted natural gas shortage leaves few short term options.

ALAN BAILEY
Petroleum News

Southcentral Alaska utilities are considering the use of diesel for power generation in the event of a predicted natural gas supply shortage around 2014-15, Robert Gibb, associate director of Navigant Consulting, told the governor's Energy Task Force in Anchorage last week.

Gibb is helping the utilities and the planned Bonlin Creek gold mine evaluate options for coping with a gas supply crisis. The utilities have been investigating the potential import of liquefied natural gas or compressed natural gas to cover a shortfall. But with significant uncertainties surrounding these options, the utilities now tend to favor diesel as a safe short-term solution, despite the relatively high cost.

"There's a short-term ... and then there's a long-term shortage, and we've recognized that we don't need to both have the same solution," Gibb said.

Cook Inlet fall below demand levels.

"From a technology standpoint it's not very challenging. From a sourcing standpoint it's pretty realistic. And from a cost standpoint it's fairly well known," Gibb said.

Although on an "energy equivalent basis" diesel may cost five times as much as gas, diesel power generation would, at least initially, represent a relatively small proportion of total generation.

However, quite a bit of work remains to be done to clarify all the issues involved in diesel use.

Lee Thibert, senior vice president of Chugach Electric Association, said neither the Beluga power station on the west side of Cook Inlet nor the new gas-fired power station being completed in south Anchorage can run on liquid fuel. If the utilities move ahead with the diesel option, one of the power plants in the new south Anchorage facility would probably be converted for liquid fuel. Municipal Light & Power can already use diesel in its Anchorage power station. Golden Valley Electric Association in Fairbanks also has diesel generation capacity, with the possibility of shipping electrical power south on an electrical intertie that con-

considering all possible options, including the import of liquefied natural gas or compressed natural gas by ship from out of state. The longer-term arrangements would take over from the short-term solution, once those longer-term arrangements are in place. In evaluating long-term solutions, utilities assume the gas shortage will level out after 2020 as new Cook Inlet gas fields come on-line after a resurgence of interest in Cook Inlet exploration.

Asked whether the implementation of a short-term solution could provide a couple of years of breathing space, to see whether new gas fields in the Cook Inlet basin bring on line sufficient gas to avert a long-term gas supply shortage, Gibb said it's unfortunate but an early decision will be needed for an option to import gas.

Any import option will require a commitment to building the necessary ships, with a two-year window for such construction, he said. And, with production declines from the basin at about 20 percent a year, drilling out of the supply shortage would be tough.

The possibility of trucking LNG from the North Slope is on the table, but that option would require hundreds of LNG trucks to trav-

with the possibility of weather causing delays in truck movements.

"Logistically, it may be very, very challenging," Gibb said.

Imported gas, whether in the form of LNG or CNG, would likely come from western Canada, with a price linked to North American markets. At present there is no practical source for the LNG or CNG from the West Coast of the U.S., and shipping from a U.S. port would involve complications around a federal law that requires the use of U.S. ships to carry cargo between U.S. ports.

The utilities had been veering towards the import of CNG as an apparently simpler and more cost-effective solution than LNG, although both require dedicated ships. The utilities are close to determining the best shipping arrangement for CNG, Gibb said.

But the utilities have realized they need to take a closer look at LNG.

The facilities for importing the CNG or LNG would probably be at the port of Nikiski on the Kenai Peninsula. Unlike the use of diesel for power generation, there would be a significant permitting requirement. Either import option, because it would involve moving gas across the

STATE SPENDING

Continued from A-1

concerns about the sustainability of the state's spending. Senate Majority Leader John Coghill, R-North Pole, for example, said he'd like to see more frugal budgeting, particularly when it comes to the operating budget, the budget that funds the operations of state government. Spending on agency operations has increased an average of 6.5 percent a year for the past 10 years, the report states.

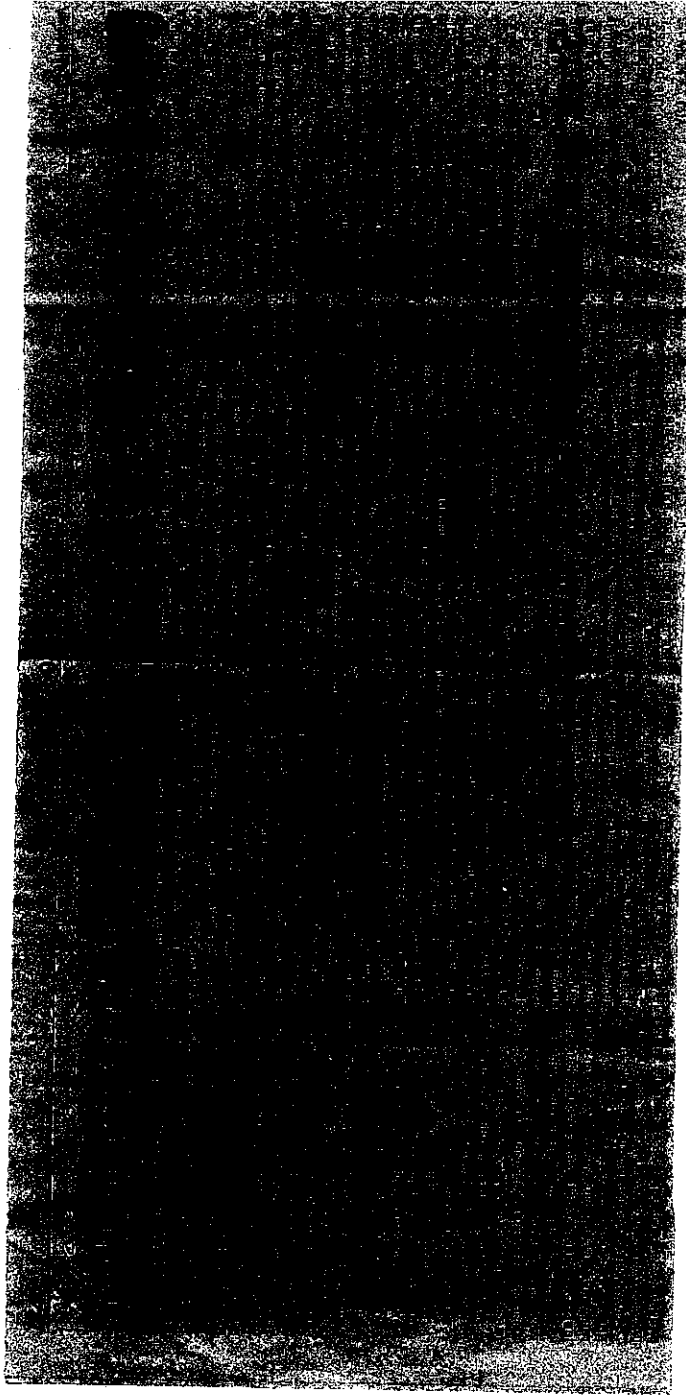
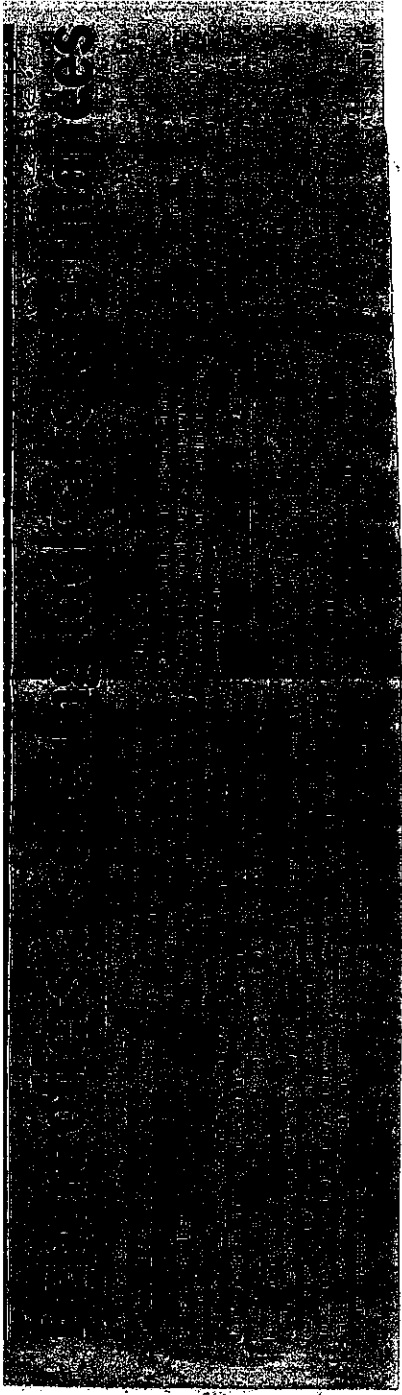
Parnell's budget director, Karen Rehfeld, said the governor has proposed a "very, very lean budget" as a starting point for lawmakers. He also plans to introduce a proposal to overhaul the state's oil tax system, a move aimed at encouraging more investment by oil companies and new production.

