



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

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MEMORANDUM AGENDA CHANGES/SUPPLEMENTAL PACKET

TO: MAYOR WYTHE AND HOMER CITY COUNCIL

FROM: JO JOHNSON, CMC, CITY CLERK

DATE: AUGUST 12, 2013

SUBJECT: AGENDA CHANGES AND SUPPLEMENTAL PACKET

ANNOUNCEMENTS/PRESENTATIONS

Letter from Senator Micciche to National Oceanic and Atmospheric Administration Fisheries Service, Re: Halibut Catch Sharing Plan. *Page 1*

PUBLIC HEARINGS

Resolution 13-048(S-2)(A-2), A Resolution of Homer City Council Amending the City of Homer Fee Schedule Under Water and Sewer Fees. City Clerk.

Comments/Questions from City Attorney Klinkner
Written public comments

Page 3

Page 5

RESOLUTIONS

A. **Resolution 13-085(S)**, A Resolution of the Homer City Council Awarding the Contract for the Redwood Water Storage Tank Demolition Project to the Firm of Herndon Construction LLC of Homer, Alaska, in the Amount of \$89,897.40 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director.

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Memorandum 13-118 from Public Works Director as backup.

Page 11

B. **Resolution 13-086(S)** A Resolution of the Homer City Council Awarding the Contract for the Karen Hornaday Park Picnic Shelter Project to the Firm of Polar North Construction of Soldotna, Alaska, in the Amount of \$78,532 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director.

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RECOMMENDATION:

Voice consensus to changes under Agenda Approval.

Fiscal Note: N/A

ALASKA STATE LEGISLATURE

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SENATOR PETER A. MICCICHE

August 6, 2013

DISTRICT

Anchor Point

Clam Gulch

Cohoe

Diamond Ridge

Fox River

Fritz Creek

Funny River

Halibut Cove

Happy Valley

Homer

Kachemak City

Kachemak Selo

Kalifornsky

Kasilof

Kenai

Nikolaevsk

Ninilchik

Razdolna

Ridgeway

Seldovia

Soldotna

Voznesenka

National Oceanic and Atmospheric Administration Fisheries Service
P.O. Box 21668
Juneau, AK 99802-1668

Dear Sirs:

I recently learned of your plan to hold a teleconference in Homer on the halibut catch sharing plan (CSP) for Area 3A on August 13th. Your willingness to provide this opportunity to the Kachemak Bay area is appreciated. As you move forward in the process of gathering public comment, I urge you to hold a meeting in person in Homer, Ninilchik and other impacted communities at your earliest convenience.

As you know, the CPS is of much concern to South Kenai Peninsula communities, of which both the commercial and guided halibut fisheries are such an important part of the economy. The opportunity to clarify for the public the critical elements of the plan with a focus on the differences from the 2011 proposed rule, is essential because halibut is an important public resource to the public, businesses, and communities in the state of Alaska. It is critical that my constituents be provided with information that allows for the best opportunity for informed and meaningful public comment.

Thank you for your consideration of this request. I look forward to your reply.

Sincerely,

A handwritten signature in black ink, appearing to read "P.A. Micciche", followed by a long horizontal line.

Senator Peter A. Micciche

Jo Johnson

From: Thomas Klinkner <tklinkner@BHB.com>
Sent: Thursday, August 08, 2013 4:12 PM
To: Jo Johnson
Cc: Walt Wrede; Holly Wells
Subject: August 12 Agenda

Jo,

Please note the following questions regarding Resolution 13-048(S-A)(A-2) on the August 12 Council agenda:

1. Page 1, lines 11-12: with Ordinance 13-30 awaiting adoption, should the words following "necessary" be deleted?
2. Page 2, line 51: the term "Industrial" is not defined—should it be deleted?
3. Page 5, line 137: the term "Industrial" is not defined—should it be deleted?
4. Page 5, line 139: should "sewer" be changed to "water"?
5. Page 5, table following line 160: should "Multi-units" be changed to "Multi-family Residential" (defined at lines 145-151 above)?
6. Page 6: should lines 182-195 be deleted as redundant of the definition of "Multi-family Residential" at page 5, lines 145-151?
7. Page 7: should an effective date section be added after line 212?

