

City Council

Monday, October 30, 2017

Worksession 4:00 p.m. 

Committee of the Whole 5:00 p.m.

Regular Meeting 6:00 p.m.



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



October-November 2017

- Monday 30th:** **CITY COUNCIL**
Work Session 4:00pm., Committee of the Whole 5:00 p.m., and Regular Meeting 6:00 p.m.
- Wednesday 1st:** **PLANNING COMMISSION**
Work Session 5:30pm, Regular Meeting 6:30pm
- Monday 6th:** **LIBRARY ADVISORY BOARD**
Work Session 6:00pm
- Tuesday 7th:** **LIBRARY ADVISORY BOARD**
Regular Meeting 5:30pm Council Chambers
- ECONOMIC DEVELOPMENT COMMISSION**
Special Meeting 6:00pm Upstairs Conference Room
- Thursday 16th:** **PARKS, ART, RECREATION AND CULTURE ADVISORY COMMISSION**
Regular Meeting 5:30pm
- Monday 27th:** **CITY COUNCIL**
Work Session 4:00pm. 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 5:30 p.m. with the exception of
January April August November
Economic Development Advisory Commission 2nd Tuesday 6:00 p.m.
Parks Art Recreation and Culture Advisory Commission 3rd Thursday 5:30 p.m. with the exception of
July, December, January
Planning Commission 1st and 3rd Wednesday 6:30 p.m.
Port and Harbor Advisory Commission 4th Wednesday 5:00 p.m. (May-August 6:00 p.m.)
Cannabis Advisory Commission Quarterly 4th Thursday 5:00 p.m.

MAYOR AND CITY COUNCILMEMBERS AND TERMS

BRYAN ZAK, MAYOR – 18
DONNA ADERHOLD, COUNCILMEMBER – 18
HEATH SMITH, COUNCILMEMBER – 18
SHELLY ERICKSON, COUNCILMEMBER – 19
TOM STROOZAS, COUNCILMEMBER – 19
RACHEL LORD – 20
CAROLINE VENUTI – 20
City Manager, Katie Koester
City Attorney, Holly Wells

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

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



WORKSESSION
4:00 P.M. MONDAY
OCTOBER 30, 2017
COWLES COUNCIL CHAMBERS

MAYOR BRYAN ZAK
COUNCIL MEMBER DONNA ADERHOLD
COUNCIL MEMBER HEATH SMITH
COUNCIL MEMBER TOM STROOZAS
COUNCIL MEMBER SHELLY ERICKSON
COUNCIL MEMBER CAROLINE VENUTI
COUNCIL MEMBER RACHEL LORD
CITY ATTORNEY HOLLY WELLS
CITY MANAGER KATIE KOESTER
CITY CLERK MELISSA JACOBSEN

WORKSESSION AGENDA

- 1. CALL TO ORDER, 4:00 P.M.**
- 2. AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)
- 3. HEALTH INSURANCE UPDATE** Page 7
- 4. 2017 PARITY STUDY** Page 25
- 5. POLICE STATION CONCEPTUAL DESIGN (If time allows)** Page 339
- 6. COMMENTS OF THE AUDIENCE**
- 7. ADJOURNMENT NO LATER THAN 4:50 P.M.**

Next Regular Meeting is Monday, October 30, 2017 at 6:00 p.m. Worksession at 4:00 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.

Renewal/Marketing Analysis for

City of Homer

Brandon Nyberg
Sales Executive

Beth Olszak, GBS
Senior Account Executive

Cyril Sanchez
Account Executive

10/24/2017; rev. 10/25/2017

Wells Fargo Insurance Services USA, Inc.
999 Third Avenue, Suite 4100
Seattle, WA 98104
Phone: (206) 731-1200
Fax: (206) 731-1209
wellsfargo.com/wfis



Renewal results

Effective January 1, 2018

Plan / Carrier	2017 Renewal	2018 Renewal
Medical - Premiera Blue Cross of Alaska	<p><u>Original Renewal:</u> \$500 Plan: 24.53% \$1,500: 24.35%</p> <p><u>Final Renewal:</u> \$500 Plan: 11% \$1,500: 11%</p> <p>Renewed as-is</p>	<p><u>Renewal Increase:</u> \$500 Plan: 19.1% \$1,500: 21.3%</p> <p><u>Negotiated Renewal Increase:</u> \$500 Plan: 10.2% \$1,500: 12.4%</p>
Dental - Sun Life	<p><u>Original Renewal:</u> 9%</p> <p><u>Final Renewal:</u> 3%</p> <p>Renewed as-is</p>	<p>Renewal Increase: 0%</p>
Vision - Sun Life	<p>Currently under rate guarantee until 12/31/2017</p>	<p><u>Renewal Increase:</u> 24.58%</p> <p><u>Negotiated Renewal Increase:</u> 10%</p>
Life and AD&D - Prudential	<p>Currently under rate guarantee until 12/31/2018</p>	<p>Currently under rate guarantee until 12/31/2018</p>

Claims Experience:

- Claims are exceeding revenue for the past 12 months
- 3 Claimants over \$100K
- 5 Claimants over \$50K
- 6 Claimants over \$25K
- 4 of the claimants are in Case Management
- 6 are at risk for ongoing claims

Potential plan design changes

Effective January 1, 2018

Potential Plan Changes		Estimated Monthly \$ Change	Estimated % off Renewal
Medical			
1)	Maintain current medical plans, but revise the prescription drug rider to Essentials Rx \$10/\$25/\$45/30% and Essentials Rx \$15/\$30/\$50/30% to the \$500 and \$1500 medical plans respectively	\$10,152	8.0%
2)	Maintain current medical plans, but revise the prescription drug rider to Preferred Choice Rx \$10/\$30/\$30/30% and Essentials Rx \$10/\$25/\$45/30% to the \$500 and \$1500 medical plans respectively	\$11,195	8.8%
Dental			
1)	No rate increase	N/A	N/A
Other			
1)	Vision: Move to EyeMed	(\$102)	-8.5%
2)	Life and AD&D: Currently under rate guarantee until 12/31/2018	N/A	N/A

Notes:

- Plan design changes are priced independently and are not necessarily cumulative.
- Any pricing impacts would have to be confirmed by the carrier.

Market response¹

Effective January 1, 2018

Carrier	RFP Response	Reason	Carrier Website
Medical			
Aetna	Declined to Quote	Uncompetitive	www.aetna.com
Cigna	Declined to Quote	Uncompetitive	www.cigna.com
HealthNet	Declined to Quote	Uncompetitive	www.healthnet.com
Kaiser Permanente	Declined to Quote	Uncompetitive	www.kaiser.com
United Healthcare	Quoted	Rates provided	www.uhc.com
Dental			
Ameritas	No Response	Awaiting quote	www.ameritas.com
The Standard	No Response	Awaiting quote	www.thestandard.com
Willamette Dental	Declined to Quote	Uncompetitive	www.willamettedental.com
Principal	No Response	Awaiting quote	www.principal.com
Reliance Standard	No Response	Awaiting quote	www.reliancestandard.com
MetLife	No Response	Awaiting quote	www.metlife.com
Delta Dental	Declined to Quote	Uncompetitive	www.deltadental.com
United Concordia	Declined to Quote	Uncompetitive	www.ucci.com
Guardian	Declined to Quote	Uncompetitive	www.guardian.com
Vision			
EyeMed	Quoted	Rates provided	www.eyemed.com
Superior Vision	Quoted	Rates provided	www.superiorvision.com

Notes: [1] Details pertaining to any quote obtained by Wells Fargo Insurance Services are available upon request.

Carriers/vendors that were asked to quote were those agreed upon during the pre-renewal and/or strategy meeting. Final rates are subject to actual enrollment, plan design(s) selected and underwriting approval.

Medical cost summary - Heritage Plus \$1500 Plan

Effective January 1, 2018

Premiera Blue Cross of Alaska

Plan type	Heritage Plus \$1500 Current		Heritage Plus \$1500 Renewal		Heritage Plus \$1500 Negotiated	
	PPO	Out-of-network	PPO	Out-of-network	PPO	Out-of-network
Deductible	\$1,500 per person \$3,000 per family		\$1,500 per person \$3,000 per family		\$1,500 per person \$3,000 per family	
Coinsurance	\$20 Preferred; 40% Participating \$4,000 per person	60%	\$20 Preferred; 40% Participating \$4,000 per person	60%	\$20 Preferred; 40% Participating \$4,000 per person	60%
Out-of-pocket maximum	\$8,000 per family	N/A	\$8,000 per family	N/A	\$8,000 per family	N/A
Office visit copay	First 6: \$25; then 20% Preferred 40%	60%	First 6: \$25; then 20% Preferred 40%	60%	First 6: \$25; then 20% Preferred 40%	60%
Inpatient hospital admit	\$20 Preferred; 40% Participating	60%	\$20 Preferred; 40% Participating	60%	\$20 Preferred; 40% Participating	60%
Emergency Room copay	\$100 ER copay; 20% Preferred		\$100 ER copay; 20% Preferred		\$100 ER copay; 20% Preferred	
Prescription drug copay	\$10/\$30/\$50/30% \$25/\$75/\$125/30% (mail order)	Same as in-network cost shares	\$10/\$30/\$50/30% \$25/\$75/\$125/30% (mail order)	Same as in-network cost shares	\$10/\$30/\$50/30% \$25/\$75/\$125/30% (mail order)	Same as in-network cost shares
Rating Tiers					Negotiated	
Employee	18	\$788.10	\$956.26	\$885.60	\$885.60	
Employee + Spouse	8	\$1,623.48	\$1,969.93	\$1,824.37	\$1,824.37	
Employee + Child(ren)	11	\$1,457.98	\$1,769.11	\$1,638.38	\$1,638.38	
Family	27	\$2,293.36	\$2,782.75	\$2,577.13	\$2,577.13	
Monthly premium		\$105,132	\$127,567	\$118,140	\$118,140	
Annual premium		\$1,261,586	\$1,530,799	\$1,417,685	\$1,417,685	
% Change over current		N/A	21.3%	12.4%	12.4%	

Participation in the PPO plans are based on current medical elections.

Rates above are based on the census data provided by City of Homer and assume an 1/1/2018 effective date.

Final rates are subject to actual enrollment, plan design(s) selected and underwriting approval.

This exhibit is intended as a brief comparison of benefits and does not include all benefits, exclusions or limitations. Please refer to SPD or proposal for full details.

Medical cost summary - Heritage Plus \$1500 Plan (with all employees)

Effective January 1, 2018

Premiera Blue Cross of Alaska

Plan type	Heritage Plus \$1500 Current		Heritage Plus \$1500 Renewal		Heritage Plus \$1500 Negotiated	
	PPO	Out-of-network	PPO	Out-of-network	PPO	Out-of-network
Deductible	\$1,500 per person \$3,000 per family	60%	\$1,500 per person \$3,000 per family	60%	\$1,500 per person \$3,000 per family	60%
Coinsurance	\$20 Preferred; 40% Participating \$4,000 per person \$8,000 per family	60%	\$20 Preferred; 40% Participating \$4,000 per person \$8,000 per family	60%	\$20 Preferred; 40% Participating \$4,000 per person \$8,000 per family	60%
Out-of-pocket maximum	First 6: \$25; then 20% Preferred 40%	N/A	First 6: \$25; then 20% Preferred 40%	N/A	First 6: \$25; then 20% Preferred 40%	N/A
Office visit copay	\$20 Preferred; 40% Participating	60%	\$20 Preferred; 40% Participating	60%	\$20 Preferred; 40% Participating	60%
Inpatient hospital admit	\$100 ER copay; 20% Preferred	60%	\$100 ER copay; 20% Preferred	60%	\$100 ER copay; 20% Preferred	60%
Emergency Room copay	\$10/\$30/\$50/30 % \$25/\$75/\$125/3 0% (mail order)	Same as in-network cost shares	\$10/\$30/\$50/30 % \$25/\$75/\$125/3 0% (mail order)	Same as in-network cost shares	\$10/\$30/\$50/30 % \$25/\$75/\$125/3 0% (mail order)	Same as in-network cost shares
Rating Tiers	27		27		27	
Employee	\$788.10		\$956.26		\$885.60	
Employee + Spouse	\$1,623.48		\$1,969.93		\$1,824.37	
Employee + Child(ren)	\$1,457.98		\$1,769.11		\$1,638.38	
Family	\$2,293.36		\$2,782.75		\$2,577.13	
Monthly premium	\$122,975		\$149,217		\$138,191	
Annual premium	\$1,475,696		\$1,790,598		\$1,658,287	
% Change over current	N/A		21.3%		12.4%	

Participation in the PPO plans are based on current medical elections.

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Medical cost summary - Heritage Plus \$1500 Plan Rx Options

Effective January 1, 2018

Premera Blue Cross

	Heritage Plus \$1500		Option 1 - SOLD PLAN		Option 2	
	Current		Essentials Rx		Essentials Rx	
Plan type	PPO	Out-of-network	PPO	Out-of-network	PPO	Out-of-network
Deductible	\$1,500 per person \$3,000 per family		\$1,500 per person \$3,000 per family		\$1,500 per person \$3,000 per family	
Coinsurance	\$20 Preferred; 40% Participating	60%	\$20 Preferred; 40% Participating	60%	\$20 Preferred; 40% Participating	60%
Out-of-pocket maximum	\$4,000 per person \$8,000 per family		\$4,000 per person \$8,000 per family		\$4,000 per person \$8,000 per family	
Office visit copay	First 6: \$25; then 20% Preferred 40% Participating	60%	First 6: \$25; then 20% Preferred 40% Participating	60%	First 6: \$25; then 20% Preferred 40% Participating	60%
Inpatient hospital admit	\$20 Preferred; 40% Participating		\$20 Preferred; 40% Participating		\$20 Preferred; 40% Participating	
Emergency Room copay	\$100 ER copay; 20% Preferred		\$100 ER copay; 20% Preferred		\$100 ER copay; 20% Preferred	
Prescription drug copay	\$10/\$30/\$50/30%	Same as in-network cost shares	\$15/\$30/\$50/30%	Same as in-network cost shares	\$10/\$25/\$45/30%	Same as in-network cost shares
Rating Tiers			SOLD PLAN			
Employee	18	\$788.10	18	\$852.65	18	\$857.37
Employee + Spouse	8	\$1,623.48	8	\$1,756.48	8	\$1,766.21
Employee + Child(ren)	11	\$1,457.98	11	\$1,577.42	11	\$1,586.15
Family	27	\$2,293.36	27	\$2,481.24	27	\$2,494.98
Monthly premium	\$105,132		\$113,745		\$114,374	
Annual premium	\$1,261,586		\$1,364,936		\$1,372,493	
% Change over current	N/A		8.2%		8.8%	

Participation in the PPO plans are based on current medical elections.

Rates above are based on the census data provided by City of Homer and assume a 1/1/2018 effective date. **The rate guarantee is until 12/31/2018.**

Final rates are subject to actual enrollment, plan design(s) selected and underwriting approval.

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Medical cost summary - Heritage Plus \$1500 Plan With New Rx Plan (all employees)

Effective January 1, 2018

Premiera Blue Cross

		Heritage Plus \$1500		Option 1 - SOLD PLAN	
		Current		Essentials Rx \$15/\$30/\$50/30%	
Plan type	PPO	Out-of-network	PPO	Out-of-network	
Deductible	\$1,500 per person \$3,000 per family	60%	\$1,500 per person \$3,000 per family	60%	\$1,500 per person \$3,000 per family
Coinsurance	\$20 Preferred; 40% Participating	60%	\$20 Preferred; 40% Participating	60%	60%
Out-of-pocket maximum	\$4,000 per person \$8,000 per family	N/A	\$4,000 per person \$8,000 per family	N/A	N/A
Office visit copay	First 6: \$25; then 20% Preferred 40% Participating	60%	First 6: \$25; then 20% Preferred 40% Participating	60%	60%
Inpatient hospital admit	\$20 Preferred; 40% Participating	60%	\$20 Preferred; 40% Participating	60%	60%
Emergency Room copay	\$100 ER copay; 20% Preferred		\$100 ER copay; 20% Preferred		
Prescription drug copay	\$10/\$30/\$50/30%	Same as in-network cost shares	\$10/\$30/\$50/30%	Same as in-network cost shares	Same as in-network cost shares
Rating Tiers					SOLD PLAN
Employee	27	\$788.10	\$788.10	\$852.65	\$852.65
Employee + Spouse	10	\$1,623.48	\$1,623.48	\$1,756.48	\$1,756.48
Employee + Child(ren)	13	\$1,457.98	\$1,457.98	\$1,577.42	\$1,577.42
Family	29	\$2,293.36	\$2,293.36	\$2,481.24	\$2,481.24
Monthly premium		\$122,975	\$122,975	\$133,049	\$133,049
Annual premium		\$1,475,696	\$1,475,696	\$1,596,585	\$1,596,585
% Change over current		N/A	N/A	8.2%	8.2%

Participation in the PPO plans are based on current medical elections.

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Dental PPO benefit summary

Effective January 1, 2018

		Sun Life	
General plan information		PPO	Non-PPO
Annual deductible			
Individual		\$50	\$50
Family		\$150	\$150
Waived for preventive		Yes	Yes
Annual plan maximum		\$1,250	\$1,250
Lifetime orthodontia plan maximum		\$1,000	\$1,000
Covered services			
Diagnostic and preventive services			
Examinations		100%	100%
X-rays		100%	100%
Prophylaxis		100%	100%
Basic services			
Endodontics		80%	80%
Oral surgery		80%	80%
Major services			
Crowns		50%	50%
Dentures		50%	50%
Orthodontia			
Child		50%	50%
		Current	Renewal
Rating tier		Census	
Employee	26	37.12	37.12
Employee + Spouse	12	73.86	73.86
Employee + Child(ren)	11	101.88	101.88
Family	29	138.62	138.62
Monthly premium		\$6,992	\$6,992
Annual premium		\$83,905	\$83,905
\$ Change over current		N/A	\$0
% Change over current		N/A	0.0%
Rate Guarantee		Two years	

Notes:

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Vision benefit summary

Effective January 1, 2018

General plan information		Sun Life	Option 1 - EyeMed	Option 2 - Superior Vision
Copay		PPO	In-network	In-network
Examination Materials	\$10 \$25	\$10 \$25	\$10 \$25	\$10; \$30 contact lens fitting \$25
Benefit frequency Examination Lenses Frames	12 Months 12 Months 24 Months	12 Months 12 Months 24 Months	12 Months 12 Months 12 Months	12 Months 12 Months 24 Months
Contacts	12 Months in lieu of lenses & frames	12 Months in lieu of lenses & frames	12 Months in lieu of lenses & frames	12 Months in lieu of lenses & frames
Covered services				
Examination	Covered in full after copay	Covered in full after copay	Covered in full after copay	Covered in full after copay
Lenses				
Single vision lens	Covered in full	Covered in full	Covered in full	Covered in full
Bifocal lens	Covered in full	Covered in full	Covered in full	Covered in full
Trifocal lens	Covered in full	Covered in full	Covered in full	Covered in full
Frames	Covered in full up to \$130	Covered in full up to \$130	Covered in full up to \$150	Covered in full up to \$130
Contacts - in lieu of glasses				
Medically necessary	Covered in full	Covered in full	Covered in full	Covered in full
Elective	Covered in full up to \$130	Covered in full up to \$130	Covered in full up to \$150	Covered in full up to \$130
Other Services				
Corrective Vision Services (e.g. laser vision)	Average of 15% Discount	Average of 15% Discount	Average of 15% Discount	Average of 15% Discount
Cost comparison				
Rating tier	Census	Current	Option 1 - EyeMed	Option 2 - Superior Vision
Employee	27	\$6.87	\$6.74	\$7.92
Employee + Spouse	9	\$13.74	\$12.81	\$15.84
Employee + Child(ren)	15	\$15.11	\$13.48	\$17.42
Family	30	\$21.99	\$19.81	\$25.36
Monthly premium		\$1,196	\$1,094	\$1,379
Annual premium		\$14,346	\$13,125	\$16,542
\$ Change over current		N/A	-\$1,221	\$2,196
% Change over current		N/A	-8.5%	15.3%
Rate guarantee		One year	Four years	Four years

Notes: Updated participation provided by Sun Life for 1/1/2018 effective
This exhibit is intended as a brief comparison of benefits and does not include all benefits, exclusions or limitations. Please refer to SPD or proposal for full details.

Life and AD&D benefit summary

Prudential	
General plan information	
Eligibility requirement	All full-time employees working at least 20 hours per week
Life and AD&D benefit amount Employee	1x annual earnings
Reduction of benefits schedule (Life and AD&D)	Benefits are reduced to 65% at age 65 and to 50% at age 70
Waiver of premium	Yes
Accelerated benefit	100%
Portability	Included
Conversion	Included
Contributory/Non-Contributory	100% employer paid
Cost comparison	
Volume	Current
Life rate per \$1,000	\$5,927,150
AD&D rate per \$1,000	\$0.150
	\$0.020
Total monthly premium	\$1,008
Total annual premium	\$12,091
\$ Change over current	N/A
% Change over current	N/A
Rate guarantee	Currently under rate guarantee until 12/31/2018

Notes: Rates above are based on the census data provided by City of Homer and assume a 1/1/2018 effective date.

Final rates are subject to actual enrollment, plan design(s) selected and underwriting approval.

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Voluntary Life and AD&D benefit summary

Life / AD&D benefits	Prudential
Life and AD&D benefit amount	
Employee	\$10k increments up to 7x AE or \$500k
Spouse	\$5k increments up to \$150k or 50% of employee amount
Child(ren)	\$2k increments up to \$10k or 50% of employee amount
Guarantee issue amount	
Employee	\$100k
Spouse	\$20k
Child(ren)	N/A
Overall maximum	
Employee	\$500k
Spouse	\$150k
Child(ren)	\$10k
Reduction of benefits schedule (Life and AD&D)	
Age 64 or younger	N/A
65 - 69	65%
70 - 74	50%
75 - 79	50%
80 - 84	50%
Age 85 & older	50%
Waiver of premium	Included
Accelerated death benefit	90%
Portability	Not included
Conversion	Included
Suicide exclusion	Included
Voluntary life / AD&D premium	Current
Under age 30	\$0.120
30 - 34	\$0.130
35 - 39	\$0.170
40 - 44	\$0.220
45 - 49	\$0.340
50 - 54	\$0.600
55 - 59	\$1.010
60 - 64	\$1.360
65 - 69	\$2.110
70 - 74	\$3.950
75 +	\$6.850
Voluntary AD&D rate	\$0.002
Child rate (per \$1,000 or per dep unit)	\$0.010
Rate guarantee	Currently under rate guarantee until 12/31/2018

Notes:

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Total cost summary

Effective January 1, 2018

Coverage	2017		2018		2018		SOLD PLAN - Premera	
	Current	Renewal	%	Renewal	%	Negotiated Renewal	Plan Name	%
MEDICAL (all employees)								
Total Monthly Premium	\$122,975	\$149,217	21.3%	\$138,191	12.4%	\$1500 Plan	\$1500 & Essentials Rx \$15/\$30/\$50/30%	8.2%
Total Annual Premium	\$122,975	\$149,217		\$138,191				
\$ Monthly Change over current	\$1,475,700	\$1,790,604		\$1,658,292				
% Monthly Change over current	N/A	\$26,242	21.3%	\$15,216	12.4%			8.2%
	N/A							
DENTAL								
	\$6,992	\$6,992	0.0%	\$6,992	0.0%	Sun Life	Sun Life	0.0%
	\$1,196	\$1,315	9.9%	\$1,315	9.9%	Sun Life	Sun Life	9.9%
	\$1,008	\$1,008	0.0%	\$1,008	0.0%	Prudential	Prudential	0.0%
LIFE and AD&D								
Total Monthly Premium	\$132,171	\$158,532		\$147,506				
Total Annual Premium	\$1,586,052	\$1,902,384		\$1,770,072				
\$ Monthly Change over current	N/A	\$26,361	19.9%	\$15,335	11.6%			7.7%
% Monthly Change over current	N/A							
\$ Annual Change over current	N/A	\$316,332	19.9%	\$184,020	11.6%			7.7%
% Annual Change over current	N/A							

Cost-Savings Moving to One Medical Plan Monthly: \$5,142
Annually: \$61,704

Notes:

Rates above are based on the census data provided by each carrier and assume a 1/1/2018 effective date, unless specified otherwise. Final rates are subject to actual enrollment, plan design(s) selected and underwriting approval. This exhibit is intended as a brief comparison of benefits and does not include all benefits, exclusions or limitations. Please refer to SPD or proposal for full details.

Disclosures

- Products and services are offered through Wells Fargo Insurance Services USA, Inc. (Wells Fargo Insurance), non-bank insurance agency affiliate of Wells Fargo & Company.
- Products and services are underwritten by unaffiliated insurance companies, except crop and flood insurance which may be underwritten by their affiliate, Rural Community Insurance Company. Some services may require additional fees and may be offered directly through third party providers. Banking and insurance decisions are made independently and do not influence each other.
- The coverage and rates presented in this proposal are a simplified outline of the proposed insurance policies. The actual policies issued by the insurance company govern the coverage provided, and should be read for coverage terms, limitations, definitions and conditions pertaining to your specific insurance program.
- Some services may be provided by third parties. Wells Fargo Insurance intends to assist its customers in identifying third parties that will meet the customers' needs, but Wells Fargo Insurance has not reviewed these third parties for data security practices, financial stability, or the other factors you should consider as you choose a vendor to meet your needs. As with any company you choose to do business with, it is important that you conduct due diligence.
- Wells Fargo Insurance may receive compensation in connection with a client's engagement of certain third-party service providers.

Transparency and disclosure

Insurance is a highly regulated, competitive industry that fuels the US economy and protects individuals and commercial entities from losses. There is nothing more important to our industry and to Wells Fargo Insurance than maintaining the trust of our customers and conducting business with the utmost integrity. We believe that our leadership role on disclosure should tie directly to our core values. Among these we state that we:

- Value and reward open, honest, two-way communication
- Do what is right for the customer
- Talk and act with the customer in mind
- Exceed our customers' expectations

Wells Fargo Insurance is proactively providing customers with complete transparency on standard and contingent commission income. We receive compensation from the insurance companies we represent when placing your insurance. Our compensation is usually a percentage of the premium you pay for your insurance policy or bond (a "commission"), which is paid to us by the insurance companies for placing and servicing your insurance or bonds with them. We also may receive fees agreed to in writing from our customers. Intermediaries, such as wholesale brokers, may sometimes be used to access certain insurance companies. Such intermediaries will allocate a portion of the compensation from the insurance companies to us and may, in some cases, be an affiliated company.

We receive payments from insurance companies to defray the cost of services provided for them, including advertising, training, certain employee compensation, and other expenses.

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Consistent with longstanding industry practice, we may earn interest on premiums received from you and forwarded to the insurance companies through our bank accounts. We may also earn interest when the insurance company issues you a refund and that refund is processed through our bank accounts. We retain the interest earnings on our bank accounts.

Some of the insurance companies we represent may pay us additional commissions, sometimes referred to as contingent or bonus commissions, which may be based on the total volume of business we sell for them, and/or the growth rate of that business, retention rate, claims loss ratio, or other factors considering our entire book of business with an insurance company for a designated period of time.

The amount of premium you pay for a policy may change over the term of the policy. For example, your endorsement requests will affect the premium. Should the premium for any of your policies change, the amount of compensation paid to us by the insurance company would change accordingly.

Market security guidelines

Wells Fargo Insurance Services USA, Inc. is not a guarantor of the solvency of carriers with which its brokers place business. However, Wells Fargo Insurance Services USA, Inc.'s objective is to place client risks with insurers and reinsurers that are financially sound. We only authorize carriers that we believe, at the time of placement, have the financial ability to fulfill their claim payment obligations to our clients.

Wells Fargo Insurance Services USA, Inc. has appointed a group of experienced insurance professionals to serve on a Market Security Committee. This Committee is responsible for establishing and utilizing guidelines for the selection of insurers and supporting employees in their efforts to utilize financially sound insurers. In assessing the financial strength of insurers, the Committee relies upon the opinions and assessments of recognized rating agencies and other carrier review companies.

Market security disclaimer

Wells Fargo Insurance's objective is to place client risks with insurers and reinsurers that are financially sound. In assessing the financial strength of insurers, Wells Fargo Insurance relies upon the statutory financial statements as well as the opinions and assessments of recognized rating agencies and other carrier review companies. Wells Fargo Insurance authorized insurers that it believes, at the time of placement, have the financial ability to fulfill their claim payment obligations to our clients. Wells Fargo Insurance is not a guarantor of the solvency of insurers with which its brokers place business. However, our goal is to use reasonable measures to do business with financially healthy insurers. Our recommendations are based on financial and other relevant information that is available at the time of placement.

If clients elect to place their business through a state health insurance exchange, please note that these exchanges may require their list of available insurers to include insurers not included on Wells Fargo Insurance's authorized list. In such cases, Wells Fargo Insurance will recommend a carrier that has been authorized based on our aforementioned assessment process, although the Client has the ultimate decision on insurer choice.

MEMORANDUM

TO: Katie Koester, City Manager

FROM: Andrea Browning, HR Director

DATE: October 24, 2017

RE: Salary and Benefits Survey

Section 4.2.2 of the Personnel Regulations requires the HR Director to: “review the Position Classification System no less than every five years and report the findings to the City Manager for review.”

Overview

In June and July, 12 surveys were sent out to municipalities in Alaska, as well as South Peninsula Hospital. HR Directors and Payroll staff of various employers coordinated with HR Director Browning to review job descriptions in order to match our positions to one in their organization as closely as possible. In Homer as well as other cities, most job descriptions have widely varying duties, which makes it difficult to match some job descriptions. The goal was to make an “apples to apples” comparison. If an employer had no comparable position, they were omitted from that job title. If they had a similar position but it was determined that there were more or less duties, that information is listed in the comments box.

Some municipalities additionally have longevity pay/steps. In those cases, there are a certain number of steps after the regular pay scale steps, in which pay increases can be granted every two years. When applicable, that ending pay rate is listed in the comments section per job title. A benefits section which compared major medical, dental, and vision insurance was also included. Additionally, other benefits such as Annual Leave, Holidays, and Life Insurance were also compared.

By the end of August, only six responses had been received. Surveys were sent numerous times, and by mid-October a total of 11 responses were received. The City of Wasilla did not return the survey. However, they do have thorough listings of job titles and salary grades available on their website. Due to the availability of the information, Wasilla is included in the salary data, but not in the benefits comparison.

Salaries

Overall based on the average between entry and ending salaries the City of Homer is comparable with other employers in the survey. There are some COH salaries that initially appear lower than comparable positions. However, after review, these positions either have less responsibility/ duties, do not supervise staff (as the other positions listed do), or other easily identifiable factors.

There are six (6) COH positions that have low entry salaries and either low or significantly low ending salaries:

1. City Manager; the average salary of the CM/ Chief of Staff positions included in the survey is \$130,726. City Manager Koester's salary is \$113,568, which is \$17,158 less than the average.

The City Manager is a contract position, pay rate is determined by Council.

2. IT Analyst; the entry salary for position is low, the ending salary for position is low.

The IT Analyst position will be reviewed in 2018.

3. Finance Director; the entry salary for position is low, the ending salary for position is significantly low.

4. Chief of Police; the entry salary for position is low, the ending salary for position is significantly low.

5. Fire Chief; the entry salary for position is low, the ending salary for position is low.

6. Public Works Director; the entry salary for position is low, the ending salary for position is significantly low.

- The Finance Director, Chief of Police, Fire Chief, and Public Works Director are Range 25 on the COH pay scale/ salary schedule. Unless additional ranges are added, or additional steps inserted at the end of the pay scale, these positions will continue to be significantly underpaid.

