

City Council

Monday

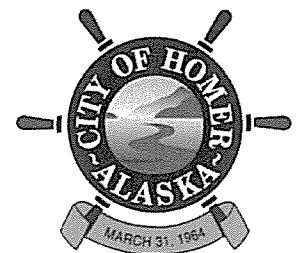
February 11, 2013

Special Meeting 4:00

Committee of the Whole 5:00 pm

Regular Meeting 6:00 pm

City Hall
Cowles Council Chambers
491 E. Pioneer Avenue
Homer, Alaska



February 2013

Monday 11th	CITY COUNCIL Special Meeting 4:00 p.m., Committee of the Whole 5:00 p.m., and Regular Meeting 6:00 p.m.
Tuesday 12th	ECONOMIC DEVELOPMENT ADVISORY COMMISSION Regular Meeting 6:00 p.m.
Wednesday 13th	KACHEMAK DRIVE PATH COMMITTEE Meeting 5:30 p.m.
Thursday 14th	PUBLIC ARTS COMMITTEE Meeting 5:00 p.m. PERMANENT FUND COMMITTEE Meeting 5:15 p.m.
Monday 18th	PRESIDENTS' DAY HOLIDAY. City offices closed.
Tuesday 19th	BAYCREST OVERLOOK IMPROVEMENT COMMITTEE Site Visit at Baycrest Overlook 10:30 a.m. and Meeting 1:00 p.m. TRANSPORTATION ADVISORY COMMITTEE Meeting 5:30 p.m. WATER AND SEWER RATE TASK FORCE Meeting 5:30 p.m.
Wednesday 20th	PLANNING COMMISSION Worksession 5:30 p.m. and Regular Meeting 6:30 p.m.
Thursday 21st	PARKS AND RECREATION ADVISORY COMMISSION Regular Meeting 5:30 p.m.
Monday 25th	CITY COUNCIL Committee of the Whole 5:00 p.m. and Regular Meeting 6:00 p.m.

Regular Meeting Schedule

City Council 2nd and 4th Mondays 6:00 p.m.

Library Advisory Board 1st Tuesday 5:00 p.m.

Economic Development Advisory Commission 2nd Tuesday 6:00 p.m.

Parks and Recreation Advisory Commission 3rd Thursday of the month with exception of December 5:30 p.m.

Planning Commission 1st and 3rd Wednesday 6:30 p.m.

Port and Harbor Advisory Commission 4th Wednesday 5:00 p.m.

Transportation Advisory Committee Quarterly 3rd Tuesday 5:30 p.m.

Public Arts Committee Quarterly 3rd Thursday 5:00 p.m.

Lease Committee Quarterly 2nd Thursday 3:00 p.m.

Permanent Fund Committee Quarterly 2nd Thursday 5:15 p.m.

MAYOR AND CITY COUNCILMEMBERS AND TERMS

BETH WYTHER, MAYOR – 14

FRANCIE ROBERTS, COUNCILMEMBER – 15

BARBARA HOWARD, COUNCILMEMBER – 14

DAVID LEWIS, COUNCILMEMBER – 14

BRYAN ZAK, COUNCILMEMBER – 13

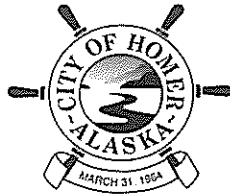
BEAUREGARD BURGESS, COUNCILMEMBER – 15

JAMES DOLMA, COUNCILMEMBER - 13

**City Manager, Walt Wrede
City Attorney, Thomas Klinkner**

<http://www.cityofhomer-ak.gov/cityclerk> home page access, Clerk's email address is: clerk@ci.homer.ak.us Clerk's office phone number: direct line 235-3130, other number 435-3106.

COWLES COUNCIL CHAMBERS
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



SPECIAL MEETING
4:00 P.M. MONDAY
FEBRUARY 11, 2013

MAYOR BETH WYTHE
COUNCIL MEMBER FRANCIE ROBERTS
COUNCIL MEMBER BARBARA HOWARD
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER BEAUREGARD BURGESS
COUNCIL MEMBER JAMES DOLMA
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER WALT WREDE
CITY CLERK JO JOHNSON

MEETING NOTICE
SPECIAL MEETING AGENDA

1. CALL TO ORDER, 4:00 P.M.

Councilmember Howard has requested excusal.

2. AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)

3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

4. PENDING BUSINESS

A. **Memorandum 13-009**, From City Clerk Re: Request for Executive Session Pursuant to AS 44.62.310 (a-c)(2), Matters, Subjects that Tend to Prejudice the Reputation and Character of any Person, Provided the Person May Request a Public Discussion (City Manager Wrede Annual Performance Evaluation/Employment Contract). **Page 1**

B. **Memorandum 13-010**, From City Clerk Re: Request for Executive Session Pursuant to AS 44.62.310 (a-c)(1) Matters, the Immediate Knowledge of Which Would Clearly Have an Adverse Effect Upon the Finances of the Public Entity (Special Corps of Engineers Permit Modification Application for the Ocean Drive Loop Seawall). **Page 2**

5. NEW BUSINESS

A. **Memorandum 13-028**, From City Clerk Re: Request for Executive Session Pursuant to AS 44.62.310 (a-c)(1) Matters, the Immediate Knowledge of Which Would Clearly Have an Adverse Effect Upon the Finances of the Public Entity (A Legal Briefing and Report on Insurance Company Investigation into the January 12-13 Sewer System Back-Ups into Three Homes). **Page 3**

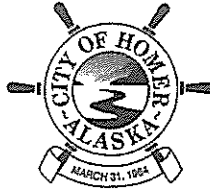
6. COMMENTS OF THE AUDIENCE

6. ADJOURNMENT

Next Regular Meeting is Monday, February 25, 2013 at 6:00 p.m. and Committee of the Whole 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Office of the City Clerk

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



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

MEMORANDUM 13-009

TO: MAYOR WYTHE AND HOMER CITY COUNCIL

FROM: JO JOHNSON, CMC, CITY CLERK

A handwritten signature in black ink, appearing to read 'Jo Johnson', is written over the 'FROM' line.

DATE: JANUARY 22, 2013

SUBJECT: REQUEST FOR EXECUTIVE SESSION PURSUANT TO AS §44.62.310(A-C)(2), SUBJECTS THAT TEND TO PREJUDICE THE REPUTATION AND CHARACTER OF ANY PERSON, PROVIDED THE PERSON MAY REQUEST A PUBLIC DISCUSSION. (CITY MANAGER WREDE ANNUAL PERFORMANCE EVALUATION/EMPLOYMENT CONTRACT.)

Mayor Wythe requested that the City Manager's Annual Performance Evaluation/Employment Contract be placed on the January 28, 2013 Special Meeting agenda to provide for the current City Council to conduct the performance evaluation. The Executive Session request is provided at the Council's discretion with agreement of the City Manager.

Pursuant to Council's Operating Manual: "Any Councilmember, the Mayor or City Manager may place consideration of an executive session on the agenda..."

Pursuant to AS 44.62.310(a-c)(2), City Manager Wrede may request a public discussion.

RECOMMENDATION:

Conduct the performance evaluation/employment contract in Executive Session.

Office of the City Clerk


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



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MEMORANDUM 13-010

TO: MAYOR WYTHE AND HOMER CITY COUNCIL

FROM: JO JOHNSON, CMC, CITY CLERK 

DATE: JANUARY 22, 2013

SUBJECT: REQUEST FOR EXECUTIVE SESSION PURSUANT TO AS §44.62.310(A-C)(1 & 5), MATTERS, THE IMMEDIATE KNOWLEDGE OF WHICH WOULD CLEARLY HAVE AN ADVERSE EFFECT UPON THE FINANCES OF THE GOVERNMENT UNIT AND ATTORNEY/CLIENT PRIVILEGE (SPECIAL CORPS OF ENGINEERS PERMIT MODIFICATION APPLICATION FOR THE OCEAN DRIVE LOOP SEAWALL).

Pursuant to Council's Operating Manual – "Any Councilmember, the Mayor or City Manager may place consideration of an executive session on the agenda..."

City Manager Wrede requested an Executive Session regarding "Special Corps of Engineers Permit Modification Application for the Ocean Drive Loop Seawall" for the Special Meeting of January 28, 2013. This has been publicly and internally noticed since that time.

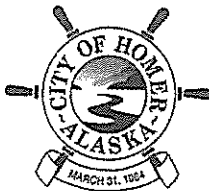
Attorney Klinkner will participate by telephone.

RECOMMENDATION:

Approve the request for Executive Session and conduct immediately in the Conference Room.

Office of the City Clerk


Jo Johnson, CMC, City Clerk
Melissa Jacobsen, CMC, Deputy City Clerk II
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MEMORANDUM 13-028

TO: MAYOR WYTHE AND HOMER CITY COUNCIL

FROM: JO JOHNSON, CMC, CITY CLERK 

DATE: FEBRUARY 6, 2013

SUBJECT: REQUEST FOR EXECUTIVE SESSION PURSUANT TO AS §44.62.310(A-C)(1 & 5), MATTERS, THE IMMEDIATE KNOWLEDGE OF WHICH WOULD CLEARLY HAVE AN ADVERSE EFFECT UPON THE FINANCES OF THE GOVERNMENT UNIT AND ATTORNEY/CLIENT PRIVILEGE (A LEGAL BRIEFING AND REPORT ON INSURANCE COMPANY INVESTIGATION INTO THE JANUARY 12-13 SEWER SYSTEM BACK-UPS INTO THREE HOMES).

Pursuant to Council's Operating Manual – "Any Councilmember, the Mayor or City Manager may place consideration of an executive session on the agenda..."

Councilmember Lewis requested an Executive Session regarding "A Legal Briefing and Report on Insurance Company Investigation into the January 12-13 Sewer System Back-Ups into Three Homes" for the Special Meeting of February 11, 2013. This has been publicly and internally noticed since that time.

Attorney Klinkner will be present and staff and attorney from AML/JIA will participate by telephone.

RECOMMENDATION:

Approve the request for Executive Session and conduct immediately in the Conference Room.

COWLES COUNCIL CHAMBERS
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



COMMITTEE OF THE WHOLE
5:00 P.M. MONDAY
FEBRUARY 11, 2013

MAYOR BETH WYTHE
COUNCIL MEMBER FRANCIE ROBERTS
COUNCIL MEMBER BARBARA HOWARD
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER BEAUREGARD BURGESS
COUNCIL MEMBER JAMES DOLMA
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER WALT WREDE
CITY CLERK JO JOHNSON

COMMITTEE OF THE WHOLE AGENDA

1. CALL TO ORDER, 5:00 P.M.

Councilmember Howard has requested telephonic participation.

2. AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)

3. Kachemak Bay Water Trail – Trail Head **Page 7**

4. Communities of Distinction **Page 11**

5. CONSENT AGENDA

6. REGULAR MEETING AGENDA

7. COMMENTS OF THE AUDIENCE

8. ADJOURNMENT NO LATER THAN 5:50 P.M.

Next Regular Meeting is Monday, February 25, 2013 at 6:00 p.m. and Committee of the Whole 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



Kachemak Bay Water Trail Launched

On October 26, 2011 fifty people gathered at the Pratt Museum in Homer to explore their ideas for a new water trail in Homer. A water trail is a designated water route, which includes identified shore locations. The meeting focused on taking a conceptual idea and moving it into something tangible. The group stayed actively involved in discussions for two and a half hours.

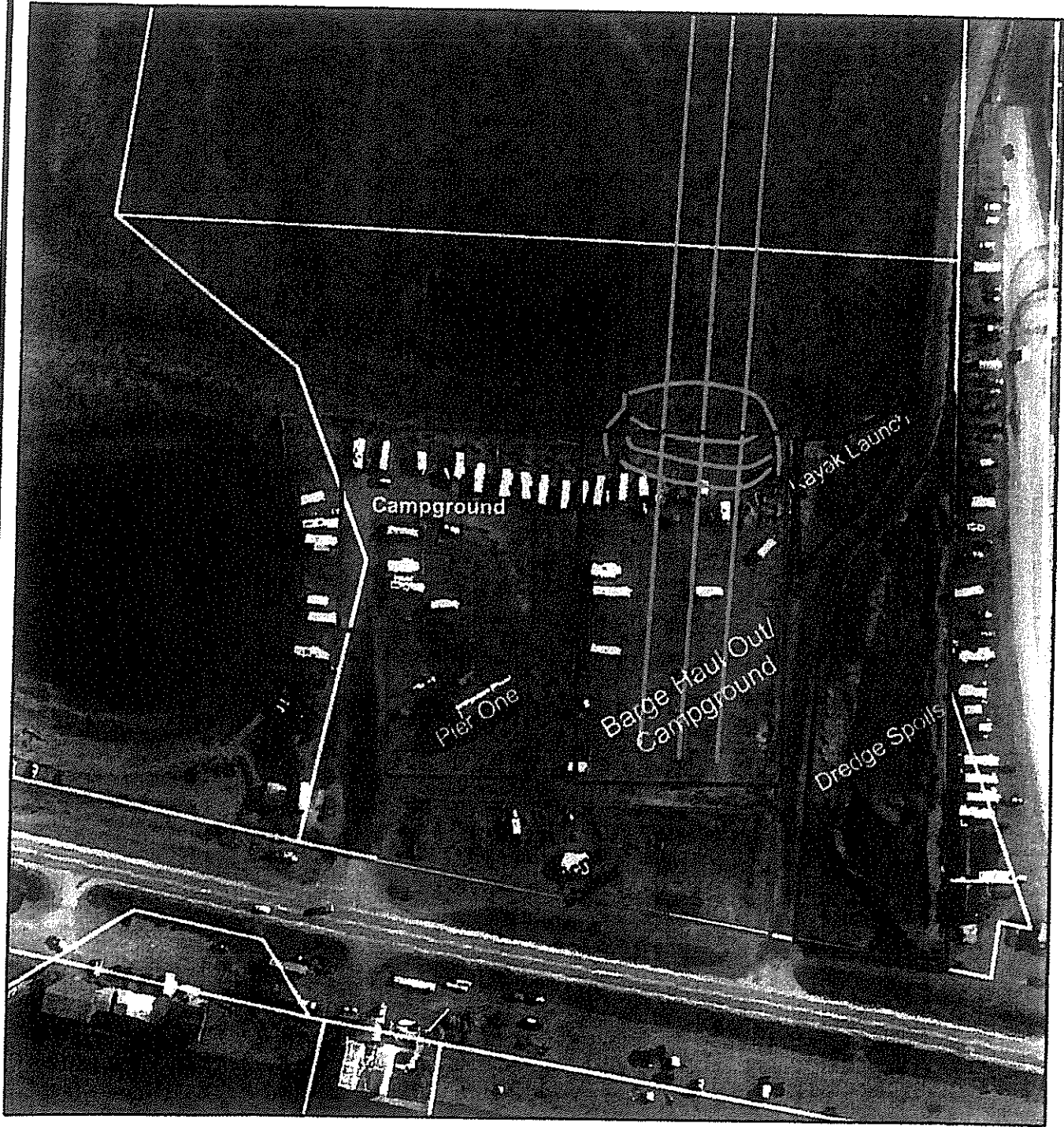
Can you imagine a defined route that will help everyone know what incredible natural resources and outdoor recreation activities are available in Kachemak Bay? And programs designed to help protect the marine ecosystem while sharing education and research opportunities?

The Vision for the Kachemak Bay Water Trail: Adventure Beyond the End of the Road. The Core Values are to protect individuality; protect the water and the view; promote personal health; support the love and appreciation of place; and to maintain a sense of community. The Core Purposes of the water trail are to have FUN; to maintain future access to the bay and outdoors; drive the economic health of the community; connect people to nature in a meaningful way; to create youth and family experiences; and to build a culture of marine stewardship.

A team of committed citizens, calling themselves “the Kachemak Bay Water Trail Association”, came together as a stakeholder group to launch the trail into reality. This planning team will focus on core areas of interest to diversify the recreational opportunities (FUN); provide youth and family oriented programs; support natural, cultural, scientific and archaeological education and research; promote safety; build community stewardship to protect the marine ecosystem; build community support; develop outreach materials and public information to promote the trail; define a sustainable route to protect public access; and support long term management and maintenance of the trail and Kachemak Bay State Park.

The meeting participants support the effort to add the Kachemak Bay Water trail to a national system of water trails once the system is created by the Department of the Interior. And the group wants to personally invite Secretary Salazar for a visit next summer to help cut the ribbon and launch the trail formally.

The NPS-Rivers, Trails and Conservation Assistance program will work with the Kachemak Bay Water Trail Association for the next two years to help make the trail a reality. Be careful, the energy is contagious.

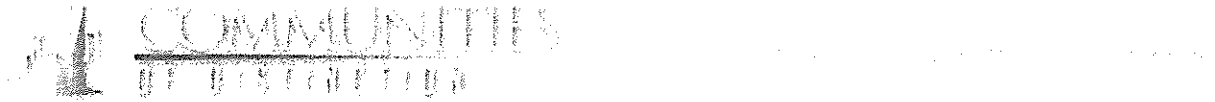


City of Homer
 Planning and Zoning Department
 8-15-12

Pier One Site



Disclaimer:
 It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.



About the Show

Communities of Distinction with Terry Bradshaw

The producers of Communities of Distinction with Terry Bradshaw had a vision for a show geared toward discovering what makes an area desirable to live, work, play, and visit. Is it economic strength, highly-ranked schools, top-notch healthcare, one-of-a-kind events, unique landmarks, or quality of life? What keeps lifelong residents from leaving, and turns newcomers into longtime residents? "We have found that often, it's a combination of factors that make a city or town attractive," said Paul Scott, Executive Producer of Communities of Distinction. "These are stories about all sorts of places in North America that, for their own unique reasons, are drawing new businesses, attracting families, professionals, and retirees, and establishing themselves as fantastic vacation destinations. It's a glimpse into some of the most interesting and inspiring communities."

North America is the world's third-largest continent, spanning more than nine million square miles. Each region is different and offers something special. There's the vibrant U.S. east coast, the charming south, the thriving heartland, the laid-back west coast, and the magnificent provinces and territories of Canada. Communities of Distinction with Terry Bradshaw explores the fascinating states, provinces, counties, cities, and towns that make up this vast land. These are places brimming with opportunities; places that people and businesses are proud to call "home".

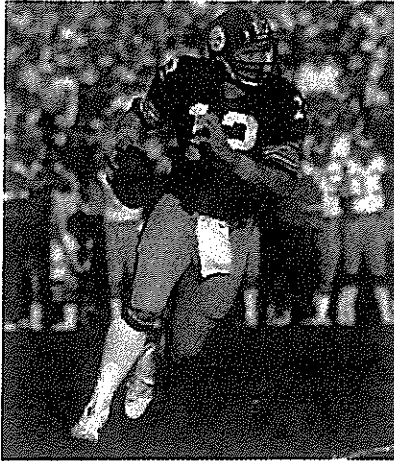
"We are taking a firsthand look and sharing stories about the very people, places, and things that make up the United States and Canada," said Jim Nicholas Vesper, Senior Vice President of Production for Communities of Distinction. "Viewers will be thrilled to see that we've covered locations of all sizes – terrific small towns and even some of the larger, well-known cities." Viewers travel from region to region, enjoying the familiar voice of Terry Bradshaw narrating each and every story. "It's like touring North America right from your living room," said Bradshaw. "Along with viewers, I am gaining better insight into so many different places."

In addition to concentrating on communities throughout North America, Communities of Distinction also explores the companies, industries, products, and individuals that make these places thrive. Communities of Distinction is filmed on-location in counties, cities, and towns across North America. The show is produced at their studios in Coral Springs, Florida. Along with Host Terry Bradshaw, Communities of Distinction combines a team of talented producers, writers, editors and broadcast professionals to deliver the best in educational and informative programming. The show airs on a variety of well-known television networks throughout the United States and Canada. For more information, please see the Distribution tab.



Meet the Host

Communities of Distinction Host, Terry Bradshaw



In addition to being a host on Fox Sports, Terry Bradshaw is an accomplished author, actor, and motivational speaker. Bradshaw became famous by rising to the top as one of the greatest quarterbacks in NFL history. Widely known as one of today's most recognizable studio personalities, Bradshaw continues to be acknowledged for his sense of humor, his charm, and his business savvy.

As host of *Communities of Distinction*, Bradshaw continues to motivate, inspire and entertain fans to the fullest. In the show, Bradshaw engages an array of people, including city and town leaders, business professionals, residents, visitors, and others in informative discussions. Bradshaw's storytelling captivates viewers and provides them with timely and relevant information.

Bradshaw's *Communities of Distinction* segments have appeared on CNN Headline News, Fox Business and Regional News Networks throughout the United States and Canada. His hosting of *Communities of Distinction* has generated greater awareness about

North American communities, and the companies, products, and people that make such places thrive. For Bradshaw, uncovering the stories and imparting the knowledge is part of the fun. Bradshaw enjoys interacting with *Communities of Distinction* viewers. To ask him a question, please email AskTerry@watchcod.com.





Page 1 of 1

Nielsen/N-Score

nielsen *E-Poll* Endorsement Score **N-Score**

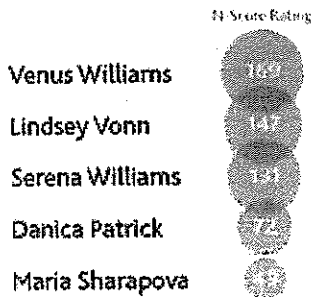
Nielsen's new measurement system from Nielsen that rates the brand impact of professional athletes and sports personalities, enabling advertisers to make smart marketing decisions on commercial endorsements. Based on Nielsen's strategic collaboration with Global Market Research, Nielsen provides the most comprehensive insight into a sports figure's appeal and endorsement potential. A potential endorser is measured in the result of a model that factors in a consumer's appeal, how many people know or follow an individual and their own personal attributes.

The N-Score is available for over 1,000 athletes, coaches, broadcasters, and other sports personalities with both a national and in-market footprint. Advertisers can use the N-Score to evaluate how effective a sports figure will be as an endorser for their product. N-Score can also measure the positive and negative impact of on-field events on an athlete's effectiveness, including the impact across different demographic groups.

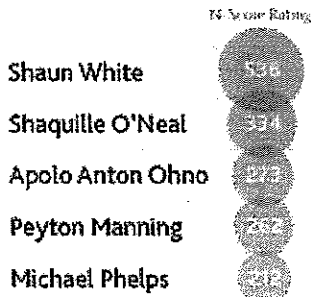
Range for N-Score		
Category	Range	% in Range
Hall of Fame	{Score of 200+}	4%
Superstar	{100 to 199}	4%
MVP	{50 to 99}	7%
All Star	{30 to 49}	14%
Starter	{less than 30}	71%

Most Effective Endorsers

All-Time Female Athletes



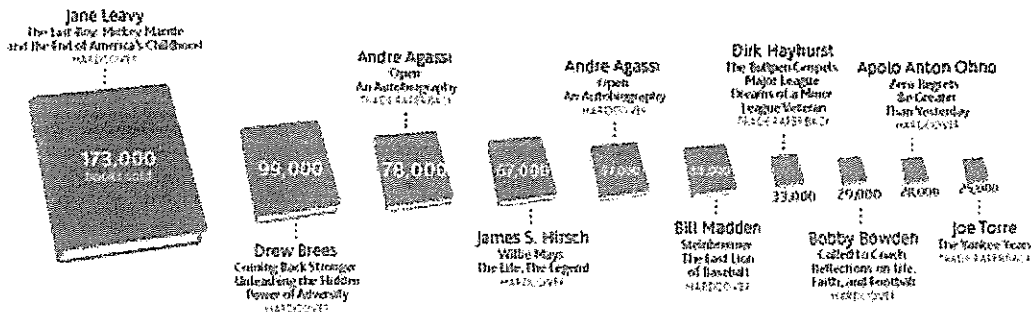
Active Male Athletes



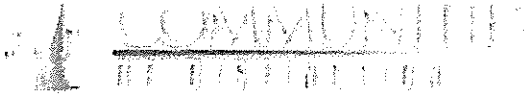
Former Athletes



Top Selling Sports Biographies



Source: Nielsen Ratings, Inc



Show Objectives

An educational feature, designed to educate viewers on what makes an area desirable to live, work, play, and visit. The program will invite associations as well as representatives from states, provinces, counties, cities and towns and "experts" within their industry. Companies that are scheduled into the series address a variety of issues ranging from attracting new businesses to drawing new families and retirees.

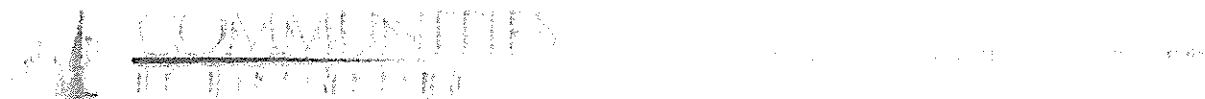
1) Organizations scheduled will also be included in an extensive multi-media promotional effort for each series. The advertising and public relations department promotes the program and companies and individuals utilizing targeted press releases and articles in conjunction with an online promotional campaign that will be targeting industry specific organizations, consumer and business networking sites.

2) All featured guests will be given the complete licensing rights to their segment to reutilize for any future educational purposes such as:

- Send to distributors, analysts, and retailers as a point of sale demo
- Put into a continuous loop at trade/expo shows, which draws additional traffic to your booth.
- Upload footage to streaming video to enhance your web-site.

A Production Coordinator will be assigned to your feature and will guide you through the entire production process. Upon final scheduling of your company, involvement will consist of the following requirements:

1. **Participation Agreement** – to be signed and authorized by a representative of your company and final approval by Communities of Distinction.
2. **Editorial Information Form (EIF)** – this form is very important as it is the initial input for the scripting department to develop the segment outline and initial script. It needs to be filled out completely and returned to Communities of Distinction within two weeks. Information such as contacts, key benefits, suggested shoot location(s) and on camera representatives will be covered in this form.
3. **Scheduling Fee** – will ensure each Featured Guest exclusivity on the segment and will guarantee your participation and cover the necessary cost of Production and airings as part of the total project. We have also found that a financial commitment will ensure that the guest pays attention to our shows schedules and deadlines.
4. **Material Requirements** – this literature will assist the advertising department, PR department and scriptwriters in the writing, production and promotion of our program. These materials include: logos, press kits, current press releases, product literature, any newspaper or magazine articles, slides and ad transparencies.



Show Schematic

This exciting half-hour program is designed to inform and entertain viewers in the travel, relocation and business arena. The following format outlines a typical half-hour program of "Communities of Distinction". Variations in commercial time are estimated to be minimal.

INTRODUCTION OF HALF-HOUR "SPECIAL THEME"

:30

This introduction with Terry Bradshaw informs the viewers on the topics that will be discussed on the program. Leaders in business, economic development, tourism and relocation fields will introduce viewers to the inner workings of their specific area of expertise. They will provide thought provoking insight that challenges the viewer.

ANIMATED SHOW OPEN

HOST INTRODUCTION

:30

6:00

A stimulating and dynamic open filled with graphics and shots of a variety of cities and towns across America and beyond showing individuals enjoying a diverse array of activities. Host introduction contains information and commentary on the theme and subject matter of the program. This may include references to well-known metropolitan areas, or smaller, more charming communities.

GUEST HOST INTERVIEWER(S):

COMMERCIAL TIME #1

1:30

SEGMENT #1 **

5:00-7:00

This segment features specific areas of distinction that offer something special to residents who call the area home. Featured Guests will discuss unique cultural and historical traits of each community. City lifestyles, public works and new and unfolding opportunities within a certain region will be discussed including what makes a certain area a great place to live, work, and play.

COMMERCIAL TIME #2

1:00

SEGMENT #2 **

5:00-7:00

This segment explores how community leaders, business owners and everyday people are prospering within a city. Discussions about how residents are hard at work, solving complex issues and creating a better tomorrow will be the focus. This may include the latest in medicine, technology, energy and business.

COMMERCIAL TIME #3

1:00

SEGMENT #3

5:00-7:00

This feature includes interviews with city representatives and residents and explores New Urbanism and Mixed Use developments. These places are standing out for their own unique reasons and offer residents something special for today's ever-changing lifestyles.

SEGMENT #4

This segment covers a host of city services from public works and public safety, to public recreation. The feature discusses quality of life and the strength that comes from a city's ability to serve its residents with support by both city employees and by private companies that also fulfill a city's needs. This feature takes a closer look at cities that operate successfully for everyday people who reside within the city.

HOST CLOSE

CALL TO ACTION

CREDIT ROLL

:30

This part of the program is a summarization of the Communities of Distinction show. The host will conclude with pertinent information, including "call-to-action" contact information, i.e., phone numbers, website addresses, etc. Upcoming airdates will also be announced.

(c) 2013 Production Materials - Communities of Distinction



Preferred Networks

"Communities of Distinction with Terry Bradshaw" Preferred Networks

Contact us for further information on any networks/stations.

FOX Business Network (as Paid)

From the creators of Fox News Channel, 'The Most Powerful Name in News,' comes this all business and financial news network designed to appeal to a wider audience than its rivals. Its wide range of programming covers everything from small business and individual investing to global business trends, because 'Life is your Business.'

FOX and ABC Broadcast Stations

The FOX Broadcasting Company and ABC Television Network each have approximately 200 affiliated stations across the United States, thereby providing broadcast coverage to over 98% of American households

Regional News Networks

Many cities offer viewers a dedicated regional alternative to traditional news programming. Examples are New York's WRNN-TV or ONN- Ohio News Network. Regional News Networks report the latest breaking regional news, keeping their finger on the pulse of their respective city or region. Audiences consist of a desirable but elusive target — the affluent & educated viewers.

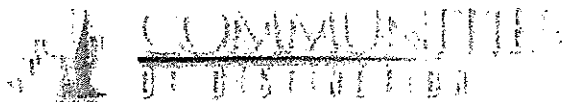
BNN – Business News Network

Canada's only all business network, BNN provides viewers comprehensive real time coverage of global business news from a Canadian perspective. BNN also specializes in company profiles, economic forecasting and analysis, segments on personal finance and regularly covers important corporate announcements as they happen including news conferences, annual meetings and key trade shows.

ION

ION Media Networks, Inc. owns and operates the nation's largest broadcast television station group, reaching over 92 million U.S. television households via its nationwide broadcast television & cable distribution systems. ION features popular television series and movies from the award-winning libraries of Warner Bros., Sony, CBS & NBC. ION targets the lucrative 35-64 demographic of baby boomers, and is currently experiencing record growth in viewership.

"Communities of Distinction" and its national television show has no direct affiliation with the networks on which it airs. "Communities of Distinction" purchases the time through cable providers, networks/stations and/or their media agencies/sellers.



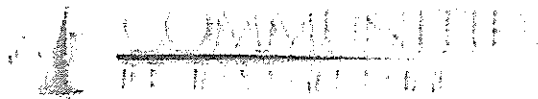
2013-2014

Distribution Checklist

The programs television distribution spans all across all 50 states and in all the Tier I and Tier II TV DMA Markets. A requirement for the featured guest is to identify the markets they feel target their market the best. The shows producers realize that airing the appropriate segments in the appropriate markets increase viewership of the show.

Click to see Markets:

[DMA Markets](#)



Production Timeline

The production timetable is an approximate schedule from the initial communication stages up to the airing of the programs. Please keep in mind shoot dates and airings may vary based on a client's individual requirements.

Initial Contact - Approximately 1-2 weeks prior to approval

Television Production is time sensitive by nature and it is crucial that we determine what organizations will be featured on our show as soon as possible. Once determined, the project will move into pre-production and script development. At this point both organizations can mutually determine the most conducive time frames for filming and airing of the produced segment.

Material Requirements - Due within 2 weeks

Communities of Distinction's Public Relations Department will contact featured guest to request the following materials: completed Editorial Information Form, product literature, press kits, media lists and ad transparencies.

Production Scheduling

A Production Coordinator from *Communities of Distinction* will personally contact the featured guest. Typically, tentative decisions on shooting dates and locations are made at this time.

Customization of Program

Approximately 6-10 weeks after receiving the completed Editorial Information Form and materials our writing staff will develop a script. The script will be sent to you for your input and to be reviewed for accuracy and final approval. The script outline will consist of interview questions and information that will be included in the program. The scriptwriter will work with each company to highlight the product or service's most desirable features. If beneficial to the segment, consumer testimonials will be used to identify the functionality of the product or service in everyday use.

Production – Desired Location

Production takes place at a scheduled location and date. *Communities of Distinction* strives to maintain a tight production schedule, location and dates are finalized and determined a minimum of 45 days in advance. A more expedient production process can occur through the use of *Communities of Distinction's* locations in South Florida.

Post-Production – 6-9 weeks after production

Post-production includes, but is not limited to, primary graphics, voice-overs and other forms of editing. With the core of the program already produced, editors and producers will edit the shoot day footage and master it into the program to ensure continuity and customization.

Distribution – Varies accordingly

Communities of Distinction's programs air on major cable networks and are distributed to national and regional audiences. The networks are chosen based on their ability to reach a specific target audience and their potential household reach, as well as, the Distribution Checklist.



Editorial Information

Download PDF

The following participant information form will serve as our Production Staff's handbook and guide to better understand your product and organization. Please take the time to fill in each question carefully and thoroughly, as this will serve as one of our main references throughout the project.

Please include all legal symbols where needed.

Company Name _____

Project Contact _____ Title _____

Phone _____ Fax _____

Company Address _____

City _____ State _____ Zip _____

E-Mail Address _____

Web Site _____

Date _____

1. Please provide us with some background on your community/organization.

2. What are some of the challenges your community/organization faces?

3. What solutions are you contributing to overcome these challenges?

4. What do you feel is the most important message to convey to educate our viewers?

5. List 5-7 questions and answers that would best illustrate the key points that you would want our viewers to learn.

6. Featured guests often have existing b-roll footage or digital stills of their product or service. If you have additional media that you would also like us to incorporate into your segment, please indicate the format in the space below:

(A) Betacam SP video footage (B) Mini DV footage

(C) Digital camera stills (D) DVD footage

7. Desired location for our cameras to film, and a brief description of the location.

8. Please write the names and titles of the interviewees that will appear on camera (not to exceed 4 interviewees):

9. Where do you believe your community/organization is heading and what role do you foresee your community/organization playing?

(c) 2013 Production Materials - Communities of Distinction



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Things to Know

Production and Promotion Parameters?

1. Television exposure both nationally and regionally in selected markets in a half-hour program educating our viewers on selected topics per the Editorial Calendar.
2. Promotions of the show will be included in press releases, an online promotional campaign that will be targeting to industry specific organizations, consumers, and business networking sites.
3. A broadcast quality copy of the full segment with the show open and close to which the guest owns complete licensing rights. This video can be used for a variety of purposes, like playing in a continual loop in strategic locations and trade shows. The main purpose for granting the licensing rights to the final edited segment is to provide the ability to educate and cross promote the series in a variety of ways.

How did you find our company?

A team of researchers and producers follow a specific formula that matches appropriate topics to be highlighted on the show. We then secure the names of national, regional and local technology and service providers that meet the programs profile, as well as, have the ability to pay the scheduling fee and follow up with them for a phone call. If an organization has the ability to pay the scheduling fee and wants media coverage and a production video produced, for which they own the rights to, then they are a fit for the show.

How does “Communities of Distinction” secure network airtime?

We purchase airtime through a nationally recognized media buyer who secures our timeslots weeks in advance. Communities of Distinction secures these slots from the cable providers, networks and/or other media sellers in many of the top markets around the country. Communities of Distinction and its programs have no direct affiliation with the networks on which they air.

Outside the Scheduling fee, does the Guest incur any additional cost?

No, the scheduling fee is the only financial responsibility of the Guest.

When will I receive a copy of the segment?

A copy of the segment will be sent to you following the editing process. At this time you will own complete licensing rights of the segment.

What do I need to participate?

The Associate Producer assigned to your segment as well as a Production Coordinator will assist you with the following items:

1. Processing the Participation Agreement.
2. Preliminary scheduling.
3. Completion of Editorial Information Form.
4. Providing Production Company with Appropriate information such as footage, stills, literature. (if applicable).
5. Processing the scheduling fee.
6. A beneficial time for the filming of the segment.

7. Any cost associated with the response of the show, (i.e. 800 number).
8. URL address and company logo's.
9. Provide end-user for third party interview (if available), company spokesperson(s) for shooting.

Communities of Distinction...

"Communities of Distinction" takes a creative approach in educational television production. Because we produce, air and promote our own programs, we can ensure success by targeting qualified viewers in all the promotions of the show.

Media Promotions...

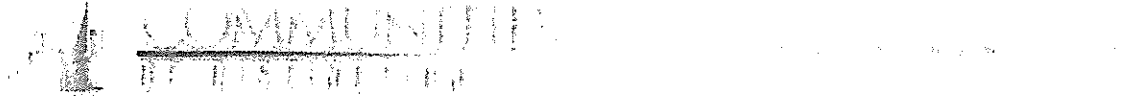
"Communities of Distinction" lends total support to featured companies and guests via a multimedia promotional campaign. This successfully proven media campaign is designed to maximize exposure, recognition and credibility in the featured industry. The program includes:

Editorial

Public relations and advertising join forces at "Communities of Distinction." Our in-house public relations and marketing department compliments the advertising program with added credibility of editorial coverage. They incorporate a newsworthy angle in every press release and article created. Upon your approval of the editorial copy, we distribute the articles and press releases to our customized listings. We also permit specific mailing request from each Featured Guest.

Media

Added to the scope of Communities of Distinction multimedia campaign is the application of top media services. News and press releases are distributed regularly to a variety of key national, regional, and local media services and then they are forwarded to subscribing newspapers and magazines. We will also utilize online press releases targeting industry specific organizations, consumer and business networking sites.



Participation Guidelines

These are the basic guidelines for participation.

Communities of Distinction (PRODUCTION COMPANY):

1. PRODUCTION COMPANY will provide a complete licensed and insured production and scriptwriting team (field production, graphics, music, voice-over's, program editing, set design and lighting) to complete all necessary taping for completed feature for PARTICIPANT.
2. PRODUCTION COMPANY will provide PARTICIPANT with a copy of its feature, including an open and close, to which PARTICIPANT will own complete licensing rights and may use for any legal purpose.
3. This feature will air nationally and regionally in targeted DMA markets as indicated on the distribution checklist. (See preferred network list for exact national networks.)
4. PRODUCTION COMPANY will include the featured guest in conjunction with the promotions of the series in any available editorial articles, as well as, press releases distributed to relevant industry organizations targeting consumer and business networking sites.

Featured Guest (PARTICIPANT):

1. PARTICIPANT will provide input into the scripting by filling out a PARTICIPANT questionnaire, reviewing and signing off on feature outline for accuracy, filling out and approving production schedules and providing literature as well as background information. PARTICIPANT is required to sign off and approve script and final edited segment before going to network.
2. PARTICIPANT will ship sample product/service literature including input for editorial articles, press release, names and contact information of any relevant industry associations or organizations that might have an interest in the show's topic and subject matter.
3. PARTICIPANT understands that the PRODUCTION COMPANY will immediately begin work on certain aspects of the PARTICIPANT'S feature and delegate personnel in association with the development, promotion, scheduling, pre-production and production upon PARTICIPANT'S signing of the Participation Agreement and approval by Communities of Distinction's Executive Team.
4. PARTICIPANT, if appropriate, will provide end user for third party interview (if available), company spokesperson, talent and products for shooting.

PARTICIPANT acknowledges that they will provide the questionnaire and literature in a timely manner.

Communities of Distinction and its programs have no direct affiliation with the networks on which they air. Communities of Distinction purchases the time through cable providers, networks and/or other media seller.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
AGENDA APPROVAL

COWLES COUNCIL CHAMBERS
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



REGULAR MEETING
6:00 P.M. MONDAY
FEBRUARY 11, 2013

MAYOR BETH WYTHE
COUNCIL MEMBER FRANCIE ROBERTS
COUNCIL MEMBER BARBARA HOWARD
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER BEAUREGARD BURGESS
COUNCIL MEMBER JAMES DOLMA
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER WALT WREDE
CITY CLERK JO JOHNSON

REGULAR MEETING AGENDA

**Special Meeting 4:00 p.m. and Committee of the Whole 5:00 p.m. in Homer City Hall
Cowles Council Chambers.**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Councilmember Howard has requested telephonic participation.

Department Heads may be called upon from time to time to participate via teleconference.

2. AGENDA APPROVAL

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 1.24.040.)

3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

4. RECONSIDERATION

5. CONSENT AGENDA

(Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- A. Homer City Council unapproved Special and Regular Meeting minutes of January 28, 2013. City Clerk. Recommend adoption. **Page 33**

- B. **Memorandum 13-023**, from Deputy City Clerk, Re: Liquor License Renewals for Land's End, Kachemak Bowl, Rum Locker, The Grog Shop, Two Sister's Bakery, and Fresh Catch Café. **Page 47**
- C. **Memorandum 13-024**, from Mayor, Re: Appointment of Adele Groning to the Public Arts Committee and Naomi Klouda to the Library Advisory Board. **Page 61**
- D. **Ordinance 13-04**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a 2012 Emergency Management Performance Grant from the State Division of Homeland Security and Emergency Management in the Amount of \$5,000 for an Update to the Emergency Operations Plan and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Fire Chief. Recommended dates: Introduction February 11, 2013, Public Hearing and Second Reading February 25, 2013. **Page 67**
- E. **Ordinance 13-05**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2013 Operating Budget by Appropriating \$10,500 from the General Fund for Emergency Relief to Pay Immediate Dislocation Expenses Incurred by the Tenants of Three Structures Affected by Sewer System Surcharges Caused by Extreme Weather on January 12 Through 14, 2013. City Manager. Recommended dates: Introduction February 11, 2013, Public Hearing and Second Reading February 25, 2013. **Page 101**
- F. **Resolution 13-014**, A Resolution of the City Council of Homer, Alaska, Approving the Purchase of a New 2013 Ford F-550 Plow/Sand Truck in the Amount of \$37,481 from Kendall Ford of Wasilla, Alaska, and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director. Recommend adoption. **Page 109**
 Memorandum 13-026 from Public Works Superintendent as backup. **Page 111**
- G. **Resolution 13-015**, A Resolution of the City Council of Homer, Alaska, Approving the Purchase of a New 2013 8 Cubic Yard Sander/Calcium Spreader in the Amount of \$23,541.04 from Truckwell of Alaska of Anchorage, Alaska, and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director. Recommend adoption. **Page 117**
 Memorandum 13-027 from Public Works Superintendent as backup. **Page 119**
6. **VISITORS**
- A. Dave Seaman, Wooden Boat Society, 10 minutes **Page 125**
- B. Green Dot, Violence Prevention Through Bystander Intervention, 10 minutes
7. **ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS**

A. **Mayor's Proclamation - Brother Asaiah Bates Day – February 14, 2013 Page 143**

B. Borough Report

C. Commissions/Board Reports:

1. Library Advisory Board
2. Homer Advisory Planning Commission
3. Economic Development Advisory Commission
4. Parks and Recreation Advisory Commission
5. Port and Harbor Advisory Commission

D. Mayor Wythe's Comments for the Industry Outlook Forum **Page 145**

8. PUBLIC HEARING(S)

A. **Ordinance 13-01(A)(S)**, An Ordinance of the Homer City Council Amending HCC 17.04.190 to Provide for Deferral of Special Assessments for Low Income Residents. Burgess. Introduction and Public Hearing January 14, 2013, Substitute Introduction January 28, 2013, Public Hearing and Second Reading February 11, 2013. **Page 153**

Memorandum 13-016 from Planning Technician as backup. **Page 159**

B. **Ordinance 13-02**, An Ordinance of the City Council of Homer, Alaska, Creating the City of Homer Natural Gas Distribution Special Assessment District, Approving the Improvement Plan for the District, and Authorizing the City Manager to Proceed with the Improvement. City Manager. Introduction January 28, 2013, Public Hearing and Second Reading February 11, 2013. **Page 163**

Memorandum 13-017 from Planning Technician as backup. **Page 169**

Memorandum 13-021 from City Attorney as backup. **Page 175**

Memorandum 13-022 from Clerical Assistant as backup. **Page 177**

C. **Ordinance 13-03**, An Ordinance of the City Council of Homer, Alaska, Authorizing the City to Issue a Natural Gas Distribution Special Assessment Bond in the Principal Amount of Not to Exceed \$12,700,000 to Finance the Design and Construction of Natural Gas Distribution Improvements in the City, Fixing Certain Details of Such Bond

and Authorizing Its Sale; and Repealing HCC Chapter 17.08. City Manager. Introduction January 28, 2013, Public Hearing and Second Reading February 11, 2013.

Page 187

9. ORDINANCE(S)

10. CITY MANAGER'S REPORT

A. City Manager's Report

Page 211

1. Memorandum 13-025 from Port and Harbor Director re: New Harbormaster's Office Study & Recommendations.

Page 215

B. Bid Report

Page 295

11. CITY ATTORNEY REPORT

12. COMMITTEE REPORT

A. Public Arts Committee

B. Transportation Advisory Committee

C. Permanent Fund Committee

D. Lease Committee

E. Port and Harbor Improvement Committee

F. Employee Committee Report

13. PENDING BUSINESS

14. NEW BUSINESS

15. RESOLUTIONS

- A. **Resolution 13-016**, A Resolution of the City Council of Homer, Alaska, Authorizing the Allocation of \$3,554.79 for the Purposes of Implementing Green Dot in Homer. Mayor.

Page 297

- B. **Resolution 13-017**, A Resolution of the City Council of Homer, Alaska, Approving a Contribution in Aid of Construction Agreement (CIAC) Between the City of Homer and Enstar Natural Gas Company for Construction of Improvements Within the Homer

Natural Gas Distribution System Special Assessment District, in an Amount Not to Exceed \$12.7 Million. City Manager. **Page 301**

C. **Resolution 13-018**, A Resolution of the Homer City Council Amending the 2013-2018 Capital Improvement Plan to Delete the Homer Tidal Energy Incubator Project and Amend the Homer Education and Recreation Center Upgrades. City Manager. **Page 315**

D. **Resolution 13-019**, A Resolution of the City Council of Homer, Alaska, Expressing Support for HB 35, an Act Creating a Low-Interest Loan Program for Homeowners Who Improve or Replace Their Home Heating Systems; and Providing for an Effective Date. Lewis/Zak/Burgess. **Page 325**

E. **Resolution 13-020**, A Resolution of the City Council of Homer, Alaska, Designating a Corner of the Lot Between Freight Dock Road and the Nick Dudiak Fishing Lagoon on the Homer Spit as a Trail Head for the Kachemak Bay Water Trail. Mayor. **Page 331**

16. **COMMENTS OF THE AUDIENCE**

17. **COMMENTS OF THE CITY ATTORNEY**

18. **COMMENTS OF THE CITY CLERK**

19. **COMMENTS OF THE CITY MANAGER**

20. **COMMENTS OF THE MAYOR**

21. **COMMENTS OF THE CITY COUNCIL**

22. **ADJOURNMENT**

Next Regular Meeting is Monday, February 25, 2013 at 6:00 p.m. and Committee of the Whole 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PUBLIC COMMENTS UPON MATTERS
ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

Session 13-02 a Special Meeting of the Homer City Council was called to order on January 28, 2013 at 4:00 p.m. by Mayor Mary E. Wythe at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: BURGESS, DOLMA, LEWIS, ROBERTS, ZAK

ABSENT: HOWARD (excused)

STAFF: CITY MANAGER WREDE
CITY CLERK JOHNSON

Councilmember Howard has requested excusal.

Mayor Wythe declared Councilmember Howard's absence as excused. There was no objection from the Council.

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)

Mayor Wythe called for a motion to approve the agenda as presented.

ROBERTS/LEWIS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

There were no public comments.

NEW BUSINESS

- A. **Memorandum 13-009**, From City Clerk Re: Request for Executive Session Pursuant to AS 44.62.310 (a-c)(2), Matters, Subjects that Tend to Prejudice the Reputation and Character of any Person, Provided the Person May Request a Public Discussion (City Manager Wrede Annual Performance Evaluation/Employment Contract).
- B. **Memorandum 13-010**, From City Clerk Re: Request for Executive Session Pursuant to AS 44.62.310 (a-c)(1) Matters, the Immediate Knowledge of Which Would Clearly Have an Adverse Effect Upon the Finances of the Public Entity (Special Corps of Engineers Permit Modification Application for the Ocean Drive Loop Seawall).

Mayor Wythe called for a motion for the approval of the recommendations of Memorandums 13-009 and 13-010 to meet in Executive Session to discuss City Manager Wrede Annual Performance Evaluation/Employment Contract and Special Corps of Engineers Permit Modification Application for the Ocean Drive Loop Seawall.

BURGESS/ROBERTS – SO MOVED.

City Manager Wrede requested his annual performance evaluation and employment contract be discussed in Executive Session.

VOTE: YES. NON OBECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe called for a motion to adjourn to Executive Session.

LEWIS/ROBERTS – SO MOVED.

There was no discussion.

VOTE: YES. ROBERTS, DOLMA, ZAK, BURGESS, LEWIS

Motion carried.

Council adjourned to Executive Session at 4:05 p.m. and reconvened the meeting at 4:51 p.m.

Mayor Pro Tempore Roberts stated Council spoke with the attorney and advised him how to proceed relative to legal issues on the Seawall and performed an annual performance evaluation for the City Manager and proposed a new contract.

COMMENTS OF THE AUDIENCE

There were no comments of the audience.

ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 4:51 p.m. The next Regular Meeting is Monday, February 11, 2013 at 6:00 p.m. and Committee of the Whole 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

JO JOHNSON, CMC, CITY CLERK

Approved: _____

Session 13-03 a Regular Meeting of the Homer City Council was called to order on January 28, 2013 at 6:01 p.m. by Mayor Mary E. Wythe at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: BURGESS, DOLMA, LEWIS, ROBERTS, ZAK

ABSENT: HOWARD (excused)

STAFF: CITY MANAGER WREDE
CITY CLERK JOHNSON
COMMUNITY & ECONOMIC DEVELOPMENT
COORDINATOR KOESTER
FINANCE DIRECTOR MAURAS
IT MANAGER POOLOS
LIBRARY DIRECTOR DIXON
PORT AND HARBOR DIRECTOR HAWKINS
PUBLIC WORKS DIRECTOR MEYER

Councilmember Howard has requested excusal.

Mayor Wythe declared Councilmember Howard's absence as excused. There was no objection from the Council.

Council held a Special Meeting from 4:00 p.m. to 4:51 p.m. and met in Executive Session to discuss City Manager Wrede Annual Performance Evaluation/Employment Contract and Special Corps of Engineers Permit Modification Application for the Ocean Drive Loop Seawall. From 5:00 p.m. to 5:37 p.m. Council met as a Committee of the Whole to discuss Resolutions 13-007 and 13-008 and Regular Meeting Agenda items.

Department Heads may be called upon from time to time to participate via teleconference.

AGENDA APPROVAL

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 1.24.040.)

The agenda was approved by consensus of the Council with the following changes:

PUBLIC HEARINGS - Ordinance 13-01(A)(S), An Ordinance of the Homer City Council, amending HCC 17.04.190 to Provide for Deferral of Special Assessments for Low Income Residents. Burgess; **ORDINANCES** - Ordinance 13-02, An Ordinance of the City Council of Homer, Alaska, Creating the City of Homer Natural Gas Distribution Special Assessment District, Approving the Improvement Plan for the District, and Authorizing the City Manager to

Proceed with the Improvement. City Manager; Memorandum 13-021 from City Attorney as backup; Memorandum 13-022 from Clerical Assistant as backup; Written public comments; Objections to the Natural Gas Special Assessment District; **CITY MANAGER'S REPORT** - Lobbyist Report, January 23, 2013.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Lynn Whitmore spoke on Resolution 13-009, asking for an exemption to property tax for moose habitat properties.

Larry Slone, city resident, expressed opposition to Ordinance 13-02. The gas line has been rushed through with unfair costs and potential lawsuits. He suggested tying the assessment to property values.

Richard Gustafson, city resident, echoed Mr. Slone's comments.

Joyclyn Graham, city resident, opposes Ordinance 13-02. It is placing the cost of the pipeline on her back and she can't afford the conversion.

RECONSIDERATION

CONSENT AGENDA

(Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- A. Homer City Council unapproved Regular Meeting minutes of January 14, 2013. City Clerk. Recommend adoption.
- B. **Memorandum 13-011**, from Mayor Wythe, Re: Appointment of Matt Strobel to the Library Advisory Board and Reappointments of Bob Howard and Steve Zimmerman to the Port and Harbor Advisory Commission.
- C. **Memorandum 13-012**, from Mayor Wythe, Re: Appointment of Councilmember Francie Roberts to the Emergency Operations Plan Review Committee.
- D. **Resolution 13-010**, A Resolution of the City Council of Homer, Alaska, Awarding the Art Work for the Four Public Restroom Facilities to Joshua Nordstrom of Homer, Alaska, in the Amount of \$4,200, Melisse Reichman of Homer, Alaska, in the Amount of \$4,610, and Sheila Wyne of Anchorage, Alaska, in the Amount of \$10,000 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

Memorandum 13-013 from the 1% for the Arts Selection Committee as backup.

- E. **Resolution 13-011**, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for City Hall, Parks, and Cemeteries Lawn Maintenance 2013, 2014, and 2015 to the Firm of Dutch Boy Landscaping of Homer, Alaska, in the Amount of \$30,085.64 Per Year and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

Memorandum 13-014 from Parks Maintenance Coordinator as backup.

- F. **Resolution 13-012**, A Resolution of the City Council of Homer, Alaska, Approving the Purchase of a 2004 Volvo EW180B Used Wheeled Excavator in the Amount of \$110,100 Through Pacific Rim Machinery, Inc. of Gig Harbor, Washington, and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director.

Memorandum 13-015 from Public Works Superintendent as backup.

- G. **Resolution 13-013**, A Resolution of the City Council of Homer, Alaska, Authorizing the Allocation of Up to \$2,500 from the Reimbursable Grant Established in Ordinance 12- 51(A) for the Purposes of Funding Phase 1 of the Tidal Energy Incubator Project. City Manager.

Memorandum 13-020 from Community and Economic Development Coordinator as backup.

Mayor Wythe called for a motion for the adoption of the consent agenda as read.

BURGESS/LEWIS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORTS

REPORT/COMMISSION

A. Borough Report

Kenai Peninsula Borough Assemblyman Bill Smith reported the Assembly introduced an ordinance to loan money to Kachemak City and the City of Homer for main extensions for the gas line. The ordinance has good support from the Assembly. There have been questions if the funds are coming out of the Borough's fund balance. It is not coming out of the fund balance and the loan will not cost the taxpayers. The Borough maintains both long and short term investments from a variety of service areas and hospital service funds. If the loan is made at an interest rate

favorable to both parties, everyone will benefit. Assemblyman Smith plans to go to Juneau with other Assembly members and will promote their Capital Improvement Projects along with the City's. One project is a new artificial turf field for both Homer and Soldotna high schools.

B. Commissions/Board Reports:

1. Library Advisory Board
2. Homer Advisory Planning Commission
3. Economic Development Advisory Commission
4. Parks and Recreation Advisory Commission

Lars Bell, Parks and Recreation Advisory Commissioner, thanked Council for working on plans for the HERC building. An engineering firm is now beginning to work on the Kachemak Drive trail.

5. Port and Harbor Advisory Commission

C. 2013 Industry Outlook Forum – January 31st and February 1st at Land's End Resort

PUBLIC HEARING(S)

A. Natural Gas Line Special Assessment District

Mayor Wythe opened the public hearing.

Ken Castner, city resident, is a common property owner of a condominium. He commented on the legal and moral aspects of each condo being assessed. He has been on team Homer for 40 years and does not want to be an adversary.

Mayor Wythe closed the public hearing.

- B. Ordinance 13-01(A), An Ordinance of the Homer City Council Amending HCC 17.04.190 to Provide for Deferral of Special Assessments for Low Income Residents. Burgess. Introduction January 14, 2013, Public Hearing and Second Reading January 28, 2013.**

Memorandum 13-016 from Planning Technician as backup.

Ordinance 13-01(A)(S), An Ordinance of the Homer City Council Amending HCC 17.04.190 to Provide for Deferral of Special Assessments for Low Income Residents. Burgess.

Mayor Wythe opened the public hearing. In the absence of public testimony, Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 13-01(A) for second and final reading.

BURGESS/ROBERTS – SO MOVED.

Mayor Wythe called for a motion to substitute Ordinance 13-01(A)(S) for Ordinance 13-01(A).

BURGESS/ROBERTS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe stated her conflict of interest on the gas line with the inclusion of Ordinance 13-01(A)(S) that provides for assessment deferrals for the natural gas special assessment district. Mayor Wythe passed the gavel to Mayor Pro Tempore Roberts.

Councilmember Burgess clarified the ordinance reads if you are 100% or below of the poverty level you can apply for deferral of special assessments. As the code currently stands this would only apply to infrastructure owned by the City. The substitute ordinance would allow deferrals to apply to city owned infrastructure and make an exception to include the gas line special assessment district.

The City Attorney has pointed out the substitute ordinance has changes that are substantive, thus another public hearing should be held.

Mayor Pro Tempore Roberts called for a motion to postpone to the next meeting.

ZAK/LEWIS - MOVED TO POSTPONE TO THE NEXT MEETING FOR A PUBLIC HEARING AND SECOND READING.

There was no discussion.

VOTE: (postponement) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

- A. **Ordinance 13-02**, An Ordinance of the City Council of Homer, Alaska, Creating the City of Homer Natural Gas Distribution Special Assessment District, Approving the

Improvement Plan for the District, and Authorizing the City Manager to Proceed with the Improvement. City Manager. Recommended dates: Introduction January 28, 2013, Public Hearing and Second Reading February 11, 2013.

Memorandum 13-017 from Planning Technician as backup.

Memorandum 13-018 from Clerical Assistant as backup.

Memorandum 13-021 from City Attorney as backup.

Memorandum 13-022 from Clerical Assistant as backup.

Mayor Wythe previously declared her conflict of interest in matters pertaining to the natural gas line.

Mayor Pro Tempore Roberts called for a motion for the adoption of Ordinance 13-02 for introduction and first reading by reading of title only.

BURGESS/LEWIS - SO MOVED.

Councilmember Burgess acknowledged the 14% of registered lots objection to the special assessment district. We have all spoken to the concerns raised. From a financial point of view looking at the true cost of alternative energy, the supply of gas, and other considerations, there are very few other things we can do to make Homer a cost effective and economically competitive place to live. The silent majority is supportive of the ordinance and we should follow their lead.

Councilmember Zak appreciates the comment earlier regarding the condominium associations. He has been asking the City Manager and City Attorney for input. The City Attorney has advised because condos are assessed individually at the borough level each individual owner should be assessed. Confusion began when we first started the special assessment district and referred to lots. Condominium owners own a percentage of the condominium lot. He still has some reservations, particularly to the moral standpoint. If we are restricted by Alaska Statutes to charge per parcel he may understand that. He will work to find more clarification and possibly another legal review on the condominium assessments.

Councilmember Burgess added there is merit to Mr. Castner and Councilmember Zak's comments. As to the Spit condos there are separate buildings on a single lot. If broken down by lot you have multi-million dollar properties benefiting separate parties sharing one assessment. At the other end of the spectrum in Mr. Castner's case you have a very compact structure with multiple businesses in the same structure. It is hard to come up with a legal approach that is equitable to both situations. It must be equitable to the property owners at large. Who are we to say that single family residents or owners of raw land should subsidize condominium owners? It is not Council's intention to be discriminatory or unfair; we have to apply the same rules to everybody.

VOTE: YES. LEWIS, ROBERTS, DOLMA, ZAK, BURGESS

Motion carried.

- B. **Ordinance 13-03**, An Ordinance of the City Council of Homer, Alaska, Authorizing the City to Issue a Natural Gas Distribution Special Assessment Bond in the Principal Amount of Not to Exceed \$12,700,000 to Finance the Design and Construction of Natural Gas Distribution Improvements in the City, Fixing Certain Details of Such Bond and Authorizing Its Sale; and Repealing HCC Chapter 17.08. City Manager. Recommended dates: Introduction January 28, 2013, Public Hearing and Second Reading February 11, 2013.

Mayor Wythe previously declared her conflict of interest in matters pertaining to the natural gas line.

Mayor Pro Tempore Roberts called for a motion for the adoption of Ordinance 13-03 for introduction and first reading by reading of title only.

LEWIS/BURGESS - SO MOVED.

There was no discussion.

VOTE: YES. BURGESS, LEWIS, ROBERTS, DOLMA, ZAK

Motion carried.

Mayor Pro Tempore Roberts passed the gavel back to Mayor Wythe.

CITY MANAGER'S REPORT

- A. City Manager's Report
1. Memorandum 13-019 from City Manager, Re: Emergency Procurement / \$10,500 / Sewer Back-Up Emergency Relief.
 2. Lobbyist Report

City Manager Wrede reported an emergency procurement was issued for the backed up sewer line. He had discussed it with the Mayor and Department Heads and decided emergency relief for relocations and discomfort was the right thing to do. An investigation is still underway and the results should be completed this week. The appropriation will require an ordinance at the next meeting. Mayor Wythe asked that the City Manager stay in contact with the affected parties to let them know the outcome.

The lobbyist report was included in the packet. There are no updates to the report. Councilmembers commented on the good report of the lobbyist. The layout emphasizes issues pertinent to the City.

Councilmember Burgess requested that a tax exemption be provided for farm structures such as high tunnels or commercial agriculture operations. City Manager Wrede advised it would require council discussion and consent as a body to proceed with the request.

