



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603


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(p) 907-235-3130

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Memorandum Agenda Changes/Supplemental Packet

TO: MAYOR WYTHE AND HOMER CITY COUNCIL

FROM: JO JOHNSON, MMC, CITY CLERK 

DATE: JUNE 23, 2014

SUBJECT: AGENDA CHANGES AND SUPPLEMENTAL PACKET

CONSENT AGENDA

Resolution 14-077, A Resolution of the City Council of Homer, Alaska, Approving Amendment One to the Cooperative Agreement Between the Alaska Department of Fish and Game and the City of Homer Regarding Renovation of the Homer Harbor Boat Launch Facility. City Manager/Port and Harbor Director/Public Works Director.

Amendment One of Draft Cooperative Agreement Number 12-085

Page 3

Resolution 14-075, A Resolution of the City Council of Homer, Alaska, Approving and Accepting the Donation From the Bunnell Street Arts Center of a Fanciful Loon Windsock Sculpture by Alaskan Artist Rachelle Dowdy to be Placed at Bishop's Beach Park. City Clerk/Public Arts Committee.

Memorandum 14-107 from Parks and Recreation Advisory Commission as backup.

Page 7

Resolution 14-076 A Resolution of the City Council of Homer, Alaska, Approving and Accepting the Donation From the Bunnell Street Arts Center of a "Marine Debris Relief Sculpture of Silver Salmon" by Homer Artist Lynn Marie Naden to be Placed at Bishop's Beach Park. City Clerk/Public Arts Committee. Recommend adoption.

Memorandum 14-107 from Parks and Recreation Advisory Commission as backup.

Page 7

VISITORS

Written comments on bed tax

Page 9

PUBLIC HEARINGS

Resolution 14-060, A Resolution of the Homer City Council Maintaining the Water and Sewer Fees at the 2014 Rate and Updating the Homer Fee Schedule Accordingly. City Manager/Finance Director.

Written public comments

Page 17

CITY MANAGER'S REPORT

City Manager's Report of June 23, 2014

Page 19

RESOLUTIONS

Resolution 14-078(S), A Resolution of the Homer City Council Awarding the Contract for the Construction of the Homer Harbormaster's Building / Deepwater Dock Trail Boardwalk to Steiner's North Star Construction, Inc. of Homer, Alaska, in the Amount of \$2,082,697 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

Page 23

Memorandum 14-106 from Project Manager as backup.

Page 25

RECOMMENDATION:

Voice consensus to changes under Agenda Approval.

Fiscal Note: N/A



Alaska Department of Fish and Game
Division of Administrative Services
P.O. Box 115526
Juneau, AK 99811-5526

Amendment One
Cooperative Agreement Number 12-085
Title: Homer Harbor Boat Launch Facility Renovation

Between:
Alaska Department of Fish and Game
Division of Sport Fish
and
City of Homer

The purpose of this amendment is to revise the original agreement dated April 2012 to add funding for Phase II (construction phase) in order to complete the Homer Harbor Boat Launch Renovation project. Except for the following changes, all provisions of the original agreement remain unchanged and in full effect.

1. Change paragraph II.1 to read as follows:

1. To reimburse the CITY for accomplishing the purpose of this agreement in an amount not to exceed \$2,983,300.00. The source of funding shall consist of \$2,237,475.00 (75%) from the Federal Aid in Sport Fish Restoration Act (Dingell-Johnson/Wallop-Breaux) and \$745,825.00 (25%) from state matching funds. Availability of these funds shall be subject to approval of the project by the Federal Aid Office of the U.S. Fish and Wildlife Service (USF&WS).

2. Change paragraph III.1 to read as follows:

1. To dedicate to this project, CITY owned uplands and/or tidelands under and immediately adjacent to the launch facility. The parcel shall be used exclusively for boat launch ramps, boarding floats, a parking area for vehicles with boat trailers and other improvements incidental to this project. The parcel is shown on Attachment A.