Benefits

Health Insurance; Self-funded vs. Fully-insured

Two employers that participated in the survey are self-funded, the rest are fully-insured. In a self-funded plan the employer takes on the financial risk of funding their health plan from its assets and becomes responsible for managing and administering the benefits plan. Employers that are fully-insured buy their own insurance in the open market. In effect, fully-insured employers are paying an insurance company to assume the risk that they will pay out more in benefits than they collect in premiums. Up until 2015 the COH was self-funded. Since that time we have been fully-insured, with Premera Blue Cross Blue Shield as our major medical carrier. The benefits paid out by Premera have exceeded the employer premiums collected each year since 2015, so the switch to a fully-insured plan has proven effective for the COH.

Deductibles

Homer's annual deductible and out of pocket expense (the amount required by employees to pay before the insurance begins paying at 100% for claims) comes in a little higher than most. The Core Plan offered by the COH has a \$1500 individual deductible, and a \$3000 family deductible. Only the City of Cordova matches our individual deductible at \$1500, and exceeds our family deductible, with theirs being \$4500. The Borough has a high deductible health plan (\$2000), but also offers their traditional plan in 2018 with a \$500 deductible.

Employee Premiums

Out of 12 employers:

- Nine have employee shares, while three (Kodiak, Palmer, Unalaska) charge \$0 for employee only premiums, opting to cover 100% of employee healthcare.
- Ten have dependent shares, while only two (Kodiak & Unalaska) charge \$0 for dependent coverage, opting to cover 100% of employees & their dependent's healthcare. While this is an amazing benefit, obviously most employers cannot sustain this, instead opting to have the employees cover a percentage of the costs.
- Homer's employee premiums fall near the mid-range in all categories: Employee Only, Employee + Spouse, Employee + Child(ren), and Family

Employer Share of Premiums

The employer share, what the City of Homer is paying per health plan, is about \$400 less per tier than the average of all employers included in the survey. Employees are working hard to keep healthcare costs down! Additionally, Administration and the Employee Committee continue to work together annually to select health plan options that will contain costs.

The average cost of health plans among employers (employer share only) is:

Employee Only	\$1146	*COH Employer Share \$749
Employee + Spouse	\$1946	*COH Employer Share \$1546
Employee + Child(ren)	\$1763	*COH Employer Share \$1388
Family	\$2589	*COH Employer Share \$2191

Prescription Coverage

Prescription coverage is relatively the same.

Dental Coverage

Dental coverage is relatively the same, except several employers did not cover orthodontic (braces).

Vision Coverage

Vision coverage is relatively the same.

Life Insurance

Only two other employers offer life insurance at the employee's annual salary rate. Most employers offered a flat rate, or have a maximum amount attached which may not be equal to the employee's annual salary. This is a great benefit for the COH employees at a minimal cost to the City. The average cost of life insurance provided for all City of Homer employees is around \$12,000 annually.

Leave Time and Personnel Policies

The leave days were fairly consistent for all employers when taking into consideration whether it was a combined leave bank or separate annual leave and sick leave banks. Personnel Policies were fairly consistent. Salary steps & wage scales can vary greatly per municipality based on unions.

COLA's

Several employers have not given COLA's (Cost of Living Adjustments) on a regular basis. It was noted in conversations that some employers have union contracts, and COLA's are negotiated in the Collective Bargaining Agreements (salary contracts) and not separately. The City of Homer implemented a 1.5% COLA in 2017, the smallest COLA ever given to employees. Prior to that, the last COLA was in 2014, at 2%. The City's compensation value decreases every year we do not provide a COLA. Adding a COLA helps employees keep up with inflation and allows the City's wage scale to remain competitive. This in turn helps with recruitment and employee retention, which is critical. Our employees are our most valuable asset!

CITY OF HOMER



SALARY & BENEFIT SURVEY

2017

ADMINISTRATION

City Manager

Serves as chief administrative officer of the city and is responsible for efficient administration of all city services. Bachelor's degree in business or public administration. Master's degree desired. Five years of management and supervisory experience required.

	Salary	Years in position	Contract Y/N	Exempt Y/N	Additional Benefits
City of Homer	\$113,568 \$54.60/ hour	2.5	Y	Y	
City of Cordova	\$119,995 \$57.69/ hour	1	Y	Y	Moving & housing benefit; use of City car
City of Fairbanks	\$86,507 \$41.59/ hour	1	Elected	Y	Elected Official – Mayor
	\$110,635 \$53.19	1		Y	Chief of Staff – Appointed by Mayor
City of Kenai	\$140,005 \$67.31/ hour	Less than 1	Y	Y	\$500/ Month Auto Allowance
City of Kodiak	\$141,003 \$67.79/ hour	1	Y	Y	
City of Palmer	\$123,500 \$59.375/ hour	2	Y	Y	
City of Seward	\$121,742 \$58.53/ hour	6	Y	Y	
City of Sitka	\$130,000 \$62.50	Less than 1 month	Y	Y	
City of Soldotna	\$143,432 \$68.958/ hour	5	Y	Y	Vehicle allowance, \$500/mo. Phone Allowance, \$75/mo.
City of Unalaska	\$161,095 \$77.45/ hour	Resigned 9/30/17 Approx. 2 yrs	Y	Y	Car
Kenai Peninsula Borough	\$99,008 \$47.60	6	Elected	Y	Elected Official-Mayor
	\$91,579-\$133,018 \$44.03 - \$63.95/ hour				Chief of Staff – Appointed by Mayor

Executive Administrative Assistant to the City Manager

Performs a full range of administrative duties for the City Manager's office. Completes analysis, studies and reports and works on special projects as assigned. Responsible for scheduling manager appointments and maintaining files. Assists with administering leases, Special Event Permits, Monthly/ Annual dept. statistics. Three-five years administrative experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$ 21.44	\$33.27	
City of Fairbanks	\$31.25	\$31.25	Executive Secretary to Mayor, PIO
City of Kenai			Assistant to the City Manager/ Human Resources Employee medical records, land leases, employee training; Eligible for Longevity Steps to \$38.48
	\$32.07	\$36.08	
City of Kodiak	\$19.89	\$29.83	
City of Palmer	\$15.30	\$20.93	Eligible for Longevity Steps to \$24.02
City of Seward	\$18.54	\$25.56	Executive Liaison, less duties
City of Unalaska	\$23.05	\$34.58	Non-Union
City of Wasilla	\$29.41	\$39.12	Executive Assistant to the Mayor
Kenai Peninsula Borough	\$25.98	\$33.39	

Special Projects & Communications Coordinator

Conducts city economic development and special projects initiatives at City Manager’s request. Researches and writes grants. Completes analysis, studies and reports on special projects as assigned by City Manager. Coordinates and prepares Capital Improvement Plan, Legislative Request and annual report. Bachelor’s degree and five years experience in economic development, special project initiatives, and grant writing or related field.

	Starting Salary	Ending Salary	Comments
City of Homer	\$27.01	\$41.93	
City of Seward	\$32.73	\$47.39	Community Development Director, More duties Supervises Planning Department
City of Sitka	\$36.42	\$43.29	Community Affairs Director
Kenai Peninsula Borough	\$33.51	\$47.05	Community Fiscal Projects Manager, grant administration and economic activity, PIO, More duties
South Peninsula Hospital	\$28.85	\$48.08	Exempt; More duties Public Relations/Business Development Director

Community Recreation Manager

Develops and administers a program of community activities and projects of a recreational nature for the benefit of the community. Three to five years of Park’s administrative experience and five years recreational management experience required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$ 26.23	\$40.71	Exempt
City of Cordova	\$26.13	\$38.23	Exempt; Director Parks & recreation
City of Kenai	\$35.35	\$39.77	Exempt; Eligible for Longevity Steps to \$42.42; Parks & Recreation Director
City of Kodiak	\$38.71	\$58.06	Parks & Rec Director, More duties
City of Seward	\$30.40	\$44.00	Exempt; Parks & Recreation Director, Rec Center, Sports, Parking, Campgrounds and Parks; More duties
City of Soldotna	\$40.57	\$49.24	Exempt; Eligible for Longevity Steps to \$52.24; Parks & Recreation Director; More duties
City of Unalaska	\$40.78	\$65.25	Parks, Culture and Recreation Director; More duties
City of Wasilla	\$22.99	\$30.58	Recreation Coordinator; Less Duties
Kenai Peninsula Borough	\$33.44	\$55.73	Recreation Director-North Pen Recreation Service Area, (Nikiski area services)

HR Director

Responsible for citywide personnel functions such as maintaining personnel files, administering health, life and other city benefits, monitoring employee appraisal system, developing personnel regulations, advertising and processing employment applications. Position also acts as IT Supervisor. Bachelor’s degree required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$30.83	\$47.85	Exempt; Supervises IT Dept.
City of Cordova	\$24.35	\$35.60	Degree preferred, not required
City of Fairbanks	\$39.24	\$39.24	Exempt; Less duties- Payroll/Benefits done in Finance
City of Kodiak	\$32.06	\$48.10	Exempt; HR Manager
City of Palmer	\$26.07	\$35.67	Exempt; Eligible for Longevity Steps to \$40.93 HR Specialist
City of Seward	\$19.97	\$28.22	Exempt, Personnel Officer, Less duties, assists finance
City of Sitka	\$42.21	\$50.18	Exempt
City of Soldotna	\$35.06	\$42.71	Exempt; Eligible for Longevity Steps to \$45.33; Accountant/HR Manager
City of Unalaska	\$30.20	\$45.29	HR Manager; No IT duties
City of Wasilla	\$27.82	\$37.01	Human Resource Generalist, Less duties
Kenai Peninsula Borough	\$41.22	\$59.67	Director of HR; More duties
South Peninsula Hospital	\$57.69	\$88.94	Exempt; Chief Human Resource Officer

IT Manager

Responsible for overall city-wide operation, management, and control of IT and telecom resources. Develops documentation, trains staff, and performs system monitoring and management. Responsible for day-to-day support, operation and various planning aspects of the City's IT network. Bachelor's degree in related field. Five years experience managing complex network computer systems.

	Starting Salary	Ending Salary	Comments
City of Homer	\$30.06	\$46.68	Exempt
City of Fairbanks	N/A		Contracted out
City of Kenai	\$37.12	\$41.76	Eligible for Longevity Steps to \$44.54
City of Kodiak	\$27.63	\$41.45	
City of Palmer	N/A		Contracted out
City of Seward	\$28.22	\$38.89	Systems Manager
City of Sitka	\$40.20	\$47.80	Information Systems Director
City of Soldotna	\$35.06	\$42.71	Exempt; Eligible for Longevity Steps to \$45.33
City of Unalaska	\$33.61	\$53.78	Exempt; IS Supervisor
City of Wasilla	\$30.60	\$40.72	IT Network Support Specialist
Kenai Peninsula Borough	\$41.12	\$59.67	Director of IT; More duties
South Peninsula Hospital	\$28.85	\$48.08	Exempt; Senior Systems Administrator

IT Analyst

Assists the IT Manager with the overall operation of IT resources in the city. At least four years experience required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$19.77	\$30.71	
City of Seward	\$22.04	\$30.40	MIS Aide
City of Sitka	\$32.33	\$38.42	System Administrator; More duties
City of Soldotna	\$24.89	\$30.33	Eligible for Longevity Steps to \$32.19; Municipal Information Systems Manager
City of Unalaska	\$27.39	\$41.08	Exempt; Network Administrator, More Duties
Kenai Peninsula Borough	\$24.28	\$43.76	

CITY CLERK'S

City Clerk

Performs statutory responsibilities of municipal clerk as prescribed in/by State law and City ordinance; administers elections, records management and general public information. Five years experience in legal/ legislative work or as a City Clerk. Municipal Clerks Certification required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$30.06	\$46.68	Exempt
City of Cordova		\$39.42	Exempt; Contract; Associate Degree preferred
City of Fairbanks	\$39.02	\$39.02	Exempt
City of Kenai		\$37.02	Exempt; Contract
City of Kodiak		\$56.82	Exempt; Contract
City of Palmer		\$40.40	Exempt; Contract
City of Seward		\$31.25	Exempt; Contract
City of Sitka	\$40.20	\$47.80	Exempt
City of Soldotna	\$40.57	\$49.44	Exempt, Eligible for Longevity Steps to \$52.45
City of Unalaska	\$38.84	\$62.14	Exempt
City of Wasilla	\$47.36	\$63.01	Exempt
Kenai Peninsula Borough		\$51.63	Exempt; Borough Clerk

Deputy City Clerk I

Performs a full range of administrative duties. Assists the City Clerk. Acts as recording clerk for commissions and committees as assigned. Two years clerical experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$18.95	\$29.40	
City of Cordova	\$17.81	\$26.05	Exempt; Acts as Clerk in Clerk's absence
City of Fairbanks	\$27.90	\$27.90	Deputy City Clerk I - Cashier
City of Kenai	\$23.94	\$26.93	Eligible for Longevity Steps to \$28.73; Admin Assistant II
City of Kodiak	\$32.06	\$48.10	Records Manager; More duties
City of Seward	\$19.01	\$27.53	Deputy City Clerk
City of Sitka	\$25.23	\$29.99	Exempt
City of Soldotna	\$27.22	\$33.17	Eligible for Longevity Steps to \$35.20
City of Unalaska	\$27.39	\$41.08	Exempt
City of Wasilla	\$22.99	\$30.58	Administrative Aide to City Clerk
Kenai Peninsula Borough	\$33.51	\$47.05	Exempt; Acts as Clerk in Clerk's absence, project responsibilities

PLANNING AND ZONING

City Planner

Responsible for management of planning, zoning, central permitting and land development functions. Bachelor's degree in Planning or equivalent field. Four years experience in planning or closely related field. American Institute of Certified Planners (AICP) certification preferred.

	Starting Salary	Ending Salary	Comments
City of Homer	\$30.06	\$46.68	Exempt
City of Cordova	\$30.88	\$44.98	Exempt, Master's degree desirable
City of Kenai	\$33.67	\$37.88	Eligible for Longevity Steps to \$40.40; Car allowance \$30 per month, responsible for GIS, computer support
City of Palmer	\$32.92	\$45.04	Exempt; Eligible for Longevity Steps to \$51.70
City of Seward	\$25.56	\$35.25	Exempt
City of Sitka	\$36.42	\$43.29	Exempt; Planning Director
City of Soldotna	\$40.57	\$49.44	Exempt; Eligible for Longevity Steps to \$52.45 Director of Economic Development & Planning
City of Wasilla	\$32.35	\$43.04	Exempt
Kenai Peninsula Borough	\$41.12	\$59.67	Exempt; Director of Planning

Deputy City Planner

Responsible for ongoing operation of the Geographic Information System including programming and documentation, graphic and related data input and production of GIS products and maps. Assists the City Planner in performing the duties of the Planning and Zoning Division. Bachelor's degree in Planning or Geography. Two years experience with GIS, ArcView/Arc Info software.

	Starting Salary	Ending Salary	Comments
City of Homer	\$23.85	\$37.02	
City of Soldotna	\$33.40	\$40.69	Exempt; Eligible for Longevity Steps to \$43.18 Planner; More responsibility
City of Unalaska	\$27.39	\$41.08	Exempt; GIS Administrator
Kenai Peninsula Borough	\$38.44	\$55.73	Exempt; Land Manager

Planning Technician

Responsible for enforcement of City zoning and land use ordinances. Assists the City Planner in performing the duties of the Planning and Zoning Division. Provides technical information on planning and zoning issues. Three years in Planning or equivalent experience required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$21.44	\$33.27	
City of Kenai	\$25.12	\$28.26	Eligible for Longevity Steps to \$30.14
City of Palmer	\$16.86	\$23.07	Eligible for Longevity Steps to \$26.48
City of Seward	\$17.64	\$24.34	Planning/ Land Management Tech
City of Sitka	\$25.23	\$29.99	Planner I
City of Soldotna	\$27.22	\$33.17	Eligible for Longevity Steps to \$35.20; Associate Planner
City of Wasilla	\$22.99	\$30.58	
Kenai Peninsula Borough	\$29.75	\$38.22	Code Compliance Officer

LIBRARY

Library Director

Responsible for directing the operations of the library to ensure quality library service to the community. Requires Graduate degree in Library and Information Science, at least five years professional library experience, and two years supervisory experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$30.06	\$46.68	Exempt
City of Cordova	\$26.13	\$38.23	Exempt, I.S. Director, also oversees Museum
City of Kenai	\$37.12	\$41.76	Exempt; Eligible for Longevity Steps to \$44.54
City of Kodiak	\$38.71	\$58.06	Exempt
City of Palmer	\$24.53	\$33.59	Eligible for Longevity Steps to \$38.55
City of Seward	\$25.58	\$37.03	Exempt; oversees Museum & Historic Preservation Commission
City of Sitka	\$29.34	\$34.88	Exempt
City of Soldotna	\$35.06	\$42.71	Exempt; Eligible for Longevity Steps to \$45.33
City of Unalaska	\$28.76	\$43.14	Exempt; City Librarian
City of Wasilla	\$32.35	\$43.04	Exempt

Youth Services Librarian

Under limited supervision, performs and has oversight of youth services to the community through education and outreach. Performs a variety of library services including reference assistance, planning and conducting library programs, selecting and maintaining youth library materials. Master of Library Science degree from an American Library of Assoc. accredited school of Librarianship preferred.

	Starting Salary	Ending Salary	Comments
City of Homer	\$23.85	\$37.02	Master's Degree Preferred
City of Cordova	\$16.79	\$22.95	Union position
City of Palmer	\$18.41	\$25.17	Eligible for Longevity Steps to \$28.89 (Master's Desired)
City of Sitka	\$26.78	\$26.78	Union
City of Wasilla	\$27.82	\$37.01	Youth Services Librarian

Library Technician III

Under limited supervision, performs and has oversight of technical services including collection development and maintenance, cataloging, and interlibrary loan services. Performs advanced reference, research and circulation function. Bachelor's degree or equivalent education and experience (two years at college level with three years library experience).

	Starting Salary	Ending Salary	Comments
City of Homer	\$19.77	\$30.71	
City of Cordova	\$16.79	\$22.95	Union position
City of Kodiak	\$20.99	\$31.49	Library Specialist
City of Seward	\$18.54	\$25.56	Library/ Museum Program Coordinator
City of Soldotna	\$29.32	\$35.74	Eligible for Longevity Steps to \$37.93; Assistant Librarian
City of Wasilla	\$22.99	\$30.58	Library Aide III

Library Tech Specialist

Responsible for providing ongoing Level I & II technical support of Information Systems and processes. Performs technical service functions related to development and maintenance of electronic resources, cataloging, and patron access to resources. Bachelor's degree or education equivalent to two years at college level with three years library experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$19.77	\$30.71	
City of Soldotna	\$25.70	\$31.31	Eligible for Longevity Steps to \$33.23; Librarian I
City of Wasilla	\$19.00	\$25.28	IT Helper

Library Technician II

Performs library tasks in connection with public service such as reference, reader’s advisory, backup interlibrary loan services and circulation. Collection development and maintenance, acquisitions, and cataloging. Associates degree or equivalent education and experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$18.10	\$28.10	
City of Kodiak	\$19.89	\$29.83	Library Technician
City of Palmer	\$13.80	\$18.88	Eligible for Longevity Steps to \$21.66
City of Sitka	\$20.06	\$20.06	Sr. Library Assistant – Outreach - Union
City of Soldotna	\$19.30	\$23.50	Eligible for Longevity Steps to \$24.95; Library Clerk II
City of Wasilla	\$19.00	\$25.28	Library Aide II

Library Technician I

Responsible for staffing the public service desk, shelving materials and assisting library patrons. Associates degree or equipment education and experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$15.53	\$24.14	
City of Kenai	\$20.66	\$23.24	Eligible for Longevity Steps to \$24.79
City of Palmer	\$12.28	\$16.79	Eligible for Longevity Steps to \$19.25
City of Seward	\$15.57	\$21.51	Library/ Museum Technician
City of Soldotna	\$16.53	\$20.13	Eligible for Longevity Steps to \$21.37; Library Clerk I
City of Unalaska	\$19.09	\$22.82	Library Assistant
City of Wasilla	\$15.82	\$21.04	Library Aide I

Library Aide/ Sub

Under general supervision assists the public with basic library services, shelves materials accurately. High School diploma or GED, library experience desired.

	Starting Salary	Ending Salary	Comments
City of Homer	\$13.82	\$21.46	
City of Cordova	\$14.37	\$19.67	Union position
City of Kenai	\$17.74	\$19.96	Eligible for Longevity Steps to \$21.29
City of Kodiak	\$15.46	\$23.19	Library Assistant
City of Palmer	\$12.28	\$16.79	Eligible for Longevity Steps to \$21.66
City of Seward	\$12.47	\$17.21	
City of Soldotna	\$10.26	\$12.51	
City of Wasilla	\$11.00	\$14.62	Library Helper

FINANCE

Finance Director

Responsible for control and administration of city's funds and assets. Directs the preparation of budget and financial reports. Performs investment analyses and makes investment recommendations. Serves as Municipal Treasurer. Bachelor's degree in business finance or accounting. Ten years experience in governmental fund accounting.

	Starting Salary	Ending Salary	Comments
City of Homer	\$31.59	\$49.01	Exempt
City of Cordova	\$30.88	\$44.98	Exempt, Can be hired outside this range
City of Fairbanks	\$53.15	\$53.15	Exempt; CFO
City of Kenai	\$49.81	\$56.04	Exempt; Eligible for Longevity Steps to \$59.77; Supervises operation of computer systems.
City of Kodiak	\$40.92	\$61.37	Exempt
City of Palmer	\$32.92	\$45.04	Exempt, Eligible for Longevity Steps to \$51.70
City of Seward	\$37.95	\$54.94	Exempt
City of Sitka	\$51.31	\$60.99	Exempt; Chief Finance & Admin Officer- Requires Master's degree in Public Admin. or Business Admin.
City of Soldotna	\$44.74	\$54.50	Exempt; Eligible for Longevity Steps to \$57.84
City of Unalaska	\$42.82	\$68.51	Exempt
City of Wasilla	\$47.36	\$63.01	Exempt
Kenai Peninsula Borough	\$44.02	\$63.95	Exempt
South Peninsula Hospital	\$57.69	\$88.94	Exempt; Contract, CFO

Accounting Supervisor

Supervises day-to-day city wide accounting and auditing, performs more complex accounting and auditing functions of specialized accounts and records, assists in preparation of financial statements, records and reports, supervises staff performing technical accounting functions. Serves as Deputy Treasurer. Bachelor's degree in accounting. Five years of accounting experience with three years as full charge accountant.

	Starting Salary	Ending Salary	Comments
City of Homer	\$27.01	\$41.93	
City of Fairbanks	\$46.54	\$46.54	Exempt, Controller
City of Kenai	\$33.67	\$37.88	Eligible for Longevity Steps to \$40.40
City of Kodiak	\$28.74	\$43.11	Senior Accountant
City of Palmer	\$26.07	\$35.67	Exempt, Eligible for Longevity Steps to \$40.93
City of Seward	\$24.34	\$35.25	
City of Sitka	\$40.20	\$47.80	Exempt; Controller
City of Unalaska	\$37.06	\$59.29	Controller
City of Wasilla	\$43.06	\$57.28	Exempt, Controller
Kenai Peninsula Borough	\$33.51	\$55.73	Exempt; Accounting Manager/ Controller
South Peninsula Hospital	\$48.08	\$72.12	Exempt; Revenue Cycle Director

Accounting Technician III- AP & Grants

Processes and maintains accounting records and transactions relative to Accounts Payable. Records and reconciles project/grant accounting records, assists with budget and audit schedule preparation. Three years experience in accounting.

	Starting Salary	Ending Salary	Comments
City of Homer	\$20.59	\$31.98	
City of Fairbanks	\$28.63	\$28.63	AP/AR Accounting Specialist
	\$39.91	\$39.91	Grants/General Leger Accounting Specialist
City of Kenai	\$26.38	\$29.68	Eligible for Longevity Steps to \$31.66 Accounting Tech II (no grant duties)
City of Palmer	\$21.47	\$29.37	Eligible for Longevity Steps to \$33.69
City of Seward	\$20.48	\$28.22	
City of Sitka	\$19.61	\$19.61	No Grants
City of Soldotna	\$25.70	\$31.31	Eligible for Longevity Steps to \$33.23; Accounting Clerk III; More duties
City of Wasilla	\$22.99	\$30.58	Finance Clerk III
Kenai Peninsula Borough	\$24.28	\$31.20	General Accounts Specialist-Accounts Payable
South Peninsula Hospital	\$24.04	\$36.06	Exempt; Financial Analyst 1

Accounting Technician III - Payroll

Prepares, records and reconciles bi-weekly payroll. Records and reconciles payroll accounting records, assists with budget and audit process. Five years experience in accounting.

	Starting Salary	Ending Salary	Comments
City of Homer	\$20.59	\$31.98	
City of Fairbanks	\$30.60	\$30.60	Payroll/ Benefits
City of Kenai	\$26.38	\$29.68	Eligible for Longevity Steps to \$31.66 Accounting Tech II
City of Kodiak	\$27.63	\$41.45	General Accountant/Fiscal Analyst
City of Palmer	\$21.47	\$29.37	Eligible for Longevity Steps to \$33.69
City of Seward	\$20.48	\$28.22	
City of Sitka	\$21.87	\$26.00	Payroll Specialist
City of Soldotna	\$25.70	\$31.31	Eligible for Longevity Steps to \$33.23; Accounting Clerk III; More duties
City of Unalaska	\$26.44	\$29.78	Accounting Asst. II/ Payroll
City of Wasilla	\$22.99	\$30.58	Finance Clerk III
Kenai Peninsula Borough	\$25.98	\$33.39	General Accounts Specialist-Payroll
South Peninsula Hospital	\$24.04	\$36.06	Exempt; Financial Analyst 1

Accounting Technician II

Responsible for all Water & Sewer billing functions, and miscellaneous billings. Four years general office accounting experience and customer service experience required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$19.77	\$30.71	
City of Fairbanks	\$28.63	\$28.63	Accounting Specialist; oversees garbage billing
City of Kenai	\$25.12	\$28.26	Eligible for Longevity Steps to \$30.14; Accounting Technician I
City of Kodiak	\$19.89	\$29.83	General Accountant
City of Palmer	\$18.41	\$25.17	Eligible for Longevity Steps to \$28.89
City of Seward	\$18.54	\$25.56	
City of Sitka	\$21.50	\$21.50	Utility/Harbor Billing - Union
City of Soldotna	\$25.70	\$31.31	Eligible for Longevity Steps to \$33.23 Accounting Clerk III; More duties
City of Wasilla	\$20.90	\$27.81	Finance Clerk II
Kenai Peninsula Borough	\$24.28	\$31.20	General Accounts Specialist-Accounts Payable

South Peninsula Hospital	\$22.73	\$32.19	Patient Accounts Representative 3
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Customer Service Cashier

Posts all accounts receivable payments, answers and directs incoming calls and visitors to City Hall, prepares utility connects and disconnects, provides accounting support and responds to questions regarding billings. Three years office experience in duties requiring high public contact required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$17.27	\$26.79	More duties
City of Cordova	\$17.99	\$24.58	Union position, similar duties
City of Fairbanks	\$27.90	\$27.90	Deputy City Clerk I; more duties
City of Kenai	\$22.80	\$25.65	Eligible for Longevity Steps to \$27.36; Department Assistant I, half time position
City of Kodiak	\$19.89	\$29.83	Accounting Tech/ Cashier
City of Palmer	\$15.30	\$21.66	Eligible for Longevity Steps to \$24.02
City of Seward	\$16.37	\$22.60	
City of Soldotna	\$23.46	\$28.57	Eligible for Longevity Steps to \$30.32; Receptionist; More duties.
City of Wasilla	\$19.00	\$25.28	Finance Clerk I
Kenai Peninsula Borough	\$19.82	\$27.26	Receptionist-Account Clerk Revenue
South Peninsula Hospital	\$20.99	\$29.73	Patient Account Representative 2

POLICE DEPARTMENT

Chief of Police

Supervises and directs the activities of the Police Department. Ten years police experience. Requires Advanced Certification from Alaska Police Standards, and graduation from the FBI National Academy or the Southern Police Institute (SPI).

	Starting Salary	Ending Salary	Comments
City of Homer	\$34.74	\$49.01	Contract, Exempt, City not paying PERS
City of Cordova	\$30.88	\$44.98	Exempt, Can be hired outside this pay range
City of Fairbanks	\$57.19	\$57.19	Exempt
City of Kenai	\$47.38	\$53.30	Exempt; Eligible for Longevity Steps to \$56.86; No Jail.
City of Kodiak	\$40.92	\$61.37	Exempt
City of Palmer	\$32.92	\$45.04	Exempt; Eligible for Longevity Steps to \$51.70
City of Seward	\$35.25	\$51.03	Exempt
City of Sitka	\$44.34	\$52.69	Exempt
City of Soldotna	\$44.74	\$54.50	Exempt; Eligible for Longevity Steps to \$57.84
City of Unalaska	\$42.82	\$68.51	Director of Public Safety
City of Wasilla	\$47.36	\$63.01	Exempt

Lieutenant/Community Jail Administrator

Supervises and assists in directing activities of police department and jail. Acts as Chief of Police in his absence. Eight years police experience. Requires Advanced Certification from Alaska Police Standards, and graduation from the FBI National Academy or the Southern Police Institute (SPI).

	Starting Salary	Ending Salary	Comments
City of Homer	\$33.10	\$46.68	
City of Fairbanks	\$50.58	\$50.58	No jail services; Deputy Police Chief
	\$40.60	\$45.98	Lieutenants
City of Kenai	\$40.93	\$46.05	Exempt; Eligible for Longevity Steps to \$49.12; No Jail.
City of Kodiak	\$32.06	\$48.10	Exempt
City of Palmer	\$26.07	\$35.67	Eligible for Longevity Steps to \$40.93
City of Seward	\$30.40	\$41.88	Exempt
City of Sitka	\$36.42	\$43.29	Exempt
City of Unalaska	\$37.06	\$59.29	Deputy Police Chief
City of Wasilla	\$39.14	\$52.07	Exempt; No jail

Police Sergeant

Responsible for detailed daily assignments and direction of all patrol functions including patrol assignments and work schedules. Responsible for conducting investigations. Also performs general duty police work. Seven years police experience. Requires Intermediate Certification from Alaska Police Standards and Associate's degree or equivalent in experience and education in police related field.

	Starting Salary	Ending Salary	Comments
City of Homer	\$31.41	\$44.34	
City of Fairbanks	\$35.57	\$41.88	
City of Kenai	\$37.12	\$41.76	Eligible for Longevity Steps to \$44.54;
City of Kodiak	\$28.74	\$43.11	
City of Palmer	\$24.53	\$33.59	Eligible for Longevity Steps to \$38.55
City of Seward	\$26.86	\$37.03	
City of Sitka	\$36.50	\$36.50	Union
City of Soldotna	\$35.09	\$42.75	Eligible for Longevity Steps to \$45.38
City of Unalaska	\$34.75	\$49.54	
City of Wasilla	\$34.91	\$50.91	

Police Officer III

General duty police work. Ten years experience as police officer. Associates degree or equivalent in experience and education in police related field. Requires Advanced Certification from Alaska Police Standards.

	Starting Salary	Ending Salary	Comments
City of Homer	\$28.86	\$40.71	
City of Seward	\$25.56	\$31.93	

Police Officer II

General duty police work. Five years experience as police officer. Requires Intermediate Certification from Alaska Police Standards.

	Starting Salary	Ending Salary	Comments
City of Homer	\$27.99	\$39.48	
City of Palmer	\$23.01	\$31.51	Eligible for Longevity Steps to \$36.15
City of Seward	\$24.34	\$30.40	
City of Wasilla	\$28.30	\$41.25	

Police Officer I

General duty police work. Four years experience in work requiring public contact. Basic certification from Alaska Police Standards within 14 months of hire. PO I stays at this range until 5-year mark.