- B. Bid Report
- C. Records Inventory Report

CITY ATTORNEY REPORT

COMMITTEE REPORT

- A. Public Arts Committee
- B. Transportation Advisory Committee
- C. Permanent Fund Committee
- D. Lease Committee
- E. Port and Harbor Improvement Committee
- F. Employee Committee Report

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- A. **Resolution 13-007**, A Resolution of the City Council of Homer, Alaska, Authorizing a Transfer of Responsibility Agreement (TORA) and a Transfer of Funds Between the City and the Alaska Department of Transportation and Public Facilities (ADOT/PF) Regarding Intersection Improvements and Traffic Control at Main Street and the Sterling Highway. City Manager.

Mayor Wythe called for a motion for the adoption of Resolution 13-007 by reading of title only.

Failed for lack of a motion.

- B. **Resolution 13-008**, A Resolution of the City Council of Homer, Alaska, Requesting that the Alaska Legislature Re-Appropriate the \$2 Million the City Received for Improvements at the Sterling Highway and Main Street Intersection to a New Port and Harbor Office and/or a New Skyline Drive Fire Station. Burgess.

Mayor Wythe called for a motion for the adoption of Resolution 13-008 by reading of title only.

BURGESS/LEWIS – SO MOVED.

The \$2 Million could be used on the Main Street/Sterling Highway intersection or be re-appropriated. DOT will upgrade the intersection and there is no guarantee we will receive any tangible benefit to the monies.

Councilmember Burgess commented the people annexed were promised Skyline Drive Fire Station to reduce insurance rates. Anything in excess can be put towards the Port and Harbor Office.

Councilmember Lewis noted the \$2 Million was re-appropriated from the Town Square project that was voted down. The monies were re-allocated to the intersection and now we are requesting another re-allocation.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

C. **Resolution 13-009**, A Resolution of the Homer City Council Exempting Kachemak Moose Habitat, Inc. from City Property Tax; Declaring that the Organization Satisfies the Criteria of Kenai Peninsula Borough Code 5.12.100, Real Property Tax-Exemptions-Community Purposes Property-Condition on Four (4) Parcels, Retroactive to January 1, 2013, and Authorizing the City Manager to Execute Any and All Associated Documents. Roberts/Lewis.

ROBERTS/LEWIS – MOVED TO ADOPT RESOLUTION 13-009.

Councilmember Roberts commented Kachemak Moose Habitat has done a lot to preserve moose here.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Dave Brann, co chair of Kachemak Bay Water Trail Steering Committee, encouraged Council to follow up on the Pier One parcel and the water trail head for the kayak launch. He has been working closely with the Wooden Boat Society for their project. If one will delay the other he asked that the water trail head be the number one priority.

Jason Herreran, city resident, is new to the community and just purchased a home. He has concerns about no guaranteed gas supply, methods used for fracking, and no set price guarantee. We should be looking at wind, solar, and tidal power.

COMMENTS OF THE CITY ATTORNEY

City Attorney Klinkner was not present.

COMMENTS OF THE CITY CLERK

City Clerk Johnson had no comment.

COMMENTS OF THE CITY MANAGER

City Manager Wrede had no comment.

COMMENTS OF THE MAYOR

Mayor Wythe thanked everyone for attending. The Industry Forum will be held at Land's End on Thursday and Friday. She requested the trail head for the Kachemak Bay Water Trail be included on the Committee of the Whole agenda for February 11th.

COMMENTS OF THE CITY COUNCIL

Councilmember Dolma commented that natural gas to Homer is controversial; it is difficult for everyone to feel it is fair. There are some winners and some losers. Council had to pick a way of being the most fair to the most people. He referenced Memorandum 13-022 and the percentages of people against gas: costs to homeowner and/or to the City 44%; concerns of future gas supply 16%; safety concerns 2%; doubted it would come to area 3%; condo owners 4%; public vote 2%; and renewable energy solar, wind, or tidal 10%. Natural gas is an interim solution for the next 20 years; the most economic solution. Another 16% object due to future gas supply as there is a shortage on the Peninsula. Worldwide we are awash in gas.

Councilmember Zak commented this Thursday and Friday the Economic Development District is having their Economic Outlook Forum at Land's End. There has been much economic development here this year with the Chamber, the Economic Development Advisory Commission, the City's economic development coordinator (Katie Koester), and the new marine trades. They are going to Seattle and getting the word out that Homer is open for business. If you weren't able to make the Forum this year there is always next year. This is the first year it was offered in Homer. We want everyone to know we care about our community and economic development. He hopes the condo owners do get a chance; he will be looking forward to hearing other comments. His real estate instructor Jerry Royce prides himself on helping homeowners associations. Councilmember Zak tried to communicate with the Council his concerns. The moral issue brought up today hurts him hard. The Alaska Statutes may need changing. If it is unclear let's do the right thing.

Councilmember Roberts commented Council was given a copy of every person's objection. She reassured everyone that she and other councilmembers read all the information. She has listened to a lot of you; we are hearing you and are trying our best to be as fair as we can to everyone. The lobbyist report is very much improved. Any Homer citizen would learn a lot of things to improve Homer in the lobbyist reports.

Councilmember Burgess commented through this process he has learned there are quite a few people in town who are really excited about alternative energy as a heating and power source. He

asked people that are serious about throwing their legislative weight behind an alternative energy project to talk to him. Economically in the short term we don't have many viable options, but long term there are options.

Councilmember Lewis wished the co-op hockey team Homer High, Voznesenka, and Kachemak Selo luck this week as they head to regions. They are possibly good enough to make it to State.

ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 6:58 p.m. The next Regular Meeting is Monday, February 11, 2013 at 6:00 p.m. and Committee of the Whole 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

JO JOHNSON, CMC, CITY CLERK

Approved: _____

Office of the City Clerk

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



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

MEMORANDUM 13-023

TO: MAYOR WYTHE AND HOMER CITY COUNCIL

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

DATE: FEBRUARY 5, 2013

SUBJECT: APPLICATION FOR LIQUOR LICENSE RENEWALS FOR LAND'S END, KACHEMAK BOWL, RUM LOCKER, THE GROG SHOP, FRESH CATCH CAFÉ, TWO SISTERS BAKERY, AND FRESH CATCH CAFÉ.

We have been notified by the ABC Board of a liquor license renewal within the City of Homer for the following:

Type: Beverage Dispensary
Lic #: 645
DBA Name: Land's End
Service Location: 4786 Homer Spit Road
Owner: Land's End Acquisition Corporation
Mailing Address: 4786 Homer Spit Road, Homer, AK 99603

Type: Recreational Site
Lic #: 2101
DBA Name: Kachemak Bowl
Service Location: 672 East End Road
Owner: Mark Cooper
Mailing Address: 4023 Pennock Street, Homer, AK 99603

Type: Package Store
Lic #: 4432
DBA Name: Rum Locker
Service Location: 276 Olsen Lane Suite #3
Owner: MSA Inc.
Mailing Address: 369 E Pioneer Ave., Homer, AK 99603

Type: Package Store
Lic #: 479
DBA Name: The Grog Shop
Service Location: 369 E Pioneer Ave.
Owner: MSA Inc.
Mailing Address: 369 E Pioneer Ave., Homer, AK 99603

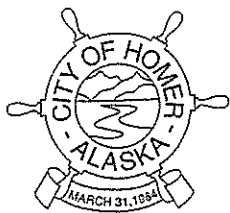
Type: Restaurant Eating Place – Public Convenience Seasonal
Lic #: 4894
DBA Name: Fresh Catch Cafe
Service Location: 4025 Homer Spit Road #20
Owner: Harrison McHenry
Mailing Address: PO Box 15236, Fritz Creek, AK 99603

Type: Restaurant Eating Place – Public Convenience
Lic #: 5049
DBA Name: Two Sisters Bakery
Service Location: 233 E Bunnell Ave.
Owner: Soul Sisters Inc.
Mailing Address: 233 E Bunnell, Homer, AK 99603

Type: Restaurant Eating Place – Public Convenience
Lic #: 4315
DBA Name: Fat Olives
Service Location: 276 Ohlson Lane
Owner: KELT, LLC
Mailing Address: PO Box 297, Homer, AK 99603

RECOMMENDATION: Voice non objection and approval for the liquor license renewals.

Fiscal Note: Revenues.



CITY OF HOMER POLICE DEPARTMENT

4060 HEATH STREET HOMER, AK 99603-7609

JAN 23 2013
EMERGENCY 911
TELEPHONE (907) 235-3150
TELECOPIER (907) 235-3151

MEMORANDUM

DATE: January 23, 2013
TO: Melissa Jacobsen, Deputy City Clerk
FROM: Mark Robl, Chief of Police *MR*
SUBJECT: Liquor License Renewals

The Homer Police Department has no objection to the liquor license renewals for the following businesses:

Type: **Beverage Dispensary**
Lic #: 645
DBA Name: Land's End
Premise Address: 4786 Homer Spit Rd.
Owner: Land's End Acquisition Corporation
Mailing Address: 4786 Homer Spit Rd. Homer, AK 99603

Type: **Restaurant/Eating Place-Public Convenience**
Lic #: 5049
DBA Name: Two Sister's Bakery
Premise Address: 233 E Bunnell Ave.
Owner: Soul Sisters, Inc.
Mailing Address: 233 E. Bunnell Ave. Homer AK 99603

Type: **Restaurant/Eating Place-Public Convenience**
Lic #: 4315
DBA Name: Fat Olives
Premise Address: 276 Ohlson Lane
Owner: KELT, LLC
Mailing Address: PO Box 297 Homer, AK 99603

Type: **Restaurant/Eating Place-Public Convenience Seasonal**
Lic #: 4894
DBA Name: Fresh Catch Cafe
Premise Address: 4025 Homer Spit Rd. #20
Owner: Harrison McHenry
Mailing Address: PO Box 15236 Fritz Creek, AK 99603

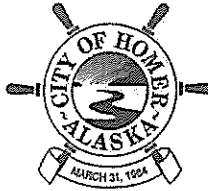
Type: **Recreational Site**
Lic #: 2101
DBA Name: Kachemak Bowl
Premise Address: 672 East End Rd.
Owner: Mark Cooper
Mailing Address: 4023 Pennock St. Homer, AK 99603

Type: **Package Store**
Lic #: 4432
DBA Name: Rum Locker
Premise Address: 67276 Ohlson Lane #3
Owner: MSA, Inc.
Mailing Address: 369 E Pioneer Ave. Homer, AK 99603

Type: **Package Store**
Lic #: 479
DBA Name: The Grog Shop
Premise Address: 369 E Pioneer Ave.
Owner: MSA, Inc.
Mailing Address: 369 E Pioneer Ave. Homer, AK 99603

Office of the City Clerk

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



Faxed 1-22-13

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

MEMORANDUM

TO: MARK ROBL, POLICE CHIEF

FROM: MELISSA JACOBSEN, DEPUTY CITY CLERK

DATE: JANUARY 22, 2013

SUBJECT: LIQUOR LICENSE RENEWAL FOR LAND'S END, KACHEMAK BOWL, RUM LOCKER, THE GROG SHOP, FRESH CATCH CAFÉ, TWO SISTERS BAKERY, FAT OLIVES

We have been notified by the ABC Board of a liquor license renewal within the City of Homer for the following:

Type: Beverage Dispensary
Lic #: 645
DBA Name: Land's End
Service Location: 4786 Homer Spit Road
Owner: Land's End Acquisition Corporation
Mailing Address: 4786 Homer Spit Road, Homer, AK 99603

Type: Recreational Site
Lic #: 2101
DBA Name: Kachemak Bowl
Service Location: 672 East End Road
Owner: Mark Cooper
Mailing Address: 4023 Pennock Street, Homer, AK 99603

Type: Package Store
Lic #: 4432
DBA Name: Rum Locker
Service Location: 276 Olsen Lane Suite #3
Owner: MSA Inc.
Mailing Address: 369 E Pioneer Ave., Homer, AK 99603

Type: Package Store
Lic #: 479
DBA Name: The Grog Shop
Service Location: 369 E Pioneer Ave.
Owner: MSA Inc.
Mailing Address: 369 E Pioneer Ave., Homer, AK 99603

Memorandum

Page 2 of 2

Type: Restaurant Eating Place – Public Convenience Seasonal
Lic #: 4894
DBA Name: Fresh Catch Cafe
Service Location: 4025 Homer Spit Road #20
Owner: Harrison McHenry
Mailing Address: PO Box 15236, Fritz Creek, AK 99603

Type: Restaurant Eating Place – Public Convenience
Lic #: 5049
DBA Name: Two Sisters Bakery
Service Location: 233 E Bunnell Ave.
Owner: Soul Sisters Inc
Mailing Address: 233 E Bunnell, Homer, AK 99603

Type: Restaurant Eating Place – Public Convenience
Lic #: 4315
DBA Name: Fat Olives
Service Location: 276 Ohlson Lane
Owner: KELT, LLC
Mailing Address: PO Box 297, Homer, AK 99603

This matter is scheduled for the February 11, 2013 City Council meeting. Please respond with objections/non-objections to these liquor license renewals by **Wednesday, February 6, 2013**.

Thank you for your assistance.



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Commerce, Community,
and Economic Development

ALCOHOLIC BEVERAGE CONTROL BOARD

5848 E. Tudor Road
Anchorage, Alaska 99507
Main: 907.269.0350
Chris Lambert: 907.269.0359
TDD: 907.465.5437
Fax: 907.272.9412

January 22, 2013

RE: Liquor License Renewal Notice

Attn: Homer City Clerk
Seldovia City Clerk
Soldotna City Clerk

Kenai City Clerk
Seward City Clerk
Kenai Peninsula Borough Clerk

Kachemak City Clerk

HOMER

Type: Beverage Dispensary
Lic #: 645
DBA Name: Land's End
Service Location: 4786 Homer Spit Road
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Mailing Address: 4786 Homer Spit Road, Homer, AK 99603

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Type: Package Store
Lic #: 479
DBA Name: The Grog Shop
Service Location: 369 E Pioneer Ave.
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Mailing Address: 369 E Pioneer Ave., Homer, AK 99603

Type: Restaurant Eating Place – Public Convenience Seasonal
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Service Location: 233 E Bunnell Ave.
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Mailing Address: 233 E Bunnell, Homer, AK 99603

Type: Restaurant Eating Place – Public Convenience
Lic #: 4315
DBA Name: Fat Olives
Service Location: 276 Ohlson Lane
Owner: KELT, LLC
Mailing Address: PO Box 297, Homer, AK 99603

KACHEMAK

Type: Bottling Works
Lic #: 4929
DBA Name: Bear Creek Winery LLC
Service Location: 60473 Bear Creek Drive
Owner: Bear Creek Winery LLC
Mailing Address: PO Box 164, Homer, AK 99603

KENAI

Type: Beverage Dispensary
Lic #: 626
DBA Name: Kenai Joe's
Service Location: 800 Cook
Owner: Roy Dale Howard
Mailing Address: PO Box 2818, Kenai, AK 99611

Type: Beverage Dispensary
Lic #: 1312
DBA Name: The Bow
Service Location: 502 S Main Street
Owner: D & E Investments Inc.
Mailing Address: 502 S Main Street, Kenai, AK 99611

Type: Club
Lic #: 368
DBA Name: BPO Elks Lodge #2425
Service Location: 205 Barnacle Way
Owner: BPO Elks Lodge #2425
Mailing Address: 205 Barnacle, Kenai, AK 99611

Type: Package Store
Lic #: 4118
DBA Name: Three Bears
Service Location: 10575 Kenai Spur Hwy.
Owner: Three Bears Alaska Inc.
Mailing Address: 445 N Pittman Road, Ste. B, Wasilla, AK 99654

OUTSIDE CITY LIMITS

Type: Beverage Dispensary
Lic #: 417
DBA Name: 4 Royle Parkers
Service Location: 36185 Kenai Spur Hwy.
Owner: Taek Young & Hee Hwan Lee
Mailing Address: PO Box 3069, Soldotna, AK 99669

Type: Beverage Dispensary
Lic #: 1832
DBA Name: The Albatross
Service Location: 37556 Kalifornsky Beach Road
Owner: The Ancient Mariner Inc
Mailing Address: 37556 Kalifornsky Beach Rd., Kenai, AK 99611

Type: Beverage Dispensary
Lic #: 2106
DBA Name: Golden International
Service Location: 41776 Sterling Hwy.
Owner: Kingdom Corporation
Mailing Address: PO Box 3099, Soldotna, AK 99669

Type: Beverage Dispensary
Lic #: 496
DBA Name: Happy Valley Bar & Café Inc
Service Location: 24185 Sterling Hwy.
Owner: Happy Valley Bar & Café Inc
Mailing Address: PO Box 39448, Ninilchik, AK 99639-0448

Type: Beverage Dispensary
Lic #: 642
DBA Name: Lamplight Bar
Service Location: 52136 Holt Lamplight Road
Owner: Ronald Mika
Mailing Address: PO Box 7089, Nikiski, AK 99635

Type: Beverage Dispensary
Lic #: 4254
DBA Name: LynDav Waterhole
Service Location: 33508 Lincoln Ave.
Owner: David & Lynn Hettick
Mailing Address: 33508 Lincoln Ave., Seward, AK 99669

Type: Beverage Dispensary
Lic #: 753
DBA Name: Wasabi
Service Location: 59217 East End Road
Owner: Flying Fish LLC
Mailing Address: 59217 East End Road, Homer, AK 99603

Type: Beverage Dispensary Tourism
Lic #: 537
DBA Name: Hunger Hut Bar
Service Location: 51815 Kenai Spur Hwy.
Owner: Hunger Hut Inc.
Mailing Address: PO Box 7086, Nikiski, AK 99635

Type: Beverage Dispensary Tourism
Lic #: 1309
DBA Name: Anchor River Inn
Service Location: 34358 Old Seward Hwy.
Owner: Anchor River Inn Inc.
Mailing Address: PO Box 154, Anchor Point, AK 99556

Type: Beverage Dispensary Tourism - Seasonal
Lic #: 2797
DBA Name: Kalgin Island Lodge
Service Location: Kalgin Island
Owner: Kalgin Island Lodge Inc.
Mailing Address: 1422 K Street, Anchorage, AK 99501

Type: Beverage Dispensary
Lic #: 975
DBA Name: Moosequito's Bar
Service Location: 33590 Sterling Hwy.
Owner: Moosequito Ventures LLC
Mailing Address: Po Box 111789, Anchorage, AK 99511

Type: Lodge
Lic #: 5086
DBA Name: Great Alaska Adventure Lodge
Service Location: 33881 Sterling Hwy.
Owner: Great Alaska Fish Camp, Inc.
Mailing Address: 33881 Sterling Hwy, Sterling, AK 99672

Type: Package Store
Lic #: 1295
DBA Name: 4 Royle Parkers
Service Location: 36185 Kenai Spur Hwy.
Owner: Taek Young & Hee Hwan Lee
Mailing Address: PO Box 3069, Soldotna, AK 99669

Type: Package Store
Lic #: 4684
DBA Name: Happy Valley Bar & Café
Service Location: 24175 Sterling Hwy.
Owner: Happy Valley Bar & Café Inc
Mailing Address: PO Box 39448, Ninilchik, AK 99639-0448

Type: Package Store
Lic #: 643
DBA Name: Lamplight Liquor Store
Service Location: 52136 Holt Lamplight Road
Owner: Ronald Mika
Mailing Address: PO Box 7089, Nikiski, AK 99635

Type: Package Store
Lic #: 2795
DBA Name: Log Cabin Liquor
Service Location: 37133 Funny River Road
Owner: JFS, Inc.
Mailing Address: 30485 Rosland Street, Soldotna, AK 99669

Type: Package Store
Lic #: 976
DBA Name: Moosequito's Liquor
Service Location: 33590 Sterling Hwy.
Owner: Moosequito Ventures LLC
Mailing Address: Po Box 111789, Anchorage, AK 99511

Type: Package Store
Lic #: 3079
DBA Name: The Albatross Party Store
Service Location: 37556 Kalifornsky Beach Road
Owner: Ancient Mariner Inc.
Mailing Address: 37556 Kalifornsky Beach Road, Kenai, AK 99611

Type: Package Store
Lic #: 2004
DBA Name: Hunger Hut
Service Location: 51815 Kenai Spur Hwy.
Owner: Hunger Hut Inc.
Mailing Address: PO Box 7086, Nikiski, AK 99635

Type: Package Store
Lic #: 2313
DBA Name: Anchor River Inn
Service Location: 34358 Old Seward Hwy.
Owner: Anchor River Inn Inc.
Mailing Address: PO Box 154, Anchor Point, AK 99556

Type: Restaurant Eating Place - Seasonal
Lic #: 4470
DBA Name: Alaska Center for Creative Renewal
Service Location: Lot 4 USS 4734 Homer Recording District
Owner: Alaska Center for Creative Renewal LLC
Mailing Address: PO Box 6448, Halibut Cove, AK 99603

Type: Restaurant Eating Place - Seasonal
Lic #: 4282
DBA Name: Kenai Riverside Lodge
Service Location: 16520 Sterling Hwy.
Owner: Alaska Wildland Adventures Inc.
Mailing Address: PO Box 389, Girdwood, AK 99587

SELDOVIA

Type: Beverage Dispensary
Lic #: 656
DBA Name: Linwood Bar
Service Location: 257 Main Street
Owner: Miller & Miller Inc.
Mailing Address: 17501 Mt. McKinley Dr., Anchorage, AK 99516

Type: Package Store
Lic #: 657
DBA Name: Linwood Liquor Store
Service Location: 257 Main Street
Owner: Miller & Miller Inc.
Mailing Address: 17501 Mt. McKinley Dr., Anchorage, AK 99516

SEWARD

Type: Beverage Dispensary
Lic #: 1245
DBA Name: Yukon Bar
Service Location: 201 Fourth Ave.
Owner: Yukon Tender Inc.
Mailing Address: PO Box 992, Seward, AK 99664

SOLDOTNA

Type: Beverage Dispensary
Lic #: 466
DBA Name: Good Time Charlies
Service Location: 42140 Sterling Hwy.
Owner: Charles L. Cunningham
Mailing Address: PO Box 605, Soldotna, AK 99669

We have received a renewal application for the above listed licenses within your jurisdiction. This is the notice as required under AS 04.11.520. Additional information concerning filing a "protest" by a local governing body under AS 04.11.480 is included in this letter.

A local governing body as defined under AS 04.21.080(11) may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the board **and** the applicant with a clear and concise written statement of reasons in support of a protest within 60 days of receipt of this notice. If a protest is filed, the board will not approve the application unless it finds that the protest is "arbitrary, capricious and unreasonable". Instead, in accordance with AS 04.11.510(b), the board will notify the applicant that the application is denied for reasons stated in the protest. The applicant is entitled to an informal conference with either the director or the board and, if not satisfied by the informal conference, is entitled to a formal hearing in accordance with AS 44.62.330-44.62-630. **IF THE APPLICANT REQUESTS A HEARING, THE LOCAL GOVERNING BODY MUST ASSIST IN OR UNDERTAKE THE DEFENSE OF ITS PROTEST.**

Under AS 04.11.420(a), the board may not issue a license or permit for premises in a municipality where a zoning regulation or ordinance prohibits the sale or consumption of alcoholic beverages, unless a variance of the regulation or ordinance has been approved. Under AS 04.11.420(b) municipalities must inform the board of zoning regulations or ordinances which prohibit the sale or consumption of alcoholic beverages. If a municipal zoning regulation or ordinance prohibits the sale or consumption of alcoholic beverages at the proposed premises and no variance of the regulation or ordinance has been approved, please notify us and provide a certified copy of the regulation or ordinance if you have not previously done so.

Protest under AS 04.11.480 and the prohibition of sale or consumption of alcoholic beverages as required by zoning regulation or ordinance under AS 04.11.420(a) are two separate and distinct subjects. Please bear that in mind in responding to this notice.

AS 04.21.010(d), if applicable, requires the municipality to provide written notice to the appropriate community council(s).

If you wish to protest the application referenced above, please do so in the prescribed manner and within the prescribed time. Please show proof of service upon the applicant. For additional information please refer to 13 AAC 104.145, Local Governing Body Protest.

Note: Applications applied for under AS 04.11.400(g), 13 AAC 104.335(a)(3), AS 04.11.090(e), and 13 AAC 104.660(e) must be approved by the governing body.

If you have any questions or concerns regarding this information, please feel free to contact me.

Sincerely,

SHIRLEY A. COTÉ
Director

/s/Christine C. Lambert

Christine C. Lambert
Licensing & Records Supervisor
Christine.lambert@alaska.gov

*Office of the Mayor
Mary E. Wythe
Homer City Hall*

*491 E. Pioneer Avenue
Homer, Alaska 99603-7624*

*Phone 907-235-8121 x2229
Fax 907-235-3143*



MEMORANDUM 13-024

TO: HOMER CITY COUNCIL
FROM: MARY E. WYTHER, MAYOR
DATE: FEBRUARY 6, 2013
SUBJECT: APPOINTMENT OF ADELE GRONING TO THE PUBLIC ARTS COMMITTEE
AND NAOMI KLOUDA TO THE LIBRARY ADVISORY BOARD.

Adele Groning is appointed to the Public Arts Committee to fill the seat vacated by the death of Gaye Wolfe. Her appointment will expire April 28, 2015.

Naomi Klouda is appointed to the Library Advisory Board to fill the seat vacated by Monica Cogger. Her appointment will expire April 1, 2015.

RECOMMENDATION:

Confirm the appointments of Adele Groning to the Public Arts Committee and Naomi Klouda to the Library Advisory Board.

Fiscal Note: N/A



CITY OF HOMER
 COMMISSION, COMMITTEE, BOARD & TASK FORCE
 APPLICATION FORM

CITY CLERKS OFFICE
 CITY OF HOMER
 491 E. PIONEER AVENUE
 HOMER, ALASKA 99603
 PHONE 907-235-3130
 FAX 907-235-3143

RECEIVED BY CLERK'S OFFICE

The information below provides some basic background for the Mayor and Council.
 This information is public and will be included in the Council Information packet.

Name Adele Croning Date 1/29/2012

Physical Address 4322 Bayview Ct City Homer

Mailing Address 4322 Bayview Ct Zip Code 99603

Phone [REDACTED] Work # 235-2662 Cell # 299-3057

Email Address adele@bonnellstreetgallery.org

NOTE: The above information will be published in the City Directory and within the City web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council.

Please indicate the commission(s), committee(s), board or task force you are interested in:

Select	COMMISSION/COMMITTEE/BOARD.TASK FORCE	REGULAR MEETING SCHEDULE
<input type="checkbox"/>	ADVISORY PLANNING COMMISSION	1ST & 3RD WEDNESDAY OF THE MONTH AT 6:30 P.M. WORKSESSIONS AT 5:30 P.M.
<input type="checkbox"/>	ECONOMIC DEVELOPMENT ADVISORY COMMISSION	2ND TUESDAY OF THE MONTH AT 6:00 P.M.
<input type="checkbox"/>	LIBRARY ADVISORY BOARD	1ST TUESDAY OF THE MONTH AT 5:00 P.M.
<input type="checkbox"/>	PARKS & RECREATION ADVISORY COMMISSION	3RD THURSDAY OF THE MONTH AT 5:30 P.M.
<input type="checkbox"/>	PORT & HARBOR ADVISORY COMMISSION	4TH WEDNESDAY - JANUARY TO APRIL & SEPTEMBER TO DECEMBER AT 5:00 P.M. 4TH WEDNESDAY - MAY - AUGUST AT 6:00 P.M.
<input checked="" type="checkbox"/>	PUBLIC ARTS COMMITTEE	QUARTERLY - 2ND THURSDAY OF THE MONTH AT 5:00 P.M.
<input type="checkbox"/>	TRANSPORTATION ADVISORY COMMITTEE	3RD TUESDAY OF THE MONTH AT 5:30 P.M.
<input type="checkbox"/>	PERMANENT FUND COMMITTEE	QUARTERLY - 2ND THURSDAY OF THE MONTH AT 5:15 P.M.
<input type="checkbox"/>	LEASE COMMITTEE	QUARTERLY - 2ND THURSDAY OF THE MONTH AT 3:00 P.M.
<input type="checkbox"/>	OTHER - PLEASE ENTER THE COMMITTEE/TASK FORCE	

I have been a resident of the City for 12 mos. yrs I have been a resident of the area for 12 mos. yrs.

I am presently employed as:

List any special training, education or background you have which is related to your choice of commission, committee, board or task force:

Have you ever served on a similar commission, committee, board or task force? yes -

If so when and where?

When are you available for meetings? Weekly Monthly Bi-Monthly

I am interested in serving on the above because:

Do you currently belong to any organizations specifically related to the area of your choice(s) you wish to serve on? Yes No

If yes, please list organizations:

Questions regarding the Homer Advisory Planning Commission:

Have you ever developed real property, other than your personal residence? No.

If yes, briefly describe the development:

Questions regarding the Port & Harbor Advisory Commission:

Do you use the Homer Port and/ or Harbor on a regular basis? yes

If yes, is you use primarily: Commercial Recreational Both

Please include any additional information that may assist the Mayor in his decision:

When you have completed the form please review all the information and then click on the print button.



**CITY OF HOMER
COMMISSION, COMMITTEE, BOARD & TASK FORCE
APPLICATION FORM**

JAN 30 2013 PM 02:40 *[Signature]*

CITY CLERKS OFFICE
CITY OF HOMER
491 E. PIONEER AVENUE
HOMER, ALASKA 99603
PHONE 907-235-3130
FAX 907-235-3143

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Name Date

Physical Address City

Mailing Address Zip Code

Phone Work # Cell #

Email Address

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Select	COMMISSION/COMMITTEE/BOARD.TASK FORCE	REGULAR MEETING SCHEDULE
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<input type="checkbox"/>	LEASE COMMITTEE	QUARTERLY - 2ND THURSDAY OF THE MONTH AT 3:00 P.M.
<input type="checkbox"/>	OTHER - PLEASE ENTER THE COMMITTEE/TASK FORCE	

I have been a resident of the City for mos. yrs I have been a resident of the area for mos. yrs.

I am presently employed as:

List any special training, education or background you have which is related to your choice of commission, committee, board or task force:

I have been an avid library patron since I learned to read, consistently finding a fascination in the offerings of libraries and the character of individual libraries throughout my life. In addition to my BA in journalism, I concentrated on a minor in English lit, and later earned a Master of Fine Arts in creative writing. Also, I understand the importance of good policy-making as a reporter.

Have you ever served on a similar commission, committee, board or task force?

If so when and where?

When are you available for meetings? Weekly Monthly Bi-Monthly

I am interested in serving on the above because:

Do you currently belong to any organizations specifically related to the area of your choice(s) you wish to serve on?

Yes No If yes, please list organizations:

Questions regarding the Homer Advisory Planning Commission:

Have you ever developed real property, other than your personal residence?

If yes, briefly describe the development:

Questions regarding the Port & Harbor Advisory Commission:

Do you use the Homer Port and/ or Harbor on a regular basis?

If yes, is you use primarily: Commercial Recreational Both

Please include any additional information that may assist the Mayor in his decision:

When you have completed the form please review all the information and then click on the print button.

ORDINANCE REFERENCE SHEET
2013 ORDINANCE
ORDINANCE 13-04

An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a 2012 Emergency Management Performance Grant from the State Division of Homeland Security and Emergency Management in the Amount of \$5,000 for an Update to the Emergency Operations Plan and Authorizing the City Manager to Execute the Appropriate Documents.

Sponsor: City Manager/Fire Chief

1. City Council Regular Meeting February 11, 2013 Introduction
 - a. Emergency Management Performance Grant Program – Local Grant Guidance
 - b. Letter of Award
 - c. Grant Documents

CITY OF HOMER
HOMER, ALASKA

City Manager/Fire Chief

ORDINANCE 13-04

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, ACCEPTING AND APPROPRIATING A 2012 EMERGENCY MANAGEMENT PERFORMANCE GRANT FROM THE STATE DIVISION OF HOMELAND SECURITY AND EMERGENCY MANAGEMENT IN THE AMOUNT OF \$5,000 FOR AN UPDATE TO THE EMERGENCY OPERATIONS PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The Homer Volunteer Fire Department has received an Emergency Management Performance Grant from the State Division of Homeland Security and Emergency Management; and

WHEREAS, The grant is awarded in the efforts to sustain and enhance all-hazards emergency management capabilities; and

WHEREAS, The grant is in the amount of \$5,000 and will be used for the update of the Emergency Operations Plan.

NOW, THEREFORE, the City of Homer Ordains:

Section 1. That the City Council hereby accepts and appropriates a 2012 Emergency Management Performance Grant from the State Division of Homeland Security and Emergency Management as follows and hereby authorizes the City Manager or his designee to execute the appropriate documents:

Revenue:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
151-736	2012 Emergency Management Performance Grant	\$5,000

Expenditure:

<u>Account No.</u>		
151-736	Updates to the Emergency Operations Plan	\$5,000

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

PASSED AND ENACTED by the Homer City Council this ____ day of _____, 2013.

CITY OF HOMER

MARY E. WYTHE, MAYOR

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56 ATTEST:

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60 JO JOHNSON, CMC, CITY CLERK

61
62
63 Introduction:
64 Public Hearing:
65 Second Reading:
66 Effective Date:

67
68
69 Ayes:
70 Noes:
71 Abstain:
72 Absent:

73
74
75 Reviewed and approved as to form:

76
77
78 Walt E. Wrede City Manager

Thomas F. Klinkner, City Attorney

79
80
81 Date: _____

Date: _____

82
83 Fiscal Note: Fiscal information included in body of Ordinance.

Emergency
Management
Performance
Grant
(EMPG)
Program

Federal Fiscal Year

2012

Local Grant Guidance

State of Alaska
Department of Military
and Veteran Affairs
Division of Homeland
Security and Emergency
Management

2012 EMPG Application DUE by 11:59 P.M., Friday, June 29, 2012

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KEY CHANGES IN 2012 EMPG LOCAL JURISDICTION APPLICATION AND GUIDANCE

The Federal Fiscal Year (FFY) 2012 Emergency Management Performance Grant (EMPG) continues the Federal Emergency Management Agency's (FEMA) and the Alaska Division of Homeland Security and Emergency Management's (DHS&EM) efforts to sustain and enhance all-hazards emergency management capabilities. Emergency management must be able to coordinate in the context of natural and man-made hazards, as well as technological events, that threaten the security of the homeland and the safety and wellbeing of citizens. The State of Alaska directs that EMPG Program funds will be used to support emergency management staff salaries.

Several items have been expanded on or added in the 2012 local jurisdiction EMPG Program application and guidance.

- The 2012 EMPG performance period will be twelve months, beginning July 1, 2012 and ending June 30, 2013. Awards will be retroactive to July 1 if needed.
- The required application documents have been simplified. Jurisdictions now only need to complete and submit the Request for EMPG Funds and Work Plan. This document combines the previous application and cover sheet, staffing pattern document, and the Annual Work Plan.
- The Quarterly Narrative Progress Report form is not personalized to individual jurisdiction Work Plan tasks. Narrative Report forms will allow jurisdictions to report on all Work Plan tasks, if needed. Revised Narrative Progress Report forms will be available before the first reporting requirement for the 2012 EMPG. Use of outdated forms will not be accepted and may delay timely reimbursements.

EMPG 2012 Special Conditions

- Emergency Management Performance Grant mid-year expenditures review by DHS&EM following the 2012 second quarter. Jurisdictions may be required to provide a spending plan to DHS&EM.
- Update jurisdiction's Logistics Capability Assessment LCA (previously called Gap Analysis Document) to be completed by December 31, 2012. THE LCA will be used towards the State of Alaska Threat and Hazard Identification and Risk Assessment (THIRA).
- Develop a local jurisdiction multi-year Training and Exercise Plan (TEP) to be submitted to DHS&EM at the Training and Exercise Plan Workshop (TEPW).
- Participate in the state multi-year Training and Exercise Plan Workshop (TEPW) to be held in conjunction with DHS&EM's spring Bi-Annual Preparedness Conference.
- Jurisdictions must complete the FEMA Independent Study Professional Development Series (PDS) by June 28, 2013.

EMPG 2012 Grant Assurances

- Updated metric assessments in the NIMS Compliance Assistance Support Tool (NIMSCAST) by September 30th of each year to show on-going progress and achievement for NIMS implementation

STATE OF ALASKA
DIVISION OF HOMELAND SECURITY AND EMERGENCY
MANAGEMENT EMERGENCY MANAGEMENT PERFORMANCE GRANT
PROGRAM

INTRODUCTION

The Emergency Management Performance Grant (EMPG) Program provides federal funding to assist states and local governments in developing and carrying out emergency management programs. States submit annual applications that include a statement of work and proposed budget to the Federal Emergency Management Agency (FEMA) for funding to match state and local appropriations for emergency management programs. States receive EMPG funding from FEMA and, in turn, pass EMPG Program funding to local governments to reimburse them for emergency management personnel expenses. State of Alaska leaders recognize both state and local governments must work to protect their citizens by developing comprehensive, risk-based, all-hazards emergency management programs. Emergency management must be able to coordinate in the context of natural and man-made hazards, as well as technological events, that threaten the security of the homeland and the safety and well-being of citizens. An all-hazards approach to preparedness including the development of a comprehensive program of planning, training, and exercises, sets the stage for an effective and consistent response to any threatened or actual disaster or emergency, regardless of the cause.

As part of the FY 2012 EMPG Program, FEMA has identified overarching priorities:

- **Advancing “Whole Community” Security and Emergency Management.** “Whole Community” fosters a national emergency management approach and considers all aspects of a community to effectively prepare for, protect against, respond to, recover from, and mitigate against any terrorist attack or natural disaster.
- **Implementation of Presidential Policy Directive (PPD)-8.** These activities include continued development and sustainment of core capabilities needed to close gaps and strengthen the State of Alaska’s preparedness

Federal Program Requirements:

Guidelines from the FEMA Grant Programs Directorate (GPD) make the following stipulations concerning the use of monies received under the EMPG Program.

Funds may be used for a range of emergency management planning activities including activities and costs related to the Emergency Management Accreditation Program (EMAP) process (state and/or local). The EMPG Program shall be used for emergency management programs to accomplish the following initiatives:

- **Emergency Management Organization Program.** Programs must continue to fund all necessary aspects of the emergency management program that support day-to-day preparedness, response, and recovery activities, including mitigation efforts.
- **National Preparedness Goal (NPG) and National Incident Management System (NIMS)** Emergency management programs must update and/or modify their operational plans, training, and exercise activities, as necessary, to achieve conformance with the NPG and the NIMS implementation guidelines, coordinating structures, processes, and protocols, as required. As with FFY 2011 EMPG Program funding, federal departments and agencies are mandating applicants certify current NIMS requirements have been met to be eligible for Preparedness Grant funding. This must be done through jurisdiction input into the web-based National Incident Management System Compliance Assistance and Support Tool (NIMSCAST.) For more information on NIMS compliance consult <http://www.fema.gov/emergency/nims>.
- **Logistics Capability Assessment (LCA)** (previously called Gap Analysis Document) The specific focus of this effort is on debris removal, interim housing, sheltering, commodity distribution, medical

needs, fuel, evacuation, and communications. State and local jurisdictions should also continue to focus on addressing state-specific planning issues identified through the 2006 Nationwide Plan Review.

- **Multi-year Training and Exercise Plan (TEP) and multi-year Training and Exercise Plan Workshop (TEPW)** The multi-year TEP provides a roadmap to accomplish the priorities described in the Homeland Security Strategy. Engaging the Whole Community in training and exercises allows all partners to evaluate and improve upon their level of preparedness. States and Urban Areas are required to conduct an annual Training and Exercise Plan Workshop (TEPW). All grantees and sub-grantees are required to develop a multi-year TEP and update it annually.
- **Mitigation Plans** Mitigation is the effort to reduce loss of life and property by lessening the impact of disasters. This is achieved through risk analysis, which results in information that provides a foundation for mitigation activities that reduce risk, and flood insurance that protects financial investment.
- **Emergency Management/Operations Plans** A plan, usually developed in accord with guidance contained in the Guide for the Development of State and Local Emergency Operations Plans, Comprehensive Preparedness Guide 101 Version 2 (CPG 101 V2), and other similar guides. The emergency operations plan clearly and concisely describe a jurisdiction's emergency organization, its means of coordination with other jurisdictions, and its approach to protecting people and property from disasters and emergencies caused by any of the hazards to which the community is particularly vulnerable. It assigns functional responsibilities to the elements of the emergency organization, and details tasks to be carried out at times and places projected as accurately as permitted by the nature of each situation addressed. Emergency operations plans are multi-hazard, functional plans that treat emergency management activities generically. They have a basic section that provides generally applicable information without reference to any particular hazard. They also address the unique aspects of individual disasters in hazard-specific appendixes.
- **Continuity of Operations (COOP)/Continuity of Government (COG)** COOP/COG planning is the fundamental responsibility of local jurisdictions that performs essential functions. In order to conduct necessary emergency operations, recovery actions, and other key essential functions during a large-scale or catastrophic event, the jurisdiction must have effective COOP plans in place to support continued operations. COOP efforts also provide the foundational basis for COG programs, such as succession planning, which are designed to ensure the continued existence of not only leadership, but also an enduring constitutional government.
- **Whole Community Engagement/Planning** As a concept, Whole Community is a means by which residents, emergency management practitioners, organizational and community leaders, and government officials can collectively understand and assess the needs of their respective communities and determine the best ways to organize and strengthen their assets, capacities, and interests. By doing so, a more effective path to societal security and resilience is built. In a sense, Whole Community is a philosophical approach on how to think about conducting emergency management. There are many different kinds of communities, including communities of place, interest, belief, and circumstance, which can exist both geographically and virtually (e.g., online forums). A Whole Community approach attempts to engage the full capacity of the private and nonprofit sectors, including businesses, faith-based and disability organizations, and the general public, in conjunction with the participation of local, tribal, state, territorial, and federal governmental partners. This engagement means different things to different groups. In an all-hazards environment, individuals and institutions will make different decisions on how to prepare for and respond to threats and hazards; therefore, a community's level of preparedness will vary. The challenge for those engaged in emergency management is to understand how to work with the diversity of groups and organizations and the policies and practices that emerge from them in an effort to improve the ability of local residents to prevent, protect against, mitigate, respond to, and recover from any type of threat or hazard effectively. Below identifies the three principles of Whole Community engagement:
 - Understand and meet the actual needs of the Whole Community. Community engagement can lead to a deeper understanding of the unique and diverse needs of a population, including its demographics, values, norms, community structures, networks, and relationships. The more we know about our communities, the better we can understand their real-life safety and sustaining needs and their motivations to participate in emergency management-related activities prior to an event.
 - Engage and empower all parts of the community. Engaging the Whole Community and

empowering local action will better position stakeholders to plan for and meet the actual needs of a community and strengthen the local capacity to deal with the consequences of all threats and hazards. This requires all members of the community to be part of the emergency management team, which should include diverse community members, social and community service groups and institutions, faith-based and disability groups, academia, professional associations, and the private and nonprofit sectors, while including government agencies who may not traditionally have been directly involved in emergency management. When the community is engaged in an authentic dialogue, it becomes empowered to identify its needs and the existing resources that may be used to address them.

- Strengthen what works well in communities on a daily basis. A Whole Community approach to building community resilience requires finding ways to support and strengthen the institutions, assets, and networks that already work well in communities and are working to address issues that are important to community members on a daily basis. Existing structures and relationships that are present in the daily lives of individuals, families, businesses, and organizations before an incident occurs can be leveraged and empowered to act effectively during and after a disaster strikes.
- **Resource Management Planning** Emergency management and incident response activities require carefully managed resources (personnel, teams, facilities, equipment, and/or supplies) to meet incident needs. Utilization of the standardized resource management concepts such as typing, inventorying, organizing, and tracking will facilitate the dispatch, deployment, and recovery of resources before, during, and after an incident. Resource management should be flexible and scalable in order to support any incident and be adaptable to changes. Efficient and effective deployment of resources requires that resource management concepts and principles be used in all phases of emergency management and incident response.
- **Evacuation Planning** Evacuation planning encompasses not only the movement of people, but also alert/warnings and crisis communications, the ability to care for those people and the ability to plan for re-entry. While levels of planning for this focus area will vary greatly depending on the jurisdiction, it should be noted that urban areas should have detailed plans to address issues associated with this focus.
- **Pre-Disaster Recovery Planning** Pre-disaster recovery planning enables local jurisdictions to effectively direct recovery activities and expedite a unified recovery effort. Pre-disaster plans provide a common platform to guide recovery decisions and activities. When done in conjunction with local and regional comprehensive and community development, pre-disaster planning helps to identify recovery priorities, incorporate hazard mitigation strategies in the wake of a disaster and articulate post-disaster options. By integrating and coordinating planning initiatives, a community further increases local resilience. In addition to the general elements of the pre-disaster planning process, there are also elements specific to the various participants in the process. The responsibility of preparing for disaster recovery begins with the individual and builds to the larger responsibility of the community and local government. Community planning efforts are supported by voluntary, faith-based and community organizations; businesses; and local, state, tribal and federal governments.
- **Recovery Planning** Those capabilities necessary to assist communities affected by an incident to recover effectively, including, but not limited to, rebuilding infrastructure systems; providing adequate interim and long-term housing for survivors; restoring health, social, and community services; promoting economic development; and restoring natural and cultural resources.

All costs under these categories must be eligible under OMB Circular No. A-87, Cost Principles for State, Local, and Indian Tribal Governments, located at http://www.whitehouse.gov/omb/circulars_a087_2004/.

The State of Alaska Requirements:

The State of Alaska's EMPG Program imposes requirements to mirror or supplement federal guidance.

In Alaska, EMPG Program funds strengthen local government efforts by providing direct financial support for local community staff engaged in emergency management planning. The goals of such planning are to coordinate, integrate, and encourage the improvement, development, and sustainment of mitigation, preparedness, response, and recovery capabilities for all-hazards. In addition, funds provided under the EMPG

Program may, and should, be used to support local staff who contributes to terrorism consequence management preparedness. The International Association of Emergency Managers (IAEM) defines emergency management as, “the managerial function charged with creating the framework within which communities reduce vulnerability to hazards and cope with disasters.” The State of Alaska directs that EMPG Program funds will be used to support emergency management staff salaries.

Communities are expected to develop emergency management systems that build partnerships between government, business, volunteer, community organizations, and Local Emergency Planning Committees (LEPC.)

ELIGIBILITY and SELECTION CRITERIA

Requirements:

This is an invitation-only grant. Participation is based upon the ability to meet certain criterion and upon the historical participation in emergency management related programs. Under the EMPG Program participants must:

- Designate an emergency manager or emergency management coordinator from among the paid jurisdiction staff. This person will be the focal point to local emergency planning and response, and will be the local project manager for the EMPG Program grant. Federal EMPG funds cannot replace (supplant) funds that have been locally appropriated for the same purpose.
- Submit an EMPG Program application with the required attachments, including the Annual Work Plan that outlines planned emergency management activities to be conducted during the grant performance period which is **July 1, 2012 through June 30, 2013**.
- If previously a recipient of EMPG Program funding the applicant must have successfully completed all prior requirements and reports.

Funding Levels:

Funding to jurisdictions applying for the EMPG Program will be based on the following criteria:

- The level of development of the local emergency management agency (e.g., is the emergency manager/coordinator full-time, part-time, or assigned as an extra duty to an existing staff position.)
- The ability of the community to implement an emergency management program (e.g., organizational structure, fiscal controls, staffing levels, performance history, and experienced personnel.)
- The size of the population that could potentially be affected by a major disaster.

Funding Goals:

Program funding goals for FFY 2012 are listed below.

- The emergency manager/coordinator position is an additional assigned duty, a part-time position or a full-time position.
- The community successfully completes all reports identified under the EMPG Program on time.
- The community provides public education and/or information on disaster preparedness.
- The community develops and maintains up-to-date emergency plans.
- The community will prepare and approve such ordinances as are required to ensure local compliance with the NPG and the NIMS.
- The community conducts or participates in and reports all-hazard based exercises utilizing the State of Alaska, Division of Homeland Security and Emergency Management (DHS&EM) Exercise After Action Report/Improvement Plan (AAR/IP) (form available at <http://ready.alaska.gov/homelandsecurity/exercise/exercise.htm>.)
- Emergency management staff and key elected officials participate in ongoing all-hazard training. The designated emergency manager/coordinator shall complete two courses on the NIMS yearly. The emergency manager/coordinator and other emergency staff shall participate in ongoing all-hazards training. The emergency manager/coordinator shall complete at minimum, FEMA

- Independent Study (IS) courses IS 100.b, 200.b, IS 700.a and IS 800.b.
- The emergency manager/coordinator shall attend two (2) DHS&EM Bi-Annual Preparedness Conferences or other DHS&EM sponsored training or outreach events (other events as approved.)

Anticipated FFY 2012 EMPG Funding Levels:

Anticipated FFY 2012 EMPG funding levels will be based on available grant funds and feasibility of the jurisdiction to expend the funding. DHS&EM will attempt to provide similar funding levels allocated in FFY 2011. When completing the EMPG application, please indicate on the Application Coversheet the funding amount needed for the emergency manager/coordinator position and can be met with the required local match, described below.

These federal funds require an equivalent, dollar to dollar, local match. For example, if the grant award is for \$10,000.00 the local jurisdiction must be able to provide a hard-match of \$10,000.00.

Match activities must be emergency management activities. Finance and administrative activities associated with administering the grant, such as filing reports or processing EMPG salaries cannot be used as local match or charged to the grant for reimbursement with federal funds.

Hard-Match:

A hard-match is a cash contribution from the local government. The hard match must be in the form of staff salaries and benefits or other personnel expenditures.

Since the EMPG Program is funded with federal funds, funds from other federal programs may not be used to fulfill the match requirement, with the exception of Community Development Block Grant funds. State funding from the Local Emergency Planning Committee (LEPC) Grant is not eligible as local match to EMPG.

Local jurisdictions are encouraged to report all eligible emergency management program costs. Additional expenditures are used to justify requests for an increase in funding from the federal program on your behalf.

BASIC EMPG EMERGENCY MANAGEMENT PROGRAM REQUIREMENTS

Jurisdictions receiving EMPG Program funds are required to carry out all tasks identified and submitted in the in the Annual Work Plan. In addition, all participants are required to submit quarterly progress reports describing achievements toward the quarterly goals identified in the Work Plan and any other emergency management program activities, as well as providing detailed financial accounting of program expenditures.

Failure to comply with EMPG Program requirements may result in reduction of annual funding and possible reduction in the current year's award allocation.

Note:

Participation in exercises and completing ongoing training are integral components of an emergency management program. While these activities are no longer required to be explicitly identified on the Annual Work Plan for the 2012 EMPG, emergency management programs within EMPG jurisdictions are expected to complete exercises and training tasks.

2012 EMPG Special Conditions:

EMPG Mid-Year Grant Review

Upon completion of the 2012 EMPG second quarter grant cycle, DHS&EM will perform a mid-year grant review. Upon completion of the mid-year grant review may require a detail spending plan identifying how the jurisdiction will expend the remaining funds.

Update Logistics Capability Assessment (LCA) (previously called Gap Analysis Document)

DHS&EM's Logistics Capability Assessment was established to assist local jurisdictions in finding potential gaps that may hinder their ability to provide life safety essentials during any type of catastrophic event. During the 2011 EMPG, jurisdictions completed the Gap Analysis Qualitative Document. This document is now called the Logistics Capability Assessment (LCA) Jurisdictions must continue to evaluate their responses to the Communications, Goods, Services, and Transportation questions in the document during the 2012 EMPG. Update of this document should be completed by December 31, 2012, and is a grant assurance. For more information the LCA, contact the DHS&EM Planning Section.

Develop a multi-year Training and Exercise Plan (TEP) and participate in State of Alaska Multi-Year Training and Exercise Plan Workshop (TEPW)

The multi-year TEP provides a roadmap to accomplish the priorities described in the Homeland Security Strategy. Engaging the Whole Community in training and exercises allows all partners to evaluate and improve upon their level of preparedness. Local jurisdictions must develop a Multi-Year Training and Exercise Plan (TEP) and submit the TEP to DHS&EM at the state TEPW scheduled to be held in conjunction with spring 2013 Bi-Annual Preparedness Conference. The DHS&EM Preparedness Section will provide guidance and a template for the TEP. Development of a local jurisdiction Multi-year TEP and participation in the state TEPW are grant special condition.

Emergency management programs funded through the EMPG should conduct or participate in exercises on a regular basis. Jurisdictions should coordinate with DHS&EM prior to conducting an exercise. Following any local all-hazard exercises the State of Alaska, DHS&EM Exercise After Action Report/Improvement Plan (AAR/IP) to the DHS&EM exercise officer with the next quarterly progress report, if not sooner. The current reporting form is available on the DHS&EM grants website at <http://ready.alaska.gov/homelandsecurity/exercise/exercise.htm>. Updated versions may also be requested from the DHS&EM exercise officer. For more information, please contact the DHS&EM Preparedness Section at (907) 428-7000.

Communities that experience a state or federally declared disaster event during the grant performance period shall be considered to have satisfied this requirement and a DHS&EM AAR/IP is submitted for the disaster.

Jurisdictions must complete the FEMA ISP Professional Development Series (PDS)

The following FEMA Professional Development Series IS on-line* Emergency Management Institute (EMI) Training Courses must be completed by EMPG funded personnel by June 28, 2013:

IS 120.a	An Introduction to Exercise
IS 230.b	Fundamentals of Emergency Management
IS 235.b	Emergency Planning
IS 240.a	Leadership & Influence
IS 241.a	Decision Making and Problem Solving
IS 242.a	Effective Communication
IS 244.a	Developing and Managing Volunteers

Emergency management coordinators, assistant coordinators, and other staff members whose salary is supported by EMPG Program funding and who work 50 percent or more of their time in emergency management duties should complete two training courses from the list below yearly, unless they have previously completed all identified courses. Training should be documented in quarterly progress reports and kept in local jurisdiction records. Other jurisdiction staff members and local elected officials are also encouraged to complete these courses. For more information, please contact the DHS&EM Preparedness Section at (907) 428-7000.

Independent Study (IS) on-line* Emergency Management Institute (EMI) NIMS Training Courses should be completed by EMPG funded personnel:

IS 100.b	Introduction to the Incident Command System (ICS)
IS 200.b	ICS for Single Resources and Initial Action Incidents
IS 700.a	National Incident Management System (NIMS), An Introduction
IS 800.b	National Response Framework, An Introduction

The following IS classes are recommended for EMPG funded personnel by DHS&EM:

IS 1	Emergency Manager: An Orientation to the Position
IS 208.a	State Disaster Management
IS 271	Anticipating Hazardous Weather and Community Risk
IS 288	Role of Voluntary Agencies in Emergency Management
IS 393.a	Introduction to Hazard Mitigation
IS 546.12	Continuity of Operations (COOP) Awareness Course
IS 547.a	Introduction to Continuity of Operations (COOP)
IS 701.a	NIMS Multiagency Coordination Systems
IS 706	NIMS Intrastate Mutual Aid – An Introduction

On-line training courses listed can be found at <http://training.fema.gov/IS/crslist.asp>.

Education Alternatives: The following are acceptable alternatives to IS courses:

- Any resident EMI course or similar course. EMI is operated by FEMA and located in Emmetsburg, Maryland
- An Incident Command System (ICS) course of at least 16 classroom hours taught by a local, state, federal agency, or commercial contractor, e.g. IS 300 (Intermediate ICS.)

Conduct or Participate in All-Hazard Exercises

Emergency management programs funded through the EMPG should conduct or participate in exercises on a regular basis. Jurisdictions should coordinate with DHS&EM prior to conducting an exercise. Following any local all-hazard exercises the State of Alaska, DHS&EM Exercise After Action Report/Improvement Plan (AAR/IP) should be completed and submitted to the DHS&EM exercise officer with the next quarterly progress report, if not sooner. The current reporting form is available on the DHS&EM grants website at <http://ready.alaska.gov/homelandsecurity/exercise/exercise.htm>. Updated versions may also be requested from the DHS&EM exercise officer. For more information, please contact the DHS&EM Preparedness Section at (907) 428-7000.

Communities that experience a state or federally declared disaster event during the grant performance period should report the event with an AAR/IP to count as an exercise.

2012 EMPG Grant Assurances:

Utilize the National Incident Management System Compliance Assistance Support Tool (NIMSCAST) to Document National Incident Management System (NIMS) Compliancy

Completion of jurisdiction input into the National Incident Management System Compliance Assistance Support Tool (NIMSCAST) (<http://www.fema.gov/nimscast/index.jsp>) was implemented as a requirement on the FFY 2008 EMPG award. In FFY 2012, jurisdictions should continue to update and maintain their NIMSCAST information and work towards 100 percent NIMS compliancy in all areas. A jurisdiction is considered NIMS compliant if they have adopted and implemented all FFY 2012 compliance activities, as determined by the NIMSCAST.

2012 EMPG Baseline Requirements:

Participate in DHS&EM Emergency Management Training and Outreach Programs

Support communication with other emergency managers/coordinators by:

- Required participation at the DHS&EM Bi-Annual Preparedness Conferences. These conferences are held in conjunction with meetings of the State Emergency Response Commission (SERC) and Local Emergency Planning Committee Association (LEPCA.)
 - October (dates to be determined), 2012 – Anchorage
 - April (dates to be determined), 2013 – Anchorage
- Attendance at other DHS&EM sponsored regional training and outreach activities may meet the above participation requirement. Contact the DHS&EM EMPG Program Project Manager for more information.

Improve Local and Regional Emergency Partnerships

In those jurisdictions where an organized LEPC is in operation, the jurisdiction emergency manager/coordinator shall be required to meet and coordinate with the LEPC. Additionally, all jurisdictions should seek opportunities to establish local and regional partnerships for emergency planning and response.

Submit a Program Application and Annual Work Plan

Submit the EMPG Program Application and Annual Work Plan to the DHS&EM Program Project Manager on or before 11:59 p.m., Friday, June 29, 2012.

Provide Quarterly Progress Reports

Progress reports are required to be submitted on a quarterly basis.

- Quarterly narrative reports are filed on the Narrative Progress Report form and describe the steps taken to complete tasks identified in the Annual Work Plan.
- Quarterly financial reports must be completed using the Financial Progress Report and Request for Reimbursement form and submitted along with back-up documentation detailing the allocation of EMPG Program funds.

(Check the DHS&EM grants website at <http://ready.alaska.gov/grants.htm> to obtain the most recent reporting forms.) Deadlines for submitting EMPG Quarterly Progress Reports are listed in quarterly reporting requirements.

IDENTIFY SPECIFIC GOALS IN ANNUAL WORK PLAN

The following examples are basic to any community emergency management program. The DHS&EM goal in listing these is to provide full credit for the work already being performed at the local level. For additional information refer to the Federal Program Requirements on page 5.

- **Mitigation Plans**
 - Conducting a hazard analysis and risk assessment prior to mitigation plan development
 - Developing/enhancing all-hazards mitigation plans
- **Emergency Management/ Operations Plans**
 - Modifying existing incident management and emergency operations plans aligning them with the guidelines of Comprehensive Preparedness Guide 101 Version 2 (CPG 101 V2)
 - Modifying existing incident management and emergency operations plans
 - Developing/enhancing comprehensive emergency management plans
 - Developing/enhancing large-scale and catastrophic event incident plans
- **Continuity of Operations (COOP)/Continuity of Government (COG)**
 - Developing/enhancing Continuity of Operation (COOP)/Continuity of Government (COG) plans
 - Developing/enhancing financial and administrative procedures for use before, during, and after disaster events in support of a comprehensive emergency management program
- **Whole Community Engagement/ Planning**
 - Developing/enhancing emergency management and operations plans to integrate citizen/volunteer and other non-governmental organization resources and participation
 - Provide training and other support as necessary to assist local jurisdictions to further develop preparedness through community, school, and private sector/business outreach
 - Build new partnerships to expand planning and citizen capabilities
 - Community-based planning to advance “whole community” security and emergency management
 - Public education and awareness on emergency management and preparedness
 - Planning to foster public-private sector partnerships
 - Brief civic groups and senior citizens on local hazards and family preparedness plans
 - Conduct awareness, individual response training, and evacuation drills in schools
 - Conduct workshops on the local Emergency Operations Plan (EOP) / Emergency Response

- Plan (ERP.)
 - Arrange for disaster preparedness and response information to be included in utility bills, or as inserts in the local newspaper
 - Publish emergency preparedness information in the local telephone directory
 - Prepare an emergency preparedness calendar for distribution throughout the community
 - Work with Local Emergency Planning Committee (LEPC) (where LEPC exists)
 - Public education and awareness
 - Develop or formalize agreements through letters or memorandums of understanding (MOU) to clarify mutual expectations, if existing, with local agencies or private organizations that can assist with emergency planning preparation, response, or recovery
 - Develop intra-state mutual aid agreements that encourage building partnerships across all levels of government, tribal organizations, non-governmental organizations, and private entities in neighboring jurisdictions
 - Program evaluations
- **Resource Management Planning**
 - Developing/enhancing logistics and resource management plans
 - Developing/enhancing volunteer and/or donations management plans
- **Evacuation Planning**
 - Developing/enhancing evacuation plans, including plans for: alerts/warning, crisis communications, pre-positioning of equipment for areas potentially impacted by mass evacuations sheltering, and re-entry.
- **Pre-Disaster Recovery Planning**
 - Disaster housing planning, such as creating/supporting a local disaster housing task force and developing/enhancing local disaster housing plans
 - Pre-event response/recovery/mitigation plans in coordination with State, local, and tribal governments
 - Developing/enhancing other response and recovery plans
- **Recovery Planning**
 - Developing/ enhancing long-term recovery plans
- **Training and Exercise**
 - Developing, updating, enhancing, or conducting exercise activities
 - Developing, updating, enhancing, or conducting training activities
- **Additional EMPG Program Related Activity** Any additional emergency management activities that are not identified in the 2012 work plan. For further details or prior approval of eligible of additional EMPG program related activity, contact DHS&EM project manager at (907)-428-7000
 - Additional EMPG program eligible activity(ies) described within the 2012 EMPG work plan.
- **Emergency Management Organization Program** Programs must continue to fund all necessary aspects of the emergency management program that support day-to-day preparedness, response, and recovery activities, including mitigation efforts.