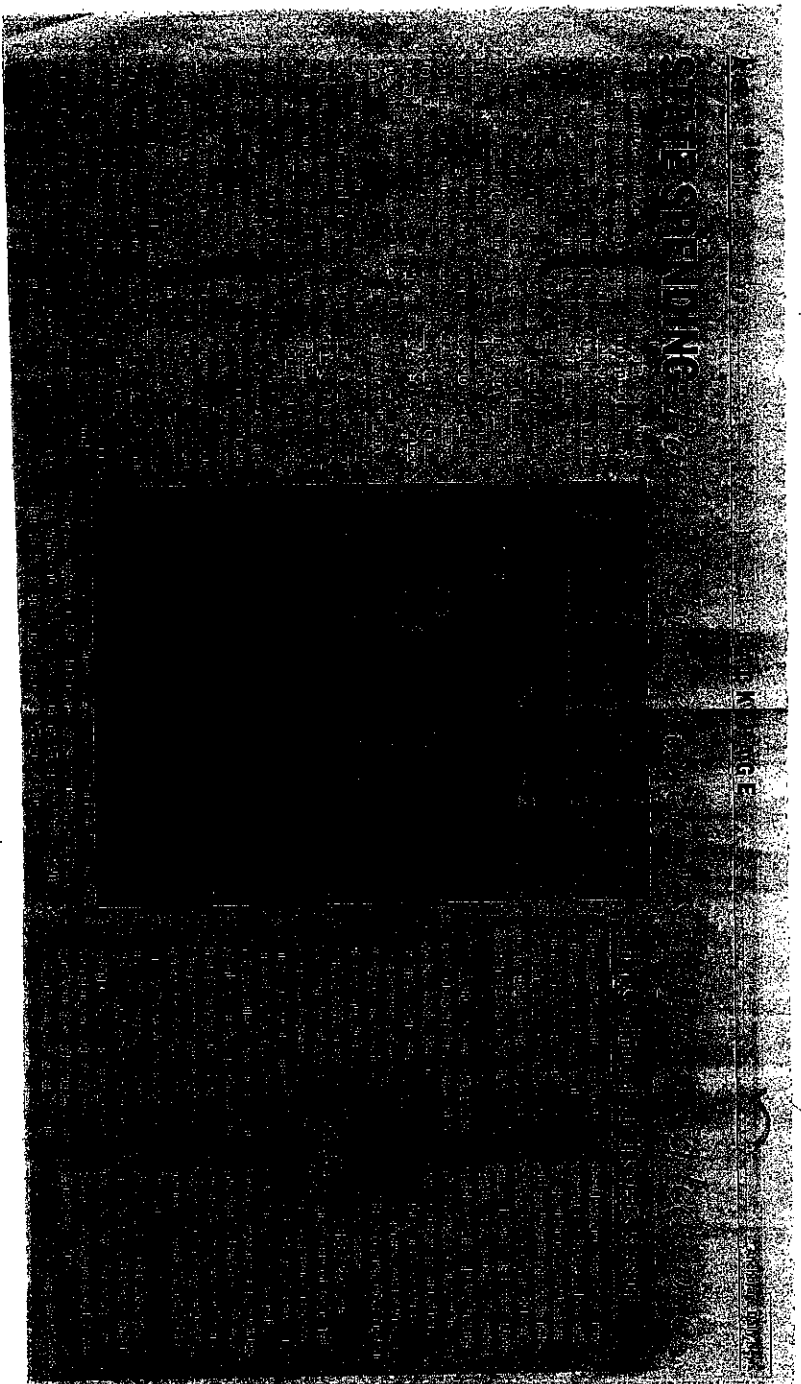
Rehfeld said in a recent interview that Parnell has continued to focus on priorities, such as resource development and energy concerns, while still managing the budget. As part of a 10-year strategy, the administration is looking at diver-

sifying the base from oil to a natural gas. It challenges the "acceptable" management services credits for unfunded liabilities, including the high "aging structure" for Alaska's state structure.

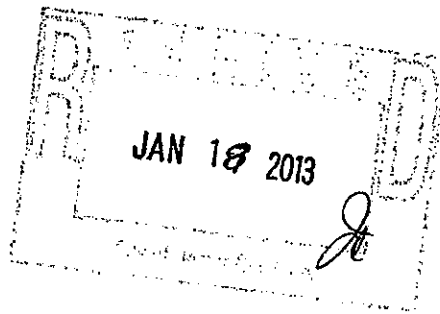
The Legislative report says historic rates of spending merely stay level of spending. It points to the need to take a closer look at the government's spending, among other things, there will be an increase in infrastructure and infrastructure projects in the "may come" the government's.

It points to the need for lawmakers to take a closer look at the government's spending, among other things, there will be an increase in infrastructure and infrastructure projects in the "may come" the government's.





Don Lane
POB 2921
Homer, AK 99603
907-235-7898



1/11/13 to
Mayor & C/C
C.M.
[Signature]

City Council, City of Homer

1/17/2013

RE: Natural Gas Line Service to Homer

Sirs: After testifying at Homer City Council public hearing held 1/14/13 I want to continue my thoughts concerning the installation of the proposed Natural Gas Line to Homer.

Robin (spouse) and I own 3 lots in Eagle View Subdivision, inside city limits. I am a long time commercial fisherman. We have owned and operated F/V Predator out of Homer Harbor for 24years. I know something about budgets and long term strategy.

My home is currently serviced by 3 energy utilities. We have electricity for lights, water heat, and cloths dryer. We use heating oil for primary heat source in the house, in addition we have a propane furnace in the detached two car garage. On the average these three utilities cost us \$645 per month over the last 12 months. I believe with the installation of natural gas my utility bill would be reduced by half or more. I would convert the hot water, primary heat, cloths dryer, and garage furnace to natural gas. Expected result in cost savings is roughly \$323 per month. By my estimates the conversion and installation including assessments for my house and lot would pay for themselves in 19 months, two years on outside. **This is a good investment.**

Some of the concerns I heard at public hearing were valid and warrant thoughtful review, however I present another view to comments I heard.

1. Why just build the line and give it to Enstar?

A. Given the my energy financials I just presented, why not if that what it takes. The benefits appear overwhelming in favor of getting gas to Homer. Enstar does not appear to need our business, if their presentation is accurate Homer would represent less than 2% of their business. Homer needs to be willing participant to get to the above expected benefit.

B. There was some suggestion that City of Homer should own the gas line. This would be a mistake. I am not aware the City of Homer has the staff or expertise to install and maintain a gas line system. Enstar has the expertise, staff, and equipment to the job. It appears ready to go. I cannot believe the City of Homer could do it better or cheaper.

C. If there was a profitable market here, Enstar could build there own line. Exactly! Given current economic conditions why would Enstar bother. The only way we get utilities cut in half, with a two year payoff, is if we (the City of Homer and others) actively participate to get natural gas distributed throughout town. Otherwise it probably won't happen anytime soon.

2. As a taxpayer, the cost savings in the large public buildings will be huge. More books, less taxes, more employees, less taxes, better public services, increased sales tax revenue are all possible with the money saved with reduced energy costs.

It is doubtless that natural gas supplies will be found and developed throughout this state. It is the major issue facing our state government. With the natural Gas

infrastructure in place, Homer is positioned to benefit from all those efforts. If we let this opportunity go by, Homer could become the town past Anchor Point. All growth is tied to cost of energy. Can society afford to grow and thrive? This is an important City of Homer project with benefits for many generations of people in the Cosmic Hamlet. Find a way. This is major important. Thanks for your efforts to engage.

Don Lane

Jo Johnson

From: Mary Griswold <mgrt@xyz.net>
Sent: Saturday, January 12, 2013 3:53 PM
To: Barbara Howard; Beauregard Burgess; Bryan Zak; Jo Johnson; David Lewis; Francie Roberts; Department Clerk
Subject: natural gas assessment district objection

I oppose formation of the city-wide natural gas assessment district and city financing for this private utility service. I would not oppose initiation of neighborhood assessment districts by local residents, but the proposed city-initiated district is overly burdensome for private citizens to stop. The tacit approval bar is too low and compact neighborhoods cannot opt out.