	Starting Salary	Ending Salary	Comments
City of Homer	\$27.11	\$38.26	
City of Cordova	\$23.97	\$32.78	Union position, one titled position
City of Fairbanks	\$25.85	\$28.89	Police Recruit
	\$30.41	\$37.99	Police Officer (7 steps)
City of Kenai	\$33.67	\$37.88	Eligible for Longevity Steps to \$40.40
City of Kodiak	\$22.10	\$33.15	
City of Palmer	\$19.94	\$27.28	Eligible for Longevity Steps to \$31.31 Can move to PO II after 18 months.
City of Seward	\$23.15	\$28.93	
City of Sitka	\$27.11	\$27.11	Union
City of Soldotna	\$30.81	\$37.57	Eligible for Longevity Steps to \$41.48 This is only classification - No PO II's, or III's
City of Unalaska	\$29.47	\$42.02	No PO II's or III's
City of Wasilla	\$25.45	\$37.12	

Jail Officer II

Provides administrative assistance in the operation of the Homer Community Jail, such as statistical reports, and training Jail Officer I's. Performs basic security work in the community jail setting. Responsible for prisoner welfare. Represents city/state at court arraignments and other initial proceedings. Two years experience as a Jail Officer I. Graduation from a law enforcement or correction academy that meets the current Alaska Police Standards Council standards or graduation from a 120 hour Community Jail Officer training program within 12 months of hire.

	Starting Salary	Ending Salary	Comments
City of Homer	\$21.44	\$33.27	
City of Kodiak	\$20.99	\$31.49	Corrections Corporal
City of Seward	\$19.97	\$24.95	Correctional Officer III
City of Sitka	\$25.91	\$25.91	Union

Jail Officer I

Performs basic security work in the community jail setting. Responsible for prisoner welfare. Represents city/state at court arraignments and other initial proceedings. Two years experience in work requiring public contact. Graduation from a law enforcement or correction academy that meets the current Alaska Police Standards Council standards or graduation from a 120 hour Community Jail Officer training program within 12 months of hire.

	Starting Salary	Ending Salary	Comments
City of Homer	\$20.59	\$31.98	
City of Kodiak	\$19.89	\$29.83	
City of Seward	\$19.01	\$23.74	Correctional Officer II
City of Sitka	\$19.78	\$19.78	Union
City of Unalaska	\$26.04	\$37.13	Corrections Officer

Dispatch Communications Supervisor/ Lead Dispatcher

Responsible for all aspects of dispatch operations including scheduling, training, records storage and disposal. Occasionally monitors prisoners for welfare checks. Receives and dispatches calls of administrative and emergency nature for police, fire/ambulance, state troopers, fish and wildlife protection and state parks. Performs clerical duties for the department as required. Supervisory experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$27.01	\$41.93	
City of Fairbanks	\$44.98	\$44.98	Exempt; Emergency Dispatch Center Manager, more duties, oversees dispatch center
City of Kenai	\$27.27	\$31.19	Eligible for Longevity Steps to \$33.26
City of Kodiak	\$25.42	\$38.13	Communications Sergeant
City of Palmer	\$23.01	\$31.51	Eligible for Longevity Steps to \$36.15
City of Seward	\$19.97	\$27.53	
City of Sitka	\$32.69	\$32.69	Union
City of Unalaska	\$28.17	\$40.18	Communications Sergeant
City of Wasilla	\$25.45	\$37.12	
Kenai Peninsula Borough	\$29.75	\$38.22	911 Dispatcher Shift Supervisor

Public Safety Dispatcher II

Receive and assimilate calls of administrative and emergency nature for police, fire/ambulance. Process case files for District Attorney's office. Obtain and maintain security clearance standards as set by the Alaska Public Safety Information Network (APSIN) and the National Crime Information Center (NCIC). Performs some corrections officer duties in monitoring prisoners and the cell block area via remote video camera. Performs clerical duties. Two years experience as a public safety dispatcher

	Starting Salary	Ending Salary	Comments
City of Homer	\$22.23	\$34.53	Jail Monitoring duties in addition to dispatch
City of Fairbanks	\$23.64	\$29.51	Lead Dispatcher
City of Cordova	\$17.99	\$24.58	
City of Palmer	\$19.94	\$27.28	Eligible for Longevity Steps to \$31.31
City of Seward	\$18.09	\$24.95	
City of Sitka	\$19.78	\$19.78	Dispatch and Records Clerk - Union
City of Wasilla	\$22.89	\$33.42	
Kenai Peninsula Borough	\$27.80	\$35.72	911 Dispatcher II

Public Safety Dispatcher I

Receive and assimilate calls of administrative and emergency nature for police, fire/ambulance. Process case files for District Attorney's office. Obtain and maintain security clearance standards as set by the Alaska Public Safety Information Network (APSIN) and the National Crime Information Center (NCIC). Performs some corrections officer duties in monitoring prisoners and the cell block area via remote video camera. Performs clerical duties. At least two years experience in clerical duties with public contact required. Entry level position.

	Starting Salary	Ending Salary	Comments
City of Homer	\$20.59	\$31.98	Jail Monitoring duties in addition to dispatch
City of Fairbanks	\$22.51	\$28.11	No Corrections duties
City of Kenai	\$23.94	\$26.93	Eligible for Longevity Steps to \$28.73
City of Kodiak	\$19.89	\$29.83	Communications Officer
City of Palmer	\$18.41	\$25.17	Eligible for Longevity Steps to \$28.89
City of Unalaska	\$25.10	\$35.79	Communications Officer
City of Wasilla	\$20.63	\$30.08	Dispatch Trainee
Kenai Peninsula Borough	\$25.98	\$33.39	911 Dispatcher I

FIRE DEPARTMENT

Fire Chief

Supervises the Fire Department to provide fire protection services, emergency medical services and comprehensive emergency management and prevention services for the City. 10 years fire service experience. Certified as Firefighter I, Fire Instructor Level II, EMT III, EMT I Instructor, Graduation from National Fire Academy's Executive Fire Officer Program, Bachelors Degree.

	Starting Salary	Ending Salary	Comments
City of Homer	\$31.59	\$49.01	Exempt
City of Fairbanks	\$56.17	\$56.17	Exempt
City of Kenai	\$45.11	\$50.75	Exempt; Eligible for Longevity Steps to \$54.13
City of Kodiak	\$39.81	\$59.72	Exempt
City of Palmer	\$32.92	\$45.04	Exempt; Eligible for Longevity Steps to \$51.70
City of Seward	\$22.00	\$45.11	Exempt
City of Sitka	\$40.20	\$47.80	Exempt
City of Unalaska	\$37.06	\$59.29	Exempt
Kenai Peninsula Borough	\$35.90	\$59.67	Exempt Two levels of chief/ based on model/service area

Emergency Services Specialist III

Responds to emergency calls as Senior Firefighter-Advanced Life Support EMT and provides training, administrative, maintenance and support services to the Fire Department. Seven years experience with emergency services. Certified as Firefighter II, Fire Service Instructor II, Fire Officer I, EMT III, EMT I Instructor. Associates Degree or equivalent experience/college credit hours.

	Starting Salary	Ending Salary	Comments
City of Homer	\$23.85	\$37.02	16.25 hour shifts + Sleep time
City of Fairbanks	\$33.76	\$33.76	Battalion Chief
City of Kenai	\$29.08	\$32.72	Eligible for Longevity Steps to \$34.90; \$1,000/year (includes EMT II pay) Certification Pay/ Recognition Entitlements
City of Kodiak (converted to 2080 estimate)	\$21.00	\$31.50	Firefighter/EMT III, Platoon system, 2764 hrs/year 24 on 48 off
City of Sitka	\$32.33	\$38.42	EMS/ Fire Captain
City of Unalaska	\$32.12	\$45.79	Senior Fire Captain
Kenai Peninsula Borough	\$22.47	\$27.93	Engineer/ Paramedic II 56-hours per week (24-hour shifts)

Emergency Services Specialist II

Responds to emergency calls as Senior Firefighter-Advanced Life Support EMT and provides training, administrative, maintenance and support services to the Fire Department. Five years experience with emergency services. Certified as Firefighter II, Fire Service Instructor I/and or EMT I Instructor, EMT III. Associates Degree or equivalent experience/college credit hours.

	Starting Salary	Ending Salary	Comments
City of Homer	\$23.04	\$35.78	
City of Fairbanks	\$31.02	\$31.02	Captain
City of Kenai	\$29.08	\$32.72	Eligible for Longevity Steps to \$34.90; \$500/year -Certification Pay/ Recognition Entitlements
City of Kodiak (converted to 2080 estimate)	\$19.89	\$29.83	Firefighter/EMT II, Platoon system, 2764 hrs/year 24 on 48 off
City of Sitka	\$19.50	\$22.50	Fire Engineer
City of Unalaska	\$26.04	\$37.13	Fire Captain
Kenai Peninsula Borough	\$20.90	\$26.85	Engineer/Paramedic I 56-hours per week (24-hour shifts)

Emergency Services Specialist I

Responds to emergency calls as Senior Firefighter-Advanced Life Support EMT and provides training, administrative, maintenance and support services to the Fire Department. Three years experience with emergency services. Certified as Firefighter I, EMT III.

	Starting Salary	Ending Salary	Comments
City of Homer	\$21.44	\$33.27	
City of Fairbanks	\$17.51	\$26.99	Firefighter Recruit – Firefighter 4
City of Kenai	\$29.08	\$32.72	Eligible for Longevity Steps to \$34.90;
City of Kodiak (converted to 2080 estimate)	\$18.78	\$28.17	Firefighter/EMT I, Platoon system, 2764 hrs/year 24 on 48 off
Kenai Peninsula Borough	\$20.03	\$26.26	Firefighter/EMT III 56-hours per week (24-hour shifts)

Department Services Coordinator

Coordinates the day-to-day administrative, maintenance and support services of the Emergency Services Division and assists the Fire Chief as an administrative assistant. Responds to emergency calls as a Firefighter-EMT. Three years experience with emergency services. Certified as Firefighter I and EMT I.

	Starting Salary	Ending Salary	Comments
City of Homer	\$22.23	\$34.53	Certified as Firefighter I and EMT I
City of Cordova	\$21.57	\$29.51	Union, Firefighter/Medic position
City of Fairbanks	\$27.65	\$27.65	Administrative Assistant, office work
City of Kenai	\$23.94	\$26.93	Eligible for Longevity Steps to \$28.73 Administrative Assistant II, office work
City of Kodiak	\$18.78	\$28.17	Department Assistant, office work
City of Seward	\$17.64	\$24.34	Executive Assistant, office work
City of Sitka	\$19.40	\$19.40	Office Assistant
Kenai Peninsula Borough	\$25.98	\$33.39	Admin Assistant (to Fire Services Area)

PUBLIC WORKS

Public Works Director/Engineer

Supervises the inspection, construction, operation and maintenance of all water/wastewater utility systems, streets, vehicles, and other city owned buildings, grounds and equipment. Provides professional engineering services for Public Works and other city departments. Bachelor's degree in civil engineering or closely related field. Five years experience in public works construction and maintenance, including water and wastewater utilities.

	Starting Salary	Ending Salary	Comments
City of Homer	\$31.59	\$49.01	Exempt
City of Cordova	\$30.88	\$44.98	Exempt, Can be hired outside this range
City of Fairbanks	\$49.52	\$49.52	Exempt, PW Director/ No Engineer degree
	\$51.12	\$51.12	Exempt, City Engineer
City of Kenai	\$47.38	\$53.30	Exempt; Eligible for Longevity Steps to \$56.86
City of Kodiak	\$39.81	\$59.72	Exempt/ City Engineer
City of Kodiak	\$40.92	\$61.37	Exempt/ PW Director
City of Palmer	\$32.92	\$45.04	Exempt; Eligible for Longevity Steps to \$51.70
City of Seward	\$34.38	\$49.79	Exempt
City of Sitka	\$51.31	\$60.99	Exempt
City of Soldotna	\$42.60	\$51.90	Exempt, Eligible for Longevity Steps to \$55.07 City Engineer
City of Unalaska	\$33.29	\$49.94	City Engineer
City of Wasilla	\$47.36	\$63.01	Exempt, Public Works Director
Kenai Peninsula Borough	\$41.12	\$59.67	Exempt, Purchasing & Contracting Director; Directs Capital Projects for the Borough

Public Works Superintendent

Supervises the operation, maintenance and construction of city public facilities, including street and road maintenance, snow removal, parks and recreation facilities, city owned buildings, grounds and equipment. Responsible for equipment maintenance and Motor Pool operations. Prepares and administers annual PW maintenance contracts, acts as Safety Officer for all assigned employees. Five years experience in public works construction and maintenance.

	Starting Salary	Ending Salary	Comments
City of Homer	\$27.77	\$43.13	
City of Kenai	\$33.67	\$37.88	Eligible for Longevity Steps to \$40.40; Street Foreman
City of Palmer	\$26.07	\$35.67	Eligible for Longevity Steps to \$40.93
City of Seward	\$31.16	\$42.93	Exempt, more duties
City of Sitka	\$38.28	\$45.50	Exempt – Maintenance & Operations Superintendent
City of Soldotna	\$36.82	\$44.86	Exempt; Eligible for Longevity Steps to \$47.60; Maintenance Department Manager
City of Wasilla	\$47.36	\$63.01	Exempt, Deputy Director PW; Significantly More Duties Oversees water/wastewater division
Kenai Peninsula Borough			No match

Public Works Inspector

Monitors construction job site activities and inspects contractor's work for compliance with contract specifications. Provides inspection services for roads, water, sewer, drainage, and driveway installation projects. Prepares request for proposal and construction documents. Two years experience as an inspector on municipal or related construction projects.

	Starting Salary	Ending Salary	Comments
City of Homer	\$24.64	\$38.26	
City of Fairbanks	\$40.85	\$40.85	Engineer II
City of Kenai	\$32.07	\$36.08	Eligible for Longevity Steps to \$38.48; Building Official
City of Kodiak	\$31.06	\$48.10	Building Official
City of Soldotna	\$32.20	\$39.22	Eligible for Longevity Steps to \$41.62; Building Official
Kenai Peninsula Borough	\$33.51	\$47.05	Roads Engineer; More duties

Engineering/ GIS Technician

Performs a variety of technical duties within the Public Works Department under the director of the Public Works Director. Operates and maintains GIS/GPS software water/sewer modeling program. Creates and maintains database for city-wide GIS system. Five years experience planning and designing Public Works projects. AutoCAD drafting and GIS software experience required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$18.95	\$29.40	
City of Fairbanks	\$34.05	\$34.05	Engineer I
City of Unalaska	\$27.39	\$41.08	Engineering Technician; more duties
City of Seward	\$18.09	\$24.95	PW Technician
City of Sitka	\$27.04	\$27.04	PT CAD Technician
City of Unalaska	\$27.39	\$41.08	Engineering Technician; more duties
Kenai Peninsula Borough	\$25.98	\$33.39	Planning Department

Administrative Assistant

Administrative Assistant to the Public Works Director and is responsible for performing a full range of administrative duties for the Public Works Department. Two years office experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$19.77	\$30.71	
City of Fairbanks	\$22.55	\$22.55	Dispatcher
	\$28.47	\$28.47	Building Department Admin. Assistant.
	\$30.96	\$30.96	Records Coordinator
City of Kenai	\$23.94	\$26.93	Eligible for Longevity Steps to \$28.73
City of Kodiak	\$19.89	\$29.83	
City of Palmer	\$16.86	\$23.07	Eligible for Longevity Steps to \$26.48
City of Seward	\$18.09	\$24.95	
City of Sitka	\$22.39	\$24.23	Asst. Contract Coordinator/Office Manager
City of Soldotna	\$23.46	\$30.32	Eligible for Longevity Steps to \$30.32
City of Unalaska	\$19.80	\$29.70	Administrative Assistant II
City of Wasilla	\$22.99	\$30.58	PW Clerk
Kenai Peninsula Borough	\$34.28	\$31.20	Administrative Assistant
South Peninsula Hospital	\$18.70	\$26.48	Clerk 3

Parks Maintenance Coordinator

Plans, organizes, supervises and participates in the work of grounds maintenance, cleaning and beautification of City parks, park restrooms and other city properties. Collection of long term parking fees at airport terminal. Organize/supervise city camping programs/fee collection. Supervises summer parks employees. Four years experience with oversight and maintenance of park facilities.

	Starting Salary	Ending Salary	Comments
City of Homer	\$23.04	\$35.78	
City of Cordova	\$21.57	\$29.51	Union position
City of Kenai	\$23.94	\$26.93	Eligible for Longevity Steps to \$28.73; Parks and Recreation Beautification Operator
City of Palmer	\$16.86	\$23.07	Eligible for Longevity Steps to \$26.48
City of Seward	\$22.60	\$31.16	Parks Operation Supervisor
City of Sitka	\$32.33	\$38.42	PW Building, Grounds & Parks Supervisor – significantly more duties
City of Soldotna	\$25.70	\$31.31	Eligible for Longevity Steps to \$33.23; Lead Parks & Rec Maintenance Worker
City of Wasilla	\$27.97	\$40.90	Parks & Property Tech II; more duties

Lead Equipment Operator

Supervises work of assigned employees and assists with maintenance and operational duties including safety, inventory control, purchasing, and teaching personnel procedures. Performs the work of equipment operators who operate heavy equipment for maintenance and construction of streets, drainage ditches. Five years experience operating heavy equipment with emphasis on graders, excavators, backhoes and front-end loaders. Three years as supervisor or lead man in a municipal PW Dept. or related field.

	Starting Salary	Ending Salary	Comments
City of Homer	\$23.85	\$37.02	
City of Fairbanks	\$35.37	\$35.37	Operator Foreman
City of Kenai	\$30.55	\$34.37	Eligible for Longevity Steps to \$36.66
City of Seward	\$22.04	\$30.40	Street Foreman
City of Sitka	\$30.60	\$30.60	Senior Operator -Union
City of Unalaska	\$37.77	\$42.54	Roads Chief

Equipment Operator II

Operates heavy and light equipment for maintenance of water and wastewater utilities, city streets and parking lots. Five years experience operating heavy equipment. Extensive operation knowledge of graders, excavators and backhoes.

	Starting Salary	Ending Salary	Comments
City of Homer	\$21.44	\$33.27	
City of Cordova	\$23.97	\$32.78	Union position
City of Fairbanks	\$32.25	\$32.25	Lead Operator
City of Kenai	\$26.38	\$29.68	Eligible for Longevity Steps to \$31.66
City of Kodiak	\$22.10	\$33.15	
City of Seward	\$21.51	\$29.65	Operator
City of Sitka	\$26.20	\$26.20	Heavy Equipment Operator
City of Soldotna	\$25.70	\$31.31	Eligible for Longevity Steps to \$33.23; Streets & Maintenance Operator/Worker
City of Unalaska	\$36.29	\$40.87	Heavy Equipment Operator
City of Wasilla	\$27.97	\$40.90	Roads Technician II

Equipment Operator I

Operates heavy and light equipment for maintenance of water and wastewater utilities, city streets and parking lots. Four years experience operating heavy equipment. Entry level position.

	Starting Salary	Ending Salary	Comments
City of Homer	\$19.77	\$30.71	
City of Cordova	\$21.57	\$29.51	Union position
City of Fairbanks	\$30.06	\$30.06	Operator
City of Palmer	\$19.94	\$27.28	Eligible for Longevity Steps to \$31.31
City of Sitka	\$19.00	\$23.35	Maintenance Worker
City of Unalaska	\$31.55	\$35.53	Light Equipment Operator
City of Wasilla	\$24.37	\$35.61	Roads Technician I

Lead Mechanic

Maintenance and repair of the City's vehicles including fire, medical and rescue vehicles and their on-board equipment, heavy equipment and other rolling stock and small equipment. Supervises mechanics. Five years experience in heavy equipment mechanical work. Extensive knowledge repairing engines, transmissions, electrical systems and welding. Two year technical school.

	Starting Salary	Ending Salary	Comments
City of Homer	\$23.85	\$37.02	
City of Cordova	\$23.97	\$32.78	Shop Mechanic, Union position
City of Fairbanks	\$35.37	\$35.37	Maintenance Foreperson
City of Kenai	\$33.67	\$37.88	Eligible for Longevity Steps to \$40.40; Shop Foreman
City of Kodiak	\$26.53	\$39.79	Shop Supervisor
City of Sitka	\$29.51	\$29.51	Chief Heavy Equipment Mechanic
City of Unalaska	\$37.77	\$42.54	Maintenance Mechanic Chief
Kenai Peninsula Borough	\$31.83	\$40.90	Lead Auto & Diesel Mechanic

Mechanic II

Performs maintenance and repair of city vehicles including fire, medical and rescue vehicles and their on-board equipment, heavy equipment, other rolling stock and small equipment. Five years experience with extensive knowledge in repair of light and heavy engines, transmission, electrical and hydraulic systems. Technical training equivalent to two year degree required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$20.59	\$31.98	
City of Fairbanks	\$32.25	\$32.25	Lead Mechanic
City of Kenai	\$30.55	\$34.37	Eligible for Longevity Steps to \$36.66
City of Kodiak	\$22.10	\$33.15	Heavy Duty Mechanic
City of Palmer	\$19.94	\$27.28	Eligible for Longevity Steps to \$31.31
City of Seward	\$21.51	\$29.65	Mechanic
City of Sitka	\$24.05	\$24.05	Heavy Equipment Mechanic
City of Soldotna	\$29.32	\$35.74	Eligible for Longevity Steps to \$37.93; No Lead Mechanic – one classification
City of Unalaska	\$36.29	\$40.87	Heavy Equipment Mechanic
Kenai Peninsula Borough	\$29.75	\$38.22	Auto & Diesel Mechanic II

Mechanic I

Performs maintenance and repair of city vehicles, heavy equipment, other rolling stock and small equipment. Five years experience working on light and heavy engines, transmissions, electrical and hydraulic systems. Entry level position.

	Starting Salary	Ending Salary	Comments
City of Homer	\$18.10	\$28.10	
City of Fairbanks	\$30.06	\$30.06	Mechanic
City of Kodiak	\$19.89	\$29.83	Automotive Mechanic
City of Palmer	\$18.41	\$25.17	Eligible for Longevity Steps to \$28.89
City of Unalaska	\$31.55	\$35.53	Light Equipment Mechanic
Kenai Peninsula Borough	\$27.80	\$35.72	Automotive & Diesel Mechanic I/II

Building Maintenance Technician II

Responsible for building maintenance of city owned and operated facilities. Supervises building technicians and custodians. Five years experience in maintenance and construction on various type of commercial and/or public buildings. Knowledge of Federal and State Uniform Building, Electrical Standard and Fire Codes.

	Starting Salary	Ending Salary	Comments
City of Homer	\$23.85	\$37.02	
City of Fairbanks	\$39.47	\$39.47	Facilities Manager
City of Kenai	\$29.08	\$32.72	Eligible for Longevity Steps to \$34.90
City of Palmer	\$23.01	\$31.51	Eligible for Longevity Steps to \$36.15
City of Soldotna	\$29.32	\$35.74	Eligible for Longevity Steps to \$37.93
City of Unalaska	\$37.77	\$42.54	Building Maintenance Supervisor
City of Wasilla	\$27.97	\$40.90	Facilities Maintenance Tech II
Kenai Peninsula Borough	\$33.51	\$47.05	More Duties
South Peninsula Hospital	\$31.90	\$45.17	Facilities Engineer 4

Building Maintenance Technician I

Performs building maintenance of city owned and operated facilities. Three years experience in maintenance and construction on various type of commercial and/or public buildings. Knowledge of Federal and State Uniform Building, Electrical Standard and Fire Codes.

	Starting Salary	Ending Salary	Comments
City of Homer	\$18.10	\$28.10	
City of Fairbanks	\$28.18	\$28.18	Trade Specialist – Plumber
	\$29.67	\$29.67	Trade Specialist - Carpenter
City of Kenai	\$27.72	\$31.19	Eligible for Longevity Steps to \$33.26
City of Palmer	\$16.86	\$23.07	Eligible for Longevity Steps to \$26.48
City of Sitka	\$24.05	\$29.54	Building Maintenance Specialist
City of Unalaska	\$33.35	\$37.56	Installation Maintenance Worker
City of Wasilla	\$24.37	\$35.61	Facilities Maintenance Tech I
Kenai Peninsula Borough	\$27.80	\$38.22	General Maintenance Mechanic I/II
South Peninsula Hospital	\$25.45	\$36.04	Facilities Engineer 3

Building Custodian

Responsible for custodial services in all city buildings. Two years experience in janitorial work.

	Starting Salary	Ending Salary	Comments
City of Homer	\$13.82	\$21.46	
City of Cordova	\$17.99	\$24.58	Union position
City of Fairbanks	\$23.01	\$23.01	Custodian
City of Palmer	\$12.28	\$16.79	Eligible for Longevity Steps to \$19.25
City of Seward	\$17.21	\$21.51	
City of Soldotna	\$17.37	\$22.45	Laborer- only for Sports Center. Contract out janitorial services for the rest of City buildings.
City of Unalaska	\$25.79	\$29.04	Maintenance Mechanic I
City of Wasilla	\$11.00	\$14.62	Building Custodial Laborer
Kenai Peninsula Borough	\$19.82	\$25.47	Custodian
South Peninsula Hospital	\$15.31	\$23.02	Housekeeper

Water/Wastewater Utilities

Treatment Plant Superintendent

Supervises the overall operation and maintenance of water and wastewater treatment facilities. Requires five years experience operating treatment plants. State of Alaska Water and Wastewater System Operator II certification and able to obtain level III within two years of hire.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$29.33	\$45.51	
City of Cordova	WD-2 WWC-3	\$26.13	\$38.23	Exempt Water/Wastewater Supervisor
City of Kenai	WD-2 WWC-3	\$33.67	\$37.88	Eligible for Longevity Steps to \$40.40; W/S Foreman
City of Kodiak		\$32.06	\$48.10	Exempt
City of Seward	WD-2 WWC-2	\$24.34	\$33.55	W/WW Operator Foreman
City of Sitka	WD-2 WWC-3	\$46.54	\$55.32	Exempt; Environmental Superintendent
City of Soldotna	WD-2 WWC-2	\$33.40	\$40.69	Eligible for Longevity Steps to \$43.18; Utility Department Manager
City of Unalaska	WD-3 WWC-3	\$38.90	\$43.81	Water Division Supervisor/Wastewater Division Supervisor (Two separate positions)
City of Wasilla	WD-2 WWC-2	\$33.66	\$44.77	WD&WC Utility Maintenance Supervisor

Lead Water/ Wastewater Utilities Technician

Responsible for maintenance and repair of the water distribution and wastewater collection systems. Supervises W/WW Utilities Techs and other personnel as assigned. Five years of experience. State of Alaska Certification Level III in Water Distribution, Level II in Wastewater Collection required- with ability to obtain Level III certification within 24 months of hire or at least ten years of equivalent field experience.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$23.85	\$37.02	
City of Kenai	WD-2 WWC-3	\$30.55	\$34.37	Eligible for Longevity Steps to \$36.66
City of Sitka	WD-2 WWC-3	\$34.21	\$34.21	Chief Wastewater Facilities Operator
City of Soldotna	WD-2 WWC-2	\$33.40	\$40.69	Eligible for Longevity Steps to \$43.18
City of Wasilla	WD-2 WWC-2	\$27.97	\$40.90	Water Technician II

Water/Wastewater Utilities Technician III

Responsible for maintenance and repair of water distribution (WD) and wastewater collection (WWC) systems. Supervises W/WW Technician I/II's and other personnel as assigned in absence of Lead Utility Tech. Extensive knowledge of maintenance of water and wastewater systems with five years experience. Must possess current State of Alaska Certification Level III in Water Distribution and Level II in Wastewater Collection. Valid Class B CDL with Tanker Endorsement required

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$23.04	\$35.78	
City of Sitka	WD-2 WWC-3	\$34.21	\$34.21	Chief Water Facilities Operator
City of Soldotna	WD-2 WWC-3	\$29.32	\$35.74	Eligible for Longevity Steps to \$37.93

Water/Wastewater Utilities Technician II

Performs maintenance of water distribution and wastewater collection systems. Four years extensive maintenance knowledge of water distribution, pressure reducing stations and wastewater collection systems. State of Alaska Certification Level I in Water Distribution and Wastewater Collection and obtain II within 24 months of hire. Valid Class B CDL with Tanker Endorsement required

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$21.44	\$33.27	
City of Cordova	WD-2 WWC-3	\$22.19	\$30.33	Sewer/Water Tech, Union position
City of Kenai	WD-2 WWC-3	\$ 29.08	\$32.72	Eligible for Longevity Steps to \$34.90
City of Palmer		\$19.94	\$27.28	Eligible for Longevity Steps to \$31.31
City of Seward	WD-2 WWC-2	\$20.48	\$30.40	
City of Sitka	WD-2 WWC-3	\$26.79	\$26.79	Union
City of Soldotna	WD-2 WWC-3	\$27.22	\$33.17	Eligible for Longevity Steps to \$35.20

Water/Wastewater Utilities Technician I

Performs maintenance of water distribution and wastewater collection systems. Assists with monthly water meter reads as needed. Three years experience in mechanical and structural repairs. Entry level position. Obtain DEC provisional certificate for Water Distribution and Wastewater Collection within 12 months of hire, and Level I certification within 12 months of receiving provisional. Valid Class B CDL with Tanker Endorsement required

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$18.10	\$28.10	
City of Cordova	WD-2 WWC-3	\$17-\$19	\$24-\$26	2 wage schedules DOE and DOQ for entry level hire
City of Palmer		\$18.41	\$25.17	Eligible for Longevity Steps to \$28.89
City of Sitka	WD-2 WWC-3	\$30.27	\$30.27	Water Operator - Union
City of Soldotna	WD-2 WWC-3	\$25.70	\$31.31	Eligible for Longevity Steps to \$33.23

Water/Wastewater Meter Technician

Responsible for monthly water meter reading and maintenance of all water meters. Performs maintenance of city facilities and water and wastewater system as needed. Three years experience in mechanical and structural repairs. Valid Class B CDL with Tanker Endorsement required.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$18.95	\$29.40	
City of Palmer		\$19.94	\$27.28	Eligible for Longevity Steps to \$31.31

Lead Operator

Operates and maintains water and wastewater treatment facilities. Supervises operation of laboratory. Supervises Treatment Operators. Five years of experience. Certified in the State of Alaska as a Level III Water and Level II Wastewater Treatment Operator required. Must be able to obtain a Level IV Water certification and a Level III Wastewater Operator certification within 2 years of hire.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$23.85	\$37.02	
City of Kenai	WD-2 WWC-3	\$30.55	\$34.37	Eligible for Longevity Steps to \$36.66
City of Kodiak		\$25.42	\$38.13	Treatment Plant Operator
City of Sitka	WD-2 WWC-3	\$31.02	\$31.02	Sr. Water Facilities Operator - Union
City of Soldotna	WD-2 WWC-2			W/WW and Distribution & Collection Systems
City of Wasilla	WD-2 WWC-2			Wastewater laborer-entry level

Treatment Plant Operator III

Operates and maintains water and wastewater treatment facilities. Five years' experience in water and wastewater field required, including two years as a City of Homer Water and Wastewater Treatment Plant Operator II. Certified in the State of Alaska as a Level III Water and Wastewater Treatment Operator required.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$23.04	\$35.78	
City of Soldotna	WD-2 WWC-3	\$29.32	\$35.74	Eligible for Longevity Steps to \$37.93
City of Unalaska	WD-3 WWC-3	\$37.18	\$41.88	

Treatment Plant Operator II

Operates and maintains water and wastewater treatment facilities. Three years working experience in water and wastewater field required. Must be certified in the State of Alaska as a Level II Water and Wastewater Treatment Operator.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$21.44	\$33.27	
City of Kenai	WD-2 WWC-3	\$29.08	\$32.72	\$34.90
City of Palmer		\$19.94	\$27.28	Eligible for Longevity Steps to \$31.31
City of Kodiak		\$23.21	\$34.81	Treatment Plant Operator, Level III
City of Seward	WD-2 WWC-2	\$20.48	\$30.40	
City of Sitka	WD-2 WWC-3	\$30.27	\$30.27	Water Operator - Union
City of Soldotna	WD-2 WWC-3	\$27.22	\$33.17	Eligible for Longevity Steps to \$35.20

Treatment Plant Operator I

Operates and maintains water and wastewater treatment facilities. One year working experience in water and wastewater field desirable. Must be able to obtain certification as a State of Alaska as a Level I Water and Wastewater Treatment Operator within 18 months of hire.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$19.77	\$30.71	
City of Kodiak		\$22.10	\$33.15	Treatment Plant Operator, Level II
City of Palmer		\$18.41	\$25.17	Eligible for Longevity Steps to \$28.89
City of Soldotna	WD-2 WWC-3	\$25.70	\$31.31	Eligible for Longevity Steps to \$33.23
City of Unalaska	WD-1 WWC-1	\$31.87	\$35.89	Water Op 1/Wastewater Op 1

Treatment Maintenance Technician II

Performs maintenance on water and wastewater treatment plants. Inspects and repairs heating and ventilation systems. Four years experience in general maintenance background. Must hold at least two of the following certifications: Water or Wastewater Level I, back flow prevention, welding, electrical, hydraulics/pneumatics, refrigeration, boilers, or equipment operator.

