



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, MMC, CITY CLERK

DATE: MARCH 10, 2014

SUBJECT: AGENDA CHANGES AND SUPPLEMENTAL PACKET

PENDING BUSINESS

Resolution 14-008, A Resolution of the City Council of Homer, Alaska, Approving a New Intergovernmental Wastewater Agreement Between the City of Homer and Kachemak City. City Manager.

Written public comments

Page 1

RESOLUTIONS

Resolution 14-036(S), A Resolution of the Homer City Council Awarding a GC/CM Contract with Cornerstone General Contractors, Inc. of Anchorage, Alaska, Within the Authorized Project Budget for the Design and Construction Services of the Public Safety Building Project and Authorizing the City Manager to Enter Into Negotiations and Execute the Appropriate Documents. City Manager/Public Works Director.

Page 5

Memorandum 14-043, from Public Safety Building Review Committee as backup.

Page 7

RECOMMENDATION:

Voice consensus to changes under Agenda Approval.

Fiscal Note: N/A

From: [Kevin Walker](#)
To: [Department Clerk](#); [Department Finance](#); [Department Clerk](#); [Francie Roberts](#); [Beauregard Burgess](#); [Bryan Zak](#); [David Lewis](#); [Barbara Howard](#); [Carey Meyer](#); [Dan Gardner](#); [Phil Morris](#); [Bill](#); [Kachemak City Helyn](#)
Subject: Kachemak City (KC) Sewer Rates
Date: Wednesday, March 05, 2014 11:27:48 PM

1. A major topic at the Homer City Council special meeting on Monday, 2-24 regarding Kachemak City sewer rates, was how to meter the water. Many / most of us in KC have metered water - it comes through a legal, calibrated meter on a truck. KC should look into an method to collect this data monthly from Quickdraw and Hank's and present it to Homer for billing.
2. The wastewater from Kachemak City does not include solids. We pay an extra \$7.75 / month / user to remove the solids from our septic tanks, before the effluent leaves our property. This has to reduce the cost of maintaining the pumps, pipes, and settling ponds associated with wastewater treatment. Blockages are drastically reduced. How much does this save the City of Homer?
3. I can prove that the well on my property is not operational, and does not have a pump in it. I can also prove that all water from my roof ends up on the ground, not in the sewer line. If some people do use wells and catchment, they may need to add a meter if they want to prove that they do not use 3500 gallons a month as assumed by Homer City Council.
4. KC adds \$3 a month to our bill to cover KC costs. These costs include all risk of not collecting the bill, sending out statements, and other administrative tasks. The City of Homer sends out 1 bill to KC. Yet the City of Homer multiplies this 1 bill times 132 and charges us each \$5 per month for all services that are handled by KC (for \$3 / month).
5. If you like numbers, and want hard information, KC has surveyed water users and found that the average use is less than 2000 gallons a month. This is from a sample of ~ 40% of the users. In the Homer election on October 2013, of 4337 voters, 1180 votes were cast. This is ~ 27% of the eligible voters. A 40% sample of KC water users is 50% greater than the 27% that elected Homer City Council members.

Please consider these facts when discussing Kachemak City sewer rates.

--

[Kevin Walker](#) 235-5304

CITY OF KACHEMAK, ALASKA

Box 958

Homer, Alaska 99603

kachemak@xyz.net

(907) 235-8854 phone (907) 235-8854 fax

March 10, 2014

To the Homer City Council:

Last Wednesday the Kachemak City Council met in a special meeting to discuss the sewer rate increase with our residents. At that time I was instructed to write a letter to the Homer City Council outlining our concerns once again with the allegation that the rate study was seriously flawed in several aspects and the new rates are discriminating against certain user groups both in Kachemak and Homer.