I oppose squandering the city's bonding capability on non-city infrastructure and the use of city resources to collect such a large number of assessments over such a long time period. We have enough city needs to attend to without taking on unnecessary responsibilities. Thank you for your consideration.



JOHN VELSKO

P.O. Box 2269
Homer, Alaska 99603
Jvelsko@hotmail.com
907-299-1215

December 13, 2012

John Velsko
P.O. Box 2269
Homer, Alaska
99603

Walt Wrede
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

RE: Homer Natural Gas Assessment District

Hello Walt,

I am forwarding to you a copy of the BayWatch Condominium Association's November 7, 2012 meeting minutes and would like you to share this with the Council at their next meeting. My wife and I own a unit in this complex and certainly share the concerns expressed by the BayWatch Condominium board. The logic in treating condominiums differently than hotels and apartments escapes us. The bottom line is that the build out costs should be shared *per lot*, not per owners of a particular lot - that is patently unfair. What if an apartment or hotel is owned by a corporation which by its very nature is owned by multiple shareholders? How is that different than a condominium association?

I would certainly like to see natural gas provided to all of Homer, but I also believe that the assessment should be conducted fairly. My wife and I own two parcels of land in the affected area and we are hoping that this inequity can be addressed or we will be formally objecting to the formation of the Homer Natural Gas Assessment District.

Regards,

John Velsko



**BAYWATCH CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF SPECIAL EXECUTIVE MEETING
November 7, 2012**

(Page 1 of 2)

CALLED TO ORDER: 4:40 p.m.

PRESENT: David Duke #9, President
Pat Moreth #11, Vice President
Rachel Bilbo #4, Treasurer
Vikki Deadrick #8, Secretary

ABSENT: --

ALSO PRESENT: --

NEW BUSINESS - DAVID DUKE'S REPORTS:

❖ ~~Special Condo Association meeting on 11/7/12 which was held by the Housing Board by law.~~

❖ **NATURAL GASLINE:**

- At the Public Meeting, Dave found out that \$3200 per parcel/unit will be assessed for the Trunk Line to run down Bunnell in front of building & does not include Enstar's individual charges for installing the service line (\$1290 first 100' & \$2 each additional foot) and meters (\$200 each) or individual installs/changes/modifications to plumbing & venting your unit with Natural Gas.
- Apartment buildings, Driftwood Inn, The Bidarka, etc. are not being charged for individual units, they are being charged \$3200 only. Condos are being charged per unit/parcel.
- On the City of Homer's website.
<http://www.cityofhomer-ak.gov/naturalgas/1-plumbing-and-venting>

We are asking owners to please read all the information on their website, but especially,

"Enstar will pipe gas to your home. You are responsible for plumbing gas to the appliances in your home. This will be easier, and more affordable, the closer your appliances are to each other and if the line can run under or outside your house (in a crawl space, for example). Installing appliances on second stories or where you have to run pipe through walls will be more expensive. All natural gas appliances have to be vented and many need to be placed on exterior walls for venting."

Each homeowner has received a packet from the Office of the City Clerk of Homer. In this packet is a "Property Owner's STATEMENT OF OBJECTION To Special Assessment District". We are encouraging you to object to the Homer Natural Gas Special Assessment District for your Bunnell Unit only (if you have other property, that is). The major reconstruction of moving hot water heaters and other appliances to exterior walls for venting is a huge individual project. Another, more important reason, is assessing us per parcel as a residence when we are governed as condos but have some owner-occupied as well as many renters, like an apartment building. We also will be finding out if one trunk line with 12 meters on a pole would be the setup anyway, not 12 individual trunk lines.

Please turn over

**BAYWATCH CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF SPECIAL EXECUTIVE MEETING
November 7, 2012**

(Page 2 of 2)

- If the homeowner agrees to object on the **Statement of Objection** (which needs to be returned to the Office of the City Clerk **by Deadline of 01/25/13 5pm**), then we are asking that we all Object in the same verbiage, as follows:

“ Baywatch Condominiums is a single building containing twelve units. We are being assessed as if we are twelve separate buildings on twelve separate lots. While other multi-unit buildings are being assessed one fee, our one building on one lot is being assessed at twelve times the individual building rate.”

Pat will call All-Season's to have them come out to give advice regarding how they can come into the upper units, whether through a lower unit or by other means, as well as any other advice they may have with appliances, install, etc. Again, the coming into the units & conversion is each unit's expense. In addition to cost, there may be certain logistical problems with pipeline access to your individual unit. For example, the by-laws do not allow you to go through another owner's unit or through another owner's interior walls. There may also be a problem if any installation involves making substantial alterations to the outside of the Building or other common areas.

- Vikki & Dave will attempt to reach out to other Condo. Associations' Boards so they can meet between 12/29/12 & 01/10/13 to compose an Objection Letter from all the Boards to deliver to a City Council member (to place on the agenda) before the January 14th 2013 Public Hearing. All who can should attend the meeting.

❖ **By-Laws**

- The By-Laws state that the Association must retain a current copy of all Leases in effect in each non-owner occupied unit. A letter will be composed with this request and will be mailed to non-occupied unit Owners, with a copy of the By-Laws. A deadline date will also be a part of the request.

❖ **Board Business**

- David asked Pat to handle the Admin. documentation for the Board, such as new or transfers of ownership paperwork and other Admin. functions. She agreed, with training. David will handle all the Maintenance related functions. Rachel, Treasurer & Vikki, Secretarial.

❖ **Next Annual Board Meeting not set yet but will be sometime after March 31, 2013.**

Pat Moreth moved to close the Special Executive Board meeting. Vikki Deadrick seconded. All were in favor. Meeting adjourned at 5:25pm.


David Duke, President

DEC 19 2012

P.O. Box 15294
Homer, AK 99603
Dec. 15, 2012

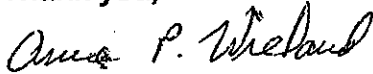
Office of the City Clerk
491 E. Pioneer Ave.
Homer, AK 99603
Attn. Jo Johnson



RE: HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT
OBJECTION

Dear Ms. Johnson,
As a senior citizen on a fixed income and with a very efficient heating system at my property on 4685 Early Spring, I object to the proposed assessment district. Aside from the cost, I do not like heating or cooking with gas and would have absolutely no interest in converting now. Furthermore I do not like the City of Homer financially supporting Enstar Natural Gas Co.

Thank you,



Anne P. Wieland

December 18, 2012

Dear Mayor and City Council Members,

10/17/12 -
Mayor c/c
DEC 18 2012
J

I am writing today to express my objection to the proposed Homer Natural Gas Special Assessment District (HSAD), which is scheduled to be discussed at the January City Council meetings. I will be out of town for the entire month of January, but wanted to bring my concerns to your attention and for your consideration as you debate this important topic. While I am not opposed to the availability of this fuel source due the environmental benefits it holds over traditional energy sources like diesel and coal, I am not happy with the way the proposed distribution plan is being prepared. I think there are too many unanswered questions and unexplored options to be moving forward at the scope and pace currently proposed.

First, I would like to commend the City staff, in particular Katie Koester and Walt Wrede, for their time in making sure that citizen questions are answered promptly and completely both via individual emails and public forums. I would also like to thank the City for bringing this potential project to the public for consideration, and for being willing to think big and to invest the time to offer this opportunity to residents.

However, despite the best intentions and actions of the City, I have many concerns with the project as proposed, in particular:

- HSAD size and scope
- Natural gas supply concerns
- Lack of information regarding conversion rates
- Environmental disruption and damage

HSAD size and scope

While I understand the desire to avoid a situation similar to the way water and sewer lines were developed in Homer, I don't think it is wise to go to the opposite end of the spectrum and require entire city to move forward in lock-step for this project, especially for an elective utility that is not essential for life and health.

Alternative plans, such as several separate or phased SADs, encompassing areas of the city that have similar needs for natural gas (i.e., "hubs" like the hospital, schools and City; CBD; rural residential; west hill; east hill; etc.), have not been as fully fleshed out as the all-or-nothing approach. The logistics of the SAD process in Homer also stacks the deck against certain neighborhoods wishing to opt-out, as their registered disapprovals are all but certain to be the

minority to those in favor and those who do not reply at all. I think it would be a good idea to let the "opt-out" vote be counted along neighborhood lines, rather than a winner take all approach of a city-wide SAD.