	Facility DEC Level	Starting Salary	Ending Salary	Comments
City of Homer	WD-3 WWC-2	\$20.59	\$31.98	
City of Seward	WD-2 WWC-2	\$20.48	\$30.40	Operator
City of Sitka	WD-2 WWC-3	\$37.28	\$37.28	Water and Wastewater Facilities Mechanic - Union
City of Unalaska	WD-2 WWC-2	\$34.28	\$38.61	Water Op 2/Wastewater Op 2

PORT AND HARBOR

Port Director/Harbormaster

Responsible for the operation and maintenance of the Port and Harbor, fish dock, ice plant and storage facilities and city owned lands on the Homer Spit. Bachelors Degree or equivalent in experience and education in marine related business administration desired. Five years experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$31.59	\$49.01	Exempt
City of Cordova	\$30.88	\$44.98	Exempt, Harbormaster
City of Kodiak	\$39.81	\$59.72	Exempt, Harbormaster
City of Seward	\$31.16	\$45.11	Exempt, Harbormaster, supervises Seward Marine Industrial Center (SMIC)
City of Sitka	\$36.42	\$43.29	Exempt, Harbormaster- Requires Bachelor's degree
City of Unalaska	\$42.82	\$68.51	Exempt, Port and Harbor Director

Deputy Harbormaster

Supervises operation of the Port and Harbor to insure smooth, efficient and safe delivery of services to all customers and user groups. Supervisors Harbor Officers. Five years marine background experience, including two years of administrative and supervisory experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$27.77	\$43.13	
City of Kodiak	\$32.06	\$48.10	Exempt
City of Seward	\$23.74	\$32.73	
City of Sitka	\$23.37	\$27.77	*28.47 Step I
City of Unalaska	\$27.39	\$41.08	Harbormaster

Harbor Officer II

Responsible for the safe and efficient operations of the Port and Harbor during assigned shift. Monitors use and security of Port and Harbor facilities. Monitors moorage, electrical usage, grid usage, float and public dock usage. Five years marine experience. Certification at ETT/Defibrillator level, training in marine firefighting.

	Starting Salary	Ending Salary	Comments
City of Homer	\$21.44	\$33.27	
City of Cordova	\$21.57	\$29.51	Harbor Ops Supervisor, Union pos., oversees travel lift
City of Kodiak	\$18.78	\$28.17	Senior Harbor Officer
City of Seward	\$21.51	\$29.65	Harbor Worker III
City of Sitka	\$20.00	\$23.15	Assistant Harbormasters
City of Unalaska	\$22.86	\$32.58	Harbor Officer

Harbor Officer I

Responsible for the safe and efficient operations of the Port and Harbor during assigned shift. Monitors use and security of Port and Harbor facilities. Monitors moorage, electrical usage, grid usage, float and public dock usage. Four years marine experience, with knowledge of local state, and federal laws governing marine/ harbor facilities. Entry level position.

	Starting Salary	Ending Salary	Comments
City of Homer	\$20.59	\$31.98	
City of Cordova	\$17.99	\$24.58	Harbor Maintenance I, Union position
City of Kodiak	\$17.67	\$26.51	Harbor Officer
City of Seward	\$20.48	\$28.22	Harbor Worker II

Ice Plant/ Fish Dock Supervisor

Supervises the operation and maintenance of the fish dock, cold storage and ice production facility. Supervises Fish Dock Operators. Five years experience in maintaining refrigeration systems, flake ice machines, ice conveying systems or similar equipment. Two years vocational/technical school in refrigeration or equivalent experience.

City	Starting Salary	Ending Salary	Comments
Homer	\$25.44	\$39.48	

Ice Plant Operator II

Responsible for maintenance and operation of ice production plant, cold storage facility and related dock systems. Three years experience in maintaining refrigeration systems, flake ice machines, ice conveying systems or similar equipment required. One year vocational/technical school in refrigeration or equivalent experience required.

City	Starting Salary	Ending Salary	Comments
Homer	\$20.59	\$31.98	

Ice Plant Operator I

Responsible for maintenance and operation of ice production plant, cold storage facility and related dock systems. Working knowledge in maintaining refrigeration systems, flake ice machines, ice conveying systems or similar equipment desired. One year vocational/technical school in refrigeration or equivalent experience desired.

City	Starting Salary	Ending Salary	Comments
Homer	\$19.77	\$30.71	

Port Maintenance Supervisor

Supervises the maintenance, repair and improvements to the Port and Harbor facilities. Supervises port maintenance technicians. At least four years experience in a similar supervisory role working in a multifaceted governmental or private organization. Extensive knowledge of work associated with the operations and maintenance of Port and Harbors is required. Five years experience with hydraulic pumps, motors, cylinders and valve systems.

	Starting Salary	Ending Salary	Comments
City of Homer	\$25.44	\$39.48	
City of Sitka	\$33.43	\$33.43	Harbor Maintenance Supervisor

Port Maintenance Technician II

Performs the maintenance, repair and improvements to the Port & Harbor facilities. Communicates and responds to Port & Harbor users' needs in with regards to port maintenance. Four years experience with a variety of construction skills.

City	Starting Salary	Ending Salary	Comments
Homer	\$20.59	\$31.98	
City of Kodiak	\$20.99	\$31.49	Port Harbor Maintenance Mechanic
Sitka	\$24.28	\$24.28	Harbor Maintenance Specialist

Port Administrative Supervisor

Responsible for oversight, training, and supervision of administrative staff. Responsible for accounting and billing preparation and receipt of fees. Assists the Port and Harbor Director in budget preparation. Responsible for back up accounting and financial records for the department. Five years office experience.

	Starting Salary	Ending Salary	Comments
City of Homer	\$21.44	\$33.27	
City of Kodiak	\$22.10	\$33.15	City of Kodiak
City of Seward	\$19.01	\$26.20	Senior Administrative Assistant
City of Sitka	\$22.58	\$22.58	Office Manager

Administrative Secretary

Responsible for secretarial duties. Assists Director with Port and Harbor leases, correspondence, reports, memos and timesheets, and compiling monthly reports. Maintains the Port and Harbor web page. Three years administrative experience required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$18.95	\$29.40	
City of Kodiak	\$19.89	\$29.83	Administrative Specialist
City of Seward	\$15.57	\$21.51	Administrative Assistant
City of Unalaska	\$23.38	\$33.19	Billing and Scheduling Clerk

Administrative Assistant

First point of contact for over-the-counter transactions and phone calls. Responsible for maintaining appointment calendars for facility and dock usage. Acts as purchasing agent for the Port and Harbor. Assists with delinquent accounts, inputting daily electric usage and monitoring budget reports. Three years administrative experience in a public setting required.

	Starting Salary	Ending Salary	Comments
City of Homer	\$18.95	\$29.40	
City of Cordova	\$17.99	\$24.58	Harbor Admin. Assistant, Union position
City of Kodiak	\$18.78	\$28.17	Administrative Assistant
City of Seward	\$15.57	\$21.51	Administrative Assistant

BENEFITS SURVEY

Major Medical Benefits

	Deductible Individual	Deductible Family	Out of Pocket Individual	Out of Pocket Family
City of Homer – Core Plan	\$1500	\$3000	\$4000	\$8000
City of Cordova	\$1500	\$4500	\$4000	\$12,000
City of Fairbanks – Multiple plans; vary by union	Per CBA			
City of Kenai	\$500	\$1000	\$3000	\$7000
City of Kodiak	\$750	\$2250	\$2750	\$8250
City of Palmer	\$200	\$200		
City of Seward	\$250	\$500	\$2000	
City of Sitka	\$1000	\$3000		
City of Soldotna Deductible 2000/4000 city reimburses employee up to 1800/3200 as it is used	\$2000	\$4000	\$3000	\$6000
City of Unalaska	\$100	\$300	\$750	\$2250
Kenai Peninsula Borough - HDHP	\$2000	\$4000	\$5000	\$8500
Kenai Peninsula Borough - Traditional	\$500	\$1000	\$3500	\$7000
South Peninsula Hospital – Core Plan	\$500	\$1500	\$1500	\$4500
South Peninsula Hospital – Buy-up plan	\$250	\$750	\$750	\$2250

Prescription Drug Benefits

	Coverage % Or deductible	Co-Pay Generic 30-day	Co-Pay Brand 30-day	Mail Order Co-Pay Generic 90-day	Mail Order Co-Pay Brand 90-day
City of Homer – Core Plan	N/A	\$10	\$30	\$25	\$75
City of Cordova		\$10	\$20	\$20	\$40
City of Fairbanks	Per CBA				
City of Kenai		\$10	\$30/30%		
City of Kodiak	N/A	\$0	\$15 - \$75	\$10	\$30
City of Palmer		\$0	\$25	\$0	\$40
City of Seward	N/A	\$5	\$15	\$5	\$15
City of Sitka	N/A	\$15	\$25	\$37	\$62
City of Soldotna		\$10	\$20/\$35	\$20	\$40/\$60
City of Unalaska	90%	10%	10%	10%	10%
Kenai Peninsula Borough	N/A	\$5	30%		
SPH – Core Plan	N/A	\$20	\$30	\$20	\$30
SPH – Buy up Plan	N/A	\$10	\$20	\$10	\$20

Dental Benefits

	Individual Deductible	Family Deductible	% Paid Diagnostic-Preventative Basic Services Major Services	Lifetime Orthodontia	Annual Plan Maximum
City of Homer	\$50	\$150	100%, 80%, 50%	\$1000	\$1250
City of Cordova	0	0	100%, 80%, 50%	\$1000	\$2000
City of Fairbanks	Per CBA				
City of Kenai	\$50	\$150	80%,80%,50%	0	\$1500
City of Kodiak	\$50-waived for preventative care	\$50/person	100%, 80%, 50%		\$1500
City of Palmer	\$50	\$50/ person	80%, 80%, 80%	\$1000	\$2500
City of Seward	\$50	\$50/ person	80%, 80%, 80%	\$2000	\$2500
City of Sitka	\$50		100%, 80%, 50%		
City of Soldotna	\$50		100%, 80%, 50%		\$1500
City of Unalaska	0	0	100%, 80%, 50%	N/A	\$2500
Kenai Peninsula Borough	\$75	\$250	100%, 100%, 50%	none	\$2500
South Peninsula Hospital	\$100	\$300	100%, 80%, 50%	N/A	\$3000

Vision Benefits (in-network)

	Exam	Lenses	Frames	Contacts
City of Homer	100%	Employee pays \$25, then covered in full	\$130; after employee pays \$25	In lieu of glasses; 15% discount – up to \$130
City of Cordova	100%	Employee pays \$25 copay for Doctor Visit	\$500 max benefit paid for lenses, glasses, contacts etc.	
City of Fairbanks	Per CBA			
City of Kenai	100% less \$10	Employee pays \$25, then covered in full	\$130; after employee pays \$25	In lieu of glasses; 15% discount – up to \$130
City Kodiak	80%	80% (lenses per year)	80% (frames every two years)	
City of Palmer	\$100	\$30/44/58/116 lenses	\$100	\$130
City of Seward	\$100	\$30/44/58/116 lenses	\$100	\$130
City of Sitka	100%			\$300 hardware every two years
City of Soldotna	100%	80% of max amt. of \$180 Two per year	80% of max amt. of \$290 One set every 2 years	80%up to max amt. depending on the CPT code
City of Unalaska	90%	90%	\$45	90%
Kenai Peninsula Borough	80%	80%, one per calendar year	80% up to \$150, every two years	In lieu of glasses, 80% up to \$150
South Peninsula Hospital	100% up to \$100/2 yrs	\$400/member every two years	Combined with lenses	In lieu of glasses, up to \$400/two years

Monthly Insurance Rates-EMPLOYEE SHARE (medical, dental, & vision)

	Name of Insurance	Employee Only	Employee + Spouse	Employee + Child(ren)	Family
City of Homer (Core Plan)	Premera Employee share 10-12%	\$82.36 10%	\$164.76 10%	\$186.30 12%	\$262.90 11%
City of Cordova	Self-insured	Did not provide	Did not provide	Did not provide	Did not provide
City of Fairbanks	Per CBA	Per CBA	Per CBA	Per CBA	Per CBA
City of Kenai	Premera	\$92	\$182	\$166	\$249
City of Kodiak	Aetna	\$0	\$0	\$0	\$0
City of Palmer	Meritain	\$0	\$169.68	\$149.06	\$325.09
City of Seward	Meritain	\$223.99	\$223.99	\$223.99	\$223.99
City of Sitka	Premera	\$109.44	\$204.95	\$198.11	\$293.61
City of Soldotna	Aetna	\$74.20	\$342.52	\$284.30	\$478.34
City of Unalaska	Cigna	0	0	0	0
Kenai Peninsula Borough – HDHP *Has HRA for High-Deductible Plan	Self-insured; moving to Rehn on 1/1/18	Three yr. plan \$75/\$85/\$95	Three yr. plan \$75/\$85/\$95	\$15 per child or \$90 (6 or more children)	Add Employee + spouse + children
Kenai Peninsula Borough - Traditional	Self-insured; moving to Rehn on 1/1/18	Three yr. plan \$120/\$140/\$160	Three yr. plan \$120/\$140/\$160	\$25 per child or \$150 (6 or more children)	Add Employee + spouse + children
SPH – Core Plan	Premera BC/BS	\$92.72	\$310.53	Child – \$232.10 Children-\$256.14	\$416.84
SPH – Buy Up Plan	Premera BC/BS	\$182.80	\$357.79	Child-\$267.42 Children-\$295.11	\$480.27

Monthly Insurance Rates-EMPLOYER SHARE (health, vision and dental)

	Name of Insurance	Employee Only	Employee + Spouse	Employee+ Child(ren)	Family
City of Homer	Premera	\$749.73	\$1546.32	\$1388.67	\$2191.07
City of Cordova	Self-insured	Did not provide	Did not provide	Did not provide	Did not provide
City of Fairbanks	Per CBA	Per CBA	Per CBA	Per CBA	Per CBA
City of Kenai	Premera	\$686.36	\$1418.06	\$1272.38	\$2014.00
City of Kodiak	Aetna	\$1075.79 (100%)	\$2509.86 (100%)	\$2059.98 (100%)	\$3493.77 (100%)
City of Palmer	Meritain	\$1163.86 (100%)	\$2239.52	\$2108.90	\$3224.70
City of Seward	Meritain	\$2261.54	\$2261.54	\$2261.54	\$2261.54
City of Sitka	Premera	\$984.98	\$1,844.55	\$1,782.95	\$2,642.46
City of Soldotna	Aetna	\$667.89	\$1370.15	\$1137.16	\$1913.37
City of Unalaska	Cigna	\$1995.10 (100%)	\$1995.10 (100%)	\$1995.10 (100%)	\$1995.10 (100%)
Kenai Peninsula Borough - HDHP	Self-insured; moving to Rehn on 1/1/18	\$ 759.50	\$ 1,548.40	\$ 1,463.00	\$ 2,252.00
Kenai Peninsula Borough - Traditional	Self-insured; moving to Rehn on 1/1/18	\$ 781.04	\$ 1,592.50	\$ 1,546.44	\$ 2,332.40
SPH – Core Plan	Premera BC/BS	\$1312.26	\$2439.47	Child – \$1823.28 Children-\$2011.88	\$3274.51
SPH – Buy Up Plan	Premera BC/BS	\$1321.77	\$2587.15	Child – \$1933.65 Children-\$2133.66	\$3472.76

Employer Provided Life Insurance

	Amount of Coverage	Accidental Death	Spouse Coverage	Dependent Coverage
City of Homer	Annual Salary - Maximum \$100,000	Yes	Supplemental	Supplemental
City of Cordova	\$10,000	Yes	Yes	Yes
City of Fairbanks	\$25,000	Yes	Supplemental	Supplemental
City of Kenai	1.5 Annual Salary – maximum of \$65,000	Yes	Yes	Yes
City of Kodiak	\$2000	Yes	Yes	Yes
City of Palmer	\$20,000	No	\$1000	\$1000
City of Seward	Did not provide			
City of Sitka	\$2,000	\$5,000 AD&D	\$500	\$500
City of Soldotna	Regular F/T \$7000 Police up to \$67,000	Yes	No	No
City of Unalaska	\$5000	Yes	No	No
Kenai Peninsula Borough	Annual Salary	Yes	\$2000	\$2000
South Peninsula Hospital	Annual + \$5k rounded up to nearest \$5k with \$200k max	Same as life	Supplemental	Supplemental

Annual Leave Benefit – Days per Year (8 hour days)

	1 Yr	2 Yr	3 Yr	4 Yr	5 Yr	6 Yr	7 Yr	8 Yr	9 Yr	10 Yr	15 + Yr
City of Homer	18	21	24	24	24	27	27	27	27	30	35
City of Cordova (Exempt)	12	18	24	24	24	30	30	30	30	30	30
City of Cordova (Union)	12	16	16	16	16	22	22	22	22	22	26 ^{12+yr}
City of Fairbanks	15	15	20	20	30	30	30	30	30	30	30
City of Kenai	24	24	27	27	27	30	30	30	30	30	33
City of Kodiak	15	21	21	21	24	24	24	24	24	27	27
City of Palmer	23	23	29	29	32	32	32	32	32	38	38
City of Seward	20	20	25	25	25	25	30	30	30	30	30
City of Sitka	13	13	13	19	19	19	19	25	25	25	25
City of Soldotna	22.5	22.5	25.5	25.5	28.5	28.5	28.5	28.5	28.5	34.5	34.5
City of Unalaska	22	22	30	30	36	36	42	42	48	48	48
Kenai Peninsula Borough	21	21	25	25	25	30	30	30	30	30	35
South Peninsula Hospital	15	15	20	20	20	25	25	30	30	30	35

Holidays, Sick Leave and Additional Leave Benefits

	# Holidays (Days)	Sick Leave	Additional Leave (Bereavement, Jury, Military)
City of Homer	11 + Employee's Birthday	40 hrs per year, not to exceed 80 in sick bank	Yes
City of Cordova (Exempt)	13 Includes Employee's Birthday	15	Yes
City of Cordova (Union)	13	12	Yes
City of Fairbanks	9	Combined with leave	Yes
City of Kenai	12	Combined with leave	Yes
City of Kodiak	12	12	Yes
City of Palmer	11	Combined with leave	Yes
City of Seward	11	Combined with leave	Yes
City of Sitka	9	12	Yes
City of Soldotna	11	Combined with leave	Yes
City of Unalaska	12	Combined with leave	Yes
Kenai Peninsula Borough	12-13	Combined with leave	Yes
South Peninsula Hospital	8	8	Yes

Additional Benefits

	Part-time/ Seasonal Benefits	On-Call pay per Hr.	Shift Differential; Swing/Graveyard	Temporary Assignment Pay
City of Homer	Yes, P/T pro-rated	\$3.00 hr	2% swing / 4% grave	Yes
City of Cordova	No	\$5/hr Police & \$2/hr W&S	4%	Occasionally
City of Fairbanks	No	2 hr minimum call-out	Police & Dispatch 5% swing/ 10% grave	Occasionally- Per CBA
City of Kenai	No	2 hr minimum call-out	2% swing / 4% grave	
City of Kodiak	Yes, PT prorated	None	4% swing / 6% grave	Yes
City of Palmer	Yes	No	3%	After 14 days
City of Seward	None	1 hour at OT rate per day/period	2.5% swing/ 5% grave	Yes
City of Sitka	No	\$2.25 hr	2.5%/5%	Yes
City of Soldotna	Yes, PT pro-rated	\$1.50 hr.	\$0.60/ hr	Yes
City of Unalaska	No	\$2.50/hour	5% evening/10% night	Yes
Kenai Peninsula Borough	Yes PT pro-rated	2 hr minimum Call-out	3.5% swing/ 7.5% grave	Yes
South Peninsula Hospital	Yes, 0.5 FTE-0.8 FTE increased prems	\$4.00/hr	\$2.25/\$3.75 Fri to Sun \$1.5	No

Personnel Policies

	How many salary steps on wage scale	How often are increases given	Additional salary increases for employee at the end of wage scale
City of Homer	15	Merit based	No
City of Cordova	12 Exempt, 8 Union	Merit based - Exempt Step schedule - Union	No
City of Fairbanks	Only Public Safety has steps; All others are Ranges	Flat Rate scale	Only if hired prior to 1988
City of Kenai	9	A-F annually Every two years after	After 2 years at last step 2% longevity bonus annually
City of Kodiak	Range, no steps	Annually & Special Merit	No
City of Palmer	9	Annually	Longevity 3.5% every two years (Steps A-D)
City of Seward	Range – no steps	Merit based	No
City of Sitka	15 (contracts differ)	Occasionally	Yes
City of Soldotna	12	Annually	Longevity pay 2% every two years once hit the top step in range. COLA increase annually with budget approval.
City of Unalaska	Varies based on contracts	Annual (Merit)	1.5% merit
City of Wasilla	13 non-union	Annually	No
Kenai Peninsula Borough	12	Step 1-3 Annual Step 3-12 Biennial	COLA and/or professional licensing; 2% lump sum once employee reaches step 12, every two years of service (maximum of three lump sum payments)
South Peninsula Hospital	31	Annually	Negotiable

COLA's

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
City of Homer	2%	3%	4%	2%	0	0	0	0	2%	0	0	1.5%	0
City of Cordova	2%	2%	2%	0	2%	2%	3%	2.25%	3.1%	3%	1.5%	1.5%	TBD
City of Fairbanks	CBA	CBA	CBA	CBA	CBA	CBA	CBA	CBA	CBA	CBA	CBA	CBA	CBA
City of Kenai	3%	2%	5%	4.5%	1.1%	1.1%	.9%	3.6%	2%	3.5%	0	0	.8%
City of Kodiak	0	0	0	0	0	0	0	0	0	0	2.38%	5%	TBD
City of Palmer	0	0	3%	0	0	0	0	0	0	3%	0	0	TBD
City of Seward	2.6	3.0	2.5	4.6	0	1.2	1.8%	2.5%	3%	3%	0	0	TBD
City of Sitka	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Soldotna	1%	1%	3%	3.5%	3.5%	1.8% / 2.5%	1.8%	2%	2.2%	3.1%/2.5%	1.6%	.5%/1.5%	.4%/.5%
City of Unalaska	0	0	0	0	3%	0	0	3%	0	0	0	0	TDB
KPB	3.8%	2.2%	2.9%	4.5%	3.0%	2%	4.6%	2.5%	3.5%	2.5%	1%	0.5%	0.5%
SPH	2-3%	2-3%	2-3%	2-3%	2-3%	2-3%	1-3%	0-5%	1-3%	1-3%	1-3%	1-3%	TBD

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



COMMITTEE OF THE WHOLE
5:00 P.M. MONDAY
OCTOBER 30, 2017
COWLES COUNCIL CHAMBERS

MAYOR BRYAN ZAK
COUNCIL MEMBER DONNA ADERHOLD
COUNCIL MEMBER HEATH SMITH
COUNCIL MEMBER TOM STROOZAS
COUNCIL MEMBER SHELLY ERICKSON
COUNCIL MEMBER CAROLINE VENUTI
COUNCIL MEMBER RACHEL LORD
CITY ATTORNEY HOLLY WELLS
CITY MANAGER KATIE KOESTER
CITY CLERK MELISSA JACOBSEN

COMMITTEE OF THE WHOLE AGENDA

- 1. CALL TO ORDER, 5:00 P.M.**
- 2. AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)
- 3. BDO 2016 AUDIT REPORT** Page 67
- 4. Ordinance 17-42**, An Ordinance of the City Council of Homer, Alaska, Appropriating Funds for the Calendar Year 2018 for the General Fund, The Water Fund, the Sewer Fund, the Port/Harbor Fund, Capital Projects, and Internal Service Funds. City Manager. Recommended Dates: Introduction October 30, 2017, Public Hearings November 27, 2017 and December 11, 2017, Second Reading December 11, 2017. Page 319
- 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, November 27, 2017 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.

City of Homer, Alaska

Basic Financial Statements, Required Supplementary Information,
Supplementary Information, and Single Audit Reports
Year Ended December 31, 2016

DRAFT

City of Homer, Alaska

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City of Homer, Alaska

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City of Homer, Alaska

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Management's Discussion and Analysis

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Basic Financial Statements

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City of Homer, Alaska
Statement of Net Position

December 31, 2016	Governmental Activities	Business-type Activities	Total
Assets and Deferred Outflows of Resources			
Assets			
Cash and investments	\$ 16,114,957	\$ 839,847	\$ 16,954,804
Receivables, net of allowance for doubtful accounts:			
Accounts	1,041,362	229,177	1,270,539
Sales and property taxes	1,248,229	-	1,248,229
State and federal grants and loans	594,388	533,821	1,128,209
Assessments	9,990,040	-	9,990,040
Other	691,875	-	691,875
Internal balances	195,626	(195,626)	-
Inventory	410,816	11,046	421,862
Prepaid items	217,408	33,638	251,046
Restricted cash and investments	3,839,603	309,779	4,149,382
Capital assets not being depreciated - land and construction in progress	14,352,921	16,274,131	30,627,052
Other capital assets, net of accumulated depreciation	68,496,823	38,596,045	107,092,868
Total Assets	117,194,048	56,631,858	173,825,906
Deferred Outflows of Resources - related to pensions	2,122,738	415,030	2,537,768
Total Assets and Deferred Outflows of Resources	\$ 119,316,786	\$ 57,046,888	\$ 176,363,674
Liabilities, Deferred Inflows of Resources, and Net Position			
Liabilities			
Accounts payable	\$ 452,078	\$ 266,339	\$ 718,417
Enstar FMA refunds	1,475,820	-	1,475,820
Accrued payroll and related liabilities	180,922	31,264	212,186
Accrued interest payable	101,273	12,671	113,944
Prepaid rentals and deposits	52,101	923,346	975,447
Unearned revenue	1,989	18,000	19,989
Noncurrent liabilities:			
Due within one year:			
Accrued leave	300,000	75,000	375,000
Notes payable	906,808	-	906,808
Capital leases	93,011	-	93,011
General obligation bonds payable	-	140,000	140,000
Special assessment bond payable with government commitment to Kenai Peninsula Borough	495,612	-	495,612
Due in more than one year:			
Accrued leave	407,226	157,642	564,868
Notes payable	11,930,716	-	11,930,716
Capital leases	84,407	-	84,407
General obligation bonds payable including bond premium	-	3,595,602	3,595,602
Special assessment bond payable with government commitment to Kenai Peninsula Borough	4,083,154	-	4,083,154
Unearned revenue	-	294,553	294,553
Net pension liability	11,890,631	2,324,814	14,215,445
Total Liabilities	32,455,748	7,839,231	40,294,979
Deferred Inflows of Resources - related to pensions	132,541	25,914	158,455
Net Position			
Net investment in capital assets	70,443,298	51,428,271	121,871,569
Restricted for:			
Roads and trails	7,201,257	-	7,201,257
Special service district	(2,107,619)	-	(2,107,619)
Permanent fund	2,042,608	-	2,042,608
Unrestricted (deficit)	9,148,953	(2,246,528)	6,902,425
Total Net Position	86,728,497	49,181,743	135,910,240
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 119,316,786	\$ 57,046,888	\$ 176,363,674

See accompanying notes to basic financial statements.

City of Homer, Alaska
Statement of Activities
Year Ended December 31, 2016

Function/Program	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		Total
		Fees, Fines & Charges for Services	Operating Grants & Contributions	Capital Grants & Contributions	Governmental Activities	Business-type Activities	
Governmental Activities							
General government	\$ 3,306,623	\$ 692,090	\$ 310,685	\$ 916,571	\$ (1,387,277)	\$ -	\$ (1,387,277)
Public safety	5,131,938	409,472	630,076	-	(4,092,390)	-	(4,092,390)
Public works	3,121,908	(321,926)	46,757	1,528,752	(1,868,325)	-	(1,868,325)
Library	1,125,357	-	39,277	-	(1,086,080)	-	(1,086,080)
Airport	252,858	131,051	1,708	-	(120,099)	-	(120,099)
Parks and recreation	883,779	179,034	6,474	-	(698,271)	-	(698,271)
Community services	430,606	38,773	480	-	(391,353)	-	(391,353)
Water	2,664,633	2,230,667	25,174	-	(408,792)	-	(408,792)
Sewer	1,814,573	2,019,850	19,957	-	225,234	-	225,234
Unallocated interest	498,190	-	-	-	(498,190)	-	(498,190)
Total Governmental Activities	19,230,465	5,379,011	1,080,588	2,445,323	(10,325,543)	-	(10,325,543)
Business-type Activities							
Port and harbor	7,407,048	4,381,168	54,946	2,372,711	-	(598,223)	(598,223)
Total	\$ 26,637,513	\$ 9,760,179	\$ 1,135,534	\$ 4,818,034	(10,325,543)	(598,223)	(10,923,766)
General Revenues							
Property taxes					3,236,849	-	3,236,849
Sales taxes					7,659,214	-	7,659,214
Grants and entitlements not restricted to a specific purpose					361,104	64,353	425,457
Investment income					244,997	46,361	291,358
Transfers					(234,505)	(36,412)	(270,917)
Total General Revenues and Transfers					11,267,659	74,302	11,341,961
Special Item - construction of gas pipeline on behalf of third parties					(1,905)	-	(1,905)
Change in Net Position					940,211	(523,921)	416,290
Beginning Net Position					85,788,286	49,705,664	135,493,950
Ending Net Position					\$ 86,728,497	\$ 49,181,743	\$ 135,910,240

See accompanying notes to basic financial statements.