Thomas F. Klinkner | Birch Horton Bittner & Cherot
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Email: tklinkner@bhb.com | Website: www.birchhorton.com

* * * * *

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Jo Johnson

From: Larry Slone <larryslone222@yahoo.com>
Sent: Thursday, August 08, 2013 1:54 PM
To: Jo Johnson
Subject: recent water/sewer proposal

Jul 8 2013

To: Homer City Clerk
From: Larry Slone
Ref: Water/Sewer proposal

Please forward to Mayor, CC, and Finance Director

With reference to my recent Water/Sewer proposal, listed below, please disregard item 2, removing the \$5 fee per apartment. I had a miscommunication with John Li, Finance Director, thinking the \$5 fee would be a significant admin burden when, in fact, it will not be.

Also, item 3, reducing the admin fee to \$17/month, may be too optimistic. Again, a miscommunication on terminology. The term "equivalent" full-time active meters was not fully pursued by me, instead I settled for the broader term "Active" meters". The two are not the same.

1. 3% conservation (117 million gallons) of billable water for year one. If that's not adequate to maintain necessary revenue, then do another 3% conservation for year two. If, however, the 3% conservation from the first year is adequate, then automatically remove the second year conservation, and credit any excess revenue from that first year back to the meter subscribers.
2. Remove the \$5 per unit apartment fee.
3. Reduce the admin Service Fee to \$17 per meter.

Larry Slone

AUG - 9 2013

Homer Voice for Business - Water & Sewer Rate Proposal

- 1) Create a new standing Commission, or at least a Task Force, comprised of members from the business community and not dominated by Council people, to review the City's budget on an ongoing basis, including the Water/Sewer budget, in order to identify opportunities to cut costs. Goals are to reduce the city's overall budget and to bring our Water/Sewer rates more into line with other communities around the state. **Highly recommend permanent Commission.**
- 2) Make water and sewer both be on a commodity rate system as opposed to the split methodologies that the Task Force recommended. Water will be at \$15.59 per thousand gallons and sewer will be at \$12.04 per thousand gallons (see calculations below).
- 3) Reduce the monthly service fee to \$19, and eliminate the multi-family fee introduced a couple of years ago.
- 4) Reduce the conservation clause from 6.5% to 3%.
- 5) Utilize \$150,000 of the \$700,000+ Endeavor Rig revenues in a way that everyone in the community benefits, by allocating this portion of the revenue to reduce the 2014 Water/Sewer budget requirements, which will reduce everyone's price per gallon for the year (included in calculations below).

\$ 1,890,265 Water Revenue Requirements
 121,250,000 Billable Gallons (Less 3% Conservation Rate)
\$ 0.01559 Price per Gallon of Water

\$ 1,680,279 Sewer Revenue Requirements
 \$ (150,000) Endeavor Rig
\$ (378,936) \$19 Monthly Meter Service Fee
\$ 1,151,343 Adjusted Sewer Revenue Requirements
 95,604,802 Billable Gallons
\$ 0.01204 Price per Gallon of Sewer

\$ 0.02763 Combined Price per Gallon

Gallons	Per Gallon	Meter Fee	Total Monthly Cost	Total Yearly Cost
3,000	\$ 0.02763	\$ 19.00	\$ 101.90	\$ 1,222.77
10,000	\$ 0.02763	\$ 19.00	\$ 295.33	\$ 3,543.91
50,000	\$ 0.02763	\$ 19.00	\$ 1,400.63	\$ 16,807.53
100,000	\$ 0.02763	\$ 19.00	\$ 2,782.25	\$ 33,387.06
235,000	\$ 0.02763	\$ 19.00	\$ 6,512.65	\$ 78,151.78

Jo Johnson

From: Virginia Flora <virginiaflora@yahoo.com>
Sent: Friday, August 09, 2013 11:30 AM
To: Jo Johnson
Subject: water and sewer

Dear City of Homer:

I would just like to say as an owner of two residences on Mattox Street, that I am in support of the new water and sewer rate structure, and thank you for your good work!

Ginger (Virginia) Tornes
PO Box 2497
Homer

**CITY OF HOMER
HOMER, ALASKA**

City Clerk/
Public Works Director

RESOLUTION 13-085(S)

A RESOLUTION OF THE HOMER CITY COUNCIL
AWARDING THE CONTRACT FOR THE REDWOOD WATER
STORAGE TANK DEMOLITION PROJECT TO THE FIRM OF
HERNDON CONSTRUCTION LLC OF HOMER, ALASKA, IN
THE AMOUNT OF \$89,897.40 AND AUTHORIZING THE
CITY MANAGER TO EXECUTE THE APPROPRIATE
DOCUMENTS.