Natural gas supply concerns

Recent studies indicate that Cook Inlet natural gas supplies will be less than the expected demand in just a few years, right around the time the proposed HSAD will begin charging tax assessments to area property owners. Even with the new gas development being rushed in (by companies with dubious track records to boot) potential production resulting from this state subsidized exploration activity is not expected to relieve the supply deficit in time to prevent natural gas imports from becoming a necessity.

Will Homer residents be competing with long-term natural gas customers in Anchorage? Will natural gas still be a competitively priced fuel source when importation costs are factored in? Will the cost/benefit analysis for individual residents still apply the same as large consumers like the hospital? I understand that meetings are being planned to address these and other questions, but due to the timing, I don't think Homer residents are being given due process to weigh those answers before the deadline to opt-out of the HSAD plan.

More information is here: <http://www.chugachelectric.com/cook-inlet-natural-gas-supply>

Lack of information regarding conversion rates

Borough Assemblyman Bill Smith assembled an impressive case study spreadsheet to demonstrate the numerous 'starting points' for residences in Homer and the estimated time before a 100% return on investment for conversions, considering the estimated \$3,285 assessment. One thing that this spreadsheet does tell us is that there is not a definitive answer to the question that many residents have, which is "Will converting to natural gas save me money?" The answer, as it often is, is "It depends." Lots that are assessed, but are undeveloped or use alternative and/or renewable resources are not considered. Investment properties are not considered. Condominium units are not considered. Too many variables are not considered.

It is also unclear as to whether the natural gas shortage, and the increased costs expected due to having to import supply deficits, was included in these case studies, or if it can even be forecasted at this point.

Environmental disruption and damage

The fast pace of the construction planned for this extensive distribution network is also a concern. As I have previously pointed out to City staff, I have noticed a section of the proposed


route on the map where several hundred feet of line are proposed to be constructed but does not serve any additional lots. Also, I am very concerned with portion of the proposed construction, due to local knowledge of the terrain. The City has been gracious in hearing and making note of my previous suggestions along these lines, but will there be an opportunity to comment further and a process to object if changes are not made to residents' satisfaction?

During the last public meeting on the topic, and through emails and conversations with City staff, we are being asked to wait and see for final proposed distribution maps, final assessment rolls, etc. I don't feel that there is enough information to make a decision, yet construction is being planned for only a few short months down the road and the decision must be made is just a few weeks. I understand the need to make the decision soon if a project of this magnitude is expected to begin this next construction season, but that is not reason enough to push this through.

In conclusion, the gas pipeline to Homer was one project. A massive distribution construction endeavor is a very different project. It should be analyzed on its own merits, and not simply ride the wave of progress towards natural gas in Homer. Many options for planning a natural gas transportation network seem not to have been considered. No doubt, those that stand to benefit from natural gas in Homer (hospital, schools, city) will hook up and realize those benefits as soon as they can. This alone should relieve the cost of living for everyday Homer residents by lowering taxes for city, borough, and hospital service area assessments. If additional benefits can be gained by hooking up one's home to the natural gas line that will be in Homer next year, I believe that individuals and neighborhoods can better make those decisions to move forward with development.

Thank you for considering these views.

Sincerely,



Dorothy Melambianakis, Homer resident and property owner
PO Box 3035, Homer, AK 99603
(907) 299-2265
dorothy.melambianakis@gmail.com

NOV - 9 2012

NOV. 6, 2012

J. Jo Johnson, CMC
City Clerk

Re: City of Homer mailings:
Notice of Public Hearings
Notice of Right to Object
Resolution 12-069
Natural Gas System Distribution Plan
Property Owner's Statement of Objections

Dear City Clerk,

My husband (Ken) has received several mailings regarding the Homer Natural Gas Special Assessment District. I would like to receive the same mailings at the same time, as our properties are adjacent on E Fairview Bike Path. We live together on the property at 4163 Rainbow Place, and the City of Homer is paid monthly water fees on that property. As I receive & pay the water bill monthly, I assumed you had my address on file. 😊

Our/my winter address is:

Ken & Millie Lewis
1724 Sherman Avenue
Cañon City, CO 81212
(719) 431-1641

Note: We do not have a computer.
Please send a map of the E. Fairview

bike path area + Rainbow Place area showing our 3 adjacent acres + the route of the proposed gas line!

Thank you for helping us become informed on this important project.

Lifelong Homer citizens
(since 1948)

Billie Lewis

Office of the City Clerk

Jo Johnson, CMC, City Clerk
Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I
Christine Szocinski, Clerical Assistant



491 E. Pioneer Avenue
Homer, Alaska 99603
(907) 235-3130
(907) 235-8121
ext: 2224, 2226, 2227, or 2251
Fax: (907) 235-3143
Email: clerk@ci.homer.ak.us

November 9, 2012

KEN AND MILLIE LEWIS
1724 SHERMAN AVE
CANYON CITY, CO 81212

Hello Mr. and Mrs. Lewis,

Per the letter we received in the mail, I have included an enlarged map displaying your three parcels (highlighted in yellow) with the Trunk Line (in green) and the Main lines (in red). We are sorry for the inconvenience that you have not received your Neighborhood Meetings flyer and the certified letter at the same time as your husbands; per the city Code we must use the current addresses that are on the Kenai Peninsula Borough Tax Roll at the time of compiling our Preliminary Assessment Roll. At this time we have your Colorado address for future mailings. If you have any future address changes please contact the Borough Tax Assessor

If you need any additional assistance please feel free to contact us at any time Monday through Friday 8 am to 5 pm.

Sincerely,

Christine Szocinski
Clerical Assistant

"WHERE THE LAND ENDS AND THE SEA BEGINS"

To access City Clerk's Home Page on the Internet: <http://clerk.ci.homer.ak.us>



City of Homer
Administration
491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-8121 x2222
Fax (907) 235-3148
Web Site www.ci.homer.ak.us

Chris Christie
P.O. Box 3208
Homer, AK 99603

November 8, 2012

Dear Mr. Christie,

Thank you for taking the time to come by City Hall with your questions about natural gas service to your lot with the formation of the Natural Gas Homer Special Assessment District (HSAD).

After reviewing a copy of the plat for lot Crestview Estates it appears your lot, Lot 16 is a flag lot and does have a skinny piece frontage on Cozy Cove Drive. Therefore, your lot is considered served and included in the Natural Gas HSAD.

I spoke with Enstar and they said you could install a 1 inch line up the driveway with a branch that would serve both lots and split the cost with your neighbor. It looks like the skinny portion of your lot that is the 'flag pole' of the 'flag' is 327 feet long. For installation of a service line Enstar charges \$1290 for the first 100 feet and \$2 for every additional foot. I do not know if a 1 inch line that could handle the capacity of both houses would be more expensive. You can contact Enstar at 1-855-889-7575 for more information about how you would go about doing that.

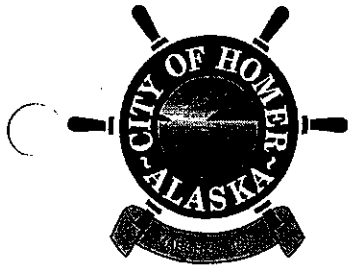
Please feel free to contact me with any additional questions you have. Thanks again for your question.

Sincerely,

Katie Koester
Community and Economic Development Coordinator

Enc: Crestview Estates Plat.





City of Homer

Administration

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-8121 x2222

Fax (907) 235-3148

Web Site www.ci.homer.ak.us

Tom R. Schroder
P.O. Box 636
Homer, AK 99603

November 7, 2012

Dear Mr. Schroder,

Thank you for your comments regarding the Natural Gas Homer Special Assessment District. I have forwarded your letter to the City Clerk so they can be distributed to the City Council.

You bring up very good points in your letter about the difficulty of individuals on fixed incomes to pay the assessment and conversion costs. Every property owner must consider these variables when deciding whether or not to object to the formation of the Special Assessment District. You should have received a certified letter this week with an objection form. Make sure you return the signed original to the Clerk's office by January 25, 2013 to register your objection.

The letter you ask about deferred assessments. Homer City Code is not clear on how to handle deferred assessments for the Natural Gas HSAD. While the Code allows deferred assessments for qualifying individuals, it still has to be granted by the Council and there is no designated fund to pay the assessment. The Council will discuss deferred assessments at an upcoming meeting and give more clarity on the issue.

Your letter also asks if the \$3,283 assessment is the same for all lots regardless of size. The Council chose to assess all lots equally, regardless of frontage, property value or lot size.