The CITY warrants that it has the right, power, and authority to construct and maintain the improvements on the parcel and that there are no restrictions, covenants, easements, rights-of-way, or uses which would prevent the CITY from constructing and maintaining the improvements on the parcel.

To provide funds in the amount of \$800,000 for Phase II. The CITY will be required to provide not less than \$800,000 for Phase II. The CITY shall provide all additional funding needed to complete activities covered by this agreement.

3. Change paragraph III.2 to read as follows:

2. To complete the construction phase of the boat launch facility funded by this agreement prior to December 31, 2015. In the event the funding provided by ADF&G is not sufficient to cover all costs incurred by the CITY in completing this project, the CITY shall provide all additional funding that may be needed.

To manage and maintain the launch facility for public use until December 31, 2036. The launch facility will be managed primarily for the benefit of the recreational boating and sport fishing public in providing access to public waters; consistent with current management. No change in this use will be made without prior written approval of ADF&G.

Management activities and maintenance services shall ensure orderly public use and keep the facility clean and in a good state of repair. Management and maintenance may be adjusted seasonally commensurate with seasonal public use.

ADF&G will consider the facility closed to the public if the CITY physically denies access, fails to provide adequate management or maintenance or allows incompatible uses of the facility that effectively limits public use by recreational boaters and sport anglers.

4. Change paragraph IV.3 to read as follows:

3. ADF&G will reimburse the CITY for accomplishing the purpose of this agreement in an amount not to exceed \$2,983,300.00. The CITY will provide funds in the amount not less than \$800,000.00.

The CITY will be reimbursed only for the cost of work actually completed which is directly related and allocable to the project and which ADF&G has approved. The CITY will not be reimbursed for administrative work or overhead it incurred while completing the project. Reimbursement will be made within 30 days of receipt and approval, by ADF&G, of a request for reimbursement from the CITY. All requests for reimbursement shall be adequately documented. Documentation may include copies of materials invoices, payroll ledgers, equipment logs, contract payments, etc. In the event of a late payment, ADF&G will not pay late fees. Requests for reimbursement shall be mailed no more frequently than once a month to Paul Cyr at:

State of Alaska
Department of Fish and Game
Sport Fish Division
525 W. 67th Avenue
Anchorage, Alaska 99518-1599

The CITY shall maintain a separate set of accounting records for this project and shall retain these records for a period of three years from the termination of the agreement. These records shall be made available to the state for audit purposes.

The initial reimbursement request will be in an amount exceeding \$800,000 in order to account for the CITY's contribution. With the exception of the initial and final payment, requests for reimbursement shall be in amounts not less than \$25,000. If the CITY chooses to make monthly billings, such billings will be held by ADF&G until the total amount reaches at least \$25,000.

5. Change paragraph IV.6 to read as follows:

6. The design life of the facility is 20 years; therefore, this agreement shall remain in effect until December 31, 2036.

6. Change paragraph IV.7 to read as follows:

7. Either agency may terminate its involvement in this agreement by written notice to the other at least 90 days in advance of the date on which termination is to become effective. In the event that an agency terminates its involvement in this agreement, defaults in its duties under this agreement or this agreement expires, disposition of the sport fishing access improvements shall be accomplished by whichever of the following contingencies is appropriate:

a. Agreement expires on December 31, 2036:

ADF&G shall have the option to negotiate an extension of this agreement with the CITY for the continued use of the facility for public sport fishing access. ADF&G shall have 90 days after the expiration of this agreement in which to notify the CITY of its intent to exercise this option. If ADF&G does not exercise this option, all improvements shall become the property of the CITY.

b. ADF&G terminates its involvement:

If prior to December 31, 2036, ADF&G finds that there is no longer a need for the sport fishing access improvements covered by this agreement, then this agreement shall be terminated. Improvements funded by ADF&G shall become the property of the CITY at no additional cost to the CITY.

c. The CITY terminates its involvement:

If prior to December 31, 2036, the CITY closes the facility to the public, does not comply with the requirements of this agreement or terminates its involvement in the purpose of this agreement, this agreement shall be terminated and the CITY shall reimburse ADF&G for:

1) the total funding ADF&G provided at the rate of 5 percent for each full year between the date of termination and December 31, 2036.