WHEREAS, In accordance with the Procurement Policy the Invitation to Bid was
advertised in the Homer Tribune on July 17 and 24, 2013, the Peninsula Clarion on July 21,
2013, sent to two in-state plans rooms, and posted on the Clerk's home page; and

WHEREAS, Bids were due on August 8, 2013 and six bids were received; and

WHEREAS, Bids were opened and the firm of Herndon Construction LLC of Homer,
Alaska, was determined to be the low responsive bidder and found to be qualified to complete
the work; and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska,
approves the contract award for the Redwood Water Storage Tank Demolition Project to the firm
of Herndon Construction LLC of Homer, Alaska, in the amount of \$89,897.40 and authorizes
the City Manager to execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 12th day of August, 2013.

CITY OF HOMER

MARY E. WYTHER, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: Redwood Water Storage Tank Demolition Project Acct. No. 256-378 \$89,897.40.



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

MEMORANDUM 13-118

To: Walt Wrede, City Manager
From: Carey Meyer, PW Director
Date: August 12, 2013
Subject: **Award of Construction Contract
Homer Redwood Tank Demolition**

On August 8, 2013 bids were opened for the Homer Redwood Tank Demolition project. This work was advertised in the Homer Tribune and the Peninsula Clarion during the month of July (in accordance with the City of Homer Procurement Manual).

The project consists of removing all asbestos containing materials from the roof, permanently capping off all incoming and outgoing water mains that are associated with the tank, and demolition and remove the entire tank structure and its foundation. Backfill, compact and grade the tank site to match adjacent grades.

Six responsive bids were received:

Central Environmental, Inc.	Anchorage	\$ 89,858
Cornerstone Construction Alaska, LLC	Anchorage	\$ 91,720
Herndon Construction LLC	Homer	\$ 89,897.40
North Star Paving & Construction, Inc.	Soldotna	\$ 159,000
Paul's Services	Anchor Point	\$ 174,720
Property Improvements LLC	Fritz Creek	\$ 85,700
Engineer's Estimate		\$ 114,000

The City's local bidder preference* does apply to this bid. The two lowest bids were from non-local bidders. The third low bid was a local bidder who was less than 5% higher than the low bid (low non-local bid = \$85,700 x 1.05 = 89,985). The low local bid is \$89,897.40; \$87.60 less than the low non-local bid plus 5%). Therefore the local bidder is deemed the low responsive bidder. This award is within the budget established by Public Works and approved by the City Council.

* A Bidder who maintains and operates a business within the boundaries of the City of Homer shall be considered a low bidder where there offer is "not more than five percent (5%) higher than the lowest non-local bid". A bidder shall be deemed a Local Bidder who "has maintained a place of business within the boundaries of the City of Homer for a period of at least six (6) months immediately preceding the date of the Bid and intends to permanently maintain such place of business in the future...

Recommendation: City Council pass a resolution awarding the construction contract for the Homer Redwood Tank Demolition project in the amount of \$89,897.40 to Herndon Construction LLC of Homer, Alaska and authorizing the City Manager to execute all appropriate documents necessary to complete this project.

Fiscal Note: 215-828

City of Homer
Homer Redwood Water Storage Tank
Demolition August 2013
Bid Tabulation

The apparent low bidder is Property Improvements at \$85,700 and the second apparent low bidder is Central Environmental at \$89,858 (both non-local bidders). The low local bidder is Herndon Construction at \$89,897.40. Per the Local Bidder Preference award criteria, Herndon Construction appears to be the low Bidder*.

Base Bid Items		Engineer's Estimate	Central Environmental	Cornerstone Const. AK	Herndon Construction	North Star Paving/Const	Paul's Services	Property Improvements	A&A Enterprises
Item Number	Work Description (Unit Bid Price in Words)	Amount Bid	Amount Bid	Amount Bid	Amount Bid	Amount Bid	Amount Bid	Amount Bid	Amount Bid
Item A	Mobilization and Demobilization	\$13,000.00	\$10,849.00	\$10,000.00	\$5,161.29	\$13,500.00	\$12,320.00	\$8,500.00	not opened
Item B	Asbestos Removal	\$51,000.00	\$35,945.00	\$14,600.00	\$15,856.67	\$18,500.00	\$22,851.00	\$20,000.00	not opened
Item C	Water Storage Tank Demolition	\$22,000.00	\$24,539.00	\$24,000.00	\$45,516.14	\$85,000.00	\$63,249.00	\$23,600.00	not opened
Item D	Disconnection of Tank Piping	\$6,000.00	\$8,786.00	\$20,000.00	\$5,455.10	\$27,000.00	\$13,200.00	\$10,000.00	not opened
Item E	Removal of Tank Floor & Foundation	\$22,000.00	\$9,739.00	\$23,120.00	\$17,908.20	\$15,000.00	\$63,100.00	\$23,600.00	not opened
Total Bid:		\$114,000.00	\$89,858.00	\$91,720.00	\$89,897.40	\$159,000.00	\$174,720.00	\$85,700.00	