To review our primary concerns:

1.) Estimated gallon water flows used to charge for sewer service are no longer realistic. Our own study of 56 affected homeowners/users with measurable water service showed an average usage throughout all of 2013 of 2045 gallons per month, *including* our one commercial establishment, the Bear Creek Winery. By any measure 3500 gallons is vastly inaccurate and, as such, is discriminatory.

2.) All lift station flows are charged a rate to cover all lift station costs, even though the major use of lift stations comes from Spit users. They use four lift stations while we use only one.

3.) Because the sewer rate is primarily based on water flows, and there is no opportunity for us to reduce our fixed flow estimate, many residents are paying for sewage not produced. This issue results in significant overcharges for many residents on a monthly basis, and as a consequence they are being charged for services not rendered.

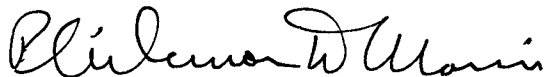
4.) The rate study itself was put together by a committee in which we had no participation as is required by our existing memorandum of understanding. Had we been a party to this study we might have been able to head off some of these issues long before now.

5.) The \$5.00 charge for multi-unit apartments has never been satisfactorily explained, as to why it applies to our whole city when, in fact, we do the billing as well as collect and pay Homer in one check? Homer's interaction with our 132 customers is minimal at most.

Our two cities have historically strong ties and have traditionally worked together to gain support of the Legislature for the betterment of the greater community. While our cities may have different philosophies on government we both want to serve our citizens and the communities to the best of our ability. We share the same assembly person, State Representative and State Senator and our joint sewer project is continuing evidence that this program has worked in the past to both our advantages. We bent over backwards to accommodate Homer's cost concerns by adjusting our pumping payment retroactively when the cost increased in 2012. Through the years we have lobbied and financially supported many Homer projects. These include the Homer Fire Department, the sewer system, the joint gas trunk line initiative, and local non-profits such as the Homer Hockey association, and The City of Homer's grant program through the Homer Foundation.

Our council is sworn to act in the best interests of our citizens and we feel we are at an impasse in our efforts to reach a fair sewer rate agreement for our residents and Homer residents who are in a similar situation. We have already had six council meetings primarily to discuss this issue which is ridiculous, to say nothing of the time you and your administration have spent trying to deal with it. If nothing else, this represents how much importance our residents attach to this issue. We hope that serious negotiations can be established and hopefully some equitable solution found.

Sincerely,



Philemon D Morris, Mayor

For the Kachemak City Council

1 CITY OF HOMER
2 HOMER, ALASKA

3 City Manager/
4 Public Works Director

5 RESOLUTION 14-036(S)
6

7 A RESOLUTION OF THE HOMER CITY COUNCIL AWARDING A
8 GC/CM CONTRACT WITH CORNERSTONE GENERAL
9 CONTRACTORS, INC. OF ANCHORAGE, ALASKA, WITHIN THE
10 AUTHORIZED PROJECT BUDGET FOR THE DESIGN AND
11 CONSTRUCTION SERVICES OF THE PUBLIC SAFETY BUILDING
12 PROJECT AND AUTHORIZING THE CITY MANAGER TO ENTER
13 INTO NEGOTIATIONS AND EXECUTE THE APPROPRIATE
14 DOCUMENTS.
15

16 WHEREAS, The Request for Proposals was advertised in the Homer Tribune December
17 11 and 18, 2013, the Peninsula Clarion on December 15, 2013, and posted on the Clerk's home
18 page; and
19

20 WHEREAS, Proposals were due by 4:00 p.m. on Tuesday, January 7, 2014 and seven
21 proposals were received by the City Clerk's Office; and
22

23 WHEREAS, The Public Safety Building Review Committee evaluated all submitted
24 proposals, interviewed the top two firms, and selected Cornerstone General Contractors, Inc.
25 of Anchorage, Alaska, as the most qualified firm to complete the project; and
26

27 WHEREAS, The final proposal submitted by Cornerstone General Contractors, Inc. was
28 accepted by the Public Safety Building Review Committee.
29