2) the appraised fair market value, on the date of the City's default, of any land acquired for the project with ADF&G funds.

This agreement shall be terminated when the City's reimbursement to ADF&G is completed. The CITY shall not be required to reimburse ADF&G in the event the facility must be closed to protect public safety because of casualty damage arising from a catastrophic occurrence.

7. APPROVING SIGNATURES

IN WITNESS WHEREOF, the parties hereto have caused this Cooperative Agreement to be executed as of the date of last signature below.

CITY OF HOMER

Walt Wrede
City Manager

Date

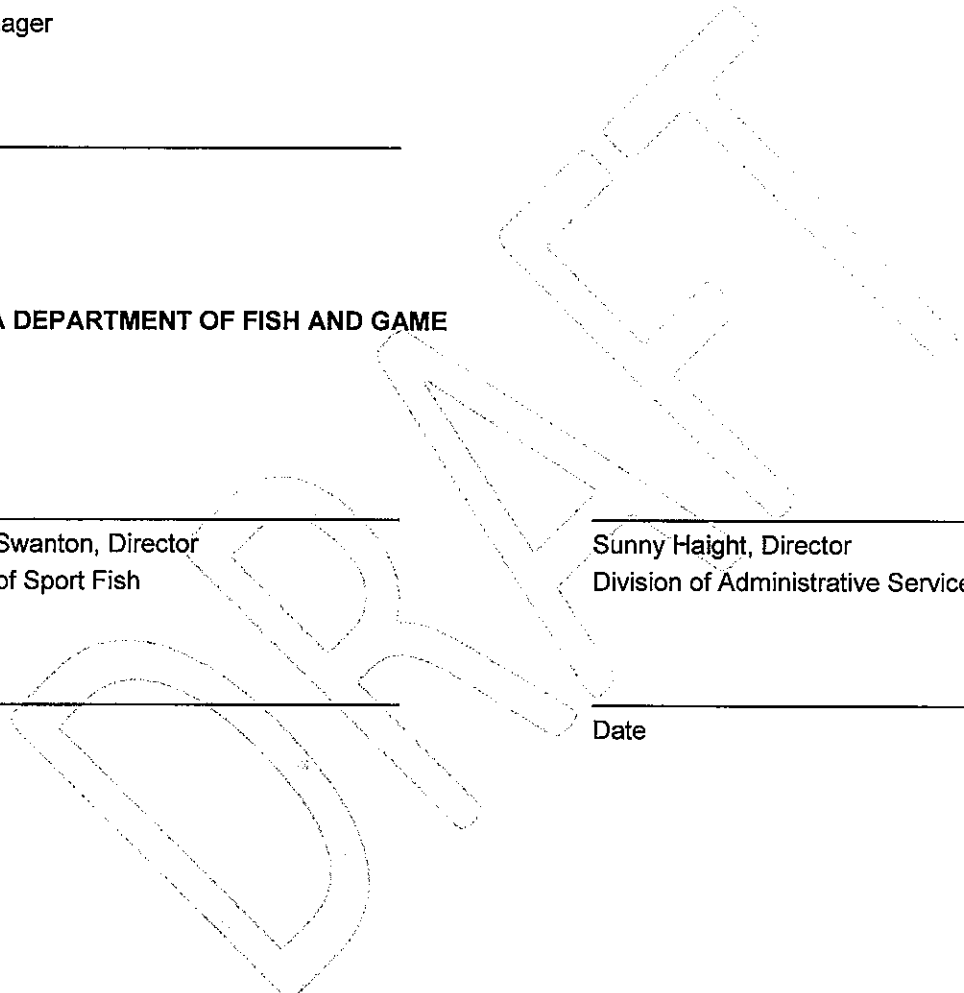
ALASKA DEPARTMENT OF FISH AND GAME

Charles Swanton, Director
Division of Sport Fish

Sunny Haight, Director
Division of Administrative Services

Date

Date





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Memorandum 14-107

TO: MAYOR WYTHER AND CITY COUNCIL

FROM: PARKS AND RECREATION ADVISORY COMMISSION

THRU: RENEE KRAUSE, CMC, DEPUTY CITY CLERK

DATE: JUNE 23, 2014

SUBJECT: RECOMMENDATION FOR PLACEMENT OF TWO DONATIONS OF ART IN BISHOP'S BEACH PARK

Brianna Allen, Old Town Development Coordinator has requested the Parks and Recreation Advisory Commission support a recommendation to City Council to accept the following for placement at Bishop's Beach Park in the desired locations indicated on the applications.

The Commission reviewed the proposal donations at their regular meeting on June 19, 2014. The following discussions and motions ensued:

Fanciful Loon Sculpture

Chair Steffy requested discussion before making a recommendation. Commissioner Archibald stated he has received several comments from the public regarding the artwork and it was not favorable. Commissioner Lowney offered favorable comments on the previous work of the artist. Ms. Krause provided information on placement next to the boardwalk from the Public Arts Committee. It was recommended to place in an area away from the boardwalk.

A discussion ensued surrounding the location and that it should involve more public input on the sculpture.

Chair Steffy requested a motion.

LOWNEY/BRANN - MOVED TO APPROVE AND RECOMMEND PLACEMENT OF THE SCULPTURE IN THE SECOND LOCATION RECOMMENDED BY PUBLIC WORKS.