* A Bidder who maintains and operates a business within the boundaries of the City of Homer shall be considered a low bidder where is offer is "not more than five percent (5%) higher than the lowest non-local bid". A bidder shall be deemed a Local Bidder who "has maintained a place of business within the boundaries of the City of Homer for a period of at least six (6) months immediately preceding the date of the Bid and intends to permanently maintain such place of business in the future... Low non-local bid = \$85,700 x 1.05 = \$89,985. Low local bidder = \$89,897.40 (a difference of \$87.60).

CITY OF HOMER

Page 1 of 1

BID TALLY SHEET: **PROJECT:** Redwood Water Storage Tank Demolition
Due Date and Time: August 8, 2013 @ 2:00 p.m. **PROJECT No:**
City Clerk's Office

Bidder No.	Bidder Name and Address	Part B / Part A	Bid Amount / Additive Alternate Amt.
1.	Cornerstone Construction Homer, AK 99603	✓/✓	\$91,720.00
2.	Central Environmental Anchorage, AK	✓/✓	\$89,858.00
3.	A & A Enterprises Inc. Anchorage, AK	✓/✓	Non Responsive EEO forms incomplete
4.	Paul's Service Anchor Point, AK 99603	✓/✓	\$174,720.00
5.	Herndon Construction, LLC Homer, AK 99603	✓/✓	\$89,987.40
6.	Property Improvement LLC Fritz Creek, AK	✓/✓	\$85,700.00
7.	North Star Construction Soldotna, AK	✓/✓	\$159,000.00

City Engineer's Estimate if applicable: \$114,000
Staff Present: Carey Meyer, Public Works Director; Melissa Jacobsen, Deputy City Clerk; Laurie Moore, Accounting Supervisor
Comments: _____

**CITY OF HOMER
HOMER, ALASKA**

City Clerk/
Public Works Director

RESOLUTION 13-086(S)

A RESOLUTION OF THE HOMER CITY COUNCIL
AWARDING THE CONTRACT FOR THE KAREN
HORNADAY PARK PICNIC SHELTER CONSTRUCTION
PROJECT TO THE FIRM OF POLAR NORTH
CONSTRUCTION OF SOLDOTNA, ALASKA, IN THE
AMOUNT OF \$78,532 AND AUTHORIZING THE CITY
MANAGER TO EXECUTE THE APPROPRIATE
DOCUMENTS.

WHEREAS, In accordance with the Procurement Policy the Invitation to Bid was
advertised in the Homer News on July 18 and 25, 2013, the Peninsula Clarion on July 21, 2013,
sent to two in-state plans rooms, and posted on the Clerk's home page; and

WHEREAS, Bids were due on August 8, 2013 and three bids were received; and

WHEREAS, Bids were opened and the firm of Polar North Construction of Soldotna,
Alaska, was determined to be the low responsive bidder and found to be qualified to complete
the work; and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska,
approves the contract award for the Karen Hornaday Park Picnic Shelter Construction Project to
the firm of Polar North Construction of Soldotna, Alaska, in the amount of \$78,532 and
authorizes the City Manager to execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 12th day of August, 2013.

CITY OF HOMER

MARY E. WYTHER, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: Karen Hornaday Park Picnic Shelter Construction Project Acct. No. 151-776
\$78,532.



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

MEMORANDUM 13-119

To: Walt Wrede, City Manager
From: Carey Meyer, PW Director
Date: August 9, 2013
Subject: **Award of Construction Contract
Karen Hornaday Park Picnic Shelter**

On August 8th bids were opened for the Karen Hornaday Park Picnic Shelter. This work was advertised in the Homer News and the Peninsula Clarion during the month of July (in accordance with the City of Homer Procurement Manual).

The project will consist of a new wood frame and glue-lam beam structure resting on a poured in place concrete foundation. The shelter will ultimately be equipped with wind screen partitions on the sides to help further protect park guests. Located within close proximity of the shelter will be a concrete fire ring and benches will also be constructed for the public to use at any time. The conceptual design of this improvement was created by the Karen Hornaday Park Committee. See attached drawings showing the work to be accomplished.