QUARTERLY REPORTING REQUIREMENTS

All EMPG Program grant sub-recipients must file a two-part quarterly progress report for each reporting period. These two reports are a quarterly narrative report to document grant related activities undertaken by the jurisdiction during the reporting period, and, a quarterly financial report that documents requests for reimbursement and the expenditure of grant funds.

Mail the quarterly progress reports to the DHS&EM EMPG Grants Section in time to arrive by the due date. Post marked packets sent by the due date are accepted. Signed electronic or faxed copies with all supporting documentation are accepted. Jurisdictions are encouraged to send signed electronic reports.

Scheduled Reports Due	Jurisdiction Reporting Period	Narrative and Financial Progress Report Due Dates
1	07/01/2012 – 09/30/2012	10/20/2012
2	10/01/2012 – 12/31/2012	01/20/2013
3	01/01/2013 – 03/31/2013	04/20/2013
4	04/01/2013 – 06/30/2013	07/20/2013
Progress reports will be submitted to DHS&EM by the due date as specified in the above schedule. Should the grant period be extended for any reason, a modified report schedule will accompany the award amendment.		

Quarterly Narrative Progress Reports

Use the designated Narrative Progress Report forms to document all EMPG Program activities for each reporting period. Both the emergency manager/coordinator and the local signatory official or their delegates must sign the Narrative Progress Report.

Jurisdictions are expected to complete and report a proportionate amount of the overall set of tasks outlined in their approved Annual Work Plan during each quarter of the fiscal year.

Quarterly Financial Progress Reports

Quarterly financial reports shall consist of the following:

- The completed Financial Progress Report/Request for Reimbursement form. The chief financial officer and the project manager/coordinator or their delegates for the grant must sign this form.
- Supporting Documentation for Reimbursement. Supporting documentation must include source documents suitable for audit purposes, including, but not limited to:
 - Copies of payroll warrants; and
 - Payroll time sheets and leave registers; or
 - Payroll transaction reports certified by the chief financial officer; or
 - Completion of the Optional Financial Work Sheet for Identifying and Certifying Program Costs, available at <http://ready.alaska.gov/grants.htm> may be utilized in lieu of the above documentation for reimbursement of personnel costs and documentation of the local match.

Submit Quarterly Reports To:

Alaska Division of Homeland Security and Emergency Management
ATTN: Grants Section
PO Box 5750
JBER, Alaska 99505-5750
Fax: (907) 428-7009
Phone: (907) 428-7000
Toll Free Phone: 1-800-478-2337

All current grant reporting forms are located on the DHS&EM website <http://ready.alaska.gov/grants.htm>

INSTRUCTIONS FOR EMPG PROGRAM APPLICATION AND WORK PLAN

Guidance for EMPG Program Application

Applying for EMPG Program Funding

Jurisdictions apply to participate in the program by submitting a complete FFY 2012 EMPG application package. Preparing the application will necessitate drafting an Annual Work Plan, identifying goals for improving local emergency preparedness and response.

Required Contents of the EMPG Program Application Package

- Request for EMPG Funds
- Signatory Authority Form
- Work Plan

Signatures Required on EMPG Program Documents

Certain individuals, as identified on the Signatory Authority Form and on the grant award, must sign specified EMPG obligating documents (award, amendments, etc.) These officials are:

- **Signatory Official:** An individual who has been authorized by the governing body of the applicant jurisdiction or organization to apply for, accept, or decline grants on behalf of the organization. For local governments, this is typically the Mayor or City Manager.
- **Chief Financial Officer:** This should be the chief financial officer or treasurer of the applicant jurisdiction or organization. This is the person who will be contacted by the DHS&EM staff if questions arise regarding financial aspects of the grant.
- **Project Manager:** The project manager, usually, the emergency manager/coordinator is directly responsible for carrying out tasks outlined in the Annual Work Plan and is supported by grant funds. The project manager is the primary point of contact for DHS&EM for EMPG related matters.

Please see the included Signatory Authority Form instructions for more information on signatories and signatory delegations allowed on quarterly progress reports.

Submitting the EMPG Program Application Package

DHS&EM must receive applications by **11:59 p.m., Friday, June 29, 2012**. Signed copies can be emailed or faxed as working documents. Mail signed originals to the address below:

Alaska Division of Homeland Security and Emergency Management
ATTN: Grants Section
PO Box 5750
JBER, Alaska 99505-5750

Fax: (907) 428-7009
Phone: (907) 428-7000
Toll Free Phone: 1-800-478-2337

AWARD FUNDING and NOTIFICATIONS

DHS&EM will notify successful applicants of their EMPG Program award amount in an award letter accompanied by the obligating award document.

FFY 2012 funding awards will be made contingent upon satisfactory completion of deliverables funded in the current and prior years, to include timely submission of quarterly reports. The DHS&EM Director may reduce the baseline FFY 2012 funding award to a community that has not completed deliverables funded in the previous fiscal year(s.) Additionally, the DHS&EM will continue to monitor the performance of applicants who fail to submit a quarterly report by the due date and funding may be withheld for reoccurring poor performance. Monitoring of this grant by DHS&EM staff may include technical assistance, site visits, and desk audits.

ADDITIONAL INFORMATION

Summary of Allowable Costs

The following three grant circulars are relevant to participants in the EMPG Program depending on type of entity. In general state agencies, local governments, and tribal governments follow:

- A-87 for cost principles
- 44 CFR Part 13 for administrative requirements, and
- A-133 for audit requirements
- Circulars are located online at http://www.whitehouse.gov/omb/circulars_default/.
- CFR is available here: <http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?sid=ac07c0215f405f8631485b30a7928730&c=ecfr&tpl=%2Findex.tpl>

For the Emergency Management Performance Grant (EMPG) Program, the only allowable costs in the EMPG Program are those relating to necessary and essential state and local emergency management personnel expenses. Emergency Management is the managerial function charged with creating the framework within which communities reduce vulnerability to hazards and cope with disasters through coordination, integration, and encouragement of the improvement, development, and sustainment of mitigation, preparedness, response, and recovery capabilities for all-hazards. Funds provided under the EMPG Program may, and should, also be used to support local staffs who contribute to terrorism consequence management preparedness. Specifically, allowable personnel expenses would include:

Personnel Compensation and Benefits:

Request for Funds Personnel

Federal contributions for this category of expenses are limited to compensation and benefits paid to, or on behalf of, personnel whose paid positions are reported on the applicant's current EMPG Request for Funds and have an acceptable current position description that includes the specific emergency management duties and functions of the employee on file at DHS&EM or submitted as a supplement to the applicant's Request for Funds. EMPG funds may not be used to pay personnel costs of additional staffing for disaster operations.

Retirement Funds

The federal share of any payment to a retirement fund must be in a prorated amount apportioned on the basis of time worked in a position while it was federally assisted, and so reported on the Staffing Pattern. The cost must be related to a particular fiscal year and be charged only while that year's funds remain available.

Full-Time or Part-Time Status

Personnel will not be funded as full-time employees under EMPG Program unless they are performing emergency management program elements included and identified in an approved local statement of work, are required by such projects and their current job description to devote full-time to emergency management, and tasks are specifically included in the Annual Work Plan submission. EMPG Program funding is allowable in the case of an individual with a part-time position in an emergency management agency, while at the same time holding a separate part-time position in another department or in the private sector, provided the duties of the other position do not conflict with or impair the emergency management functions assigned to the individual.

Personnel of Other Agencies

Personnel compensation and benefits for an employee of a department of local government other than emergency management including persons serving as full-time or part-time local emergency program managers/coordinators, are allowable for federal contributions under the following conditions:

- The employee must be assigned on a regular, continuing basis to emergency management duties under the official personnel system of the particular local jurisdiction.

Elected Officials (full-time or part-time)

Salaries paid to persons who are full-time elected officials are not allowable costs for a federal contribution under the EMPG Program. Salaries of local emergency management employees who also hold a part-time elective office

by appointment to fill a vacancy may be allowable for a matching contribution under the EMPG Program. It must be demonstrated that the holding of such elective office does not conflict with or impair performance of the emergency management duties for which salaries are being paid. Time and attendance records must be kept to demonstrate that the costs charged to emergency management are in accord with time and effort spent on emergency management activities.

Grant Information and Assistance Contact Information

For further information and assistance:

Contact the DHS&EM EMPG Project Manager at (907) 428-7000, toll-free 800-478-2337

Annex A: Sample EMPG Performance Progress Report

Grantee Name City of Jones	State Grant Number 11EMPG-GR12223	DUNS 057539221	Reporting Period From Quarter One
		EIN 92-6000222	
Final Report: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Report Frequency: Quarterly <input checked="" type="checkbox"/> Special <input type="checkbox"/>	
Certification: I certify to the best of my knowledge and belief that this report is correct and complete for the performance of activities for the purposes set forth in the award documents.			
Typed or Printed Name of Project Manager Andy Jones		Telephone Number 907-428-7022	
Signature of Project Manager		Email Address Andy.jones@alaska.gov	
Typed or Printed Name of Signatory Official Kim Weibl		Telephone Number 907-428-7000	
Signature of Signatory Official		Email Address Kim.weibl@alaska.gov	
Date Report Submitted: 10/19/2012			
A. EMPG Special Conditions: The tasks identified below are minimum reporting requirements for EMPG recipients. Each task requires a response from the recipient to be eligible for quarterly reimbursement.			Complete/ In-Progress
Emergency Management Performance Grant mid-year grant review (Review by DHS&EM staff following 2012 second quarter). Jurisdictions may be required to provide a spending plan to DHS&EM.			In-Progress
Update jurisdiction's Logistics Capability Assessment (previously called Gap Analysis Document) to be completed by December 31, 2012. Jurisdiction's Logistics Capability Assessment will be used towards the State of Alaska Threat and Hazard Identification and Risk Assessment (THIRA).			Complete
Participate in the state Multi-Year Training and Exercise Plan Workshop (TEPW) to be held in conjunction with DHS&EM's spring Bi-Annual Preparedness Conference.			In-Progress
Develop a local jurisdiction Multi-Year Training and Exercise Plan (TEP) to be submitted to DHS&EM at the Training and Exercise Plan Workshop (TEPW).			In-Progress
Jurisdictions must complete the FEMA ISP Professional Development Series (PDS).			Complete
All Staff have completed the FEMA ISP required courses LCA has been completed and submitted to DHS&EM project manager			
B. EMPG Grant Assurances			Complete/ In-Progress
Updated metric assessments in the NIMS Compliance Assistance Support Tool (NIMSCAST) by September 30th of each year to show on-going progress and achievement for NIMS implementation			Complete
Click here to enter additional comments.			
C. Progress Indicators			
Mitigation Plans			Insert Name
Conducting a hazard analysis and risk assessment prior to mitigation plan development			Click here to enter name.
			Click here to enter name.
			Click here to enter name.

Click here to enter a detailed work summary.	
Developing/enhancing all-hazards mitigation plans	Andy Jones
	Tonya James
	Click here to enter name.
Working with the local LEPC to revise the community's LHMP	
Emergency Management/ Operation Plans	Insert Name
Modifying existing incident management and emergency operations plans aligning them with the guidelines of Comprehensive Preparedness Guide 101 Version 2 (CPG 101 V2)	Kim Weibl
	Click here to enter name.
	Click here to enter name.
Revision to the community's EOP base plan. It is planned to complete to annexes each grant quarter. The base plan is currently under review by the SERC all-hazards plan review committee.	
Modifying existing incident management and emergency operations plans	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Developing/enhancing comprehensive emergency management plans	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Developing/enhancing large-scale and catastrophic event incident plans	Andy Jones
	Click here to enter name.
	Click here to enter name.
Working on developing a catastrophic annex to the community's EOP	
Continuity/ Administrative Plans	Insert Name
Developing/enhancing Continuity of Operation (COOP)/Continuity of Government (COG) plans	Kim Weibl
	Click here to enter name.
	Click here to enter name.
Developed a COOP planning team. Received the COOP planner's workshop from DHS&EM.	
Developing/enhancing financial and administrative procedures for use before, during, and after disaster events in support of a comprehensive emergency management program	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Whole Community Engagement/ Planning	Insert Name
Developing/enhancing emergency management and operations plans to integrate citizen/volunteer and other non-governmental organization resources and participation	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Provide training and other support as necessary to assist local jurisdictions to further develop preparedness through community, school, and private sector/business outreach.	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Build new partnerships to expand planning and citizen capabilities.	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Community-based planning to advance "whole community" security and emergency management	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Public education and awareness on emergency management and preparedness	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Attended the local LEPC meetings this quarter, gave two presentation one on survival kits, and the responder ready	

campaign	
Planning to foster public-private sector partnerships	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Brief civic groups and senior citizens on local hazards and family preparedness plans	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Conduct awareness, individual response training, and evacuation drills in schools	Andy Jones
	Click here to enter name.
	Click here to enter name.
Coordinated a school evacuation drill	
Conduct workshops on the local Emergency Operations Plan (EOP) / Emergency Response Plan (ERP.)	Kim Weibl
	Click here to enter name.
	Click here to enter name.
Worked with DHS&EM to deliver a emergency planning workshop to the local LEPC	
Arrange for disaster preparedness and response information to be included in utility bills, or as inserts in the local newspaper	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Publish emergency preparedness information in the local telephone directory	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Prepare an emergency preparedness calendar for distribution throughout the community	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Work with Local Emergency Planning Committee (LEPC) (where LEPC exists)	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Public education and awareness	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Develop or formalize agreements through letters or memorandums of understanding (MOU) to clarify mutual expectations, if existing, with local agencies or private organizations that can assist with emergency planning preparation, response, or recovery	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Develop intra-state mutual aid agreements that encourage building partnerships across all levels of government, tribal organizations, non-governmental organizations, and private entities in neighboring jurisdictions	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Program evaluations	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Resource Management Planning	
Developing/enhancing logistics and resource management plans	Andy Jones
	Tonya James
	Rachel Saxby

Working with law enforcement and the fire department to type the available resources within the community	
Developing/enhancing volunteer and/or donations management plans	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Evacuation Planning	Insert Name
Developing/enhancing evacuation plans, including plans for: alerts/warning, crisis communications, pre-positioning of equipment for areas potentially impacted by mass evacuations sheltering, and re-entry.	Kim Weibl
	Click here to enter name.
	Click here to enter name.
Review and updating the old evacuation plan. Working with the transportation authority to identify transportation issues.	
Pre-Disaster Recovery Planning	Insert Name
Disaster housing planning, such as creating/supporting a local disaster housing task force and developing/enhancing local disaster housing plans	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Pre-event response/recovery/mitigation plans in coordination with State, local, and tribal governments	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Developing/enhancing other response and recovery plans	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Recovery Planning	Insert Name
Developing/ enhancing long-term recovery plans	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	
Training and Exercise	Insert Name
Developing, updating, or enhancing exercise activities	Andy Jones
	Rachel Saxby
	Click here to enter name.
Performed a hazardous material table top exercise	
Developing, updating, or enhancing training activities	Andy Jones
	Click here to enter name.
	Click here to enter name.
Delivered ICS-100,200, and 800 to the local ELPC	
Additional EMPG Program Related Activity	Insert Name
Additional EMPG program eligible activity(ies) described below.	Click here to enter name.
	Click here to enter name.
	Click here to enter name.
Click here to enter a detailed work summary.	



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Military and
Veterans Affairs

Division of Homeland Security &
Emergency Management

P.O. Box 5750
JBER, AK 99505-0800
Main: 907.428.7000
Fax: 907.428.7009
www.ready.alaska.gov

January 11, 2013

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

RE: 2012 Emergency Management Performance Grant, EMW-2012-EP-00028
State Grant Number: 12EMPG-GR35585

Dear Mr. Wrede:

The Division is pleased to award the City of Homer the amount of \$5,000.00 under the 2012 Emergency Management Performance Grant (EMPG). The performance period for this award is January 01, 2013 through June 30, 2013.

EMPG performance includes, but is not limited to, the following tasks:

- Accomplishment of projects identified in the jurisdiction's 2012 EMPG Work Plan.
- Review and update of the jurisdiction's Local Capability Assessment (LCA).
- Required attendance at the state's Multi-Year Training and Exercise Plan Workshop (TEPW), held in conjunction with the spring 2013 Bi-Annual Preparedness Conference. A pre-requisite for the workshop is development of a local jurisdiction Multi-Year Training and Exercise Plan (TEP).
- EMPG-funded personnel should make every attempt to participate in one exercise during the performance period. Exercises can be discussion-based; seminars, workshops, tabletops, games/operation simulations, or operations-based; drills, functional exercises, full scale exercises. DHS&EM sponsored opportunities will be available during the performance period. Real world events may not always count as exercise participation.
- Continued utilization of National Incident Management System Compliance Assistance Support Tool (NIMSCAST).
- EMPG funded personnel are required to complete the FEMA Independent Study Professional Development Series.
- Timely quarterly progress report submissions.
- Dollar-for-dollar, in-kind match.

EMPG funding allocations to local jurisdictions are a direct result of continued reporting on actual funds spent at the local level on emergency management activities. The Division encourages reporting all funds spent on emergency management activities even if they exceed the required match.

Attached are two pre-signed Obligating Award Documents. Please review the information for accuracy and review the Special Condition. Sign both sets of documents, keeping one copy for your records and return the other original within 30 days of receipt to:

State Administrative Agency (SAA) Point of Contact
PO Box 5750
JBER, AK 99505

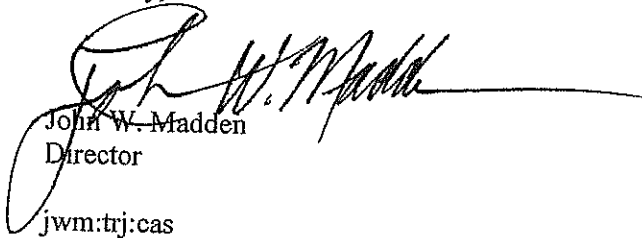
Mr. Wrede
January 11, 2013
Page 2 of 2

If the Obligating Award Document cannot be returned within 30 days due to local jurisdiction policies, a Notice of Intent to Accept Grant Award form and instructions is available for download on the Division's Grants website, <http://ready.alaska.gov/grants.htm>.

Please complete and return a Signatory Authority Form with the signed Obligating Award Document. The Signatory Authority Form is attached and available for download on the Division's Grants website.

The Division EMPG Project Manager, Tonya James, may be contacted directly at 907-428-7046, toll-free at 800-478-2337, or by email at tonya.james@alaska.gov if you have questions or need further assistance.

Sincerely,



John W. Madden
Director
jwm:trj:cas

Enclosures: Obligating Document and Grant Terms and Conditions (2 Copies)
Project Budget Details Report
Signatory Authority Form

CC: Robert Painter, Jurisdiction Project Manager
Regina Mauras, Jurisdiction Chief Financial Officer

State of Alaska
Division of Homeland Security and Emergency Management

Under
 US Department of Homeland Security
 Federal Emergency Management Agency
 Grant Programs Directorate

AWARD DATE

January 01, 2013

FEDERAL GRANT PROGRAM

2012 Emergency Management Performance Grant

OBLIGATING AWARD DOCUMENT

AMENDMENT

FEDERAL GRANT NUMBER

EMW-2012-EP-00028

RECIPIENT NAME AND ADDRESS (Including Zip Code)

PERFORMANCE PERIOD

CFDA:

97.042

City of Homer
 491 East Pioneer Avenue
 Homer, AK 99603

FROM:

January 01, 2013

AWARD AMOUNT

TO:

June 30, 2013

\$5,000.00

STATE GRANT NUMBER

12EMPG-GR35585

DUNS NUMBER

040171563

FUNDING ALLOCATION

EIN

92-0030963

ORGANIZATION

\$5,000.00

METHOD OF PAYMENT

Electronic

PLANNING

EXERCISE

TRAINING

EQUIPMENT

PURPOSE OF AWARD

Total Awarded Amount: \$5,000.00
Federal Share, Organization Funds: \$5,000.00
Minimum Required Local Match, Organization Funds: \$5,000.00

The attached Project Budget Details is the funding allocation. Grant program guidelines and federal, state, and local contracting and procurement compliance requirements apply.

GRANT TERMS AND CONDITIONS

GRANT REQUIREMENTS, ASSURANCES AND AGREEMENTS (all previous Grant Requirements, Assurances and Agreements still apply)

See Attached

The acceptance of a grant from the United States government creates a legal duty on the part of the grantee to use the funds or property made available in accordance with the conditions of the grant. [GAO Accounting Principles and Standards for Federal Agencies, Chapter 2, Section 16.8(c)]

SPECIAL CONDITIONS (Grant funds cannot be expended until these conditions have been met. See Obligating Award for details)

- (A) The state will review expenditures at the end of the first quarter (01/31/2013-03/31/2013) to ensure funds are being adequately spent. If not, the state may deobligate some or all remaining funds. Second quarter funds will not be reimbursed until this condition is released.
- (B) The City of Homer must develop a local jurisdiction multi-year Training and Exercise Plan (TEP) to be submitted to DHS&EM at the Training and Exercise Plan Workshop (TEPW).
- (C) The City of Homer must participate in the state multi-year Training and Exercise Plan Workshop (TEPW) to be held in conjunction with DHS&EM's spring Bi-Annual Preparedness Conference.
- (D) The City of Homer must complete a Logistics Capability Assessment (LCA)(previously called Gap Analysis Document) by April 15, 2013.
- (E) The City of Homer staff funded by the 2012 Emergency Management Performance Grant must complete the FEMA Independent Study Program (ISP) Professional Development Series (PDS) by June 28, 2013.

AGENCY INFORMATION

ADDRESS

Division of Homeland Security and Emergency Management
 PO Box 5750
 JBER, AK 99505-5750

WEBSITE

<http://ready.alaska.gov>

EMAIL

mva.grants@alaska.gov

PHONE

907-428-7000

FAX

907-428-7009

AGENCY PROJECT MANAGER

PHONE

FAX

EMAIL

Tonya James

907-428-7046

907-428-7009

tonya.james@alaska.gov

AGENCY APPROVAL

RECIPIENT ACCEPTANCE

NAME AND TITLE OF APPROVING AGENCY OFFICIAL

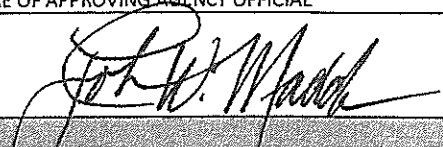
NAME AND TITLE OF AUTHORIZED RECIPIENT OFFICIAL

John W. Madden, Director

Walt Wrede, City Manager

SIGNATURE OF APPROVING AGENCY OFFICIAL

SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL

 DATE: 1/11/2013

DATE

DATE

FOR STATE USE ONLY

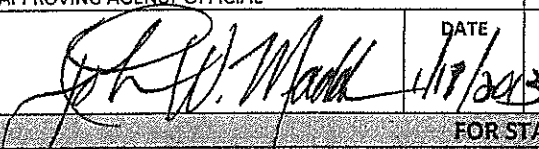
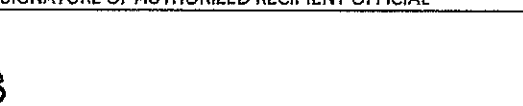
CO-LOCATION CODE

DIVISION FILE NUMBER

9202042

1.6.9.15

DATE RETURNED

State of Alaska				Page 1 of 5		
Division of Homeland Security and Emergency Management				AWARD DATE		
Under US Department of Homeland Security Federal Emergency Management Agency Grant Programs Directorate				January 01, 2013		
OBLIGATING AWARD DOCUMENT				AMENDMENT		
				FEDERAL GRANT NUMBER		
RECIPIENT NAME AND ADDRESS (Including Zip Code) City of Homer 491 East Pioneer Avenue Homer, AK 99603				PERFORMANCE PERIOD		
				CFDA: 97.042		
DUNS NUMBER: 040171563 EIN: 92-0030963				AWARD AMOUNT		
				\$5,000.00		
METHOD OF PAYMENT: Electronic				STATE GRANT NUMBER		
				12EMPG-GR35585		
PURPOSE OF AWARD				FUNDING ALLOCATION		
				ORGANIZATION \$5,000.00		
GRANT TERMS AND CONDITIONS				PLANNING		
				EXERCISE		
GRANT REQUIREMENTS, ASSURANCES AND AGREEMENTS (all previous Grant Requirements, Assurances and Agreements still apply) The acceptance of a grant from the United States government creates a legal duty on the part of the grantee to use the funds or property made available in accordance with the conditions of the grant. [GAO Accounting Principles and Standards for Federal Agencies, Chapter 2, Section 16.8(c)]				TRAINING		
				EQUIPMENT		
<p>Total Awarded Amount: \$5,000.00</p> <p>Federal Share, Organization Funds: \$5,000.00</p> <p>Minimum Required Local Match, Organization Funds: \$5,000.00</p>						
<p>The attached Project Budget Details is the funding allocation. Grant program guidelines and federal, state, and local contracting and procurement compliance requirements apply.</p>						
See Attached						
<p>SPECIAL CONDITIONS (Grant funds cannot be expended until these conditions have been met. See Obligating Award for details)</p> <p>(A) The state will review expenditures at the end of the first quarter (01/31/2013-03/31/2013) to ensure funds are being adequately spent. If not, the state may deobligate some or all remaining funds. Second quarter funds will not be reimbursed until this condition is released.</p> <p>(B) The City of Homer must develop a local jurisdiction multi-year Training and Exercise Plan (TEP) to be submitted to DHS&EM at the Training and Exercise Plan Workshop (TEPW).</p> <p>(C) The City of Homer must participate in the state multi-year Training and Exercise Plan Workshop (TEPW) to be held in conjunction with DHS&EM's spring Bi-Annual Preparedness Conference.</p> <p>(D) The City of Homer must complete a Logistics Capability Assessment (LCA)(previously called Gap Analysis Document) by April 15, 2013.</p> <p>(E) The City of Homer staff funded by the 2012 Emergency Management Performance Grant must complete the FEMA Independent Study Program (ISP) Professional Development Series (PDS) by June 28, 2013.</p>						
AGENCY INFORMATION						
ADDRESS	Division of Homeland Security and Emergency Management PO Box 5750 JBER, AK 99505-5750			WEBSITE	http://ready.alaska.gov	
				EMAIL	mva.grants@alaska.gov	
				PHONE	907-428-7000	
				FAX	907-428-7009	
AGENCY PROJECT MANAGER	PHONE	FAX	EMAIL			
Tonya James	907-428-7046	907-428-7009	tonya.james@alaska.gov			
AGENCY APPROVAL			RECIPIENT ACCEPTANCE			
NAME AND TITLE OF APPROVING AGENCY OFFICIAL			NAME AND TITLE OF AUTHORIZED RECIPIENT OFFICIAL			
John W. Madden, Director			Walt Wrede, City Manager			
SIGNATURE OF APPROVING AGENCY OFFICIAL			SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL			
		DATE			DATE	
		1/18/2013				
FOR STATE USE ONLY						
CO-LOCATION CODE			DIVISION FILE NUMBER			
9202042			1.6.9.15	DATE RETURNED		

Grant Terms and Conditions

The total allocation of the 2012 Emergency Management Performance Grant awarded to the State of Alaska Division of Homeland Security and Emergency Management (DHS&EM) is \$3,012,335.00 under *Federal Grant EMW-2012-EP-00028*, Catalog of Federal Domestic Assistance (CFDA) #97.042. The City of Homer has been awarded \$5,000.00, which shall be used to support organization activities essential to Emergency management and community preparedness. The performance period of this grant award is January 1, 2013 through June 30, 2013. The City of Homer **cannot sub-grant** any part of this award to any other entity or organization. All awards require confirmation within the first reporting quarter that expenditures supporting the organization staffing work plan will be made, or a request for de-obligation of funds must be submitted.

(A) Changes to Award: All change requests must be submitted in writing, or electronically to the DHS&EM project manager, accompanied by a narrative justification and budget/spending plan, for review and approval. Changes must be consistent with the organization category and federal grant guidelines. Requests for changes will be considered only if the reporting requirements are current and terms and conditions have been met at the time the request for the change is made. Changes in the staffing work plan, changes in key persons specified on the grant award, contractual services for activities central to the purposes of the award, requests for additional funding, change in the project manager/director, or release of special conditions may result in an amendment to this award. No category allocations are authorized, only de-obligation of funds.

(B) Reporting Requirements: The City of Homer shall submit timely quarterly Performance and Financial Progress Reports. Quarterly jurisdiction Performance and Financial Progress Report forms are located electronically at <http://ready.alaska.gov/grants.htm> and may be reproduced. Use of outdated forms will not be accepted and may delay timely reimbursements. The quarterly reports are due:

Number of Scheduled Report Due	Jurisdiction Performance Period	Performance and Financial Progress Report Due Dates
1	01/01/2013 – 3/31/2013	04/20/2013
2/Final	04/01/2013 – 06/30/2013	07/20/2013

Invoices with progress reports will be submitted to DHS&EM by the due date as specified in the above schedule. Should the grant period be extended for any reason, a modified report schedule will accompany the award amendment.

Quarterly Performance Progress Reports shall describe the status of the organization category expenditures; compare actual accomplishments to the objectives established for the reporting period in the organization timeline, report reasons for deviation, and justification for timeline adjustment requests. *Performance Progress Reports* must support the *Financial Progress Report*. Include any significant events or activities. Progress must be reported relative to identified organization activities and milestones stated in the jurisdiction's application. *Financial Progress Reports* shall describe the status of the funds; show encumbrances, and receipts of program income and cash or in-kind contributions to the project. The second quarter/*Final Performance Progress Report* is a summary report, evaluating organization expenditures staffing work plan activities and measuring performance against emergency management goals and objectives for the entire performance period, and is required in addition to the second quarter/*Final Financial Progress Report*. *After-Action Report/Improvement Plans* (AAR/IP) are required within 30 days of the conduct of an exercise.

(C) Reimbursements: Submit on the *Financial Progress Report* form. Reimbursement shall be based upon authorized and allowable salary expenditures consistent with narrative and grant guidelines, and submission of timely quarterly *Performance* and *Financial Progress Reports*. Payments may be withheld pending correction of deficiencies. Reimbursement of expenditures may be requested at any time within the performance period. Expenditures must be supported with source documentation (e.g. copies of certified payroll or time sheets, etc.)

Personnel Costs: Payroll reports signed and certified by the chief financial officer that capture the employee name, position, coded allocation to the project, amount paid, are acceptable or the submission of timesheets with name/wage/hours and cost allocation identified and copies of the corresponding pay warrants. Completion of the *Optional Financial Work Sheet for Identifying & Certifying Program Costs Worksheet* available at <http://ready.alaska.gov/grants.htm> may be submitted in lieu of the above documentation for reimbursement of personnel costs. Staff may not self-certify their own time and wages. The City of Homer shall retain all supporting payroll records including time and attendance records signed by the employee and supervisor and copies of warrants as per the Recordkeeping Requirements in Section E.

Grant Requirements, Assurances and Agreements

- (A) The performance period for this grant award is **January 1, 2013 through June 30, 2013**. Monies may not be obligated outside of this time period. An obligation occurs when funds are encumbered, as with a purchase order. All obligated and encumbered funds must be liquidated within 45 days of the end of the performance period when the *Final Progress Reports* are due.
- (B) The City of Homer shall be familiar with the requirements and restrictions of the 2012 Emergency Management Performance Grant Guidance and State Grant Guidelines. By signing this Obligating Award Document, the City of Homer certifies it has read, understood, and accepted these documents as binding.
- (C) The signature of the signatory officials on this award certifies that all financial expenditures including all supporting documentation submitted for reimbursement, have been incurred by the jurisdiction, and are eligible and allowable expenditures consistent with the grant guidelines for this program. The City of Homer shall follow the financial management requirements imposed on them by DHS&EM, which must comply with the requirements the Grant Programs Directorate (GPD) imposed upon DHS&EM.
- (D) The signature of the signatory officials on this award attests to the City of Homer's understanding, acceptance, and compliance with *Lobbying Prohibitions, Debarment and Suspension, Drug-free Workplace Regulations, Federal Debt Status, Hotel and Motel Safety Act of 1990, Non-Supplanting, Disadvantaged Business Requirement, The Government Performance and Results Act of 1993, Public Law 103-62, Animal Welfare Act of 1966, Clean Air Act of 1970 and Clean Water Act of 1977, National Flood Insurance Act of 1968, Flood Disaster Protection Act of 1973, Coastal Wetlands Planning, Protection, and Restoration Act of 1990, USA Patriot Act of 2001, Trafficking Victims Protection Act of 2000, and Fly America Act of 1974* and other applicable certifications and assurances. Federal funds will not be used to supplant state or local funds. Potential supplanting may be the subject of application and pre-award, post-award monitoring, and audit. Federal funds cannot be used as match for this program, only local funds.
- (E) The City of Homer shall ensure the accounting system managing these grant funds are not commingled with funds from other federal, state, or local agencies, and each award is accounted for separately.
- (F) The City of Homer shall comply with Federal Civil Rights Laws and Regulations: *Title VI of the Civil Rights Act of 1964 and 1968, Title IX of the Education Amendments of 1972, Age Discrimination Act of 1975, Americans with Disabilities Act of 1990, Section 504 of the Rehabilitation Act of 1973*. The City of Homer will take reasonable steps to ensure Limited English Proficient (LEP) persons have meaningful access to its programs and activities. *Executive Order 13347 Individuals with Disabilities in Emergency Preparedness* requires government to support safety and security for individuals with disabilities in situations involving all-hazards disasters including earthquakes, tornadoes, fires, floods, hurricanes, and acts of terrorism.
- (G) The responsibility of the City of Homer as the recipient of these federal funds to fully understand and comply with the requirements of (where applicable):
- A. **Administrative Requirements**
 - 44 CFR Part 13, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments
 - 2 CFR Part 215, OMB Circular A-110 *Uniform Administrative Requirements for Grants and Other Agreements with Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations* at www.whitehouse.gov/omb/circulars/index.html
 - B. **Cost Principles**
 - 2 CFR Part 225, OMB Circular A-87 *Cost Principles for State, Local and Indian Tribal Governments* at www.whitehouse.gov/omb/circulars/index.html
 - 2 CFR Part 220, OMB Circular A-21 *Cost Principles for Educational Institutions* at www.whitehouse.gov/omb/circulars/index.html
 - 2 CFR Part 230, OMB Circular A-122 *Cost Principles for Non-Profit Organizations* at www.whitehouse.gov/omb/circulars/index.html
 - 48 CFR Part 31.2, Federal Acquisition Regulations (FAR), Contract Cost Principles and Procedures, Contracts with Commercial Organizations
 - OMB Circular A-133 *Audits of States, Local Governments and Non-Profit Organizations* at www.whitehouse.gov/omb/circulars/index.html
 - C. **Audit Requirements and other Assessments**
 - Improper Payments Information Act (IPIA) of 2002, (Public Law 107-300)
 - D. **Technology Requirements**
 - 28 CFR Part 23, Criminal Intelligence System Operating Policies
 - E. **Duplication of Benefits**
 - 2 CFR Part 225, Basic Guidelines Section C.3(c)

Project Budget Details Report

2012 Emergency Management Performance Grant / EMPG

Homer, City of

Reported Category = ALL. Reported Revision = 0 of 0.

<u>PBD#</u>	<u>Expense Category</u>	<u>Solution Area</u>	<u>Discipline</u>	<u>Qty</u>	<u>Budgeted Cost</u>	<u>PBD# Amt Spent</u>	<u>PBD# Balance</u>
1	Plan.Org	Prog: Dev,Coord,Imp,Eval	EMA				
	EHP	Item:					
	<input type="checkbox"/> EHP	Salary and Benefits for Emergency Manager					
	Description		Robert Painter, Director of Emergency Services				
					State		
					Federal	\$5,000.00	\$5,000.00

Adjusted Grant Award	
State	
Federal	\$5,000.00
Total Budgeted Allocated (Fed & State)	
	\$5,000.00

PBD Total Allocations:	
State	
Federal	\$5,000.00
Total Expenses:	
State	
Federal	
Summary Balance:	
State	
Federal	\$5,000.00
PBD Non-Budgeted Funds:	
	\$0.00

Signatory Authority Form

Grant Program:		DUNS#	
Agreement Number		Date Prepared / Effective Date	
Name of Applicant (Jurisdiction):			
Tax ID#:			
Signatory Information			
<i>Project Manager, Chief Financial Officer, and Signatory Official must be three (3) different individuals.</i>			
	<i>Primary Signatories: Grant Award/Amendments and Quarterly Grant Reports</i>	<i>Primary Delegations: Quarterly Financial and Narrative Grant Reports (only)</i>	<i>Secondary Delegations: Quarterly Financial and Narrative Grant Reports (only)</i>
Project Manager Name <i>Individual who will manage project</i>			
Project Manager Address City, State Zip			
Project Manager Telephone			
Project Manager Fax			
Project Manager Email			
Chief Financial Officer Name <i>Highest level financial officer, authorized to certify financial expenditures and records</i>			
Chief Financial Officer Address City, State Zip			
Chief Financial Officer Telephone			
Chief Financial Officer Fax			
Chief Financial Officer Email			
Signatory Official Name <i>Jurisdiction's Chief Executive Governing Official</i>			
Signatory Official Address City, State Zip			
Signatory Official Telephone			
Signatory Official Fax			
Signatory Official Email			
Signatures**			
<i>**Signature required by each of the above named individuals.</i>			
Project Manager			
	<i>Primary Signatory</i>	<i>Primary Delegate</i>	<i>Secondary Delegate</i>
Chief Financial Officer			
	<i>Primary Signatory</i>	<i>Primary Delegate</i>	<i>Secondary Delegate</i>
Signatory Official			
	<i>Primary Signatory</i>	<i>Primary Delegate</i>	<i>Secondary Delegate</i>

ORDINANCE REFERENCE SHEET
2013 ORDINANCE
ORDINANCE 13-05

An Ordinance of the City Council of Homer, Alaska, Amending the FY 2013 Operating Budget by Appropriating \$10,500 from the General Fund for Emergency Relief to Pay Immediate Dislocation Expenses Incurred by the Tenants of Three Structures Affected by Sewer System Surcharges Caused by Extreme Weather on January 12 Through 14, 2013.

Sponsor: City Manager

1. City Council Regular Meeting February 11, 2013 Introduction
 - a. Memorandum 13-019 from City Manager as backup

1 CITY OF HOMER
2 HOMER, ALASKA

3 City Manager

4 ORDINANCE 13-05
5

6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER,
7 ALASKA, AMENDING THE FY 2013 OPERATING BUDGET
8 BY APPROPRIATING \$10,500 FROM THE GENERAL FUND
9 FOR EMERGENCY RELIEF TO PAY IMMEDIATE
10 DISLOCATION EXPENSES INCURRED BY THE TENANTS
11 OF THREE STRUCTURES AFFECTED BY SEWER SYSTEM
12 SURCHARGES CAUSED BY EXTREME WEATHER ON
13 JANUARY 12 THROUGH 14, 2013.
14

15 WHEREAS, Homer experienced extremely warm weather conditions and substantial
16 rainfall over the weekend of January 11, 12, and 13, 2013 which resulted in an unprecedented
17 amount of storm water entering the sanitary sewer system and the sewage treatment plant; and
18

19 WHEREAS, The overwhelming amount of storm water which entered the sewer
20 collection system caused damage at the sewage treatment plant and significant damage at three
21 residences in the community; and
22

23 WHEREAS, The City Manager provided \$3,500 in emergency relief to the tenants of
24 each of the impacted structures to assist them with immediate dislocation expenses; and
25

26 WHEREAS, The Manager acted under the authority provided in HCC 3.16.020(a) and
27 HCC 3.16.060(c) and the adopted Emergency Procurement Policy, and notified the Council
28 through Memorandum 13-019; and
29

30 WHEREAS, It is necessary to affirm the Manager's action and to formally appropriate
31 the funds through a budget amendment ordinance.
32

33 THE CITY OF HOMER HEREBY ORDAINS:
34

35 Section 1. The City Council hereby amends the FY 2013 Operating Budget by
36 appropriating \$10,500 for the purpose of providing emergency relief to pay immediate
37 dislocation expenses incurred by the tenants of three structures impacted by sewer system
38 surcharges caused by extreme weather on the weekend of January 11-13, 2013 as follows:
39
40

41 Expenditure:

42	<u>Account</u>	<u>Description</u>	<u>Amount</u>
43	100.100.5232	Emergency Dislocation	\$10,500
44		Expenses Relief	

45
46 Section 2. All actions taken by the City Manager regarding the disbursement of
47 emergency relief described above before the effective date of this ordinance are hereby ratified
48 and confirmed.

49
50 Section 3. This appropriation is intended strictly to provide funds for emergency relief to
51 help occupants of the affected structures with immediate dislocation costs. The City expressly
52 does not accept or admit liability for this incident as a result of this emergency procurement or
53 the enactment of this budget amendment ordinance.

54
55 Section 4. This is a budget amendment ordinance, is not permanent in nature, and shall
56 not be codified.

57
58 PASSED AND ENACTED by the Homer City Council this ____ day of _____,
59 2013.

60
61 CITY OF HOMER

62
63
64
65 _____
66 MARY E. WYTHE, MAYOR

67 ATTEST:
68
69 _____
70 JO JOHNSON, CMC, CITY CLERK

- 71
72 Introduction:
73 Public Hearing:
74 Second Reading:
75 Effective Date:
76
77 Ayes:
78 Noes:
79 Abstain:
80 Absent:

81 Reviewed and approved as to form:

82

83

84 _____
Walt E. Wrede City Manager

Thomas F. Klinkner, City Attorney

85

86 Date: _____

Date: _____

87

88 Fiscal Note: Fiscal information included in body of Ordinance.

89

90

91

92

93

MEMORANDUM 13-019

TO: Mayor Wythe and Homer City Council
CC: Finance Department Procurement File
FROM: Walt Wrede *W. Wrede*
DATE: Emergency Procurement / \$10,500 / Sewer Back-Up Emergency Relief

Homer experienced extremely warm conditions and substantial rainfall over the weekend of January 11, 12, and 13. The National Weather Service issued a flood warning for the entire Kenai Peninsula. This unseasonably warm weather and consistent rain resulted in an unprecedented amount of storm water entering the sanitary sewer system and the sewerage treatment plant. The treatment plant received more storm water than it could handle (more than three times the normal daily throughput) and the result was that one main trunk line surcharged (backed up) for a period of time on several occasions. There were three houses in low lying areas of town that received substantial damage when raw sewage backed-up into them.

The City's insurance broker has been notified and is currently investigating the incident. In the meantime, the occupants of the three homes have been displaced and have experienced hardship. This has been a major inconvenience for them and they are forced to pay for things like cleaning, moving, relocation, rental deposits, food, replacement of personal items, and so on. I have determined that an emergency exists for these tenants and that an emergency appropriation is warranted and justified given these special circumstances. Therefore, I have authorized an expenditure of \$3,500 for each of the three tenants to provide emergency relief /assistance and help them with their immediate needs. The funds can be used as the recipients choose in order to best address their individual and specific circumstances.

I have taken this action pursuant to the authority contained in HCC 3.16.020 (A) entitled "Limitation on Manager's Authority." This section essentially states that the Manager cannot spend more than \$10,000 on a procurement without prior City Council approval unless the expenditure is already in the adopted budget. This action is also taken under the authority contained in the adopted Emergency Procurement Policy. This policy states that an emergency can be declared by the City Manager if there is an immediate need for supplies and services that affect the health and safety of any person or the preservation or protection of property. This appropriation is recommended by the Public Works Director with concurrence by the Finance Director, as required by the Policy.

This appropriation is unique because it involves the City's sanitary sewer system and an unusual weather event. No precedent is intended or established. Further, this appropriation is intended strictly as financial assistance to help the occupants of the affected structures with immediate dislocation costs. The City expressly does not accept or admit responsibility or liability for this incident as a result of this emergency procurement.

1 CITY OF HOMER
2 HOMER, ALASKA

3 City Clerk/
4 Public Works Director

5 RESOLUTION 13-014
6

7 A RESOLUTION OF THE CITY COUNCIL OF HOMER,
8 ALASKA, APPROVING THE PURCHASE OF A NEW 2013
9 FORD F-550 PLOW/SAND TRUCK IN THE AMOUNT OF
10 \$37,481 FROM KENDALL FORD OF WASILLA, ALASKA,
11 AND AUTHORIZING THE CITY MANAGER TO EXECUTE
12 THE APPROPRIATE DOCUMENTS.

13
14 WHEREAS, Solicitation for competitive bids for a new plow/sand truck for Public
15 Works was made in accordance with procurement policies and procedures; and

16
17 WHEREAS, Proposals were received from three Alaska firms specializing in truck sales;
18 and

19
20 WHEREAS, Kendall Ford of Wasilla, Alaska, submitted a proposal in the amount of
21 \$37,481.00 that is deemed to be responsive and responsible; and

22
23 WHEREAS, This award is not final until notice is received by Kendall Ford of Wasilla,
24 Alaska, from the City of Homer.

25
26 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska,
27 hereby awards the contract for a new 2013 Ford F-550 Plow/Sand Truck for Public Works to the
28 firm of Kendall Ford of Wasilla, Alaska, in the amount of \$37,481 and that the City Manager is
29 hereby authorized to execute the appropriate documents.

30
31 PASSED AND ADOPTED by the Homer City Council this 11th day of February, 2013.

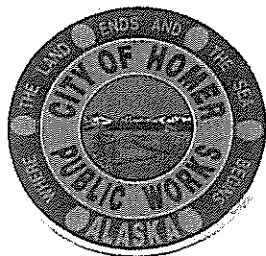
32
33 CITY OF HOMER

34
35
36
37 _____
38 MARY E. WYTHER, MAYOR

39 ATTEST:

40
41
42 _____
43 JO JOHNSON, CMC, CITY CLERK

44
45 Fiscal Note: Account Number 152.383 Public Works Fleet Reserve - appropriated in 2013
46 Budget.



**CITY OF HOMER
PUBLIC WORKS DEPARTMENT**

Jan C. Jonker, Superintendent
3575 Heath St.
Homer, Alaska 99603

Telephone: (907)235-3170
Fax: (907)235-3145
EMAIL : jjonker@ci.homer.ak.us

MEMORANDUM 13-026

To: Walt Wrede, City Manager
From: Jan C. Jonker, Superintendent
Thru: Carey S. Meyer, Director
Date: 30 January 2013
Subject: Public Works F-550

Discussion

The 2013 Public Works Capital Budget contains \$40,000 for the purchase of a new 2013 Ford F-550 plow/sand truck.

Bid packets for this purchase were sent to (4) area Ford Dealers. Bids were due to Public Works by January 29th and three dealers responded with bids. The results of these submitted bids are.

Dealer Name	Location	F-550 Truck	Flat Bed	Total Bid
Stanley Ford	Kenai, AK	\$ 34,914.00	\$ 5,720.00	\$ 40,634.00
Kendall Ford	Wasilla, AK	\$33,371.00	\$ 4,110.00	\$37,481.00
Worthington Ford	Anchorage, AK	\$ 34,743.00	\$ 4,075.00	\$ 38,818.00
Harris Ford	Lynwood, WA	No bid rec'd		

Recommendation

Award the purchase of this work truck with installed flatbed to Kendall Ford, 2701 E. Mt. Village Dr., Wasilla, AK 99654 in the total amount of \$ 37,481.00.

Fiscal Note

This purchase is budgeted in the Public Works Fleet Fund Account 152.383.

The remaining balance shall be used for vehicle equipment including snow tires, mobile radios, fire extinguishers etc.

REC'D VIA MAIL
1/25/13
JCF

C. BID SCHEDULE

This bid schedule shall include all items as listed in Part A - Truck Replacement Specifications. This bid shall be made as a "Lump Sum" bid and shall include all freight charges for delivery to the City of Homer Public Works Department Compound.

BASIC BID AMOUNT: (Cab & Chassis Only)

In Figures \$ 33,371⁰⁰

In Words \$ Thirty Three Thousand Three hundred Seventy one.

(Typed or Printed)

ADDITIVE ALTERNATE AMOUNT: (Flat Bed Only - Installed)

In Figures \$ 4110-

In Words \$ Four Thousand One hundred Ten.

(Typed or Printed)

Bidder Information

Name of Firm: Keodall Ford of Alaska
(Typed or Printed)

Authorized Signature: [Signature]

Name of Signatory: David J. Huke
(Typed or Printed)

Title of Signatory: Commercial Account Manager

Date of Bid Submittal: 25 JAN 13

Alaska Business License No. 909330

Estimated Date of Delivery ARO: 90-150 Days Model Year Bid: 2013

Telephone No. 907-352-5677 FAX No. 352-5629

Email: David.huke@KeodallAuto.com

REC'D & FILED
1/29/13

C. BID SCHEDULE

This bid schedule shall include all items as listed in Part A - **Truck Replacement Specifications**. This bid shall be made as a "Lump Sum" bid and shall include all freight charges for delivery to the City of Homer Public Works Department Compound.

BASIC BID AMOUNT: (Cab & Chassis Only)

In Figures \$ \$34,743.00 option "A" Price
\$33,743.00 option "B" Price

OPTION A In Words \$ THIRTY FOUR THOUSAND SEVEN HUNDRED FORTY THREE DOLLARS AND ZERO CENT
(Typed or Printed)

option B THIRTY THREE THOUSAND SEVEN HUNDRED FORTY THREE DOLLARS & ZERO CENTS

ADDITIVE ALTERNATE AMOUNT: (Flat Bed Only -- Installed)

In Figures \$ \$4,075.00

In Words \$ THREE THOUSAND EIGHT HUNDRED SEVENTY FIVE DOLLARS AND ZERO CENTS
(Typed or Printed)

Bidder Information

Name of Firm: CAL WORTHINGTON FORD
(Typed or Printed)

Authorized Signature: TERESA WINTER
Digitally signed by TERESA WINTER
DN: cn=TERESA WINTER, o=CAL WORTHINGTON FORD, ou=
Email=TERESA@CALWORTHINGTON.COM, c=US
Date: 2013.01.29 11:24:05 -0700

Name of Signatory: TERESA WINTER
(Typed or Printed)

Title of Signatory: FLEET MANAGER

Date of Bid Submittal: 01/29/13

Alaska Business License No. 955291

Estimated Date of Delivery ARO: 150 Model Year Bid: 2013

Telephone No. 907-793-8216 FAX No. 907-793-8255

Email: TWINTER@CALWORTHINGTON.COM

C. BID SCHEDULE

This bid schedule shall include all items as listed in Part A - Truck Replacement Specifications. This bid shall be made as a "Lump Sum" bid and shall include all freight charges for delivery to the City of Homer Public Works Department Compound.

BASIC BID AMOUNT: (Cab & Chassis Only)

In Figures \$ 34914.⁰⁰

In Words \$ THIRTY FOUR THOUSAND NINE HUNDRED FOURTEEN DOLLARS

(Typed or Printed)

ADDITIVE ALTERNATE AMOUNT: (Flat Bed Only - Installed)

In Figures \$ 5720.⁰⁰

In Words \$ FIVE THOUSAND SEVEN HUNDRED TWENTY DOLLAR

(Typed or Printed)

Bidder Information

Name of Firm: STANLEY FORD INC.
(Typed or Printed)

Authorized Signature: 

Name of Signatory: ERNEST M. AYLLWARD (MIKE)
(Typed or Printed)

Title of Signatory: FLEET & COMMERCIAL MANAGER

Date of Bid Submittal: 1-17-2013

Alaska Business License No. 738916

Estimated Date of Delivery ARO: 75 DAYS Model Year Bid: 2013

Telephone No. 907-262-549 FAX No. 907-335-3367

Email: MIKE.A.@STANLEYFORDAK.COM

1 CITY OF HOMER
2 HOMER, ALASKA

3 City Clerk/
4 Public Works Director

5 RESOLUTION 13-015
6

7 A RESOLUTION OF THE CITY COUNCIL OF HOMER,
8 ALASKA, APPROVING THE PURCHASE OF A NEW 2013 8
9 CUBIC YARD SANDER/CALCIUM SPREADER IN THE
10 AMOUNT OF \$23,541.04 FROM TRUCKWELL OF ALASKA
11 OF ANCHORAGE, ALASKA, AND AUTHORIZING THE CITY
12 MANAGER TO EXECUTE THE APPROPRIATE
13 DOCUMENTS.
14

15 WHEREAS, Solicitation for competitive bids for a new 8 cubic yard sander/calcium
16 spreader for Public Works was made in accordance with procurement policies and procedures;
17 and
18

19 WHEREAS, Proposals were received from two Alaska firms specializing in this type of
20 equipment; and
21

22 WHEREAS, Truckwell of Alaska of Anchorage, Alaska, submitted a proposal in the
23 amount of \$23,541.04 that is deemed to be responsive and responsible; and
24

25 WHEREAS, This award is not final until notice is received by Truckwell of Alaska of
26 Anchorage, Alaska, from the City of Homer.
27

28 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska,
29 hereby awards the contract for a new 2013 8 Cubic Yard Sander/Calcium Spreader for Public
30 Works to the firm of Truckwell of Alaska of Anchorage, Alaska, in the amount of \$23,541.04
31 and that the City Manager is hereby authorized to execute the appropriate documents.
32

33 PASSED AND ADOPTED by the Homer City Council this 11th day of February, 2013.
34

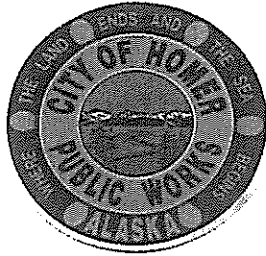
35 CITY OF HOMER
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39 _____
40 MARY E. WYTHE, MAYOR

41 ATTEST:
42
43
44

45 _____
46 JO JOHNSON, CMC, CITY CLERK

- 47 Fiscal Note: Account Number 152.383 Public Works Fleet Reserve - appropriated in 2013
- 48 Budget.



**CITY OF HOMER
PUBLIC WORKS DEPARTMENT**

Jan C. Jonker, Superintendent
3575 Heath St.
Homer, Alaska 99603

Telephone: (907)235-3170
Fax: (907)235-3145
EMAIL : jjonker@ci.homer.ak.us

MEMORANDUM 13-027

To: Walt Wrede, City Manager
From: Jan C. Jonker, Superintendent
Thru: Carey S. Meyer, Director
Date: 04 February 2013
Subject: 8 Cubic Yard Sander / Calcium Spreader

Discussion

The approved 2013 Public Works Capital Budget contains \$20,000 for the purchase of a new (8) cubic yard sander / calcium spreader. Our current large sander is a 1986 vintage and is rusted out and the frame is bent. This equipment is used for the annual application of dust control / roadway stabilization material and roadway sand during the winter.

Bids for this purchase were requested from the (2) area vendors that supply this type of equipment. Bids have been received with the following results.

Dealer Name	Location	Equipment Make	SS Chain Feed	SS Auger Feed
Truckwell of Alaska	Anchorage, AK	Swenson	\$ 26,729.10	\$ 23,541.04
Bob's Services	Anchorage, AK	Henderson	\$ 26,695.00	\$26,745.00

Recommendation

Award the purchase of this equipment to Truckwell of Alaska, 5801 Silverado Way, Anchorage, AK 99518 in the total amount of \$ 23,541.04.

Fiscal Note

This purchase is budgeted in the Public Works Fleet Fund Account 152.383.



5801 Silverado Way
 Anchorage, AK 99518
 P - (907) 349-8845
 F - (907) 344-0644
 E - info@truckwell.com

Estimate

Date 1/19/2013
 Estimate # E4023
 Expires 2/18/2013
 Sales Rep Michael D Horning
 Terms
 Ship Via In Store Pickup

Bill To
 City Of Homer
 491 E Pioneer Avenue
 Homer AK 99603
 United States

Part #	Qty	Description	Price	Amount
EVA100 12-84-54 S3	1	Auger V-Box Spreader Made From 12ga 304 Stainless Steel, 7" Auger, 18hp Hydraulic Motor, Grease Extensions to Rear, Inverted Vee, Swing Up Spinner Assembly W/ 18" Carbon Disc, Full Cabshield, Top Screens, No Paint on Stainless Steel.	15,247.01	15,247.01
EZ2CGS-SA	1	EZ 2 CGS - STAND ALONE SPREADER CONTROL - AUGER; SPINNER WITH TWO 18' SF-1005 MOLEX TO DEUTSCH HYDRAULIC CABLE	624.11	624.11
HYDJ103	1	ASOC ELECTRIC SPREADER BLOCK, OC JEM HYDRAULIC ASSEMBLY (INCLUDES HYD100089 BOLT KIT AND HYD100078 ENCLOSURE)	1,419.92	1,419.92
Shipping	1	Shipping - Estimated F.O.B. Lindenwood, IL to Homer	6,250.00	6,250.00

Subtotal 23,541.04
Shipping Cost (In Store Pickup) 0.00
Total \$23,541.04

All returns are subject to a 15% restocking fee.

Quote



2009 SPAR AVENUE
ANCHORAGE, ALASKA 99501

SHOP (907) 276-9221 - FAX (907) 276-1972

Order Number: 0038543
Order Date: 12/26/2012

Salesperson: 1700
Customer Number: 00-CH

Sold To:
City of Homer
491 E. Pioneer Avenue
Homer, AK 99603

Ship To:
City of Homer
3575 HEATH STREET
DPW 235-3170
Homer, AK 99603

(907) 235-8121 Confirm To: JAN YONKER

Item Number	Description	Description	Price	Amount
*FSH-II	1.00	FSH-II SALT/ SAND SPREADER	24,298.00	24,298.00
*HOPPER	0.00	HOPPER LENGTH 12'	0.00	0.00
*HOPPER MATERIA	0.00	HOPPER MATERIAL 201 SS 10 GA SIDES/ENDS 7 GA SILL FLOOR	0.00	0.00
*CAPACITY	0.00	FSH-II 58" (8.4 CY) W/FORMED CHAIN SHIELDS STANDARD	0.00	0.00
*CONVEYOR	0.00	DUAL 7" DIAMETER AUGERS GEARCASE 3.8:1 PLANETARY GEARCASE	0.00	0.00
*SPINNER	0.00	CHUTE STANDARD DUMP OVER CHUTE SAME MATERIAL AS HOPPER SPINNER DISK STANDARD DISK WITH STAINLESS VANES	0.00	0.00
*INVERTED VEE	0.00	INVERTED VEE 201 SS INSTALLED AT FACTORY	0.00	0.00
*TOP GRATE	0.00	SCREENS H.D. TOP GRATE SWSCREENS I.L.G STD SCREENS INSTALLED AT FACTORY	0.00	0.00
*SPREADER	0.00	CONGTROL DICKEY-JOHN ICS 2000 ELECTRIC SPEED SENSOR FLOW VALVE 2FFL12 DUAL FLOW VALVE	0.00	0.00
*HYDRAULICS	0.00	REAR HOSE KIT W/QUICK COUPLERS	0.00	0.00
*OPTION EQUIP	0.00		0.00	0.00
*HOLD DOWNS	1.00		216.00	216.00

Continued

Quote



2009 SPAR AVENUE
ANCHORAGE, ALASKA 99501

SHOP (907) 276-3221 - FAX (907) 276-1972

Order Number: 0038543
Order Date: 12/26/2012

Salesperson: 1700
Customer Number: 00-CH

Sold To:
City of Homer
491 E. Pioneer Avenue
Homer, AK 99603

Ship To:
City of Homer
3575 HEATH STREET
DPW 235-3170
Homer, AK 99603

(907) 235-8121 Confirm To: JAN YONKER

Customer P.O.	Ship VIA	Comment		
Item Number	Description	Description	Price	Amount
ATTN JAN	WILL CALL			
*CAB SHIELDS	1.00	HOLD DOWN KITS : DUMP BODY KIT	728.00	728.00
		58" TO 62" CAB HEIGHT 201 SS		
*SIDE SHIELDS	1.00	RUBBER SIDE SHIELDS	560.00	560.00
*IDLER TUBES	1.00	EXTENDED FRONT IDLER GREASE TUBES EXTENDED FRONT IDLER GREASE TUBES	190.00	190.00
*CONVEYOR MOTOR	1.00	CONVEYOR MOTOR W/INTEGRAL SPEED SENSOR	253.00	253.00
*	0.00		0.00	0.00
*FREIGHT	1.00	FREIGHT FROM ANCHORAGE TO HOMER	500.00	500.00
*	0.00		0.00	0.00
*	0.00	CAN SHIP FROM FACTORY END OF JANUARY	0.00	0.00
*	0.00	PRICE FOB ANCHORAGE	0.00	0.00

Net Order: 26,745.00
Less Discount: 0.00
Freight: 0.00
Sales Tax: 0.00

Order Total: 26,745.00

**CITY OF HOMER
DEPARTMENT BUDGET REQUEST
YEAR 2013**

Requesting Department PUBLIC WORKS Date 8/13/2012

Level of Need: Urgent Essential Necessary Desirable

Request for Additional Personnel:

Position Title _____
 Salary Range & Step _____
 Full-time
 Part-time Hours Per Year _____

Request Other Than Personnel:

Description 8 cubic yard SS Sander
 Fund Name: GF RESERVES
 Account Name: GF, Reserve
 Account # 152.383
 Estimated Cost: \$ 20,000

(FINANCE DEPT WILL COMPLETE)	
5101 Permanent Employees	_____
5102 Fringe Benefits	_____
5103 P/T Employees	_____
5104 Fringe Benefits P/T	_____
5105 Overtime	_____
Total Personnel Cost	_____

Justification:

This request is to purchase a replacement large sander.