Further discussion on visiting the park and reviewing the sites suggested. The commission expressed concern with placement in the park due to soil conditions. Commissioners MacCampbell, Archibald and Roedl wanted to visit the site. Commissioner Roedl felt location #3 would be better. Commissioner MacCampbell suggested another park would be appropriate such as Karen Hornaday. He expressed concern regarding the placement of such as heavy piece in that environment.

VOTE. YES. LOWNEY. BRANN.

VOTE. NO. MACCAMPBELL, ARCHIBALD, ROEDL

VOTE. ABSTAIN. STEFFY

Motion failed.

Silver Salmon and Net on Windscreen of Pavilion

Chair Steffy reminded the commissioners of the concern expressed by Ms. Otteson with placement of the art on the windscreen. Some concern for the placement of the net to collect trash was expressed regarding the typical trash that is removed from that beach would not be appropriate for children.

Ms. Krause provided that the discussion and the recommendation from the Public Arts Committee was favorable.

Discussion ensued regarding the permanent attachment to the windscreen and also putting junk from the beach in it.

LOWNEY/BRANN - MOVED TO APPROVE THE RECOMMENDATION TO PLACE THE DONATION OF THE SILVER SALMON ON THE WINDSCREEN AT BISHOPS BEACH AND FURTHER RECOMMEND THAT TRASH BE REMOVED ONCE EACH WEEK.

There was a brief discussion regarding future removal if they trash removal was not kept up.

VOTE. YES. LOWNEY, ROEDL, ARCHIBALD, MACCAMPBELL, STEFFY, BRANN

Motion carried.

Jo Johnson

From: William DeCreft <decreft@xyz.net>
Sent: Monday, June 23, 2014 10:18 AM
To: Department Clerk
Subject: No bed tax

I oppose the proposed bed tax. We already have a tax of 7.5% and that is a lot to add to a guest's bill.

....Barbara de Creft, the Lakeside Cabin, Homer

Jo Johnson

From: Kenai Peninsula Suites <kenaipeninsulasuites@gmail.com>
Sent: Monday, June 23, 2014 9:47 AM
To: BillSmith@kpb.us; Department Clerk; jimlav@homer.alaska.org
Subject: Oppose Bed Tax!

To whom it may concern,

We own Kenai Peninsula Suites in Homer (a 6 cabin lodge). I oppose the bed tax in Homer and on the Kenai Peninsula. As small business owners we already struggle to fill our rooms, especially during the winter months when it is solely Alaskan residents staying with us. This bed tax will hurt all lodging establishments. I ask you to reconsider imposing the bed tax. If locals and out of state travelers don't want to pay our higher rates, due to the bed tax, they will not come to Homer. That will hurt all Homer businesses. It is in the best interest of all Homer businesses to discard the bed tax.