City of Homer, Alaska

Governmental Funds
Balance Sheet

	Major Funds					Nonmajor Funds	Total Governmental Funds
	General	Utility Special Revenue	Gas Line Capital Project	HART Roads Capital Project			
<i>December 31, 2016</i>							
Assets							
Cash and investments	\$ 2,936,291	\$ 1,751,258	\$ (1,000)	\$ 6,640,048	\$ 3,905,318	\$ 15,231,915	
Receivables, net of allowance:							
Accounts	-	1,041,362	-	-	-	1,041,362	
Property taxes	97,490	-	-	-	-	97,490	
Sales taxes	958,795	191,944	-	-	-	1,150,739	
Assessments	333,908	3,865,756	5,790,376	-	-	9,990,040	
State and federal grants and loans	-	391,675	-	-	202,713	594,388	
Other	82,113	-	-	-	1,266	83,379	
Interfund loan	184,704	-	-	-	12,837	197,541	
Due from other funds	2,508,537	-	-	-	-	2,508,537	
Inventory	49,309	361,507	-	-	-	410,816	
Prepaid items	217,408	-	-	-	-	217,408	
Restricted cash and investments	-	-	1,671,872	-	2,167,731	3,839,603	
Total Assets	\$ 7,368,555	\$ 7,603,502	\$ 7,461,248	\$ 6,640,048	\$ 6,289,865	\$ 35,363,218	
Liabilities							
Accounts payable	\$ 150,124	\$ 185,382	\$ -	\$ -	\$ 116,572	\$ 452,078	
Accrued payroll and related liabilities	149,535	31,387	-	-	-	180,922	
Customer deposits	15,704	36,397	-	-	-	52,101	
Unearned revenue	1,989	-	-	-	-	1,989	
Enstar FMA refunds	-	-	1,475,820	-	-	1,475,820	
Due to other funds	-	-	2,428,653	-	-	2,428,653	
Total Liabilities	317,352	253,166	3,904,473	-	116,572	4,591,563	
Deferred Inflows of Resources							
Deferred property taxes	104,527	-	-	-	-	104,527	
Deferred assessments	333,908	3,865,756	5,790,376	-	-	9,990,040	
Total Deferred Inflows of Resources	438,435	3,865,756	5,790,376	-	-	10,094,567	
Total Liabilities and Deferred Inflows of Resources	755,787	4,118,922	9,694,849	-	116,572	14,686,130	
Fund Balances							
Nonspendable:							
Inventory	49,309	361,507	-	-	-	410,816	
Prepaid items	217,408	-	-	-	-	217,408	
Interfund loan	184,704	-	-	-	-	184,704	
Restricted:							
Roads and trails	-	-	-	6,640,048	561,209	7,201,257	
Special service district	125,982	-	(2,233,601)	-	-	(2,107,619)	
Permanent fund	-	-	-	-	2,170,208	2,170,208	
Assigned:							
Library	-	-	-	-	33,971	33,971	
Public safety	-	-	-	-	42,629	42,629	
Community schools	-	-	-	-	520	520	
Sustainability	-	-	-	-	14,826	14,826	
Water and sewer	-	3,123,073	-	-	-	3,123,073	
PERS benefits	171,314	-	-	-	15,357	186,671	
Capital and land	-	-	-	-	3,334,573	3,334,573	
Unassigned	5,864,051	-	-	-	-	5,864,051	
Total Fund Balances	6,612,768	3,484,580	(2,233,601)	6,640,048	6,173,293	20,677,088	
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 7,368,555	\$ 7,603,502	\$ 7,461,248	\$ 6,640,048	\$ 6,289,865	\$ 35,363,218	

See accompanying notes to basic financial statements.

City of Homer, Alaska
Reconciliation of Governmental Funds Balance Sheet
to Statement of Net Position
December 31, 2016

Total fund balances for governmental funds		\$ 20,677,088
Total net position reported for governmental activities in the Statement of Net Position is different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.		
These assets, net of accumulated depreciation consist of:		
Land and land improvements	\$ 11,504,585	
Construction in progress	2,848,336	
Buildings	50,956,989	
Improvements other than buildings	51,132,315	
Machinery and equipment	15,679,803	
Infrastructure	33,961,628	
Accumulated depreciation	<u>(83,233,912)</u>	
Total Capital Assets		82,849,744
Other long-term assets are not available to pay for current period expenditures and therefore are deferred in the funds.		
Delinquent property taxes receivable	104,527	
Special assessments not yet due	<u>9,990,040</u>	
Total Other Long-term Assets		10,094,567
Internal service funds are used by the City to charge the cost of certain activities, such as insurance, to individual funds. A portion of the assets and liabilities of the internal service funds is included in the governmental activities in the Statement of Net Position.		
		801,243
Long-term liabilities, including notes payable, bonds payable, and accrued leave, are not due and payable in the current period and therefore are not reported as fund liabilities. These liabilities consist of:		
Accrued interest	(101,273)	
Note payable to Kenai Peninsula Borough	(4,578,766)	
Notes payable, less matured debt payable recorded in the fund	(12,229,028)	
Capital leases	(177,418)	
Accrued leave	(707,226)	
Net pension liability	<u>(11,890,631)</u>	
Total Long-term Liabilities		(29,684,342)
Certain changes in net pension liabilities are deferred rather than recognized immediately. These items are amortized over time.		
Deferred outflows of resources related to pensions	2,122,738	
Deferred inflows of resources related to pensions	<u>(132,541)</u>	
Total Deferred Pension Items		1,990,197
Total Net Position of Governmental Activities		\$ 86,728,497

See accompanying notes to basic financial statements.

City of Homer, Alaska
Governmental Funds
Statement of Revenues, Expenditures, and Changes in Fund Balances (Deficit)

	Major Funds					Total Governmental Funds
	General	Utility Special Revenue	Gas Line Capital Project	HART Roads Capital Project	Nonmajor Funds	
<i>Year Ended December 31, 2016</i>						
Revenues						
Property taxes	\$ 3,199,487	\$ -	\$ -	\$ -	\$ -	\$ 3,199,487
Sales taxes	6,383,660	1,275,554	-	-	-	7,659,214
Licenses and permits	30,209	-	-	-	-	30,209
Intergovernmental	1,154,105	1,573,883	-	-	938,240	3,666,228
Charges for services	1,990,476	3,649,926	-	-	-	5,640,402
Special assessments	47,940	600,591	1,586,310	-	-	2,234,841
Investment income (loss)	47,028	10,998	5,125	39,003	142,843	244,997
Fines and forfeitures	18,029	-	-	-	-	18,029
Donations	-	-	-	-	5,299	5,299
Other grants	-	-	-	-	23,691	23,691
Other	4,633	-	-	-	191,797	196,430
Total Revenues	12,875,567	7,110,952	1,591,435	39,003	1,301,870	22,918,827
Expenditures						
Current:						
General government	2,669,270	-	-	-	30,640	2,699,910
Public safety	4,150,861	-	-	-	-	4,150,861
Public works	1,932,326	-	-	-	-	1,932,326
Library	797,087	-	-	-	-	797,087
Airport	171,358	-	-	-	-	171,358
Parks and recreation	448,974	-	-	-	-	448,974
Community services	427,489	-	-	-	-	427,489
Water	-	1,872,252	-	-	-	1,872,252
Sewer	-	1,524,843	-	-	-	1,524,843
Debt service:						
Principal	48,951	859,415	3,686,459	-	87,957	4,682,782
Interest	50,873	178,938	313,541	-	6,643	549,995
Capital outlay	-	1,862,118	-	4,259	2,587,221	4,453,598
Total Expenditures	10,697,189	6,297,566	4,000,000	4,259	2,712,461	23,711,475
Excess of Revenues Over (Under)						
Expenditures	2,178,378	813,386	(2,408,565)	34,744	(1,410,591)	(792,648)
Other Financing Sources (Uses)						
Issuance of capital lease	-	-	-	-	-	-
Capital lease purchase	-	-	-	-	-	-
Transfers in	10,000	152,122	-	-	2,640,085	2,802,207
Transfers out	(2,096,610)	(15,000)	-	(849,000)	(78,759)	(3,039,369)
Net Other Financing Sources (Uses)	(2,086,610)	137,122	-	(849,000)	2,561,326	(237,162)
Special Item - construction of gas pipeline on behalf of third parties						
	-	-	(1,905)	-	-	(1,905)
Net Change in Fund Balances	91,768	950,508	(2,410,470)	(814,256)	1,150,735	(1,031,715)
Beginning Fund Balances (Deficit)	6,521,000	2,534,072	176,869	7,454,304	5,022,558	21,708,803
Ending Fund Balances	\$ 6,612,768	\$ 3,484,580	\$ (2,233,601)	\$ 6,640,048	\$ 6,173,293	\$ 20,677,088

See accompanying notes to basic financial statements.

City of Homer, Alaska
Reconciliation of the Change in Fund Balances of Governmental Funds
to Statement of Activities
Year Ended December 31, 2016

Net change in fund balances - total governmental funds		\$ (1,031,715)
The change in net position reported for governmental activities in the Statement of Activities is different because:		
Governmental funds report capital outlays as expenditures. However, on the Statement of Activities, depreciation expense is recognized to allocate the cost of these items over their estimated useful lives. This is the amount by which depreciation (\$3,702,374) exceeded capital outlays (\$4,673,884).		971,510
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds. This is the amount of the increase in other long-term assets.		(1,875,507)
Issuance of long-term debt (\$608,498) provides current financial resources to governmental funds, while the repayment of the principal of the long-term debt (\$5,049,441) consumes current financial resources in governmental funds. Neither of these transactions has any effect on the net position.		4,685,439
Accrued interest on long-term debt is not reported in the funds until the liability matures. This is the increase in accrued interest payable.		51,805
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Decrease in accrued leave	\$ 31,676	
Increase in net pension obligation and related deferred accounts	<u>(2,054,529)</u>	(2,022,853)
Internal service funds are used by management to charge the cost of health insurance and accrued leave cash-outs to individual funds. A portion of the net income of these activities is reported with governmental activities.		<u>161,532</u>
Change in Net Position of Governmental Activities		<u>\$ 940,211</u>

See accompanying notes to basic financial statements.

City of Homer, Alaska
Proprietary Funds
Statement of Net Position

<i>December 31, 2016</i>	Major Enterprise Fund Port of Homer	Internal Service Funds
Assets and Deferred Outflows of Resources		
Current Assets		
Cash and investments	\$ 839,847	\$ 883,042
Accounts receivable, net of allowance for doubtful accounts	229,177	-
State and federal grants receivable	533,821	-
Inventory	11,046	-
Prepaid items	33,638	-
Total Current Assets	1,647,529	883,042
Noncurrent Assets		
Capital assets, net of accumulated depreciation	54,870,176	-
Restricted cash and investments	309,779	-
Total Noncurrent Assets	55,179,955	-
Total Assets	56,827,484	883,042
Deferred Outflows of Resources - related to pensions	415,030	-
Total Assets and Deferred Outflows of Resources	\$ 57,242,514	\$ 883,042
Liabilities, Deferred Inflows of Resources, and Net Position		
Liabilities		
Current Liabilities		
Accounts payable	\$ 160,399	\$ -
Accounts payable for capital assets	105,940	-
Accrued payroll and related liabilities	31,264	-
Accrued leave	75,000	-
Accrued interest payable	12,671	-
General obligation bonds payable	140,000	-
Prepaid rentals and deposits	923,346	-
Unearned lease revenue	18,000	-
Interfund loan	62,091	-
Due to other funds	-	79,884
Total Current Liabilities	1,528,711	79,884
Noncurrent Liabilities, Net of Current Portion		
Unearned lease revenue	294,553	-
Interfund loan	135,450	-
General obligation bonds payable including bond premium	3,595,602	-
Accrued leave	157,642	-
Net pension liability	2,324,814	-
Total Noncurrent Liabilities	6,508,061	-
Total Liabilities	8,036,772	79,884
Deferred Inflows of Resources - related to pensions	25,914	-
Net Position		
Net investment in capital assets	51,428,271	-
Unrestricted (deficit)	(2,248,443)	803,158
Total Net Position	49,179,828	803,158
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 57,242,514	\$ 883,042
Adjustment to reflect the consolidation of internal service fund activities related to enterprise fund	1,915	
Net Position of Business-type Activities	\$ 49,181,743	

See accompanying notes to basic financial statements.

City of Homer, Alaska
Proprietary Funds
Statement of Revenues, Expenses, and Changes in Net Position

<i>Year Ended December 31, 2016</i>	Major Enterprise Fund Port of Homer	Internal Service Funds
Operating Revenues		
Port and harbor charges for services	\$ 4,245,021	\$ -
Interfund charges	-	1,675,402
Employee health contributions	-	161,366
Total Operating Revenues	4,245,021	1,836,768
Operating Expenses		
Operations	3,274,233	172,352
Administration	1,842,554	25,827
Depreciation	40 → 2,318,895	-
Employee incentive fees	-	102,049
Insurance premiums	-	1,440,767
Total Operating Expenses	7,435,682	1,740,995
Operating income (loss)	(3,190,661)	95,773
Nonoperating Revenues (Expenses)		
Investment income	46,361	-
State PERS relief	54,946	-
Other income	136,147	-
Cruise ship tax	41,064	-
Fish tax	23,289	-
Net Nonoperating Revenues (Expenses)	301,807	-
Income (loss) before transfers and capital contributions	(2,888,854)	95,773
Interfund transfers	(36,412)	94,393
Capital contributions	2,372,711	-
Change in net position	(552,555)	190,166
Beginning Net Position	49,732,383	612,992
Ending Net Position	49,179,828	\$ 803,158
Adjustment to reflect the consolidation of internal service fund activities related to enterprise fund	28,634	
Change in Net Position of Business-type Activities	\$ (523,921)	

See accompanying notes to basic financial statements.

City of Homer, Alaska

Proprietary Funds
Statement of Cash Flows

<i>Year Ended December 31, 2016</i>	Major Enterprise Fund Port of Homer	Internal Service Funds
Cash Flows from (for) Operating Activities		
Receipts from customers and users	\$ 4,309,683	\$ -
Receipts from interfund services provided and employee contributions	-	1,836,768
Payments to suppliers	(3,033,276)	-
Payments to employees	(1,298,569)	(274,401)
Payments for insurance, claims, and administration	-	(1,466,594)
Net cash flows from (for) operating activities	(22,162)	95,773
Cash Flows from Noncapital Financing Activities		
Increase in due to other funds	(502,221)	(34,432)
Transfers in (out)	(36,412)	94,393
Fish tax received	64,353	-
Net cash flows from noncapital financing activities	(474,280)	59,961
Cash Flows for Capital and Related Financing Activities		
Principal paid on long-term debt	(135,000)	-
Interest paid on long-term debt	(153,400)	-
Capital contributions received	3,410,259	-
Acquisition of property, plant and equipment	(1,767,286)	-
Decrease in interfund loan	(60,940)	-
Net cash flows for capital and related financing activities	1,293,633	-
Cash Flows from Investing Activities		
Investment income received	46,361	-
Net Increase (Decrease) in Cash and Investments	843,552	155,734
Beginning Cash and Investments	306,074	727,308
Ending Cash and Investments	\$ 1,149,626	\$ 883,042

See accompanying notes to basic financial statements.

City of Homer, Alaska
Proprietary Funds
Statement of Cash Flows, continued

<i>Year Ended December 31, 2016</i>	Major Enterprise Fund Port of Homer	Internal Service Funds
Reconciliation of Operating Income (Loss) to Net Cash		
Flows from (for) Operating Activities		
Operating Income (loss)	\$ (3,190,661)	\$ 95,773
Adjustments to reconcile operating income (loss) to net cash flows from operating activities:		
Depreciation	2,318,895	-
Noncash expense - PERS relief	54,946	-
Amortization of deferred lease revenue	78,553	-
Miscellaneous nonoperating expenses	136,147	-
Interest expense	141,345	-
(Increase) decrease in assets and deferred outflows of resources:		
Accounts receivable	(76,387)	-
Inventory	3,385	-
Prepaid items	33,483	-
Deferred outflows of resources related to pensions	(132,501)	-
Increase (decrease) in liabilities and deferred inflows of resources:		
Accounts payable	88,239	-
Accrued payroll and related liabilities	9,789	-
Unearned grant revenue	(83,507)	-
Accrued leave	4,625	-
Prepaid rentals and deposits	9,856	-
Net pension liability	586,499	-
Deferred inflows of resources related to pensions	(4,868)	-
Net Cash Flows from (for) Operating Activities	\$ (22,162)	\$ 95,773
Capital assets acquired on account	\$ 105,940	\$ -

See accompanying notes to basic financial statements.

City of Homer, Alaska

Notes to Basic Financial Statements

December 31, 2016

1. Summary of Significant Accounting Policies

Organization and Services Provided

The City of Homer, Alaska was incorporated March 31, 1964 as a first-class city and operates under a Council-Manager form of government. The City provides the full range of municipal services as provided for by Alaska Statute. This includes police and fire protection, ambulance and emergency medical service, water and wastewater service, library, parks and recreation, public improvements, planning and zoning, port and harbor, airport facilities, and general administrative services.

Scope and Presentation

The accounting policies of the City conform to accounting principles generally accepted in the United States of America as applicable to governmental units.

Reporting Entity

The City has reviewed the standards established by the Governmental Accounting Standards Board (GASB) and determined that the City has no component units.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the City. In general, the effect of interfund activity has been removed from these statements to minimize the double-counting of internal activities. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely primarily on fees and charges to external parties.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) fees, fines and charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

City of Homer, Alaska

Notes to Basic Financial Statements

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City generally considers all revenues except reimbursement grants to be available if they are collected within 60 days after year end. Reimbursement grants are considered available if they are collected within one year of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensate absences are recorded only to the extent they have matured.

Property and sales taxes, charges for services, intergovernmental revenues, and investment income associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue in the current period. Most other revenue items are considered to be measurable and available only when received by the government.

The City reports the following major funds:

Major governmental funds:

The *General Fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be reported in another fund.

The *Utility Special Revenue Fund* accounts for the activities of the water and sewer facility operations including collection and treatment of sewage, and distribution and transmission of water.

The *Gas Line Capital Project Fund* accounts for all activities related to the construction of the gas line.

The *HART Roads Capital Project Fund* accounts for operating grants and capital improvement projects for streets and sidewalks.

Major proprietary fund:

The *Port of Homer Enterprise Fund* accounts for all activities related to the operation of the City's port and harbor.

The City also reports Internal Service Funds which account for the activities relating to the City's self-insured health benefit plan and accrued leave cash-outs. These funds report revenues charged to the other funds based on estimated amounts to cover actual costs of benefits.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are allocated administration fees and charges between the enterprise fund and the various other funds and departments. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

City of Homer, Alaska

Notes to Basic Financial Statements

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. In addition, general revenues include all taxes (including the City's restricted sales taxes), investment income, and State entitlement revenues.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Port of Homer Enterprise Fund are charges to customers for sales and services. Operating expenses for the enterprise fund include the costs of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Revenues reported in the Utility Special Revenue Fund are comprised primarily of user charges for services. However, the fund also receives significant funding from sales tax. Lesser amounts are reflected from grants and local assessments. All revenues reported in the fund are committed to the Utility service, including operations, maintenance, and debt service.

Budgets and Budgetary Accounting

The City Council is required to pass an appropriation ordinance for the General Fund and Utility Special Revenue Fund which becomes the expenditure budget for each fund for the fiscal year. The City Council may pass subsequent supplemental appropriations which are added to the expenditure budget. Expenditures may not legally exceed the fund appropriations. The City Manager may transfer amounts between departments within a fund or between cost centers within a department's budget classification. Appropriations on annual budgets lapse at year-end. The City's legally prescribed budgetary basis of accounting is consistent with generally accepted accounting principles and, accordingly, where budgetary data are presented, the budget and actual information conform to the same basis of accounting.

Encumbrance accounting is employed during the year under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, as an extension of formal budgetary integration in the General Fund. Encumbrances outstanding at year-end are reported as appropriate constraints of fund balance if they meet the definitions and criteria described later in these footnotes.

In the originally adopted version of the 2015 budget, the City included the PERS relief payment for the General Fund. However, in the final approved budget for the General Fund, the PERS relief payment was removed. As a result, the City is reporting a budgetary to GAAP basis reconciliation.

Cash and Investments

A central treasury is used to account for all the City's cash and investments to maximize interest income. Investment earnings are allocated to various funds based on average central treasury balances.

City of Homer, Alaska

Notes to Basic Financial Statements

For purposes of the statement of cash flows, the City has defined cash and cash equivalents as the demand deposits and all investments maintained in the central treasury, regardless of maturity period, since the various funds use the central treasury essentially as a demand deposit account. Investments are recorded at fair value.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are referred to as either “due to / from other funds” (i.e., the current portion of interfund loans) or “advances to / from other funds” (i.e., the noncurrent portion of interfund loans). All other outstanding balances between funds are reported as “due to / from other funds.” Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances.”

Property Taxes

Property taxes are a lien on the assessed value of taxable property as of January 1. Pursuant to Alaska Statute, Title 29.45.240, the City establishes the mill rate levy by June 15. The City is located within the Kenai Peninsula Borough, which acts as the City’s agent in the billing and collection of property taxes. Tax bills for one-half of the taxes are mailed prior to July 1 and are payable on August 15; tax bills for the second half of the taxes are mailed by October 1 and are payable on November 15. City property tax revenues in the fund financial statements are recognized in the fiscal year in which they are collectible and available (collected within sixty days after year-end) to finance expenditures of the fiscal period.

At December 31, the delinquent real and personal taxes not currently available are reflected as deferred inflows of the General Fund.

Unbilled Service Revenues

Utility revenues are based on cycle billings rendered monthly to customers. As a result of this cycle billing method, the utilities do not accrue revenues at the end of any fiscal period for services sold but not billed at such date. The Port of Homer bills annual moorage charges in advance, which are presented as unearned revenue at year-end.

Inventory

Inventory of the Enterprise Fund is carried at average cost and is charged to expense in accordance with the consumption method of accounting for inventory.

Supplies or materials acquired by governmental fund types are recorded at cost (specific identification) and are charged as expenditures as used in accordance with the consumption method of accounting for inventory. Accordingly, reported inventory for governmental fund types are equally offset by nonspendable fund balance.

City of Homer, Alaska

Notes to Basic Financial Statements

Prepaid Items

Prepaid items primarily represent costs of insurance and similar services allocated to succeeding periods and rents paid in advance of the period to which they apply. The City's policy is to charge such costs to the period benefited. Accordingly, reported prepaid items for governmental fund types are equally offset by nonspendable fund balance.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. In the case of the initial capitalization of infrastructure assets, the City chose to include all such items, regardless of their acquisition date.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. Interest capitalized in 2016 was \$XXXX.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the useful life of the asset are not capitalized.

Property, plant, and equipment of the City is depreciated using the straight line method over the following estimated useful lives:

	Years
Buildings	15-45
Improvements other than buildings	3-45
Machinery and equipment	3-25
Infrastructure	10-50

Accrued Leave

The City allows employees to accumulate earned but unused personal leave benefits up to a maximum accumulation of 720 hours. All personal leave is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental fund financial statements only if they have matured (e.g. the employee has terminated employment).

Long-term Debt

In the government-wide and the proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount, as applicable.

City of Homer, Alaska

Notes to Basic Financial Statements

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Fund Balances

In the fund financial statements, governmental funds report aggregate amounts for five classifications of fund balances based on the constraints imposed on the use of these resources. The nonspendable fund balance classification includes amounts that cannot be spent because they are either (a) not in spendable form—prepaid items or inventories; or (b) legally or contractually required to be maintained intact.

The spendable portion of fund balances comprises the remaining four classifications: restricted, committed, assigned, and unassigned.

Restricted fund balance - This classification reflects the constraints imposed on resources either (a) externally by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

Committed fund balance - These amounts can only be used for specific purposes pursuant to constraints imposed by formal ordinances of the City Council—the government’s highest level of decision making authority. Those committed amounts cannot be used for any other purpose unless the City Council removes the specified use through ordinance. This classification also includes contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

Assigned fund balance - This classification reflects the amounts constrained by the City’s “intent” to be used for specific purposes, but are neither restricted nor committed. The City Council has the authority to assign amounts to be used for specific purposes. Assigned fund balances include all remaining amounts (except negative balances) that are reported in governmental funds, other than the General Fund, that are not classified as nonspendable and are neither restricted nor committed.

Unassigned fund balance - This fund balance is the residual classification for the General Fund. It is also used to report negative fund balances in other governmental funds.

When both restricted and unrestricted resources are available for use, it is the City’s policy to use externally restricted resources first, then unrestricted resources—committed, assigned, and unassigned—in order as needed.

Comparative Data

Comparative data for the prior year have been presented in some of the individual fund statements in order to provide an understanding of the changes in the financial position and operations of the City. Certain amounts in the prior year data have been reclassified to conform to the current year’s presentation.

City of Homer, Alaska

Notes to Basic Financial Statements

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Public Employees' Retirement System (PERS) and additions to/from PERS's fiduciary net position have been determined on the same basis as they are reported by PERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

2. Cash and Investments

The City of Homer utilizes a central treasury that is available for use by all funds. Each fund's portion of the central treasury is displayed on the balance sheet as "cash and investments" or in the case of "negative cash," is included in "due to other funds."

Reconciliation of Deposit and Investment Balances

The following is a reconciliation of the City's deposit and investment balances to the financial statements as of December 31, 2016.

Bank deposits	\$ (134,047)
Investments	21,238,233 ←35
Total Cash and Investments	\$ 21,104,186
<hr/>	
Cash and investments	\$ 16,954,804
Restricted cash and investments	4,149,382
Total Cash and Investments	\$ 21,104,186

Restricted cash and investments primarily represent funds set aside for capital projects, including unspent bond proceeds, or mandatory bond reserve accounts.

General Investments

Investment Policy

The City's investment policy authorizes investment in the following:

1. U.S. Treasury securities;
2. Other obligations of the U.S. Government, its agencies and instrumentalities;
3. Repurchase agreements of acceptable securities listed in (1) or (2) above which meet a margin requirement of 102%;
4. Units of the Alaska Municipal League Investment Pool;
5. Certificates of deposit;
6. Uncollateralized deposits to the extent that the deposits are insured by the FDIC or FSLIC;
7. Taxable bonds or notes; graded AA or higher;

City of Homer, Alaska

Notes to Basic Financial Statements

- 8. Commercial paper; graded A1 or higher;
- 9. Bankers' acceptances; rated at least AA; and
- 10. Money market mutual funds.

Investments in taxable bonds and notes, commercial paper, or bankers' acceptances must meet a minimum rating as determined by Moody's Investor Services or Standard and Poor's.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. Aside from the investment policy stated above, the City has no specific policy with respect to interest rate risk.

Investment maturities at December 31, 2016 are as follows:

<i>Investment Type</i>	Fair Value	Investment Maturities (in Years)		
		Less Than 1	1 - 5	5 - 10
U.S. government agencies:				
FHLB	\$ 711,150	\$ -	\$ 711,150	\$ -
FHLM	1,008,665	-	1,008,665	-
Total U.S. government agencies	1,719,815	-	1,719,815	-
Pooled investments (AMLIP)	11,178,908	11,178,908	-	-
Total Subject to Interest Rate Risk		\$ 11,178,908	\$ 1,719,815	\$ -
Certificates of deposit	6,770,221			
Money market	142,578			
Mutual funds	1,426,711			
Total Investments	\$ 21,238,233 ← 34			

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The City's investment policy specifies the types of investments which can be purchased, in order to limit credit risk, as described above. All of the U.S. government agency investments are rated AAA by Standard and Poor's.

Pooled investments are invested with the Alaska Municipal League Investment Pool, Inc. (AMLIP). The AMLIP is an external investment pool which is rated AAAM by Standard and Poor's for credit risk purposes. Alaska Statute 37.23 establishes regulatory oversight of the Pool. The law sets forth numerous requirements regarding authorized investments and reporting. At December 31, 2016, the share value of investments in the AML pool is approximately equal to fair value.

City of Homer, Alaska

Notes to Basic Financial Statements

Fair Value Measurement

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The City has the following recurring fair value measurements as of December 31, 2016:

- U.S. government agency securities of \$1,719,815 are valued using information for market sources, integrated relative credit information, observed market movements, and sector news into the evaluated pricing applications and models (Level 2 inputs)
- Municipal bonds of \$1,426,711 are valued using information for market sources, integrated relative credit information, observed market movements, and sector news into the evaluated pricing applications and models (Level 2 inputs)

The City has investments in money market funds and certificates of deposits totaling \$6,912,799 that are not held at fair value, but instead recorded at amortized cost, as of December 31, 2016. The City's investment in AMLIP is measured at net asset value, as of December 31, 2016. Management believes that these values approximate fair value.

3. Accounts Receivable, Valuation Allowances, Deferred Inflows and Unearned Revenues

The City maintains accounts receivable balances of which a portion is reserved as an allowance for doubtful accounts. At December 31, 2016, receivables for the City's individual major funds and nonmajor and internal service funds in the aggregate, including applicable allowances for uncollectible accounts, are as follows:

	General	Utility Special Revenue	Gas Line Capital Project	Port of Homer Enterprise	Nonmajor and Other Funds	Totals
Receivables:						
Accounts	\$ -	\$ 1,052,778	-	\$ 262,861	-	\$ 1,315,639
Sales taxes	958,795	191,944	-	-	-	1,150,739
Property taxes	103,056	-	-	-	-	103,056
State and federal grants and loans	-	391,675	-	533,821	202,713	1,128,209
Special assessments	333,908	3,865,756	5,790,376	-	-	9,990,040
Other	110,157	-	-	-	1,266	111,423
Total receivables	1,505,916	5,502,153	5,790,376	796,682	203,979	13,799,106
Less allowance for uncollectibles	(33,610)	(11,416)	-	(33,684)	-	(78,710)
Net Receivables	\$ 1,472,306	\$ 5,490,737	\$ 5,790,376	\$ 762,998	\$ 203,979	\$ 13,720,396

City of Homer, Alaska

Notes to Basic Financial Statements

At December 31, 2016, the various components of *deferred inflows and unearned revenue* reported in the governmental funds were as follows:

Deferred Inflows

Delinquent property taxes receivable - General Fund	\$ 104,527
Special assessments not yet due:	
General Fund	333,908
Utility Special Revenue Fund	3,865,756
Gas Line Capital Project Fund	5,790,376
Total Deferred Inflows	\$ 10,094,567

Unearned Revenue

Grant drawdowns prior to meeting all eligibility requirements:	
General Fund	\$ 1,989
Total Unearned Revenue	\$ 1,989

4. Interfund Receivables, Payables, and Transfers

A schedule of interfund balances and transfers for the year ended December 31, 2016 follows. Interfund transfers are routinely recorded throughout the year and are typically to fund capital depreciation reserves and other operating subsidies.

Due from Other Funds

To General Fund from:	
Gas Line Capital Project Fund	\$ 2,428,653
Internal Service Fund	79,884
Total Due from Other Funds	\$ 2,508,537

Transfers

From General Fund to:	
Utility Special Revenue Fund	\$ (152,122)
Nonmajor governmental funds	(1,944,488)
From Utility Special Revenue Fund to nonmajor governmental funds	(15,000)
HART Roads Capital Project Fund to nonmajor governmental funds	(849,000)
From nonmajor governmental funds to other nonmajor governmental funds	(78,759)
Total Transfers to Other Funds	\$ (3,039,369)

City of Homer, Alaska

Notes to Basic Financial Statements

Interfund Loan

In 2011, the City underwent an extensive energy audit with the goal of identifying areas for energy savings and efficiencies. Numerous minor upgrades or repairs were conducted in this effort. Most of these costs were funded by fund balances set aside in the prior year along with grant funds. The City approved and recorded an interfund loan from the Energy Revolving Loan Capital Project Fund to the Port of Homer Enterprise Fund in the amount of \$29,294 to fund a portion of the Port related upgrades. The Port will repay the loan in \$3,291 annual installments over nine years. The loan had a balance of \$12,837 as of December 31, 2016.

In 2014, the General Fund loaned \$300,000 to the Port of Homer Enterprise Fund in order to complete the financing package related to the Port and Harbor Building upgrade project. The loan is due in annual payment of \$63,648 including interest at 2% per year payable over five years. At December 31, 2016 the outstanding balance was \$184,704.