Our current large sander is a 1986 vintage and is rusted out and the frame is bent. This equipment is used for the annual application of dust control / roadway stabilization material. The unit needs to be replaced.

No units like this are available locally to rent or borrow.

Funding from PW GF Reserves.

Requestor's Name: Jonker / Cheney

Department Head Approval: _____

City Manager Recommendation: _____ Date _____

Approved _____

Denied _____

Comments _____

VISITORS



Kachemak Bay Wooden Boat Society

PO Box 97 · Homer, Alaska 99603

Phone: 907-235-2986

Proposal to the City of Homer for a Headquarters site for the Kachemak Bay Wooden Boat Society

Our Mission:

To provide maritime related educational, historical, and cultural experiences to locals and tourists, Society members and members of the general public, and to provide a nexus of maritime interest for ourselves and other similar groups on the Homer Spit.

Our Guiding Principles:

1. Grassroots, volunteer driven
2. Community and family focused
3. Celebrating the richness of our marine heritage
4. Exciting and pertinent educational programming

Our Headquarters Building:

1. Large open shop space for boatbuilding, repair, and restoration projects; and useful also for gallery space, group meetings, films, and public speakers
2. Heated office, library, classroom, and bathroom
3. Unheated covered storage for small boats, Festival paraphernalia
4. Building provided by the group with no financial outlay by the City of Homer
5. Building to be built to commercial code
6. Building to be traditional looking, commensurate with maritime tradition
7. Building to be self-contained, with all valuables stored inside to discourage vandalism
8. At this point, there are at least three groups involved: Kachemak Bay Wooden Boat Society, the Homer Yacht Club, and The Water Trails Group.

Our Proposal:

1. We would like to lease 10,000 square feet of land from the City at a fair commercial rate.
2. Since we are a licensed nonprofit, and our activities are meant for the public good, we would like the city to donate the lease fee back in kind as long as we can quantitatively show the City that we are contributing at least that much economic activity to the City, in terms of tourist traffic and spending; financial input for goods used in public programs such as boat restorations; water trail usage; visitor traffic associated with the Yacht Club's regattas; increased visitation for specific functions such as classes taught by visiting experts, etc.
3. In addition to the financial benefits, we would like to offer that the cultural benefits would be priceless. These benefits would include historical, artistic and artisanal, educational for adults and children, and the providing of a spot



Kachemak Bay Wooden Boat Society

PO Box 97 · Homer, Alaska 99603

Phone: 907-235-2986

on the Homer Spit, the crown jewel of the City of Homer, where our marine heritage can be honored and enjoyed by the public.

Comparisons:

1. The City of Port Townsend donated \$1.3 million to the Wooden Boat Foundation to support their large capital project. The school district in Port Townsend pays members of the Wooden Boat Foundation to teach vocationally appropriate classes in their schools.
2. Cowichan Bay Maritime Center, Duncan BC: have 4 buildings on an old Standard Oil dock, including a small boat building school. Area was commercial fishing and logging based, but that era passed and “due to economic changes the need for a tourism venue to attract both locals and tourists is essential to the future of the businesses in Cowichan Bay.” They are a home to various community events and now attract 10,000 visitors annually from all over the world.
3. Port of Toledo, OR Wooden Boat Show: Toledo is a small town built as a Port Authority providing commercial moorages, ship repair facilities, and industrial space. The primary businesses pulled out, and the Port now provides recreational facilities such as moorages and launch sites, a non-motorized paddle and launch area for kayakers, canoeists, and bird watchers. The Port sponsors an annual Wooden Boat Show the 3rd weekend in August, featuring 3-day family boatbuilding events, educational exhibits, maritime artists, and craft vendors.

Additional points:

1. We would interface with various marine trades as per vocational training for careers in boat work.
2. With a facility, we would expand our programs beyond the Kachemak Bay Wooden Boat Festival into a year-round entity that would build programs that would follow through into ever-increasing degrees of interest and complexity. For instance, where kids now build a small model, we will have them building more age appropriate projects, graduating into real small boats that they can use and experience together.
3. We believe that kids need to be challenged, in a safe and family friendly environment, and that being involved with projects that get them into boats and on the water is its own reward, as pure fun and as character building exercises.
4. We are aware that the demographics of Homer, like in many places, are changing. Where commercial fishing used to occupy most everyone, now there are folks who don't know what a gill net is. When the Pebble Mine project is stopped, and oil production falls off further, tourism and recreational boating will have an ever more important segment of the local economy.



Kachemak Bay Wooden Boat Society

PO Box 97 · Homer, Alaska 99603

Phone: 907-235-2986

5. We would like to see the 11 acre lot between the Fishen Hole and Freight Dock Road have more of a focus on public usage, not less, as there is not a lot of public land available on the Spit.
6. We have loads of projects and ideas waiting in the wings for when we have a facility to carry them out.

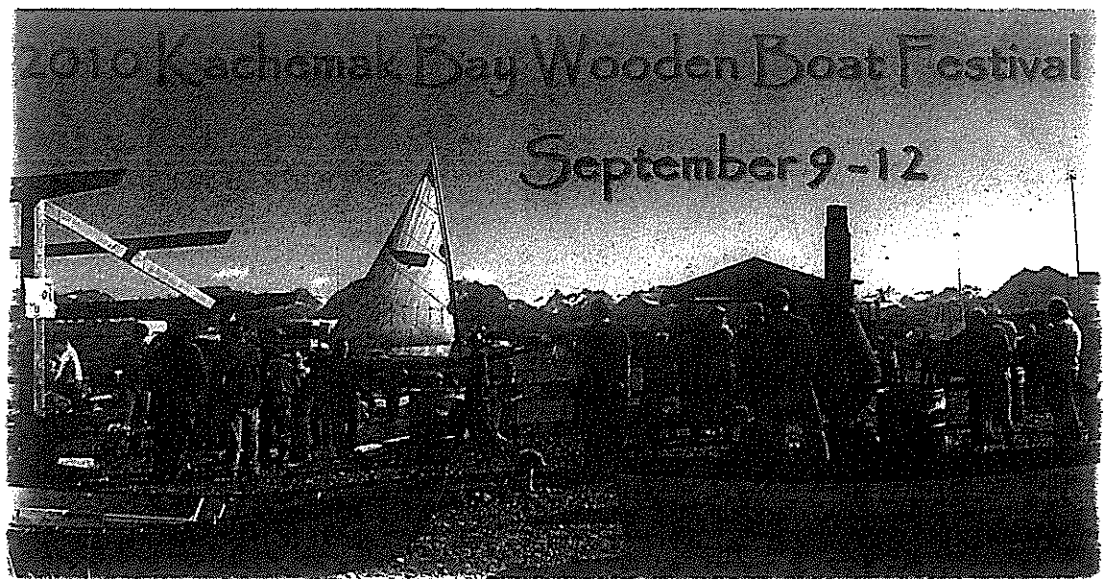
Included in this package:

1. Letter of recommendation from the Pratt Museum
2. 7 pages of signatures obtained at our booth at the Nutcracker Fair in support of our project.
3. Profit and loss statement from the last 3 years. This is a simple document because to date our primary function has only been to put on an annual Boat Festival.
4. 2010 Festival retrospective.

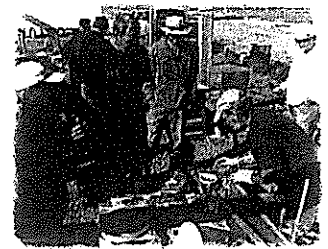
Funding:

1. We currently have a bank balance of \$22,261.05.
2. We have two excellent grant writers of experience interested in securing appropriate grants for us for various phases of our development.
3. We are a practical and knowledgeable bunch, capable of much of the building of the facility in kind. We know enough to know when to hire a contractor to do specific parts of the job. We have several workable building plans depending upon the eventual site and depending upon the composition of our partner organizations.
4. As soon as we have secured a location, we are ready to switch into high gear for increasing our programs and funding drives, with the aid of our 130 members.

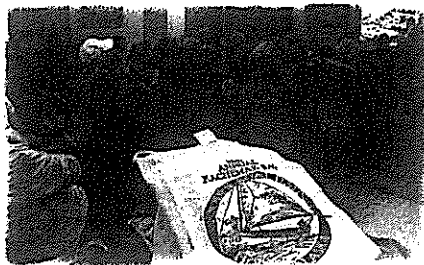
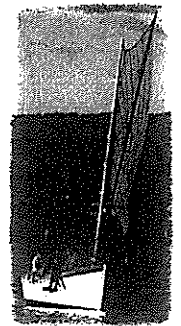
In conclusion, we at the KBWBS are asking for a resolution by the Homer City Council to provide a suitable piece of property by the water on the Homer Spit for usage by a consortium of maritime groups toward the public good.



The Kachemak Bay Wooden Boat Society is a non-profit organization dedicated to sharing the history, preservation, and creation of wooden boats and maritime traditions.



To that end, we present the annual Kachemak Bay Wooden Boat Festival in Homer, Alaska – fun, educational, and lots of simply messing around with boats. This year we decided to hold the festival during the golden days of fall.



This year's events included...
 Wooden Boat Show
 Kids' Boatbuilding
 Maritime Film Night
 Sea Chanteys & Tall Tales
 Bristol Bay Double Ender Fishermen Keynote

This year's festival was attended by 845 people.

The Society's net income from festival events, shirt sales and memberships was \$7,233.

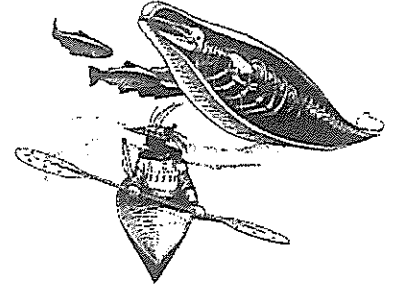


Mark your calendar for next year's
Kachemak Bay Wooden Boat Festival on September 8 - 11, 2011



Pratt Museum

Homer Society of Natural History, Inc.



January 25, 2013

David S. Seaman III, President
Kachemak Bay Wooden Boat Society
PO Box 97
Homer, Alaska 99603

Dear Dave,

This letter is in support of the Kachemak Bay Wooden Boat Society's (KBWBS) request to the City of Homer for a secure headquarters site on the Homer Spit.

As we understand it, the City is considering a small piece of property on the Homer Spit for the KBWBS headquarters. We agree that the social and educational rewards will be as important as the economic ones. The KBWBS is asking for a half acre for its headquarters, with seasonally available space surrounding it for expansion during their festival times. They seek terms similar to those of Pier One. They would provide their own building and would not ask the City for any additional support.

We have partnered with the KBWBS for many years, including restoration work on the Pratt's own Bristol Bay double-ender, relocation of the Pratt's three large wooden boats, and conversations about a future boat pavilion on the Pratt's property after the new museum building has been constructed.

Sincerely,

A handwritten signature in cursive script, appearing to read "Diane Converse".

Diane Converse
Museum Director/CEO



3779 Bartlett Street, Homer, Alaska 99603

Email: info@prattmuseum.org

Web: www.prattmuseum.org

(907) 235-8635

Fax: 235-2764



Pratt uses 100% Recycled Paper

Kachemak Bay Wooden Boat Society Petition to City of Homer

We, the undersigned, support the mission of the Kachemak Bay Wooden Boat Society to educate and promote economic development about the history, use and building of wooden boats, and we support the Kachemak Bay Wooden Boat Society/Kachemak Bay Water Trail request for a plot of land for their joint headquarters on the Pier One property.

Name <u>Paulo Smyg</u>	Contact Info <u>235-3892</u>
Name <u>Andreas Jarch</u>	Contact Info <u>406-529-7970</u>
Name <u>Orin Downey</u>	Contact Info <u>406-529-3729</u>
Name <u>Spoon Guy</u>	Contact Info <u>299-3603</u>
Name <u>Cindy Munsell</u>	Contact Info <u>399-5759</u>
Name <u>Pat Ligenzag</u>	Contact Info <u>250-8749</u>
Name <u>MIKE Kiepan</u>	Contact Info <u>235-2552</u>
Name <u>Darcy Chastain</u>	Contact Info <u>235-1485</u>
Name <u>Janette Latimer</u>	Contact Info <u>235-5541</u>
Name <u>Cindy Koplin</u>	Contact Info <u>299-8195</u>
Name <u>Jen Fonkert</u>	Contact Info <u>299-3193</u>
Name <u>Maynard Gross</u>	Contact Info <u>235-7330</u>
Name <u>Mary B. Stated</u>	Contact Info <u>299-2367</u>
Name <u>Mary Fricke</u>	Contact Info <u>299-6224</u>
Name <u>Albert Sorenson</u>	Contact Info <u>235-4867</u>
Name <u>Jim Ischenbach</u>	Contact Info <u>226-2296</u>
Name <u>Molly N. Brann</u>	Contact Info <u>299-3646</u>
Name <u>Dave Brann</u>	Contact Info <u>299-3616</u>
Name <u>Beverly Buak</u>	Contact Info <u>235-2342</u>
Name <u>Sherry Mitchell</u>	Contact Info <u>399-3171</u>
Name <u>Richard Mitchell</u>	Contact Info <u>399-3181</u>
Name <u>Donald Bradley</u>	Contact Info <u>235-6693</u>
Name <u>Ronald K. Kovic</u>	Contact Info <u>235-5405</u>
Name <u>EMILY KOSKOVICH</u>	Contact Info <u>235-5405</u>
Name <u>Nathan Woodford</u>	Contact Info <u>651-470-3293</u>
Name <u>CINDY BARKER</u>	Contact Info <u>299-4115</u>
Name <u>Victoria L. Stark</u>	Contact Info <u>235-0117</u>
Name <u>Nora Rojek</u>	Contact Info <u>226-1190</u>
Name <u>Dean Kildan</u>	Contact Info <u>226-1190</u>
Name <u>Sam P. Kulesya</u>	Contact Info <u>235-7634</u>
Name <u>Joe Gansen</u>	Contact Info <u>253-7002</u>

Kachemak Bay Wooden Boat Society

Petition to City of Homer

We, the undersigned, support the mission of the Kachemak Bay Wooden Boat Society to educate and promote economic development about the history, use and building of wooden boats, and we support the Kachemak Bay Wooden Boat Society/Kachemak Bay Water Trail request for a plot of land for their joint headquarters on the Pier One property.

Name	<u>Gedra O'Daugherty</u>	Contact Info	<u>299-3534</u>
Name	<u>Laura Norton</u>	Contact Info	<u>299-2453</u>
Name	<u>Peter Norton</u>	Contact Info	<u>299-8366</u>
Name	<u>Gail Edgerly</u>	Contact Info	<u>299-6361</u>
Name	<u>PAT McNary</u>	Contact Info	<u>299-2229</u>
Name	<u>Anita Harry</u>	Contact Info	<u>235-8035</u>
Name	<u>SHIRAZ EVANS</u>	Contact Info	<u>242-5488</u>
Name	<u>BRIAN BURNS</u>	Contact Info	<u>299-2281</u>
Name	<u>MICHELLE WILSON</u>	Contact Info	<u>235-6355</u>
Name	<u>DANIEL W YOUNG</u>	Contact Info	<u>299-0955</u>
Name	<u>John Rogers</u>	Contact Info	<u>299-0431</u>
Name	<u>Marshall Rongley</u>	Contact Info	<u>235-2973</u>
Name	<u>Arden Jeffries</u>	Contact Info	<u>399 5375</u>
Name	<u>Coni Millett</u>	Contact Info	<u>399-3408</u>
Name	<u>Claudia Coffee Delapp</u>	Contact Info	<u>395-5434</u>
Name	<u>Heather Brinster</u>	Contact Info	<u>299 3720</u>
Name	<u>Eddie Wood</u>	Contact Info	<u>235 6100</u>
Name	<u>Shannon Muiride-Morin</u>	Contact Info	<u>235-2604</u>
Name	<u>Jenny Carroll</u>	Contact Info	<u>235-8557</u>
Name	<u>Indra Black</u>	Contact Info	<u>299-0750</u>
Name	<u>Jackie Kondak</u>	Contact Info	<u>360-224-7476</u>
Name	<u>Sheryl Vitale</u>	Contact Info	<u>907-399-7688</u>
Name	<u>Anne Vitale-Wall</u>	Contact Info	<u>808-344-7982</u>
Name	<u>ANGIE NEWBY</u>	Contact Info	<u>907-299-1514</u>
Name	<u>CHRIS NEWBY</u>	Contact Info	<u>299-3074</u>
Name	<u>Ted Hewer</u>	Contact Info	<u>299-8359</u>
Name	<u>Karol Miller</u>	Contact Info	<u>235-3963</u>
Name	<u>Kashy Kusan</u>	Contact Info	<u>299-9141</u>
Name	<u>Yea Bill</u>	Contact Info	<u>2991433</u>
Name	<u>Susan Brook</u>	Contact Info	<u>235-2392</u>
Name	<u>Sarah Mills</u>	Contact Info	<u>235-6523</u>

Michael McKinney,

235-5462

Kachemak Bay Wooden Boat Society Petition to City of Homer

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Name	<u>Nancy A. Smith</u>	Contact Info	<u>235-7611</u>
Name	<u>Paula Martin</u>	Contact Info	<u>235-3495</u>
Name	<u>Douglas Westphal</u>	Contact Info	<u>235-3961</u>
Name	<u>Jocelyn Shind Westphal</u>	Contact Info	<u>235-3961</u>
Name	<u>Torria Morrison</u>	Contact Info	<u>235-1340</u>
Name	<u>Janet I. Middleton</u>	Contact Info	<u>235-7192</u>
Name	<u>Patricia Lellebridge</u>	Contact Info	<u>907 351-1087</u>
Name	<u>James Lunny</u>	Contact Info	<u>907 244-0845</u>
Name	<u>Linda Wilmetts - non-resident</u>	Contact Info	<u>406-586-4892</u>
Name	<u>Rick Foster</u>	Contact Info	<u>235-9100</u>
Name	<u>Glenn Traugott</u>	Contact Info	<u>235-2226</u>
Name	<u>Surph Schawt</u>	Contact Info	<u>235-2178</u>
Name	<u>Chuck Lindsay</u>	Contact Info	<u>399-2174</u>
Name	<u>Kathy Carsson</u>	Contact Info	<u>235-2246</u>
Name	<u>Lynette Lowe</u>	Contact Info	<u>235-2222</u>
Name	<u>William 9717111</u>	Contact Info	<u>235-6583</u>
Name	<u>Wilt</u>	Contact Info	<u>702-578-3713</u>
Name	<u>Am A</u>	Contact Info	
Name	<u>Keenan McFall</u>	Contact Info	<u>(269) 930-4949</u>
Name	<u>Rebecca Gibson</u>	Contact Info	<u>(269) 808-1150</u>
Name	<u>Steve Albert</u>	Contact Info	<u>435-3986</u>
Name	<u>Joe Hoanin</u>	Contact Info	<u>299-2892</u>
Name	<u>Denison Kitchael</u>	Contact Info	<u>243-1300</u>
Name	<u>Beau Gersonwald</u>	Contact Info	<u>299-8483</u>
Name	<u>Lisa Zatz</u>	Contact Info	<u>399-1933</u>
Name	<u>Sherley Zedler</u>	Contact Info	<u>235-0616</u>
Name	<u>Bill Palmer</u>	Contact Info	<u>435-7137</u>
Name	<u>Robert Adams</u>	Contact Info	<u>210 363 2305</u>
Name	<u>Anna Adams</u>	Contact Info	<u>210-601-2867</u>
Name	<u>W. Mitchell</u>	Contact Info	<u>907 262 8597</u>
Name	<u>Robin Daugherty</u>	Contact Info	<u>399.3013</u>

(4)

Kachemak Bay Wooden Boat Society Petition to City of Homer

We, the undersigned, support the mission of the Kachemak Bay Wooden Boat Society to educate and promote economic development about the history, use and building of wooden boats, and we support the Kachemak Bay Wooden Boat Society/Kachemak Bay Water Trail request for a plot of land for their joint headquarters on the Pier One property.

Name	Dawn De Thorp	Contact Info	299-7201
Name	Cheryl Blair	Contact Info	399-0914
Name	Toni Ross	Contact Info	299-1981
Name	Glewn West	Contact Info	283-1049
Name	Johanna West	Contact Info	283-1049
Name	Bernice Crandall	Contact Info	283-9089
Name	Pat Cunningham	Contact Info	235-3898
Name	John Anthony	Contact Info	724-614-6410
Name	Gandy Anthony	Contact Info	724 -260-4641
Name	Billy Handa	Contact Info	399-0266
Name	William Tracy	Contact Info	907-953-0030
Name	Barbara Hill	Contact Info	907-235-6610
Name	Sam Feinert	Contact Info	
Name	Joseph Ochoa	Contact Info	
Name	Cora Fike	Contact Info	3984567
Name	Salvy Matthews	Contact Info	395-8928
Name	Chris Beaudoin	Contact Info	235-4345
Name	Mark Wilson	Contact Info	Mark 235-5999
Name	Don C. Sunday	Contact Info	907-209-3449
Name	Kari Arno	Contact Info	907-235-3643
Name	Bill Smith	Contact Info	235-7992
Name	Heather Tano	Contact Info	235-0523
Name	Gill Peay	Contact Info	299-3966
Name	Sumner Hakala	Contact Info	299-0844
Name	Max Day	Contact Info	235-5184
Name	Cliff	Contact Info	299-8414
Name	James Pearson	Contact Info	350-4522
Name	Wesley Cortey	Contact Info	907-835-1203
Name	Chasmyly Cortey	Contact Info	907-235-1203
Name	Tom South	Contact Info	907-394-2335
Name	Giorgio Bremicker	Contact Info	299-1345

Kachemak Bay Wooden Boat Society Petition to City of Homer

We, the undersigned, support the mission of the Kachemak Bay Wooden Boat Society to educate and promote economic development about the history, use and building of wooden boats, and we support the Kachemak Bay Wooden Boat Society/Kachemak Bay Water Trail request for a plot of land for their joint headquarters on the Pier One property.

Name	Cathy Stingley	Contact Info	235-2978
Name	Elizabeth Traugott	Contact Info	299-0266
Name	Nathan Traugott	Contact Info	399-1280
Name	Greta Mchowald	Contact Info	235-1537
Name	JOSH ONION	Contact Info	235-1537
Name	Jay Daulta	Contact Info	299-39-11
Name	Melanie Mow	Contact Info	299-3911
Name	Dan Farnes	Contact Info	399-0809
Name	Kari Hamilton	Contact Info	299-1848
Name	Kira Hamilton	Contact Info	399-3733
Name	David Thomas	Contact Info	252-2954
Name	Alex Cline	Contact Info	235-3272
Name	Janel Oliver	Contact Info	299-8812
Name	Jeanne	Contact Info	347 9476
Name	Mary Mowald	Contact Info	226 2096
Name	Joe	Contact Info	235-7381
Name	Kim Green	Contact Info	235-4510
Name	Jack Regan	Contact Info	235 3450
Name	Jeffrey Martin	Contact Info	235-9727
Name	Kim Farnes	Contact Info	299-6198
Name	W. Blum	Contact Info	235-7725
Name	Bob Harvess	Contact Info	235 6670
Name	Dorell HAWES	Contact Info	399-4100
Name	Debra	Contact Info	299 2000
Name	Landy Mow	Contact Info	299-1251
Name	Guineo M. Regan	Contact Info	399-2076
Name	Phil Ramsey	Contact Info	235-6360
Name	Emily Caldwell	Contact Info	399-3605
Name	Huck Bishop	Contact Info	299 4730
Name	SALLY WILLS	Contact Info	235-6932
Name	Andy Wills	Contact Info	399 4738

Kachemak Bay Wooden Boat Society Petition to City of Homer

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Name	<u>Scott McEwen</u>	Contact Info	<u>mcewen.scott@hotmail.com</u>
Name	<u>Michael Linden</u>	Contact Info	<u>homerlinden@gmail.com</u>
Name	<u>Mike Younkowsky</u>	Contact Info	<u>myalaska@xyz.net</u>
Name	<u>RANDY RICHTER</u>	Contact Info	<u>RMRRTR@YAHOO.COM</u>
Name	<u>Jill Hase</u>	Contact Info	<u>jimjoc114@gmail.com</u>
Name	<u>Carmen Field</u>	Contact Info	<u>c2field@live.com</u>
Name	<u>Cheryl Riley</u>	Contact Info	<u>Cheryl Riley</u>
Name	<u>J. Hallbeck</u>	Contact Info	<u>jmh@sphosys.org</u>
Name	<u>Paul Z. Radcliffe</u>	Contact Info	<u>gzrfrnp@gmail.com</u>
Name	<u>Laura J. Radcliffe</u>	Contact Info	<u>ljr52085@gmail.com</u>
Name	<u>Joe J. J...</u>	Contact Info	<u>435-7507</u>
Name	<u>Penny ...</u>	Contact Info	<u>435-7506</u>
Name	<u>John ...</u>	Contact Info	<u>399-9539</u>
Name	<u>Joanna Greere</u>	Contact Info	<u>603-620-2201</u>
Name	<u>Lindsay Natta</u>	Contact Info	<u>907-230-8068</u>
Name	<u>Marcus Roman</u>	Contact Info	<u>907-2350325</u>
Name	<u>Russ ...</u>	Contact Info	<u>907-235-8827</u>
Name	<u>Tom ...</u>	Contact Info	<u>(907) 299-1159</u>
Name	<u>Wendy Jane & Bruce</u>	Contact Info	<u>297-8017</u>
Name	<u>Brenda ...</u>	Contact Info	<u>235-2165</u>
Name	<u>Andrew ...</u>	Contact Info	<u>262-6152</u>
Name	<u>Toby DeRue</u>	Contact Info	<u>398-8957</u>
Name	<u>Mary ...</u>	Contact Info	<u>299-4836</u>
Name	<u>Angelina Kowronski</u>	Contact Info	<u>299-6939</u>
Name	<u>Sarah ...</u>	Contact Info	<u>953-2345</u>
Name	<u>Maribel ...</u>	Contact Info	<u>262-1809</u>
Name	<u>Charlie ...</u>	Contact Info	<u>299-3059</u>
Name	<u>Billy ...</u>	Contact Info	<u>801-854-0608</u>
Name	<u>Luigi ...</u>	Contact Info	<u>235-8833</u>
Name	<u>Ken ...</u>	Contact Info	<u>-7663</u>
Name	<u>Rappi Hansen</u>	Contact Info	<u>(801) 916-2496</u>

KBWBS Profit and Loss Statement 6/30/2010 to present

Gaming and general accounts have been combined, as all financial activity is based around the Wooden Boat Festival

2009 Balance:	\$7461.76		
2010 in:	\$19,433.16	out:	\$12,243.60
2011 in:	\$16,284.97	out:	\$6283.04
2012 in:	\$13,614.42	out:	\$13,395.82
Current balance:	\$22,261.45		

ANNOUNCEMENTS
PRESENTATIONS
BOROUGH REPORT
COMMISSION REPORTS

**CITY OF HOMER
HOMER, ALASKA**

MAYOR'S PROCLAMATION

BROTHER ASAIAH BATES DAY

February 14, 2013

WHEREAS, Asaiah Bates served on the Homer City Council from January 8, 1973 to December 8, 1975; and

WHEREAS, He took up the cause of many who were unable to do so or who lacked the knowledge or were shy of the processes and procedures thereof; and

WHEREAS, He demonstrated time and again his selflessness and concern for others through contributions, volunteerism and monetary donations and moral support to the community and community members; and

WHEREAS, He was dedicated to assisting, developing and supporting children's programs and scholarships; and

WHEREAS, His faithful presence at Council meetings and well received input were a continual refreshment to the Council; and

WHEREAS, Because of his deep love for everyone and everything, Mayor Jack Cushing proclaimed February 14, 2000 as Asaiah Bates Day and encouraged everyone to recognize February 14th not only as Valentine's Day, but as Asaiah Bates Day.

NOW, THEREFORE, I, Mary E. Wythe, Mayor do hereby proclaim the day of February 14, 2013 as:

BROTHER ASAIAH BATES DAY


in the City of Homer, Alaska and encourage all Citizens to take time to remember this great Icon of Homer.

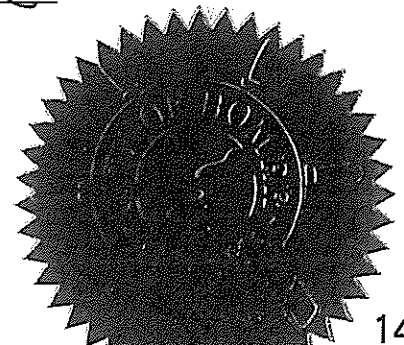
IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Homer, Alaska to be affixed this 11th day of February, 2013.

CITY OF HOMER


MARY E. WYTHE, MAYOR

ATTEST:


JO JOHNSON, CMC, CITY CLERK



Community Economic Outlook

Charles Dickens may have said it best with the opening line from his 1859 classic, *The Tale of Two Cities*. "It was the best of times; it was the worst of times."

The current economic situation in Homer reflects many aspects of that sentiment. Changes in both commercial and recreational fishing industries, combined with the general state of the economy, leave Homer in a financial situation that requires reviewing what we have to offer. At this point in time, Homer certainly needs to present itself as a community that is open for business.

I want to share with you not only about our tourism industry, but also about many exciting activities taking place in the Port & Harbor and the much anticipated arrival of natural gas which could mean a lot for our future. The future is bright and things are good in Homer, although the times are tough.

Tourism

- Just as fish processing diminished in Homer several years ago, a vibrant tourism industry began to grow.
- Many of you know what a great place Homer is for visitors. You may even bring your families here to enjoy our
 - comfortable hotels, B&Bs and vacation rentals
 - world class dining
 - fishing
 - outdoor adventures and tours
 - and the plentiful opportunities for shopping
- The businesses that make up the tourism industry in Homer now contribute largely to the fabric of our economy.
- Like all of Alaska, there has been a decrease in out-of-state driving traffic coming to Homer.
- Some of this was offset by an increase in Alaska Marine Highway traffic as a result of the advertising campaign for Alaska's 50th anniversary.
- Recent city projects enhance the attractiveness of Homer as a destination:
 - Improvements at the Karen Hornaday Park, and
 - Trails upgrades like the Beluga Slough Trail provide family outdoor opportunities

- The Chamber has recorded a decline in length of stay for RV traffic due to poor maintenance of the fishing hole
 - This summer dredging was completed to restore the hole and it is anticipated that it will again attract more visitors and keep them here longer
- Homer hosted a number of travel writers during 2012
 - the Chamber estimates \$300,000 in free advertising resulted
- Alaskan visitors have also become important contributors to our tourism market.

Port and Harbor

- Our Port & Harbor have long been a vital Economic Engine for Homer
- The Diversity of user groups in our harbor generates economic stability.
 - commercial fishing,
 - charter fishing,
 - marine transportation,
 - oil and gas support vessels,
 - recreational boaters,
 - water taxis,
 - and tour operators...
- all contribute towards helping Homer survive downturns in the economy
- The Harbor was reaching capacity due to a large number of derelict vessels, but an aggressive campaign was launched by the Harbor Master's Office and opened space by working with local businesses like Peninsula Scrap.
 - The City Council helped by passing an "Underway" Policy which has provided a model for other communities as well.
- Homer's Long term goal is an East Boat Harbor Expansion.
 - There is demand for space to home-port more vessels in Homer; and,
 - Vessel owners want to take advantage of our marine crafts and trades-people.
 - The expansion could also help to bring Alaskan vessels home from out of state ports like Seattle.

- Improvements currently underway at the Port & Harbor include:
 - Extension of the Spit Trail
 - Replacing Floats
 - Energy Upgrades on System 5
 - and exploring Tidal Energy possibilities
- Homer is emerging as a port, and is developing as a transportation sub-hub.
- Funds have also become available to perform a feasibility study on our Deep Water Dock Expansion project. This project would provide an alternative route for moving goods into Alaska's central regions and provide the security of an alternative containerized freight port to Anchorage in the event of an emergency.

Jack up Rig

- You may have noticed the jack up rig at the Deep Water Dock. Homer's Port & Harbor and the City of Homer have been proudly supporting Buccaneer's needs while they are here.
- Homer's first class trades-workers are helping get the rig back to work, because everyone would rather see the rig securing energy for Alaska's future rather than tied up at the Deep Water Dock. Homer, like most Alaskan communities always has a concern for the environmental aspects of drilling and delivering oil and gas to meet the needs of our State and communities, but those rigs also represent jobs for people in Alaska and Homer.
- BP brings their new hires to Homer each summer for teamwork exercises and to show them first-hand the environment that an industrial accident would impact. Having participated in the closing dinner they host at the end of the training, I have no doubt that the employees and managers of the organizations that track down our oil and gas are just as concerned about protecting the environment as we are. Many of them are from Alaska and there have even been some Homer High School graduates. It would be impossible to visit, or live as many do, in this area and not appreciate the majesty of our surroundings.
- There is no denying that reckless acts and carelessness have wrought disaster on more than one occasion, but we live in a fallen world and none

of us is without fault. Therefore, it is important not to cast stones, but to learn from our mistakes; make corrections in our course; and boldly move into a brighter future. Only through continued exploration do we progress and only through progressing do our local, state and national communities continue to thrive.

- On a very fundamental level for the Port & Harbor the vessel moorage payments from the rig have almost tripled the Deep Water Dock revenues. Locally the impact has been similar with many residents, businesses, hotels, stores, and restaurants benefiting from employment opportunities and purchases made in support of the rig. This has been a boost to our winter economy at a time when it was sorely needed.
- Homer crafts- and trades-workers are building business relationships with Buccaneer and their employees.
- Hopefully as a result of these relationships crew boats and rig tenders will continue to dock here.
- This is the very face of economic development; building relationships and working together for a brighter future.

Natural Gas

- Natural Gas is coming to Homer and many businesses and homes anticipate the benefits of lower heating bills.
- Trunk line construction is scheduled for this spring with a 2- phase build-out of the distribution system also in the works.
- The Council is in the process of determining what role the City will play in this build-out, but optimism is high for the long-term benefits of this change for our community's economy.
 - Most of Homer heats with Fuel oil.
 - Natural gas is projected to be more than 60% less expensive than fuel oil.
 - It is anticipated that affordable heating will allow existing businesses to put the savings into developing and growing.
- It is also expected that competitive energy rates will make Homer more attractive to businesses considering locating here because of our beautiful setting, location on the road system, and educated and enthusiastic work force.

Conclusion

- While the economy is having an impact, things are still good in Homer. In times like these, we always draw on our strongest assets: our people and our location.
- As we continue to work on:
 - Establishing Homer as a destination through improving our parks, trails and outdoor attractions;
 - And strengthening our Port & Harbor availability and services through upgrades and expansion; as well as anticipating the benefits of
 - Affordable energy through our new natural gas line

 - We also look forward to the development of year round jobs through expanded marine trades and other associated industries; and,
 - Diversifying our economy by working with potential newcomers such as oil and gas companies.
- As I close today, the biggest take away that I would like to confirm is that
- Homer *is* open for business!

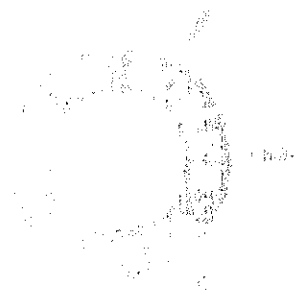
PUBLIC HEARING(S)

CLERK'S AFFIDAVIT OF POSTING

I, Renee Krause, Deputy City Clerk I for the City of Homer, Alaska, do hereby certify that a copy of the Public Hearing Notice for Ordinance 13-01(A)(S), An Ordinance Amending HCC 17.04.190 to Provide for Deferral of Special Assessments for Low Income Residents; Ordinance 13-02 Creating the City of Homer Natural Gas Distribution Special Assessment District, Approving the Improvement Plan for the District; Ordinance 13-03, Authorizing the City to Issue a Natural Gas Distribution Special Assessment Bond in the Principal Amount of Not to Exceed \$12.7 Million dollars to Finance the Design and Construction of Natural Gas Distribution Improvements in the City, Fixing Certain Details of Such Bond and Authorizing Its Sale at the City of Homer kiosks located at City Clerk's Office, Captain's Coffee Roasting Co., Harbormaster's Office and Redden Marine on February 1, 2013 and that the City Clerk posted same on City of Homer Homepage on January 31, 2013.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 31st day of January, 2013.

Renee Krause
Renee Krause, Deputy City Clerk I



ORDINANCE REFERENCE SHEET
2013 ORDINANCE
ORDINANCE 13-01

An Ordinance of the Homer City Council Amending HCC 17.04.190 to Provide for Deferral of Special Assessments for Low Income Residents.

Sponsor: Burgess

1. City Council Regular Meeting January 14, 2013 Introduction
 - a. Department of Health and Human Services 2012 Poverty Guidelines for Alaska

2. City Council Regular Meeting January 28, 2013 Public Hearing and Second Reading
 - a. Ordinance 13-01(A) as amended by Council on January 14, 2013
 - b. Memorandum 13-016 from Planning Technician as backup
 - c. Department of Health and Human Services 2012 Poverty Guidelines for Alaska

3. City Council Regular Meeting February 11, 2013 Public Hearing and Second Reading
 - a. Ordinance 13-01(A)(S).as adopted by Council on January 28, 2013
 - b. Memorandum 13-016 from Planning Technician as backup
 - c. Department of Health and Human Services 2012 Poverty Guidelines for Alaska

CITY OF HOMER
HOMER, ALASKA

Burgess

ORDINANCE 13-01(A)(S)

AN ORDINANCE OF THE HOMER CITY COUNCIL,
AMENDING HCC 17.04.190 TO PROVIDE FOR
DEFERRAL OF SPECIAL ASSESSMENTS FOR LOW
INCOME RESIDENTS.

THE CITY OF HOMER HEREBY ORDAINS:

Section 1. HCC 17.04.190, Deferment of assessment payments for senior citizens, is amended to read as follows:

17.04.190 Deferment of assessment payments for low income residents senior citizens.

a. Assessment payments, **including payments of assessments levied in the City of Homer Natural Gas Distribution Special Assessment District created by Ordinance 13-02, but excluding other** ~~except~~ assessment payments for the infrastructure of a privately owned utility, may be deferred under the provisions of this section. A person may obtain a deferment of assessment payments under this section if the person:

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

2. ~~Has an annual family income that would qualify under the United States Department of Housing and Urban Development designation of lower income families adjusted for Alaska and the Kenai Cook Inlet Region;~~ **is less than 100 percent of the current U.S. Health and Human Services Poverty Guidelines for Alaska**

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

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

b. An assessment payment deferment is subject to approval by the council. A person seeking deferment of an assessment payment shall file a written application with the finance director on or before the first payment is due, supported by documentation showing that the applicant meets the criteria in subsection (a) of this section. A person receiving an assessment payment deferment must file with the city by April 15th of each subsequent year a new application proving eligibility as of January 1st of that year in order to retain the exemption. Within the same year the city for good cause shown may waive the claimant's failure to make timely application and approve the application as if timely filed.

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

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

2. The accelerated roads program fund for deferred road improvement

47 assessment payments.

48 **3. The source that the council designates for other deferred assessment**
49 **payments.**

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

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

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

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

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

61
62 Section 2. This Ordinance is of a permanent and general character and shall be included
63 in the City Code.

64
65 ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, this
66 day of _____, 2013.

67
68

CITY OF HOMER

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71

MARY E. WYTHE, MAYOR

72
73

74
75 ATTEST:

76
77

78
79 JO JOHNSON, CMC, CITY CLERK

80
81

82 AYES:

83 NOES:

84 ABSTAIN:

85 ABSENT:

86
87

87 First Reading:

88 Public Reading:

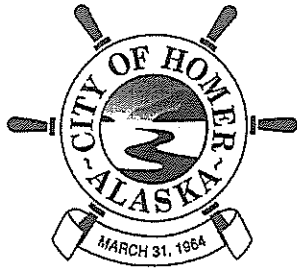
89 Second Reading:

90 Effective Date:

91
92

93 Reviewed and approved as to form:
94
95
96 _____
97 Walt Wrede, City Manager
98
99 Date: _____
100
101

City Attorney
Date: _____



City of Homer
Planning & Zoning
 491 East Pioneer Avenue
 Homer, Alaska 99603-7645

Telephone (907) 235-3106
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.ci.homer.ak.us

MEMORANDUM 13-016

To: Mayor Wythe and Homer City Council
Through: Walt Wrede, City Manager, Rick Abboud, City Planner
From: Julie Engebretsen, Planning Technician
Date: January 22, 2013
Subject: Ordinance 13-01(A) Deferred Assessments

I was asked to estimate the number of properties that may qualify for a deferred assessment for the Natural Gas SAD.

My best guess is that 3-5% of the properties may qualify for a low income deferral, or 100-200 parcels. This is a very rough estimate.

**2012 Poverty Guidelines for
 Alaska**

Persons in family/household	Poverty guideline
1	\$13,970
2	18,920
3	23,870
4	28,820
5	33,770
6	38,720
7	43,670
8	48,620

For families/households with more than 8 persons,
 add \$4,950 for each additional person.

Filed Date: 1/19/12
Accession Number: 20120119-5162
Comments Due: 5 p.m. ET 2/9/12
Docket Numbers: ER12-840-000
Applicants: Northern Indiana Public Service Company
Description: Northern Indiana Public Service Company submits tariff filing per 35.13(a)(2)(iii): Definitions to be effective 2/1/2012.

Filed Date: 1/19/12
Accession Number: 20120119-5174
Comments Due: 5 p.m. ET 2/9/12

The filings are accessible in the Commission's eLibrary system by clicking on the links or querying the docket number.

Any person desiring to intervene or protest in any of the above proceedings must file in accordance with Rules 211 and 214 of the Commission's Regulations (18 CFR 385.211 and 385.214) on or before 5 p.m. Eastern time on the specified comment date. Protests may be considered, but intervention is necessary to become a party to the proceeding.

eFiling is encouraged. More detailed information relating to filing requirements, interventions, protests, service, and qualifying facilities filings can be found at: <http://www.ferc.gov/docs-filing/efiling/filing-req.pdf>. For other information, call (866) 208-3676 (toll free). For TTY, call (202) 502-8659.

Dated: January 19, 2012.

Nathaniel J. Davis, Sr.,
Deputy Secretary.

[FR Doc. 2012-1613 Filed 1-25-12; 8:45 am]

BILLING CODE 6717-01-P

FEDERAL RESERVE SYSTEM

Formations of, Acquisitions by, and Mergers of Bank Holding Companies

The companies listed in this notice have applied to the Board for approval, pursuant to the Bank Holding Company Act of 1956 (12 U.S.C. 1841 *et seq.*) (BHC Act), Regulation Y (12 CFR part 225), and all other applicable statutes and regulations to become a bank holding company and/or to acquire the assets or the ownership of, control of, or the power to vote shares of a bank or bank holding company and all of the banks and nonbanking companies owned by the bank holding company, including the companies listed below.

The applications listed below, as well as other related filings required by the Board, are available for immediate inspection at the Federal Reserve Bank indicated. The application also will be available for inspection at the offices of the Board of Governors. Interested

persons may express their views in writing on the standards enumerated in the BHC Act (12 U.S.C. 1842(c)). If the proposal also involves the acquisition of a nonbanking company, the review also includes whether the acquisition of the nonbanking company complies with the standards in section 4 of the BHC Act (12 U.S.C. 1843). Unless otherwise noted, nonbanking activities will be conducted throughout the United States.

Unless otherwise noted, comments regarding each of these applications must be received at the Reserve Bank indicated or the offices of the Board of Governors not later than February 21, 2012.

A. Federal Reserve Bank of St. Louis (Glenda Wilson, Community Affairs Officer) P.O. Box 442, St. Louis, Missouri 63166-2034:

1. *Cabool State Bank Employee Stock Ownership Plan*, Cabool, Missouri; to acquire additional voting shares, for a total of 31.95 percent of the voting shares of Cabool Bancshares, Inc., and thereby indirectly acquire additional voting shares of Cabool State Bank, both in Cabool, Missouri.

B. Federal Reserve Bank of Minneapolis (Jacqueline G. King, Community Affairs Officer) 90 Hennepin Avenue, Minneapolis, Minnesota 55480-0291:

1. *State Bankshares, Inc.*, Fargo, North Dakota; to acquire 100 percent of the voting shares of First Hawley Bancshares, Inc., and thereby indirectly acquire voting shares of First National Bank, both in Hawley, Minnesota.

C. Federal Reserve Bank of San Francisco (Kenneth Binning, Vice President, Applications and Enforcement) 101 Market Street, San Francisco, California 94105-1579:

1. *First PacTrust Bancorp, Inc.*, Chula Vista, California; to become a bank holding company by acquiring 100 percent of the voting shares of Beach Business Bank, Manhattan Beach, California.

In connection with this application, Applicant also has applied to retain 100 percent of the voting shares of Pacific Trust Bank, fsb, Chula Vista, California, and thereby engage in operating a nonbank thrift subsidiary, pursuant to section 225.28(b)(4) of Regulation Y.

Board of Governors of the Federal Reserve System, January 23, 2012.

Robert deV. Frierson,

Deputy Secretary of the Board.

[FR Doc. 2012-1616 Filed 1-25-12; 8:45 am]

BILLING CODE 6210-01-P

DEPARTMENT OF HEALTH AND HUMAN SERVICES

Office of the Secretary

Annual Update of the HHS Poverty Guidelines

AGENCY: Department of Health and Human Services.

ACTION: Notice.

SUMMARY: This notice provides an update of the Department of Health and Human Services (HHS) poverty guidelines to account for last calendar year's increase in prices as measured by the Consumer Price Index.

DATES: *Effective Date:* Date of publication, unless an office administering a program using the guidelines specifies a different effective date for that particular program.

ADDRESSES: Office of the Assistant Secretary for Planning and Evaluation, Room 404E, Humphrey Building, Department of Health and Human Services, Washington, DC 20201.

FOR FURTHER INFORMATION CONTACT: For information about how the guidelines are used or how income is defined in a particular program, contact the Federal, state, or local office that is responsible for that program. For information about poverty figures for immigration forms, the Hill-Burton Uncompensated Services Program, and the number of people in poverty, use the specific telephone numbers and addresses given below.

For general questions about the poverty guidelines themselves, contact Kendall Swenson or Gordon Fisher, Office of the Assistant Secretary for Planning and Evaluation, Room 404E, Humphrey Building, Department of Health and Human Services, Washington, DC 20201—telephone: (202) 690-7507—or visit <http://aspe.hhs.gov/poverty/>.

For information about the percentage multiple of the poverty guidelines to be used on immigration forms such as USCIS Form I-864, Affidavit of Support, contact U.S. Citizenship and Immigration Services at 1-(800) 375-5283.

For information about the Hill-Burton Uncompensated Services Program (free or reduced-fee health care services at certain hospitals and other facilities for persons meeting eligibility criteria involving the poverty guidelines), contact the Office of the Director, Division of Health Facilities, Health Resources and Services Administration, HHS, Room 10-105, Parklawn Building, 5600 Fishers Lane, Rockville, Maryland 20857. To speak to a staff member,

please call (301) 443-5656. To receive a Hill-Burton information package, call 1-(800) 638-0742 (for callers outside Maryland) or 1-(800) 492-0359 (for callers in Maryland). You also may visit <http://www.hrsa.gov/gethealthcare/affordable/hillburton/>.

For information about the number of people in poverty, visit the Poverty section of the Census Bureau's web site at <http://www.census.gov/hhes/www/poverty/poverty.html> or contact the Census Bureau's Customer Service Center at 1-(800) 923-8282 (toll-free) or visit <http://ask.census.gov> for further information.

SUPPLEMENTARY INFORMATION:

Background

Section 673(2) of the Omnibus Budget Reconciliation Act (OBRA) of 1981 (42 U.S.C. 9902(2)) requires the Secretary of the Department of Health and Human Services to update the poverty guidelines at least annually, adjusting them on the basis of the Consumer Price Index for All Urban Consumers (CPI-U). The poverty guidelines are used as an eligibility criterion by the Community Services Block Grant program and a number of other Federal programs. The poverty guidelines issued here are a simplified version of the poverty thresholds that the Census Bureau uses to prepare its estimates of the number of individuals and families in poverty.

As required by law, this update is accomplished by increasing the latest published Census Bureau poverty thresholds by the relevant percentage change in the Consumer Price Index for All Urban Consumers (CPI-U). The guidelines in this 2012 notice reflect the 3.2 percent price increase between calendar years 2010 and 2011. After this inflation adjustment, the guidelines are rounded and adjusted to standardize the differences between family sizes. The same calculation procedure was used this year as in previous years. (Note that these 2012 guidelines are roughly equal to the poverty thresholds for calendar year 2011 which the Census Bureau expects to publish in final form in September 2012.)

The poverty guidelines continue to be derived from the Census Bureau's current official poverty thresholds; they are not derived from the Census Bureau's new Supplemental Poverty Measure (SPM).

The following guideline figures represent annual income.

2012 POVERTY GUIDELINES FOR THE 48 CONTIGUOUS STATES AND THE DISTRICT OF COLUMBIA

Persons in family/household	Poverty guideline
1	\$11,170
2	15,130
3	19,090
4	23,050
5	27,010
6	30,970
7	34,930
8	38,890

For families/households with more than 8 persons, add \$3,960 for each additional person.

2012 POVERTY GUIDELINES FOR ALASKA

Persons in family/household	Poverty guideline
1	\$13,970
2	18,920
3	23,870
4	28,820
5	33,770
6	38,720
7	43,670
8	48,620

For families/households with more than 8 persons, add \$4,950 for each additional person.

2012 POVERTY GUIDELINES FOR HAWAII

Persons in family/household	Poverty guideline
1	\$12,860
2	17,410
3	21,960
4	26,510
5	31,060
6	35,610
7	40,160
8	44,710

For families/households with more than 8 persons, add \$4,550 for each additional person.

Separate poverty guideline figures for Alaska and Hawaii reflect Office of Economic Opportunity administrative practice beginning in the 1966-1970 period. (Note that the Census Bureau poverty thresholds—the version of the poverty measure used for statistical purposes—have never had separate figures for Alaska and Hawaii.) The poverty guidelines are not defined for Puerto Rico or other outlying jurisdictions. In cases in which a Federal program using the poverty guidelines serves any of those jurisdictions, the Federal office that

administers the program is generally responsible for deciding whether to use the contiguous-states-and-DC guidelines for those jurisdictions or to follow some other procedure.

Due to confusing legislative language dating back to 1972, the poverty guidelines sometimes have been mistakenly referred to as the "OMB" (Office of Management and Budget) poverty guidelines or poverty line. In fact, OMB has never issued the guidelines; the guidelines are issued each year by the Department of Health and Human Services. The poverty guidelines may be formally referenced as "the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 U.S.C. 9902(2)."

Some federal programs use a percentage multiple of the guidelines (for example, 125 percent or 185 percent of the guidelines), as noted in relevant authorizing legislation or program regulations. Non-Federal organizations that use the poverty guidelines under their own authority in non-Federally-funded activities also may choose to use a percentage multiple of the guidelines.

The poverty guidelines do not make a distinction between farm and non-farm families, or between aged and non-aged units. (Only the Census Bureau poverty thresholds have separate figures for aged and non-aged one-person and two-person units.)

Note that this notice does not provide definitions of such terms as "income" or "family," because there is considerable variation in defining these terms among the different programs that use the guidelines. These variations are traceable to the different laws and regulations that govern the various programs. This means that questions such as "Is income counted before or after taxes?", "Should a particular type of income be counted?", and "Should a particular person be counted as a member of the family/household?" are actually questions about how a specific program applies the poverty guidelines. All such questions about how a specific program applies the guidelines should be directed to the entity that administers or funds the program, since that entity has the responsibility for defining such terms as "income" or "family," to the extent that these terms are not already defined for the program in legislation or regulations.

Dated: January 19, 2012.

Kathleen Sebelius,

Secretary of Health and Human Services.

[FR Doc. 2012-1603 Filed 1-25-12; 8:45 am]

BILLING CODE 4150-05-P

ORDINANCE REFERENCE SHEET
2013 ORDINANCE
ORDINANCE 13-02

An Ordinance of the City Council of Homer, Alaska, Creating the City of Homer Natural Gas Distribution Special Assessment District, Approving the Improvement Plan for the District, and Authorizing the City Manager to Proceed with the Improvement.

Sponsor: City Manager

1. City Council Regular Meeting January 28, 2013 Introduction
 - a. Exhibit A – Preliminary Assessment Roll
 - b. Exhibit B – Map of Improvement
 - c. Memorandum 13-017 from Planning Technician as backup
 - d. Changes to the Preliminary Assessment Roll
 - e. Memorandum 13-018 from Clerical Assistant as backup
 - f. Objections filed to date
 - e. Written public comments

2. City Council Regular Meeting February 11, 2013 Public Hearing and Second Reading
 - a. Memorandum 13-017 from Planning Technician as backup
 - b. Changes to the Preliminary Assessment Roll for January and February 2013
 - c. Memorandum 13-021 from City Attorney as backup
 - d. Memorandum 13-022 from Clerical Assistant as backup
 - e. Written public comments

1 CITY OF HOMER
2 HOMER, ALASKA

3 City Manager

4 ORDINANCE 13-02
5

6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER,
7 ALASKA CREATING THE CITY OF HOMER NATURAL
8 GAS DISTRIBUTION SPECIAL ASSESSMENT DISTRICT,
9 APPROVING THE IMPROVEMENT PLAN FOR THE
10 DISTRICT, AND AUTHORIZING THE CITY MANAGER TO
11 PROCEED WITH THE IMPROVEMENT.
12

13 WHEREAS, On July 23, 2012 the Council adopted Resolution 12-069 initiating a special
14 assessment district for a natural gas distribution system in the City; and
15

16 WHEREAS, On September 24, 2012, the Council adopted Resolution 12-081 accepting
17 and approving the improvement plan submitted by the City Manager for the proposed natural gas
18 distribution system special assessment district; and
19

20 WHEREAS, Notice of a public hearing on the improvement plan has been published at
21 least twice in a newspaper of general circulation in the City, and mailed via certified mail to
22 every record owner of real property in the proposed district not less than 60 days before the
23 hearing; and
24

25 WHEREAS, The Council conducted public hearings on the improvement plan on January
26 14, and January 28, 2013; and
27

28 WHEREAS, Owners of real property that would bear 50 percent or more of the assessed
29 cost of the improvement did not file timely written objections to the improvement plan with the
30 City Clerk.
31

32 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
33

34 Section 1. The natural gas distribution system in the City that is proposed in the
35 improvement plan will improve the public health, safety and welfare, and is necessary and of
36 benefit to the properties to be assessed.
37

38 Section 2. Owners of real property that would bear 50 percent or more of the assessed
39 cost of the improvement did not file timely written objections to the improvement plan with the
40 City Clerk
41

42 Section 3. There is hereby created the City of Homer Natural Gas Distribution Special
43 Assessment District ("District"). The improvement that is to be constructed in the District shall
44 be as described in the improvement plan and illustrated in Exhibit B to this ordinance. The
45 properties that are to be assessed for the improvement are described in Exhibit A to this
46 ordinance.

84 ATTEST:

85

86

87

88 JO JOHNSON, CMC, CITY CLERK

89

90 YES:

91 NO:

92 ABSTAIN:

93 ABSENT:

94

95 First Reading:

96 Public Hearing:

97 Second Reading:

98 Effective Date:

99

100 Reviewed and approved as to form:

101

102

103

104 Walt E. Wrede, City Manager

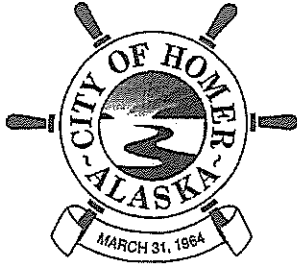
105

106

107 Date: _____

Thomas F. Klinkner, City Attorney

Date: _____



City of Homer
Planning & Zoning
491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-3106
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Web Site www.ci.homer.ak.us

MEMORANDUM 13-017

To: Mayor Wythe and Homer City Council
Through: Walt Wrede, City Manager, Rick Abboud, City Planner
From: Julie Engebretsen, Planning Technician
Date: January 22, 2013
Subject: Ordinance 13-02

Changes to the Preliminary Assessment Roll between September 24, 2012, and January 28th, 2013. This memo describes changes to the assessment roll between September 24th, 2012, Resolution 12-081, and the final public hearing scheduled for January 28th 2013. These changes fall in two categories; lands that have changed through a platting action recorded on or prior to January 28th, 2013, and additional lands that should be exempt from the district per Resolution 12-076.

Any plats recorded on or before January 28 will be added to this list prior to the February 11th adoption of Ordinance 13-02.

These changes are not expected to substantially change the per lot cost of the assessments levied on the properties in the district. There will be new lots created through subdividing in the timeframe of the district.

Platting Actions

The attached table describes the changes to the assessment roll due to recorded plats between September 24th, 2012, and the creation of the district scheduled on January 28th, 2013 per HCC 17.04.050.

Lot Exemptions

At the neighborhood meetings, staff was approached by a few land owners, requesting their lots be exempted from the assessment district. The lots all have severe development constraints. The attached table identifies these lots and the reason for exemption.