Thank you,
Jen Liston-Bouman
Manager/Owner
Kenai Peninsula Suites
3685 Sterling Hwy
Homer, AK 99603
907-235-1866
www.homer.alaskalodging.com

Jo Johnson

From: Rick Anderson <anderson@xyz.net>
Sent: Monday, June 23, 2014 9:02 AM
To: billsmith@kpb.us; Department Clerk; jimlav@homer.alaska.org
Subject: bed tax protest

to whom, it may concern:
we have been residents of homer for over 50 years and have been in the vacation rental business for about 20 years. we feel the bed tax that is proposed is unfair to one particular section of people and not right. it has been voted on and defeated before so why not just leave it alone. this group of people are already being singled out by not having a cap on their sales tax like almost every other group. the guests that come to homer bring huge amounts of money to our area in so many different ways. why do we feel we need to gouge them more with yet another tax. it is so unfair to target one group of people. those of us in the rental business already pay our fair share of taxes and our guests do too. our goal is to encourage tourists to come here, not discourage them. thank you for listening to me and I hope you this makes it clear that we are against this new/old idea of a bed tax.
marti and rick anderson

Jo Johnson

From: Gary and Terri Lyon <sealion@xyz.net>
Sent: Sunday, June 22, 2014 11:53 PM
To: BillSmith@kpb.us; Jim Lavrakas; Department Clerk
Subject: NO BED TAX!!!!

Bill Smith,

You introduced this bill. Did lodging owners ask you to do this? You DO NOT REPRESENT MY INTERESTS!!!!

It really make me angry!! 7.5% is already too much tax to begin with. I spend a lot of my time (and patience!)telling visitors my rehearsed spiel about the existing city/borough sales tax. Have you ever had to explain sales tax multiple times every day to people who are considering buying something from you? I doubt it, you are not in the visitor industry. Have you ever, like I have, lost sales (or had to absorb the tax) because people refuse to pay the existing sales tax?

Keep in mind many of our overnight guests are from the Kenai, Anchorage, Fairbanks and even the bush. Many working people are approaching the point of paying half of their income in various taxes already. We don't need another insidious, stupid tax!!!!

We have already voted this down once. We did not ask for it. Please listen to the folks you represent. Rescind the proposed bed tax.

Gary Lyon
(14 year lodging owner in Homer)
299 2000

Jo Johnson

From: Rangeview B And B <rangeviewbandb@gmail.com>
Sent: Monday, June 23, 2014 4:33 AM
To: Department Clerk
Subject: Bed taxes

i oppose new taxes in Homer and the Kenai Peninsula, SPECIFICALLY A BED TAX Kathy Mackulin

Rangeview B&B
617 Rangeview Ave
Homer AK 99603
907-399-1452
<http://www.rangeviewbandb.com>

Jo Johnson

From: Anne or Robert Haynes <wildrose@xyz.net>
Sent: Monday, June 23, 2014 5:36 AM
To: Department Clerk
Subject: additional 4% bed tax proposal

To whom it may concern;

We are appalled and opposed to the proposed ADDITIONAL 4% bed tax. I have been in this business for over 20 years. The majority of my guests are repeat Alaskans. This is an insult to our neighbors to the north of us.

We are a very seasonal business as it is. What are you thinking???

Anne Haynes
Wild Rose Cottages
Homer, AK

Jo Johnson

From: Ruby Haigh <jarsofclay@alaska.net>
Sent: Monday, June 23, 2014 8:35 AM
To: Department Clerk
Subject: Bed Tax

To whom it concerns,

I am a local business owner, of a vacation rental and a gift shop. I totally disagree with a 4% bed tax. It might be on the backs of the tourist, however are you aware that over half if my customers come from Alaska. And they always tell me how high our taxes are here in Homer compared to where they live. It certainly is discouraging to me. Please stop trying to raise our taxes! What they will pay extra in tax, takes money out of their pocket from spending in my gift shop. I pay taxes on both businesses, and this tax hike would give people less money to spend elsewhere in our community.

