



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk


491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

MEMORANDUM AGENDA CHANGES/SUPPLEMENTAL PACKET

TO: MAYOR WYTHE AND HOMER CITY COUNCIL
FROM: JO JOHNSON, CMC, CITY CLERK 
DATE: MAY 28, 2013
SUBJECT: AGENDA CHANGES AND SUPPLEMENTAL PACKET

CONSENT AGENDA

Ordinance 13-19, An Ordinance of the City Council of Homer, Alaska, Amending the 2013 Operating Budget to Provide for Natural Gas Conversions to City Buildings by Appropriating \$396,000 from the General Reserve, \$54,000 from the Harbor Reserve, \$48,000 from the Sewer Reserve, and \$28,000 from the Water Reserve Funds. City Manager/Public Works Director.

Memorandum 13-077 from Public Works Director as backup.

Page 1

PUBLIC HEARINGS

Resolution 13-048, A Resolution of the Homer City Council Amending the City of Homer Fee Schedule Under Water and Sewer Fees. City Clerk.

Page 3

Written public comments

RESOLUTIONS

Resolution 13-056, A Resolution of the City Council of Homer, Alaska, Amending the Land Allocation Plan to Make Approximately 10,000 Square Feet in the NW Corner of Lot 2, Tract 1-A, Fishing Hole Subdivision Available for Lease to Qualified Non-Profit Organizations, Establishing the Parameters for Such an Offering, and Authorizing the City Manager to Proceed With a Request for Proposals. City Council.

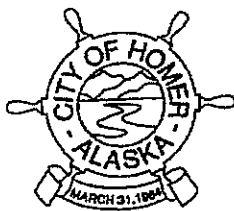
Written public comments

Page 5

RECOMMENDATION:

Voice consensus to changes under Agenda Approval.

Fiscal Note: N/A



CITY OF HOMER

PUBLIC WORKS

3575 HEATH STREET HOMER, AK 99603

TELEPHONE (907)235-3170

FACSIMILE (907)235-3145

MEMORANDUM

13-077

TO: Walt Wrede, City Manager

FROM: Carey Meyer, Public Works Director

DATE: May 24, 2013

RE: **Conversion of City Facilities to Natural Gas
Recommendations for Funding Authorization**

Public Works is preparing to convert City facilities to natural gas over the next two years. Not all of our buildings will have access to natural gas this year. Service applications must be received by Enstar before July 1 if we want a guarantee of service installation this year. The costs associated with service line installations will increase next season. Public Works and the Administration are attempting to make service applications for all City facilities at one time this year.

Public Works has engaged a mechanical engineer to assist in estimating costs associated with natural gas conversions and is working with Enstar to determine service line alignments and meter locations at each facility. After inspecting all facilities, Public Works has estimated the rough order of magnitude cost to complete the work (including main line assessments, installation of service lines and meters, design and installation of heating system conversions, and abandonment of above and below ground heating fuel tanks). These costs (see attached) have been incorporated into the budget ordinance offered up for first reading. Before the second reading of the budget authorization ordinance, firm cost estimates are expected from the mechanical engineer.

Currently, the budget does not include converting the Harbormaster's Office (due to be replaced in the near future), but does include converting the two HERC buildings and the Fish Dock Ice House. An analysis of the payback period of these conversions may remove these facilities from the list of buildings slated for conversion to natural gas.

Public Works costs are higher than others because the boiler will need to be replaced; The Fire Department is high because it is being converted from electric heat; and the Airport terminal and the Sewer treatment plant are high because the cost includes abandonment of an underground fuel tank.

After the gas conversion budget has been approved by the City Council, Public Works will contract with the mechanical engineer to prepare drawings and specifications for required work, submit applications for gas service installations to Enstar, and competitively bid the building conversion work.

Recommendations: The City Council pass an ordinance authorizing a budget for the conversion of City buildings to natural gas and authorize the City Manager to execute all appropriate documents.