5. Capital Assets

Capital asset activity for the year ended December 31, 2016 follows:

Governmental Activities	Balance January 1, 2016	Additions and Reclas- sifications	Deletions and Reclas- sifications	Balance December 31, 2016
<i>Capital assets not being depreciated:</i>				
Land and land improvements	\$ 11,441,119	\$ 63,466	\$ -	\$ 11,504,585
Construction in progress	1,124,353	3,083,185	(1,359,202)	2,848,336
Total assets not being depreciated	12,565,472	3,146,651	(1,359,202)	14,352,921
<i>Capital assets being depreciated:</i>				
Buildings	50,258,511	698,478	-	50,956,989
Improvements other than buildings	49,363,306	1,769,009	-	51,132,315
Machinery and equipment	15,260,855	424,786	(5,838)	15,679,803
Infrastructure	33,961,628	-	-	33,961,628
Total assets being depreciated	148,844,300	2,892,273	(5,838)	151,730,735
Less accumulated depreciation for:				
Buildings	29,628,831	775,249	-	30,404,080
Improvements other than buildings	22,995,732	1,475,150	-	24,470,882
Machinery and equipment	10,112,248	537,523	-	10,649,771
Infrastructure	16,794,727	914,452	-	17,709,179
Total accumulated depreciation	79,531,538	3,702,374	-	83,233,912
Total assets being depreciated, net	69,312,762	(810,101)	(5,838)	68,496,823
Governmental Activities Capital Assets, net	\$ 81,878,234	\$ 2,336,550	\$ (1,365,040)	\$ 82,849,744

City of Homer, Alaska

Notes to Basic Financial Statements

	Balance January 1, 2016	Additions and Reclass- ifications	Deletions and Reclass- ifications	Balance December 31, 2016
Business-type Activities				
<i>Capital assets not being depreciated:</i>				
Land and land improvements	\$ 15,254,041	\$ -	\$ -	\$ 15,254,041
Construction in progress	15,836,199	1,785,791	(16,601,900)	1,020,090
Total assets not being depreciated	31,090,240	1,785,791	(16,601,900)	16,274,131
<i>Capital assets being depreciated:</i>				
Buildings	15,321,116	1,039,532	-	16,360,648
Improvements other than buildings	39,569,433	15,452,033	(3,185,467)	51,835,999
Machinery and equipment	3,167,216	149,406	-	3,316,622
Total assets being depreciated	58,057,765	16,640,971	(3,185,467)	71,513,269
<i>Less accumulated depreciation for:</i>				
Buildings	9,028,101	377,928	-	9,406,029
Improvements other than buildings	21,813,957	1,872,024	(3,185,467)	20,500,514
Machinery and equipment	2,941,738	68,943	-	3,010,681
Total accumulated depreciation	33,783,796	2,318,895	(3,185,467)	32,917,224
Total capital assets being depreciated, net	24,273,969	14,322,076	-	38,596,045
Business-Type Activities Capital Assets, net	\$ 55,364,209	\$ 16,108,317	\$ (16,601,900)	\$ 54,870,176

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City of Homer, Alaska

Notes to Basic Financial Statements

<i>Year Ended December 31, 2016</i>	Depreciation
Governmental Activities	
General government	\$ 177,199
Public safety	284,979
Public works	1,111,211
Library	229,489
Airport	70,551
Parks and recreation	398,270
Water utility	956,673
Sewer utility	474,002
<hr/>	
Total Depreciation Expense - Governmental Activities	\$ 3,702,374
<hr/>	
Total Depreciation Expense - Business-type Activities	
Port and harbor	\$ 2,318,895

The Port of Homer Enterprise Fund received a building from the State of Alaska in 1993 in exchange for the use of land by the State Ferry System until the year 2031. The building houses the Port Maintenance Shop. The value of the building and related unearned revenue is as follows:

Original cost assigned to building	\$ 630,000
Revenue recognized on cumulative basis	(317,447)
	<hr/> \$ 312,553
Current unearned revenue	\$ 18,000
Noncurrent unearned revenue	294,553
Total Unearned Lease Revenue	\$ 312,553

6. Long-term Debt

In 2016 the City entered into two separate capital leases for the purpose of funding capital equipment. The City acquired a Dump Truck with a cost of \$185,966 and made a down payment of \$36,367 resulting in long-term financing in the amount of \$149,599. The City also acquired a sweeper truck with a cost of \$190,579 and made a down payment of \$64,803 resulting in long-term financing in the amount of \$125,776.

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City of Homer, Alaska

Notes to Basic Financial Statements

The following is a summary of long-term debt transactions of the City for the year ended December 31, 2016:

Governmental Activities	Balance January 1, 2016	Additions	Retired	Balance December 31, 2016	Due Within One Year
Notes payable:					
\$1,700,000 USDA library note payable, due in annual installments of \$99,824, including interest at 4.125% through September 2033	\$ 1,233,290	\$ -	\$ 48,951	\$ 1,184,339	\$ 50,970
\$3,462,403 2002 Sewer Utility Alaska Clean Water loan, due in annual installments of \$121,973 plus interest at 1.5% through August 18, 2025	1,219,722	-	121,972	1,097,750	121,972
\$3,389,321 2002 Water Utility Alaska Drinking Water loan, due in annual installments of \$143,078 plus interest at 1.5% through August 18, 2025	1,430,776	-	143,078	1,287,698	143,078
\$2,100,000 (maximum) 2012 Sewer Utility Alaska Clean Water loan, due in annual installments of \$79,587 plus interest at 1.5%	1,352,972	-	69,043	1,283,929	79,587
\$3,250,000 (reduced to \$1,086,870 in 2014) Sewer Utility Alaska Clean Water loan, \$1,158,446 deobligated in 2014; due in annual installments of \$54,344 plus interest at 1.5%	1,032,526	-	54,344	978,182	54,344
\$2,150,000 (maximum) 2012 Water Utility Alaska Drinking Water loan, due in annual installments of \$117,832 including interest at 1.5% through August 18, 2032	1,756,590	-	91,482	1,665,108	92,855

City of Homer, Alaska

Notes to Basic Financial Statements

Governmental Activities	Balance January 1, 2016	Additions	Retired	Balance December 31, 2016	Due Within One Year
<p>\$8,000,000 (maximum) 2006 Water Utility Alaska Drinking Water loan, due in annual installments of \$364,001, plus interest at 1.5% through December 28, 2029</p>	\$ 5,460,022	-	\$ 728,002	\$ 4,732,020	364,002
<p>\$148,047 2003 Sewer Utility Alaska Clean Water loan, due in final payment of \$15,495 plus interest at 1.5% on August 28, 2016</p>	15,495	-	15,495	-	
<p>\$12,359,388 special assessment bond payable to the Kenai Peninsula Borough in nine equal principal and interest payments beginning September 1, 2016, interest at 4% through September 1, 2024. Additional principal payments made in 2015 based on early assessment collections.</p>	8,265,225	-	3,686,459	4,578,766	495,612
<p>Alaska Department of Environmental Conservation Loans:</p>					
<p>\$255,000 (maximum) Drinking Water loan, terms not yet established; interest at 1.5%</p>	-	52,029	-	52,029	-
<p>\$817,000 (maximum) Drinking Water loan, terms not yet established; interest at 1.5%</p>	-	128,339	-	128,339	-
<p>\$600,000 (maximum) Drinking Water loan, terms not yet established; interest at 1.5%</p>	-	428,130	-	428,130	-

City of Homer, Alaska

Notes to Basic Financial Statements

Governmental Activities	Balance January 1, 2016	Additions	Retired	Balance December 31, 2016	Due Within One Year
Capital Leases:					
\$149,599 dump truck capital lease payable in equal monthly installments of \$2,650 including interest through September 2020	142,257	-	28,562	113,695	29,287
\$190,579 sweeper capital lease payable in annual installments of \$65,449 including interest through March 2017	125,776	-	62,053	63,723	63,724
Accrued leave	738,902	540,847	572,523	707,226	300,000
Total Governmental Activities Long-term Liabilities	\$ 22,773,553	\$ 1,149,345	\$ 5,621,964	\$ 18,300,934	\$ 1,795,431
Business-type Activities	Balance January 1, 2016	Additions	Retired	Balance December 31, 2016	Due Within One Year
\$3,375,000 Series 2013 Harbor General Obligation Bonds, due in annual installments of \$135,000-\$280,000 plus interest at 2% through June of 2033.	\$ 3,475,000	\$ -	\$ 135,000	\$ 3,340,000	\$ 140,000
Unamortized bond premium	420,328	-	24,726	395,602	-
Accrued leave	228,017	101,765	97,140	232,642	75,000
Total Business-type Activities Long-term Liabilities	\$ 4,123,345	\$ 101,765	\$ 256,866	\$ 3,968,244	\$ 215,000

City of Homer, Alaska

Notes to Basic Financial Statements

Annual debt service requirements to maturity for long-term debt, all apparent to be repayment status follow:

Governmental Activities Year Ending December 31,	Notes Payable			Special Assessment Bond Payable (KPB Loan)(see note a below)								
	Principal	Interest	Total	Principal	Interest	Total						
2017	\$ 906,808	\$ 214,366	\$ 1,121,174	\$ 495,612	\$ 186,546	\$ 682,158						
2018	910,303	199,427	1,109,730	515,804	166,354	682,158						
2019	913,906	184,378	1,098,284	536,819	145,339	682,158						
2020	917,619	169,219	1,086,838	558,690	123,469	682,158						
2021	921,450	153,945	1,075,395	581,451	100,707	682,158						
2022-2026	4,403,992	536,250	4,940,242	1,890,390	156,085	2,046,475						
2027-2031	2,731,491	199,527	2,931,018	-	-	-						
2032-2036	1,131,955	16,692	1,148,647	-	-	-						
	<u>\$ 12,837,524</u>			<u>\$ 1,673,804</u>			<u>\$ 14,511,328</u>					
				<u>\$ 4,578,766</u>			<u>\$ 878,500</u>			<u>\$ 5,457,266</u>		

Assets acquired under capital leases during 2015 include a dump truck and a sweeper truck. These assets have a recorded cost of \$376,545 and a net book value (net of depreciation) at December 31, 2016 of \$301,235. Both assets have an expected useful life of 10 years. Future minimum payments under the capital lease agreements are as follows:

Governmental Activities Year Ending December 31,	Capital Leases Payable		
	Principal	Interest	Total
2017	\$ 93,011	\$ 4,244	\$ 97,255
2018	30,031	1,775	31,806
2019	30,794	1,012	31,806
2020	23,582	247	23,829
	<u>\$ 177,418</u>		<u>\$ 7,278</u>
			<u>\$ 184,696</u>

City of Homer, Alaska

Notes to Basic Financial Statements

Annual debt service requirements to maturity for the bonds follow:

Business-type Activities Year Ending December 31,	G. O. Bonds Payable		
	Principal	Interest	Total
2017	\$ 140,000	\$ 149,950	\$ 289,950
2018	140,000	145,750	285,750
2019	145,000	141,475	286,475
2020	150,000	136,300	286,300
2021	160,000	130,100	290,100
2022-2026	905,000	539,250	1,444,250
2027-2031	1,155,000	286,125	1,441,125
2032-2033	545,000	27,625	572,625
	\$ 3,340,000	\$ 1,556,575	\$ 4,896,575

In 2013, the City entered into a loan agreement with the Kenai Peninsula Borough to borrow up to \$12,700,000 for the design and construction of natural gas distribution improvements in the City. Concurrent with the issuance of the loan with the Borough, the City issued a \$12,700,000 natural gas distribution special assessment bond. The bond proceeds are to be used for the design and construction of natural gas distribution improvements in the City. After completion of the project, the City will establish an assessment district. This bond will be repaid from amounts to be levied against the property owners benefited by this construction in the assessment district. Those amounts, including interest, are 100 percent pledged to pay the scheduled principal and interest payments on the special assessment bonds. In the event that a deficiency exists because of unpaid or delinquent special assessments at the time a debt service payment is due, the government must provide resources to cover the deficiency until other resources, for example, foreclosure proceeds, are received.

At December 31, 2014, the City had drawn \$12,359,388 on the loan to cover substantial completion of the project. In 2015, the City levied the customer special assessments, which requires the individuals pay the assessment over a period of 20 years. Certain customers elected to pay the entire assessment up front. The City then used these funds to reduce the outstanding debt on the loan by approximately \$4.1 million. Because of the large reduction on the debt, the loan was reamortized by management as noted on the payment schedule above and is now expected to be paid in full one year earlier than originally planned. The repayment schedule here is management's best estimate of required amounts due. Note that the City anticipates making additional advance principal payments in 2016 and will request a formal reamortization of the loan at that time.

Debt Covenants

The Kenai Peninsula Borough gasline loan required that a reserve account be established in the amount of \$1,270,000 from the date of the first drawdown. The City has complied with this covenant through the establishment of a dedicated investment account (reported as restricted cash and investments) in the Gas line Capital Project Fund.

City of Homer, Alaska

Notes to Basic Financial Statements

The 2013 Harbor bonds required that a reserve account be established in the amount of the largest annual debt service payment (\$290,100). The City has complied with this covenant through the establishment of a dedicated investment account (reported as restricted cash and investments) in the Port of Homer Enterprise Fund. In addition, these bonds established a rate covenant that requires the Port to establish and charge fees sufficient to produce 120% of the annual debt service amount. The rate covenant test was met in 2015.

7. Fund Balances

Fund balances, reported for the major funds and the nonmajor funds in the aggregate on the governmental funds balance sheet are subject to the following constraints:

	General	Utility Special Revenue	Gas Line Capital Project	HART Roads Capital Project	Nonmajor Funds	Totals
Nonspendable:						
Inventory	\$ 49,309	\$ 361,507	-	-	-	\$ 410,816
Prepaid items	217,408	-	-	-	-	217,408
Interfund loans	184,704	-	-	-	-	184,704
Total nonspendable	451,421	361,507	-	-	-	812,928
Restricted:						
Roads and trails	-	-	-	6,640,048	561,209	7,201,257
Special service district	125,982	-	(2,233,601)	-	-	(2,107,619)
Permanent Fund	-	-	-	-	2,170,208	2,170,208
Total restricted	125,982	-	(2,233,601)	6,640,048	2,731,417	7,263,846
Assigned:						
Library	-	-	-	-	33,971	33,971
Public safety	-	-	-	-	42,629	42,629
Community schools	-	-	-	-	520	520
Sustainability	-	-	-	-	14,826	14,826
Water and sewer	-	3,123,073	-	-	-	3,123,073
PERS benefits	171,314	-	-	-	15,357	186,671
Capital and land	-	-	-	-	3,334,573	3,334,573
Total assigned	171,314	3,123,073	-	-	3,441,876	6,736,263
Unassigned (deficit)	5,864,051	-	-	-	-	5,864,051
Total Fund Balances	\$ 6,612,768	\$ 3,484,580	\$(2,233,601)	\$ 6,640,048	\$ 6,173,293	\$ 20,677,088

City of Homer, Alaska

Notes to Basic Financial Statements

8. Risk Management

The City is exposed to various risks of loss including (a) damage to and loss of buildings and contents, (b) employee torts, (c) professional liability; i.e., errors and omissions, (d) workers' compensation; i.e., employee injuries, and (e) medical insurance costs of employees.

The City is a member of the Alaska Municipal League Joint Insurance Association (JIA), a governmental insurance pool established by the Alaska Municipal League. The JIA provides the City coverage for property, including building and contents, automobiles, mobile equipment and data processing equipment; casualty, including general liability, and public officials, law enforcement professional liability, auto liability and employee benefit liability; and workers' compensation, including employer's liability. In addition, commercial insurance policies are purchased that transfer the risk of loss, except for relatively low deductibles for marina keepers legal liability, and underground tank liability. The City has no coverage for potential losses from environmental damages.

The JIA is a public entity risk pool organized to share risks among its members. The Association's bylaws provide for the assessment of supplemental contributions from members in the event that losses and expenses for any coverage year exceed the annual contributions and income earned on such contributions for the year. Such supplemental contributions shall be based upon each member's deposit contribution in comparison to the aggregate deposit contributions of all members. The Association made no supplemental assessments during the year ended December 31, 2016.

The JIA provides loss control services and conducts periodic inspections to ensure safe operations. The Finance Director coordinates risk management activities with the other City Directors and City Manager. The General Fund balance is sufficient to meet potential losses related to the JIA basic core coverage and coverage deductibles. The amount of settlements for the past three years did not materially exceed the City's insurance coverage.

9. Defined Benefit (DB) Pension Plan

General Information About the Plan

The City participates in the Alaska Public Employees' Retirement System (PERS). PERS is a cost-sharing multiple employer plan which covers eligible State and local government employees, other than teachers. The Plan was established and is administered by the State of Alaska Department of Administration. Benefit and contribution provisions are established by State law and may be amended only by the State Legislature.

The Plan is included in a comprehensive annual financial report that includes financial statements and other required supplemental information. That report is available via the internet at <http://doa.alaska.gov/drdb/pers>. Actuarial valuation reports, audited financial statements, and other detailed plan information are also available on this website.

City of Homer, Alaska

Notes to Basic Financial Statements

The Plan provides for retirement, death and disability, and post-employment health care benefits. There are three tiers of employees, based on entry date. For all tiers within the Defined Benefit (DB) plan, full retirement benefits are generally calculated using a formula comprised of a multiplier times the average monthly salary (AMS) times the number of years of service. The multiplier is increased at longevity milestone markers for most employees. Police/Fire employees accrue benefits at an accelerated rate. The tiers within the Plan establish differing criteria regarding normal retirement age, early retirement age, and the criteria for calculation of AMS, COLA adjustments, and other OPEB benefits. A complete benefit comparison chart is available at the website noted above.

The PERS DB Plan was closed to new entrants effective June 30, 2006. New employees hired after that date participate in the PERS Defined Contribution (DC) Plan described later in these notes.

Historical Context and Special Funding Situation

In April 2008, the Alaska Legislature passed legislation converting the previously existing PERS plan from an agent-multiple employer plan to a cost-sharing plan with an effective date of July 1, 2008. In connection with this conversion, the State of Alaska passed additional legislation which statutorily capped the employer contribution rate, established a state funded “on-behalf” contribution (subject to funding availability), and required that employer contributions be calculated against *all* PERS eligible wages, including wages paid to participants of the PERS Tier IV defined contribution plan described later in these notes.

Alaska Statute 39.35.255 requires the State of Alaska to contribute to the Plan an amount such that, when combined with the employer contribution, is sufficient to pay the Plan’s past service liability contribution rate as adopted by the Alaska Retirement Management Board. As such, the Plan is considered to be in a special funding situation as defined by GASB, and management has recorded all pension related liabilities, deferred inflows and outflows of resources, and disclosures on this basis.

It is important to note that the Alaska Legislature has the power and authority to change the aforementioned statute through the legislative process.

The City records these on-behalf contributions as revenue and expense/expenditures as dictated by the governing GAAP for each basis of accounting depending on fund type.

Employee Contribution Rates

Regular employees are required to contribute 6.75% of their annual covered salary. Police and firefighters are required to contribute 7.5% of their annual covered salary.

City of Homer, Alaska

Notes to Basic Financial Statements

Employer and Other Contribution Rates

There are several contribution rates associated with the pension and healthcare contributions and related liabilities. These amounts are calculated on an annual basis.

Employer Effective Rate: This is the contractual employer pay-in rate. Under current legislation, this rate is statutorily capped at 22% of eligible wages, subject to a wage floor, and other termination events. This 22% rate is calculated on *all* PERS participating wages, including those wages attributable to employees in the defined contribution plan. Contributions derived from the defined contribution employees are referred to as the Defined Benefit Unfunded Liability or DBUL contribution.

ARM Board Adopted Rate: This is the rate formally adopted by the Alaska Retirement Management Board. This rate is actuarially determined and used to calculate annual Plan funding requirements, without regard to the statutory rate cap or the GASB accounting rate. Prior to July 1, 2015, there were no constraints or restrictions on the actuarial cost method or other assumptions used in the ARM Board valuation. Effective July 1, 2015, the Legislature requires the ARM Board to adopt employer contribution rates for past service liabilities using a level percent of pay method over a closed 25 year term which ends in 2039. This will result in lower ARM Board Rates in future years (as demonstrated in the contribution rate tables below).

On-behalf Contribution Rate: This is the rate paid in by the State as an on-behalf payment under the current statute. The statute requires the State to contribute, based on funding availability, an on-behalf amount equal to the difference between the ARM Board Rate and the Employer Effective Rate. However, in state fiscal year 2015, the State Legislature appropriated a one-time contribution to the Plan in the amount of \$1 billion. As a result, the On-behalf Contribution Rate for State Fiscal Year 2015 (July 1, 2014 - June 30, 2015) significantly exceeds the statutory amount. In the governmental fund financial statements, on-behalf contribution amounts have been recognized as additional revenues and expenditures. On the enterprise fund and government-wide financial statements, the on-behalf amounts are included in revenue and expense only to the extent they are applicable to the measurement period.

GASB Rate: This is the rate used to determine the long-term pension and healthcare liability for plan accounting purposes in accordance with generally accepted accounting principles as established by GASB. Certain actuarial methods and assumptions for this rate calculation are mandated by GASB. Additionally, the GASB Rate disregards all future Medicare Part D payments. For FY15, the rate uses an 8.00% pension discount rate and a 4.90% healthcare discount rate.

The GASB Rate and the ARM Board Adopted Rate differ significantly as a direct result of variances in the actuarial methods and assumptions used.

City of Homer, Alaska

Notes to Basic Financial Statements

Contribution rates for the years ended June 30, 2016 and June 30, 2017 were determined in the June 30, 2013 and June 30, 2014 actuarial valuations, respectively. City contribution rates for the 2016 calendar year were as follows:

<i>January 1, 2016 to June 30, 2016</i>	Employer Effective Rate	ARM Board Adopted Rate	State Contribution Rate	GASB Rate
Pension	13.25%	16.38%	3.63%	37.79%
Postemployment healthcare (see Note 11)	8.75%	10.81%	1.56%	58.73%
Total Contribution Rates	22.00%	27.19%	5.19%	96.52%

<i>July 1, 2016 to December 31, 2016</i>	Employer Effective Rate	ARM Board Adopted Rate	State Contribution Rate	GASB Rate
Pension	14.96%	19.10%	4.14%	24.49%
Postemployment healthcare (see Note 11)	7.04%	7.04%	-%	56.64%
Total Contribution Rates	22.00%	26.14%	4.14%	81.13%

In 2016, the City was credited with the following contributions into the pension plan.

	Measurement Period July 1, 2015 to June 30, 2016	City Fiscal Year January 1, 2016 to December 31, 2016
Employer contributions (including DBUL)	\$ 682,781	\$ 1,031,207
Nonemployer contributions (on-behalf)	357,071	275,279
Total Contributions	\$ 1,039,852	\$ 1,306,486

In addition, employee contributions to the Plan totaled \$233,405 during the City's fiscal year.

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City of Homer, Alaska

Notes to Basic Financial Statements

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions.

At December 31, 2016, the City reported a liability for its proportionate share of the net pension liability (NPL) that reflected a reduction for State pension support provided to the City. The amount recognized by the City for its proportional share, the related State proportion, and the total were as follows:

	2016
City proportionate share of NPL	\$ 14,215,445
State's proportionate share of NPL associated with the City	1,792,202
Total Net Pension Liability	\$ 16,007,647

The total pension liability for the June 30, 2016 measurement date was determined by an actuarial valuation as of June 30, 2015 rolled forward to June 30, 2106 to calculate the net pension liability as of that date. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all participating entities, including the State, actuarially determined. At the June 30, 2016 measurement date, the City's proportion was .25432 percent, which was an increase of 0.02931 from its proportion measured as of June 30, 2015.

For the year ended December 31, 2016, the City recognized pension expense of \$3,449,167. Of this amount, \$241,591 was recorded as on-behalf revenue and expense for additional contributions paid by the State. At December 31, 2016, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 1,307	\$ (158,455)
Changes in assumptions	65,565	-
Net difference between projected and actual earnings on pension plan investments	1,397,310	-
Changes in proportion and differences between City contributions and proportionate share of contributions	696,564	-
City contributions subsequent to the measurement date	377,022	-
Total Deferred Outflows and Deferred Inflows Related to Pensions	\$ 2,537,768	\$ (158,455)

City of Homer, Alaska

Notes to Basic Financial Statements

The \$377,022 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction in the net pension liability in the year ended December 31, 2016. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,

2017	\$ 791,256
2018	270,951
2019	571,224
2020	368,860
Total Amortization	\$ 2,002,291

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation as of June 30, 2016, using the following actuarial assumptions, applied to all periods included in the measurement period, and rolled forward to the measurement date of June 30, 2016. The actuarial valuation for the year ended June 30, 2015 (latest available) was prepared by Buck Consultants. The actuarial assumptions used in the June 30, 2014 valuation were based on the results of an actuarial experience study for the period from July 1, 2005 to June 30, 2009, resulting in changes in actuarial assumptions adopted by the Alaska Retirement Management Board to better reflect expected future experience.

Inflation	3.12%
Salary Increases	Graded by service, from 9.66% to 4.92% for Peace Officers/Firefighters. Graded by age and service, from 8.55% to 4.34% for all others.
Investment Return / Discount Rate	8.00% net of pension plan investment expenses. This is based on an average inflation rate of 3.12% and real rate of return over 4.88%.
Mortality	Pre-termination - Based on the 2010-2013 actual mortality experience Post-termination - 96% of all rates of the RP-2000 table, 2000 base year projected to 2018 with projection scale BB.

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City of Homer, Alaska

Notes to Basic Financial Statements

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The best estimates of arithmetic real rates of return for each major asset class are summarized in the following table (note that the rates shown below exclude the inflation component):

<i>Asset Class</i>	<i>Long-term Expected Real Rate of Return</i>
Domestic equity	5.35%
Global equity (non-US)	5.55%
Private equity	6.25%
Fixed income composite	0.80%
Real estate	3.65%
Alternative equity	4.70%

Discount Rate

The discount rate used to measure the total pension liability was 8.00%. The projection of cash flows used to determine the discount rate assumed that Employer and State contributions will continue to follow the current funding policy which meets State statutes. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Discount Rate Sensitivity

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 8.00 percent, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (7.00 percent) or 1-percentage-point higher (9.00 percent) than the current rate:

	1% Decrease (7.00%)	Current Discount Rate (8.00%)	1% Increase (9.00%)
City's proportionate share of the net pension liability	\$ 18,308,772	\$ 14,215,445	\$ 10,762,911

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERS financial report.

City of Homer, Alaska

Notes to Basic Financial Statements

10. Defined Contribution (DC) Pension Plan

Employees hired after July 1, 2006 participate in PERS Tier IV, a defined contribution plan. This Plan is administered by the State of Alaska, Department of Administration in conjunction with the defined benefit plan noted above. Benefit and contribution provisions are established by State law and may be amended only by the State Legislature. The Alaska Retirement Management Board may also amend contribution requirements. Included in the Plan are individual pension accounts, retiree medical insurance plan and a separate Health Reimbursement Arrangement account that will help retired members pay medical premiums and other eligible medical expenses not covered by the medical plan. This Plan is included in the comprehensive annual financial report for PERS, and at the following website, as noted above. <http://doa.alaska.gov/dr/pers>.

Contributions to the DC plan consist solely of employer and employee contributions with no special funding or other nonemployer contributions. In addition, actual remittances to the PERS system require that the City contribute at 22%. After deducting the DC plan contributions (and related OPEB contributions), the remaining remittance (the DBUL) is deposited into the DB plan as noted earlier.

Benefit Terms

Employees are immediately vested in their own contributions and vest 25% with two years of service, plus an additional 25% per year thereafter for full vesting at five years of service.

Employee Contribution Rate

Employees are required to contribute 8.0% of their annual covered salary. This amount goes directly to the individual's account.

Employer Contribution Rate

For the year ended December 31, 2016, the City was required to contribute 5% of covered salary into the Plan.

The City and employee contributions to PERS for pensions for the year ended December 31, 2016 were \$153,776 and \$246,042, respectively. The City contribution amount was recognized as pension expense/expenditures.

11. Other Post-Employment Benefit (OPEB) Plans

Defined Benefit OPEB

As part of its participation in the PERS DB Plan (Tiers I, II, III), the City participates in the Alaska Retiree Healthcare Trust (ARHCT). The ARHCT is self-funded and provides major medical coverage to retirees of the System. Benefits vary by Tier level. The Plan is administered by the State of Alaska, Department of Administration. Employer contribution rates are established in concert with the Defined Benefit Pension Plan described earlier in these notes.

City of Homer, Alaska

Notes to Basic Financial Statements

Employer Contribution Rate

For the six months ended June 30, 2016, the City was required to contribute 8.25% of covered payroll into the OPEB plan. That rate changed to 7.04% of covered payroll as of July 1, 2016. Employees do not contribute.

Annual Postemployment Healthcare Cost

Actual contributions into the Plan for the last three years were as follows. The amounts reported here include only the employer required contributions and do not include any amounts attributed to the on-behalf contributions by the State. On-behalf contributions to the OPEB Plan in 2016, 2015, and 2014 were \$60,696, \$49,513 and \$216,658, respectively.

<i>Years Ended December 31,</i>	Annual OPEB Costs	City Contributions	% of Costs Contributed
2016	\$ 393,427	\$ 393,427	100 %
2015	455,735	455,735	100 %
2014	537,843	537,843	100 %

Defined Contribution OPEB

Defined Contribution Pension Plan participants (PERS Tier IV) participate in the Occupational Death and Disability Plan (ODD), and the Retiree Medical Plan. Information on these plans is included in the comprehensive annual financial report for the PERS Plan noted above. These plans provide for death, disability, and post-employment health care benefits.

Employer Contribution Rates

Employees do not contribute to the DC OPEB plans. Employer contribution rates for the year ended December 31, 2016 were as follows:

	Other Tier IV	Police/Fire Tier IV
Retiree medical plan	1.18%	1.18%
Occupational death and disability benefits	0.17%	0.49%
Total Contribution Rates	1.35%	1.67%

In addition, PERS defined contribution members also participate in the Health Reimbursement Arrangement. AS 39.30.370 establishes this contribution amount as “three percent of the average annual employee compensation of *all employees of all employers* in the plan”. As of July 1, 2016, for actual remittance, this amount is calculated as a flat rate for each full time or part-time employee per pay period and approximates \$2,049 per year for each full-time employee, and \$1.31 per hour for part-time employees.

City of Homer, Alaska

Notes to Basic Financial Statements

Annual Postemployment Healthcare Cost

In 2016, the City contributed \$160,379 in DC OPEB costs. These amounts have been recognized as expense/expenditures.

12. Deferred Compensation Plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The deferred compensation plan permits all employees to defer a portion of their salary. The deferred compensation is not available for distribution to employees until termination, retirement, death or unforeseeable emergency. Internal Revenue Code provisions require that all assets and income of the plan be held in trust for the exclusive benefit of participants and their beneficiaries.

13. Contingencies

The City is involved in various claims and pending litigation as part of the normal course of its activities. In the opinion of management, the disposition of these matters is not expected to have a material adverse effect on the City's financial statements.

Grants

Amounts received or receivable from grantors are subject to audit and adjustment by the grantor agencies. Any disallowed claims, including amounts already collected, would become a liability of the General Fund or other applicable fund.

14. Designated Sales Tax

City of Homer sales tax is designated for the following purposes:

Water, sewer, and related debt service	0.75%
Road and trail projects	0.75%
General Fund - undesignated	3.00%
Kenai Peninsula Borough	3.00%
<hr/>	
Total Sales Tax Percentage	7.50%

Effective January 1, 2009, Ordinance 08-32(s)(A-2) exempts sales tax on non-prepared foods from September 1 through May 31 annually.

15. Prior Period Adjustment and Change in Accounting Principle

In 2015, the City discovered that it had underreported health insurance expense and overreported cash in connection with its self-insurance health plan that terminated at December 31, 2014. The City has recorded a prior period adjusted in the amount of \$272,514 to reduce opening net position at January 1, 2015.

City of Homer, Alaska

Notes to Basic Financial Statements

16. New Accounting Pronouncements

The Governmental Accounting Standards Board has passed several new accounting standards with upcoming implementation dates. Management has not fully evaluated the potential effects of these statements, but believes that GASB Statement 75 will result in the biggest reporting change. However, actual impacts have not yet been determined.