I want more renters. If something is taxed, one gets less of it. That means this tax will give me less customers. I want more customers. Stop the tax talk.

Ruby Haigh
235-8533
rubyha@alaska.net

Jo Johnson

From: Walt Wrede
Sent: Monday, June 23, 2014 10:46 AM
To: Jo Johnson
Subject: FW: Sewer Rate Resolution

Please add this e-mail exchange to supplemental packet.

Walt

From: Walt Wrede
Sent: Wednesday, June 11, 2014 9:20 AM
To: 'Phil'
Cc: Kachemak City Clerk (kachemak@xyz.net)
Subject: RE: Sewer Rate Resolution

Phil:

Here is a quick summary of what happened:

1. There will be a second reading and a public hearing on the sewer rates at the next meeting, June 23
2. The Council repeated its interest in finding a way to meter K-City residences. I told them that I and the Public Works Department would continue to work with you on that issue. They are aware that the metering option would be an added administrative burden and that it would likely result in less revenue for the water and sewer fund. However, they think that is really the only way to determine what is fair and equitable.
3. In response to your letter, several Council members expressed interest in serving on a Committee with K-City Council members to work on this. The Mayor said that if there was interest in doing that, interested members should bring a resolution to the next meeting that created the committee and appointed members. I can't say if that will happen or not.
4. The Council asked the attorney to do some research and report back on the Kodiak model. Kodiak provides water and sewer services to subdivisions and other areas outside of its City limits. The difference is that Kodiak acts more like a regular utility and bills all of the customers directly, even if they are outside of the City limits.

Walt

From: Phil [<mailto:hoophil288@yahoo.com>]
Sent: Wednesday, June 11, 2014 7:54 AM
To: Walt Wrede; helyn schoepke kachemak
Subject: Sewer Rate Resolution

So on Monday night was there any interest in discussing the ongoing gallon rate issue or is it just on its way to passage on Monday June 23?

Jo Johnson

From: Walt Wrede
Sent: Monday, June 23, 2014 10:46 AM
To: Jo Johnson
Subject: FW: Sewer discussions

Please add to the supplemental packet

From: Phil [<mailto:hoophil288@yahoo.com>]
Sent: Friday, June 13, 2014 8:15 AM
To: Walt Wrede; helyn schoepke kachemak
Subject: Sewer discussions

Walt, I have appointed two council people to work with some Homer Council members, if they so choose, to discuss and iron out a plan that will be both cost effective and deliver some sort of acceptable solution to this issue that has gone on far too long. Let me know if you can get some interest on your end and we can see if we can set up a time. Our clerk, Helyn Schoepke, should also attend as she has the historical context. Thanks



City of Homer

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Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

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MANAGER'S REPORT

June 23, 2014

TO: MAYOR WYTHER / HOMER CITY COUNCIL

FROM: WALT WREDE

UPDATES / FOLLOW-UP

NOTE: Some of these items appeared in the last report. I have updated them and brought them back in case the Council wanted to discuss.