Thank you for taking the time to write and share your concerns. I would like to emphasize that there are still two ways for the Natural Gas HSAD to not proceed: if over 50% of lot owners object or if Council decides not to proceed. For this reason, comments from residents such as you are self, and taking the time to object formally by turning in the form, are very important.

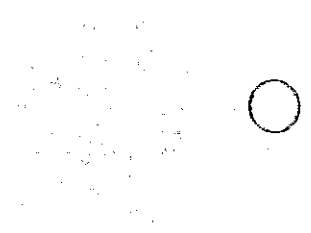
Thank you again for taking the time to write.

Sincerely,

Katie Koester



Where the Land Ends and the Sea Begins



P.O. Box 636
Homer, AK. 99603

October 29, 2012

Mr. Walt Wrede, Manager
City of Homer
491 E. Pioneer Ave.
Homer, Ak 99603

Dear Mr. Wrede:

As a property owner and resident of the City of Homer for close to 38 years, I am writing this letter to register my opinion and, hopefully, get some questions answered regarding the future gas pipeline and distribution system proposed for Homer. I have been against the gas pipeline to Homer from the very beginning, not because I am "anti-development" (I am not), but because I have believed from the beginning that Homer simply doesn't have enough people to support such a project. This has been proven by ENSTAR's comments reluctance to build the system privately as well.

I live on Fairview Avenue below the hospital and I am sure that one of the main trunk lines will come past my house to supply the hospital with gas. My house is 100% electric and I have no plans to hook up to the system. To convert to gas would cost me \$20-25,000. I would have to insulate my garage walls and roof for the new boiler, buy a new water heater and set it up in the garage as well, purchase new baseboard heaters and then tear out walls to install plumbing to both floors of the house (two stories). Even with the projected savings, it would take me well over 10 years to recoup my investment and at age 69 there is no way I can afford to or would consider doing so.

At the proposed cost of over \$3,200 per property owner, this would impose a severe burden on people, especially senior citizens on limited, fixed income. Back in the late 1970's or early 1980's when the sewer and water improvement provisions were established for the city, property owners were given the option of deferring any improvement assessment costs until such time that the property was sold. Are such provisions being considered for the gas line assessments and if so, what annual interest rate would be charged?? Is the estimated charge of \$3,200+ for a typical city lot and would more be charged for larger lots??

Frankly, I consider this gas line project similar to "OBAMACARE". You are going to have it, like it or not, but you are going to pay for it whether you hook up to it or not. I wish Governor Parnell would have vetoed the money again.

Thank you for your time and consideration of our views.

Sincerely,



Thomas R. Schroeder and Jean M. Schroeder

Jo Johnson

From: Katie Koester
Sent: Monday, October 29, 2012 10:05 AM
To: Dorothy Melambianakis; Department City Manager
Cc: Jo Johnson
Subject: RE: comment on natural gas distribution plan

Hi Dorothy,

Thank you for your comments. I am ccing City Clerk Jo Johnson on this email to make sure they get to City Council.

I will respond to the questions I am able to in a follow up email once I have had the chance to consider them in detail.

Best,

Katie Koester

From: Dorothy Melambianakis [mailto:dorothy.melambianakis@gmail.com]
Sent: Sunday, October 28, 2012 10:36 PM
To: Department City Manager; Katie Koester
Cc: Katie Koester
Subject: comment on natural gas distribution plan

October 28, 2012

Walt Wrede, City Manager
City of Homer
491 East Pioneer Avenue
Homer, AK 99603

Hi Mr. Wrede,

I am writing to express my concern about the proposed HSAD for natural gas distribution in Homer. While not opposed to the availability of this fuel source due the environmental benefits it holds over traditional energy sources like diesel and coal, I am not happy with the way the proposed distribution plan is being prepared. I think there are too many unanswered questions to be moving forward at the pace currently proposed. Not all homeowners have had enough information until now to even begin to make an informed decision, however the City seems to be moving forward at a rapid pace as if everyone had already agreed to this project – we have not.

Some questions:

- Will our assessed property value, therefore taxes, go up – not only due to the LID assessment, but because of higher assessed values of being adjacent to a natural gas hook-up?
- What was the rationale of having each lot owner pay the same amount versus paying proportional to their lot frontage (and higher potential for subdividing in the future)? Are non-interested private landowners subsidizing primary users like the hospital, schools, and high-energy-using private businesses?
- What if we have suggestions to the proposed layout of the distribution system? I see a spot on the map where several hundred feet of line are proposed to be constructed but do not serve any additional lots.

- How will the environmental concerns of construction be handled? Will the construction project be subject to NEPA? Public notice for permits?
- I am really concerned with part of the proposed construction, due to local knowledge of the terrain. How do I register that concern, and can the construction map be altered?
- Should the City be investing its organizing powers and money into bringing running water, sewer and electric –basic unities – to residents before supplementary fuel sources?

The gas pipeline to Homer was one project. A massive distribution construction endeavor is a very different project. It should be analyzed on its own merits, and not simply ride the wave of progress towards natural gas in Homer. Many options for planning a natural gas transportation network seem not to have been considered. Despite actions that may have been taken during city staff and/or council planning sessions, to the average homeowner, news of the immediate and significant financial effects due to this planned distribution system seems sudden and thin. A few meetings, a pamphlet, and a cumbersome website should not have been the extent of resident outreach these past several months. I feel like there was a lot of planning going on, and these recent meetings are just to “fill us in”, rather than work with us to find an orderly and cost effective way to incorporate NG into Homer.

Alternative options to consider:

- Public vote on the issue. Although not required for city LIDs, this would demonstrate support or non-support of the proposed distribution plan, which the City should respect. Does the public even get to vote for the debt obligation the City proposed to take on for this project?
- 2- 5 separate LID, encompassing areas of the city that may have vastly differing needs for natural gas (i.e., “hubs” like the hospital, schools and City; CBD; rural residential; west hill; east hill; etc.) Let the “opt-out” vote be counted along those regional lines, rather than a winner take all approach of a city-wide LID.
- Ensure that the City takes every opportunity to make sure that those that wish to “opt out” are given a simple process. I was encouraged in the public meeting trifold brochure to see that the City planned to mail forms to homeowners, as well as to make them available at meetings and online. I would suggest, as taking one step further, to make these forms postage-paid postcards, to make it even easier, and to increase opportunities to opt out as much as practical.

Thanks for taking the time to understand my concerns. I do appreciate the City undertaking the work to make sure our residents can have this option. I also understand the importance of construction timelines and getting it done while the weather permits. However, please do not let this supersede time for public involvement, and time for better plans to be developed.

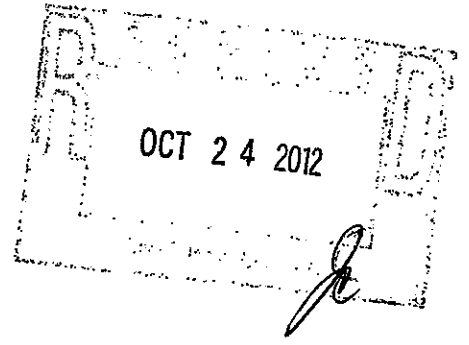
Sincerely,

Dorothy Melambianakis
 299-2265
dorothy.melambianakis@gmail.com

*Marye J.C.
10/24/12*

October 24, 2012

To: Homer City Council members
Mayor Wythe
City Manager Wrede



From: Jack and Mary Lentfer
1285 Bay Avenue, Homer

Re: Natural gas distribution plan

We have reviewed information from public meetings and on the Homer website and commend and thank the council and city manager for the gas distribution plan they have prepared. We strongly endorse it in its present form and hope that it can be implemented as soon as possible.

One point that we think has not been emphasized enough is the energy cost savings to public buildings, businesses, and home owners. In this regard we suggest that the data that Bill Smith has provided for savings to a typical family home be made available as a handout at future meetings. Thank you.

*Mayor's Office
10/12/12
J*

Jo Johnson

From: Katie Koester
Sent: Friday, October 12, 2012 8:06 AM
To: Jo Johnson
Subject: FW: From Seldovia, Alaska

Good Morning Jo,

Can you please see that the Council receives this public comment on the gas line?

Thanks,

Katie

From: Mark or Michelle Massion [<mailto:markmassion@yahoo.com>]
Sent: Tuesday, October 09, 2012 5:21 PM
To: Katie Koester
Subject: Fw: From Seldovia, Alaska

Good Afternoon!

My name is Mark Massion and my wife and I own property in Homer. We will not be able to attend any of the Neighborhood Natural Gas Meetings; therefore, we wish to take this opportunity to write and express our complete support for the gas pipeline, and the prospect that homes and businesses in Homer will soon have access to natural gas.