GASB 74 - Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans - Effective for year-end December 31, 2017, with earlier application encouraged - This statement contains financial reporting guidelines for Postemployment Benefit Plans. This is the Plan side requirements applicable to OPEB benefits and generally brings the OPEB reporting rules into alignment with the new GASB 67 Pension rules.

GASB 75 - Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions - Effective for year-end December 31, 2018, with earlier application encouraged - This statement contains accounting and financial reporting guidelines for OPEB related activities at the participating employer level and generally brings the OPEB reporting rules into alignment with the new GASB 68 Pension rules.

GASB 80 - Blending Requirements for Certain Component Units - Effective for year-end December 31, 2017, with earlier application encouraged - This statement requires blending of a component unit incorporated as a not-for-profit corporation in which the primary government is the sole corporate member. This statement amends the previous requirements established in paragraph 53 of GASB 14. The criterion specified in GASB 80 does not apply to component units included in the financial reporting entity pursuant to GASB 39.

GASB 81 - Irrevocable Split-Interest Agreements - Effective for year-end December 31, 2017, with earlier application encouraged - This statement establishes recording and recognition criteria for governments who receive resources pursuant to an irrevocable split-interest agreement.

GASB 82 - Pension-Issues - an amendment of GASB Statements No. 67, No. 68, and No. 73 - Effective for year-end December 31, 2017, with earlier application encouraged - This statement further amends prior pension reporting to redefine "covered payroll" for required supplementary information, clarifies deviations from actuarial standards, and clarifies the classification of employer-paid member contributions.

GASB 83 - Certain Asset Retirement Obligations - Effective for year-end December 31, 2019, with earlier application encouraged - This statement addresses accounting and financial reporting for certain asset retirement obligations that are legally enforceable liabilities associated with the retirement of a tangible capital asset.

GASB 84 - Fiduciary Activities - Effective for year-end December 31, 2019, with earlier application encouraged - This statement addresses criteria for identifying and reporting fiduciary activities.

GASB 85 - Omnibus - Effective for year-end December 31, 2018, with earlier application encouraged - This statement addresses practice issues that have been identified during implementation and application of certain GASB statements. Issues covered include blending of component units, goodwill, fair value measurement and application, and postemployment benefits.

City of Homer, Alaska

Notes to Basic Financial Statements

GASB 86 - *Certain Debt Extinguishment Issues* - Effective for year-end December 31, 2018, with earlier application encouraged - This statement addresses accounting and financial reporting for in-substance defeasance of debt when only existing resources are used, as well as accounting and financial reporting for prepaid insurance on extinguished debt.

GASB 87 - *Leases* - Effective for year-end December 31, 2020, with earlier application encouraged - This statement addresses accounting and financial reporting for certain lease assets and liabilities for leases that previously were classified as operating leases. This statement establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset.

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Required Supplementary Information

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City of Homer, Alaska
General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balance - Budget and Actual

Year Ended December 31, 2016	Budget		Actual GAAP Basis	Budget to GAAP Difference	Actual Budget Basis	Variance with Final Budget
	Original	Final				
Revenues						
Taxes	\$ 9,297,024	\$ 9,245,527	\$ 9,587,780	\$ -	\$ 9,587,780	\$ 342,253
Licenses and permits	35,600	35,600	30,209	-	30,209	(5,391)
Intergovernmental	551,950	603,450	1,154,105	-	1,154,105	550,655
Charges for services	529,800	1,733,519	1,990,476	-	1,990,476	256,957
Special assessments	-	-	47,940	-	47,940	47,940
Investment income	20,000	20,000	47,028	-	47,028	27,028
Fines and forfeitures	10,000	10,000	18,029	-	18,029	8,029
Total Revenues	10,444,374	11,648,096	12,875,567	-	12,875,567	1,227,471
Expenditures						
General government	2,711,591	2,751,074	2,669,270	-	2,669,270	81,804
Public safety	4,181,524	4,181,524	4,150,861	-	4,150,861	30,663
Public works	2,014,957	2,014,957	1,932,326	-	1,932,326	82,631
Library	816,159	816,659	797,087	-	797,087	19,572
Airport	200,222	200,222	171,358	-	171,358	28,864
Parks and recreation	442,527	442,527	448,974	-	448,974	(6,447)
Community services	218,790	218,790	427,489	-	427,489	(208,699)
Debt service:						
Principal	41,478	41,478	48,951	-	48,951	(7,473)
Interest	58,346	58,346	50,873	-	50,873	7,473
Total Expenditures	10,685,594	10,725,577	10,697,189	-	10,697,189	28,388
Excess of Revenues Over Expenditures	(241,220)	922,519	2,178,378	-	2,178,378	1,255,859
Other Financing Uses - transfers in	10,000	24,000	10,000		10,000	(14,000)
Other Financing Uses - transfers out	(792,377)	(939,869)	(2,096,610)	-	(2,096,610)	(1,156,741)
Net Change in Fund Balance	\$ (1,033,597)	\$ (17,350)	91,768	\$ -	91,768	\$ 109,118
Fund Balance, beginning			6,521,000		6,521,000	
Fund Balance, ending			\$ 6,612,768		\$ 6,612,768	

See accompanying notes to Required Supplementary Information.

City of Homer, Alaska
Utility Special Revenue Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balance - Budget and Actual

<i>Year Ended December 31, 2016</i>	Budget		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Sales taxes	\$ 1,217,763	\$ 1,284,071	\$ 1,275,554	\$ (8,517)
Intergovernmental	-	-	1,573,883	1,573,883
Charges for services	3,560,500	3,560,500	3,649,926	89,426
Special assessments	-	-	600,591	600,591
Investment income	1,000	1,003	10,998	9,995
Total Revenues	4,779,263	4,845,574	7,110,952	2,265,378
Expenditures				
Water	1,998,172	2,623,005	1,872,252	750,753
Sewer	1,468,427	1,641,501	1,524,843	116,658
Debt service:				
Principal	868,608	859,415	859,415	-
Interest	289,320	177,053	178,938	(1,885)
Total debt service	1,157,928	1,036,468	1,038,353	(1,885)
Capital outlay	-	-	1,862,118	(1,862,118)
Total Expenditures	4,624,527	5,300,974	6,297,566	(996,592)
Excess of Revenues Over Expenditures	154,736	(455,400)	813,386	1,268,786
Other Financing Sources (Uses)				
Transfers in	170,246	170,246	152,122	(18,124)
Transfers out	(63,191)	-	(15,000)	(15,000)
Net Change in Fund Balance	\$ 261,791	\$ (285,154)	950,508	\$ 1,235,662
Fund Balance, beginning			2,534,072	
Fund Balance, ending			\$ 3,484,580	

See accompanying notes to Required Supplementary Information.

City of Homer, Alaska
Public Employees Retirement System
Schedule of the City's Information on the Net Pension Liability

Years Ended December 31,	Measurement Period Ended June 30,	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability	State of Alaska Proportionate Share of the Net Pension Liability	Total Net Pension Liability	City's Covered Payroll	City's	Plan Fiduciary
							Proportionate Share of the Net Pension Liability as a Percentage of Payroll	Net Position as a Percentage of the Total Pension Liability
2016	2016	0.25432%	\$ 14,215,445 ^{A-1 ↓}	\$ 1,792,202	\$ 16,007,647	\$ 6,372,455	223.08%	59.55%
2015	2015	0.22501%	10,912,909	2,922,750	13,835,659	6,455,186	169.06%	63.96%
2014	*	*	*	*	*	*	*	*
2013	*	*	*	*	*	*	*	*
2012	*	*	*	*	*	*	*	*
2011	*	*	*	*	*	*	*	*
2010	*	*	*	*	*	*	*	*
2009	*	*	*	*	*	*	*	*
2008	*	*	*	*	*	*	*	*
2007	*	*	*	*	*	*	*	*

*GASB requires ten years of information be presented. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

See accompanying notes to Required Supplementary Information.

City of Homer, Alaska
Public Employees Retirement System
Schedule of City Contributions

<i>Years Ended December 31,</i>	Contractually Required Contribution	Contributions Relative to the Contractually Required Contribution	Contribution Deficiency (Excess)	City's Covered Payroll	Contributions as a Percentage of Covered Payroll
2016	\$ 1,031,207	\$ 1,031,207	\$ -	\$ 6,414,407	16.076%
2015	\$ 644,804	\$ 644,804	\$ -	\$ 6,402,816	10.071%
2014	*	*	*	*	*
2013	*	*	*	*	*
2012	*	*	*	*	*
2011	*	*	*	*	*
2010	*	*	*	*	*
2009	*	*	*	*	*
2008	*	*	*	*	*
2007	*	*	*	*	*

*GASB requires ten years of information be presented. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

See accompanying notes to Required Supplementary Information.

City of Homer, Alaska

Notes to Required Supplementary Information

1. Budgetary Comparison Schedules

An operating budget is adopted each fiscal year for the General Fund and Utility Special Revenue Fund on the modified accrual basis used to reflect actual revenues and expenditures.

The City follows these procedures in establishing the budgetary data reflected in the required budgetary comparison Schedules:

- a. By the third Friday in October, the City Manager presents the budget proposal for the next fiscal year, including additional information.
- b. Public hearings are conducted by the City to obtain taxpayer comments.
- c. At a regular Council meeting no less than 10 days before the end of the fiscal year, the Council shall appropriate the funds.
- d. The Council may increase or decrease appropriations during the course of the year and may amend the budget using the same method as for initial adoption.
- e. The City Manager is authorized to transfer budgeted amounts within a department; however, any revisions that result in permanent staffing level revisions, require Council approval. Expenditures may not exceed appropriations at the fund level.
- f. Appropriations lapse at the end of the fiscal year to the extent they have not been fully expended or fully encumbered. Capital appropriations remain in force until the project is finished or abandoned.

The City publishes its annual budget document and it is available on the City's website at: www.cityofhomer-ak.gov

2. Pension Disclosures

In accordance with GASB Statement 82, "Covered Payroll" is defined as payroll on which contributions to the pension plan are based. Because a portion of the City's contributions to the Plan (the DBUL) are based on Defined Contribution Wages, covered payroll reported here includes all PERS participating wages (both DB and DC).

Both pension tables are intended to present 10 years of information. Additional year's information will be added to the schedules as it becomes available.

Schedule of City's Information on the Net Pension Liability

- This table is presented based on the Plan measurement date. For December 31, 2016, the Plan measurement date is June 30, 2016.
- There were no changes in benefit terms from the prior measurement period.
- There were no changes in assumptions from the prior measurement period.

Schedule of City Contributions

- This table is based on the City's contributions during calendar year 2016. A portion of these contributions are included in the plan measurement results, while a portion of the contributions are reported as a deferred outflow on the December 31, 2016 basic financial statements.

Supplementary Information

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Nonmajor Governmental Funds

SPECIAL REVENUE FUNDS

A Special Revenue Fund is established to finance particular activities and is created from proceeds of specific revenue sources that are restricted or committed for specific purposes.

Library Donations - This fund accounts for donations made to the library that have been earmarked for supplies.

Fire Department Donations - This fund accounts for donations made to the fire department that have been earmarked for supplies.

Animal Shelter Donations - This fund accounts for donations made to the animal shelter that have been earmarked for supplies.

Retainage Reimbursements - This fund accounts for deposits customers have provided for specific projects until their completion.

Community Schools - This fund accounts for donations to be used for community schools.

Sustainability - This fund accounts for donations for sustainable global warming.

Noncapital Projects - This fund accounts for projects and grant-related activities that are not capitalized.

Permanent Fund - This fund accounts for the payment received as a result of the Exxon Valdez oil spill settlement.

PERS Funding - This fund accounts for funds set aside for future PERS obligation.

CAPITAL PROJECT FUNDS

Capital Project Funds are established to account for the financial resources expended to acquire or construct major capital assets of a relatively permanent nature. Such financial resources include grants, contributions, bond proceeds, and operating transfers from other funds.

Capital Project Funds provide a formal mechanism to ensure that revenues dedicated to a certain project are used only for that project and enable the City administration to report to grantors of Capital Project Fund revenue that their requirements regarding the use of the revenues are fully satisfied.

HART Trails - This fund accounts for improvements to City trails. It is funded by 10% of HAWSP sales tax designated specifically for City trails.

Depreciation Reserves - This fund accounts for monies set aside each year from the General Fund to be used for the maintenance of City buildings and the purchase of General Fund equipment.

Land Reserve - This fund accounts for the accumulation of capital to purchase land.

Energy Revolving Loan - This fund accounts for forward funding of energy efficiency improvement projects with corpus to be reinstated through future repayments.

City Facilities - This fund accounts for various facility improvements.

Fleet Reserve Allocation - This fund accounts for the accumulation of capital to purchase vehicles.

City of Homer, Alaska
Nonmajor Governmental Funds
Combining Balance Sheet

	Special Revenue Funds										Capital Project Funds					Total Nonmajor Governmental Funds
	Library Donations	Fire Department Donations	Animal Shelter Donations	Retainage Reimbursements	Community Schools	Sustainability	Non-capital Projects	Permanent Fund	PERS Funding	Total Special Revenue Funds	Land Reserves	Energy Revolving Loan	City Facilities	Fleet Reserve Allocation	Total Capital Project Funds	
December 31, 2016	\$ 33,971	\$ 42,294	\$ 335	\$ 13,363	\$ 520	\$ 14,826	\$ 33,037	\$ 2,477	\$ 15,357	\$ 156,180	\$ 561,209	\$ 142,173	\$ 73,571	\$ 515,610	\$ 3,749,138	\$ 3,905,318
Assets																
Cash and investments																
Receivables, net:																
Interfund loan											12,837				12,837	12,837
State and federal grants							637			637			202,076		202,076	202,713
Other				1,266						1,266						1,266
Restricted cash and investments								2,167,731		2,167,731						2,167,731
Total Assets	\$ 33,971	\$ 42,294	\$ 335	\$ 14,629	\$ 520	\$ 14,826	\$ 33,674	\$ 2,170,208	\$ 15,357	\$ 2,325,814	\$ 561,209	\$ 155,010	\$ 275,647	\$ 515,610	\$ 3,964,051	\$ 6,289,865
Liabilities																
Accounts payable																
Unearned revenue				14,563			904			15,467			7,164	14,103	101,105	116,572
Total Liabilities				14,563			904			15,467	79,838		7,164	14,103	101,105	116,572
Fund Balances																
Restricted:																
Roads and trails																
Permanent fund								2,170,208		2,170,208					561,209	2,170,208
Assigned:																
Library	33,971									33,971						33,971
Public safety		42,294	335							42,629						42,629
Community schools					520					520						520
Sustainability						14,826				14,826						14,826
PERS benefits									15,357	15,357						15,357
Capital and land				66			32,770			32,836	2,225,152	155,010	268,483	501,507	3,301,737	3,334,573
Total Fund Balances	\$ 33,971	\$ 42,294	\$ 335	\$ 14,629	\$ 520	\$ 14,826	\$ 32,770	\$ 2,170,208	\$ 15,357	\$ 2,310,347	\$ 561,209	\$ 155,010	\$ 268,483	\$ 501,507	\$ 3,862,946	\$ 6,173,293
Total Liabilities and Fund Balances	\$ 33,971	\$ 42,294	\$ 335	\$ 14,629	\$ 520	\$ 14,826	\$ 33,674	\$ 2,170,208	\$ 15,357	\$ 2,325,814	\$ 561,209	\$ 155,010	\$ 275,647	\$ 515,610	\$ 3,964,051	\$ 6,289,865

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City of Homer, Alaska
 Nonmajor Governmental Funds

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances (Deficits)

Year Ended December 31, 2016	Special Revenue Funds										Capital Project Funds					Total		
	Library Donations	File Department Donations	Animal Shelter Donations	Retainage Reimbursements	Community Schools	Community Sustainability	Non-capital Projects	PERM Fund	PERM Funding	Total Special Revenue Funds	HART Trails	Depreciation Reserves	Land Reserve	Energy Revolving Loan	City Facilities	Fleet Reserve Allocation	Total Capital Project Funds	Total Nonmajor Governmental Funds
Revenues																		
Sales taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-	-	5,354	-	-	5,354	-	-	-	-	932,886	-	-	932,886	938,240
Investment income	18	306	-	-	-	199	127,600	669	128,837	3,270	7,874	-	-	327	2,535	-	14,006	142,843
Donations	1,230	4,049	-	-	20	-	-	-	5,299	-	-	-	-	-	-	-	-	5,299
Other grants	-	-	-	-	-	23,691	-	-	23,691	-	-	-	-	-	-	-	-	23,691
Other	-	-	-	-	-	5,566	-	-	5,566	-	-	-	-	-	-	-	-	191,797
Total Revenues	1,248	4,355	-	-	20	34,810	127,600	669	168,747	3,270	7,874	151,585	30,917	933,213	6,264	1,133,123	1,301,870	
Expenditures																		
Current:																		
General government	-	-	-	-	17	30,623	-	-	30,640	-	-	-	-	-	-	-	-	30,640
Public safety	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt service principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	87,957	-	87,957	87,957
Debt service interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,643	-	6,643	6,643
Capital outlay	-	64,149	-	-	-	638	-	-	64,787	66,828	329,845	-	-	1,879,637	246,124	-	2,522,434	2,587,221
Total Expenditures	-	64,149	-	-	17	31,261	-	-	95,427	66,828	329,845	-	-	1,879,637	340,724	-	2,617,034	2,712,461
Excess of Revenues Over (Under) Expenditures	1,248	(59,794)	-	-	3	3,549	127,600	669	73,320	(63,558)	(321,971)	151,585	30,917	(946,424)	(334,460)	-	(1,483,911)	(1,410,591)
Other Financing Sources (Uses)																		
Issuance of capital lease	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital lease purchase	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-	-	-	1,369,231	-	-	868,354	402,500	-	2,640,085	2,640,085
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-	(13,956)	-	(64,803)	-	(78,759)	(78,759)
Net Change in Fund Balances	1,248	(59,794)	-	-	3	3,549	127,600	669	73,320	(63,558)	1,047,260	151,585	16,961	(78,070)	3,237	1,077,415	1,150,735	
Fund Balances (Deficits), beginning	32,723	102,088	335	66	517	14,781	2,042,608	14,688	2,237,027	624,767	1,177,892	-	138,049	346,553	498,270	2,785,531	5,022,558	
Fund Balances, ending	\$ 33,971	\$ 42,294	\$ 335	\$ 66	\$ 520	\$ 14,826	\$ 2,170,208	\$ 15,357	\$ 2,310,347	\$ 561,209	\$ 2,225,152	\$ 151,585	\$ 155,010	\$ 268,483	\$ 501,507	\$ 3,862,946	\$ 6,173,293	

General Fund

The General Fund accounts for the financial operations of the City of Homer which are not accounted for in any other fund. Principal sources of revenues are sales taxes, property taxes, charges for services, and intergovernmental revenues. Primary expenditures in the General Fund are for general government, public safety, and public works.

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City of Homer, Alaska

General Fund
Balance Sheet

December 31,	2016	2015
Assets		
Cash and investments	\$ 2,936,291	\$ 4,189,551
Receivables		
Property taxes - delinquent, net of allowance for doubtful accounts of \$4,418 (\$5,235 in 2015)	97,490	71,798
Sales taxes	958,795	782,484
Assessments	333,908	382,025
Other, net of allowance for doubtful accounts of \$55,534 (\$29,204 in 2015)	82,113	135,669
Total Receivables	1,472,306	1,371,976
Due from other funds	2,508,537	1,150,932
Interfund loan receivable	184,704	242,352
Inventory	49,309	28,810
Prepaid items	217,408	257,985
Total Assets	\$ 7,368,555	\$ 7,241,606
Liabilities		
Accounts payable	\$ 150,124	\$ 113,543
Accrued payroll and related liabilities	149,535	135,126
Unearned revenue	1,989	1,910
Customer deposits	15,704	16,204
Total Liabilities	317,352	266,783
Deferred Inflows of Resources		
Deferred property taxes	104,527	71,798
Deferred assessments	333,908	382,025
Total Deferred Inflows of Resources	438,435	453,823
Total Liabilities and Deferred Inflows of Resources	755,787	720,606
Fund Balance		
Nonspendable	451,421	529,147
Restricted - Special service district	125,982	101,223
Assigned - PERS benefits	171,314	171,314
Unassigned	5,864,051	5,719,316
Total Fund Balance	6,612,768	6,521,000
Total Liabilities, Deferred Inflows of Resources and Fund Balance	\$ 7,368,555	\$ 7,241,606

City of Homer, Alaska
General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balance - Budget and Actual

Year Ended December 31,	2016					2015
	Final Budget	Actual GAAP Basis	Budget to GAAP Difference	Actual Budget Basis	Variance	Actual GAAP Basis
Revenues						
Taxes:						
Property taxes	\$ 3,151,170	\$ 3,199,487	\$ -	\$ 3,199,487	\$ 48,317	\$ 3,179,852
Sales taxes	6,092,816	6,383,660	-	6,383,660	290,844	5,025,763
Penalties and interest	1,541	4,633	-	4,633	3,092	4,813
Total taxes	9,245,527	9,587,780	-	9,587,780	342,253	8,210,428
Licenses and permits	35,600	30,209	-	30,209	(5,391)	27,625
Intergovernmental:						
Revenue - sharing	-	215,905	-	215,905	215,905	322,339
State PERS relief	-	235,899	-	235,899	235,899	1,227,364
Utility cooperative	27,000	24,878	-	24,878	(2,122)	25,306
Alcohol beverage tax	24,500	24,750	-	24,750	250	23,200
Public safety	511,300	512,880	-	512,880	1,580	685,888
Library grant	6,650	10,222	-	10,222	3,572	10,154
Public works	34,000	34,000	-	34,000	-	34,000
Other grant	-	95,571	-	95,571	95,571	-
Total intergovernmental	603,450	1,154,105	-	1,154,105	550,655	2,328,251
Charges for services:						
Administrative services	1,203,719	1,209,925	-	1,209,925	6,206	1,385,810
Ambulance services	130,000	271,872	-	271,872	141,872	109,054
Fire contracts	67,000	71,631	-	71,631	4,631	70,512
Camping fees	154,000	179,034	-	179,034	25,034	166,028
Airport services	90,000	131,051	-	131,051	41,051	128,748
Community school fees	35,300	38,773	-	38,773	3,473	36,768
Miscellaneous services	53,500	88,190	-	88,190	34,690	225,848
Total charges for services	1,733,519	1,990,476	-	1,990,476	256,957	2,122,768
Special assessments	-	47,940	-	47,940	47,940	63,207

City of Homer, Alaska
General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balance - Budget and Actual, continued

<i>Year Ended December 31,</i>	2016			2015		
Final Budget	Actual GAAP Basis	Budget to GAAP Difference	Actual Budget Basis	Variance	Actual GAAP Basis	
Revenues, continued						
Investment income	\$ 20,000	\$ 47,028	\$ -	\$ 47,028	\$ 27,028	\$ 38,808
Fines and forfeitures	10,000	18,029	-	18,029	8,029	28,291
Total Revenues	11,648,096	12,875,567	-	12,875,567	1,227,471	12,819,378
Expenditures						
General government:						
City council/mayor:						
Salaries and benefits	14,056	13,464	-	13,464	592	11,930
Supplies	2,600	1,460	-	1,460	1,140	1,235
Other services and charges	339,945	288,346	-	288,346	51,599	357,593
Total city council/mayor	356,601	303,270	-	303,270	53,331	370,758
City clerk:						
Salaries and benefits	333,258	351,847	-	351,847	(18,589)	391,239
Supplies	3,500	3,394	-	3,394	106	3,649
Other services and charges	45,790	37,761	-	37,761	8,029	66,056
Total city clerk	382,548	393,002	-	393,002	(10,454)	460,944
City manager:						
Salaries and benefits	182,389	205,566	-	205,566	(23,177)	167,428
Supplies	4,500	3,729	-	3,729	771	5,013
Other services and charges	18,399	13,497	-	13,497	4,902	11,968
Total city manager	205,288	222,792	-	222,792	(17,504)	184,409
Administrative services:						
Salaries and benefits	979,902	905,558	-	905,558	74,344	1,162,325
Supplies	39,400	9,338	-	9,338	30,062	7,263
Other services and charges	293,084	381,153	-	381,153	(88,069)	435,975
Total administrative services	1,312,386	1,296,049	-	1,296,049	16,337	1,605,563

City of Homer, Alaska
General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balance - Budget and Actual, continued

Year Ended December 31,	2016			2015		
Final Budget	Actual GAAP Basis	Budget to GAAP Difference	Actual Budget Basis	Variance	Actual GAAP Basis	
Expenditures, continued						
General government, continued:						
Planning and zoning/property management:						
Salaries and benefits	\$ 333,689	\$ 318,034	\$ -	\$ 318,034	\$ 15,655	\$ 431,587
Supplies	1,900	1,084	-	1,084	816	2,149
Other services and charges	23,286	15,450	-	15,450	7,836	22,021
Total planning and zoning/ property management	358,875	334,568	-	334,568	24,307	455,757
City hall complex:						
Salaries and benefits	-	398	-	398	(398)	-
Supplies	9,000	12,532	-	12,532	(3,532)	12,102
Other services and charges	126,376	106,659	-	106,659	19,717	126,643
Total city hall complex	135,376	119,589	-	119,589	15,787	138,745
Non-departmental - salaries and benefits			-	-	-	139,522
Total general government	2,751,074	2,669,270	-	2,669,270	81,804	3,355,698
Public safety:						
Police department:						
Salaries and benefits	2,062,541	2,169,285	-	2,169,285	(106,744)	2,434,520
Supplies	27,100	35,664	-	35,664	(8,564)	35,766
Other services and charges	334,615	247,565	-	247,565	87,050	287,860
Total police department	2,424,256	2,452,514	-	2,452,514	(28,258)	2,758,146
Jail:						
Salaries and benefits	475,899	485,036	-	485,036	(9,137)	674,599
Supplies	27,500	28,190	-	28,190	(690)	29,422
Other services and charges	129,094	92,917	-	92,917	36,177	118,642
Total jail	632,493	606,143	-	606,143	26,350	822,663
Animal control:						
Supplies	13,700	8,316	-	8,316	5,384	8,950
Other services and charges	147,723	141,625	-	141,625	6,098	144,607
Total animal control	161,423	149,941	-	149,941	11,482	153,557

City of Homer, Alaska
General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balance - Budget and Actual, continued

Year Ended December 31,	2016			2015		
	Final Budget	Actual GAAP Basis	Budget to GAAP Difference	Actual Budget Basis	Variance	Actual GAAP Basis
Expenditures, continued						
Public safety, continued:						
Emergency services:						
Salaries and benefits	\$ 670,683	\$ 710,102	\$ -	\$ 710,102	\$ (39,419)	\$ 820,202
Supplies	39,500	32,391	-	32,391	7,109	40,365
Other services and charges	253,169	199,770	-	199,770	53,399	212,635
Total emergency services	963,352	942,263	-	942,263	21,089	1,073,202
Total public safety	4,181,524	4,150,861	-	4,150,861	30,663	4,807,568
Public works:						
Administration:						
Salaries and benefits	83,024	71,958	-	71,958	11,066	102,473
Supplies	6,250	6,138	-	6,138	112	5,190
Other services and charges	70,413	63,817	-	63,817	6,596	71,131
Total administration	159,687	141,913	-	141,913	17,774	178,794
Maintenance:						
Salaries and benefits	188,050	207,203	-	207,203	(19,153)	223,937
Supplies	13,250	11,011	-	11,011	2,239	9,769
Other services and charges	114,800	99,314	-	99,314	15,486	109,744
Total maintenance	316,100	317,528	-	317,528	(1,428)	343,450
Streets:						
Salaries and benefits	380,273	401,501	-	401,501	(21,228)	538,347
Supplies	219,000	212,584	-	212,584	6,416	186,205
Other services and charges	58,000	54,377	-	54,377	3,623	50,576
Total streets	657,273	668,462	-	668,462	(11,189)	775,128
Motor pool:						
Salaries and benefits	171,121	169,998	-	169,998	1,123	174,955
Supplies	101,250	49,918	-	49,918	51,332	72,325
Other services and charges	268,500	244,114	-	244,114	24,386	285,173
Total motor pool	540,871	464,030	-	464,030	76,841	532,453

City of Homer, Alaska
General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balance - Budget and Actual, continued

Year Ended December 31,	2016					2015
	Final Budget	Actual GAAP Basis	Budget to GAAP Difference	Actual Budget Basis	Variance	Actual GAAP Basis
Expenditures, continued						
Public works, continued:						
Engineer/inspector:						
Salaries and benefits	\$ 161,374	\$ 158,117	\$ -	\$ 158,117	\$ 3,257	\$ 170,850
Supplies	4,250	2,005	-	2,005	2,245	2,471
Other services and charges	9,500	6,524	-	6,524	2,976	4,784
Total engineer/inspector	175,124	166,646	-	166,646	8,478	178,105
Janitorial:						
Salaries and benefits	\$ 122,252	\$ 129,335	\$ -	\$ 129,335	\$ (7,083)	\$ 142,664
Supplies	12,500	13,809	-	13,809	(1,309)	14,905
Other services and charges	31,150	30,603	-	30,603	547	24,229
Total engineer/inspector	165,902	173,747	-	173,747	(7,845)	181,798
Total public works	2,014,957	1,932,326	-	1,932,326	82,631	2,189,728
Library:						
Salaries and benefits	627,986	626,499	-	626,499	1,487	674,325
Supplies	29,156	20,019	-	20,019	9,137	19,329
Other services and charges	159,517	150,569	-	150,569	8,948	178,075
Total library	816,659	797,087	-	797,087	19,572	871,729
Airport:						
Salaries and benefits	67,003	60,627	-	60,627	6,376	65,661
Supplies	16,000	12,864	-	12,864	3,136	12,357
Other services and charges	117,219	97,867	-	97,867	19,352	111,012
Total airport	200,222	171,358	-	171,358	28,864	189,030
Parks and recreation:						
Salaries and benefits	287,547	304,862	-	304,862	(17,315)	277,030
Supplies	43,800	32,357	-	32,357	11,443	31,012
Other services and charges	111,180	111,755	-	111,755	(575)	113,523
Total parks and recreation	442,527	448,974	-	448,974	(6,447)	421,565
Community services:						
Community service contributions:						
Museum	66,500	69,000	-	69,000	(2,500)	69,000
Homer Foundation Non-Profit	19,000	208,000	-	208,000	(189,000)	19,000
Other	-	17,400	-	17,400	(17,400)	39,695
Total community service contributor	85,500	294,400	-	294,400	(208,900)	127,695

City of Homer, Alaska
General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balance - Budget and Actual, continued

<i>Year Ended December 31,</i>	2016					2015
Final Budget	Actual GAAP Basis	Budget to GAAP Difference	Actual Budget Basis	Variance	Actual GAAP Basis	
Expenditures, continued						
Community services, continued:						
Community schools:						
Salaries and benefits	\$ 110,615	\$ 106,841	\$ -	\$ 106,841	\$ 3,774	\$ 124,547
Supplies	2,250	1,089	-	1,089	1,161	1,420
Other services and charges	20,425	25,159	-	25,159	(4,734)	31,013
Total community schools	133,290	133,089	-	133,089	201	156,980
Total community services	218,790	427,489	-	427,489	(208,699)	284,675
Debt service on loans:						
Principal	41,478	48,951	-	48,951	(7,473)	47,012
Interest	58,346	50,873	-	50,873	7,473	52,812
Total debt service	99,824	99,824	-	99,824	-	99,824
Total Expenditures	10,725,577	10,697,189	-	10,697,189	28,388	12,219,817
Excess of Revenues Over Expenditure:	922,519	2,178,378	-	2,178,378	1,255,859	599,561
Other Financing Uses - transfers in	24,000	10,000	-	10,000	(14,000)	-
Other Financing Uses - transfers out	(939,869)	(2,096,610)	-	(2,096,610)	(1,156,741)	(647,594)
Net Change in Fund Balance	<u>\$ 6,650</u>	91,768	<u>\$ -</u>	91,768	<u>\$ 85,118</u>	(48,033)
Fund Balance, beginning		<u>6,521,000</u>		<u>6,521,000</u>		<u>6,569,033</u>
Fund Balance, ending		<u>\$ 6,612,768</u>		<u>\$ 6,612,768</u>		<u>\$ 6,521,000</u>

Utility Special Revenue Fund

The Utility Special Revenue Fund accounts for the activities of the water and sewer facility operations, including collection and treatment of sewage, and distribution and transmission of water.