1. Town Center Clearing: The Community and the Police Department continue to struggle with illegal activities that are taking place in makeshift camping areas. One of the biggest problem areas for camping and illegal activity is on City land in the Town Center. One of the City lots, directly behind the laundry, is very densely wooded and it is difficult for the Police to see in there, or to leave their vehicles and walk in there safely. We are proposing to do some clearing in that area. The small, densely packed black spruce would come out. Tall healthy trees would stay but be limbed high enough that the police can see in. Carey is talking to the Corps of Engineers about possible permits due to wetlands and to various local contractors about mechanized clearing vs. hand cutting. We will have cost estimates and maybe an action item at the next meeting. Police Chief Mark Robl is prepared to discuss this problem with you in detail. This is a public safety issue that the Police feel should be a priority.
2. PARC Committee: This Committee is scheduled to meet on June 18 to provide final guidance on the contract with the selected consultant re: the needs assessment. The guidance will include the scope of work, benchmarks, deliverables, timetables, etc. Once I get that information, I will negotiate and execute the contract.
3. Load and Launch Ramp: This agenda contains a resolution which if adopted, would approve an amendment to the Cooperative Agreement between the City and ADF&G regarding repair and replacement work at the boat harbor load and launch ramp. The purpose of the amendment is to clarify and more specifically spell out how Phase II of the project, the construction phase, will work. ADF&G, Sport Fish division has taken responsibility for all of the pre-construction work, engineering, design, permitting, through the bidding process. The City will manage the construction phase. The amended Cooperative Agreement will work like a reimbursable grant to the City. We can get into this in a little more detail at the meeting.
4. Green Dot Program: The City has provided support to the Green Dot Program in several ways. You may have noticed the big green dot outside of City Hall. On June 24th, I will meet

with Tara Schmidt to talk about Green Dot Training for City staff. I believe this will be important for all City staff members but I want to concentrate first on staff members that have high contact with the public could be in positions where intervening could be helpful. The Library comes immediately to mind.

5. E-Cigarettes: Apparently, there is quite a bit of discussion going on about e-cigarettes and whether they should be included as part of smoking ban rules in public spaces. I have to admit, I am clueless on this subject and will have to get more information. Library Director Ann Dixon informed me that there is a discussion going on among Library Directors and Library Associations about how to handle this. Several Libraries have already included e-cigarettes as part of their smoking regulations, including Palmer and Juneau. Ann thought it would be wise to get out in front of this because it is only a matter of time before somebody lights up an e-cigarette in the library (or City Hall for that matter). Ann wanted to know if the City's current code on smoking was applicable and enforceable. Tom Klinkner is looking into that. So, this is just a heads-up that you might be hearing more about this later. The LAB will discuss it as a policy matter at the next meeting. If we change the code, or decide that the current code covers it, it would likely apply to all city buildings, not just the library.
6. Safety Training: On Wednesday, June 25, the City will conduct an almost all day safety training for new employees and summer temporaries. We are working hard to create a safe working environment, improve awareness of safety generally, and reduce the City's risk. The City recently formed a safety committee that includes representatives from all departments.
7. HR Position: The advertising period for this position closed on June 15th. Interviews will be conducted the week of June 23. We hope to have that position filled. In the meantime, Andrea Petersen is still on the payroll and helping us from Reno. Andrea Browning is filling in and helping also, where appropriate.
8. Natural Gas Distribution Project: You have probably noticed that the contractors are making good progress on phase two, the bluff area. It is possible that construction of the distribution system could be completed by early August. They will still be working on tie-ins, restoration work, clean-up, and service lines during that period. Only one easement remains to be obtained on Kachemak Drive and we are hopeful work can begin there soon. I think the contractors are doing an excellent job and most of the feedback I hear from property owners is very positive about what they are doing. Enstar reports that they have about 1,500 service lines either installed or applied for and around 900 meters that are "spinning." At the July 28 meeting, I hope to have a progress report for you. This will include a look at the actual build-out, the status of the project budget, preliminary assessment roll adjustments, and information about the assessments. The report will also include a recommended course of action with respect to assessments for condominium buildings.
9. Mercer Meeting: On June 17th, John Li and I met with Mercer Company representatives to discuss the status of the Health Insurance Plan. They provided us with a comprehensive set of statistics which were very informative. I won't go into great detail here but so far, it looks like the changes made to the program are resulting in significant cost savings for the City. We went over the solicitation of bids from the private sector and the type of information that would be most helpful to the Council when Jeff Paxton is here in August.