Please do your best to see that this project continues on schedule and goes through in a timely manner.

Thank you for your time and attention to detail.

Sincerely,

Mark and Michelle Massion
328 Lee Court Dr.

In Seldovia, we can be reached at 234-7575.
PO Box 203
Seldovia, Alaska 99663



STATEMENT OF OBJECTION
TO SPECIAL ASSESSMENT DISTRICT

SPECIAL ASSESSMENT DISTRICT: **HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT.**

I/we affirm that I/we am/are the owner(s) of the following lots in the Special Assessment District (give legal description):

Parcel ID	Legal Description
✓ 17912416	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0840110 VIRGINIA LYNN SUB NO 3 LOT 16

I/We object to the HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT.

Reasons/Comments: The high cost of changing over my appliances and line to my house would create financial hardship (and others on limited incomes as well). Once gas companies have us hooked, they will raise the price and it will be as expensive as oil or propane. Natural gas supplies are expected to decline, leading to fracking. (See attached)

PROPERTY OWNER'S PRINTED NAME, SIGNATURE and DATE:
Katie D Dawson *[Signature]* 12/13/12
(signature) (date)

(signature) (date)

(signature) (date)

(signature) (date)

NOTE: Please make sure that all the property owners of record print, sign and date this document. IF YOU HAVE MORE THAN ONE LOT PLEASE NOTE THIS ON THIS FORM WHEN YOU RETURN IT. OBJECTIONS WILL APPLY ONLY TO THOSE LOTS NAMED ON THIS FORM.

TO FILE AN OBJECTION COMPLETE THIS FORM AND RETURN IT TO THE OFFICE OF THE CITY CLERK BY THE DEADLINE, JANUARY 25, 2013, 5:00 P.M.

City of Homer
Office of the City Clerk
491 E. Pioneer Avenue
Homer, Alaska 99603

Comments, continued:

Since fracking causes extreme damage to the environment, human and animal life, and pollutes water supplies, I am not willing to fork over money to get natural gas that is obtained in this manner.

I don't believe this is being done in a fair and equitable manner. Homer has a large population of elderly retirees and others who are on a limited income, and shouldn't be forced to pay for something they can't afford. The state, Federal government or the natural gas companies should subsidize those who can't afford thousands of dollars to change over to gas.

I read reports in the paper and on the news that natural gas supplies are supposed to diminish in the next couple years. Why go through all this expense and environmental damage if the supply is going to run out in the near future? Natural gas is advertised as a comparably inexpensive energy source, but once we are hooked up and the resource becomes depleted, the prices will rise, just as I heard it did in Soldotna.

I believe the money Homer is spending on natural gas would better be spent on renewable resources; maybe subsidizing people to put up personal windmills and solar panels, or other options. Our continual dependence on oil and gas is a dead end. It is time to move towards the future and sustainability.

Katie Dawson 12/13/12



CITY OF HOMER
PROPERTY OWNER'S
STATEMENT OF OBJECTION
TO SPECIAL ASSESSMENT DISTRICT

NOV 30 2012 PM 01:57
CS

SPECIAL ASSESSMENT DISTRICT: **HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT.**

I/we affirm that I/we am/are the owner(s) of the following lots in the Special Assessment District (give legal description):

Parcel ID	Legal Description
✓ 17730278	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0830141 LAKESIDE VILLAGE SUB UNIT 3 LOT 2-C BLK 5

I/We object to the HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT.

Reasons/Comments: *Other places in Alaska are talking about a shortage of natural gas in a year or 2. I'd hate to see us spend all this money + time putting in something that may not last very long. Plus, I don't like someone telling me I will need to pay over 3000⁰⁰ for something I don't want and don't plan to use. I am planning for retirement and would rather put my money there instead →*

PROPERTY OWNER'S PRINTED NAME, SIGNATURE and DATE:

<i>Sue Gordon</i>	<i>Sue Gordon</i>	<i>11/25/12</i>
(signature)	(signature)	(date)
	(signature)	(date)
	(signature)	(date)
	(signature)	(date)

NOTE: Please make sure that all the property owners of record print, sign and date this document. IF YOU HAVE MORE THAN ONE LOT PLEASE NOTE THIS ON THIS FORM WHEN YOU RETURN IT. OBJECTIONS WILL APPLY ONLY TO THOSE LOTS NAMED ON THIS FORM.

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City of Homer
Office of the City Clerk
491 E. Pioneer Avenue
Homer, Alaska 99603

of into a city gas line. Even if I wanted to scotch over, I can't afford it. The 3000⁰⁰ plus only gets the line to the end of my driveway. Then who knows how much more it would cost to get the gas to my house - plus purchasing and installing new appliances. I don't see me being here long enough to recoup the money I put in.

I know, you'll say I would recoup the money when I sell my house. Have you looked at the house market lately? There are lots of people out there who owe more on their houses than what they can sell them for. I don't buy it.

This just isn't a good economic time to do this. Prices on everything are going up, but salaries are not.

We use to rely on the fact that over the years, over the market value of our houses went up. We can't depend on that anymore. There is a real possibility I wouldn't recapture this expenditure and I can't afford to take that chance.

I feel the city is biting off more than they can chew. So...

I OBJECT TO THE HOMER NATURAL GAS SPECIAL
ASSESSMENT DISTRICT.

Sue Gordon

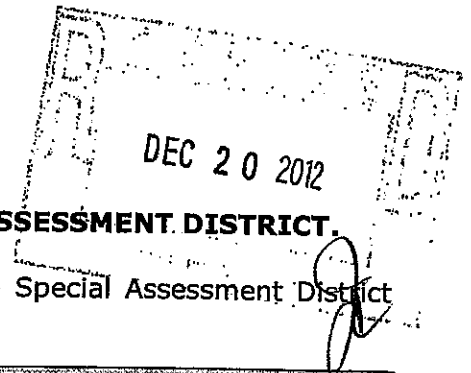
HOMER, AK 99603
937 BEN WALTERS CT

GORDON SUE E

GCM1488



CITY OF HOMER
PROPERTY OWNER'S
STATEMENT OF OBJECTION
TO SPECIAL ASSESSMENT DISTRICT



SPECIAL ASSESSMENT DISTRICT: **HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT.**

I/~~we~~ affirm that I/~~we~~ am/are the owner(~~s~~) of the following lots in the Special Assessment District (give legal description):

Parcel ID	Legal Description
17709105	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000301 GLACIER VIEW SUB NO 1 SUPPLEMENTAL PLAT LOT 8 BLK 2

I/~~we~~ object to the HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT.

Reasons/Comments: *Due to the uncertainty of the natural gas supply, and each winter the authorities warnings that there may not be enough to meet the demand, I am not in favor of this undertaking for the residences of Homer. Also, what assurance would we have that they would not steadily increase the price as they have done in Kenai, Soldotna and Anchorage?*

PROPERTY OWNER'S PRINTED NAME, SIGNATURE and DATE:
MARY W. WALLIS - Mary W. Wallis (signature) *November 15, 2012* (date)

 (signature) (date)

 (signature) (date)

 (signature) (date)

NOTE: Please make sure that all the property owners of record print, sign and date this document. IF YOU HAVE MORE THAN ONE LOT PLEASE NOTE THIS ON THIS FORM WHEN YOU RETURN IT. OBJECTIONS WILL APPLY ONLY TO THOSE LOTS NAMED ON THIS FORM.

TO FILE AN OBJECTION COMPLETE THIS FORM AND RETURN IT TO THE OFFICE OF THE CITY CLERK BY THE DEADLINE, JANUARY 25, 2013, 5:00 P.M.

City of Homer
Office of the City Clerk
491 E. Pioneer Avenue
Homer, Alaska 99603

Page 2
attached

It appears to me, the City is handing millions of dollars (whether through taxes, grants, state or federal funds - it all comes from us, the taxpayers) to Enstar to bring the line just to Homer, which in the long run, Enstar will make millions off the consumers, we the citizens of Homer who choose to hook up - and we will have to pay the rest of the cost within the City through the so called "Homer Natural Gas Special Assessment District."

At this time I have no intentions of hooking my home up to this service.

Sincerely,
Mary W. Wallis

December 18, 2012

Parcel ID:
17705118

We object to Homer City Council's Resolution 12-069, declaration of intent to create the ^{Homer} Natural Gas Distribution System Special Assessment District.

We believe that Eustar Natural Gas, a private company, which will own the gas line upon completion, should be responsible for research and development, instead of the City of Homer. To our knowledge, no consistent source of natural gas has been located to date.