30 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby
31 awards the GC/CM contract between the City and Cornerstone General Contractors, Inc. of
32 Anchorage, Alaska, within the authorized project budget for the Design and Construction
33 Services of the Public Safety Building Project and that the City Manager is hereby authorized
34 to enter into negotiations and execute the required Pre-Construction Agreements.
35

36 PASSED AND ADOPTED by the Homer City Council this 10th day of March, 2014.
37

38 CITY OF HOMER
39

40
41 _____
42 MARY E. WYTHE, MAYOR
43
44

45 ATTEST:

46

47

48

49 _____
JO JOHNSON, MMC, CITY CLERK

50

51 Fiscal Note: Acct. No. 156-0377, amount within project budget.



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 14-043

TO: MAYOR WYTHER AND CITY COUNCIL

FROM: PUBLIC SAFETY BUILDING REVIEW COMMITTEE

THRU: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

DATE: MARCH 6, 2014

SUBJECT: RECOMMENDATION ON SELECTION OF GC/CM FOR THE PROPOSED
PUBLIC SAFETY BUILDING PROJECT

INTRODUCTION

The City Council, by and through Ordinance 13-38(S), provided direction and funding to begin preliminary engineering and design work for a new public safety building. The City has advertised for firms interested in providing those services, and also providing for expansion into work that may follow, including eventual construction of the new facilities. The Council subsequently passed Resolution 14-020 to establish the process of selection and oversight, and appointed a committee to assist the City in this regard. The Committee has achieved its first benchmark, and now forwards this report, together with recommendations, for your disposal.

REPORT

The City received proposals from seven very qualified contractors, all of whom have past success in public works construction, but with a wider range of GC/CM experience. The Committee met three times in restricted (executive) session. We invited the participation of Walt Wrede, Carey Meyer, Dan Nelsen, and Dan Miotke, City employees with knowledge and information valuable to the selection process.

The first meeting was to evaluate and score the proposals. Each member reviewed the proposals independently, and the scoring was very consistent. The committee was in complete agreement as to the selection of firms (two) that were asked to provide further information and interviews. They are Watterson Construction, teamed with the design firm of Bettisworth North, and Cornerstone General Contractors, Inc., teamed with the design firm of USKH. The firms are all located in Anchorage.

The second meeting, held on February 28, was to interview Watterson Construction. Watterson brought 7 people to the interview, including a firm principal, a project manager, a site superintendent, architects, and fire and justice design specialists.

The third meeting, held on March 6, was to interview Cornerstone General Contractors, Inc. Cornerstone brought 7 people, including a principal of the firm, a project manager, safety manager, their proposed project superintendent, lead design consultant from USKH, project architect from USKH, and funding and public relations specialist from USKH.

Following the conclusion of the Cornerstone interview, the Committee reconvened to again review the initial proposals from Watterson and Cornerstone, along with the supplemental information and interview assessments. We again were uniform in our evaluation of the team best suited to not only provide the initial services envisioned in Ordinance 13-38(S), but to carry through if the construction is eventually funded.

OTHER BUSINESS:

The City Manager has provided us with a Memorandum concerning a new potential site located on Pioneer Avenue. Site selection is one of the next two milestone elements that will need to be addressed before any meaningful design work can begin.

Concurrent with site selection, the architect can begin gathering "program" information that will lead to decisions in the size and function of the new facilities.

RECOMMENDATIONS:

1) We recommend City Council award the GC/CM contract between the City and Cornerstone General Contractors, Inc., of Anchorage, Alaska, within the authorized project budget for the Design and Construction Services of the Public Safety Building Project and that the City Manager be authorized to enter into negotiations and execute the required Pre-Construction Agreements.

2) We further recommend City Council expand the duties of the Public Safety Building Review Committee to help determine the best location for the siting of the new facilities. This will clarify the Committee's involvement in all the pertinent issues, and insure a level of public participation in the process.