**Etsimated Cost to Convert to Natural Gas
City Facilities**

Building	Main Line Assessment Cost	Service Line From Main to Meter Cost	Building Conversion Cost	Abandon Exist. Fuel Tank Cost	Total Cost to Convert Building to Natural Gas
General Fund Buildings					
Public Works	\$3,283	\$7,500	\$22,000	\$7,500	\$40,283
Animal Shelter	\$3,283	\$3,000	\$5,000	\$5,000	\$16,283
Library	\$3,283	\$3,500	\$5,500	\$7,500	\$19,783
City Hall	\$3,283	\$3,000	\$5,000	\$5,000	\$16,283
Fire Dept	\$3,283	\$2,500	\$85,000	\$0	\$90,783
Police Dept	\$3,283	\$3,000	\$8,000	\$5,000	\$19,283
HERC 1	\$3,283	\$5,500	\$9,500	\$10,000	\$28,283
HERC 2	\$3,283	\$3,000	\$3,500	\$4,500	\$14,283
Airport Terminal	\$3,283	\$4,500	\$6,500	\$21,000	\$35,283
Restroom - Ramp 4	\$3,283	\$3,000	\$2,000	\$750	\$9,033
Restroom - Ramp 6	\$3,283	\$3,000	\$2,000	\$750	\$9,033
Restroom - Load and Launch	\$3,283	\$1,500	\$2,000	\$750	\$7,533
Restroom - Ramp 2	\$3,283	\$2,000	\$2,500	\$3,000	\$10,783
Harbor Fund Buildings					
Fish Dock Ice House	\$3,283	\$2,500	\$13,000	\$0	\$18,783
Port Maintenance Facility	\$3,283	\$3,500	\$4,500	\$7,500	\$18,783
Waste Oil Building	\$3,283	\$1,500	\$1,500	\$0	\$6,283
Sewer Fund Buildings					
Sewer Treatment Plant	\$3,283	\$8,500	\$5,000	\$15,000	\$31,783
Sewer Treatment Plant Office	\$3,283	\$2,000	\$1,000	\$500	\$6,783
Water Fund Buildings					
Water Treatment Plant	\$3,283	\$6,000	\$7,500	\$0	\$16,783
Water Treatment Plant Shop	\$3,283	\$1,500	\$1,000	\$500	\$6,283

Total Cost Construction \$422,410

Total Engineering (10%) \$42,241

Contingency (15%) \$61,418

Total Conversion Cost \$526,000

General Fund	\$396,000
Harbor Fund	\$54,000
Water Fund	\$28,000
Sewer Fund	\$48,000

Jo Johnson

From: Larry Slone <larryslone222@yahoo.com>
Sent: Friday, May 24, 2013 12:53 PM
To: Jo Johnson
Subject: Res 13-048, next council meeting

To Homer City Councilmembers
ref: Resolution 13-048
May 24, 2013

I support approval of Resolution 13-048, amending the water/sewer rate schedule.
Larry Slone

Jo Johnson

From: Larry Slone <larryslone222@yahoo.com>
Sent: Sunday, May 26, 2013 11:35 PM
To: Jo Johnson
Subject: Info for May 27th city council meeting

to: Homer City Council
for May 27th council meeting
from: Larry Slone

1. I support Resolution 13-056, making available 10,000 feet of NW corner of Pier One lot for non-profits at a discount.

2. I support Resolution 13-053, providing a small plaque at Karen Hornaday Park in honor of Mae Harrington.

3. I stongly support Resolution 13-048, modifying the Water/Sewer Fee Schedule.

Below are my examples of water/sewer fees changes, current schedule versus proposed Rate Model (taxes NOT included):

a. Residential @ 1,000 gals/month: \$60/month vs. \$42/month

b. Residential, no Lift-Station, @ 3,500 gals/month: \$95 vs. \$102

c. Residential, with Lift-Station, @ 3,500 gals/month: \$95 vs. \$112

d. Multiplex (Residential), no Lift-Station, with 4 units @ 15,000 gals/month: \$396 vs. \$380

e. Multiplex (Residential), using Lift-Station, with 4 units @ 15,000 gals/month. Current: \$396 vs. \$425

f. Commercial with Lift-Station and Kitchen using 50,000 gals/month: \$1247 vs. \$1383

g. Bulk (no Lift-Station) using 100,000 gals/month: \$1295 vs. \$1500

Note 1: Bulk does not directly contribute to the cost of maintaining the sewer portion of the system.

Note 2: Fire protection benefits all, but the cost is currently borne only by water/sewer subscribers.

Larry Slone

May 23, 2013

Dear Mayor and City Council,

I love living in Homer, where mere sparks of ideas can generate beautiful libraries, playgrounds, businesses, events, and amazing creative works. These are the things that add frosting to the cupcake of our city, and support the livable and sustainable community we all are proud of.

I recognize the need for communities to consider economic development opportunities as they become available, and of course, appreciate the wide range of issues that the City Council and City officials must thoughtfully consider in the course of their work. However, it seems that the Homer City Council is suffering from vision problems....

- Can you see the educational value of establishing a maritime heritage center within the heart of our Marine Industrial lands, enabling our local boat brain trust to pass on the skills and deep appreciation of our seafaring community?
- Can you see the health benefits of facilitating a more walk-able community, dedicating City employees to work with our energetic volunteers corps to develop trail linkages among our most travelled road corridors?
- Can you see the economic potential of a recreation opportunity that will draw users to our community, utilizing services and patronizing small businesses during their extended stays?

**Y
E S
T O W
O O D E
N B O A T
S & W A T E
R T R A I L S**

I'm confused by the support of these projects though your words, but obstruction of the same projects by your actions. I urge you to take a break from the plastic bags and barges. An enormous amount of many community members' time has been dedicated to projects such as the Kachemak Drive Trail, the Kachemak Bay Water Trail, and the facility proposed by the Kachemak Bay Wooden Boat Society. I urge you to explore your own visions of Homer and consider how these projects are worthy of your support – both in words and actions.

Thank you,

Dorothy

Dorothy Melambianakis
PO Box 3035 (4836 Alder Lane), Homer, AK 99603
299-2265
dorothy.melambianakis@gmail.com