January 2013 Changes to the Preliminary Assessment Roll
for the Homer Natural Gas Special Assessment District

New Exempt Lots		Legal Description	Reason for Change from Preliminary Assessment Roll Resolution 12-081
Parcel ID	Owner	Legal Description	Reason for Change from Preliminary Assessment Roll Resolution 12-081
17511211	WILLIAMS MARY R TRUST	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0594561 HOMER ENTERPRISES INC SUB LOT 11 BLK 1	Woodard Creek lot, severe development constraints - lot exempted
17511213	MARTIN LARRY J	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0594561 HOMER ENTERPRISES INC SUB LOT 20 BLK 1	Woodard Creek lot, severe development constraints - lot exempted
17511210	SELBY SHARON DIANE	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0594561 HOMER ENTERPRISES INC SUB LOT 10 BLK 1	Woodard Creek lot, severe development constraints - lot exempted
17511408	ALLISON GINA	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0594561 HOMER ENTERPRISES INC SUB LOT 8 BLK 2	Woodard Creek lot, severe development constraints - lot exempted
17910023	State of Alaska DOT	T6S R13W SEC 14 SEWARD MERIDIAN HW1/2 SW1/4 T 6S R 13W SEC 19 SEWARD MERIDIAN HW BEGINNING AT A POINT ON THE SOUTHWEST LINE OF OHLSON LANE 162 FT NORTHWEST OF THE EAST LINE OF SEC 19 TH NORTHWEST ALONG SAID SOUTHWEST LINE 50 FT TH SOUTH TO KACHEMAK BAY TH EAST ALONG SAID BAY TO A POINT BEARING SOUTH FROM THE POB TH NORTH TO THE POB T6S R12W Sec 10 SEWARD MERIDIAN HM 0000587 SCENIC VIEW SUB Lot 12	Part of the Airport, legal constraints on land use, and not served by gas.
17510010	State of Alaska DOT	T6S R12W Sec 10 SEWARD MERIDIAN HM 0000587 SCENIC VIEW SUB Lot 12	Lot is beach front and meets the criteria in Resolution 12-076 for exemption.
17411209	Ray Kranich Micheal & Shila Hough & Kachemak Bay Title Agency	T6S R13W SEC 30 SEWARD MERIDIAN HM 2005095 LAKESIDE VILLAGE PART 3 KBT ADDN LOT 1B-2A BLK 1	No legal access, no access to pipe. Lot excluded
17730125	Inc		Underlying condo property; no assessment due on this parcel. Each condo unit is assessed.
Recorded Platting Actions			
Parcel ID	Owner	New Legal Description	Notes
17419280	Northern Enterprises	HM 2012054 Northern Enterprises No 2 Lot 1. This lot will have an assessment.	Lot lines combined prior to public hearing, therefore only one assessment will be levied.
17510129	Pratt Museum/Homer Society of Natural history	HM 2012057 Pratt Sub Tract 1. This lot will have an assessment.	Lot lines combined prior to public hearing, therefore only one assessment will be levied.
Parcel ID	Owner	New Legal Description	Notes
		Old Parcel & Legal Description 17420315, 17420317. HM 2002067 Northern Enterprises No 1, Lots 5-A-1 & 4-A-1. 17510128, 17501120, 17513351, 1753345. HM 2008075 Alfred Anderson Pratt Museum Replat Tract A-1. HM 0970013 Bunnell's Sub 1996 Pratt Museum Addn Lot 15-A-1. HM 0860044 Bunnell's Sub No 17 Lot 14-A. HM 2007074 Bunnell's Sub 2007 Addn Lot 20-A-1	Old Parcel & Legal Description

January 2013 Changes to the Preliminary Assessment Roll
for the Homer Natural Gas Special Assessment District

17521033	Michael & Margaret Craig	HM 2012058 Baycrest Sub 2012 Lot 5-A. This lot will have an assessment.	Lot lines combined prior to public hearing, therefore only one assessment will be levied.	17521009, 17521012, 17521010, 17521011. HM 0670482 Baycrest Sub Lots 9, 10, 11 12.
17523004	Theodore Rozak Living Trust	HM 2012048 W R Bell Sub Rozak Replat Lot 5A Blk 3	Lot lines where vacated between three lots, to create two lots. The two lots will each have an assessment.	Former Lots 17523018, 19, 20, HM 0700402 W R Bell Sub 1970 ADDN Lots 5,6,7 Block 3.
17523045	Theodore Rozak Living Trust	HM 2012048 W R Bell Sub Rozak Replat Lot 7A Blk 3	Lot lines where vacated between three lots, to create two lots. The two lots will each have an assessment.	Former Lots 17523018, 19, 20, HM 0700402 W R Bell Sub 1970 ADDN Lots 5,6,7 Block 3.
17930049	Alex Haaland	HM 2012043 Cooper Sub Haaland Addn lot 7-B	The original lot was divided in two and recorded 11/6/2012. An assessment is due on each lot.	17930012, HM 0720764 Cooper Sub Lot 7 Blk 2
17930048	Jason Herreman	HM 2012 043 Cooper Sub Haaland Addn lot 7-A	The original lot was divided in two and recorded 11/6/2012. An assessment is due on each lot.	17930012, HM 0720764 Cooper Sub Lot 7 Blk 2
Any plats recorded on or before January 28 will be added to this list prior to the February 11th adoption of Ordinance 13-xx				

February 11, 2013 Changes to the Preliminary Assessment Roll
for the Homer Natural Gas Special Assessment District

New Exempt Lots		Legal Description	Reason for Change from Preliminary Assessment Roll Resolution 12-081
Parcel ID	Owner		
17511211	WILLIAMS MARY R TRUST	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0594561 HOMER ENTERPRISES INC SUB LOT 11 BLK 1	Woodard Creek lot, severe development constraints - lot exempted
17511213	MARTIN LARRY J	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0594561 HOMER ENTERPRISES INC SUB LOT 20 BLK 1	Woodard Creek lot, severe development constraints - lot exempted
17511210	SELBY SHARON DIANE	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0594561 HOMER ENTERPRISES INC SUB LOT 10 BLK 1	Woodard Creek lot, severe development constraints - lot exempted
17511408	ALLISON GINA	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0594561 HOMER ENTERPRISES INC SUB LOT 8 BLK 2	Woodard Creek lot, severe development constraints - lot exempted
17910023	State of Alaska DOT	T6S R13W SEC 14 SEWARD MERIDIAN HM W1/2 SW1/4	Part of the Airport, legal constraints on land use, and not served by gas.
17510010	State of Alaska DOT	T 6S R 13W SEC 19 SEWARD MERIDIAN HM BEGINNING AT A POINT ON THE SOUTHWEST LINE OF OHLSON LANE 162 FT NORTHWEST OF THE EAST LINE OF SEC 19 TH NORTHWEST ALONG SAID SOUTHWEST LINE 50 FT TH SOUTH TO KACHEMAK BAY TH EAST ALONG SAID BAY TO A POINT BEARING SOUTH FROM THE POB TH NORTH TO THE POB	Lot is beach front and meets the criteria in Resolution 12-076 for exemption.
17411209	Ray Kranich	T6S R12W Sec 10 SEWARD MERIDIAN HM 0000587 SCENIC VIEW SUB Lot 12	No legal access, no access to pipe. Lot excluded
17730125	Micheal & Shila Hough & Kachemak Bay Title Agency Inc	T6S R13W SEC 30 SEWARD MERIDIAN HM 2005095 LAKESIDE VILLAGE PART 3 KBT ADDN LOT 1B-2A BLK 1	Underlying condo property; no assessment due on this parcel. Each condo unit is assessed.
17510019	John & Viola Hansen Joint Revocable Trust	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0750051 MARLEY-DELL SUB LOT 1 EXCEPT THAT PORTION PER ROW DEDICATED BY FOOTHILLS SUB UNIT 1	Lot has severe development constraints due to Sterling Highway takings
Recorded Platting Actions		New Legal Description	Notes
Parcel ID	Owner		Old Parcel & Legal Description

February 11, 2013 Changes to the Preliminary Assessment Roll
for the Homer Natural Gas Special Assessment District

17419280	Northern Enterprises	HM 2012054 Northern Enterprises No 2 Lot 1. This lot will have an assessment.	Lot lines combined prior to public hearing, therefore only one assessment will be levied.	17420315, 17420317, HM 2002067 Northern Enterprises No 1, Lots 5-A-1 & 4-A-1.
17510129	Pratt Museum/Homer Society of Natural history	HM 2012057 Pratt Sub Tract 1. This lot will have an assessment.	Lot lines combined prior to public hearing, therefore only one assessment will be levied.	17510126, 1750120, 17513331, 1753345. HM 2008075 Alfred Anderson Pratt Museum Replat Tract A-1. HM 0970013 Bunnell's Sub 1996 Pratt Museum Addn Lot 15-A-1. HM 0860044 Bunnell's Sub No 17 Lot 14-A. HM 2007074 Bunnell's Sub 2007 Addn Lot 20-A-1
17521033	Michael & Margaret Craig	HM 2012058 baycrest Sub 2012 Lot 9-A. This lot will have an assessment.	Lot lines combined prior to public hearing, therefore only one assessment will be levied.	17521009, 17521012, 17521010, 17521011. HM 0670482 Baycrest Sub Lots 9, 10, 11 12.
17523004	Theodore Rozak Living Trust	HM 2012048 W R Bell Sub Rozak Replat Lot 5A Blk 3	Lot lines where vacated between three lots, to create two lots. The two lots will each have an assessment.	Former Lots 17523018, 19, 20, HM 0700402 W R Bell Sub 1970 ADDN Lots 5,6,7 Block 3.
17523045	Theodore Rozak Living Trust	HM 2012048 W R Bell Sub Rozak Replat Lot 7A Blk 3	Lot lines where vacated between three lots, to create two lots. The two lots will each have an assessment.	Former Lots 17523018, 19, 20, HM 0700402 W R Bell Sub 1970 ADDN Lots 5,6,7 Block 3.
17930049	Alex Haaland	HM 2012043 Cooper Sub Haaland Addn lot 7-B	The original lot was divided in two and recorded 11/6/2012. An assessment is due on each lot.	17930012, HM 0720764 Cooper Sub Lot 7 Blk 2
17930048	Jason Herreman	HM 2012 043 Cooper Sub Haaland Addn lot 7-A	The original lot was divided in two and recorded 11/6/2012. An assessment is due on each lot.	17930012, HM 0720764 Cooper Sub Lot 7 Blk 2
not assigned	William Palmer & Shirley Fedora	HM 201302 Paradies Heights Subdivision 2012 Lot 6-A	Lot lines combined prior to public hearing, therefore only one assessment will be levied.	17409020, 17409019, HM 0750059, Paradise Heights Sub Lot 6 Blk 2
not assigned	Aderhold Community Property Trust	HM 201303 Glacier View Subdivision No. 27 Lot 9-A	Lot lines combined prior to public hearing, therefore only one assessment will be levied.	17710734, 17710733 HM 0750013 Glacier View Sub No 3, Lots 9 and 10, Block 11
not assigned	Marsha Rouggy & Milton Turkington	HM 201304 Thompson Subdivision 2012 Lot 8-A	Lot lines combined prior to public hearing, therefore only one assessment will be levied.	17902028, 17902027, HM 0640051 Thompson Sub Lot 08, Lot 9 Excluding DOT ROW
17529071	Robert Archibald & Roberta Highland	HM2012062 Mountain Park Sprucewood Replat BLOCK 2 TRACT A-1	Lot lines were reconfigured. There was no change in the number of lots. Each lot is still assessed.	17529029, HM0780010 Mountain Park Sub Block 2 Tract A
17529070	Robert Archibald & Roberta Highland	HM2012062 Mountain Park Sprucewood Replat LOT 4-A-1 BLOCK 1	Lot lines were reconfigured. There was no change in the number of lots. Each lot is still assessed.	17529068, HM 2009099 Mountain Park Sub Highland Addn Lot 4-A Block 1

MEMORANDUM

13-021

TO: MAYOR AND CITY COUNCIL MEMBERS
FROM: THOMAS F. KLINKNER
RE: ASSESSMENT OF CONDOMINIUMS
CLIENT: CITY OF HOMER
FILE NO.: 506,742.205
DATE: JANUARY 28, 2013

I have been asked to explain why assessments in the City of Homer Natural Gas Special Assessment District must be levied on individual condominium units, rather than levying one assessment on the parcel on which the condominium project is located. The answer is that the former method of assessment is required by state law. Alaska Statute 34.08.720(b) provides:

- (b) In a condominium or planned community,
- (1) if there is a unit owner other than a declarant, each unit that has been created, together with its interest in the common elements, constitutes for all purposes a separate parcel of real estate;
 - (2) if there is a unit owner other than a declarant, each unit shall be separately taxed and assessed, and a separate tax or assessment may not be rendered against any common elements for which a declarant has reserved no development rights.

AS 34.08.720(b)(2) requires that each condominium unit shall be separately taxed and assessed, "if there is a unit owner other than the declarant." "Declarant" refers to the developer of the condominium project. This, from the time that the developer of the condominium project has sold at least one condominium unit to another owner, each unit in the condominium project must be separately assessed.

It has been suggested that the term "assessed" in AS 34.08.720(b) refers only to the valuation of property for purposes of real property taxation, and not to the levying of special assessments. Even if this were the case, AS 34.08.720(b)(1) still requires that "each unit that has been created, together with its interest in the common elements, *constitutes for all purposes a separate parcel of real estate.*" (Emphasis added). Thus, AS 34.08.720(b)(1) also would require the levying of special assessments on individual condominium units as separate parcels of real estate.

cc: Walt Wrede
Jo Johnson

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

MEMORANDUM 13-022

TO: MAYOR WYTHE AND HOMER CITY COUNCIL

FROM: CHRISTINE SZOCINSKI, CLERICAL ASSISTANT
THROUGH: JO JOHNSON, CMC, CITY CLERK

DATE: JANUARY 28, 2013

SUBJECT: HOMER NATURAL GAS SEPCIAL ASSESSMENT DISTRICT OBJECTION STATUS

After close of the objection period for the Homer Natural Gas Special Assessment District, the City Clerk's Office has completed the final tally on the number of objections. There are a total of 540 valid objections. This represents 14% of the parcels within the 3,855 parcel district. For your information the objections have been broken down into the following categories and percentage of objection:

- Costs (to homeowner and/or to the city)- 44%
- Concerns of future gas supply- 16%
- Safety concerns (explosions)- 2%
- People on fixed incomes- 6%
- Rather see renewable energy instead (ie: solar, wind, or tidal)- 10%
- Would like the public to vote- 2%
- Doubts of it really coming to their area- 3%
- Condo owners- 4%

Memorandum 13-018 stated there were 388 objections. Upon careful review of those objections there were five parcels that were excluded from the count. This was due to objection forms that were incomplete.

In reviewing Kenai Peninsula Borough Tax Information it appears that 4 percent of people objecting to the SAD own property inside city limits but reside outside city limits and 10 percent live out of state.

The objection period closed on January 25th at 5:00 pm.

Recommendation: Informational only

To the Council and the Mayor and Rep Paul Seaton and Mayor Mike Navarre

JAN 31 2013

This gas line is wrong on so many levels its hard to pick just one. .

www.youtube.com/watch?v=1YmRISad76M

I am attaching a link to a video of the after math of the Sandy storm surge that hit Manhattan. This is one video of many showing just one neighborhood on the night of the storm. Its an inferno. Pause it and look at it. There is not just the one massive fire there are small fires everywhere! That one neighborhood lost 50 homes to fire that night. Gas fires from broken gas lines. Do we have the potential here for a natural disaster that could break a gas line? It's inevitable. So there is a huge safety issue with running a line through our forest to every home in town and through the forests on the way down. That is a fact.

I am so late coming into activism on this issue. My sin is busy -ness. It looks like a done deal now. When you sent that mailer in August I was in the middle of our production season. Summer is crazy busy. I had to stand in line for an hour to get that certified letter. I won't repeat what I said when I saw it was from the city. It went in the trash without being read because at that time nothing was more important then completing the task at hand. That wouldn't have been by design would it? Summer is a busy and absent time for many in Homer. I wonder if there is legal recourse on this upside down and backwards "vote" and I intend to find out. If there is I will pursue it.

Lee and I have spent the last 20 years in Alaska developing the manufacture of yurts. Safe, portable, insulated, low impact shelter strong enough for any environment in Alaska. You could fill a container with our 16-foot yurts and have them ready for any disaster relief requiring emergency shelter anywhere in the state. Our state has not purchased a single Nomad Shelter yurt in 20 years.

Lee and I developed the concept of yurt rentals in the park, designed the private concession, funded it privately, and have managed 9 rentals in Kachemak Bay State Park for 13 years. The state will not allow expansion of this program into other parks even though it's a popular program, low impact and managed carefully with a good history.

Enstar has received a full ride from our state. Our state gov is firmly in the hands of extraction based mega corporations backed by big corrupt international banks. They are funding the means of distribution! This pipeline should not be on public money. Who covers our trucking and freight at NSI ?..we do!

This state does not support value-added development. I can attest to that. People, local people can provide value-added development. It takes big corrupt financing to extract resources. Enstar will get us hooked up and then the "scarcity" factor will come into play and they will begin fracking locally. Fracking has been linked to increased earthquake activity in England and the mid west. It has also destroyed water quality. This is a very short-term fix on a long-term problem. It will benefit only the international banks and corporations in the long run.

Here is a plan, take the 3000 that you want to extract from each household in the city and give it to the playground committee with the mission to make each household participating energy independent for heat on a locally owned centralized grid in the next few years. They could do it, and pay themselves well for doing it! I know they could. We have very smart people in this town motivated for the common good. This plan for gas has been fast tracked with no request for an alternative plan to be presented. We are smarter then this wasteful gas detour and no longer have time to squander with dirty, extractive, dangerous solutions that benefit only corrupt banksters.

. I have a degree in Community Development that I got in the 70's. Back then we were talking about appropriate technology for development. Developments only using technologies appropriate to the environment and local culture. Gas is not the appropriate technology for our seismically active, environmentally sensitive and still relatively clean area. Not large scale pipes to houses or local production of the resource. Look at this video, look at those fires. Vote with your grandchildren in mind and stop this madness.

Jessica Tenhoff

Owner

Nomad Shelter Inc

Alaskan Yurt Rentals LLC

Alaskan Yurts LLC

Jo Johnson

From: Katie Koester
Sent: Friday, February 01, 2013 5:11 PM
To: Christy Tyler
Cc: Jo Johnson
Subject: RE: Is it too late for comments?

Hi Christy,

The deadline for lot owners to file an objection form to the Natural Gas Special Assessment District was January 25th. However, Council has not passed the ordinance yet establishing the HSAD. They will vote on that at the February 11th meeting. Comments to Council are always welcome. I have cced City Clerk Jo Johnson on this message so she can make sure Council sees your comment. If you would like to write an additional comment to the council, you can email the Clerk's office directly at clerk@cityofhomer-ak.gov

Thank you for taking the time to email.

Best,

Katie

-----Original Message-----

From: Christy Tyler [<mailto:christyrenetyler@yahoo.com>]
Sent: Thursday, January 31, 2013 12:32 PM
To: Katie Koester
Subject: Is it too late for comments?

I have concerns about the future supply of gas and I am against putting in the line at this time.
Thank you,
Christy Tyler
Homer

Sent from my iPhone

Jo Johnson

From: Mary Griswold <mgrt@xyz.net>
Sent: Saturday, February 02, 2013 10:09 AM
To: Jo Johnson
Subject: Ord 13-02

Please include in the city council packet:

I oppose Ordinance 13-02 creating the Homer natural gas line SAD. 540 lot owners submitted formal objections. This represents more than one-quarter of the lot owners in the city. I do not know how many others oppose the district but how will we look back on this fiasco if in a couple years only half or fewer of city lots are connected to the system? The city should not force unwilling participants to pay this assessment. Enstar has procedures in place for consumers to acquire natural gas service. The city should concentrate on its business rather than pursuing bold new adventures. Thank you for your consideration.

Jo Johnson

From: John Velsko <jvelsko@hotmail.com>
Sent: Sunday, February 03, 2013 12:12 PM
To: Bryan Zak; Beauregard Burgess; David Lewis; Barbara Howard; Francie Roberts; jamesdolmar@ci.homer.ak.us; Department Clerk
Subject: FW: Homer Natural Gas Assessment District
Attachments: Assessments.pdf

Hello Mayor & Council,

I don't believe my e-mail dated January 16th, 2013 made it into the last City Council packet & I wanted to be sure you are aware of the serious concerns I have on the Public Hearing & Ballot timeline. I have also attached for your consideration an item I found during a few minute internet search I conducted concerning the legality of treating condominium owners differently during municipal build out of infrastructure.

As a multiple property owner within the Homer City limits with a vested interest in the financial well being of city coffers, I am asking you to slow down in your headlong rush to push through this special gasline assessment. In my opinion, the city administration is being unduly influenced by Kachemak City & commercial interests that do not have the best interests of the general population of Homer at heart. The possibility of costly legal action is very real if the the City of Homer does not address some of the valid issues brought up during public hearings. I would suggest that perhaps another legal opinion, from a different attorney, would also be prudent. Please read carefully the attached legal piece I have attached, in particular paragraph four, and feel free to contact me via e-mail or cell phone @907-299-1215 if you have any further questions, concerns or comments.

Regards
John Velsko
Homer, Alaska

From: jvelsko@hotmail.com
To: wwrede@ci.homer.ak.us
Subject: Homer Natural Gas Assessment District
Date: Wed, 16 Jan 2013 14:44:15 -0900

Hello Walt,

I enjoyed listening to the public's comments during the Public Hearing on the Natural Gas Assessment District at the last Council Meeting. There were some concerns that I frankly had not considered and I am wondering if the Council feels the same way. Having said that, I can't help but wonder why your administration has chosen to have formal objections to the Assessment District due on January 25th, when the last Public Hearing on this matter isn't until January 28th? Perhaps more public comment on January 28th could sway a voter one way or the other - or have you and the Council already made up your minds and the Public Hearings are only window dressing?

It is troubling that there are no workshops scheduled to address the comments brought before Council during Public Hearings. I am sure that the City Attorney was consulted about the manner in which the Public Hearing and objection timeline was enacted, and while it may be legal in his mind, the public may very well feel that it was unethical, and perhaps underhanded at the least. Commonsense would insist that Public Hearings be held, comments noted and addressed, and then and only then should ballots have been mailed.

I would appreciate it if you could share this e-mail with the Council at the next meeting.

Regards,
John Velsko
Resident of Homer

Supreme Court Invalidates Sewer Special Assessment Allocated on a Per Taxable Parcel Basis

The Supreme Court in *Steinbach v. Green Lake Sanitary District*, 2004 WI App 192, 276 Wis. 2d 639, 688 N.W.2d 740 (June 2006) addressed the issue of what constitutes a proper special assessment for a sewer extension. At issue in the case was a sewer extension constructed by the Green Lake Sanitary District.

The District determined to specially assess all the properties to be served by the planned sewer improvements. The special assessments were to include two components: an availability assessment, to cover the costs of making the sewer available to each lot in the plan, and a connection assessment to cover the costs of the infrastructure necessary for transportation of sewage to the treatment plant. The availability charge was levied against each lot or parcel of record receiving sewer service to recover the capital cost of the installation, including the installation of one four-inch pipe stub connecting the sewer main to the property edge of each lot. The connection charge was individually levied against every habitable unit on a lot and every structure connected to the sewer system on any lot that did not include a habitable building.

Under this assessment methodology, an 18-unit condominium located within the District was charged 18 availability charges

FCC Adopts Order on Broadband Over Power Lines

On August 3, 2006, the FCC unanimously adopted an order designed to promote a wider rollout of broadband over power lines, or BPL. The technology, which is still under development,

because under the law each condominium unit was a separate parcel of record. This was the case even though the single lot on which all of the condominiums were located was provided with only one four-inch sewer stub. The condominium owners challenged the imposition of the 18 availability charges.

The Supreme Court concluded that the number of availability charges allocated to the condominium lacked a reasonable basis and was invalid. The Supreme Court indicated that there was no nexus between the 18 availability charges assessed against the condominium owners and the District's recovery of the capital cost to provide only one sewer stub to the condominium project. The Court also noted that other lots that have multiple habitable units on them, and were provided the same sewer service through one four-inch stub, were assessed only one availability charge, as compared to the 18 charges imposed on the condominium project. Finally, the Court stated that there was no showing that the condominium owners received a greater benefit than was provided to other lots that were affected by the sewer extension. The Court, therefore, concluded the availability charge was not levied uniformly and imposed an inequitable cost burden on the condominium property owners as compared with the benefit accruing to them and to all benefited properties.

The Court stressed that the reasonableness of a particular assessment method depends on the application of its factual consequences to the properties assessed. No assessment method is *per se* reasonable, and neither procedural fairness nor prolonged use of any particular method can assure reasonableness. Rather any assessment methodology may be unreasonable if it has an entirely disproportionate effect on a group of property owners

ORDINANCE REFERENCE SHEET
2013 ORDINANCE
ORDINANCE 13-03

An Ordinance of the City Council of Homer, Alaska, Authorizing the City to Issue a Natural Gas Distribution Special Assessment Bond in the Principal Amount of Not to Exceed \$12,700,000 to Finance the Design and Construction of Natural Gas Distribution Improvements in the City, Fixing Certain Details of Such Bond and Authorizing Its Sale; and Repealing HCC Chapter 17.08.

Sponsor: City Manager

1. City Council Regular Meeting January 28, 2013 Introduction
2. City Council Regular Meeting February 11, 2013 Public Hearing and Second Reading
 - a. Request for Proposals

1 CITY OF HOMER
2 HOMER, ALASKA

3 City Manager

4 ORDINANCE 13-03
5

6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER,
7 ALASKA AUTHORIZING THE CITY TO ISSUE A NATURAL
8 GAS DISTRIBUTION SPECIAL ASSESSMENT BOND IN THE
9 PRINCIPAL AMOUNT OF NOT TO EXCEED \$12,700,000 TO
10 FINANCE THE DESIGN AND CONSTRUCTION OF
11 NATURAL GAS DISTRIBUTION IMPROVEMENTS IN THE
12 CITY, FIXING CERTAIN DETAILS OF SUCH BOND AND
13 AUTHORIZING ITS SALE; AND REPEALING HCC CHAPTER
14 17.08.
15

16 WHEREAS, On January 28, 2013, the Council adopted Ordinance 13-___ creating the
17 City of Homer Natural Gas Distribution Special Assessment District (“District”), and authorizing
18 the City Manager to proceed with the design and construction of a natural gas distribution system
19 in the District (the “Improvement”), and negotiate for the sale of special assessment bonds or
20 other financing for the construction of the Improvement for Council approval; and
21

22 WHEREAS, Interim financing for the Improvement is required in anticipation of the
23 levying of special assessments against the real property in the District, and after the levying of
24 the assessments, long-term financing for the Improvement will be required; and
25

26 WHEREAS, AS 29.46.130 and AS 29.46.140 authorize the City of Homer “City”
27 respectively to issue notes to obtain interim financing for improvements in a special assessment
28 district, and to issue bonds to obtain long-term financing for improvements in a special
29 assessment district, in each case payable out of special assessments for the improvement, without
30 voter approval; and
31

32 WHEREAS, The City has solicited proposals to purchase the bond and finance the
33 Improvement, and has determined that _____ (“Lender”) has submitted the best
34 proposal in response to this solicitation; and
35

36 WHEREAS, The City Manager has negotiated a Loan Agreement between the Lender
37 and the City, the form of which is now before this meeting, which provides for the Lender to
38 purchase a bond to finance the Improvement on the terms and conditions set forth therein and in
39 this Ordinance, and it is in the best interest of the City that the City sell the bond to the Lender
40 under such terms and conditions.
41

42 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
43

44 Section 1 - Definitions. In addition to the terms that are defined in the recitals above, the
45 following terms shall have the following meanings in this Ordinance:

46 "Bond Register" means the registration books maintained by the Registrar as Bond
47 registrar, which include the names and addresses of the owners or nominees of the owners of the
48 Bond.

49
50 "Bond" means the "Natural Gas Distribution Special Assessment Bond, 2013" of the
51 City, the issuance and sale of which are authorized herein.

52
53 "City" means the City of Homer, a municipal corporation of the State of Alaska,
54 organized as a first class city under Title 29 of the Alaska Statutes.

55
56 "Council" means the Council of the City of Homer, as the general legislative authority of
57 the City, as the same shall be duly and regularly constituted from time to time.

58
59 "ENSTAR" means ENSTAR Natural Gas Company, a division of Semco Energy, Inc., a
60 Michigan corporation.

61
62 "Guaranty Fund" means the fund of that name created by Section 15.

63
64 "Lender" means _____.

65
66 "Loan Agreement" means the Loan Agreement between the City and the Lender
67 concerning the Bond.

68
69 "Ordinance" means this Ordinance 13-03 of the City.

70
71 "Registered Owner" means the person named as the registered owner of a Bond in the
72 Bond Register. The Lender is the initial Registered Owner.

73
74 "Registrar" means the City Treasurer, or any successor that the City may appoint by
75 resolution.

76
77 "Reserve Fund" means the fund of that name created by Section 14.

78
79 "Sinking Fund" means the fund of that name created by Section 13.

80
81 "Special Assessments" means all special assessments to be levied against real property in
82 the District to pay the costs of the Improvement.

83
84 Section 2 - Authorization of Bond and Purpose of Issuance. For the purpose of providing
85 the funds necessary to pay the costs of designing and constructing the Improvements, the funding
86 of the reserves required herein, and to pay all costs incidental thereto and to the issuance of the
87 Bond, the City shall issue the Bond in a principal amount equal to the aggregate amount of the

88 advances that the Registered Owner makes to the City for such purposes, but not to exceed
89 \$12,700,000.

90

91 Section 3 - Obligation of Bond. The Bond is a special obligation of the District and is
92 payable solely from assessments to be levied against the real property in the District for the
93 Improvement, and funds pledged for the payment of the Bond under this Ordinance. Said
94 assessments shall constitute a sinking fund for the payment of principal of and interest on the
95 Bond. Neither the faith and credit nor the taxing power of the City is pledged for the payment of
96 the Bond.

97

98 Section 4 - Description of Bond. The Bond shall be designated "City of Homer Natural
99 Gas Distribution Special Assessment Bond, 2013," shall be issued in fully registered form, and
100 shall be numbered in the manner and with such additional designation as the Registrar deems
101 necessary for purposes of identification, and may have endorsed thereon such legends or text as
102 may be necessary or appropriate to conform to the rules and regulations of any governmental
103 authority or any usage or requirement of law with respect thereto. The Bond shall be dated as of
104 its delivery date.

105

106 The Bond shall bear interest from its date at a rate of Four and One-Half percent (4.5%)
107 per annum, and shall be payable in _____ equal annual installments of principal and interest,
108 commencing on the 1st day of _____ 2015 and continuing on _____ 1 of each year
109 thereafter, until _____ 1, 20__, when the remaining principal balance of the Bond, plus
110 accrued interest, shall be due and payable. Interest will be computed on the basis of a 360-day
111 year consisting of twelve 30-day months.

112

113 Section 5 - Optional Redemption. The Bond shall be subject to optional redemption in
114 whole or in part at any time, at a redemption price equal to the principal amount of the Bond to
115 be redeemed plus accrued interest to the date of redemption.

116

117 Section 6 - Notice of Redemption. Notice of any intended redemption of the Bond shall
118 be given not less than 10 nor more than 45 days prior to the date fixed for redemption by first
119 class mail to the Registered Owner of the Bond at its address as it appears on the Bond Register
120 on the day the notice is mailed. The requirements of this section shall be deemed to be complied
121 with when notice is mailed as herein provided, whether or not it is actually received by the
122 Registered Owner. All official notices of redemption shall be dated and shall state the
123 redemption date and the redemption price.

124

125 Section 7 - Form of Bond. The Bond shall be in substantially the following form, with
126 such variations, omissions and insertions as may be required or permitted by this Ordinance:

127

128

129 UNITED STATES OF AMERICA
130 STATE OF ALASKA
131 CITY OF HOMER

132
133 No. _____ \$ _____
134

135 NATURAL GAS DISTRIBUTION SPECIAL ASSESSMENT BOND, 2013
136

137 REGISTERED OWNER:
138

139 PRINCIPAL AMOUNT:
140

141 The City of Homer (the "City"), a municipal corporation of the State of Alaska,
142 acknowledges itself indebted and for value received promises to pay (but only out of the sources
143 mentioned herein) to the Registered Owner identified above, or its registered assigns, a principal
144 amount equal to the aggregate amount of the advances that the Registered Owner makes to the
145 City to pay the costs of designing and constructing the Improvement (hereinafter defined),
146 including the funding of the reserves required herein, and to pay all costs incidental thereto and
147 to the issuance of the Bond, but not to exceed \$12,700,000 together with accrued interest on the
148 outstanding principal amount of this Bond at a rate of _____ Percent (___%) per annum.
149 This Bond is payable in _____ equal annual installments of principal and interest, commencing
150 on the 1st day of _____ 2015 and continuing on _____ 1 of each year thereafter, until
151 _____ 1, 20____, when the remaining principal balance of the Bond, plus accrued interest, shall
152 be due and payable. Both principal of and interest on this Bond shall be payable in any lawful
153 money of the United States of America which at the time of payment is legal tender for the
154 payment of public and private debts. Interest on this Bond shall be computed on the basis of a
155 360-day year consisting of twelve 30-day months. Installments of principal and interest on this
156 Bond shall be paid at the office of the Registered Owner in _____, Alaska, or at the option
157 of the Registered Owner at the office of the Treasurer of the City in Homer, Alaska
158

159 This Bond is subject to prepayment by or on behalf of the City, in whole or in part, at any
160 time without penalty, upon notice as provided in the Ordinance referred to below (the
161 "Ordinance").
162

163 This Bond is issued pursuant to Chapter 46, Title 29 of the Alaska Statutes and Ordinance
164 13-03 of the City duly and regularly adopted February _____, 2013, for the purpose of providing
165 funds to pay the costs of designing and constructing of a natural gas distribution system (the
166 "Improvement") in the City of Homer Natural Gas Distribution Special Assessment District, and
167 is the single registered Bond entitled \$12,700,000 City of Homer Natural Gas Distribution
168 Special Assessment Bond, 2013.
169

170 THIS BOND IS PAYABLE SOLELY FROM ASSESSMENTS TO BE LEVIED
171 AGAINST THE REAL PROPERTY IN THE CITY OF HOMER NATURAL GAS
172 DISTRIBUTION SPECIAL ASSESSMENT DISTRICT, AND FUNDS PLEDGED FOR THE
173 PAYMENT OF THE BOND UNDER THE ORDINANCE, AND IS NOT A GENERAL
174 OBLIGATION OF THE CITY, AND NEITHER THE FAITH AND CREDIT NOR THE
175 TAXING POWER OF THE CITY IS PLEDGED FOR ITS REPAYMENT.
176

177 IT IS HEREBY CERTIFIED and declared that this Bond is issued pursuant to and in
178 strict compliance with the Constitution and laws of the State of Alaska and the ordinances of the
179 City of Homer, and that all acts, conditions and things required to happen, to be done and to be
180 performed precedent to and on the issuance of this Bond have happened, been done and been
181 performed.
182

183 IN WITNESS WHEREOF, the City of Homer, Alaska, has caused this Bond to be
184 executed by the signature of its Mayor and attested by its Clerk under the seal of the City on this
185 _____ day of _____ 2013.
186

187 CITY OF HOMER
188

189 _____
190 Mayor
191

192
193 A T T E S T:
194

195
196 _____
197 City Clerk
198

199 Section 8 - Execution. The Bond shall be executed in the name of the City by the
200 signature of the Mayor, and its corporate seal shall be impressed or otherwise reproduced thereon
201 and attested by the signature of the City Clerk. The execution of the Bond on behalf of the City
202 by persons who at the time of the execution are duly authorized to hold the proper offices shall
203 be valid and sufficient for all purposes, although any such person shall have ceased to hold office
204 at the time of delivery of the Bond or shall not have held office on the date of the Bond.
205

206 Section 9 - Payment of Principal and Interest. The Bond shall be payable in lawful
207 money of the United States of America which at the time of payment is legal tender for the
208 payment of public and private debts. Installments of principal and interest on the Bond shall be
209 paid at the office of the Registered Owner in _____, Alaska, or at the option of the
210 Registered Owner at the office of the Registrar in Homer, Alaska; provided that the final

211 installment of the principal of the Bond, plus accrued interest, shall be payable upon presentation
212 and surrender of the Bond by the Registered Owner at the principal office of the Registrar.

213 Section 10 - Registration.

214
215 (a) Bond Register. The Bond shall be issued only in registered form as to both
216 principal and interest. The Registrar shall keep, or cause to be kept, a Bond Register at its
217 principal office. The Treasurer of the City is hereby appointed as Registrar and paying agent for
218 the Bond.

219
220 (b) Registered Ownership. The City and the Registrar, each in its discretion, may
221 deem and treat the Registered Owner of the Bond as the absolute owner thereof for all purposes,
222 and neither the City nor the Registrar shall be affected by any notice to the contrary. Payment of
223 the Bond shall be made only as described in Section 9, but such registration may be transferred
224 as herein provided. All such payments made as described in Section 9 shall satisfy and discharge
225 the liability of the City upon the Bond to the extent of the amount or amounts so paid.

226
227 (c) Transfer or Exchange of Registered Ownership. The registered ownership of the
228 Bond may be transferred or exchanged, but no transfer of the Bond shall be valid unless it is
229 surrendered to the Registrar with the assignment form appearing on such Bonds duly executed by
230 the Registered Owner or such Registered Owner's duly authorized agent in a manner satisfactory
231 to the Registrar. Upon such surrender, the Registrar shall cancel the surrendered Bond and shall
232 cause to be executed and delivered, without charge to the Registered Owner or transferee, a new
233 Bond (or Bonds at the option of the new Registered Owner) of the same date, maturity and
234 interest rate and for the same aggregate principal amount, naming as Registered Owner the
235 person or persons listed as the assignee on the assignment form appearing on the surrendered and
236 canceled Bond. The Bond may be surrendered to the Registrar and exchanged, without charge,
237 for an equal aggregate principal amount of Bonds of the same date, maturity, and interest rate.
238 The Registrar shall not be obligated to transfer or exchange the Bond following any notice of
239 redemption.

240
241 Section 11 - Lost Stolen, Destroyed or Mutilated Bond. Upon surrender to the Registrar
242 of a mutilated Bond, the City shall execute and deliver a new Bond of like maturity and principal
243 amount. Upon filing with the Registrar of evidence satisfactory to the City that a Bond has been
244 destroyed, stolen or lost and of the ownership thereof, and upon furnishing the City with
245 indemnity satisfactory to it, the City shall execute and deliver a new Bond of like maturity and
246 principal amount. The person requesting the execution and delivery of a new Bond under this
247 section shall comply with such other reasonable regulations as the City may prescribe and pay
248 such expenses as the City may incur in connection therewith.

249
250 Section 12 - Application of Bond Proceeds. The proceeds of the sale of the Bond shall be
251 applied to pay the costs of designing and constructing the Improvement, including the funding of

252 the reserves required herein, and to pay all costs incidental thereto and to the issuance of the
253 Bond, and shall be deposited in the appropriate funds or accounts of the City for such purposes.
254

255 Section 13 – Sinking Fund. A special fund of the City designated the "City of Homer
256 Natural Gas Distribution Special Assessment Bond Sinking Fund" is hereby created for the
257 purpose of paying and securing the payment of the Bond. The Sinking Fund shall be held
258 separate and apart from all other funds and accounts of the City and shall be a trust fund for the
259 Registered Owner of the Bond. Payments of principal and interest on assessments levied for the
260 Improvement in the District shall be deposited in the Sinking Fund. Amounts in the Sinking
261 Fund shall be used to pay principal and interest on the Bond, and are hereby pledged for that
262 purpose.
263

264 Section 14 – Reserve Fund.
265

266 (a) A special fund of the City designated the "City of Homer Natural Gas Distribution
267 Special Assessment Bond Reserve Fund" is hereby created for the purpose of paying and
268 securing the payment of the Bond. The Reserve Fund shall be held separate and apart from all
269 other funds and accounts of the City and shall be a trust fund for the Registered Owner of the
270 Bond. There shall be paid into the Reserve Fund:
271

272 (1) That part of the proceeds of the Bond which is designated for deposit in
273 the Reserve Fund by the City Manager; and
274

275 (2) All monies received from ENSTAR as refunds of main extension
276 advances or free main allowance arising out of new customers connecting to the
277 Improvement; and
278

279 (3) Any Sinking Fund and Guaranty Fund balances remaining after the
280 discharge of the Bond.
281

282 (b) Until the Bond has been discharged, the funds in the Reserve Fund may be used
283 only to pay the difference between the amount of principal and interest due on the Bond and the
284 amount in the Sinking Fund that is available to pay that principal and interest; provided, if the
285 Finance Director determines that the amount of funds available in the Reserve Fund exceeds the
286 amount of the next annual installment of principal and interest due on the Bond, the Finance
287 Director may apply such excess to a prepayment of the Bond.
288

289 (c) At such time as the Finance Director determines that the sum of the amounts in
290 the Reserve Fund, the Guaranty Fund and the Sinking Fund equals or exceeds the amount
291 required to (i) discharge the Bond, (ii) pay all refunds of assessments required upon discharge of
292 the Bond, and (iii) pay any other amounts that may be owing on the Bond, the Finance Director
293 shall cause such payment to be made and the Bond to be discharged.

294 Section 15 – Guaranty Fund. A special fund of the City designated the "City of Homer
295 Natural Gas Distribution Special Assessment Bond Guaranty Fund" is hereby created for the
296 purpose of paying and securing the payment of the Bonds. The Guaranty Fund shall be held
297 separate and apart from all other funds and accounts of the City and shall be a trust fund for the
298 Registered Owner of the Bonds. The Council annually shall appropriate to the Guaranty Fund a
299 sum the Council determines to be adequate, with all other available funds, to cover a deficiency
300 in the funds available to pay principal and interest on the Bonds if the reason for the deficiency is
301 nonpayment of assessments when due. Money received from actions taken against property for
302 nonpayment of assessments levied in the District shall be credited to the Guaranty Fund.
303 Amounts in the Guaranty Fund shall be used to pay principal and interest on the Bonds when
304 other funds are not available for that purpose.

305
306 Section 16 - Amendatory and Supplemental Ordinances.

307
308 (a) The Council from time to time and at any time may adopt an Ordinance or
309 Ordinances supplemental hereto, which Ordinance or Ordinances thereafter shall become a part
310 of this Ordinance, for any one or more of the following purposes:

311
312 (1) To add to the covenants and agreements of the City in this Ordinance,
313 other covenants and agreements thereafter to be observed, or to surrender any right or
314 power herein reserved to or conferred upon the City.

315
316 (2) To make such provisions for the purpose of curing any ambiguities or of
317 curing, correcting or supplementing any defective provision contained in this Ordinance
318 or in regard to matters or questions arising under this Ordinance as the Council may deem
319 necessary or desirable and not inconsistent with this Ordinance and which shall not
320 adversely affect the interests of the Registered Owner of the Bond.

321
322 Any such supplemental Ordinance may be adopted without the consent of the Registered
323 Owner of the Bond, notwithstanding any of the provisions of subsection (b) of this section.

324
325 (b) With the consent of the Registered Owners of not less than 60 percent in
326 aggregate principal amount of the Bond at the time outstanding, the Council may adopt an
327 Ordinance or Ordinances supplemental hereto for the purpose of adding any provisions to or
328 changing in any manner or eliminating any of the provisions of this Ordinance or of any
329 supplemental Ordinance; provided, however, that no such supplemental Ordinance shall:

330
331 (1) Extend the due date of any principal installment payable under the Bond,
332 or reduce the rate of interest thereon, or extend the time of payments of interest from their
333 due date, or reduce the amount of the principal thereof, or reduce any premium payable
334 on the redemption thereof, without the consent of the Registered Owners of all of the
335 Bond so affected; or

336 (2) Reduce the aforesaid percentage of Registered Owners of the Bond
337 required to approve any such supplemental Ordinance without the consent of the
338 Registered Owners of all of the Bond then outstanding.

339 (3) Remove the pledge and lien of this Ordinance on assessments to be levied
340 against the real property in the District, and funds pledged for the payment of the Bonds
341 under this Ordinance.
342

343 It shall not be necessary for the consent of the Registered Owner of the Bond under this
344 subsection (b) to approve the particular form of any proposed supplemental Ordinance, but it
345 shall be sufficient if such consent shall approve the substance thereof.
346

347 (c) Upon the adoption of any supplemental Ordinance pursuant to the provisions of
348 this section, this Ordinance shall be deemed to be modified and amended in accordance
349 therewith, and the respective rights, duties and obligations under this Ordinance of the City and
350 the Registered Owner of the Bond shall thereafter be determined, exercised and enforced
351 thereunder, subject in all respects to such modification and amendment, and all the terms and
352 conditions of any such supplemental Ordinance shall be deemed to be part of the terms and
353 conditions of this Ordinance for any and all purposes.
354

355 (d) Any Bond executed and delivered after the adoption of any supplemental
356 Ordinance pursuant to this section may bear a notation as to any matter provided for in the
357 supplemental Ordinance, and if the supplemental Ordinance shall so provide, a new Bond so
358 modified as to conform, in the opinion of the Council, to any modification of this Ordinance
359 contained in any such supplemental Ordinance may be prepared by the City and delivered
360 without cost to the Registered Owner of the Bond then outstanding, upon surrender for
361 cancellation of such Bond in an equal aggregate principal amount.
362

363 Section 17 - Sale of Bond; Loan Agreement. The Bond shall be sold at negotiated sale to
364 the Lender as provided in the Loan Agreement. The City Manager is hereby authorized to
365 execute the Loan Agreement, in substantially the form presented at this meeting.
366

367 Section 18 - Authority of Officers. The City Manager, the acting City Manager, the
368 Clerk and the acting Clerk are, and each of them hereby is, authorized and directed to do and
369 perform all things and determine all matters not determined by this Ordinance, to the end that the
370 City may carry out its obligations under the Bond and this Ordinance.
371

372 Section 19 - Miscellaneous. No recourse shall be had for the payment of the principal of
373 or the interest on the Bond or for any claim based thereon or on this Ordinance against any
374 member of the Council or officer of the City or any person executing the Bond.
375

376 Section 20 – Ordinance a Contract with Registered Owner. In consideration of the
377 purchase and acceptance of the Bond by those who shall own the same from time to time, the

378 provisions of this Ordinance shall constitute a contract with the Registered Owners of each
379 Bond, and the obligations of the City under this Ordinance shall be enforceable by any court of
380 competent jurisdiction; and the covenants and agreements herein set forth to be performed on
381 behalf of the City shall be for the equal benefit, protection and security of the Registered Owners
382 of any and all of the Bond.

383
384 Section 21 - Severability. If any one or more of the provisions of this Ordinance shall be
385 declared by any court of competent jurisdiction to be contrary to law, then such provision shall
386 be null and void and shall be deemed separable from the remaining provisions of this Ordinance
387 and shall in no way affect the validity of the other provisions of this Ordinance or of the Bond.

388
389 Section 22 – Repeal of HCC 17.08. HCC Chapter 17.08 is repealed.

390
391 Section 23 – Codification. Section 22 of this Ordinance is of a permanent and general
392 character and shall be included in the City Code. The remainder of this Ordinance is not
393 permanent in nature, and shall not be codified.

394
395 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of
396 _____ 2013.

397
398 CITY OF HOMER

399
400
401
402 _____
403 MARY E. WYTHE, MAYOR

404 ATTEST:

405
406
407 _____
408 JO JOHNSON, CMC, CITY CLERK

409
410 YES:

411 NO:

412 ABSTAIN:

413 ABSENT:

414
415 First Reading:

416 Public Hearing:

417 Second Reading:

418 Effective Date:

419

420 Reviewed and approved as to form:

421

422

423 Walt E. Wrede, City Manager

424

425

426 Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

JAN 18 2013 AM 10:19 

**REQUEST FOR PROPOSALS
CITY OF HOMER, ALASKA
CAPITAL PROJECT FINANCING FOR NATURAL GAS DISTRIBUTION SYSTEM**

Proposals to provide capital project financing for the construction of the proposed natural gas distribution systems within the municipal boundaries of the City of Homer and Kachemak City will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska. The closing time and date for submittal of proposals is 4:00 p.m. on February 6, 2013. The time of receipt will be determined by the City Clerk's time stamp. Proposers are required to be on the Plan Holder's List to have their proposals evaluated by the selection committee.

For Proposal Specifications and Evaluation criteria contact:

City of Homer
City Clerk
491 E. Pioneer Ave.
Homer, Alaska, 99603
(907)235-3130

The City of Homer is seeking proposals from qualified financial institutions to provide capital project financing for construction of the proposed natural gas distribution systems within the municipal boundaries of Homer and Kachemak City. After construction, the infrastructure financed by the loan will be owned and operated by Enstar Natural Gas Co. The two cities request separate but bundled loan agreements. Both Cities are establishing Special Assessment Districts and property assessments will be pledged to repay the debt. The City of Homer requests authorization to borrow up to \$12.7 Million. Kachemak City seeks authorization to borrow up to \$1.1 Million. It is hoped that financing could be finalized and approved no later than mid-February 2013. Construction contracts are scheduled to be awarded shortly thereafter.

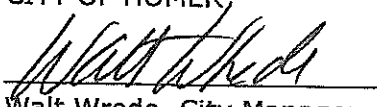
Please direct all questions regarding this RFP to either:

Walt Wrede, City Manager
Regina Mauras, Finance Director
City of Homer
491 E. Pioneer Avenue
Homer, Alaska 99603
907-235-8121 ex. 2222

The City of Homer reserves the right to accept or reject any or all proposals, to waive irregularities or informalities in the proposals, and to award the contract to the respondent that best meets the selection criteria.

Dated this 18th day of January, 2013.

CITY OF HOMER,


Walt Wrede, City Manager

Homer News-January 24th
Anchorage Daily News-January 20
Homer tribune January 30th
Account: 151-798-5227

REQUEST FOR PROPOSALS
INSTRUCTIONS FOR PROPOSERS

FOR

CAPITAL PROJECT FINANCING / NATURAL GAS DISTRIBUTION SYSTEM

CITY OF HOMER, ALASKA

CITY OF HOMER
491 E. Pioneer Avenue
Homer, Alaska 99603

January 2013

INSTRUCTIONS FOR PROPOSERS

The City of Homer is seeking proposals from qualified financial and lending institutions to provide capital project financing for construction of the proposed natural gas distribution systems within the municipal boundaries of Homer and Kachemak City. After construction, the infrastructure to be financed will be owned and operated by Enstar Natural Gas Company. The two cities request separate but bundled loan agreements. Both Cities are establishing Special Assessment Districts and property assessments will be pledged to repay the debt. The City of Homer requests authorization to borrow up to \$12.7 Million. Kachemak City seeks authorization to borrow up to \$1.1 Million. It is anticipated that the financing for the projects can be finalized and approved no later than mid February, 2013. Construction contracts are scheduled to be awarded shortly thereafter.

The following subjects are discussed in this Request for Proposals to assist you in preparing your submittal.

- 1.0 Introduction
- 2.0 Project Description / Special Financing Considerations
- 3.0 Schedule
- 4.0 Selection and Award Process
- 5.0 Proposal Format/Submittals
- 6.0 Evaluation Criteria
- 7.0 Remedies
- 8.0 Additional Information

The City reserves the right to accept or reject any or all proposals, to waive irregularities or informalities in the proposals, and to award a contract or contracts to the respondent that best meets the City's needs. Please direct questions regarding this proposal to Regina Mauras, Director of Finance, City of Homer, (907)235-8121.

1.0 INTRODUCTION

The City of Homer (the City) will be accepting proposals from qualified financial and lending institutions to finance construction of the proposed natural gas distribution systems within the boundaries of Homer and Kachemak City. The City of Homer intends to award this contract utilizing a competitive negotiation process pursuant to HCC 3.16.110 entitled "Procurement". Separate loan agreements and separate approvals by the Homer City Council and the Kachemak City Council will be required.

The highest ranked proposer(s) will be invited to negotiate a loan agreement(s) and later to provide financing for the project(s). If the parties cannot reach a loan agreement(s) the negotiations will be terminated and the City reserves the right to begin negotiations with the next highest ranked proposer(s). The City reserves the right to select multiple lenders if required to meet the objectives of the City. Relevant provisions of this RFP and a successful proposal may be incorporated as a part of the loan agreement and/or bond documents. All costs incurred by financial institutions choosing to participate in this RFP process shall be borne by the proposing lender.

2.0 PROJECT DESCRIPTION / SPECIAL FINANCING CONSIDERATIONS

The City of Homer has obtained a Legislative Grant to construct a natural gas trunk line from Anchor Point, through downtown Homer, and on the eastern boundary of Kachemak City; a distance of approximately 22 miles. The estimated project cost is \$10.6 Million. \$8.1 Million will be paid for by the grant and the remaining \$2.5 Million will be collected over time via a \$1.00 per mcf tariff adjustment applied to customer gas bills. The trunk line is a low pressure pipe which customers can tap into. So, in addition to transporting gas into the Homer area, it will also serve as part of the distribution system in both cities. Financing for the trunk line is not part of this request for proposals. In Homer, the trunk line accounts for approximately 25% of the total project cost of building out the entire distribution system. Enstar Natural Gas Company has begun pre-construction activities. Construction of the trunk line is expected to begin in February 2013 and be completed by the fall of this year.

The Cities of Homer and Kachemak City are seeking financing for construction of the rest of the gas distribution system. In Homer, this is approximately 73 miles of pipe at an estimated, not to exceed cost of \$12.7 Million. The project will be completed in two phases over two years. Phase I will include the downtown core and is projected to start in the spring of this year (2013). Phase 2 will include the

residential bluff area, the commercial area on the East side of town, and the Homer Spit. The City is in the process of establishing a special assessment district and assessments will be levied on benefitted properties. Assessment payments would be pledged to repay the loan / bonds. The estimated assessment per lot is \$3,200. The City has proposed a repayment period of 10 years and it would levy the same interest rate it receives from the lender. The circumstances are somewhat similar in Kachemak City and proposers can discuss specifics directly with Mayor Morris at 907-235-8897.

There are several special financing considerations specific to this project that the City of Homer wishes to see addressed in the proposals. First, the Homer City Code requires that property assessments for special assessment districts cannot be levied until projects are complete. Since this is a two year project, it is anticipated that revenues to repay the loan will not start coming in until early 2015, or thereabouts. The City will find it difficult to identify funds to make principle and interest payments in the interim between the start of construction and the time assessments are levied. Second, the City will not need to borrow or draw down all of the money at once. It is likely that approximately \$6 Million will be needed in 2013. The project could be delayed for a variety of reasons and we won't know the actual project costs until the project is completed. Therefore, it would be beneficial to be able draw down the money as needed. Third, the City is seeking authorization to borrow up to \$12.7 Million. That is the upper limit of what the City would need since it expects to enter into a not to exceed contract with Enstar. However, it is probable that the amount needed will be less than that amount for a variety of reasons. For example, the amount the City pays Enstar to construct the system will be based upon "actual costs". Therefore, we won't know the amount needed until the bids come in. Fourth, if the City finances the distribution system, it will receive substantial free main allowance payments over the years as customers hook up to the system. The estimate for this is about \$1.6 Million over 10 years. For this reason and the fact that many property owners will pay their assessment in full rather than financing, it is likely the City will pay the loan off early. Fifth, the City will need a term of 12 years or more since properties will not be assessed until 2015 and the construction schedule could slip. Finally, the city will need a fixed interest rate over the term of the loan because it is obligated to inform property owners exactly what their assessments will be, including interest.

3.0 SCHEDULE

Following is the schedule for the proposal/selection process. This schedule is subject to change by the City as deemed necessary.

- | | |
|---------|--|
| 1/24/13 | Publication announcing the Request for Proposals (RFP) |
| 2/1/13 | Deadline for Questions |
| 2/06/13 | Proposals are due. Proposals must be received and date/time stamped not later than 4:00 p.m. |
| 2/11/13 | Final selection complete (successful and unsuccessful firms are notified). |

4.0 SELECTION AND AWARD PROCESS

The process for the selection of the lender and the negotiation and approval of the loan agreement(s) is anticipated to be as follows:

Qualified firms interested in providing financing for the City may submit a proposal in accordance with the submittal requirements set forth in Section 5 of these instructions.

Proposals will be evaluated by a proposal review committee and interviews will be conducted at its discretion. Negotiations will be conducted by the City Manager and the Committee. Final approval rests with the City Council.

Proposers will be required to submit a listing of all fees and special loan requirements.

The City will enter into contract negotiations with the highest ranked firm or firms. If an agreement is successfully negotiated with the lender, the parties will sign the loan/bond documents upon approval by the respective City Council(s).

Whenever the City determines, in its sole judgment, that it is unlikely to reach agreement with or it is otherwise in the City's interests to terminate negotiations with the highest ranked lender, the City may

cancel the negotiations and, may start to negotiate with the next highest ranked lender(s). Should the City choose to cancel the negotiations, such cancellation will be effective upon receipt of written notification to the firm.

No Pre-Proposal Conference: There will be no pre-proposal conference. Questions regarding this RFP or the services requested in it, will be accepted either in writing or verbally at the above address, on or before February 1, 2013. Responses to all questions submitted will be communicated in writing to all potential proposers on the plan holder's list by close of business, February 4, 2013.

5.0 PROPOSAL FORMAT/ SUBMITTALS

Every respondent to these instructions must reply to each of the items set forth below in a clear and concise manner. Responses must be in the same order as listed below. While attention to specific requests for information is required, brevity is preferred. All proposals shall be single bound in 8 1/2" x 11" format; seven (7) copies are required. The submittals shall be organized in a manner that will enable the selection panel to quickly access pertinent information. In consideration of the reviewer's time, every effort should be made to avoid duplicating the information presented in the submittals.

Submit copies of the proposal by mail or messenger, no later than 4:00 p.m., February 6, 2013 to:

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

The following information should be included in the proposal:

5.1 Letter of Interest: Provide a brief letter of interest that may contain information that does not appear elsewhere in the submittal. At a minimum, the letter should identify the project for which the proposal has been prepared, briefly state the firm's understanding of the financial services to be provided, and make a positive commitment to providing those services.

5.2 Provide the name, title, address, and phone number of the person or persons who are authorized to sign loan documents and make representations on behalf of the lender.

5.3 Provide the name and contact information of the person or team of people who will be the primary contact, service the loan, and provide customer service once an agreement is approved.

5.4 Provide a description of all programs or services your institution offers to finance capital projects for municipal governments. What is special about these programs and sets them apart? Keep in mind that the financed infrastructure will be owned and operated by a private firm, Enstar Natural Gas Company.

5.5 Experience: describe your company's depth of experience in financial municipal capital projects and your portfolio of public sector investments.

5.6 References: Provide references from Municipalities in which your company has invested in capital projects. Municipalities in Alaska would be of particular interest.

5.7 Fees: Describe all fees and costs that would be associated with the issuance of loan documents and / or bonds and with servicing the loan for the life of the repayment schedule.

5.8 Framework of Loan Agreement: Provide a basic outline of your financing proposal including at a minimum, interest rate, collateral, proposed amortization schedule, access to funds, and other terms and conditions.

5.9. Provide a sample loan agreement commonly used for a loan of this type.

5.10 Timeline for Approval: Provide an estimated timeline for loan approval.

6.0 EVALUATION CRITERIA

The proposals will be initially evaluated and scored as follows:

Proposal Responsiveness	(up to)	10 Points
Programs / Services Available		10 points

Experience / Public Sector Portfolio	35 points
Proposed Loan Terms and Conditions	35 points
Other Considerations	10 points

7.0 REMEDIES

7.1 Limitation of Remedies

(a) If an administrative appeal to a court of law is sustained as set out below, the protester's damages shall be limited to the recovery of its reasonable costs of preparing a written response to these Instructions. The City shall in no event be responsible for any costs of any kind whatsoever incurred in connection with an interview or with the presenting or negotiating any aspect of a proposed contract or awarded contract with the City, nor for any other costs including, but not limited to, attorneys' fees associated with any protest, appeal, or judicial review of solicitations or awards, or cancellations relating to the contract by the City.

(b) By signing and submitting a proposal in response to this Instruction, the Proposer agrees to be bound to the limitations of remedies as set forth in this Section and expressly waives claims to all costs and fees incurred with the exception of its said Instruction preparation costs as set out immediately above.

8.0 ADDITIONAL INFORMATION

Proposers may obtain additional information regarding the finances of the City or any other relevant matter by contacting the Finance Director at the address and number above. The City Operating Budget and Audits can be viewed on-line at <http://www.cityofhomer-ak.gov/finance>

ORDINANCE(S)



CITY MANAGER'S REPORT

MANAGER'S REPORT
February 11, 2013

TO: MAYOR WYTHE / HOMER CITY COUNCIL

FROM: WALT WREDE

UPDATES / FOLLOW-UP

I regret that I did not have the time to prepare a written report for this meeting. I have been selected as a juror for a trial and have been in court since January 30th. The City Manager's Report will be verbal at this meeting.

ATTACHMENTS

1. February Employee Anniversaries
2. Port and Harbor Commission Recommendation on Harbormaster Building and Report by the Engineers
3. Research Reserve Coastal Risk Training
4. AML Legislative Bulletin
5. Load and Launch Ramp / Proposed Scope of Work
6. Homer Foundation Quarterly Reports for City of Homer Fund
7. Letter from Governor Parnell, re: Municipal Harbor Grant Program



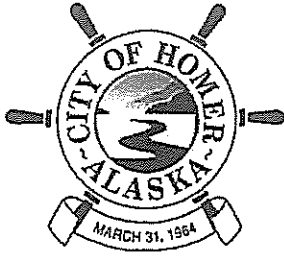
City of Homer

Memorandum

To: Mayor Wythe and Homer City Council
From: Walt Wrede, City Manager
Date: February 6, 2013
Re: February Employee Anniversaries

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

Jan Jonker,	Public Works	22	Years
Tim Yarbrough,	Fire	11	Years
Dan Miotke,	Fire	11	Years
Walt Wrede,	Administration	10	Years
George Tyrer,	Port & Harbor	9	Years
Deb Waldorf,	Library	5	Years
Jim Knott,	Police	3	Years



City of Homer
Port / Harbor
4350 Homer Spit Road
Homer, Alaska 99603-8005

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

MEMORANDUM

13-025

TO: HOMER CITY COUNCIL
CC: WALT WREDE, CITY MANAGER
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER *BH*
DATE: FEBRUARY 1, 2013
SUBJECT: NEW HARBORMASTER'S OFFICE STUDY & RECOMMENDATIONS

Background

As requested by Homer City Council and the Port and Harbor Advisory Commission, a study was completed on the existing Harbormaster's Office and the options of replacing/rebuilding it in December 2012. The study was done by Nelson Engineering, PC of Kenai in association with Klauder & Company Architects, Inc., Spurlock & Associates, Inc., and EIC Engineers, Inc.

At the Port and Harbor Advisory Commission regular meeting on January 23, 2012, the commission reviewed and discussed the study titled "Harbor Office Alternatives Analysis", prepared by Nelson Engineering. From the options given in the study, Option 2: Build a New Building, was reasoned to be the most feasible concept for the harbor office. Further discussion focused on locating the new structure to Lot 20 next to Ramp 7 on the other side of the harbor; and, if relocated, the new Harbormaster's Office would not need to provide as large of a public restroom. This would result in a savings in project costs. The restroom currently located at the top of Ramp 2 would remain as is and possibly be addressed at a later time.

Recommendations

In conclusion, the Port and Harbor Commission recommends Option Two of the study, and that the building be placed on the far side of the harbor.

Attached: Homer Harbormaster Office Alternatives Analysis December 2012
PHC Regular Meeting Minutes dated January 23, 2013

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
JANUARY 23, 2013

Harbormaster Hawkins explained that the 5000 square foot size was established by the folks who drew up the plans, they came and spent some time at the current office and then drafted the concept. It accommodates what they have now and provides some room to grow in the future. Harbor staff did not provide feedback specific to this concept drawing.

It was reiterated that they are only making a recommendation regarding the concept of the harbormaster's office and preferred location, not about funding at this time.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Memorandum to Port and Harbor Commission from City Planner Abboud Re: Marine Commercial and Industrial Zoning

City Planner Abboud addressed the Commission regarding his staff report.

Question was raised about whether changing the zoning would cause lessees to move or go out of business when their leases are up. City Planner Abboud responded that it will have to be addressed through nonconformity until they expand or replace the structures. Theoretically it could be rented out again if it's the same activity in the same space.

City Planner Abboud reviewed the draft zoning map for the spit compared to the current zoning. It was noted that if the zoning is industrial in the area where there may be mooring and barges, a little bit of commercial area would be fine to accommodate an industrial supply store for example.

There were comments in relation to challenges of over slope development and challenges of parking and access. If over slope becomes an option perhaps a lot can be included to address access and parking.

They also addressed drainage. It was suggested that site development standards could be removed. It creates a lot of extra costs for someone developing something, as there aren't a lot of drainage issues other than the low spots that are full of water now. City Planner Abboud explained that if there is a large development out there, it shouldn't flood or pollute the neighbor's lot or surrounding lands. If there is a giant parking lot, it need to be established what happens to the run off, it can't go untreated or into the harbor. It isn't happening now, but as an example for the new restroom and facility for the cruise ships there will be a lot of pavement associated with it. It will create a sheeting of water that if left untreated would go into the harbor or bay, or onto someone's lot. Hopefully there will be uncomplicated options like swales and grass to filter the run off. There was discussion about drainage issues and way to address them.