We object to the City of Homer borrowing \$12.7 million in order to fund Eustar's natural gasline construction.

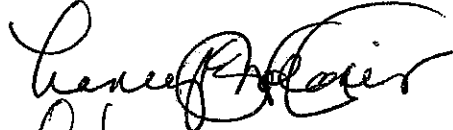

We object to all designated lots, despite size, being assessed equally.

We object to affected citizens of Homer making payment on their research and development, whether or not property owners personally choose to use this resource in the future.

We personally object to being billed \$328⁰⁰ or its "easy pay" alternative, \$405/yr for 10 years with interest. We do not agree to this loan.

As retirees, we object to paying any part of this assessment, and we ask how other property owners on fixed income will pay their share.

Finally, we support additional research into other alternatives, such as wind turbines and/or the capture of tidal energy.

Nancy K. Wold Vait		12/18/12
Leo K Vait		12-18-12

City of Homer, Office of the City Clerk
491 E. Pioneer Avenue
Homer, Alaska 99603

Jean Aspen and Tom Irons
3798 Forest Glen
T 06S R 13 W Sec 19 Seward Meridian HM 2011015 Forest Glen No 12 Lot 10A-1
Parcel 17527043
Homer, AK 99603
907-435-0454

Dear Council Members,

Although the gas line could be of short-term personal benefit, my husband and I wish to express the following concerns:

- 1) Many of our friends and neighbors may end up paying for something they cannot afford to use. This would drive a major demographic shift away from being a community that thrives on diversity, to one where those who have money live at the expense of those who do not.
- 2) What assurance do we have that \$12 million isn't simply a downpayment? There is no guarantee of long-range supplies and stable costs for this nonrenewable resource. Investing in natural gas will only postpone the energy crisis not really solve it.
- 3) Committing Homer to a fossil fuel energy fix adds to climate deterioration and invests our community in unsustainable technology. Once committed, we may be forced to approve environmentally unsound practices of acquiring more gas in the future. We realize the line will be put in, and that citizens have this window to either "get in on it" or forgo the benefits, but we question if this is this a wise long-term decision. Investing \$12 million in wind, solar and tidal technology would be more in keeping with Homer's traditionally thoughtful approach.

Thank you for your work on this project. It is not an easy decision.
We wish to vote no for our property.

Warmly,

Jean Aspen
Tom Irons

Jean Aspen and Tom Irons

CITY OF HOMER
PROPERTY OWNER'S
STATEMENT OF OBJECTION
TO SPECIAL ASSESSMENT DISTRICT

One of two

NOV 26 2012

SPECIAL ASSESSMENT DISTRICT: **HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT.**

I/we affirm that I/we am/are the owner(s) of the following lots in the Special Assessment District (give legal description):

Parcel ID	Legal Description
✓ 17513114	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0780121 BUNNELLS REPLAT LOT 4 & N1/2 LOT 5 LOT 4-A
✓ 17513319	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 3-A-1
✓ 17513320	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 3-B-1

I/We object to the HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT.

Reasons/Comments: First, IF Enstar is going to own and operate the distribution system then they should pay for it as Enstar is going to profit from selling product from it. IF there is to be shared cost let Property owners pay for liability & maintenance costs

(over →)

PROPERTY OWNER'S PRINTED NAME, SIGNATURE and DATE:

Frank Bauer 11/25/12
(signature) (date)

(signature) (date)

(signature) (date)

(signature) (date)

NOTE: Please make sure that all the property owners of record print, sign and date this document. IF YOU HAVE MORE THAN ONE LOT PLEASE NOTE THIS ON THIS FORM WHEN YOU RETURN IT. OBJECTIONS WILL APPLY ONLY TO THOSE LOTS NAMED ON THIS FORM.

TO FILE AN OBJECTION COMPLETE THIS FORM AND RETURN IT TO THE OFFICE OF THE CITY CLERK BY THE DEADLINE, JANUARY 25, 2013, 5:00 P.M.

City of Homer
- Office of the City Clerk
491 E. Pioneer Avenue
Homer, Alaska 99603

which will be a small fraction of construction costs. I don't care if this is how it's done or been done, it's completely unfair and unbalanced to have one party pay and another own a valuable capital benefit. This is like a contractor ^{saying} you pay me to build a house, I'll own, maintain and pay for insurance and rent it to you; it's completely wrong. If we have to pay for it, it should be public property owned and controlled by the City of Home.

Second, a per lot allocation of cost is not a fair or equitable way to distribute the cost of this project; it is only the simplest or easiest way and is in fact completely unfair. This is because of the wide range of size and therefore heating requirements of each property. This fact will cause some property owners to be able to recoup their costs of this project in one or two winter months while others will not recoup their costs for several years. And for lots with no structure needing heat they will not be able to recoup costs at all. Therefore, it would be much fairer to allocate costs based on a multiplier of gas used or square footage of living space; with vacant lots paying a base rate or flat rate.

Third, Government will benefit from this project as much as private property owners and so should be included in the cost allocation and contribute from current revenues, not increased taxes or fees, or should waive its adopted fees of \$316,515 and have the Borough

And OR STATE OF ALASKA cover the
direct construction costs of \$180,000. This
would be preferable ^{as} we all know Governments
ALWAYS finds a hidden way to pass costs back
to the ~~Public~~ Public.

Yranch Bauer



May Beth Wythe

Comments:

1. The City has no means, or clearly identified plan, for financing repayment of the Bond until the assessment funds begin to be received.
2. The City should not be underwriting the expansion of a private enterprise.
3. The City cannot afford to Bond for \$12 million dollars, or more, for a project that does not belong to the City. This extension of the City's financial basis will place projects that are required for City maintenance and expansion on hold for an extended period of time while waiting to pay down the bond.

December 3,2012

To whom it may concern:

Re : Homer Natural Gas Special Assessment District

Our objections to the plan

1. The property owners should have been ask to vote on this
2. The contract should be bonded and insured for a fixed amount with penalties for running over contract time.
3. What will the city charge for future hookups?
4. At some point will the people be forced to hookup ?
5. With the city's track record this will most likely end up very costly to the people.
6. With the current economy a raise in the taxes in this manner is bad for the real estate market.

Randall L Yount

A handwritten signature in black ink, appearing to read "Randall L Yount", with a long horizontal flourish extending to the right.

December 3, 2012

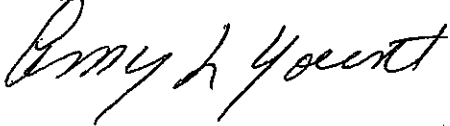
To whom it may concern:

Re : Homer Natural Gas Special Assessment District

As the property owners listed in the above description, we wish to object to the proposed Homer Natural Gas Special Assessment District for the following reasons.

1. The property owners should have been ask to vote on this prior to making all these plans.
2. The contract should be bonded and insured for a fixed amount with penalties for running over contract time.
3. What will the city charge for future hookups? Has anyone looked at what it will cost the individual to change their current plumbing to natural gas.
4. At some point will the people be forced to hookup.
5. With the city's track record this will most likely end up very costly to the people. For example look at what the library wound up costing.
6. With the current economy a raise in the taxes in this manner is bad for the real estate market.

Amy L. Yount



Date: Jan. 2, 2013
From: Thomas McGreenery
To: Homer City Council
Subject: Proposed natural gas line

The purpose of this letter is to file my objection to the proposed natural gas pipeline for certain areas of Homer. I own four properties in the affected area (381 Klondike Ave., 447 Bonanza Ave., 445 Grubstake Ave. and 457 Grubstake Ave.).

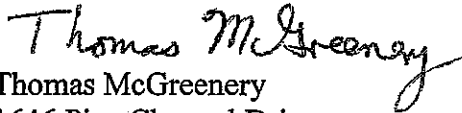
My primary concerns are costs. Your brochure indicates a cost of \$3,500.00 per address for the main line to run by my property. However, in addition to this cost, a lateral pipeline must be run to each address. I estimate this cost at \$1,500.00 per address.

In addition, I must now convert the heating system to natural gas. This is estimated to cost \$5,000.00 per address. Therefore, the total cost per address is \$10,000.00. As I own four properties, my total costs would be \$40,000.00.

Furthermore, the City of Homer has provided no cost benefit analysis to prove that this extremely expensive project would save any money over an oil or propane heating source.

I therefore vote a resounding NO to this very costly project with highly questionable benefits.