ATTACHMENTS

1. Community Recreation Program Report
2. Memorandum 14-099 Citizens Academy Report

1 CITY OF HOMER
2 HOMER, ALASKA

City Clerk

3
4 RESOLUTION 14-078(S)
5

6 A RESOLUTION OF THE HOMER CITY COUNCIL AWARDING
7 THE CONTRACT FOR THE CONSTRUCTION OF THE HOMER
8 HARBORMASTER'S BUILDING / DEEPWATER DOCK TRAIL
9 BOARDWALK TO STEINER'S NORTH STAR CONSTRUCTION,
10 INC. OF HOMER, ALASKA, IN THE AMOUNT OF \$2,082,697 AND
11 AUTHORIZING THE CITY MANAGER TO EXECUTE THE
12 APPROPRIATE DOCUMENTS.
13

14 WHEREAS, In accordance with the Procurement Policy, bids were advertised in the
15 Homer News on May 14 and 21, 2014, the Peninsula Clarion and the Anchorage Daily News on
16 May 18, 2014, sent to two in-state plans rooms, and posted on the Clerk's home page; and
17

18 Whereas, Bids were due on June 19 and four bids were received; and
19

20 WHEREAS, Bids were opened and the firm of Steiner's North Star Construction, Inc. of
21 Homer, Alaska, was determined to be the low responsive bidder and found to be qualified to
22 complete the work; and
23

24 WHEREAS, The cost of the construction of this project, as reflected in the low bid, is
25 within the budget authorized by the City Council; and
26

27 WHEREAS, This award is not final until written notification of award is received by
28 Steiner's North Star Construction, Inc. from the City of Homer.
29

30 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, approves
31 the contract award for the construction of the Homer Harbormaster's Building / Deepwater
32 Dock Trail Boardwalk to the firm of Steiner's North Star Construction, Inc. of Homer, Alaska in
33 the amount of \$2,082,697 and authorizes the City Manager to execute the appropriate
34 documents.
35

36 PASSED AND ADOPTED by the Homer City Council this 23rd day of June, 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: Homer Harbormaster's Office Acct. No. 415-0935; Deep Water Dock Trail

52 Boardwalk Acct. No. 415-0928.



Memorandum 14-106

To: Walt Wrede, City Manager
From: Dan Nelsen, Project Manager
Through: Carey Meyer, PW Director
Date: June 20, 2014
Subject: **Award of Construction Contract for:
Homer Harbormaster's Building / Deep Water Dock Trail Boardwalk**

On June 19, 2014 bids were received for the **Homer Harbormaster's Building / Deep Water Dock Trail Boardwalk** project. This work was advertised in the Homer Tribune, Peninsula Clarion and the Anchorage Daily News during the month May.

These projects will consist of constructing a new 4,778 Sf. Harbormaster's Office building located on the Homer Spit's Freight Dock Road directly adjacent to the Seldovia Fast Ferry terminal. The new office building will consist of a concrete foundation and wood framed structure that will extend 15' over slope of the Homer Harbor banks.

The Deepwater Dock Trail Boardwalk will consist of structural cast in place concrete columns and beams that will carry a wood framed boardwalk out and around the southwest side of the Harbormaster's office building carrying trail pedestrians and bicyclists out over the Homer Harbor.

Four responsive bids were received from qualified firms. The bid results were evaluated and the results are as follows:

| Responsive Bidder's Names | Location | Amount |
|---|---------------------|-----------------|
| Steiner's North Star Construction, Inc. | Homer | \$ 2,082,697.00 |
| Orion Construction | Wasilla | \$ 2,694,259.00 |
| Blazy Construction | Soldotna | \$ 2,255,400.00 |
| Puffin Electric, Inc. | Homer | \$ 2,488,110.00 |
| | Engineer's Estimate | \$ 2,127,907.00 |

Recommendation:

City Council pass a resolution awarding the construction contract for the **Homer Harbormaster's Building / Deep Water Dock Trail Boardwalk** project in the amount of \$2,082,697.00 to Steiner's North Star Construction, Inc. of Homer, Alaska and authorizing the City Manager to execute all appropriate documents necessary to complete this project.

Fiscal Note – Homer Harbormaster's Office: 415-0935
Deep Water Dock Trail Boardwalk: 415-0928