In regard to the effect of changing zoning to the kayak launch City Planner Abboud said it is a water dependent activity, and they will ensure that the industrial zoning includes parks.

INFORMATIONAL ITEMS

- A. Monthly Statistical & Performance Report December 2012
- B. Weekly Crane and Ice Report

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
JANUARY 23, 2013

Harbormaster Hawkins reviewed his staff report. He answered questions regarding stall leases and explained the efforts by staff to work with harbor users and ensure they are aware of their stall status. In response to other questions Harbormaster Hawkins explained how they deal with waste oil and measures they are taking or considering to make sure it is dealt with properly.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

- A. Memo to Port and Harbor Commission from Port Director/Harbormaster Hawkins Re: New Harbormaster's Office Alternatives Analysis December 2012
- a. Homer Harbormaster's Office Alternatives Analysis December 2012

Harbormaster Hawkins reviewed his staff report and the concept provided by the engineer. When asked what location he would select for the new building he said he said his personal opinion is that eventually an east harbor will be built and moving the harbormaster's office to the other side would be beneficial as they would good visibility for both basins. He noted this conceptual plan was prepared based on requests to look at options for a new harbormaster's office and Representative Seaton's work toward potential funding opportunities.

Commissioner comments included:

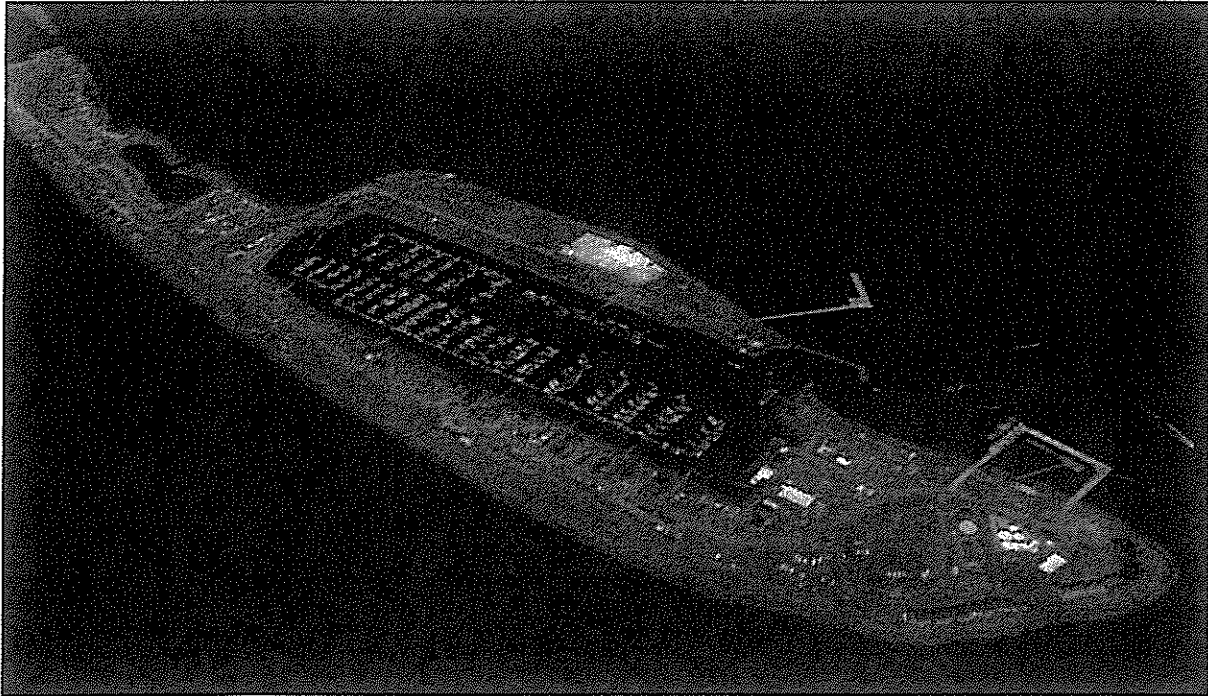
- The current restroom location is important for the businesses in the area that don't have their own restrooms and could create issues for those business owners if the restrooms are too far away.
- The building owned by Don Jose's is out because of foundation issues.
- Over slope is a great use of area that isn't being used at all and opens up parking, and new areas for development.
- Cement block construction for the new building raises concern because of earthquakes and potential structure damage to cement block structures.
- A public shower facility would be very beneficial. Seward has a really nice facility and talking to them about how they address things like vandalism and other concerns would be a good idea.

HOWARD/ULMER MOVED THAT THE PORT AND HARBOR COMMISSION RECOMMENDS OPTION TWO AND THAT THE BUILDING BE PLACED ON THE FAR SIDE OF THE HARBOR.

It was noted that this this is in anticipation of a new harbor office being built should funding opportunities come available.

They reviewed the aerial photo of the harbor and talked about potential locations on the east side. The lot by ramp 7 was suggested because it's close to the boat ramp, away from the chip pad, offers quick access to the port vessel down the ramp, better visibility moving away from system 5, better visibility to the potential east harbor, and would help keep small boats on trailers from getting down in the big commercial area. Harbormaster Hawkins noted there are pluses and minus for all the areas, but these are some good ideas.

Homer Harbormaster's Office Alternatives Analysis



Prepared for
City of Homer
December 2012

By
Nelson Engineering, PC

in Association with

Klauder & Company Architects, Inc.
Spurlock & Associates, Inc.
EIC Engineers, Inc.



Contents

Executive Summary

Introduction

Space Requirements for Harbormasters Operations and Restroom/Shower Facilities.

Alternative 1: Renovate and Expand Existing Harbormaster Office

Alternative 2: Build new Harbormaster's Office Adjacent to Existing

Alternative 3: Renovate Existing Happy Face Restaurant Building.

Cost Estimates

Photos of Existing Harbormaster's Office and Happy Face Restaurant

Kenai Peninsula Borough Property Reports

Harbormaster Office

Existing Restrooms

Happy Face Restaurant

Conceptual design for new Harbormaster's Office.

Executive Summary

The City of Homer has requested Nelson Engineering to Analyze three alternatives for a new Harbormasters Office:

1. Renovate and expand the existing facility.
2. Build new adjacent to existing facility.
3. Renovate the existing Happy Face Restaurant building.

Nelson Engineering, PC organized a consulting team to complete the Alternatives Analysis. The team and task assignments are as follows:

- Bill Nelson, PE: Nelson Engineering, PC Project Manager/Structural/Civil Engineer.
- Peter Klauder, Architect: Klauder & Company, Architect.
- Eric Cowling, EE: EIC Engineers, Electrical Engineer.
- Tom Spurlock, ME: Spurlock & Associates, Mechanical Engineer.
- Jay Lavoie: Estimations, Inc. Cost Estimator.

Renovation and Expansion of the existing Harbormasters office would include adding a second story to increase the available space as required to meet program requirements for the renovated facility. Two options were considered. Option 1A would add a second story above the existing space. Option 1B would raise the existing space and construct a new first story under the existing. The cost of Option 1A was not since it was determined to be economically unfeasible due to the cost of removing the existing roof structure and constructing a new floor in it's place.

Alternatives Cost Estimates

Option 1A:

Add second story over Existing Harbormaster Office	Unfeasible
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Option 1B:

Renovate and Raise Existing Harbormaster Office/Add Second Story	\$2,173,302
Restroom/Shower Facility	<u>\$ 847,108</u>
	\$3,020,410

Option 2:

New Harbormaster Office	\$2,141,383
Restroom/Shower Facility	<u>\$ 847,108</u>
	\$2,988,490

Option 3:

Land Value	\$ 166,700
Assessed Improvements	\$ 453,100
Renovations	<u>\$2,724,665</u>
	\$3,344,465



Space Requirements for Harbormaster Operations and Restroom/Shower Facilities.

All members of the team visited the site on October 5, 2012. The team met with Harbormaster Brian Hawkins and other harbor staff to discuss programming information such as Harbor operations, functional requirements and space needs. After the meeting the team inspected the existing Harbormaster office and Happy Face Restaurant building and reviewed open property surrounding the Harbormaster office.

Architect Peter Klauder used programming information gathered during the meeting with Harbor staff to develop a conceptual design for a new Harbormasters Office and for a new Public Restroom and Showers facility. Klauder & Company then prepared a Conceptual design for a new Harbormasters Office to be used for developing cost estimates for the Alternatives Analysis. The conceptual design addresses the space requirements for Harbormaster office functions, public areas, conference rooms, restrooms, filing, storage, utility, circulation and shop areas. The programming effort established a baseline area requirement of 5,077 square feet to provide for meet program requirements for the Harbormaster office and 1,000 sf for the Public Restrooms and Showers Building.

The existing Harbormasters office building footprint is approximately 2210 square feet. Alternative 1 would increase the total area to 4420 sf by the addition of a second story. Two variations of Option 1 were considered: Option 1A would involve adding a second story on top of the existing structure. Option 1B would involve raising the existing structure and constructing a new first story under the existing structure. It would also be necessary to construct an additional 667 square feet of space at the ground level to house the shop/garage/locker space identified in the programming effort. The total square footage for the renovated shop Harbormasters Office, with the new second story and ground added 667 square feet at ground level is 5077 square feet.

The existing restroom facility does not include showers and has a footprint area of approximately 1100 square feet. All of the proposed Alternatives include demolishing the existing restroom facility and constructing a new restroom/shower facility. A new Restroom/Shower building would be constructed under Alternatives 1 and 2. The new restroom/shower facility would be housed in the renovated ground floor of the Happy Face building under Alternative 3.

Alternative 1: Renovate and Expand Existing Harbormaster Office

Tax Valuation

The existing Harbormaster office is located on Lot 28 and 29, Homer Spit Subdivision, Amended. Lot 29 is also the site of a harbor restroom facility. The Kenai Peninsula Borough Tax valuation for Lot 28 is \$94,400 for land and \$0 for Improvements. The taxable valuation for Lot 28 is \$0. The Kenai Peninsula Borough Tax valuation for Lot 29 is \$185,200 for land and \$111,800 for Improvements. The taxable valuation for Lot 29 is \$0.



Architectural Considerations

The exterior walls and interior walls are wood studs. Some of the exterior bearing walls are comprised of 2x4 wood studs while other walls appear to be of 2x6 wood stud construction. The exterior wall finish is painted T1-11 plywood sheathing/siding. Interior wall and ceiling finish is painted/textured gypsum wall board. The existing construction is not up to today's standards and appears to be quite energy inefficient. The windows are older and again do not meet today's standards for energy efficiency. The attic does not appear to be properly ventilated with gable end vents, soffit vents or a continuous ridge vent. In Alaska's environment this means that moisture vapor will build up in the existing fiberglass batt insulation and significantly reduce the R value of the insulation material. The T-111 siding generally extends down as skirting all the way to the ground and is subject to moisture damage. The building is raised approximately 4 feet above grade requiring a stairs and a ramp for ADA compliance. Both the stairs and ramp lack proper guard rail systems to comply with code. The ADA entrance ramp is not well protected to prevent rain, snow and ice buildup. The guard rail at the exterior deck on the harbor side of the building is also inadequate and does not meet code.

The foundation system consists of creosote treated wood poles of varying diameter. Wood beams span between poles to support wood floor joists. Wood foundation systems will ultimately rot and are generally considered of lower quality than concrete block or cast-in-place concrete foundations. The existing foundation system would not be adequate to support a second level, see structural. Expanding the main level would require either raising the new addition to the same height above grade as the existing or dealing with a transition if floor height, which is not conducive to cost effective ADA compliance.

The roof consists of wood frame trusses, with approximately 3:12 pitch. The building has intersecting gable roofs. Roof trusses are covered with plywood sheathing and asphalt shingles.

The interior of the building does not meet the needs of the user groups. The Homer Small Boat Harbor has grown significantly over the years and the space needed to manage the harbor has grown as well. The interior is crowded and would require considerable renovation to completely comply with ADA. A sizeable addition would be required to meet the needs of the current user groups and this would trigger all of the ADA and code required upgrades for compliance. Adding a second level to this building would be very problematic and depending upon the occupancies housed on the upper level could trigger a requirement for an elevator.

It appears that renovation of the existing building would not be cost effective as the existing structure has basically outlived its useful life time and would simply not be a good investment of resources.

In summary, it appears that renovating and remodeling the existing building would likely exceed the cost of new construction and the net result would be a building of lower quality. The city can more cost effectively construct a new building and generate savings over the long term in terms of energy and maintenance expenses.

Structural Considerations

The building is a single story wood frame structure. The building is Tee shaped in plan and appears to be comprised of an original core structure with two additions. The original structure measures

approximately 20' x 47.5'. One addition is approximately 20' x 24' and the other addition is approximately 24.5' x 32.5'. The total area of the existing Harbormaster building is approximately 2226 square feet.

Roof and floor loads are supported along the building perimeter as well as along interior bearing lines located approximately midway between interior bearing walls. There are also interior bearing walls along the interface between the original structure and the two additions.

The exterior walls and interior walls are wood studs. Some of the exterior bearing walls are comprised of 2x4 wood studs while other walls appear to be of 2x6 wood stud construction. Stud spacing was not determined. Exterior wall finish is T1-11 plywood sheathing/siding. Interior wall and ceiling finish is painted/textured drywall.

The foundation system consists of creosote treated wood poles of varying diameter. The poles extend below grade to an undetermined depth. It appears that the poles were set in place in dug holes, rather than driven into place, so it is assumed that the piles extend approximately 4 feet or less below grade. Wood beams span between poles to support wood floor joists.

The building floor is approximately 4 feet above grade, so the building has a handicap access ramp at the main entrance and stairs at the rear exit. The crawl space under the building is enclosed with an insulated skirting wall.

Renovation and Expansion

Adding a second story to the existing building is being considered as a means to more or less double the area. A second story could be added by either adding on top of the existing structure or, by raising the existing structure and adding a second floor at ground level.

If a second story is added on top of the existing building, it would be necessary to remove the existing gable roof and then construct a new floor over the existing walls. After the new floor is constructed, the walls and roof structure for the second story would be constructed on top of the new floor.

Due to the Tee shaped configuration of the existing building and the lack of structure continuity between the original building and the two additions, it would be problematic to attempt to raise the existing building and construct a new story underneath it. The building would have to be shored and raised incrementally, with special care given to insure that all three sections of the building were raised simultaneously, to prevent damage to the structure that would be likely to occur if the sections are not raised in unison.

It does not appear that the existing wood poles will have adequate bearing capacity to support live and dead loads imposed by the addition of a second story. It would be necessary to provide additional embedded poles and to reinforce existing floor/wall support beams or, to completely remove the poles after shoring the structure and then to construct new continuous concrete footings and foundation walls under the building.

Special work associated with adding a second story to the existing building includes:

Option 1A: Adding a second story on top

1. Remove and demolish existing roof structure: Trusses, sheathing insulation, roof covering, electrical wiring.
2. Re-level existing top of walls, construct new floor.
3. Work in confined crawl space to add new piles/poles and reinforce floor beams to support second floor or; construct new concrete footing and foundation wall in confined work area.
4. Remove interior wall finish at all bearing walls to reinforce 2x4 studs/add studs to support second floor.
5. Relocate window headers as required for new window opening locations for revised floor plan. Add cripple studs to support second floor loads.

Option 1B: Raising the existing building and constructing second story under it

1. Raise building and provide temporary bracing to resist lateral wind/seismic forces.
2. Work in confined crawl space to add new piles/poles and reinforce floor beams to support second floor or; construct new concrete footing and foundation wall in confined work area.
3. construct new first story in confined work area. Match up to old structure. Lower old structure onto new.

Civil/Site

It is likely that the existing sewer service connection to the main can be disconnected from the plumbing for the existing building and then reconnected at minimal cost.

The water service will probably need to be upgraded in order to provide increased service capacity to the enlarged building.

Site excavation and grading will be minimal.

Electrical

The existing facility has a 200 Amp single phase 240/120V electrical service. The existing service would not be adequate to serve the renovated/expanded facility.

Several branch circuit panels are located in the facility. The existing branch circuit panels are full and nearing the end of useful life. The existing system is not adequate to serve the expanded facility.

The existing lighting is for the most part 2x4 grid mounted fluorescent. The fixtures are in fair condition. The ballast and lamp technology in use is outdated. No automatic controls were noted. The existing emergency lighting is in poor condition.

The telecommunication system was pieced together over the life of the building to serve the needs of the occupants. The system has a make shift termination board in the back shop area.

The renovated and expanded facility will require a new 400 Amp 208Y/120V 3 phase service, with new branch circuit distribution panels. A manual transfer switch to allow for connection of portable generator will be provided. Assume a 400 Amp manual transfer switch that would require manual load shedding. New lighting would be provided throughout the new and remodel areas using RT8 2x4 grid mounted fluorescent fixtures. Local lighting control will be provided in each space with automatic control in spaces that are intermittently occupied.

New exterior lighting will be provided to illuminate the building perimeter and parking lot. New power distribution system will be provided to service all mechanical equipment and general purpose power needs of the facility.

A new telecommunication system will be provided with a 2 cables routed to each workspace and printer/copier location. The system will include cable support throughout the facility and a telecommunication room for the equipment. Two dedicated 30 Amp 120V receptacles will be provided for future rack mounted UPS units.

A CCTV system would be included to monitor the building perimeter and facility public lobby. Assume 5 cameras are required.

Power and data connections will be provided for two the weather update stations. It is assumed that Fire Alarm, Door Access Control, Standby Power Supply Generator or other systems not noted are not desired or required.

Mechanical

The existing facilities consist of two structures, a single story office/operations building and a public restroom building.

The heating system in the existing office building is a combination of electric baseboard and oil fired Toyo heaters. The current fuel oil tank sets adjacent to the building.

There is currently no mechanical ventilation system for the building. The occupants rely on operable windows for fresh air.

Upgrades to the building mechanical systems would include the addition of a mechanical room and the installation of hydronic baseboard for building heat. Boilers would be high efficiency oil fired boilers with the ability to convert to natural gas when it becomes available in two years. Domestic hot water would be produced by indirect fired water heaters. Installation of the new heating system would be hampered by the lack of existing ceiling space.

Upgrades to the building ventilation system would be to add a ventilation system. A centralized ventilation system would be added to provide fresh air to the occupants. The system in the existing facility would be difficult as there is very little ceiling space. Duct work would have to be ran exposed or in chases.

Alternative 2: Build new Harbormaster's Office Adjacent to Existing

Architectural

The Proposed new Harbormaster Office building is rectangular with several recessed or projecting elements for view of the harbor, to accentuate entry or simply to meet space demands. The construction assemblies include a slab on grade with either an insulated shallow footing or a full depth perimeter footing, per structural. The exterior walls are planned to be reinforced concrete block, CMU, in part due to the salty environment of the spit. A combination of split face colored block and scored colored block could be used to develop an aesthetically appealing façade.

The main level exterior wall assembly is as follows:

- 8" reinforced CMU, over
- 4" rigid insulation adhered to CMU with offset seams over
- 6 mil poly vapor retarder adhered to insulation board over
- 2x4 wood studs at 24" O.C. with
- 1" rigid insulation board in stud cavity over
- 5/8" type X GWB

The upper level is illustrated with horizontal metal siding (which offers a 30 year warranty in salt water environments). The upper level exterior wall assembly is as follows:

- Horizontal metal siding over
- Tyvek building wrap over
- Building wrap over
- Structural wall sheathing over
- 2 x 6 wood frame walls @ 24" O.C. with
- 6" fiberglass ball insulation in wall cavity over
- 6 mil poly vapor retarder over
- ¾" hat channel at 24" O.C. with
- ¾" rigid insulation board in hat channel cavity over
- 5/8" type X GWB

The roof assembly is as follows:

- The roof is a standing seam metal roof over
- Ice and water shield (entire roof) over
- Structural roof sheathing over
- Pre-engineered wood trusses with
- R=50 blown in cellulose insulation in attic space over
- 6 mil poly vapor retarder over
- 5/8" Type X GWB

The interior floor finishes are proposed to be:

- Raised disc pattern rubber flooring in Public Circulation Areas and Stair.
- Sheet carpet in Offices, Open Office Work Spaces, Private Hall, Office Supply Storage Rooms,
- Tele Comm, Conference Room and Upper Level Operations Lookout.
- Resilient sheet flooring at Kitchenette and Multipurpose Break Room.

Ceramic tile flooring in Building Restrooms.
Concrete slab with sealer in Utility, Shower, Shop-Garage-Locker and Mechanical Room.

The interior wall finishes are proposed to be:

Gypsum wall board throughout unless otherwise noted. Water resistant gypsum board in all wet locations.

Ceramic tile wainscot over cementitious board substrate in Building Restrooms.

Fiberglass reinforced panels in Shower Room over water resistant gypsum board.

The interior ceiling finishes are proposed to be:

Suspended Acoustical Ceiling Tile system throughout unless otherwise noted.

Water resistant gypsum board ceiling in Shower, Utility, Restrooms, Shop-Garage-Locker and Mechanical Room.

Additional miscellaneous interior finish systems are proposed to be:

Solid surface countertops.

Solid wood, hickory cabinets in the Conference Room Kitchenette.

Plastic laminate faced countertops elsewhere.

Interior doors to be solid core wood doors, in hollow metal frames, typical.

Front entry doors to be thermally broken, insulated aluminum frame and doors, with an anodized finish.

All other exterior doors to be thermally broken insulated hollow metal frame and doors.

Formal landscaping would be primarily limited to the front entry area. Paved access, paved ADA parking, gravel parking lot, and grass lawn would cover the remainder of the lot. The building would be connected to the existing wood boardwalk access to the harbor on both sides of the building.

Structural

New construction is envisioned as a two story structure with concrete masonry unit (block) exterior walls for the lower level and wood frame exterior walls for the upper level. The roof structure would be wood frame. The upper floor structure would be wood joists with wood sheathing and the ground floor would be a concrete slab on grade. The building would be supported on conventional spread concrete footings/foundations.

Civil/Site Considerations

It is likely that the existing sewer service connection to the main can be disconnected from the plumbing for the existing building and then reconnected at minimal cost.

The water service will probably need to be upgraded in order to provide increased service capacity to the enlarged building.

Site excavation and grading will be minimal.

Electrical

A new facility would actually provide more cost effective approach to the new facility as the remodel coordination of demolition and keeping the existing facility up and running would be vastly more difficult. The new facility will require a new 400 Amp 208Y/120V 3 phase service, with new branch circuit distribution panels. A manual transfer switch to allow for connection of portable generator will be provided. Assume a 400 Amp manual transfer switch that would require manual load shedding.

New lighting would be provided throughout the new facility using RT8 2x4 grid mounted fluorescent fixtures. Local lighting control will be provided in each space with automatic control in spaces that are intermittently occupied.

New exterior lighting will be provided to illuminate the building perimeter and parking lot.

New power distribution system will be provided to service all mechanical equipment and general purpose power needs of the facility.

A new telecommunication system will be provided with a 2 cables routed to each workspace and printer/copier location. The system will include cable support throughout the facility and a telecommunication room for the equipment. Two dedicated 30 Amp 120V receptacles will be provided for future rack mounted UPS units.

A CCTV system would be included to monitor the building perimeter and facility public lobby. Assume 5 cameras are required.

Power and data connections will be provided for two the weather update stations.

It is assumed that Fire Alarm, Door Access Control, Standby Power Supply Generator or other systems not noted are not desired or required.

Mechanical

The construction of a new facility appears to be the best solution. The mechanical systems within the new facility would be designed and constructed to current codes and standards.

The heating system would consist of efficient oil fired boilers that could be converted to natural gas in two years when it due to becomes available. Terminal devices would include baseboard heaters in most of the building. Cabinet unit heaters would be located in any high traffic entry vestibules. Hydronic unit heaters would be provided in shop and storage areas. Zoning of the system would be provided to maintain occupant comfort.

Ventilation for the facility would include a centralized ventilation system circulating air through the space and providing code required fresh air to occupied spaces. The outside air would be tempered by a hydronic coil in the central air handler. Toilet rooms, break rooms and shop areas would be provided with exhaust fans. Building design would provide for adequate ceiling cavity to run piping and duct work.

The plumbing system would utilize commercial grade fixtures where shown on the drawings. Domestic hot water would be provided by indirect fired water heaters served by the boiler system.

Alternative 3: Renovate Existing Happy Face Restaurant Building.

Tax Valuation

The Happy Face Restaurant is located on Lot 32 Homer Spit Subdivision Amended. The Kenai Peninsula Borough Tax valuation for Lot 32 is \$166,700 for land and \$453,100 for Improvements. The taxable valuation for Lot 32 is \$619,800.

Architectural Narrative

The Happy Face Restaurant is located on Lot 32 Homer Spit Subdivision Amended.

The Happy Face building is a two story wood frame structure. The building is approximately 3,782 square feet on each level, for a combined area of 7,564 square feet. The building is rectangular in plan and the exterior footprint dimensions are approximately 44.5' x 85'. The lower story is a slab on grade. The second story is accessible from an exterior stairway and an interior stairway. There is no elevator access to the second story. The ground floor is currently used as retail space and the upper floor contains a restaurant, commercial kitchen and an apartment. It appears that the exiting from the upper level does not conform to the currently adopted codes. There is a non compliant ramp to the upper level but for any public access to the upper level to be ADA compliant an elevator or an extensive ramp system would be required.

There is a suspended acoustical ceiling in the dining room of the upper level. The finishes throughout the bulk of the rest of the building are gypsum wall board and gypsum ceilings.

It appears that the walls are framed with 2x6 wood studs. The beams and columns on the main level are wrapped with gypsum wall board.

The roof covering is light gage steel panels, attached to roof sheathing with exposed fasteners. The soffits are provided with continuous strip vents.

The building is in better condition than the existing Harbormaster's Office building. The building appears to have a decent foundation and to be a somewhat dated but of reasonably sturdy construction. The building does not appear to meet today's standards for energy efficiency. There are several serious challenges when considering purchasing this building and converting the building into the Homer Harbormaster's Office building. First off development by the city of publically accessed space would be limited to the main level or require the installation of an elevator. If one did renovate the upper level and install an elevator one would presumably demolish the existing commercial kitchen which undoubtedly has considerable value which is presumably reflected in the purchase price.

In summary, it appears that renovating and remodeling the existing building would likely exceed the cost of new construction and the net result would be a building of lower quality.

Structural

The ground floor is a concrete slab on grade. There is a slight difference in elevation (approximately 1-2") between the front 'half' and rear 'half' of the slab. The slab has been tapered to form a transition across the elevation change.

The wall framing was not visible. It appears that the walls are framed with 2x6 wood studs. Floor joist framing was not visible. Joists are supported by beams and columns on a rectangular grid. The column spacing varies but average approximately 11-12 feet on center. Beams and columns were concealed by gypsum drywall furred out around the structural elements.

The roof framing was not visible. It appears that the roof is spanned by wood trusses with interior support along and interior column line, with a resulting clear span of approximately 33 feet. The interior bearing appears to align with one of the interior column lines in the floor below.

The roof covering is light gage steel panels, attached to roof sheathing with exposed fasteners.

Renovation

Configuration of the floor plan on the ground floor will need to conform to the existing column grid. Changes to room sizes, partition walls and circulation space will be influenced by the 11'x12' column spacing. Configuration of the upper floor will not be as limited by column spacing.

It appears that adequate shear wall are available along side and rear walls of the building although it is expected that seismic upgrades including installation of shear wall hold downs, additional shear wall framing and additional sheathing on the interior of the west end wall will be required. It is also expected that the roof diaphragm nailing and roof truss blocking and attachment will need seismic upgrades to conform to IBC code. It may be necessary to remove the steel roofing panels to expose the plywood sheathing and to remove plywood sheathing from the eave, back 4" so that solid blocking between joists can be installed. After the blocking is installed, the plywood sheathing should be replaced with new material and then fastened to the trusses and to the new blocking between trusses, over the longitudinal bearing walls. After the sheathing is fastened, the metal roofing panels should be replaced with new material.

Civil/Site Considerations

The existing water service will probably need to be increased in size to accommodate increased demand from the new use of the structure. The sewer service connection to the main can probably be used also, however, if public restroom and shower facilities are to be located on the ground floor it will be necessary to cut and remove portions of the 4" concrete slab on grade floor in order to locate the new waste lines.

Site excavation and grading requirements will be minimal.

Electrical

The existing Happy Face Restaurant has an 800 Amp 208Y/120 V service. The building is currently configured for a restaurant, dining and dwelling on the 2nd floor and general store on the first floor. The condition of the existing electrical system is good however is currently configured incorrectly for use as Harbormaster Facility.

The renovated facility will require a new branch circuit distribution panels to be located to facilitate the new configuration of the building.

New lighting would be provided throughout the new and remodel areas using RT8 2x4 grid mounted fluorescent fixtures. Local lighting control will be provided in each space with automatic control in spaces that are intermittently occupied.

New exterior lighting will be provided to illuminate the building perimeter and parking lot.

A new telecommunication system will be provided with a 2 cables routed to each workspace and printer/copier location. The system will include cable support throughout the facility and a telecommunication room for the equipment. Two dedicated 30 Amp 120V receptacles will be provided for future rack mounted UPS units.

A CCTV system would be included to monitor the building perimeter and facility public lobby. Assume 5 cameras are required.

Power and data connections will be provided for two the weather update stations.

It is assumed that Fire Alarm, Door Access Control, Standby Power Supply Generator or other systems not noted are not desired or required.

Due to the amount of remodel work required and the larger than required floor space that would be remodeled the cost effectiveness of this approach appears to be the least viable of the options from an electrical perspective.

Mechanical

The existing facilities consist of two story structure, with the first floor serving as a retail space and the second floor serving as a restaurant.

The heating system in the existing restaurant is one oil fired Toyo heater. The current fuel oil tank sets adjacent to the building. No heating system was found for the first floor.

There is currently no mechanical ventilation system for the building. The occupants rely on operable windows for fresh air.

Upgrades to the building mechanical systems would include the addition of a mechanical room and the installation of hydronic baseboard for building heat. Boilers would be high efficiency oil fired boilers with the ability to convert to natural gas when it becomes available in two years. Domestic hot water would be produced by indirect fired water heaters. Installation of the new heating system would be hampered by the lack of existing ceiling space.

Upgrades to the building ventilation system would be to add a ventilation system. A centralized ventilation system would be added to provide fresh air to the occupants. The system in the existing facility would be difficult as there is very little ceiling space. Duct work would have to be ran exposed or in chases.

**Homer Harbor Master Study
Concept Estimate
Homer, Alaska**

**Construction Cost Estimate
December 12, 2012**



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Construction Cost Estimate
 Concept Estimate
 December 12, 2012

Homer Harbor Master Study
 Summary
 Prepared for Nelson and Associates

Item	Total Cost
Option 1A: Add Second Story over Existing Harbormaster Office	Unfeasible
Option 1B: Renovate and Raise Existing Harbormaster Office and Add Second Story Underneath plus Build New Restroom Facility	\$2,173,302
Renovate and Raise, with Added Second Story Underneath Restroom/Shower Facility	\$847,108
Total	\$3,020,410
Option 2: New Harbormaster Office Plus Build New Restroom and Shower Facility	
New Harbormaster Office	\$2,141,383
Restroom/Shower Facility	\$847,108
Total	\$2,988,490
Option 3: Buy Happy Face Restaurant Building, Renovate and Include New Harbormaster Office and Restroom/Shower Facility on the Ground Floor	
Land Value	\$166,700
Assessed improvements	\$453,100
Renovations	\$2,724,665
Total	\$3,344,465

Estimations, Inc.

Summary 1 of 1

Homer Harbor Mater Study Cost Estimate - R3.xls: 12/12/2012: 4:52 PM

Homer Harbor Master Study

Prepared for Nelson and Associates by Estimations

Construction Cost Estimate

Concept Estimate
December 12, 2012

<p>Documents Concept Designs Floor plan Site Plan Elevations System Narratives</p>	<p>Notes and Assumptions 1 Based on 2014 procurement/2014 construction. 2 Labor rates based on Davis Bacon, 50 hours/week. 3 Weather, logistics and construction time window has been considered, assume a spring NTP. 4 Assumes open competitive bid procurement. 5 Building Permits are not included in the estimate. 6 Sufficient Water Pressure will be Present for Fire Flow.</p>
	<p>Excluded 1 Furniture Fixtures and Equipment 2 Design, Construction Administration, Geological Investigation. 3 No hazardous cleanup of site if contaminants are present.</p>

Notes on the Estimate

Option 1B Renovate and Raise Existing Harbormaster Office and Add Second Story Underneath

Homer Harbor Master Study
Option 1B: Renovate and Raise Existing Harbormaster Office and Add Second Story Underneath
 Prepared for Nelson and Associates

Construction Cost Estimate
 Concept Estimate
 December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Summary (Level 2)						
A SUBSTRUCTURE	5,077	GSF	\$21.75		\$110,447	
B SHELL	5,077	GSF	\$52.49		\$266,490	
C INTERIORS	5,077	GSF	\$42.90		\$217,782	
D SERVICES	5,077	GSF	\$108.80		\$552,398	
E EQUIPMENT & FURNISHINGS	5,077	GSF	\$0.67		\$3,390	
F SPECIAL CONSTRUCTION AND DEMOLITION	5,077	GSF	\$47.45		\$240,890	
G SITEWORK	5,077	GSF	\$8.64		\$43,878	
Z MARKUPS	5,077	GSF	\$145.37		\$738,028	
Total Estimated Cost				\$428.07	\$2,173,302	

Homer Harbor Master Study
Option 1B: Renovate and Raise Existing Harbormaster Office and Add Second Story Underneath
Prepared for Nelson and Associates

Construction Cost Estimate
Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
A SUBSTRUCTURE						
A10 Foundations						
Perimeter Foundations	5,077	GSF			\$110,447	\$21.75
Interior Foundations	344	LF	\$196.35	\$67,545		
Slab on Grade	60	LF	\$41.73	\$2,504		
	5,077	SF	\$7.96	\$40,399		
A20 Basement						
	-	NONE			\$0	\$0.00
B SHELL						
B10 Superstructure						
Roof Structure	817	SF	\$15.81	\$12,913	\$12,913	\$15.81
B20 Exterior Closure						
New Siding, Insulation, Vapor Barrier	5,077	SF			\$208,019	\$40.97
Exterior Walls, Block, 2" Insulation, Furring Vapor Barrier, GWB	2,880	SF	\$26.98	\$77,696		
Exterior Doors, IHM	2,880	SF	\$24.03	\$69,205		
Entrances	3	LV	\$3,367.33	\$10,102		
Garage Door	4	LV	\$3,500.00	\$14,000		
Windows	1	EA	\$4,500.00	\$4,500		
Exterior Accessories	630	SF	\$50.00	\$31,500		
	5,077	SF	\$0.20	\$1,015		
B30 Roofing						
Metal Roofing (Replace)	2,531	SF	\$18.00	\$45,558	\$45,558	\$18.00

Homer Harbor Master Study
Option 1B: Renovate and Raise Existing Harbormaster Office and Add Second Story Underneath
 Prepared for Nelson and Associates

Construction Cost Estimate
 Concept Estimate
 December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
C: INTERIORS						
C10 Interior Construction						
Partitions/Soffits	5,077	GSF			\$217,762	\$42.90
Interior Doors	3,197	SF	\$13.78	\$44,056		
Interior Fittings	18	LV	\$1,405.00	\$25,290		
Self Supported Counters	5,077	SF	\$3.00	\$15,231		
Cabinet, Base With Counters (Solid Surface)	102	LF	\$75.00	\$7,650		
Cabinet, Wall	18	LF	\$380.00	\$6,840		
Reception Counter	12	LF	\$140.00	\$1,680		
Lockers	22	LF	\$450.00	\$9,900		
Storage Shelving	6	EA	\$350.00	\$2,100		
Toilet Accessories, Public	22	LF	\$75.00	\$1,650		
Toilet Accessories, Private	2	EA	\$4,500.00	\$9,000		
	2	SETS	\$1,200.00	\$2,400		
C20 Stairs						
Stair Framing		NONE			\$7,036	\$0.00
Stair Flooring, Rubber Treads	1	EA	\$1,500.00	\$1,500		
Handrails	108	SF	\$12.00	\$1,296		
Guardrails	34	LF	\$30.00	\$1,020		
	14	LF	\$230.00	\$3,220		
C30 Interior Finishes						
Flooring (Carpet Tile Typical)	5,077	SF			\$84,949	\$16.73
Flooring (Sealed Conc)	4,420	SF	\$8.75	\$38,657		
Tile (Ceramic)	657	SF	\$1.50	\$986		
Wall Finishes (Paint)	250	SF	\$21.17	\$5,291		
Ceilings (Paint, Stain, ACT)	9,274	SF	\$1.75	\$16,230		
	5,077	SF	\$4.68	\$23,785		

Construction Cost Estimate
 Concept Estimate
 December 12, 2012

Homer Harbor Master Study
 Option 1B: Renovate and Raise Existing Harbormaster Office and Add Second Story Underneath
 Prepared for Nelson and Associates

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
D SERVICES	5,077	GSF			\$552,398	\$108.80
D10 Conveying	-	NONE			\$0	\$0.00
D20 Plumbing	15	FIX	\$891.00	\$13,365	\$86,705	\$5,780.33
Fixtures	15	FIX		\$69,540		
Plumbing Roughin	15	FIX	\$4,636.00	\$3,800		
Plumbing Equipment	1	LS	\$3,800.00			
D30 HVAC	5,077	SF			\$227,112	\$44.73
Ventilation	4,315	CFM	\$6.20	\$26,756		
Air Handling	5,077	SF	\$18.50	\$93,925		
Air Distribution System	300	MBH	\$40.00	\$12,000		
Heat Generation	5,077	SF	\$12.50	\$63,463		
Heat Distribution	5,077	SF	\$5.00	\$25,385		
Controls	5,077	SF	\$1.10	\$5,585		
Test & Balance						
D40 Fire Protection	5,077	GSF			\$24,116	\$4.75
Wet Pipe Sprinkler System	5,077	SF	\$4.75	\$24,116		
D50 Electrical	5,077	SF			\$214,465	\$42.24
Service & Distribution	1	EA	\$4,500.00	\$4,500		
400A Service & Feeder	50	LF	\$130.00	\$6,500		
Feeder 400A	2	EA	\$9,500.00	\$19,000		
Panelboard & Feeders (200A)						
Lighting	4,420	SF	\$14.00	\$61,880		
General Lighting	657	SF	\$8.00	\$5,256		
Garage Lighting						
Branch Wiring	92	EA	\$220.00	\$20,260		
Convenience Outlets	5,077	SF	\$3.50	\$17,770		
Motor Circuits and Controls						
Communications and Security	1	LS	\$25,000.00	\$25,000		
Comm Equipment	24	EA	\$700.00	\$16,800		
Comm - Outlets	5	EA	\$7,500.00	\$37,500		
CCTV (Total Cost Per Camera)						

Estimations, Inc.

Option 1B - 4/ 6

Homer Harbor Master Study Cost Estimate - R3.xls: 12/12/2012: 4:51 PM

Homer Harbor Master Study
Option 1B: Renovate and Raise Existing Harbormaster Office and Add Second Story Underneath
 Prepared for Nelson and Associates

Construction Cost Estimate
 Concept Estimate
 December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
E EQUIPMENT & FURNISHINGS						
E10 Equipment	5,077	GSF			\$3,390	\$0.67
Refrigerator	1	LS			\$1,800	\$1,800.00
	1	EA	\$1,800.00	\$1,800		
E20 Furnishings	5,077	SF			\$1,590	\$0.31
Tables, Chairs, Office System Furniture Not Included, Assume FF&E Items	530	SF	\$3.00	\$1,590		
Window Treatment						
F SPECIAL CONSTRUCTION AND DEMOLITION						
F10 Special Construction	5,077	GSF			\$240,890	\$47.45
Raise building	5,077	SF	\$72.00	\$159,120	\$159,120	\$31.34
F20 Selective Building Demolition	5,077	SF			\$81,770	\$16.11
Demolition, Gut Interior	2,210	SF	\$20.00	\$44,200		
Demo Roofing, Siding, Windows	2,210	SF	\$10.00	\$22,100		
Remove Foundations	2,210	SF	\$7.00	\$15,470		
G SITEWORK						
G10 Site Preparation	5,077	GSF			\$43,878	\$8.64
Site Clearing, Demolition	1	LS			\$10,000.00	\$10,000
Earthwork	1	LS	\$10,000.00	\$10,000		
Building	5,077	SF	\$2.00	\$10,154		
Parking and Drives - Minor Improvements	1	LS	\$20,000.00	\$20,000		
Sidewalks	344	SF	\$1.11	\$382		
G20 Site Improvements	5,077	SF			\$3,341	\$0.66
Pedestrian Paving	344	SF	\$7.00	\$2,408		
Roadways & Parking - HCP Area Only	44	SY	\$21.00	\$933		

Homer Harbor Master Study
Option 1B: Renovate and Raise Existing Harbormaster Office and Add Second Story Underneath
 Prepared for Nelson and Associates

Construction Cost Estimate
 Concept Estimate
 December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
G SITEWORK CONTINUED						
G30 Site Mechanical Utilities		NONE		\$0	\$0	\$0.00
G40 Site Electrical Utilities		NONE		\$0	\$0	\$0.00
G90 Other Site Construction		NONE		\$0	\$0	\$0.00
Z MARKUPS						
Z10 Contractor Markups	5.077	GSF		\$738,028	\$738,028	\$145.37
Management & Site Facilities				\$359,508		
OH&P	12.0%			\$172,233		
Mob/Demob	10.0%			\$160,751		
	1.5%			\$26,524		
Z20 Contingency				\$378,520		
Estimating Contingency	15.0%			\$269,217		
Escalation (2014 Construction)	5.3%			\$109,303		
Total Estimated Cost	5.077	SF		\$2,173,302		\$428.07

Option 2 New Harbormaster Office

Construction Cost Estimate
 Concept Estimate
 December 12, 2012

Homer Harbor Master Study
 Option 2: New Harbormaster Office
 Prepared for Nelson and Associates

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Summary (Level 2)						
A SUBSTRUCTURE	5,077	GSF	\$18.68		\$94,846	
B SHELL	5,077	GSF	\$118.37		\$600,954	
C INTERIORS	5,077	GSF	\$41.39		\$210,117	
D SERVICES	5,077	GSF	\$108.23		\$549,484	
E EQUIPMENT & FURNISHINGS	5,077	GSF	\$0.67		\$3,390	
F SPECIAL CONSTRUCTION AND DEMOLITION	-	GSF	\$0.00		\$0	
G SITEWORK	5,077	GSF	\$14.87		\$75,478	
Z MARKUPS	5,077	GSF	\$119.58		\$607,115	
Total Estimated Cost	5,077	GSF	\$421.78		\$2,141,383	

Estimations, Inc.

Option 2 - 1/6

Homer Harbor Mater Study Cost Estimate - R3.xls: 12/12/2012: 4:51 PM

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
A SUBSTRUCTURE						
A10 Foundations						
Perimeter Foundations	5,077	GSF			\$94,846	\$18.68
Interior Foundations	5,077	GSF			\$94,846	\$18.68
Slab on Grade	308	LF	\$196.35	\$60,476		
	30	LF	\$41.73	\$1,252		
	4,162	SF	\$7.96	\$33,118		
A20 Basement						
	-	NONE			\$0	\$0.00
B SHELL						
B10 Superstructure						
Floor Framing Level 1	5,077	GSF			\$600,954	\$118.37
Floor Framing Level 2	4,162	SF	\$30.00	\$124,860		
Roof Construction	915	SF	\$30.00	\$27,450		
Roof Framing, Joist/Trusses, GLB, Columns and Plywood Decking, Insulation & Vapor Retarde	9,642	SF	\$15.81	\$152,389		
B20 Exterior Closure						
Exterior Walls, Block, 2" Insuation, Furring Vapor Barrier, GWB	4,212	SF			\$132,424	\$31.44
Framed Wall Constructor	3,370	SF	\$24.03	\$80,980		
Exterior Doors, IHM	842	SF	\$33.02			
Aluminum Entrances	3	LV	\$3,367.33	\$10,102		
Vinyl Windows	4	LV	\$3,500.00	\$14,000		
Exterior Accessories	530	SF	\$50.00	\$26,500		
	4,212	SF	\$0.20	\$842		
B30 Roofing						
Metal Roofing	9,642	SF	\$16.99	\$163,830		

Construction Cost Estimate
 Concept Estimate
 December 12, 2012

Homer Harbor Master Study
 Option 2: New Harbormaster Office
 Prepared for Nelson and Associates

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
C INTERIORS						
C10 Interior Constructor						
Partitions/Soffits	5,077	GSF			\$210,117	\$41.39
Interior Doors	3,996	SF	\$8.25	\$32,980		
Interior Filings	18	LV	\$1,405.00	\$25,290		
Self Supported Counters	5,077	SF	\$3.00	\$15,231		
Cabinet, Base With Counters (Solid Surface)	102	LF	\$75.00	\$7,650		
Cabinet, Wall	18	LF	\$380.00	\$6,840		
Reception Counter	12	LF	\$140.00	\$1,680		
Lockers	22	LF	\$450.00	\$9,900		
Storage Shelving	6	EA	\$350.00	\$2,100		
Toilet Accessories, Public	22	LF	\$75.00	\$1,650		
Toilet Accessories, Private	2	EA	\$4,500.00	\$9,000		
	2	SETS	\$1,200.00	\$2,400		
C20 Stairs						
Stair Framing	1	LS			\$7,036	\$7,036.00
Stair Flooring, Rubber Treads	1	EA	\$1,500.00	\$1,500		
Handrails	108	SF	\$12.00	\$1,296		
Guardrails	34	LF	\$30.00	\$1,020		
	14	LF	\$230.00	\$3,220		
C30 Interior Finishes						
Flooring (Carpet Tile Typical)	5,077	SF			\$88,360	\$17.40
Tile (Ceramic)	4,172	SF	\$8.75	\$36,485		
Wall Finishes (Paint)	250	SF	\$21.17	\$5,300		
Ceilings (Paint, Stain, ACT)	13,023	SF	\$1.75	\$22,790		
	5,077	SF	\$4.68	\$23,785		

Estimations, Inc.

Option 2 - 3/6

Homer Harbor Master Study Cost Estimate - R3.xls: 12/12/2012: 4:51 PM

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
D SERVICES						
D10 Conveying	5,077	GSF			\$549,484	\$108.23
	-	NONE			\$0	\$0.00
D20 Plumbing						
Fixtures	15	FIX	\$891.00	\$13,365	\$86,713	\$5,780.85
Plumbing Roughin	15	FIX	\$4,636.00	\$69,540		
Plumbing Equipment	5,077	SF	\$0.75	\$3,808		
D30 HVAC						
Ventilation	5,077	SF			\$219,710	\$43.28
Air Handling	4,320	CFM	\$6.20	\$26,784		
Air Distribution System	5,077	SF	\$17.00	\$86,309		
Heat Generation	305	MBH	\$40.00	\$12,185		
Heat Distribution	5,077	SF	\$12.50	\$63,463		
Controls	5,077	SF	\$5.00	\$25,385		
Test & Balance	5,077	SF	\$1.10	\$5,585		
D40 Fire Protection						
Wet Pipe Sprinkler System	5,077	GSF			\$24,116	\$4.75
	5,077	SF	\$4.75	\$24,116		
D50 Electrical						
Service & Distribution	5,077	SF			\$218,946	\$43.12
400A Service & Feeder	1	EA	\$4,500.00	\$4,500		
Feeder 400A	50	LF	\$130.00	\$4,500		
Panelboard & Feeders (200A)	2	EA	\$9,500.00	\$19,000		
Lighting	5,077	SF	\$14.00	\$71,078		
General Lighting						
Branch Wiring						
Convenience Outlets	92	EA	\$220.00	\$20,260		
Motor Circuits and Controls	5,077	SF	\$4.00	\$20,308		
Communications and Security						
Comm Equipment	1	LS	\$25,000.00	\$25,000		
Comm - Outlets	24	EA	\$700.00	\$16,800		
CCTV (Total Cost Per Camera)	5	EA	\$7,500.00	\$37,500		

Construction Cost Estimate
 Concept Estimate
 December 12, 2012

Homer Harbor Master Study
 Option 2: New Harbormaster Office
 Prepared for Nelson and Associates

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
E EQUIPMENT & FURNISHINGS						
E10 Equipment	5,077	GSF			\$3,390	\$0.67
Refrigerator	5,077	SF			\$1,800	\$0.35
	1	EA	\$1,800.00	\$1,800		
E20 Furnishings						
Tables, Chairs, Office System Furniture Not Included, Assume FF&E Items	5,077	SF			\$1,590	\$0.31
Window Treatment	530	SF	\$3.00	\$1,590		
F SPECIAL CONSTRUCTION AND DEMOLITION						
F-10 Special Constructor	-	NONE			\$0	\$0.00
F-20 Selective Building Demolitor	-	NONE			\$0	\$0.00
G SITEWORK						
G10 Site Preparation	5,077	GSF			\$75,478	\$14.87
Site Cleaning, Demolitor	1.0	LS				
Earthwork	1	LS	\$10,000.00	\$10,000		
Building	5,077	SF	\$2.00	\$10,154		
Parking and Drives - Minor Improvement:	1	LS	\$20,000.00	\$20,000		
Sidewalks	344	SF	\$1.11	\$382		
G20 Site Improvements	5,077	SF			\$3,341	\$0.66
Roadways & Parking - HCP Area Only	44	SY	\$21.00	\$933		
Pedestrian Paving	344	SF	\$7.00	\$2,408		

Estimations, Inc.

Option 2 - 5/6

Homer Harbor Mater Study Cost Estimate - R3.xls: 12/12/2012: 4:51 PM

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
G SITEWORK CONTINUED						
G30 Site Mechanical Utilities						
Water Main to Building 6"	100	LF			\$22,000	\$220.00
Sewer Main	50	LF	\$250.00	\$12,500		
	50	LF	\$190.00	\$9,500		
G40 Site Electrical Utilities						
Electrical To Building, By Utility, Not Included In The Estimate	2	EA			\$9,600	\$4,800.00
Communication To Building, By Utility, Not Included In The Estimate						
Site Lighting, Parking	2	EA	\$4,800.00	\$9,600		
G90 Other Site Constructor						
	-	NONE			\$0	\$0.00
Z MARKUPS						
Z10 Contractor Markups						
Management & Site Facilities	12.0%			\$184,112		
OH&P	6.0%			\$103,103		
Mob/Demob	1.5%			\$27,322		
Z20 Contingency						
Estimating Contingency	10.0%			\$184,880		
Escalation (2014 Construction)	5.3%			\$107,697		
Total Estimated Cost	5,077	SF			\$2,141,383	\$421.78

Option 3 Renovate Happy Face Restaurant to Included Harbormaster Office and Public Restroom/Showers

Homer Harbor Master Study

Option 3: Buy Happy Face Restaurant Building, Renovate and Include New
Harbormaster Office and Restroom/Shower Facility on the Ground Floor
Prepared for Nelson and Associates

Construction Cost Estimate
Concept Estimate

December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Summary (Level 2)						
A SUBSTRUCTURE	7,564	GSF	\$1.05		\$7,957	
B SHELL	7,564	GSF	\$29.06		\$219,809	
C INTERIORS	7,564	GSF	\$50.10		\$378,994	
D SERVICES	7,564	GSF	\$128.07		\$968,748	
E EQUIPMENT & FURNISHINGS	7,564	GSF	\$0.45		\$3,390	
F SPECIAL CONSTRUCTION AND DEMOLITION	7,564	GSF	\$24.69		\$186,780	
G SITEWORK	7,564	GSF	\$4.46		\$33,724	
Z MARKUPS	7,564	GSF	\$122.32		\$925,264	
Total Estimated Cost					\$2,724,665	

Construction Cost Estimate
Concept Estimate
 December 12, 2012

Homer Harbor Master Study
 Option 3: Buy Happy Face Restaurant Building, Renovate and Include New
 Harbormaster Office and Restroom/Shower Facility on the Ground Floor
 Prepared for Nelson and Associates

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
A SUBSTRUCTURE						
A10 Foundations	7,564	GSF			\$7,957	\$1.05
Slab on Grade	7,564	GSF			\$7,957	\$1.05
	1,000	SF	\$7.96	\$7,957		
A20 Basement	-	NONE			\$0	\$0.00
B SHELL						
B10 Superstructure						
	7,564	GSF			\$219,809	\$29.06
		NONE			\$0	\$0.00
B20 Exterior Closure						
New Siding, Insulation, Vapor Barrier	7,564	SF			\$219,809	\$29.06
Exterior Doors, IHM	6,216	SF	\$26.98	\$167,694		
Entrances	3	LV	\$3,367.33	\$10,102		
Windows	4	LV	\$3,500.00	\$14,000		
Exterior Accessories	530	SF	\$50.00	\$26,500		
	7,564	SF	\$0.20	\$1,513		
B30 Roofing						
No work		NONE			\$0	\$0.00

Homer Harbor Master Study

Option 3: Buy Happy Face Restaurant Building, Renovate and Include New
Harbormaster Office and Restroom/Shower Facility on the Ground Floor
Prepared for Nelson and Associates

Construction Cost Estimate
Concept Estimate

December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
C INTERIORS						
C10 Interior Construction	7,564	GSF			\$378,994	\$50.10
Partitions/Soffits	7,564	SF			\$207,781	\$27.47
Interior Doors	6,226	SF	\$85,795			
Interior Fittings	27	LV	\$1,405.00			
Self Supported Counters	5,077	SF	\$3.00			
Cabinet, Base With Counters (Solid Surface)	102	LF	\$75.00			
Cabinet, Wall	18	LF	\$380.00			
Reception Counter	12	LF	\$140.00			
Lockers	22	LF	\$450.00			
Storage Shelving	6	EA	\$350.00			
Toilet Accessories, Public	22	LF	\$75.00			
Toilet Accessories, Private	2	EA	\$4,500.00			
	20	SETS	\$1,500.00			
C20 Stairs						
Stair Flooring, Rubber Treads	1	LS			\$5,536	\$5,536.00
Handrails	108	SF	\$12.00	\$1,296		
Guardrails	34	LF	\$30.00	\$1,020		
	14	LF	\$230.00	\$3,220		
C30 Interior Finishes						
Flooring (Carpet Tile Typical)	7,564	SF			\$165,677	\$21.90
Tile (Ceramic)	7,564	SF	\$8.75	\$66,155		
Wall Finishes (Paint)	250	SF	\$21.17	\$5,291		
Wall Finishes (FRP)	17,631	SF	\$1.75	\$30,854		
Ceilings (Paint, Stain, ACT)	5,080	SF	\$5.50	\$27,940		
	7,564	SF	\$4.68	\$35,436		

Construction Cost Estimate
 Concept Estimate
 December 12, 2012

Homer Harbor Master Study
 Option 3: Buy Happy Face Restaurant Building, Renovate and Include New
 Harbormaster Office and Restroom/Shower Facility on the Ground Floor
 Prepared for Nelson and Associates

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
D SERVICES	7,564	GSF			\$968,748	\$128.07
D10 Conveying		NONE			\$0	\$0.00
D20 Plumbing					\$302,731	\$5,711.91
Fixtures	53	FIX	\$891.00	\$47,223		
Plumbing Roughin	53	FIX	\$4,636.00	\$245,708		
Plumbing Equipment	53	FIX	\$9,800.00	\$9,800		
	1	LS				
D30 HVAC	7,564	SF			\$365,276	\$48.29
Ventilation						
Air Handling	6,429	CFM	\$6.20	\$39,862		
Air Distribution System	7,564	SF	\$18.50	\$139,934		
Exhaust	18	EA	\$400.00	\$7,200		
Heat Generation	450	MBH	\$40.00	\$18,000		
Heat Distribution	7,564	SF	\$15.09	\$114,139		
Controls	7,564	SF	\$5.00	\$37,820		
Test & Balance	7,564	SF	\$1.10	\$8,320		
D40 Fire Protection	7,564	GSF			\$35,929	\$4.75
Wet Pipe Sprinkler System	7,564	SF	\$4.75	\$35,929		
D50 Electrical	7,564	SF			\$264,812	\$35.01
Service & Distribution - To Remain						
Panelboard & Feeders (200A)	2	EA	\$9,500.00	\$19,000		
Lighting						
General Lighting	7,564	SF	\$14.00	\$105,896		
Branch Wiring						
Convenience Outlets	138	EA	\$220.00	\$30,360		
Motor Circuits and Controls	7,564	SF	\$4.00	\$30,256		
Communications and Security						
Comm Equipment	1	LS	\$25,000.00	\$25,000		
Comm - Outlets	24	EA	\$700.00	\$16,800		
CCTV (Total Cost Per Camera)	5	EA	\$7,500.00	\$37,500		

Estimations, Inc.