Thank you,



Thomas McGreenery
1646 Pine Channel Drive
Summerland Key, FL. 33042
1-305-872-9267

January 3, 2013

Your package for the Homer Natural Gas Special Assessment District is totally incomplete. It does not state, what are the advantages of a natural gas line to Homer? Does Homer have a contract with a natural gas company to provide service at a certain rate?

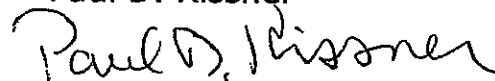
I have read much in the Anchorage newspaper about future gas shortages in the Cook Inlet region. Why wouldn't a gas utility just add the cost of distribution (the line) to the cost of the gas, like an electric utility does? Many people cannot afford to pay assessment fees and all the costs associated with a changeover to natural gas.

About 30 years ago, Juneau had a 'big move' to all electric because of cheap electricity. Seemed like a great plan until AEL&P raised rates so much, that fuel oil was the cheaper way to heat your dwelling!

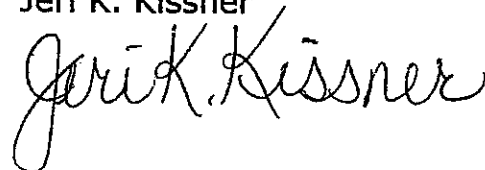
Without an agreement with a natural gas supplier, for a known rate and supply, this is a poorly thought out plan!!

For this reason, we are against the Natural Gas Assessment District.

Paul D. Kissner



Jeri K. Kissner



Attachment to Statement of Objection

I am a 73 year old senior citizen and am not in favor of the gas line assessment, at least the way it is currently being presented. Having to pay an assessment of \$3300.00 for the gas line to pass in front of my property is an issue in itself. If the cost stopped there it would be one thing but when you factor in the cost of a new hot water heater, conversion of all applicable appliances and a new major heating unit, it would be cost prohibitive for someone on a low, fixed income. Just to replace the current on-demand hot water heater and the house's major heating source would be in excess of \$4575 at a minimum. Then there is the cost of the line from the road to the house for which there is a known cost projection at this time.

Another issue I have is the constant flow of publications that have been coming out in the news regarding the information that we are supposedly running out of natural gas. I do not see how this could be considering where we live but if we are going to face rationing in the future, it does not seem feasible to convert to a different system only to be told in the future that the costs would be going up or the possibility of rationing.

So when all is considered and all the costs are calculated, a capital outlay in excess of \$10,000 is just not feasible for a retired, disabled individual on a fixed income. I heard that the City Council has no plans for any type of exemptions.

Kenneth M. Ozment



CITY OF HOMER
PROPERTY OWNER'S
STATEMENT OF OBJECTION
TO SPECIAL ASSESSMENT DISTRICT

NOV 30 2012 PM 01:57
CS

SPECIAL ASSESSMENT DISTRICT: **HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT.**

I/we affirm that I/we am/are the owner(s) of the following lots in the Special Assessment District (give legal description):

Parcel ID	Legal Description
✓ 17730278	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0830141 LAKESIDE VILLAGE SUB UNIT 3 LOT 2-C BLK 5

I/We object to the HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT.

Reasons/Comments: Other places in Alaska are talking about a shortage of natural gas in a year or 2. I'd hate to see us spend all this money + time putting in something that may not last very long. Plus, I don't like someone telling me I will need to pay over 3000⁰⁰ for something I don't want and don't plan to use. I am planning for retirement and would rather put my money there instead →

PROPERTY OWNER'S PRINTED NAME, SIGNATURE and DATE:

Sue Gordon	<i>Sue Gordon</i>	11/25/12
	(signature)	(date)
	(signature)	(date)
	(signature)	(date)
	(signature)	(date)

NOTE: Please make sure that all the property owners of record print, sign and date this document. IF YOU HAVE MORE THAN ONE LOT PLEASE NOTE THIS ON THIS FORM WHEN YOU RETURN IT. OBJECTIONS WILL APPLY ONLY TO THOSE LOTS NAMED ON THIS FORM.

TO FILE AN OBJECTION COMPLETE THIS FORM AND RETURN IT TO THE OFFICE OF THE CITY CLERK BY THE DEADLINE, JANUARY 25, 2013, 5:00 P.M.

City of Homer
Office of the City Clerk
491 E. Pioneer Avenue
Homer, Alaska 99603

of into a city gas line. Even if I wanted to switch over, I can't afford it. The 3000⁰⁰ plus only gets the line to the end of my driveway. Then who knows how much more it would cost to get the gas to my house - plus purchasing and installing new appliances. I don't see me being here long enough to recoup the money I put in.

I know, you'll say I would recoup the money when I sell my house. Have you looked at the house market lately? There are lots of people out there who owe more on their houses than what they can sell them for. I don't buy it.

This just isn't a good economic time to do this. Prices on everything are going up, but salaries are not.

We use to rely on the fact that over the years, over the market value of our houses went up. We can't depend on that anymore. There is a real possibility I wouldn't recapture this expenditure and I can't afford to take that chance.

I feel the city is biting off more than they can chew. So...

I OBJECT TO THE HOMER NATURAL GAS SPECIAL
ASSESSMENT DISTRICT.

Sue Gordon

937 BEN WALTERS CT
HOMER, AK 99603

GORDON SUE E

GCM1488



66

CITY OF HOMER
 PROPERTY OWNER'S
STATEMENT OF OBJECTION
 TO SPECIAL ASSESSMENT DISTRICT

NOV 15 2012 AM 10:42 *CS*

SPECIAL ASSESSMENT DISTRICT: **HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT.**

I/we affirm that I/we am/are the owner(s) of the following lots in the Special Assessment District (give legal description):

Parcel ID	Legal Description
✓ 17727033	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065 ISLAND VIEW SUB LOT 4 BLK 4

I/We object to the HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT.

Reasons/Comments: ① NO BID CONTRACT TO ENSTAR FOR CONSTRUCTION
 ② GIVING INFRASTRUCTURE PAID FOR WITH PUBLIC DOLLARS TO A PRIVATE CORPORATION ③ " TO PAY FOR THE CONSTRUCTION, THE CITY WILL NEED TO BORROW \$12MM+; THE BALANCE WILL BE OVER

PROPERTY OWNER'S PRINTED NAME, SIGNATURE and DATE:

Rosark Brown *[Signature]* 11/8/12
 (signature) (date)

Deborah Brown *[Signature]* 11/15/12
 (signature) (date)

 (signature) (date)

 (signature) (date)

NOTE: Please make sure that all the property owners of record print, sign and date this document. IF YOU HAVE MORE THAN ONE LOT PLEASE NOTE THIS ON THIS FORM WHEN YOU RETURN IT. OBJECTIONS WILL APPLY ONLY TO THOSE LOTS NAMED ON THIS FORM.

TO FILE AN OBJECTION COMPLETE THIS FORM AND RETURN IT TO THE OFFICE OF THE CITY CLERK BY THE DEADLINE, JANUARY 25, 2013, 5:00 P.M.

City of Homer
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 491 E. Pioneer Avenue
 Homer, Alaska 99603

PAID FOR FROM "GRANT" FUNDS." THIS CAN BE DONE BY "BORROWING" OR SELLING BONDS. BORROWING AND SELLING BONDS ARE NOT GRANT FUNDS, OR IS THIS JUST POORLY WRITTEN. IS THERE ACTUALLY \$4mm+ AVAILABLE IN GRANT FUNDS? OR IS THERE AN ADDITIONAL \$4mm+ IN PUBLIC INDEBTEDNESS?

(4) THE OBJECTION PERIOD ENDS PRIOR TO THE SECOND PUBLIC HEARING.

- ENSTAR IS GIVEN AN \$8mm+ PIPELINE TO HOMER FINANCED WITH PUBLIC MONEY
- ENSTAR IS GIVEN A \$12mm+ (\$16mm+) DISTRIBUTION SYSTEM PAID FOR WITH PUBLIC MONEY
- ENSTAR IS GIVEN A NO BID CONTRACT TO BUILD THE DISTRIBUTION SYSTEM
- ENSTAR CHARGES INDIVIDUAL HOMEOWNERS AND BUSINESSES TO HOOK UP TO THE DISTRIBUTION LINE THAT WE BUILT AND GAVE TO THEM
- ENSTAR ADDS THOUSANDS OF CUSTOMERS TO THEIR ROLES, ALONG WITH \$20mm+ IN ASSETS.

210 ISLAND VIEW CT
HOMER, AK 99603

BROWN ROARK M & DEBORAH A

PRETTY SWEET DEAL - WHAT AM I MISSING?

6150M09



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