Three responsive bids were received:

Firm	Location	Basic Bid	Additive Bid	Total Bid
Beachy Construction	Homer	\$93,196	\$76,623	\$151,142
Endries Company	Soldotna	\$97,485	\$76,623	\$174,108
Polar North Construction	Soldotna	\$75,400	\$23,900	\$99,300
Engineer's Estimate		\$58,500	\$22,500	\$82,000

The low bidder is not a local firm (but the local bidder is more than 5% higher than the low non-local firm); therefore Polar North Construction is considered to be the low responsive bidder.

The Karen Hornaday Park Improvement project account has \$78,532 left (after drainage improvements, red shed removal, playground improvements, parking improvements, little league field improvements have been completed).

See attached bid tabulation. Public Works recommends that the low bidder be awarded their base bid of \$75,400 (bid items A-E) and additive alternate bid item H in the amount of \$6,100; for a total award of \$81,500. The intent is to complete the remaining un-awarded work utilizing volunteer labor and other grant funds. \$78,500 would be charged to the Karen Hornaday Park Grant and \$3,000 would be charged to the Parks and Recreation Department operating budget.

Recommendation:

City Council pass a resolution awarding the construction contract for the Karen Hornaday Park Picnic Shelter in the amount of \$81,500 to Polar North Construction, LLC of Soldotna, AK and authorizing the City Manager to execute all appropriate documents necessary to complete this project.

Fiscal Note: 151-776

City of Homer
Karen Hornaday Park Picnic Shelter
Bid Tabulation - August 8, 2013

Basic Bid Items		Engineer's Estimate	Beachy Construction	Endries' Company	Polar North Construction	North Star Paving/Const
Item Number	Work Description (Unit Bid Price in Words)	Total Bid	Total Bid	Total Bid	Total Bid	Total Bid
Item A	Mobilization and Demobilization	\$5,000.00	\$8,447.00	\$5,000.00	\$2,200.00	Not Opened
Item B	Construction Survey	\$1,000.00	\$1,770.00	\$3,000.00	\$600.00	Not Opened
Item C	Foundation Work (to top of pilaster)	\$36,500.00	\$48,653.00	\$53,600.00	\$51,000.00	Not Opened
Item D	Furnish and Install Columns and Beams (including all connection hardware)	\$8,500.00	\$25,419.00	\$26,499.00	\$14,500.00	Not Opened
Item E	Furnish Roofing Materials (joists, facia, sheathing and metal roofing)	\$8,500.00	\$8,907.00	\$9,386.00	\$7,100.00	Not Opened

Total Basic Bid \$59,500.00 \$93,196.00 \$97,485.00 \$75,400.00 Not Opened

Item F	Install Roofing Materials	\$6,000.00	\$21,538.00	\$40,000.00	\$5,300.00	Not Opened
Item G	Furnish and Install Partitions	\$5,000.00	\$15,202.00	\$9,323.00	\$3,800.00	Not Opened
Item H	Furnish and Install Concrete Slab	\$6,000.00	\$10,155.00	\$8,800.00	\$6,100.00	Not Opened
Item I	Furnish and Install Fire Ring	\$1,800.00	\$1,328.00	\$950.00	\$3,800.00	Not Opened
Item J	Furnish and Install Bench	\$3,700.00	\$9,723.00	\$17,550.00	\$4,900.00	Not Opened

Total Additive Alternate Bid \$22,500.00 \$57,946.00 \$76,623.00 \$23,900.00 Not Opened

Total Project Bid \$82,000.00 \$151,142.00 \$174,108.00 \$99,300.00 Not Opened

= Items to be awarded Recommended Award = \$81,500.00

CITY OF HOMER

BID TALLY SHEET: **PROJECT:** Karen Hornaday Park Picnic Shelter Construction Project **PROJECT No:**
Due Date and Time: August 8, 2013 @ 2:30 p.m.
City Clerk's Office

Bidder No.	Bidder Name and Address	Part B / Part A	Bid Amount / Additive Alternate Amt.
1.	North Star Construction Soldotna, AK	✓/✓	Non Responsive-No Bid Bond
2.	Endries Co. Soldotna, AK	✓/✓	\$174,108.00
3.	Polar North Construction Soldotna, AK	✓/✓	\$99,300.00
4.	Beachy Construction Homer, AK	✓/✓	\$151,142.00
5.			

City Engineer's Estimate if applicable: \$82,000

Staff Present: Carey Meyer, Public Works Director; Melissa Jacobsen, Deputy City Clerk; Laurie Moore, Accounting Supervisor

Comments: _____