Option 3 - 4/6

Homer Harbor Mater Study Cost Estimate - R3.xls: 12/12/2012: 4:50 PM

Homer Harbor Master Study

Option 3: Buy Happy Face Restaurant Building, Renvoate and Include New
 Harbormaster Office and Restroom/Shower Facility on the Ground Floor
 Prepared for Nelson and Associates

Construction Cost Estimate

Concept Estimate

December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
E EQUIPMENT & FURNISHINGS						
E10 Equipment	7,564	GSF			\$3,390	\$0.45
Refrigerator	1	LS			\$1,800	\$1,800.00
	1	EA	\$1,800.00	\$1,800		
E20 Furnishings						
Tables, Chairs, Office System Furniture Not Included, Assume FF&E Items	7,564	SF			\$1,590	\$0.21
Window Treatment	530	SF	\$3.00	\$1,590		
F SPECIAL CONSTRUCTION AND DEMOLITION						
F10 Special Construction	7,564	GSF			\$186,780	\$24.69
Seismic Upgrades	1	LS			\$75,640	\$75,640.00
	7,564	SF	\$10.00	\$75,640		
F20 Selective Building Demolition						
Demolition, Gut Interior	7,564	SF	\$10.00	\$75,640	\$111,140	\$14.69
Demo Kitchen	1	LS	\$5,000.00	\$5,000		
Demo SOG	500	SF	\$11.00	\$5,500		
Demo Restroom/Shower	1	LS	\$25,000.00	\$25,000		
G SITEWORK						
G10 Site Preparation	7,564	GSF			\$33,724	\$4.46
Site Clearing, Demolition	1	LS			\$30,382	\$30,382.22
Earthwork	1	LS	\$10,000.00	\$10,000		
Parking and Drives - Minor Improvements	1	LS	\$20,000.00	\$20,000		
Sidewalks	344	SF	\$1.11	\$382		
G20 Site Improvements						
Pedestrian Paving	7,564	SF			\$3,341	\$0.44
Roadways & Parking - HCP Area Only	344	SF	\$7.00	\$2,408		
	44	SY	\$21.00	\$933		

Construction Cost Estimate
 Concept Estimate
 December 12, 2012

Homer Harbor Master Study
 Option 3: Buy Happy Face Restaurant Building, Renovate and Include New
 Harbormaster Office and Restroom/Shower Facility on the Ground Floor
 Prepared for Nelson and Associates

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
G SITEWORK CONTINUED						
G30 Site Mechanical Utilities		NONE		\$0	\$0	\$0.00
G40 Site Electrical Utilities		NONE		\$0	\$0	\$0.00
G90 Other Site Construction		NONE		\$0	\$0	\$0.00
Z MARKUPS						
Z10 Contractor Markups	7,564	GSF		\$925,264	\$925,264	\$122.32
Management & Site Facilities				\$450,714		
OH&P	12.0%			\$215,928		
Mob/Demob	10.0%			\$201,533		
	1.5%			\$33,253		
Z20 Contingency						
Estimating Contingency	15.0%			\$337,517		
Escalation (2014 Construction)	5.3%			\$137,033		
Total Estimated Cost	7,564	SF		\$2,724,665		\$360.21

Public Restroom/Shower for Options 1B and 2

Construction Cost Estimate
 Concept Estimate
 December 12, 2012

Homer Harbor Master Study
 Public Restrooms/Showers for Options 1B and 2
 Prepared for Nelson and Associates

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Summary (Level 2)						
A SUBSTRUCTURE	1,000	GSF	\$39.77		\$39,766	
B SHELL	1,000	GSF	\$174.11		\$174,107	
C INTERIORS	1,000	GSF	\$79.81		\$79,814	
D SERVICES	1,000	SF	\$260.54		\$260,542	
E EQUIPMENT & FURNISHINGS	-	NONE	\$0.00		\$0	
F SPECIAL CONSTRUCTION AND DEMOLITION	1	NONE	\$25,000.00		\$25,000	
G SITEWORK	1,000	GSF	\$33.18		\$33,178	
Z MARKUPS	1,000	GSF	\$234.70		\$234,700	
Total Estimated Cost	1,000	GSF	\$847.11		\$847,108	

Homer Harbor Master Study
Public Restrooms/Shower for Options 1B and 2
 Prepared for Nelson and Associates

Construction Cost Estimate
 Concept Estimate
 December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
A SUBSTRUCTURE						
A10 Foundations	1,000	GSF			\$39,766	\$39.77
Perimeter Foundations	1,000	GSF	\$196.35	\$31,809	\$39,766	\$39.77
Slab on Grade	162	LF	\$7.96	\$7,957		
	1,000	SF				
A20 Basement	-	NONE			\$0	\$0.00
B SHELL						
B10 Superstructure						
Roof Construction	1,000	GSF			\$174,107	\$174.11
Roof Framing, Joist/Trusses, GLB, Columns and Plowood Decking. Insulation & Vapor Retarder	1,714	SF			\$7,650	\$4.46
	484	SF	\$15.81	\$7,650		
B20 Exterior Closure						
Exterior Walls, Metal Framing, Rigid Insulation 2", Battis, Air Barrier, Vapor Barrier and GWB, Metal Siding	1,900	SF			\$137,333	\$137.33
Exterior Walls, Block, 2" Insuation, Furring Vapor Barrier, GWB	2,880	SF	\$26.98	\$77,696		
Exterior Doors, IHM	1,920	SF	\$24.03	\$46,137		
Exterior Accessories	19	LV	\$700.00	\$13,300		
	1,000	SF	\$0.20	\$200		
B30 Roofing						
Metal Roofing	1,714	SF			\$29,125	\$16.99
	1,714	SF	\$16.99	\$29,125		

Construction Cost Estimate
 Concept Estimate
 December 12, 2012

Homer Harbor Master Study
 Public Restrooms/Shower for Options 1B and 2
 Prepared for Nelson and Associates

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
C/INTERIORS						
C10 Interior Construction	1,000	GSF			\$79,814	\$79.81
Partitions/Soffits	1,000	SF	\$12.53	\$21,674		
Toilet Accessories	1,730	SF	\$1,500.00	\$27,000		
	18	EA				
C20 Stairs						
		NONE			\$0	\$0.00
C30 Interior Finishes						
Flooring (Sealed Concrete)	1,000	SF	\$1.45	\$1,450		
Wall Finishes (FRP)	5,080	SF	\$5.50	\$27,940		
Ceilings (Paint)	1,000	SF	\$1.75	\$1,750		
					\$31,140	\$31.14

Homer Harbor Master Study
Public Restrooms/Shower for Options 1B and 2
Prepared for Nelson and Associates

Construction Cost Estimate
Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
D SERVICES	1,000	GSF			\$260,542	\$260.54
D10 Conveying	-	NONE			\$0	\$0.00
D20 Plumbing						
Fixtures	38	FIX			\$193,352	\$5,088.21
Showers	38	FIX				
Water Closets	6	FIX	\$1,260.00	\$7,560		
Lavatories	14	FIX	\$936.00	\$13,104		
Plumbing Roughin	18	FIX	\$816.00	\$14,688		
Plumbing Equipment	38	FIX	\$4,000.00	\$152,000		
	1	LS	\$6,000.00	\$6,000		
D30 HVAC						
Ventilation	1,000	SF			\$30,300	\$30.30
Exhaust	18	EA	\$400.00	\$7,200		
Heat Generation	100	MBH	\$40.00	\$4,000		
Heat Distribution	1,000	SF	\$14.00	\$14,000		
Controls	1,000	SF	\$4.00	\$4,000		
Test & Balance	1,000	SF	\$1.10	\$1,100		
D40 Fire Protection						
Wet Pipe Sprinkler System	1,000	GSF			\$4,750	\$4.75
	1,000	SF	\$4.75	\$4,750		
D50 Electrical						
Service & Distribution	1,000	SF			\$32,140	\$32.14
200A Service & Feeder	1	EA	\$4,500.00	\$4,500		
Feeder 200A	50	LF	\$80.00	\$4,000		
Lighting	1,000	SF	\$14.00	\$14,000		
Branch Wiring	18	EA	\$230.00	\$4,140		
Convenience Outlets	1,000	SF	\$2.00	\$2,000		
Motor Circuits and Controls	1,000	SF	\$3.50	\$3,500		
Communications and Security						
Fire Detection & Alarm						

Construction Cost Estimate
 Concept Estimate
 December 12, 2012

Homer Harbor Master Study
 Public Restrooms/Shower for Options 1B and 2
 Prepared for Nelson and Associates

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
EQUIPMENT & FURNISHINGS						
E10 Equipment		NONE		\$0	\$0	\$0.00
		NONE		\$0	\$0	\$0.00
E20 Furnishings		NONE		\$0	\$0	\$0.00
F SPECIAL CONSTRUCTION AND DEMOLITION						
F10 Special Construction	-	NONE		\$0	\$0	\$0.00
F20 Selective Building Demolition	1	LS	\$25,000.00	\$25,000	\$25,000	\$25,000.00
Demo Existing Facility	1	LS	\$25,000.00	\$25,000	\$25,000	\$25,000.00
G SITEWORK						
G10 Site Preparation	1,000	GSF		\$33,178	\$33,178	\$33.18
Site Clearing, Demolition	1.0	LS	\$3,500.00	\$3,500	\$6,278	\$6,277.78
Earthwork	1,000	SF	\$2.00	\$2,000		
Building	700	SF	\$1.11	\$778		
Sidewalks						
G20 Site Improvements	1,000	SF		\$4,900	\$4,900	\$4.90
Pedestrian Paving	700	SF	\$7.00	\$4,900		

Estimations, Inc.

Public Restroom Shower - 5/6

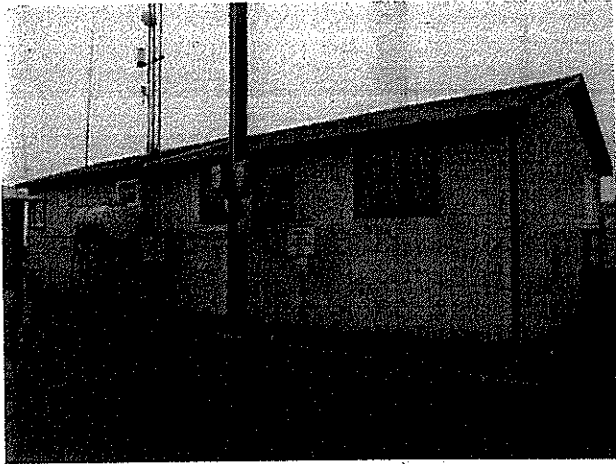
Homer Harbor Mater Study Cost Estimate - R3_1j.xls: 12/12/2012: 4:49 PM

Homer Harbor Master Study
Public Restrooms/Shower for Options 1B and 2
Prepared for Nelson and Associates

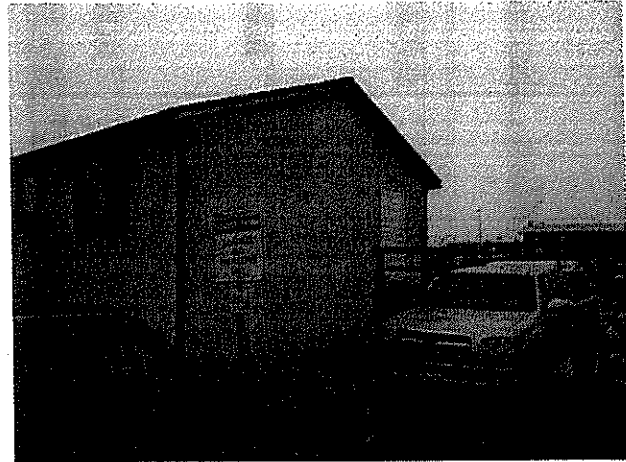
Construction Cost Estimate
Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
G SITEWORK CONTINUED						
G30 Site Mechanical Utilities	100	LF			\$22,000	\$220.00
Water Main to Building 6"	50	LF	\$250.00	\$12,500		
Sewer Main	50	LF	\$190.00	\$9,500		
G40 Site Electrical Utilities						
Electrical To Building, By Utility, Not Included In The Estimate		NONE			\$0	\$0.00
Communication To Building, By Utility, Not Included In The Estimate						
G90 Other Site Construction						
	-	NONE			\$0	\$0.00
Z MARKUPS						
Z10 Contractor Markups	1,000	GSF			\$234,700	\$234.70
Management & Site Facilities				\$67,365		
OH&P	11.0%			\$40,786		
Mob/Demob	6.0%			\$10,808		
	1.5%					
Z20 Contingency					\$115,741	
Estimating Contingency	10.0%			\$73,137		
Escalation (2014 Construction)	5.3%			\$42,604		
Total Estimated Cost	1,000	SF			\$847,108	\$847.11

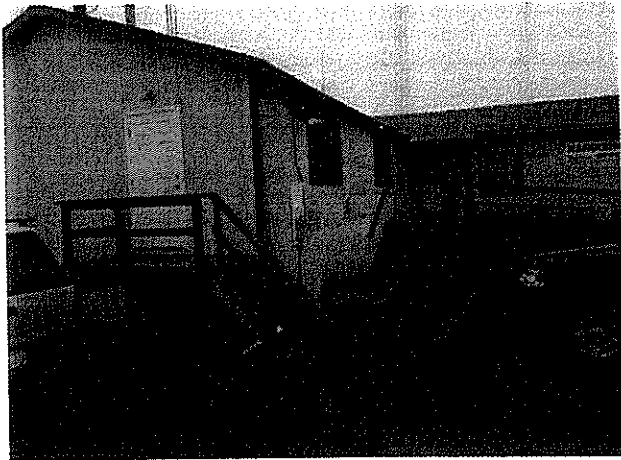
Homer Harbormaster Office Alternatives Analysis
Photos by Estimations, Inc.



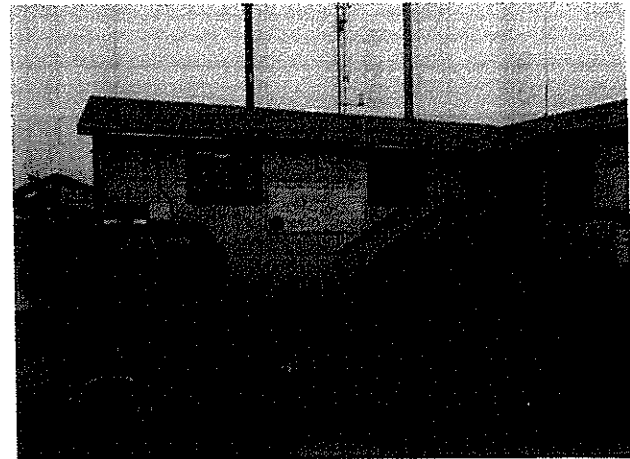
1. Harbormaster Office-West side



2. Harbormaster Office –West and South side.



3. Harbormaster Office-South and east side.



4. Harbormaster Office-East side.

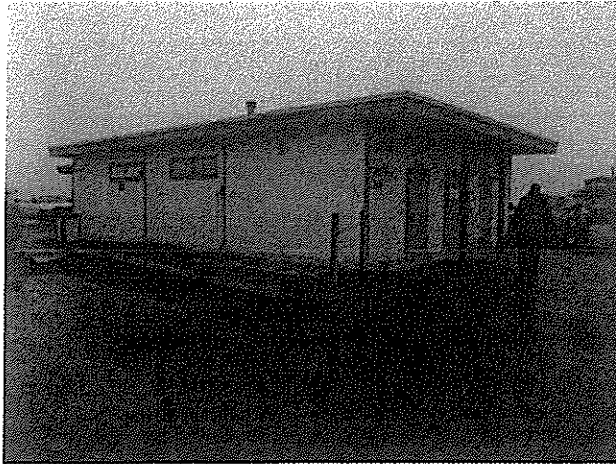


5. Harbormaster Office-East and North side.



6. Harbormaster Office-North side.

Homer Harbormaster Office Alternatives Analysis
Photos by Estimations, Inc.



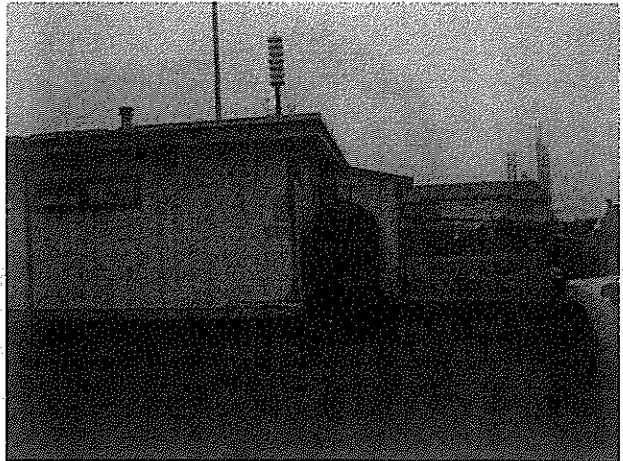
7. Restrooms-Northeast side.



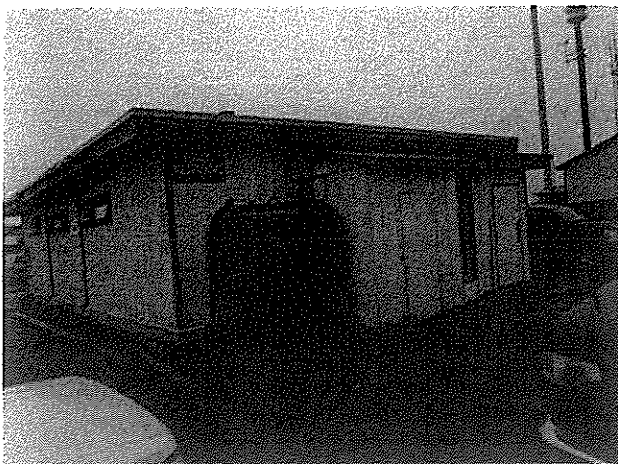
8. Restrooms-Northwest side.



9. Restrooms-South side.



10. Restrooms-South side.



11. Restrooms-South and east side.

Homer Harbormaster Office Alternatives Analysis
Photos by Estimations, Inc.



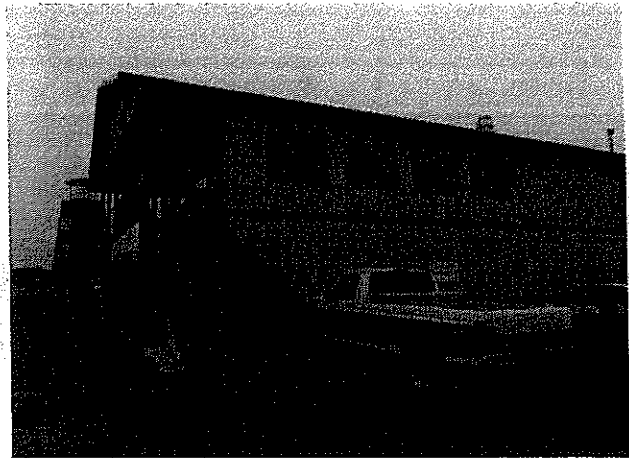
12. Happy Face –South side.



13. Happy Face-West side.



14. Happy Face-North west corner.



15. Happy Face-South and east side.



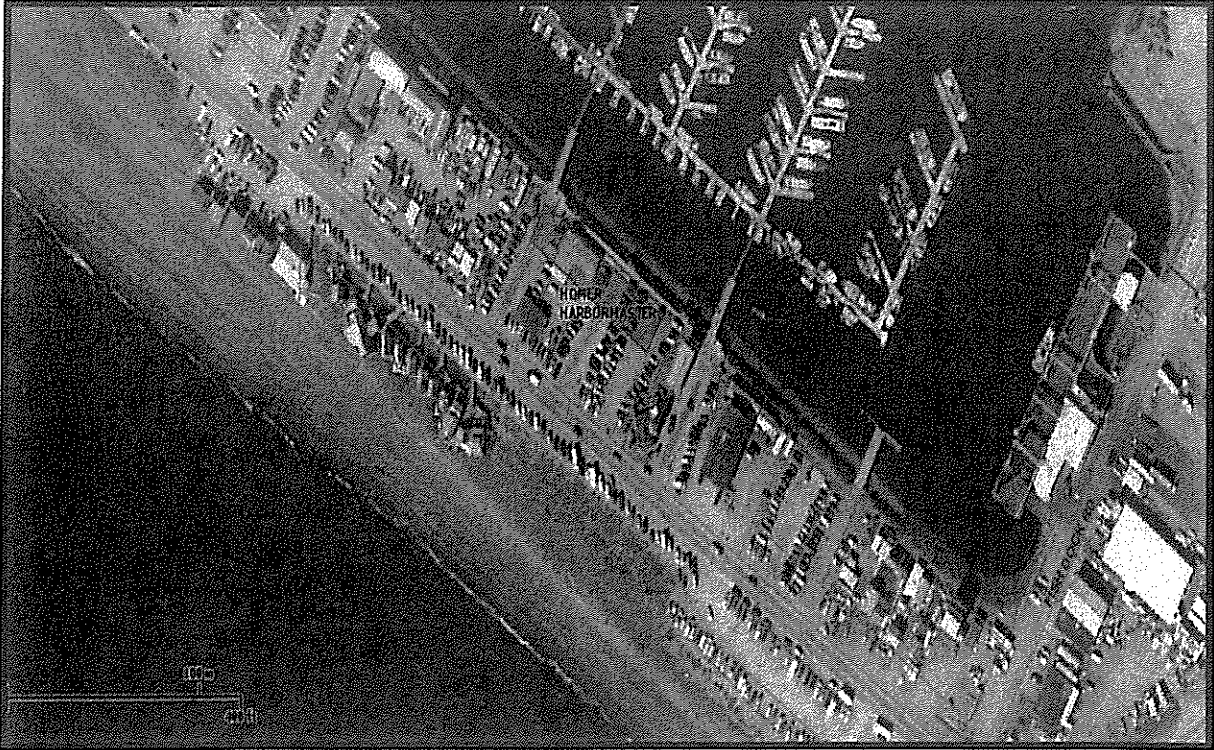
16. Happy Face-East side.



17. Happy Face-East side.

Kenai Peninsula Borough
Property Report - 18103311

Wed Nov 14 2012 09:21:22 AM



Parcel Number: 18103311
Address: 4350 HOMER SPIT RD
Owner: HOMER CITY OF

491 E PIONEER AVE
HOMER, AK 99603



Tax Area: 20 - HOMER CITY
Usage Code: 100 Residential Vacant
Acreage: 0.28

Land Value: \$94,400
Improvement Value: \$0
Assessed Value: \$94,400
Taxable Value: \$0

DISCLAIMER: The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.

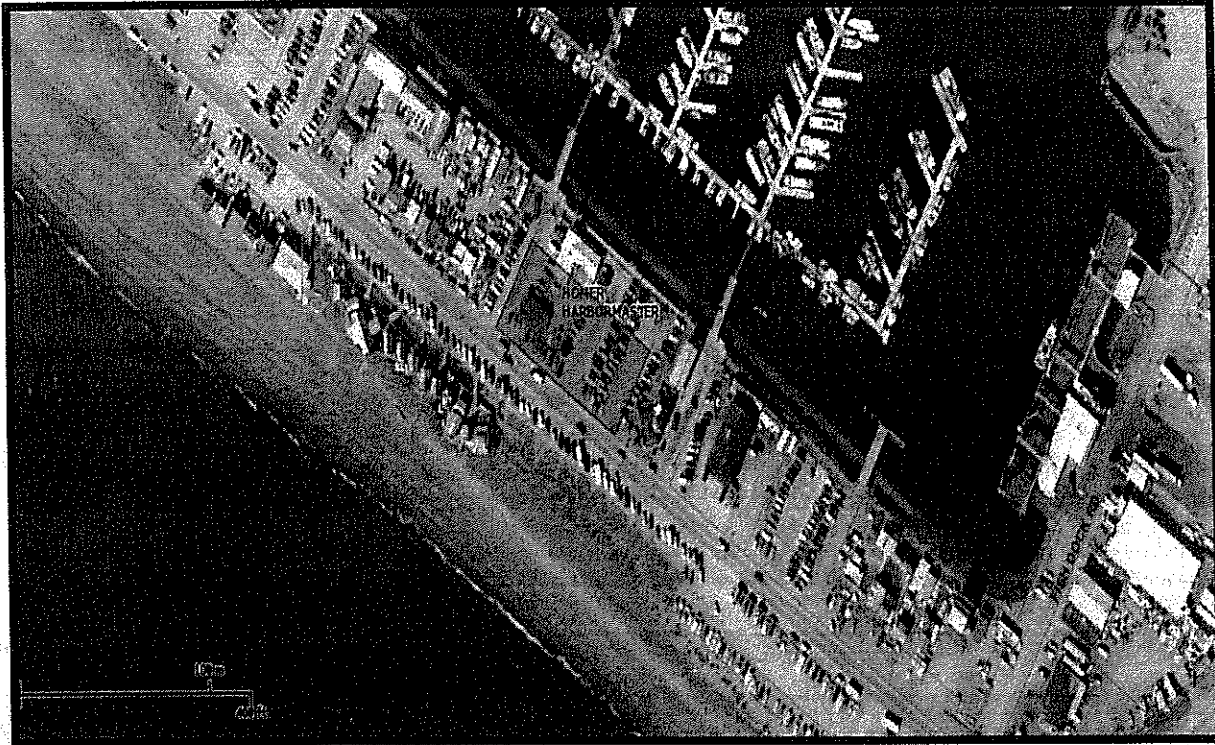
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB
AMENDED LOT 28

Number of Structures: 1

Structure #	Year Built	Square Ft	Structure Type
-------------	------------	-----------	----------------

Kenai Peninsula Borough Property Report - 18103310

Wed Nov 14 2012 09:22:49 AM



Parcel Number: 18103310
Address: 4348 HOMER SPIT RD
Owner: HOMER CITY OF
 491 E PIONEER AVE
 HOMER, AK 99603

Tax Area: 20 - HOMER CITY
Usage Code: 850 General Institutional
Acreage: 0.65
Land Value: \$185,200
Improvement Value: \$111,800
Assessed Value: \$297,000
Taxable Value: \$0
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB
 AMENDED LOT 29



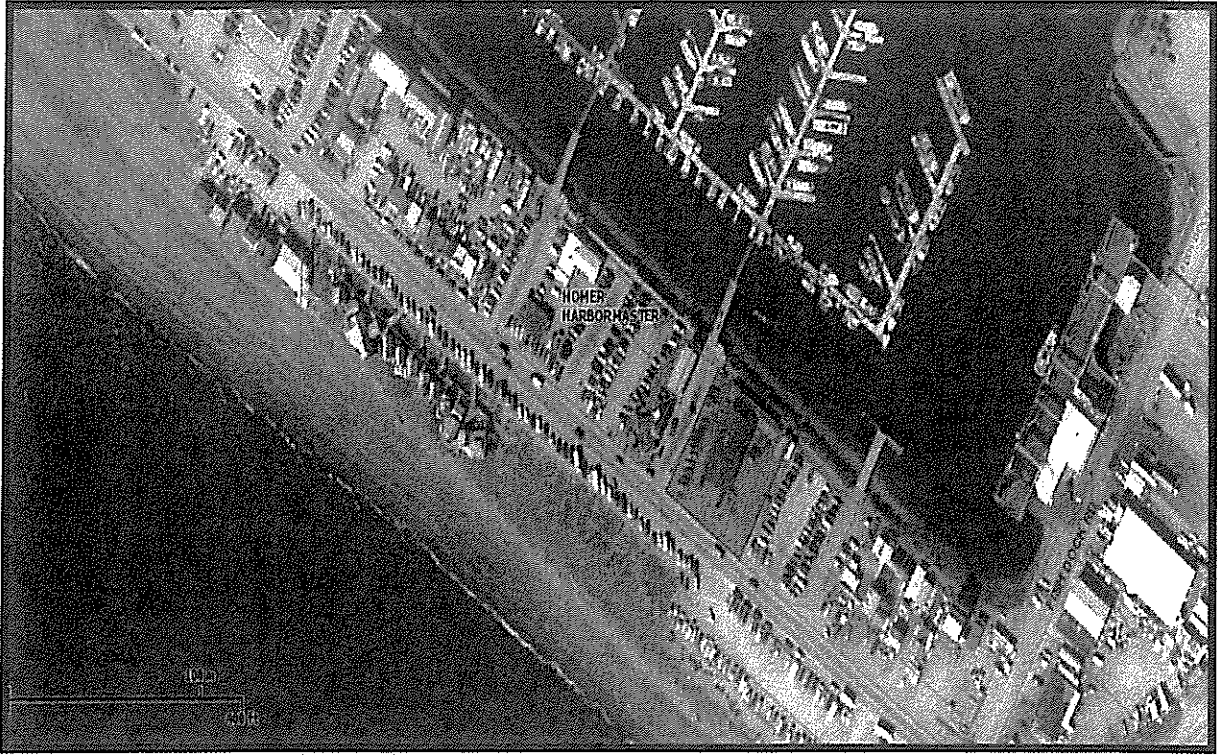
DISCLAIMER: The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.

Number of Structures: 3

Structure #	Year Built	Square Ft	Structure Type
C01	1968	2,060	GENOFF
C02	1974	1,092	RESTROOM
C03	1978	130	

Kenai Peninsula Borough Property Report - 18103432

Wed Nov 14 2012 09:19:56 AM



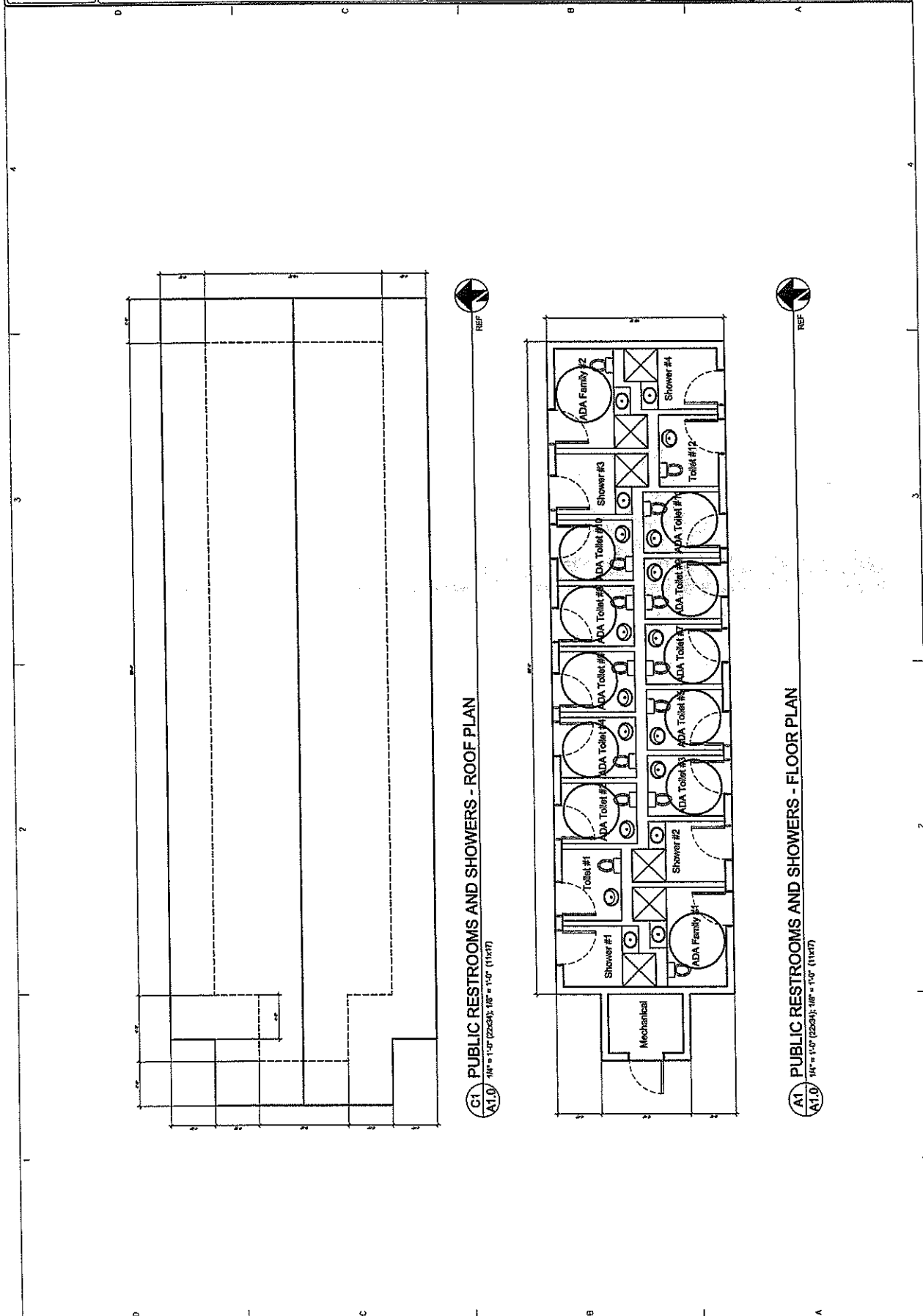
Parcel Number: 18103432
Address: 4400 HOMER SPIT RD
Owner: HOMER CITY OF
491 E PIONEER AVE
HOMER, AK 99603
Tax Area: 20 - HOMER CITY
Usage Code: 651 Leased Commercial
Acreage: 0.57
Land Value: \$166,700
Improvement Value: \$453,100
Assessed Value: \$619,800
Taxable Value: \$619,800
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32



DISCLAIMER: The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.

Number of Structures: 1

Structure #	Year Built	Square Ft	Structure Type
C01	1995	7,392	RESTURNT



A1.0 PUBLIC RESTROOMS AND SHOWERS - FLOOR PLAN
 1/4" = 1'0" (250x4); 1/8" = 1'0" (11x17)

A1.0 PUBLIC RESTROOMS AND SHOWERS - ROOF PLAN
 1/4" = 1'0" (250x4); 1/8" = 1'0" (11x17)

PRELIMINARY	PROJECT: HOMER HARBOR MASTERS OFFICE	ARCHITECTS & COMPANY 808 Peterson Way Kodiak, Alaska 99811 Tel (907) 283-1919 ; Fax (907) 283-0450 klaunder@alaska.net	CLIENT: HOMER, ALASKA
	REVISION DT:		
REVISION:	CHECKER:	DATE: 1228	SHEET:
NO. PK.	NO. PK.	NO. PK.	A 1.0
SHEET CONTENTS: PUBLIC RESTROOMS AND SHOWERS FLOOR PLAN ROOF PLAN			

11/12/2012
PRELIMINARY

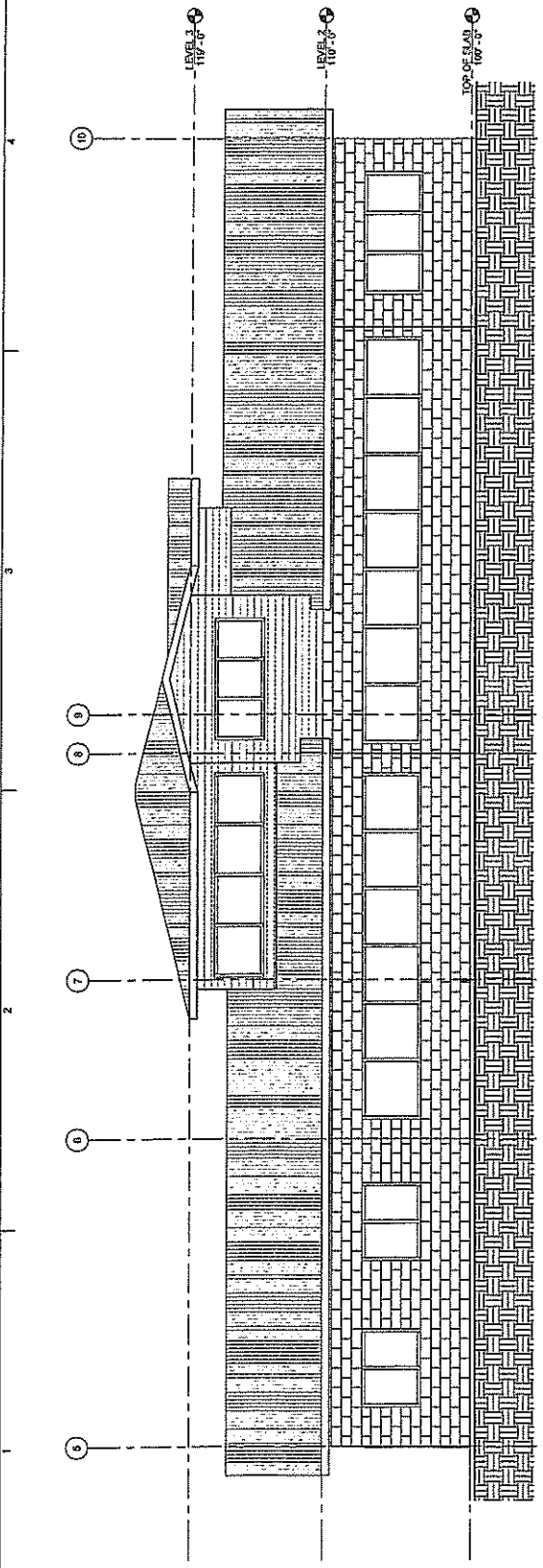
PROJECT:
HOMER HARBOR MASTERS OFFICE

CLIENT:
**HOMER, ALASKA
 Owner**

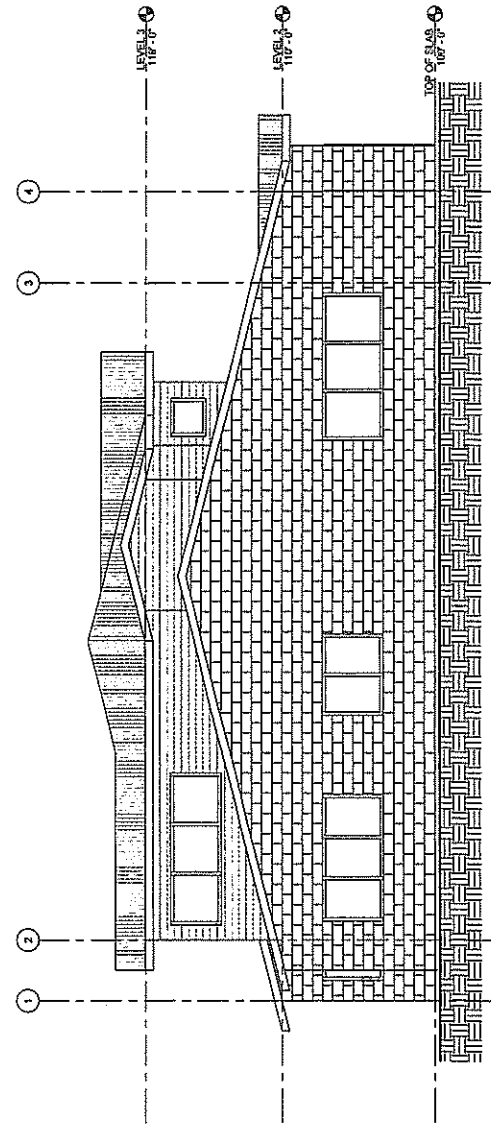
**Klauder & Company
 Architects, Inc.**
 200 Peltason Way
 Homer, AK 99511
 Office: (907) 233-1919 Fax: (907) 233-0450
 Email: klauder@kcsa.net

DESIGN BY: Designer
 DRAWN: Author
 CHECKED: Checker
 JOB NO.: 123
 DATE: 11-12-2012
 REVISIONS:
 NO. DATE

SHEET NUMBER
A3.1
 SHEET CONTENTS
 SOUTH AND WEST
 ELEVATIONS

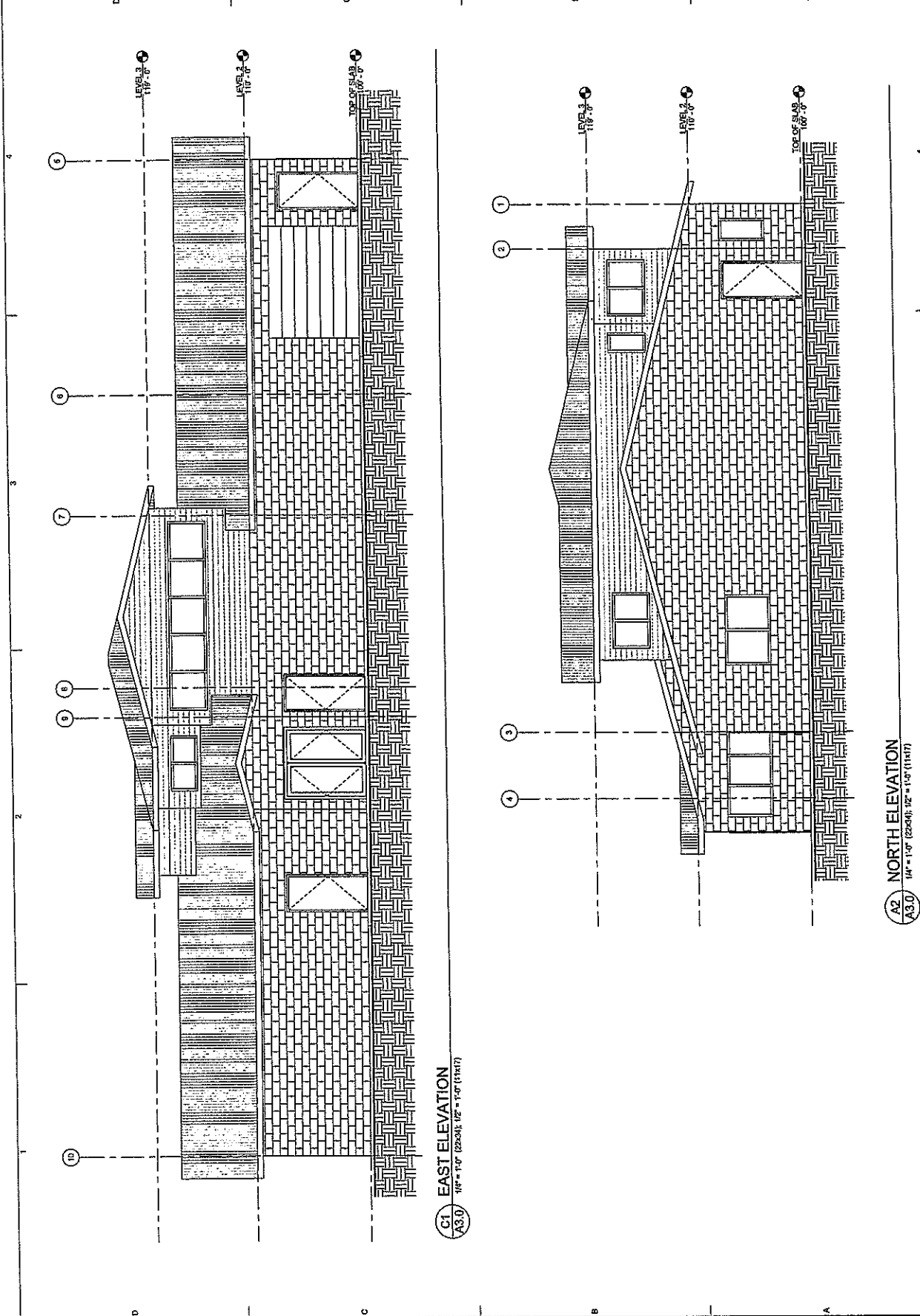


C1
A3.1
WEST ELEVATION
 1/4" = 1'-0" (22204); 1/2" = 1'-0" (11917)



A2
A3.1
SOUTH ELEVATION
 1/4" = 1'-0" (22204); 1/2" = 1'-0" (11917)

PRELIMINARY 11-02-2012	CLIENT: HOMER, ALASKA Owner	PROJECT: HOMER HARBOR MASTERS OFFICE	DESIGN BY: Desktop DRAWN: Author CHECKED: Chpaw JOB NO: 1226 DATE: 11-12-2012 REVISIONS: NO. DATE	SHEET NUMBER A3.0 SHEET CONTENTS NORTH AND EAST ELEVATIONS
	ARCHITECT: Klauder & Company Architects, Inc. 606 Franklin Way Homer, AK 99611 Office: (907) 235-1113 Fax: (907) 235-0420 Email: klad@kladr.com			



C1
A3.0
 EAST ELEVATION
 1/8" = 1'-0" (22848); 1/2" = 1'-0" (11817)

A2
A3.0
 NORTH ELEVATION
 1/4" = 1'-0" (22848); 1/2" = 1'-0" (11817)

11/15/2012
PRELIMINARY

OWNER:
 HOMER, ALASKA

PROJECT:
 HOMER HARBOR MASTERS OFFICE

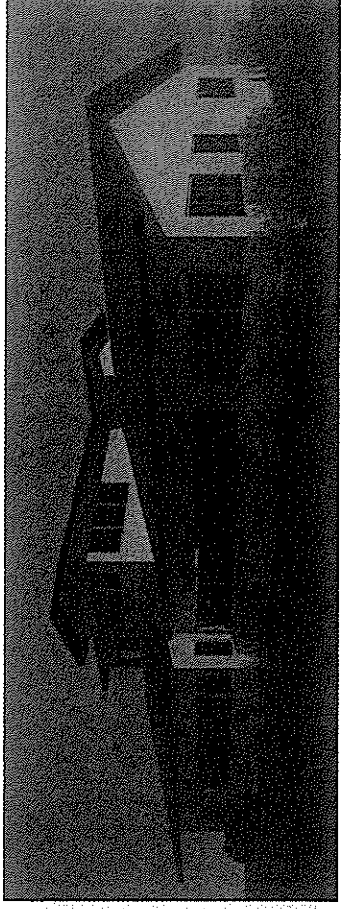
Klauder & Company
 Architects, Inc.
 606 Pleasant Way
 Kodiak, AK 99511
 Office: (907) 233-1919 Fax: (907) 233-6420
 klauder@ksc.com

DESIGN BY: Designer
 DRAWN: Author
 CHECKED: Checker
 JOB NO: 1203
 DATE: 11-15-2012
 REVISIONS
 NO. DATE

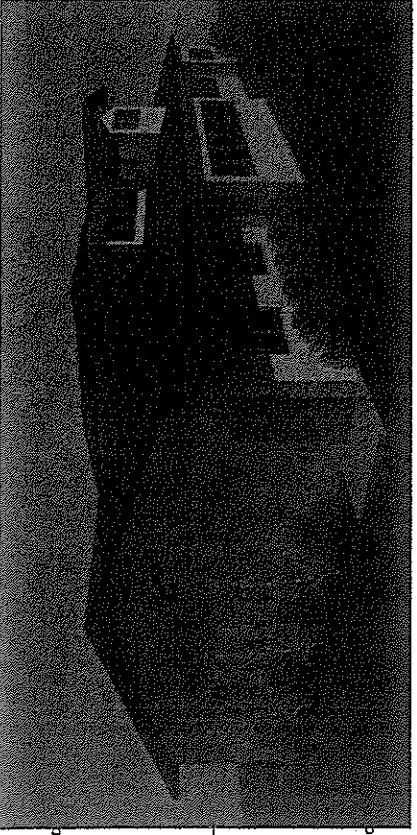
SHEET NUMBER
A3.2
 SHEET CONTENTS
 RENDERED IMAGES



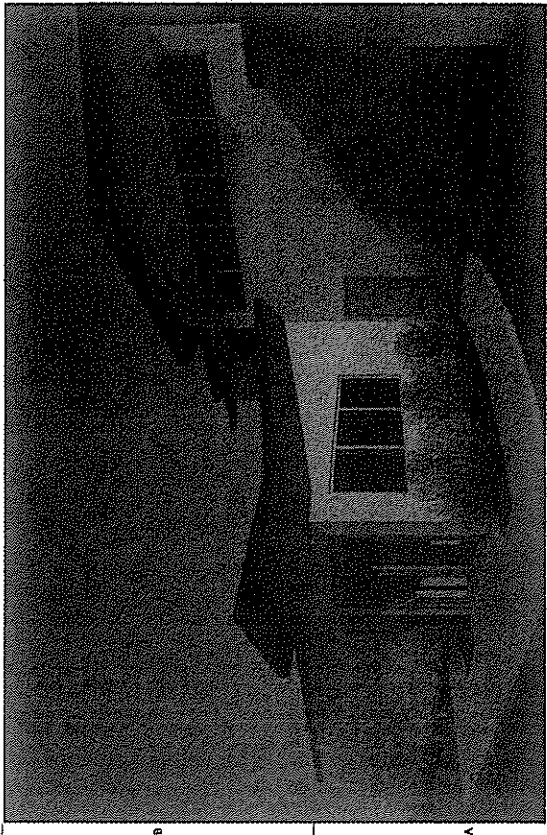
C2 **SOUTHWEST**
 A3.2 1/2" = 1'-0" (2x20); 1/2" = 1'-0" (1x17)



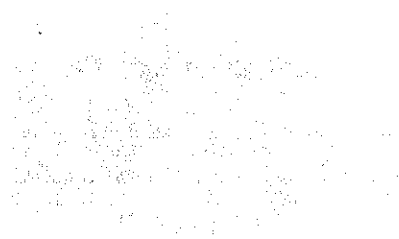
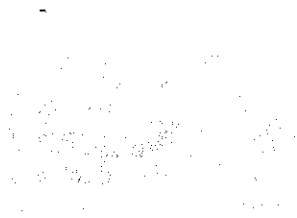
A2 **SOUTHEAST**
 A3.2 1/2" = 1'-0" (2x20); 1/2" = 1'-0" (1x17)



C1 **NORTHEAST**
 A3.2 1/2" = 1'-0" (2x20); 1/2" = 1'-0" (1x17)



A1 **NORTHWEST**
 A3.2 1/2" = 1'-0" (2x20); 1/2" = 1'-0" (1x17)



Roadmap for Adapting to Coastal Risk

February 13, 2013 9 am-12:30 pm

Overview

The Roadmap for Adapting to Coastal Risk provides a participatory approach for assessing a community's vulnerability to hazards—and for incorporating relevant data and information about hazards and climate into ongoing local planning and decision-making. Coastal resource managers, local decision-makers, and outreach and education professionals are invited to attend this FREE virtual training hosted by the Kachemak Bay Research Reserve. This course is led by the NOAA Coastal Service Center.

Following, the City of Homer will provide an update on the *Climate Action Plan* and the community and government efforts taken to reduce the threat of climate change.

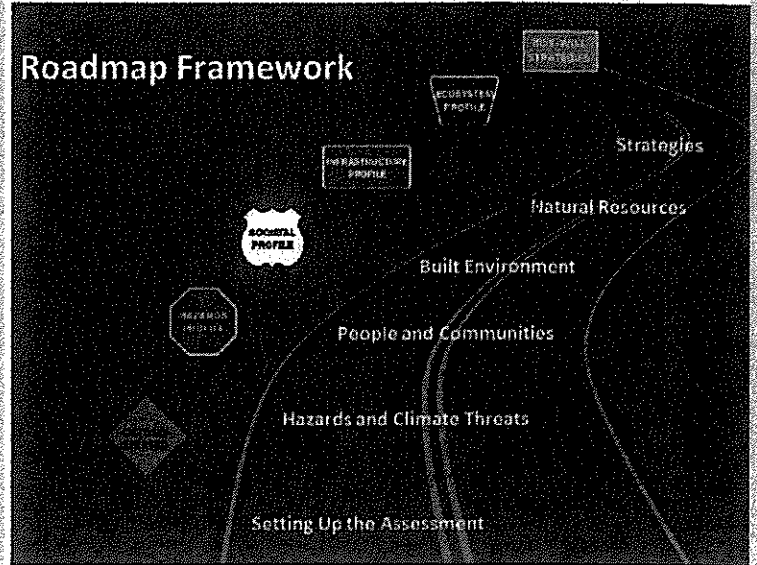


Image: The Roadmap Framework, as defined by NOAA CSC.

- ◆ Engage key staff members and stakeholders in a comprehensive, yet rapid, assessment of local vulnerabilities;
- ◆ Use existing information resources to evaluate potential hazard and climate impacts;
- ◆ Collaborate across disciplines to better understand and plan for impacts; and
- ◆ Identify opportunities for improving resilience to current and future hazard risks.

Location

Seminar Room
Islands and Ocean Visitor Center
95 Sterling Highway
Homer, AK 99603

Questions?

Contact Stacey Buckelew
Stacey.buckelew@alaska.gov
907-226-4653

FREE WORKSHOP!

COURSE INSTRUCTED BY:

HOSTED BY:



NOAA Coastal Services Center
LINKING PEOPLE. INFORMATION. AND TECHNOLOGY



Jo Johnson

From: Walt Wrede
Sent: Saturday, February 02, 2013 10:40 AM
To: Jo Johnson
Subject: FW: AML Legislative E-Bulletin #28-1

Please add as attachment to Manager's report

From: Alaska Municipal League [mailto:sarah@akml.org]
Sent: Friday, February 01, 2013 4:05 PM
To: Walt Wrede
Subject: AML Legislative E-Bulletin #28-1

Having trouble viewing this email? [Click here](#)



Alaska Municipal League Legislative Bulletin

In This Issue

[Bill Schedule](#)

[Bills Introduced this
Week](#)

[Bills AML are Watching](#)

Quick Links

[AML Priorities](#)

[AML Policy Statement](#)

[AML Resolutions](#)

[Alaska Legislative Site](#)

Join Our List



Bulletin #28-1

February 1, 2013

This weekly ebulletin will hopefully help each and every one of you keep up with the legislation that could potentially have a positive or negative impact on your municipality. If you have questions about any bills, please call us at the office and we will try to help you. If you hear about legislation that we have missed, please let us know. Sometimes, with the huge flurry of issues, we might miss something.

Legislative Committee Meeting Schedules

The following list of committee meetings address issues and bills important to municipalities for the upcoming week. For a complete list of bills visit the [BASIS](#) web site. Most of these meetings are teleconferenced.

They also started to video stream all committee meetings in the state capitol. Check it out at <http://akl.tv>.

Contact Us

Alaska Municipal League
217 Second Street, Ste. 200
Juneau, Alaska 99801

Phone: (907) 586-1325 or
(877)636-1325 (AK only)
Fax: (907) 463-5480
E-Mail: info@akml.org

Houses Bills

<u>HB19</u>	<u>HJR5</u>
<u>HB40</u>	
<u>HB47</u>	
<u>HB72</u>	

Senate Bills

<u>SB30</u>	
<u>SJR5</u>	
<u>SB29</u>	
<u>SB21</u>	

It is best if you go through your local LIO office. If you are unable to go through your local LIO office, you must call the Chair of the Committee in which the bill is being heard for "authorization" and the new off-net call in number.

Tuesday, February 5th

SB 29 - Cruise Ship Wastewater Discharge Permits - 9:00 A.M.

(S) Finance

SB 21 - Oil and Gas Production Tax - 3:30 P.M.

(S) Special Committee - TAPS Throughput

Thursday, February 7th

HB 19 - Permanent Motor Vehicle Registration/Trailers -

(H) Transportation

Saturday, February 9th

SB 21 - Oil and Gas Production Tax - 10:00 A.M.

(S) Special Committee - TAPS Throughput 1:00 P.M.

Bills Introduced this Week

None!

Bills AML are Watching

HB19 - An Act relating to permanent motor vehicle registration; relating to the registration fee for noncommercial trailers and to the motor vehicle tax for trailers; and providing for an effective date.

This bill gives the opportunity of anyone owning a car that is at least 8 years old to permanently register the car instead of every two years (as now required). The permanent registration would expire upon transfer of the car to another owner. A permanent registration may not be renewed. The fees for permanent registration must equal the fees that would have been paid if registered under the biennial process for one licensing period)

plus an additional registration fee of \$25.00. The savings comes in not having to stand in line or make a trip to the Department of Motor Vehicles. The motor vehicle registration tax (collected by 13 municipalities) would be collected at the time of the permanent registration and could equal the biennial motor vehicle registration tax. Therefore, a car registered permanently at 8 years old, would not be charged registration or taxes for the rest of its life under the current owner. The municipality and the State would also forfeit their biennial fees from the registration. We are currently waiting to get estimates from DMV as to the impact on municipalities. Stay tuned. Last year, we were neutral on this bill as the sponsor took care of most of our concerns, but now the bill is back and there are some added features at which we must look.

HB40 - Establishing a municipal tax exemption for certain farm structures.

This allows a municipality to partially or totally exempt farm structures. First of all, the exemption is not mandatory, but optional and must be approved by ordinance. The farm structures exempted must be owned or leased by an individual who is actively engaged in farming and who derives at least 10% of their gross income from farming activities AND at least 50% of the area of the structure is used for storage or processing of crops, animals, milk, etc.

As far as we can tell, this would only impact the Mat-Su Borough, as there is not a lot of farming going on anywhere else in the State. I have spoken with the one municipality involved (Mat-Su Borough) and they seem to be okay with the bill. For that reason, AML will not come out against this bill and/or will take the lead from the Mat-Su Borough, the municipality in the area with property tax authority.

This bill moved out of committee with a committee substitute.

HB47 - An Act requiring a party seeking a restraining order, preliminary injunction, or order vacating or staying the operation of a permit affecting an industrial operation to give security in the amount the court considers proper for costs incurred and damages suffered if the industrial operation is wrongfully enjoined or restrained.

This bill would effectively stop any party from bringing a lawsuit against a legally permitted project with first posting a bond in such a sum as the court deems proper, for the payment of such costs and damages as may be incurred or suffered by any party

who is found to have been wrongfully enjoined or restrained. Apparently, the attorneys involved are attempting to ascertain whether this bill includes municipalities. Hopefully, this would be a situation that would not arise often. But, there might be a new twist to this bill now that Coastal Management is gone. Losing the ability to have direct input on permitted projects, if a municipality decided any project was directly in opposition to the wishes of the municipality and the residents, this bill would require any court action by the litigant to include the litigant's payment of lost wages and benefits for employees, payments to contractors and subcontractors of the industrial operation that is shut down due to a lawsuit. We will be waiting for the decision of the attorneys as to whether municipalities are included in this bill. Last year, we were told that municipalities were not a part of this. This bill could be different in that respect.

HB72 - An Act relating to appropriations from taxes paid under the Alaska Net Income Tax Act; relating to the oil and gas production tax rate; relating to gas used in the state; relating to monthly installment payments of the oil and gas production tax; relating to oil and gas production tax credits for certain losses and expenditures; relating to oil and gas production tax credit certificates; relating to nontransferable tax credits based on production; relating to the oil and gas tax credit fund; relating to annual statements by producers and explorer; relating to the determination of annual oil and gas production tax values including adjustments based on a percentage of gross value at the point of production from certain leases or properties; making conforming amendments; and providing for an effective date.

This is the Governor's latest "oil tax bill." For our purposes, this bill does away with the progressivity tax paid by the oil companies. The reason that impacts us, is that Revenue Sharing comes out of the progressivity. We have spent much time discussing this segment with the Department of Revenue. It appears that the Governor's office has substituted Corporate Tax and Oil and Gas Corporate Tax as the source from which to fund Revenue Sharing if his bill should pass. We will be following this bill closely. As you (hopefully) remember, our cap on Revenue Sharing is \$60 million. However, due to high fuel/gas/energy prices, we have managed to get a supplemental Revenue Sharing check for the last three years of \$25 million. Our thought is since Revenue Sharing will be "transferred" to another fund upon potential passage of the Governor's bill, that now would be a good time to wrap the supplemental into the

bill and raise the whole program to \$85 million. That is a way to make planning easier for municipalities and energy prices are again very high.

HJR5 - Opposing the United States Food and Drug Administration's preliminary finding relating to genetically engineered salmon; urging further examination of genetically engineered salmon; opposing AquaBounty's petition to produce genetically engineered salmon; and proposing, if AquaBounty's petition is approved, that its products should be labeled as "genetically modified."

This resolution requests that the U.S. Food and Drug Administration NOT to make a final decision regarding genetically engineered salmon until the U.S. Congress has fully examined the issue and the potential release of genetically engineered fish into the waters of the U.S. If, by chance, the petition is approved, it is felt strongly by the State that the product labeling should include the words "Genetically Modified."

SB30 - An Act relating to new defined benefit tiers in the public employees' retirement system and the teachers' retirement system; providing certain employees an opportunity to choose between the defined benefit and defined contribution plans of the public employees' retirement system and the teachers' retirement system; and providing for an effective date.

This bill would give all new employees the choice of whether to sign up with the defined contribution system (much like a 401(k), or with the original defined benefit program. The sponsor has run the figures and says the bill will have no financial impact on the system. The Department of Administration says that it will. We will watch this one closely and try to keep you apprised as to what is happening. We have many mixed thoughts about this among our members, so we have basically let this one play out.

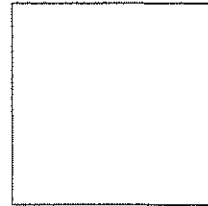
SJR5 - Urging the United States Congress to provide a means for consistently sharing with all coastal energy-producing states, on an ongoing basis, revenue generated from oil and gas development on the outer continental shelf to ensure that those states develop, support, and maintain necessary infrastructure and preserve environmental integrity.

This resolution is basically much like the resolution that AML passed on this same subject. However, there is one basic difference. Municipalities are not mentioned in this resolution. It deals with money going only to the state. Something on which we will have to work.

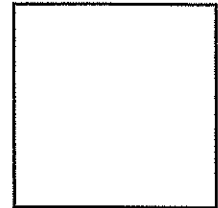
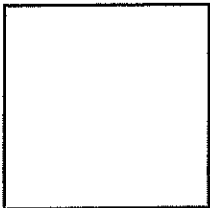
ARTICLE HEADLINE

Article Subheading

Are there publications that only members have access to? Provide your new members a list (or link to a list) of publications that they now have access to. What are some upcoming publications and release dates? Publications can be a key draw for new members. Inserting a link in your article lets you track which topics attract the most interest.



[Forward email](#)



This email was sent to wwrede@ci.homer.ak.us by sarah@akml.org | [Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).
Alaska Municipal League | 217 2nd Street, Suite 200 | Juneau | AK | 99801

Homer Harbor
Boat Ramp Renovation
Homer, Alaska

DRAFT

Scope of Services

Introduction

This is a cooperative project between the Alaska Department of Fish and Game, Division of Sport Fish (Sport Fish) and the City of Homer (City). Sport Fish will provide the design standards and administer the design process for the project. Sport Fish will also provide most of the project funding from its Recreational Boating Access Program. The City will provide a portion of the construction funding, contract administration for construction of the improvements, and maintenance of the completed facility.

Recreational Boating Access is one of the programs administered by Sport Fish. This program provides funds to build boating facilities throughout the state. Although a wide variety of projects can be undertaken through the Sport Fish access program, the primary beneficiary of every project must be the recreational boating public. This program is funded through the Federal Aid in Sport Fish Restoration Act which is commonly referred to as the Dingell-Johnson/Wallop-Breaux Act.

The design of Sport Fish funded boat ramps and boarding floats has evolved over time. The boat ramps and boarding floats recently funded by Sport Fish in Whittier, Ketchikan and Sitka, contain the design elements that Sport Fish prefers to use on future projects. Copies of the plans for these projects can be obtained by calling Paul Cyr at 907-267-2264, or Valerie Blajeski at 907-267-2164.

Homer Harbor Boat Launch Ramp

Homer Harbor ramp is located in the northwest corner of Homer Harbor. This facility currently consists of five boat ramp lanes and two boarding floats. It was constructed in 1986 and has reached the end of its useful life.

The primary objective of this project is to renovate the Homer Harbor boat ramp to accommodate current use and insure it remains serviceable for at least another twenty years.

This project will be a cooperative effort between Sport Fish and the City of Homer. Sport Fish will select the design consultant and administer the consultant contract. The City will administer the construction contract. Sport Fish will be solely responsible for obtaining environmental clearance for the project from the US Fish and Wildlife Service (USFWS) and may require additional services from the consultant. The construction work will be competitively bid and awarded to a private construction contractor.

Services Required

The consultant shall propose a scope of services that will accomplish the objective of this project in a cost effective and timely manner. Work will be divided into two phases. Phase 1 will provide a preliminary design and all permits and approvals necessary to construct the project. Sport Fish may require (and pay for) additional assistance in complying with the National Environmental Policy Act (NEPA) process in order to obtain USFWS approval of the project. Phase 2 will carry the project through to completion. In preparing a proposal, the consultant may consider the following list of services. The consultant may propose to add or delete services if doing so would be appropriate and useful for completing the project. The consultant's fees for services will **not** be a selection criteria but will be negotiated after selection.

Phase 1:

- Site Investigation.
- Alternative Analysis.
- Public Involvement.
- Environmental documentation (if required).
- Preliminary Design and Cost Estimate.
- Approvals and Permits.

Phase 2:

- Final Design and Cost Estimate.
- Construction Document Preparation.
- Services During Bidding and Construction.
- Project Close-out.

In addition to a replacement in kind, the alternative analysis shall consider the cost and feasibility of a six lane ramp with three boarding floats.

Professional Experience and Registration

The consultant shall be a firm that regularly engages in engineering investigation and design services for marine construction. The individual in responsible charge of the work shall be a professional engineer licensed in the State of Alaska at the time the proposal is submitted. A minimum of five years of experience in similar work is required.

Schedule

* As with all projects of this nature, Sport Fish would prefer to not completely close the boat ramps to the public during the most active part of the boating season. The desired schedule is to have the construction documents ready for bid solicitation by spring 2014 with construction contract award by July 2014. Construction would begin in the fall of 2014 with completion by the summer of 2015. The consultant shall either confirm that this schedule is feasible or explain why it is not feasible and propose an alternative schedule. A bar chart schedule is not required in the proposal.

Environmental Documentation

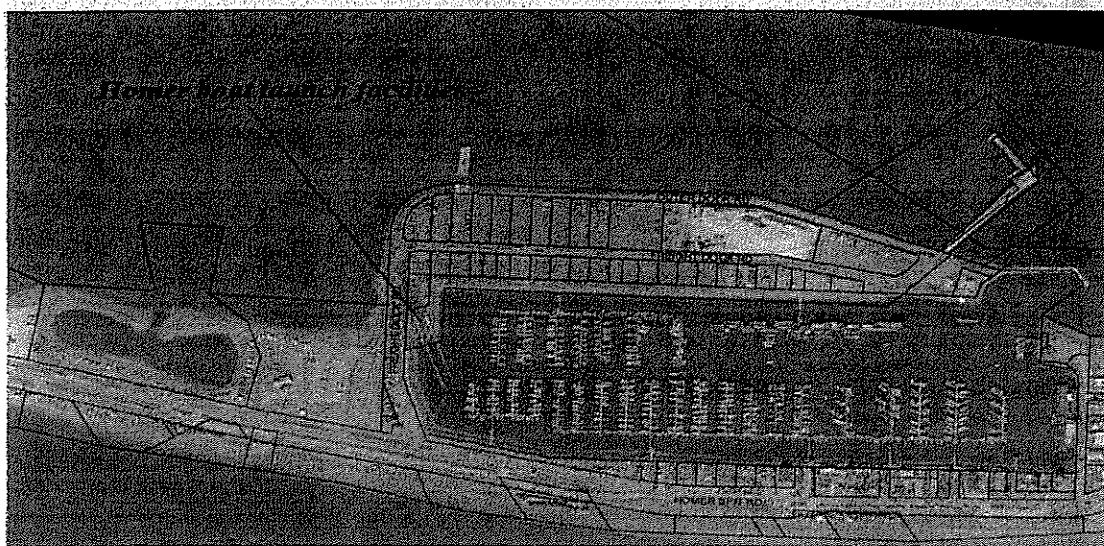
Sport Fish funding for this project is 75% federal funds from the USFWS; therefore the requirements of NEPA must be met. As currently envisioned, this project is renovation work that qualifies for a Categorical Exclusion under USFWS regulations. Preparation of an environmental document should not be necessary unless it is required by the USFWS. Should this occur, the consultant may be asked to assist Sport Fish with some additional NEPA analysis.

APPENDIX A

Current Launch Site Photos



Map of Homer Harbor and project location



Homer Spit
Parcel Lines are not exact. Use with Care.
Aerial Image taken August 10th, 2009 c. Aerialmap
11/13/09 City of Homer #62

0' 100' 200' 400' 600' 800' Feet



HOMER FOUNDATION
 Quarterly Report to Fund Holders
July - Sept 2012

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

Fund Type: Field of Interest
 Fund Code: 1305

PORTFOLIO SHARE (Corpus)

Beginning Balance	185,242.67
Contributions	-
Withdrawals	-
Portfolio Market Change	17,344.80
Ending Balance	202,587.47

AVAILABLE FOR DISTRIBUTION (Earnings)

Beginning Balance	25,475.06
Earnings Allocation	5,128.22
Grants Awarded:	
Grants Total	-
Transfers	-
Ending Balance	30,603.28

HOMER FOUNDATION
 Quarterly Report to Fund Holders
Oct - Dec 2012

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

Fund Type: Field of Interest
 Fund Code: 1305

PORTFOLIO SHARE (Corpus)

Beginning Balance	202,587.47
Contributions	-
Withdrawals	-
Portfolio Market Change	(12,218.29)
Ending Balance	190,369.18

AVAILABLE FOR DISTRIBUTION (Earnings)

Beginning Balance	30,603.28
Earnings Allocation	3,646.14
Grants Awarded:	
Grants Total	-
Transfers	-
Ending Balance	34,249.42

STATE CAPITOL
PO Box 110001
Juneau, Alaska 99811-0001
907-465-3500
fax: 907-465-3532



550 West 7th Avenue #1700
Anchorage, Alaska 99501
907-269-7450
fax 907-269-7463
www.Gov.Alaska.Gov
Governor@Alaska.Gov

Governor Sean Parnell
STATE OF ALASKA

January 24, 2013

Mr. Robert Painter
Acting City Manager
City of Homer
491 East Pioneer Avenue
Homer, AK 99603

Re: Municipal Harbor Grant Program

Dear Mr. Painter,

I appreciated hearing from you regarding funding for the City of Homer's Municipal Harbor Grant Program. I have included \$4,206,000 for this project in the FY2014 capital budget proposal which will now be considered by the Legislature through its public process.

I encourage you to advocate with legislators to retain this funding and look forward to your support of the budget during the upcoming legislative session.

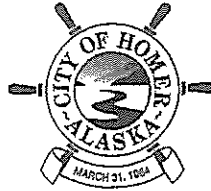
Best regards,

A handwritten signature in black ink that reads "Sean Parnell".

Sean Parnell
Governor

Office of the City Clerk

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



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

MEMORANDUM - REPORT

TO: MAYOR WYTHE AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK *ly*
DATE: FEBRUARY 5, 2013
SUBJECT: BID REPORT

REQUEST FOR PROPOSALS CAPITAL PROJECT FINANCING FOR NATURAL GAS DISTRIBUTION SYSTEM -Proposals to provide capital project financing for the construction of the proposed natural gas distribution systems within the municipal boundaries of the City of Homer and Kachemak City will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska. The closing time and date for submittal of proposals is 4:00 p.m. on February 6, 2013. The time of receipt will be determined by the City Clerk's time stamp. Proposers are required to be on the Plan Holder's List to have their proposals evaluated by the selection committee.

CITY ATTORNEY REPORT

COMMITTEE REPORT(S)

PENDING BUSINESS

NEW BUSINESS

RESOLUTION(S)

1 CITY OF HOMER
2 HOMER, ALASKA

3 Mayor

4 RESOLUTION 13-016

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER,
7 ALASKA, AUTHORIZING THE ALLOCATION OF \$3,554.79
8 FOR THE PURPOSES OF IMPLEMENTING GREEN DOT IN
9 HOMER.

10
11 WHEREAS, The City of Homer has an interest in reducing sexual assault and domestic
12 violence in Homer; and

13
14 WHEREAS, Green Dot is strategy that is being implemented in communities across the
15 globe that recognizes bystanders can be important agents in preventing violent acts; and

16
17 WHEREAS A group consisting of representatives from organizations across the
18 community, including the City of Homer, has been meeting to address how to implement
19 elements of Green Dot and bystander violence prevention training in Homer; and

20
21 WHEREAS, The community of Homer has been selected by the State of Alaska as a
22 Green Dot pilot project community; and

23
24 WHEREAS, Implementing Green Dot is a community wide effort that will require the
25 continued cooperation of many organizations and individuals in Homer; and

26
27 WHEREAS, Selection as a Green Dot community includes five training visits from
28 Green Dot Etcetera over two years with associated support; and

29
30 WHEREAS, The State of Alaska asks that each community selected as a pilot community
31 come up with \$7,000 as a local match to bring Green Dot trainers to their community; and

32
33 WHEREAS, The Homer City Council appropriated and made available for dispersal to
34 an eligible non-profit the amount of \$3,554.79 from the net earnings of five percent (5%) of the
35 Permanent Fund through the adoption of Ordinance 12-58.

36
37 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council authorizes the
38 allocation of \$3,554.79 to help with the local match to implement Green Dot in Homer.

39
40 PASSED AND ADOPTED by the Homer City Council this 11th day of February, 2013.

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CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: Account Number 999-1043/999-1044 Net Earnings of 5% of the Permanent Fund
\$3,544.79.

1 CITY OF HOMER
2 HOMER, ALASKA

3 City Clerk/
4 Permanent Fund Committee

5 ORDINANCE 12-58
6

7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER,
8 ALASKA, APPROVING THE DISBURSEMENT OF THE NET
9 EARNINGS OF 5% OF THE PERMANENT FUND, AN
10 AMOUNT OF \$3,554.79, TO LOCAL NON-PROFIT
11 ORGANIZATIONS FOR THE BENEFIT OF THE
12 COMMUNITY.
13

14 WHEREAS, The Permanent Fund was established in June, 2010 to invest and manage
15 wind-fall monies to the City of Homer; and
16

17 WHEREAS, The net earnings of five percent (5%) of the fund are to be distributed to
18 local non-profit organizations for the benefit of the community; and
19

20 WHEREAS, As of December, 2011 the net earnings of five percent of the Permanent
21 Fund to be allocated to non-profit organizations is \$3,554.79.
22

23 THE CITY OF HOMER HEREBY ORDAINS:
24

25 Section 1. The City Council hereby approves the disbursement of the net earnings of
26 5% of the Permanent Fund, the amount of \$3,554.79, to local non-profit organizations for the
27 benefit of the community as follows:
28

29 Expenditure:

30 From Account:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
999-1043	Net Earnings of 5%	\$3,554.79
999-1044	of the Permanent Fund	

34 To Account:

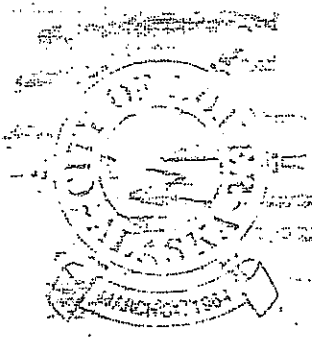
<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
999-1043	Local Non-Profit Organizations	\$3,554.79
999-1044		

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

43 ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, this
44 14th day of January, 2013.
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CITY OF HOMER

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Mary E. Wythe
MARY E. WYTHE, MAYOR

ATTEST:

Jo Johnson
JO JOHNSON, CMC, CITY CLERK

AYES: 5
NOES: 0
ABSTAIN: 0
ABSENT: 1

First Reading: 12/10/12
Public Reading: 1/14/13
Second Reading: 1/14/13
Effective Date: 1/15/13

Reviewed and approved as to form:

Walt Wrede
Walt Wrede, City Manager

Date: 1/21/13

Thomas F. Klinkner
Thomas F. Klinkner, City Attorney

Date: 1/25/13

1 CITY OF HOMER
2 HOMER, ALASKA

3 City Manager

4 RESOLUTION 13-017

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER,
7 ALASKA, APPROVING A CONTRIBUTION IN AID OF
8 CONSTRUCTION AGREEMENT (CIAC) BETWEEN THE
9 CITY OF HOMER AND ENSTAR NATURAL GAS COMPANY
10 FOR CONSTRUCTION OF IMPROVEMENTS WITHIN THE
11 HOMER NATURAL GAS DISTRIBUTION SYSTEM SPECIAL
12 ASSESSMENT DISTRICT, IN AN AMOUNT NOT TO
13 EXCEED \$12.7 MILLION.

14
15 WHEREAS, On July 23, 2012 the City Council adopted Resolution 12-069 initiating a
16 special assessment district for a natural gas distribution system within the City; and

17
18 WHEREAS, On September 24, 2012, the Council adopted Resolution 12-081 accepting
19 and approving the improvement plan submitted by the City Manager for the proposed natural gas
20 distribution system special assessment district; and

21
22 WHEREAS, On February 11, 2013, the Homer City Council adopted Ordinance 13-02
23 which created the City of Homer Natural Gas Distribution System Special Assessment District
24 and authorized the City Manager to proceed with the improvement; and

25
26 WHEREAS, Enstar Natural Gas Company is the only natural gas distribution public
27 utility that is authorized by the Regulatory Commission of Alaska to provide natural gas service
28 within the City of Homer, and it is appropriate for the City to contract with Enstar Natural Gas
29 Company for construction of a natural gas distribution system in the City on a sole source basis
30 under HCC 3.16.060(i); and

31
32 WHEREAS, The City and Enstar Natural Gas Company have negotiated a Contribution
33 in Aid of Construction Agreement (CIAC) for construction of the natural gas distribution system
34 described in the adopted Improvement Plan, for a not to exceed amount of \$12.7 Million.

35
36 NOW, THEREFORE, BE IT RESOLVED that the form and content of the CIAC
37 between the City and Enstar Natural Gas Company, a division of SEMCO Energy, Inc., a copy
38 of which is attached and incorporated herein, hereby are in all respects authorized, approved and
39 confirmed, and the City Manager hereby is authorized, empowered and directed to execute and
40 deliver the CIAC to Enstar Natural Gas Company on behalf of the City, in substantially the form

41 and content now before this meeting but with such changes, modifications, additions and
42 deletions therein as he shall deem necessary, desirable or appropriate, the execution thereof to
43 constitute conclusive evidence of approval of any and all changes, modifications, additions or
44 deletions therein from the form and content of said document now before this meeting, and from
45 and after the execution and delivery of said document, the City Manager hereby is authorized,
46 empowered and directed to do all acts and things and to execute all documents as may be
47 necessary to carry out and comply with the provisions of the CIAC as executed.

48

49 PASSED AND ADOPTED by the Homer City Council this 11th day of February, 2013.

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CITY OF HOMER

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MARY E. WYTHE, MAYOR

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57 ATTEST:

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61 _____
JO JOHNSON, CMC, CITY CLERK

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64 Fiscal Note: \$12.7 Million to be financed.

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**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 12-069

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

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

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

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

WHEREAS, 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; and

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

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

NOW THEREFORE, BE IT RESOLVED:

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

1 CITY OF HOMER
2 HOMER, ALASKA

3 City Manager

4 RESOLUTION 12-081

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER,
7 ALASKA, ACCEPTING AND APPROVING THE
8 IMPROVEMENT PLAN SUBMITTED BY THE CITY
9 MANAGER FOR THE PROPOSED NATURAL GAS
10 DISTRIBUTION SYSTEM SPECIAL ASSESSMENT
11 DISTRICT.
12

13 WHEREAS, The Homer City Council recently adopted Resolution 12-069 which
14 initiated the proposed natural gas distribution system special assessment district pursuant to HCC
15 17.04.040 (a) (1); and
16

17 WHEREAS, HCC 17.04.040 (b) (2) provides that upon adoption of a resolution initiating
18 a special assessment district, the City Manager shall prepare "an improvement plan for the
19 district that includes final boundaries for the district, the design of the proposed improvement, a
20 cost estimate for the improvement, the percentage of the improvement cost to be assessed against
21 properties in the district, a method for allocating the assessed cost of the improvement among the
22 properties in the district, the time period over which assessments will be financed, and a
23 preliminary assessment roll for the district."; and
24

25 WHEREAS, The City Council subsequently adopted Resolution 12-076 which
26 established exclusion criteria to determine which parcels within the City limits would not be
27 served by the proposed improvement and which parcels would be served but exempted from the
28 assessment district because they were not benefitted by the improvement; and
29

30 WHEREAS, The City Manager presented a proposed district improvement plan to the
31 City Council for review and approval at its regular meeting on September 24, 2012; and
32

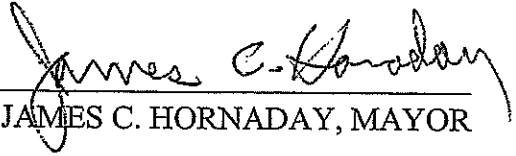
33 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby accepts
34 and approves the Natural Gas Distribution System Special Assessment District Improvement
35 Plan submitted by the City Manager; a copy of which is attached and incorporated herein; and
36

37 BE IT FURTHER RESOLVED that the Council authorizes the Administration to proceed
38 to the next steps in the Special Assessment District approval process beginning with the required
39 meetings with record owners of real property in the proposed district (HCC 17.04.040 (b) (1)).
40

41 PASSED AND ADOPTED by the Homer City Council this 24th day of September, 2012.

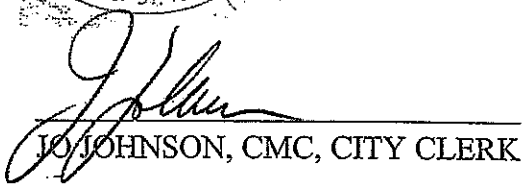
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CITY OF HOMER



JAMES C. HORNADAY, MAYOR

ATTEST



JO JOHNSON, CMC, CITY CLERK

Fiscal Note: N/A

NATURAL GAS DISTRIBUTION SYSTEM

SPECIAL ASSESSMENT DISTRICT

IMPROVEMENT PLAN

September 24, 2012

Introduction

The Homer City Council recently adopted Resolution 12-069 which initiated the Natural Gas Distribution System Special Assessment District. The Homer City Code (HCC 17.04.040 (b) (2)) provides that after a resolution initiating a special assessment district is adopted, the City Manager must prepare an improvement plan for the district. This document constitutes the improvement plan for the proposed gas distribution system special assessment district and contains the information required by code.

Boundaries of the District

When the City Council adopted Resolution 12-069 initiating the District, the intent was to initiate one special assessment district that would cover the entire area within the City limits. However, this does not mean that every lot or parcel in the City will receive direct access to gas. This special assessment district is designed to provide financing for construction of gas mains in most City streets. The City Council subsequently adopted Resolution 12-076 which established exclusion criteria to assist in determining which properties would not be served directly by gas mains constructed through the assessment district and which properties would be served but not benefitted and therefore exempted from the assessment district.

The exact boundaries of the proposed assessment district are difficult to draw on a map because of the size, complexity, and special characteristics of this district. The boundaries of the district can better be articulated by a narrative definition. This special assessment district includes all lots or parcels that are directly benefitted by the proposed improvement. Directly benefitted is defined as properties that have frontage on a road which contains a gas main. Properties fronting the trunk line that was partially funded with a legislative grant are also included. A list of properties within the assessment district is contained in the Preliminary Assessment Roll which is attached as Exhibit A. The preliminary assessment roll does not contain properties that are served but exempt from assessment under Resolution 12-076. Finally, Exhibit B is a map which shows the location and extent of the gas main improvements to be constructed. Lots with direct frontage on the mains are included in the assessment district.

Design of the Improvements

Exhibit B illustrates the location and extent of the gas main improvements. The improvements consist of 73 miles of pipe plus the portion of the trunk line which runs through the City. Most of the main lines

are two inches in diameter. Some are four inches in diameter if the demand load justifies it. Some are four inches or larger in order to provide for anticipated future growth. The specific design and engineering specifications will be the responsibility of Enstar Natural Gas Company. The exact location of mains within City Rights of Way will be determined through the City permitting process. Construction permits will be approved and construction work in City roads will be inspected by the Department of Public Works. The build-out of this construction project is expected to take two construction seasons. Exhibit B is color coded to show Year I and Year II phases, beginning with the downtown core in Year I. If this Special Assessment District is approved by January 2013, construction on the distribution system in the downtown area could begin in 2013.

Cost Estimate

Enstar has provided a construction cost estimate of \$12,160,632 for constructing the improvement other than the trunk line in the City (1). This translates into \$31.55 per foot (2). In addition to the construction cost, the City will add an administrative fee (3) and direct construction costs (4) to the total to be assessed. Based upon the number of properties to be assessed (3,855), it is estimated that the construction cost (excluding the cost of the trunk line in the City) per lot is \$3,283.30 plus interest on the portion of the project that the City will finance (5). This assessment number is anticipated to be an upper end, conservative estimate. The cost per property may be reduced depending upon the interest rate and the actual construction costs. The cost per lot will also be reduced by the Free Main Allowance (6).

NOTES

1. This is a not to exceed construction contract number and is good for two construction seasons provided a construction contract is signed in 2013. The estimate is probably high due to the large numbers of unknowns and the complexity of the built environment in Homer. The actual amount the City pays will be based upon actual costs. The City will receive invoices and have the ability to audit construction accounts. If the bids and actual costs are lower than this estimate, the assessments will be adjusted downward.
2. This number is significantly higher than the published tariff for standard construction. The tariff permits costs above the published tariff rate for non standard construction conditions; which Homer has. Costs that exceed the tariff rate must be justified and the City will request a full accounting.
3. Adopted Fee Schedule for Special Assessment Districts. For projects \$500,000 and over: \$25,000 plus 2.5%. The fee is \$316,515 and covers work by multiple departments to support this assessment district.
4. Direct Construction Costs: Estimated to be \$180,000. To cover the cost of seasonal inspectors, utility locators, project management, and equipment.
5. Interest: The assessment per property is estimated to be \$3,283.30 plus interest on the portion of the project that the City will finance. The interest rate is estimated to be 4% at this time. The City will take whatever interest rate it receives from the lender and pass it on to the property owner. The City will make no money on interest.

6. The Free Main Allowance is a type of refund the City will receive when properties hook up to natural gas. The intent is to partially compensate the City for its investment in the infrastructure. Initial estimates are that the City will receive \$1.6 Million in refunds over 10 years. The free main allowance can be applied to the City's loan payments and therefore reduce assessments.

Financing

The City will pay Enstar Natural Gas Company to construct the distribution system. Enstar will construct, own, operate, and maintain the system and assume all liability. In order to pay for construction, the City will need to borrow \$12,160,632; the balance of the construction cost will be paid for from grant funds. This can be done a variety of ways including selling special assessment bonds, obtaining AIDEA loan guarantees for a commercial loan, selling revenue bonds through the Alaska Municipal Bond Bank, and borrowing money from the Kenai Peninsula Borough. The City will weigh all of the alternatives in an effort to obtain the best terms. The decision on where to obtain financing will likely be made in November or December. This improvement plan anticipates a ten year term.

Percentage of Improvement Cost to be Assessed Against Properties in the District

75% of the cost of the improvement, including administrative and direct costs will be assessed against properties in the District. 25% of the cost of the improvement will be paid from grant funds.

Method for Allocating the Assessed Cost for the Improvement Among the Properties in the District

Resolution 12-069 initiating the Special Assessment District stipulates that all properties in the District will be assessed equally regardless of frontage, square footage, or appraised value.

Time Period Over Which Assessments will be Financed

Ten Years

Preliminary Assessment Roll

See Exhibit A

100

CITY OF HOMER
HOMER, ALASKA

City Manager

ORDINANCE 13-02

AN ORDINANCE OF THE CITY COUNCIL OF HOMER,
ALASKA CREATING THE CITY OF HOMER NATURAL
GAS DISTRIBUTION SPECIAL ASSESSMENT DISTRICT,
APPROVING THE IMPROVEMENT PLAN FOR THE
DISTRICT, AND AUTHORIZING THE CITY MANAGER TO
PROCEED WITH THE IMPROVEMENT.

WHEREAS, On July 23, 2012 the Council adopted Resolution 12-069 initiating a special assessment district for a natural gas distribution system in the City; and

WHEREAS, On September 24, 2012, the Council adopted Resolution 12-081 accepting and approving the improvement plan submitted by the City Manager for the proposed natural gas distribution system special assessment district; and

WHEREAS, Notice of a public hearing on the improvement plan has been published at least twice in a newspaper of general circulation in the City, and mailed via certified mail to every record owner of real property in the proposed district not less than 60 days before the hearing; and

WHEREAS, The Council conducted public hearings on the improvement plan on January 14, and January 28, 2013; and

WHEREAS, Owners of real property that would bear 50 percent or more of the assessed cost of the improvement did not file timely written objections to the improvement plan with the City Clerk.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The natural gas distribution system in the City that is proposed in the improvement plan will improve the public health, safety and welfare, and is necessary and of benefit to the properties to be assessed.

Section 2. Owners of real property that would bear 50 percent or more of the assessed cost of the improvement did not file timely written objections to the improvement plan with the City Clerk

Section 3. There is hereby created the City of Homer Natural Gas Distribution Special Assessment District ("District"). The improvement that is to be constructed in the District shall be as described in the improvement plan and illustrated in Exhibit B to this ordinance. The properties that are to be assessed for the improvement are described in Exhibit A to this ordinance.

84 ATTEST:

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86

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88 JO JOHNSON, CMC, CITY CLERK

89

90 YES:

91 NO:

92 ABSTAIN:

93 ABSENT:

94

95 First Reading:

96 Public Hearing:

97 Second Reading:

98 Effective Date:

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100 Reviewed and approved as to form:

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104 Walt E. Wrede, City Manager

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107 Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

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**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 13-018

A RESOLUTION OF THE HOMER CITY COUNCIL
AMENDING THE 2013-2018 CAPITAL IMPROVEMENT
PLAN TO DELETE THE HOMER TIDAL ENERGY
INCUBATOR PROJECT AND AMEND THE HOMER
EDUCATION AND RECREATION CENTER UPGRADES.

WHEREAS, On October 15, 2012 the City Council of the City of Homer adopted Resolution 12-087(S) adopting the 2013-2018 Capital Improvement Plan and establishing capital project legislative priorities for FY 2014; and

WHEREAS, Subsequent to the adoption of Resolution 12-087(S) the City Council funded the Homer Tidal Energy Incubator Project via Ordinance 12-51(A) in the amount of \$100,000 through a reimbursable grant; and

WHEREAS, The Homer Tidal Energy Incubator Project can be deleted from the FY 2014 State Legislative Request because it has been funded; and

WHEREAS, Subsequent to the adoption of Resolution 12-087(S) new information has become available about the cost of upgrading the current Homer Education and Recreation Center to current code standards; and

WHEREAS, It may be more cost effective to build a new facility or upgrade a different building than the current Homer Education and Recreation Center building; and

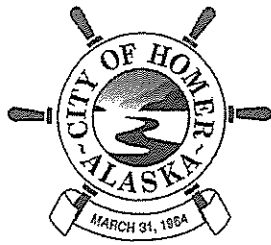
WHEREAS, This project should be amended to read Homer Education and Recreation Center to include the possibility of upgrading an existing building or new construction.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby amends the Capital Improvement Plan by deleting the Homer Tidal Energy Incubator Project.

BE IT FURTHER RESOLVED that the Homer City Council hereby amends the 2013-2018 Capital Improvement Plan by deleting the term "Upgrades" after Homer Education and Recreation Center.

BE IT FURTHER RESOLVED that the following capital improvement projects are now identified as priorities for the FY 2014 State Legislative Request:

1. Harbor Improvement Revenue Bond Projects
2. Port and Harbor Building
3. Skyline Fire Station
4. Pratt Museum New Facility and Site Redesign
5. Homer Education and Recreation Center
6. Harbor Entrance Erosion Control



5. Homer Education and Recreation Center

Project Description & Benefit: There is an outstanding need in Homer for an education and recreation center that can serve as a gathering place for the community, a headquarters for the City of Homer Community Recreation program, an indoor location for sport and activities and a home for youth programs such as the Homer Boys and Girls Club. The uses for such a center with gym, classroom, office and meeting space are endless: community classes could be taught, public meetings and gatherings could be held, and indoor sport clubs could use the space, among many other uses. The Homer City Council is exploring various means for meeting this need. Potential solutions include upgrading an existing building or building a new facility.

The City owns the “old middle school,” a two-story 18,000 square foot structure centrally located on the corner of Pioneer Avenue and the Sterling Highway built in 1956. Due to age and disrepair, the building is an expensive facility to heat and maintain. Though this building currently carries the title of Homer Education and Recreation Center, it is unusable as such in its current condition. Substantial structural, weatherization, access and code upgrades would be necessary to make it a functional public space. Other buildings in the community could also be candidates for retrofitting.

The other option the Council has explored is building a new facility. By starting from scratch the City may be able to meet the needs of the community and satisfy all safety and code requirements more economically. This project would construct an education and recreation center by either retrofitting an existing structure or building a new facility.

Plans & Progress: The City contracted an architect to analyze necessary improvements to bring the “old middle school” up to code. The preliminary report indicates it may be prohibitively expensive to bring this building up to standard.

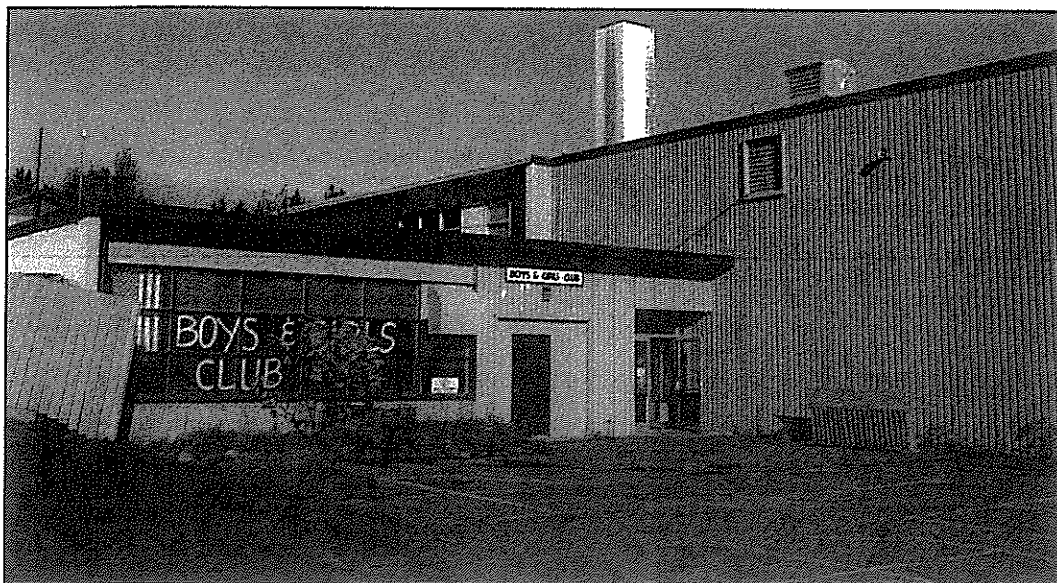
Total Project Cost: \$10,000,000

2013 (Design): \$1,500,000

2014 (Construction): \$8,500,000

FY 2014 State Request: \$9,000,000

(10% City of Homer Match: \$1,000,000)



The “old middle school,” pictured above, needs major upgrades to serve the community as an education and recreation center.

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**CITY OF HOMER
HOMER, ALASKA**

Mayor/City Council

RESOLUTION 12-087(S)

A RESOLUTION OF THE HOMER CITY COUNCIL ADOPTING THE 2013-2018 CAPITAL IMPROVEMENT PLAN AND ESTABLISHING CAPITAL PROJECT LEGISLATIVE PRIORITIES FOR FISCAL YEAR 2014.

WHEREAS, A duly published hearing was held on September 24, 2012 in order to obtain public comments on capital improvement projects and legislative priorities; and

WHEREAS, It is the intent of the City Council to provide the Governor, the State Legislature, State agencies, the Alaska Congressional Delegation, and other potential funding sources with adequate information regarding the City's capital project funding needs.

NOW, THEREFORE BE IT RESOLVED by the City Council of Homer, Alaska, that the "City of Homer Capital Improvement Plan 2013-2018" is hereby adopted as the official 6-year capital improvement plan for the City of Homer.

BE IT FURTHER RESOLVED that the following capital improvement projects are identified as priorities for the FY 2014 State Legislative Request:

1. Harbor Improvement Revenue Bond Projects
2. Port and Harbor Building
3. Skyline Fire Station
4. Pratt Museum New Facility and Site Redesign
5. Homer Education and Recreation Center Upgrades
6. Homer Tidal Energy Incubator Project
7. Harbor Entrance Erosion Control
8. Fire Engine 4 and Tanker 2 Refurbishment
9. Public Safety Building
10. Barge Mooring Facility
11. Kachemak Drive Rehabilitation/Pathway
12. Brush/Wildland Firefighting Truck
13. Marine Ways Large Vessel Haulout Facility
14. Baycrest Overlook Gateway Project
15. Water Storage/Distribution Improvements

BE IT FURTHER RESOLVED that projects for the FY 2014 Federal Legislative Request will be selected from this list.

BE IT FINALLY RESOLVED that the City Manager is hereby instructed to advise appropriate State and Federal representatives and personnel of the City's FY 2014 capital project priorities and take appropriate steps to provide necessary background information.

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PASSED AND ADOPTED by a duly constituted quorum of the City Council for the City of
Homer on this 15th day of October, 2012.

CITY OF HOMER



MARY E. WYTHE, MAYOR

ATTEST



JO JOHNSON, CMC, CITY CLERK

Fiscal Note: N/A

CITY OF HOMER
HOMER, ALASKA

Mayor

ORDINANCE 12-51(A)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING THE FY 2012 CAPITAL BUDGET BY APPROPRIATING \$212,270 FROM THE HOMER ACCELERATED ROADS AND TRAILS FUND (HART) TO RE-PAVE FISH DOCK ROAD AND CONSTRUCT IMPROVEMENTS TO OUTER DOCK ROAD AND APPROPRIATING \$100,000 FROM THE GENERAL FUND RESERVES / FUND BALANCE FOR A REIMBURSIBLE ECONOMIC DEVELOPMENT GRANT TO FUND THE HOMER TIDAL POWER INCUBATOR PROJECT.

WHEREAS, Sustaining and promoting economic development are vital to the long-term success of any community; and

WHEREAS, Receiving financial assistance through State and Federal grant funds is becoming increasingly difficult; and

WHEREAS, The City of Homer has identified port and harbor activities as a substantial contributor to the economic viability of our community; and

WHEREAS, The City of Homer has also identified, through the Climate Action Plan, a desire to support the reduction of greenhouse gas emissions in a variety of ways including the use of tidal energy; and

WHEREAS, More research is required in the area of viable tidal energy in order to obtain this objective; and

WHEREAS, There are a variety of low-cost projects recommended for inclusion in the 2013 – 2018 Capital Improvement Plan (CIP) which will meet both the objective of tidal power and support of the port and harbor industry in Homer; and

WHEREAS, The City of Homer has designated income to the Homer Accelerated Roads and Trails (HART) Fund through the collection of sales taxes for the purpose of road improvements; and

WHEREAS, Both the re-pavement of the Fish Dock Road and the upgrade to the Outer Fish Dock Road are proposed for inclusion in the CIP but also qualify for funding through the HART Fund; and

WHEREAS, The collective cost of these two projects is estimated to be \$212,270, which is an amount easily covered through the HART Fund; and

47
48 WHEREAS, The Homer City Council recognizes the need to invest in the future
49 economy of the community and that there is potential for the proposed Homer Tidal Incubator
50 Project to generate local jobs in addition to providing for a needed research location; and

51
52 WHEREAS, The City of Homer providing funding for the Homer Tidal Incubator Project
53 through a reimbursable economic development grant, increases the probability of the investment
54 actually stimulating our local economy; and

55
56 WHEREAS, The success of the project will be dependent on qualified leadership such as
57 a university; and

58
59 WHEREAS, The economic benefits will be dependent on local employment, a further
60 requirement will be that the research being conducted provides local employment opportunities.

61
62 NOW, THEREFORE, BE IT ORDAINED by the City of Homer:

63
64 Section 1. The Homer City Council hereby amends the FY 2012 Capital Budget by
65 appropriating \$212,270 from the HART Fund for the purpose of funding the re-pavement of Fish
66 Dock Road and upgrades to Outer Dock Road as provided for and described in the CIP
67 documents which are attached and incorporated herein as follows:

68
69 Expenditure:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
60-375	Pave Fish Dock Road / Upgrade Outer Dock Road	\$212,270

74
75 Section 2. The Homer City Council hereby amends the FY 2012 Capital Budget by
76 appropriating \$100,000 from the General Fund Reserves / Fund Balance for the purpose of
77 providing \$100,000 in the form of a reimbursable economic development grant to fund the
78 Homer Tidal Incubator Project as described in the CIP documents which are attached and
79 incorporated herein as follows:

80
81 Expenditure:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
100-100	Incubator Project	\$100,000

85
86 Section 3. The City Manager is authorized to draft the documents and take the steps
87 necessary to initiate the Homer Tidal Incubator Reimbursable Grant Program. The rules
88 governing the Reimbursable Grant Program will be approved by resolution.

89
90 Section 4. This ordinance is a budget amendment ordinance only, is not of a permanent
91 nature, and shall not be codified.

92

ENACTED BY THE HOMER CITY COUNCIL this 26th day of November, 2012.

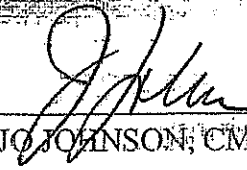
CITY OF HOMER


MARY E. WYTHE, MAYOR



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100 ATTEST:

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104 JO JOHNSON, CMC, CITY CLERK

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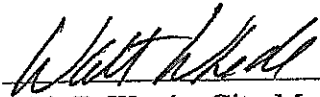
Introduction: 10/22/12
Public Hearing: 11/26/12
Second Reading: 11/26/12
Effective Date: 11/27/12

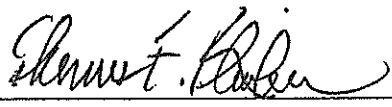
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AYES: 6
NOES: 0
ABSTAIN: 0
ABSENT: 0

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Reviewed and approved as to form:

118 
119
120 Walt E. Wrede, City Manager


Thomas Klinkner, City Attorney

121
122

Date: 11/28/12

Date: 12-7-12

123

11

1 CITY OF HOMER
2 HOMER, ALASKA

Lewis/Zak/Burgess

3
4 RESOLUTION 13-019

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER,
7 ALASKA, EXPRESSING SUPPORT FOR HB 35, AN ACT
8 CREATING A LOW-INTEREST LOAN PROGRAM FOR
9 HOMEOWNERS WHO IMPROVE OR REPLACE THEIR
10 HOME HEATING SYSTEMS; AND PROVIDING FOR AN
11 EFFECTIVE DATE.

12
13 WHEREAS, The City of Homer will be receiving access to natural gas for the first time
14 in 2013 with the construction of a natural gas trunk line into the community; and

15
16 WHEREAS, Natural gas has the potential to save homeowners in the Homer area
17 thousands of dollars annually on home heating; and

18
19 WHEREAS, It can be very capital intensive for a homeowner to convert their home to
20 natural gas; and

21
22 WHEREAS, The expense of conversion will keep many households from being able to
23 realize the positive benefits of natural gas as a fuel source; and

24
25 WHEREAS, HB 35 creates a Home Heating Improvement Loan Program to finance the
26 conversion of home heating systems to more efficient systems; and

27
28 WHEREAS, The low interest rate and favorable terms of the Home Heating
29 Improvement Loan Program will allow many Alaskans to be able to take advantage of the
30 program; and

31
32 WHEREAS, The revolving nature of the loan program established in HB 35 will ensure
33 that the program can benefit Alaskans for years to come.

34
35 NOW, THEREFORE, BE IT RESOLVED that the City of Homer supports HB 35
36 creating a low interest loan program for homeowners who improve or replace their home heating
37 systems and providing for an effective date.

38
39 BE IT FURTHER RESOLVED that the City of Homer encourages the Legislature to
40 fund the Home Heating Improvement Loan Program to allow Homer residents to take advantage
41 of the program as natural gas becomes available.

42 PASSED AND ADOPTED by the Homer City Council this 11th day of February, 2013.

43

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CITY OF HOMER

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MARY E. WYTHE, MAYOR

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49 ATTEST:

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52 JO JOHNSON, CMC, CITY CLERK

53

54 Fiscal Note: N/A

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56

HOUSE BILL NO. 35

IN THE LEGISLATURE OF THE STATE OF ALASKA

TWENTY-EIGHTH LEGISLATURE - FIRST SESSION

BY REPRESENTATIVES TAMMIE WILSON, THOMPSON, HIGGINS, ISAACSON, AND
KREISS-TOMKINS, Kawasaki, Peggy Wilson, Kerttula

Introduced: 1/16/13

Referred: House Special Committee on Energy, Finance

A BILL

FOR AN ACT ENTITLED

1 "An Act creating a low-interest loan program for homeowners who improve or replace
2 their home heating systems; and providing for an effective date."

3 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

4 * Section 1. AS 18.56 is amended by adding a new section to read:

5 **Article 6A. Home Heating Improvement Loan Program.**

6 **Sec. 18.56.870. Home heating improvement loan program.** (a) The
7 corporation shall establish a program under which the owner of a home that is eligible
8 under (b) and (c) of this section may apply for a loan to improve or replace a home
9 heating system.

10 (b) To qualify for a loan under the program established in (a) of this section,
11 the homeowner shall obtain an inspection performed by an energy rater approved
12 under regulations adopted by the corporation or by a registered mechanical contractor.

13 The energy rater or contractor shall, under regulations adopted by the corporation,

14 (1) perform an on-site inspection of the home;

1 (2) determine whether improving or replacing the primary heating
2 system of the home would increase the energy efficiency of the home; and

3 (3) provide the homeowner with an estimate of the cost savings and
4 change in energy efficiency of the home as a result of improving or replacing the
5 primary heating system of the home.

6 (c) Under this section, a home is eligible if the corporation determines it is a
7 substantially complete, owner-occupied, single-family dwelling or duplex used as a
8 permanent residence by the loan applicant and is located in the state. A home is not
9 eligible if

10 (1) the home is to be destroyed, abandoned, or converted to another
11 purpose within 12 months after an inspection performed under (b) of this section;

12 (2) the energy source fueling or powering the improved or replaced
13 heating system is not available;

14 (3) a loan for the home was previously received under this program; or

15 (4) more than 25 percent of the gross floor area of the home is devoted
16 to commercial use.

17 (d) A loan made under this program

18 (1) shall have an interest rate of one percent;

19 (2) shall be repaid over a term of 10 years;

20 (3) may not be subject to income limitations;

21 (4) may not exceed, for a home, the lesser of

22 (A) the cost, including materials and labor, of the
23 improvements to or replacement of the heating system that will be used as the
24 primary heating method for the home plus the cost of the inspection required
25 under (b) of this section; or

26 (B) \$15,000.

27 (e) As a condition of the loan, a homeowner who receives a loan under this
28 section shall agree, in writing, to improve or replace the heating system in accordance
29 with applicable building and housing codes and obtain all required permits.

30 (f) The corporation shall use repayments of principal on a loan made under
31 this section for the purposes of providing loans under this section or paying the

1 administrative costs related to providing loans under this section. Interest paid on
2 loans made under this section shall be deposited in the general fund and may be
3 appropriated for the loan program under this section or for any other public purpose.

4 (g) In making loans under this section, the corporation is exempt from the
5 requirements of AS 46.11.050(b).

6 (h) In this section, "building and housing codes" includes a law, ordinance, or
7 governmental regulation concerning fitness for habitation or the construction,
8 maintenance, operation, occupancy, use, or appearance of a premises or dwelling unit.

9 * **Sec. 2.** This Act takes effect immediately under AS 01.10.070(c).

1 CITY OF HOMER
2 HOMER, ALASKA

3 Mayor

4 RESOLUTION 13-020
5

6 A RESOLUTION OF THE CITY COUNCIL OF HOMER,
7 ALASKA, DESIGNATING A CORNER OF THE LOT
8 BETWEEN FREIGHT DOCK ROAD AND THE NICK DUDIAK
9 FISHING LAGOON ON THE HOMER SPIT AS A TRAIL
10 HEAD FOR THE KACHEMAK BAY WATER TRAIL.
11

12 WHEREAS, The Spit is the gateway to Kachemak Bay State Park and regional recreation
13 activities; and
14

15 WHEREAS, The area between Freight Dock Road and the Nick Dudiak Fishing Lagoon
16 was envisioned by the Homer Spit Comprehensive Plan as an area for kayak load and launch
17 currently zoned as a Marine Industrial District; and
18

19 WHEREAS, Kayak launch is a water dependent activity which is supported in the Marine
20 Industrial District; and
21

22 WHEREAS, In 2011 the Kachemak Bay Water Trail Association was formed as a
23 stakeholder group to establish a water trail in and along Kachemak Bay; and
24

25 WHEREAS, On June 25, 2012 the Homer City Council passed Resolution 12-057 in
26 support of the Kachemak Bay Water Trail; and
27

28 WHEREAS, The Kachemak Bay Water Trail will establish a designated water route,
29 including identified shore locations such as a trail head; and
30

31 WHEREAS, The Kachemak Bay Water Trail Head will consist of a section of shoreline
32 adequate for launching kayaks and a structure providing signage and information about the trail;
33 and
34

35 WHEREAS, The shore side north east corner of the lot between Freight Dock Road and
36 the Nick Dudiak Fishing Lagoon on the Homer Spit has been identified by the Kachemak Bay
37 Water Trail Association as an ideal location for a trail head; and
38

39 WHEREAS, The structure installed for the Kachemak Bay Water Trail Head will be
40 constructed and installed in a way that it can be moved if future development of the lot between
41 Freight Dock Road and the Nick Dudiak Fishing Lagoon is required; and

42
43 NOW, THEREFORE, BE IT RESOLVED that the City of Homer designates the north
44 east corner of the area between Freight Dock Road and the Nick Dudiak Fishing Lagoon on the
45 Homer Spit as a Kachemak Bay Water Trail Head.

46
47 PASSED AND ADOPTED by the Homer City Council this 11th day of February, 2013.

48
49 CITY OF HOMER

50
51
52 _____
53 MARY E. WYTHE, MAYOR

54 ATTEST:

55
56 _____
57 JO JOHNSON, CMC, CITY CLERK

58
59

1 CITY OF HOMER

2 Lewis/Parks and Recreation
3 Advisory Commission

4 RESOLUTION 12-057

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER,
7 ALASKA, EXPRESSING SUPPORT FOR THE
8 CREATION AND ESTABLISHMENT OF THE
9 KACHEMAK BAY WATER TRAIL, A 125 MILE
10 WATER TRAIL THAT INSPIRES EXPLORATION,
11 UNDERSTANDING AND STEWARDSHIP OF THE
12 NATURAL TREASURE THAT IS KACHEMAK BAY.
13

14 WHEREAS, The Kachemak Bay Water Trail has been chosen as one of four projects in
15 Alaska to receive technical help from the National Park Service Rivers, Trails and Conservation
16 Assistance Program; and one of two projects in Alaska to be included in the America's Great
17 Outdoors 50 States Report by the U.S. Department of the Interior; and
18

19 WHEREAS, A cost share challenge grant of \$24,700 has been awarded to the Kachemak
20 Bay Water Trail Association for the development of an interactive website that will be used as a
21 template by water trail groups around the country; and
22


23 WHEREAS, Partnerships have been established with a diverse group of community and
24 statewide organizations such as The Homer Soil and Water Conservation District, Cook Inlet
25 Keeper, Homer Chamber of Commerce, HoWL, Kachemak Bay Conservation Society; Bill
26 Scott, Odyssey Images; the City of Seldovia; Alaska State Parks; and Alaska Trails; and
27

28 WHEREAS, The Kachemak Bay Water Trail Association is developing goals to promote
29 Stewardship; Diversity of Recreational Opportunities; Safety; Active Kids and Families and
30 Healthy Communities; Respect; Science, Cultural, and Archeological Education; Economic
31 Vitality; Fun; Park Maintenance, Management, and Monitoring; and the Vision for the trail is
32 Adventure Beyond the End of the Road; and
33

34 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska,
35 hereby supports the creation and establishment of The Kachemak Bay Water Trail promoting
36 and inspiring Exploration, Understanding and Stewardship of the Natural Treasure that is
37 Kachemak Bay.
38

39 PASSED AND ADOPTED by the Homer City Council this 25th day of June, 2012.
40

41 CITY OF HOMER

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44
45 JAMES HORNADAY, MAYOR
46

47 ATTEST:

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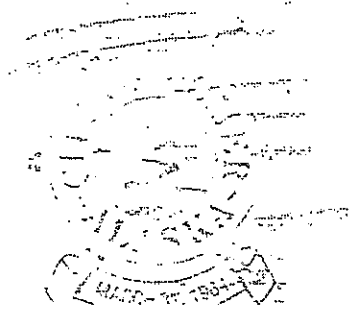
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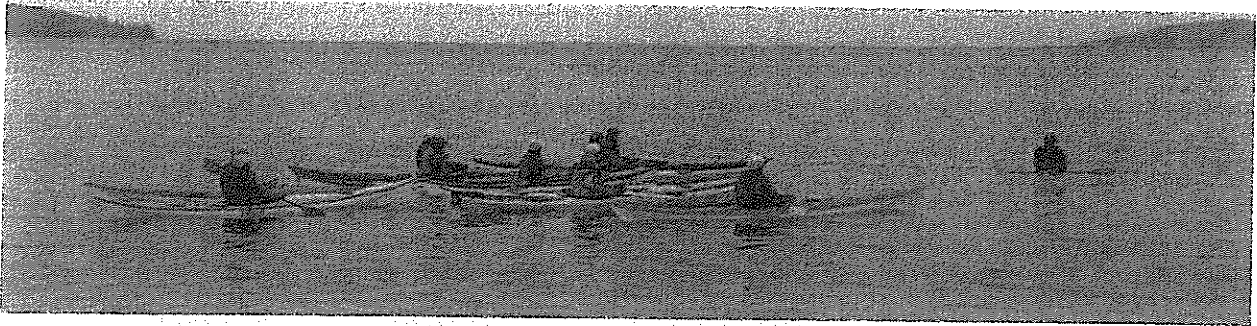
53



JO JOHNSON, CMC, CITY CLERK

Fiscal Information: N/A





Kachemak Bay Water Trail Launched

On October 26, 2011 fifty people gathered at the Pratt Museum in Homer to explore their ideas for a new water trail in Homer. A water trail is a designated water route, which includes identified shore locations. The meeting focused on taking a conceptual idea and moving it into something tangible. The group stayed actively involved in discussions for two and a half hours.

Can you imagine a defined route that will help everyone know what incredible natural resources and outdoor recreation activities are available in Kachemak Bay? And programs designed to help protect the marine ecosystem while sharing education and research opportunities?

The Vision for the Kachemak Bay Water Trail: Adventure Beyond the End of the Road. The Core Values are to protect individuality; protect the water and the view; promote personal health; support the love and appreciation of place; and to maintain a sense of community. The Core Purposes of the water trail are to have FUN; to maintain future access to the bay and outdoors; drive the economic health of the community; connect people to nature in a meaningful way; to create youth and family experiences; and to build a culture of marine stewardship.

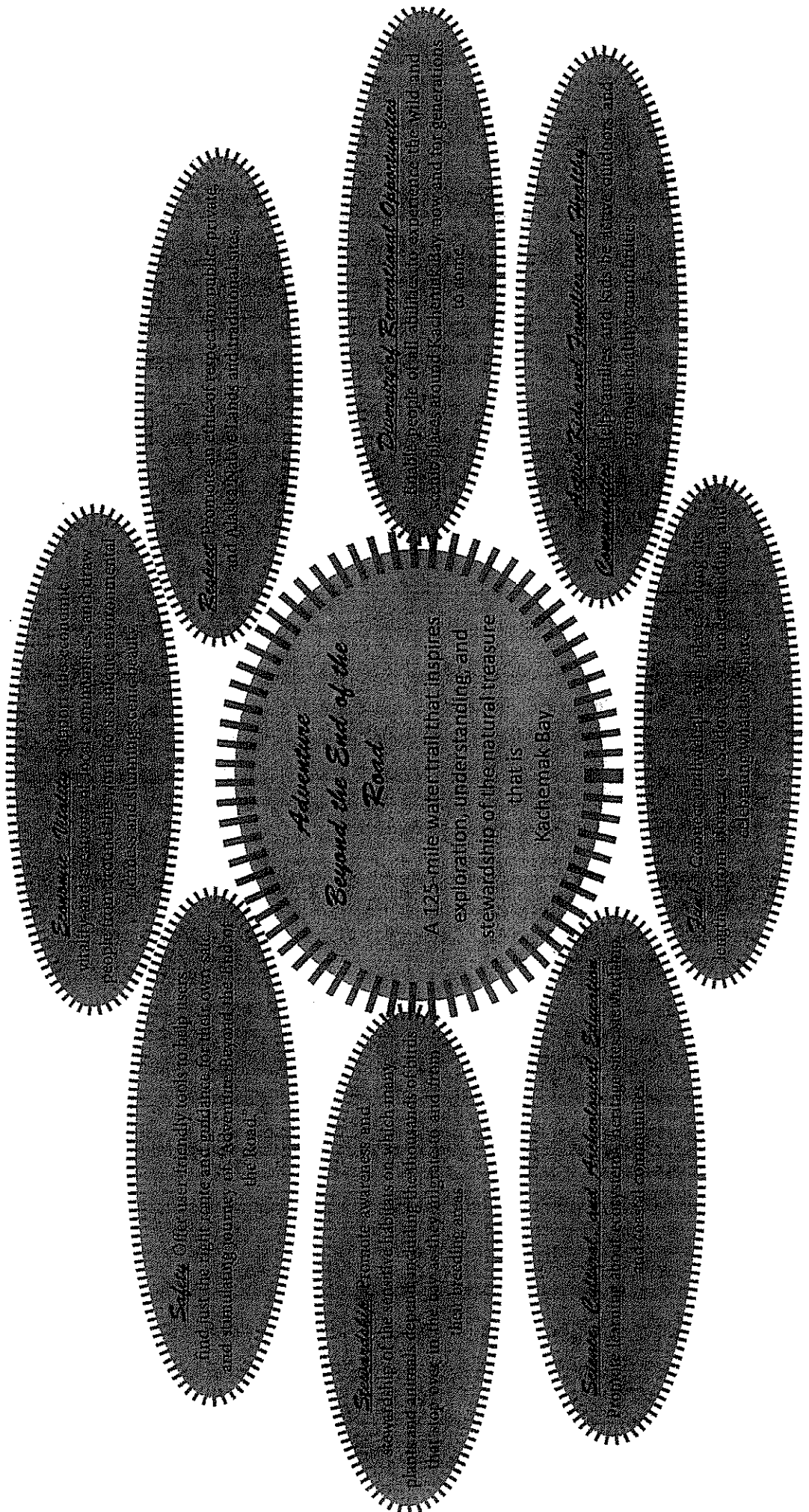
A team of committed citizens, calling themselves “the Kachemak Bay Water Trail Association”, came together as a stakeholder group to launch the trail into reality. This planning team will focus on core areas of interest to diversify the recreational opportunities (FUN); provide youth and family oriented programs; support natural, cultural, scientific and archaeological education and research; promote safety; build community stewardship to protect the marine ecosystem; build community support; develop outreach materials and public information to promote the trail; define a sustainable route to protect public access; and support long term management and maintenance of the trail and Kachemak Bay State Park.

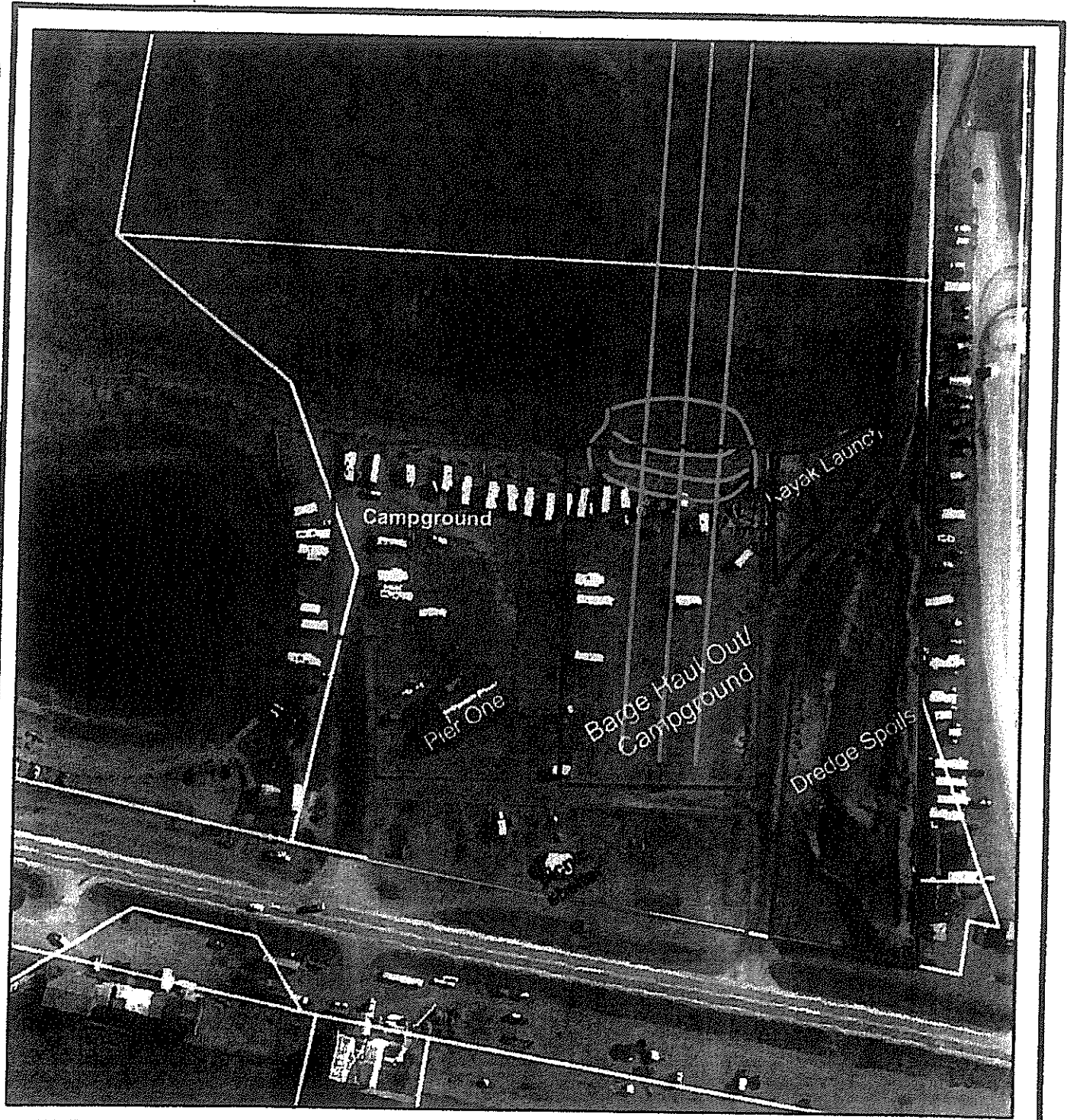
The meeting participants support the effort to add the Kachemak Bay Water trail to a national system of water trails once the system is created by the Department of the Interior. And the group wants to personally invite Secretary Salazar for a visit next summer to help cut the ribbon and launch the trail formally.

The NPS-Rivers, Trails and Conservation Assistance program will work with the Kachemak Bay Water Trail Association for the next two years to help make the trail a reality. Be careful, the energy is contagious.

The KACHEMAK BAY WATER TRAIL

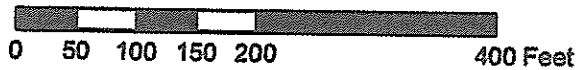
Vision and Goals





City of Homer
Planning and Zoning Department
 8-15-12

Pier One Site



Disclaimer:
 It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

picnic shelter could be relocated but definitely needed improvements. Reconfiguring the road next to the area where dredge spoils are dumped and reconfigure the land gained for the campground.

D. Dog Park

This item was postponed until the October meeting.

E. Soundview Sidewalk

Chair Bremicker introduced the item for discussion.

Commissioner Lowney had requested this item on the agenda and spoke about it with Jocelyn Biloon who recommended getting with the School.

Ms. Engebretsen requested Commissioner Lowney talk with her first before proceeding on this topic.

Commissioner Brann requested if Spruceview could be included since the trail exists except the last two blocks to Mullikin.

Chair Bremicker stated that his son commented that Homer is at the point that all roads should be built with sidewalks as a requirement not put in after the fact.

F. Park Walkthrough Wrap-up

Chair Bremicker brought the item up for discussion. He acknowledged that he did not attend the walk through this time around.

Ms. Engebretsen commented on the discussions held as follows:

Jack Gist Park - parking improvements, drainage, mowing, maintenance issues, how close the northern field is to the parking lot

Mud Bay Trail – Could you build a bike trail, what would it take, funding request before Council

Ms. Engebretsen will forward the commission comments and recommendations to the City Manager, Carey Meyer and Angie Otteson.

INFORMATIONAL MATERIALS

A. Memorandum from Carey Meyer & Julie Engebretsen re: Homer Spit Trail and Cruise Ship Improvements

B. 2012 Homer City Council Meeting Attendance

C. PRAC Annual Calendar

There was no discussion on the informational materials.

COMMENTS OF THE AUDIENCE

Wayne Aderhold, city resident, commented on the problem of glaciation on the Poopdeck Trail below Bonanza, there is bleeding and causes a pretty bad icefall on the steep stretch of trail that could use some ditching and on the Lucky Shot Trail there is a pretty good blockage and ices over so bad that you cannot walk over it even with cleats; the lower two thirds of the Poopdeck Trail needs to be rebuilt. He is willing along with some other volunteers would be glad to help get this done.

There was a brief discussion on the materials needed and equipment required and how long it would take to complete all the repairs.

LOWNEY/BELL - MOVED THAT THEY HAVE A FALL CLEAN UP ON OCTOBER 6, 2012 AT 10:00 A.M. TO 2:00 P.M. PROVIDING FOOD AND REFRESHMENT.

There was a discussion regarding using equipment, feeding volunteers and setting time limit.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

BREMICKER/ARCHIBALD - MOVED TO SPEND UP TO \$100 TO PROVIDE FOOD FOR VOLUNTEERS.

Discussion ensued on providing food other than spicy hot dogs and not including that food will be provided in the advertisement.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Memorandum from Harbormaster Hawkins re: Recommendation for Proposed Use of Gangway for Woodard Creek

Chair Bremicker read the title into the record and opened discussion on the item. He requested confirmation of the committee not wanting to use the gangway for a bridge. Commissioner Archibald confirmed that at one time the original committee established by private citizens did not want to use this gangway.

Discussion ensued on the pros and cons with using this bridge and if the commission wanted to approve expending the funds to use this gangway when there was still a question of whether it would be appropriate for the area even on the Kachemak Drive Pathway.

Ms. Engebretsen requested a motion that the Parks and Recreation did not want the gangway.

BELL/LOWNEY - MOVED THAT STAFF INFORM THE HARBORMASTER THAT THE PARKS AND RECREATION ADVISORY COMMISSION CANNOT USE AND DOES NOT WANT THE GANGWAY.

There was no further discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Diamond Creek Plan

There was a brief discussion on the item.

C. Staff Report from Rick Abboud, City Planner, re: Pier One Theater/Campground

Ms. Engebretsen provided some insight on this subject.

Discussion ensued and the commissioners offered some suggestions on some of the best uses for the parcel and agreed by consensus that the road into the parcel requires improvements and that the campground should be redesigned. The area used for day use and bar-b-que need to be maintained. The

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