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City of Homer, Alaska
Utility Special Revenue Fund
Combining Balance Sheet

<i>December 31, 2016</i>	Utility Operations	HAWSP Debt Service	Utility Capital Projects	Utility Reserves	Total Utility Fund
Assets					
Cash and investments	\$ 2,981,246	\$ (4,132,707)	\$ (1,543,856)	\$ 4,446,575	\$ 1,751,258
Receivables					
Accounts	249,191	-	792,171	-	1,041,362
Sales taxes	(20)	191,964	-	-	191,944
Assessments	-	3,865,756	-	-	3,865,756
Grant	-	-	391,675	-	391,675
Total Receivables	249,171	4,057,720	1,183,846	-	5,490,737 <i>e36</i>
Inventory	361,507	-	-	-	361,507
Total Assets	\$ 3,591,924	\$ (74,987)	\$ (360,010)	\$ 4,446,575	\$ 7,603,502
Liabilities					
Accounts payable	\$ 177,185	\$ -	\$ 8,197	\$ -	\$ 185,382
Accrued payroll and related liabilities	31,387	-	-	-	31,387
Customer deposits	36,397	-	-	-	36,397
Total Liabilities	244,969	-	8,197	-	253,166
Deferred Inflows of Resources					
Deferred assessments	-	3,865,756	-	-	3,865,756
Total Liabilities and Deferred Inflows of Resources	244,969	3,865,756	8,197	-	4,118,922
Fund Balances (Deficits)					
Nonspendable - inventory	361,507	-	-	-	361,507
Assigned - water and sewer	2,985,448	(3,940,743)	(368,207)	4,446,575	3,123,073
Total Fund Balances (Deficits)	3,346,955	(3,940,743)	(368,207)	4,446,575	3,484,580
Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)	\$ 3,591,924	\$ (74,987)	\$ (360,010)	\$ 4,446,575	\$ 7,603,502

City of Homer, Alaska
Utility Special Revenue Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balance - Budget and Actual

Year Ended December 31, 2016	Budget	Actual	Variance
Revenues			
Sales taxes	\$ 1,284,071	\$ 1,275,554	\$ (8,517)
Intergovernmental:			
Federal Sources	-	188,707	188,707
State Sources	-	1,385,176	1,385,176
Total intergovernmental	-	1,573,883	1,573,883
Charges for services:			
Water charges and connection fees	1,934,000	1,930,371	(3,629)
Sewer charges and connection fees	1,626,500	1,719,555	93,055
Total charges for services	3,560,500	3,649,926	89,426
Water and sewer special assessments	-	600,591	600,591
Investment income	1,003	10,998	9,995
Total Revenues	4,845,574	7,110,952	2,265,378
Expenditures			
Water:			
Pumping system	500,265	78,345	421,920
Treatment plant and operations testing	523,723	545,550	(21,827)
Distribution system and reservoir	318,884	310,047	8,837
Water meters	181,361	159,429	21,932
Water hydrants	170,246	171,173	(927)
Administration	928,526	607,708	320,818
Total water	2,623,005	1,872,252	750,753
Sewer:			
Pumping system	849,445	871,546	(22,101)
Collection system	244,128	238,758	5,370
Administration	547,928	414,539	133,389
Total sewer	1,641,501	1,524,843	116,658
Debt service:			
Principal	859,415	859,415	-
Interest	177,053	178,938	(1,885)
Total debt service	1,036,468	1,038,353	(1,885)
Capital outlay	-	1,862,118	(1,862,118)
Total Expenditures	5,300,974	6,297,566	(996,592)
Excess of Revenues Over (Under) Expenditures	(455,400)	813,386	1,268,786
Other Financing Sources (Uses)			
Transfers in	170,246	152,122	(18,124)
Transfers out	-	(15,000)	(15,000)
Net Change in Fund Balance	\$ (285,154)	950,508	\$ 1,235,662
Fund Balance, beginning		2,534,072	
Fund Balance, ending		<u>\$ 3,484,580</u>	

City of Homer, Alaska
Utility Special Revenue Fund
Combining Schedule of Revenues, Expenditures, and Changes in Fund Balances (Deficits)

<i>Year Ended December 31, 2016</i>	Utility Operations	HAWSP Debt Service	Utility Capital Projects	Utility Reserves	Total Utility Fund
Revenues					
Sales taxes	\$ -	\$ 1,275,554	\$ -	\$ -	\$ 1,275,554
Intergovernmental:					
Federal sources	-	-	188,707	-	188,707
State sources	45,131	-	1,340,045	-	1,385,176
Total intergovernmental	45,131	-	1,528,752	-	1,573,883
Charges for services:					
Water charges and connection fees	1,930,221	-	150	-	1,930,371
Sewer charges and connection fees	1,719,555	-	-	-	1,719,555
Total charges for services	3,649,776	-	150	-	3,649,926
Water and sewer special assessments	-	600,591	-	-	600,591
Investment income	8,369	2,629	-	-	10,998
Total Revenues	3,703,276	1,878,774	1,528,902	-	7,110,952
Expenditures					
Water:					
Pumping system	78,345	-	-	-	78,345
Treatment plant and operations testing	545,550	-	-	-	545,550
Distribution system and reservoir	310,047	-	-	-	310,047
Water meters	159,429	-	-	-	159,429
Water hydrants	171,173	-	-	-	171,173
Administration	469,420	138,288	-	-	607,708
Total water	1,733,964	138,288	-	-	1,872,252
Sewer:					
Pumping system	871,546	-	-	-	871,546
Collection system	238,758	-	-	-	238,758
Administration	414,539	-	-	-	414,539
Total sewer	1,524,843	-	-	-	1,524,843
Debt service:					
Principal	-	859,415	-	-	859,415
Interest	1,885	177,053	-	-	178,938
Total debt service	1,885	1,036,468	-	-	1,038,353
Capital outlay	2,626	-	1,756,803	102,689	1,862,118
Total Expenditures	3,263,318	1,174,756	1,756,803	102,689	6,297,566
Excess of Revenues Over (Under)					
Expenditures	439,958	704,018	(227,901)	(102,689)	813,386
Other Financing Sources (Uses)					
Eliminating transfers	(452,114)	-	-	452,114	-
Transfers in	152,122	-	-	-	152,122
Transfers out	-	-	-	(15,000)	(15,000)
Net Change in Fund Balances	139,966	704,018	(227,901)	334,425	950,508
Fund Balances (Deficits), beginning	3,206,989	(4,644,761)	(140,306)	4,112,150	2,534,072
Fund Balances (Deficits), ending	\$ 3,346,955	\$ (3,940,743)	\$ (368,207)	\$ 4,446,575	\$ 3,484,580

Port of Homer Enterprise Fund

Enterprise Funds account for operations that are financed and operated in a manner similar to private business operations. The City of Homer utilizes one Enterprise Fund.

Port of Homer - This fund accounts for the operations of the port and harbor.

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City of Homer, Alaska
Port of Homer Enterprise Fund
Statement of Net Position

<i>December 31,</i>	2016	2015
Assets and Deferred Outflows of Resources		
Current Assets		
Cash and investments	\$ 839,847	\$ -
Receivables:		
Accounts, net of allowance for doubtful accounts of \$33,684 (\$28,134 in 2015)	36 [229,177	152,790
State and federal grants	533,821	1,571,369
Inventory	11,046	14,431
Prepaid items	33,638	67,121
Total Current Assets	1,647,529	1,805,711
Restricted Cash and Investments		
Bond reserves	309,779	306,074
Property, Plant and Equipment		
Property, plant and equipment in service	71,513,269	58,057,765
Land and land improvements	15,254,041	15,254,041
Construction work in progress	1,020,090	15,836,199
Less accumulated depreciation	(32,917,224)	(33,783,796)
Net Property, Plant and Equipment	54,870,176	55,364,209
Total Assets	56,827,484	57,475,994
Deferred Outflows of Resources - related to pensions	415,030	282,529
Total Assets and Deferred Outflows of Resources	\$ 57,242,514	\$ 57,758,523
Liabilities, Deferred Inflows of Resources, and Net Position		
Current Liabilities		
Due to other funds	\$ -	\$ 502,221
Accounts payable	160,399	72,160
Accounts payable for capital assets	105,940	48,364
Accrued payroll and related liabilities	31,264	21,475
Accrued leave	75,000	75,000
Accrued interest payable	12,671	-
General obligation bonds payable	140,000	135,000
Prepaid berth rentals and deposits	923,346	913,490
Unearned lease revenue	18,000	18,000
Unearned grant revenue	-	83,507
Interfund loan	62,091	62,091
Total Current Liabilities	1,528,711	1,931,308
Noncurrent Liabilities, net of current portion:		
Unearned lease revenue	294,553	216,000
Accrued leave	157,642	153,017
Interfund loan	135,450	196,390
General obligation bonds payable including bond premium	3,595,602	3,760,328
Net pension liability	2,324,814	1,738,315
Total Noncurrent Liabilities	6,508,061	6,064,050
Total Liabilities	8,036,772	7,995,358
Deferred Inflows of Resources - related to pensions	25,914	30,782
Net Position		
Net investment in capital assets	51,428,271	51,762,578
Unrestricted (deficit)	(2,248,443)	(2,030,195)
Total Net Position	49,179,828	49,732,383
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 57,242,514	\$ 57,758,523

City of Homer, Alaska
Port of Homer Enterprise Fund
Statement of Revenues, Expenses, and Changes in Net Position

<i>Year Ended December 31,</i>	2016	2015
Operating Revenues		
Harbor	\$ 2,704,470	\$ 2,394,979
Main dock	306,652	303,168
Fish dock	573,376	503,553
Deep water dock	237,948	389,308
Rents, leases and storage	413,781	470,056
Fish grinder	8,794	7,140
Total Operating Revenues	4,245,021	4,068,204
Operating Expenses		
Harbor	2,335,592	1,681,245
Main dock	91,237	95,671
Fish dock	637,006	702,484
Deep water dock	188,082	131,851
Fish grinder	22,316	10,126
Administration	1,842,554	1,339,737
Depreciation	2,318,895	1,520,825
Total Operating Expenses	7,435,682	5,481,939
Operating Loss	(3,190,661)	(1,413,735)
Nonoperating Revenues (Expenses)		
Investment income	46,361	45,111
State PERS relief	54,946	72,180
Other income	136,147	91,161
Cruise ship tax	41,064	-
Fish tax	23,289	24,184
Loss on disposal of capital assets	-	(1,252,308)
Miscellaneous repairs	-	(302,393)
Net Nonoperating Revenues (Expenses)	301,807	(1,322,065)
Loss Before Transfers and Capital Contributions	(2,888,854)	(2,735,800)
Interfund transfers	(36,412)	-
Capital contributions	2,372,711	5,436,689
Change in Net Position	(552,555)	2,700,889
Beginning Net Position	49,732,383	47,031,494
Ending Net Position	\$ 49,179,828	\$ 49,732,383

City of Homer, Alaska
Port of Homer Enterprise Fund
Statement of Cash Flows

<i>Year Ended December 31,</i>	2016	2015
Cash Flows from (for) Operating Activities		
Receipts from customers and users	\$ 4,309,683	\$ 4,279,485
Payments to suppliers	(3,033,276)	(2,514,087)
Payments to employees	(1,298,569)	(1,473,623)
Net cash flows from (for) operating activities	(22,162)	291,775
Cash Flows from (for) Noncapital Financing Activities-		
Increase (decrease) in due to other funds	(502,221)	502,221
Transfers out	(36,412)	-
Cruise ship tax and fish tax received	64,353	24,184
Net cash flows from (for) noncapital financing activities	(474,280)	526,405
Cash Flows from (for) Capital and Related Financing Activities		
Principal paid on long-term debt	(135,000)	(130,000)
Interest paid on long-term debt	(153,400)	(156,050)
Capital contributions received	3,410,259	7,526,278
Acquisition of property, plant and equipment	(1,767,286)	(9,618,899)
Decrease in interfund loan	(60,940)	(60,939)
Net cash flows from (for) capital and related financing activities	1,293,633	(2,439,610)
Cash Flows from Investing Activities		
Investment income received	46,361	45,111
Net Decrease in Cash and Investments	843,552	(1,576,319)
Beginning Cash and Investments	306,074	1,882,393
Ending Cash and Investments	\$ 1,149,626	306,074

City of Homer, Alaska
Port of Homer Enterprise Fund
Statement of Cash Flows, continued

<i>Year Ended December 31,</i>	2016	2015
Reconciliation of Operating Loss to Net Cash		
Flows from Operating Activities		
Operating loss	\$ (3,190,661)	\$ (1,413,735)
Adjustments to reconcile operating loss to net cash flows from operating activities:		
Depreciation	2,318,895	1,520,825
Noncash expense - PERS relief	54,946	72,180
Decrease in allowance for doubtful accounts	-	-
Amortization of deferred lease revenue	78,553	(18,000)
Miscellaneous nonoperating revenues and expense, net	136,147	(211,232)
Interest expense	141,345	-
(Increase) decrease in assets and deferred outflows of resources:		
Accounts receivable	(76,387)	34,314
Inventory	3,385	-
Prepaid items	33,483	(18,870)
Deferred outflows of resources related to pensions	(132,501)	(226,903)
Increase (decrease) in liabilities and deferred inflows of resources:		
Accounts payable	88,239	(44,787)
Accrued payroll and related liabilities	9,789	(17,893)
Unearned grant revenue	(83,507)	27,850
Accrued leave	4,625	28,838
Prepaid berth rentals and deposits	9,856	75,956
Net pension liability	586,499	585,649
Deferred inflows of resources related to pensions	(4,868)	(102,417)
Net Cash Flows from Operating Activities	\$ (22,162)	\$ 291,775
Interest capitalized	\$ -	\$ 131,324
Capital assets acquired on account	\$ 105,940	\$ 48,364

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Internal Service Funds

Internal Service Funds account for the financing of goods or services provided to other City departments on a cost-reimbursement basis.

Health Insurance Fund - This fund accounts for the cost of medical, dental, vision insurance activities.

Leave Cash-out Fund - This fund accounts for anticipated employee leave cash outs.

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City of Homer, Alaska
Internal Service Funds
Combining Statement of Net Position

<i>December 31, 2016</i>	Health Insurance	Leave Cash-out	Total
Assets			
Cash and investments	\$ 883,042	\$ -	\$ 883,042
Liabilities and Net Position			
Current Liabilities			
Due to other funds	\$ -	\$ 79,884	\$ 79,884
Net Position			
Unrestricted (deficit)	883,042	(79,884)	803,158
Total Liabilities and Net Position	\$ 883,042	\$ -	\$ 883,042

City of Homer, Alaska

Internal Service Funds

Combining Statement of Revenues, Expenses, and Changes in Net Position

<i>Year Ended December 31, 2016</i>	Health Insurance	Leave Cash-out	Total
Operating Revenues			
Interfund charges	\$ 1,468,618	\$ 206,784	\$ 1,675,402
Employee health contributions	161,366	-	161,366
Total Operating Revenues	1,629,984	206,784	1,836,768
Operating Expenses			
Salaries and benefits	-	172,352	172,352
Insurance premiums	1,440,767	-	1,440,767
Administration	25,827	-	25,827
Employee incentive fees	102,049	-	102,049
Total Operating Expenses	1,568,643	172,352	1,740,995
Operating Income	61,341	34,432	95,773
Transfers In	94,393	-	94,393
Change in Net Position	155,734	34,432	190,166
Beginning Net Position	727,308	(114,316)	612,992
Ending Net Position (Deficit)	\$ 883,042	\$ (79,884)	\$ 803,158

City of Homer, Alaska
Internal Service Funds
Combining Statement of Cash Flows

<i>Year Ended December 31, 2016</i>	Health Insurance	Leave Cash-out	Total
Cash Flows for Operating Activities			
Receipts for interfund services provided and employee contributions	\$ 1,629,984	\$ 206,784	\$ 1,836,768
Payments to employees	(102,049)	(172,352)	(274,401)
Payments for insurance, claims, and administration	(1,466,594)	-	(1,466,594)
Net cash flows for operating activities	61,341	34,432	95,773
Cash Flows from Noncapital Financing Activities			
Decrease in due to other funds	-	(34,432)	(34,432)
Transfers in	94,393	-	94,393
Net cash flows for noncapital financing activities	94,393	(34,432)	59,961
Net Increase in Cash and Investments	155,734	-	155,734
Cash and Investments, beginning	727,308	-	727,308
Cash and Investments, ending	\$ 883,042	\$ -	\$ 883,042
Reconciliation of Operating Income to Net Cash Flows for Operating Activities			
Operating income	\$ 61,341	\$ 34,432	\$ 95,773

City of Homer, Alaska
Health Insurance Internal Service Fund
Statement of Net Position

<i>December 31,</i>	2016	2015
Assets		
Cash and investments	\$ 883,042	\$ 727,308
Total Assets	\$ 883,042	\$ 727,308
Liabilities and Net Position		
Current Liabilities		
Accounts payable	\$ -	\$ -
Net Position		
Unrestricted	883,042	727,308
Total Liabilities and Net Position	\$ 883,042	\$ 727,308

City of Homer, Alaska

Health Insurance Internal Service Fund

Statement of Revenues, Expenses, and Changes in Net Position

Year Ended December 31,	2016	2015
Operating Revenues		
Interfund insurance charges	\$ 1,468,618	\$ 1,411,204
Employee health contributions	161,366	169,215
Total Operating Revenues	1,629,984	1,580,419
Operating Expenses		
Insurance premiums	1,440,767	1,335,962
Administration	25,827	55,140
Employee incentive fees	102,049	62,466
Total Operating Expenses	1,568,643	1,453,568
Operating Income	61,341	126,851
Transfers In	94,393	-
Change in Net Position	155,734	126,851
Beginning Net Position, as originally presented	727,308	872,971
Prior period adjustment	-	(272,514)
Beginning Net Position, as restated	727,308	600,457
Ending Net Position	\$ 883,042	\$ 727,308

City of Homer, Alaska
Health Insurance Internal Service Fund
Statement of Cash Flows

<i>Year Ended December 31,</i>	2016	2015
Cash Flows from (for) Operating Activities		
Receipts from interfund services provided and employee contributions	\$ 1,629,984	\$ 1,580,419
Payments for insurance, claims, and administration	(1,466,594)	(1,695,998)
Payments to employees for incentive fees	(102,049)	(62,466)
Net cash flows from (for) operating activities	61,341	(178,045)
Cash Flows from Noncapital Financing Activities		
Transfers in	94,393	-
Net Increase in Cash and Investments	155,734	(178,045)
Cash and Investments, beginning	727,308	905,353
Cash and Investments, ending	\$ 883,042	\$ 727,308
Reconciliation of Operating Income to Net Cash Flows from (for) by Operating Activities		
Operating income	\$ 61,341	\$ 126,851
Adjustments to reconcile operating income to net cash flows from operating activities:		
Prior period adjustment affecting cash	-	(272,514)
Increase in prepaid items	-	123,154
Decrease in accounts payable	-	(155,536)
Net Cash Flows from (for) Operating Activities	\$ 61,341	\$ (178,045)

City of Homer, Alaska
Leave Cash-out Internal Service Fund
Statement of Net Position

<i>December 31,</i>	2016	2015
Assets		
Cash and investments	\$ -	\$ -
Liabilities and Net Position		
Current Liabilities		
Due to other funds	\$ 79,884	\$ 114,316
Net Position		
Unrestricted (deficit)	(79,884)	(114,316)
Total Liabilities and Net Position	\$ -	\$ -

City of Homer, Alaska
Leave Cash-out Internal Service Fund
Statement of Revenues, Expenses, and Changes in Net Position

<i>Year Ended December 31,</i>	2016	2015
Operating Revenues - interfund leave cash-out charges	\$ 206,784	\$ 185,575
Operating Expenses - salaries and benefits	172,352	307,277
Change in Net Position	34,432	(121,702)
Beginning Net Position (Deficit)	(114,316)	7,386
Ending Net Position (Deficit)	\$ (79,884)	\$ (114,316)

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City of Homer, Alaska
Leave Cash-out Internal Service Fund
Statement of Cash Flows

<i>Year Ended December 31,</i>	2016	2015
Cash Flows from (for) Operating Activities		
Receipts from interfund services provided	\$ 206,784	\$ 185,575
Payments to employees	(172,352)	(307,277)
Net cash flows from (for) operating activities	34,432	(121,702)
Cash Flows from (for) Noncapital Financing Activities		
Increase (decrease) in due to other funds	(34,432)	114,316
Net Increase (Decrease) in Cash and Investments	-	(7,386)
Cash and Investments, beginning	-	7,386
Cash and Investments, ending	\$ -	\$ -
Reconciliation of Operating Income (Loss) to Net Cash		
Flows from (for) Operating Activities		
Operating income (loss)	\$ 34,432	\$ (121,702)

Schedules of Federal and State Financial Assistance

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City of Homer, Alaska
Schedule of Expenditures of Federal Awards
Year Ended December 31, 2016

Federal Grantor / Pass-Through Grantor / Program or Cluster Title	Federal CFDA Number	Total Grant Award	Pass-Through Entity Identifying Number	Passed Through to Subrecipients	Total Federal Expenditures
DEPARTMENT OF THE INTERIOR					
National Wildlife Refuge System Enhancements	15.654	\$ 87,500		\$ -	\$ 54,344
Passed through the State of Alaska Department of Fish and Game - Fish and Wildlife Cluster:					
Sport Fish Restoration	15.605	60,000	160001777	-	60,000
Sport Fish Restoration	15.605	2,237,475	COOP#12-085		303,901
Total Fish and Wildlife Cluster					363,901
Total Department of the Interior					418,245
DEPARTMENT OF HOMELAND SECURITY					
Passed through the State of Alaska Division of Homeland Security and Emergency Management - Homeland Security Grant Program					
	97.067	114,300	20SHSP-GY15	-	94,571
DEPARTMENT OF JUSTICE					
Bulletproof Vest Partnership Program	16.607	983			638
DEPARTMENT OF TRANSPORTATION					
Passed through the State of Alaska Department of Transportation and Public Facilities:					
Highway Safety Cluster:					
State and Community Highway Safety	20.600	2,085	402PT-16-06-(A)-5		1,462
State and Community Highway Safety	20.600	9,000	402PM-16-25-00	-	3,582
Total CFDA 20.600					5,044
National Priority Safety Programs	20.616	15,021	405d M5X-16-01-00	-	12,178
National Priority Safety Programs	20.616	8,864	405d M5HVE-16-01-00(A)-5	-	3,255
Total CFDA 20.616					15,433
Total Highway Safety Cluster					20,477
Highway Planning and Construction Cluster - Highway Planning and Construction	20.205	1,549,943	54392	-	520,035
Total Department of Transportation					540,512
Environmental Protection Agency					
Passed through State of Alaska Department of Environmental Conservation:					
Clean Water State Revolving Fund Cluster - Capitalization Grants for Drinking Water State Revolving Funds - Loan Portion					
	66.458		409071	-	356,761
Drinking Water State Revolving Fund Cluster - Capitalization Grants for Drinking Water State Revolving Funds:					
- Loan Portion	66.468		409091	-	61,225
- Subsidy Portion	66.468		409091	-	183,675
Total Drinking Water State Revolving Fund Cluster					244,900
Total Environmental Protection Agency					601,661
INSTITUTE OF MUSEUM AND LIBRARY SERVICES					
Passed through the State of Alaska Department of Education and Early Development - Early Literacy Mini Grant					
	45.310	3,400	None	-	3,400
Total Federal Financial Assistance					\$ 1,659,027

See accompanying notes to the federal schedule.

City of Homer, Alaska
Schedule of State Financial Assistance
Year Ended December 31, 2016

State Grant Title	Grant Number	Total Grant Award	State Share of Expenditures
Department of Administration			
* PERS Relief	N/A	\$ 335,975	\$ 335,975
Department of Commerce, Community, and Economic Development			
* Fire Department Equipment Upgrades	15-DC-060	350,000	107,504
* Waddell Way Road Improvements	15-DC-062	1,405,000	648,044
Harbor Sheet Pile Loading Dock	15-DC-061	350,000	89,254
Deep Water Dock Expansion, Phase I	11-DC-233	10,000,000	950,358
* Cruise Ship Dock and Passenger Facility Improvements	12-DC-609	6,000,000	347,862
* Revenue Sharing	N/A	215,905	215,905
Total Department of Commerce, Community, and Economic Development			<u>2,358,927</u>
Department of Environmental Conservation	MMG No. 40909	\$ 1,922,577	<u>728,034</u>
Department of Revenue			
Fish Tax	N/A	2,834	2,834
Fish Business Landing Tax	N/A	20,456	20,456
Electric and Telephone Co-op Tax	N/A	24,878	24,878
Liquor Licenses	N/A	24,750	24,750
Passed through Kenai Peninsula Borough Commercial Passenger Vessel Tax Program	N/A	27,055	14,009
Total Department of Revenue			<u>86,927</u>
Department of Education and Early Development			
Public Library Assistance	PLA-16-738-01	6,650	1,910
Public Library Assistance	PLA-17-738-01	6,900	4,911
Total Department of Education and Early Development			<u>6,821</u>
Department of Transportation and Public Facilities			
Homer Spit Pathway	54597	2,500,000	12,662
Department of Fish and Game			
* Homer Harbor Boat Launch Facility Renovation	12-085	745,825	101,300
Total State Financial Assistance			<u>\$ 3,630,646</u>

See accompanying notes to the state schedule.

* Major Program

City of Homer, Alaska

Notes to Schedules of Expenditures of Federal Awards and State Financial Assistance

Year Ended December 31, 2016

1. Basis of Presentation

The accompanying schedules of expenditures of federal awards and state financial assistance (the "Schedules") includes the federal and state grant activity of City of Homer under programs of the federal and state government for the year ended December 31, 2016. The information in the Schedules is presented in accordance with the requirements of the Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and the *State of Alaska Audit Guide and Compliance Supplement for State Single Audits*. Because the Schedules present only a selected portion of the operations of City of Homer, they are not intended to and do not present the financial position, changes in net position or cash flows of City of Homer.

The City of Homer had no federally funded insurance programs or loan guarantees during the year ended December 31, 2016.

2. Summary of Significant Accounting Policies

Expenditures reported on the Schedules are reported on the modified accrual basis of accounting. Such expenditures are recognized following, as applicable, either the cost principles in OMB Circular A-87, *Cost Principles for State, Local and Indian Tribal Governments*, or the cost principles contained in Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years. City of Homer has not elected to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

3. PERS On-behalf

The City has recorded \$335,975 in PERS On-behalf payments in the schedule of state financial assistance. This represents the PERS relief payments appropriated and transferred into the plan during calendar year 2016 and related to both pension and OPEB contributions.

In the governmental fund financial statements, on-behalf revenue and expenditures have been recognized in their proportional share of payroll within the calendar year under audit.

City of Homer, Alaska

Notes to Schedules of Expenditures of Federal Awards and State Financial Assistance, continued Year Ended December 31, 2016

However, in the full accrual financial statements (the government-wide and enterprise fund financial statements), GASB 68 provisions prescribe that on-behalf *pension* contributions in a special funding situation may only be recognized during the *measurement period* in which the plan recognizes the contributions. For the City of Homer, the PERS plan measurement period is July 1, 2015 through June 30, 2016, creating a six-month timing difference between the on-behalf cash contribution and revenue and expense recognition in the full accrual funds.

As a result of these perspective and timing differences, amounts reported on the financial statements do not agree to the amount reported on the schedule of state financial assistance.

4. Clean Water and Drinking Water Revolving Loan

The Clean Water and Drinking Water Revolving Loan is a program that is funded through a mix of federal and state funding. This loan was offered with a subsidized portion not to exceed \$612,750. The subsidy will be reported on the state schedule or federal schedule, as applicable, when the cash is received. The City is unable to determine the funding split until the drawdowns are processed by the State.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
AGENDA APPROVAL

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



REGULAR MEETING
6:00 P.M. MONDAY
OCTOBER 30, 2017
COWLES COUNCIL CHAMBERS

MAYOR BRYAN ZAK
COUNCIL MEMBER DONNA ADERHOLD
COUNCIL MEMBER HEATH SMITH
COUNCIL MEMBER TOM STROOZAS
COUNCIL MEMBER SHELLY ERICKSON
COUNCIL MEMBER CAROLINE VENUTI
COUNCIL MEMBER RACHEL LORD
CITY ATTORNEY HOLLY WELLS
CITY MANAGER KATIE KOESTER
CITY CLERK MELISSA JACOBSEN

REGULAR MEETING AGENDA

Worksession 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

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 2.08.040.)

3. MAYORAL PROCLAMATIONS AND RECOGNITIONS

A. Mayoral Proclamation – Small Business Saturday, November 25, 2017 Page 167

4. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

5. RECONSIDERATION

6. 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 October 9, 2017 City Clerk. Recommend adoption. Page 175
- B. **Memorandum 17-131** from Mayor Re: Appointment of Donna Aderhold to the Cannabis Advisory Commission, Clark Fair to the Library Advisory Board, Deborah Brown to the Economic Development Advisory Commission, and Re-Appointment of Deb Lowney to the Parks, Art, Recreation and Culture Advisory Commission. Recommend Approval. Page 193
- C. **Memorandum 17-138** from City Clerk Re: Liquor License Premise Change for the Homer Spit Oyster Bar. Recommend Approval. Page 205
- D. **Ordinance 17-39**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Grant from the Alaska Highway Safety Office in the Amount of \$39,488 for the Homer Police Department Project Drive and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Police Chief. Recommended Dates: Introduction October 30, 2017, Public Hearing and Second Reading November 27, 2017. Page 217
Memorandum 17-132 from Police Chief as backup Page 219
- E. **Ordinance 17-40**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 3 Chapter 3.01 Budget by Adding a New Section That Establishes a Minimum Annual Transfer in the Operating Budget of Homer Accelerated Road and Trails Funds for Road and Trail Capital Improvements. Smith/Aderhold. Recommended Dates: Introduction October 30, 2017, Public Hearing and Second Reading November 27, 2017. Page 227
Memorandum 17-133 from City Manager as backup Page 229
- F. **Ordinance 17-41**, An Ordinance of the City Council of Homer, Alaska, Authorizing the City Manager to Purchase Kenai Peninsula Borough Parcel 18103418, 'Lot 42' from the Alaska Mental Health Trust Authority in the Amount of \$550,600, Acquire Quitclaim Deeds on Parcels on which both the City and the Trust Claim Ownership interests and Authorizing an Expenditure of \$250,600 from the Port and Harbor Enterprise Fund and a \$300,000 Loan from the General Fund for that Purpose. City Manager. Recommended Dates: Introduction October 30, 2017, Public Hearing and Second Reading November 27, 2017. Page 233
Memorandum 17-134 from City Manager as backup Page 237

- G. **Resolution 17-086**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule Under Camping Fees. City Clerk. (To follow Budget Ordinance 17-42; Public Hearings November 27 and December 11, 2017)

Page 247

- H. **Resolution 17-088**, A Resolution of the Homer City Council Confirming the Assessment Roll, Establishing Dates for Payment of Assessments and Establishing Delinquency, Penalty, and Interest Provisions for the Eric Lane Road Improvement and Eric Lane Sewer Improvement Special Assessment Districts. City Clerk/Public Works Director. Recommend Adoption.

Page 253

Memorandum 17-135 from Public Works Director as backup

Page 261

- I. **Resolution 17-089**, A Resolution of the Homer City Council Confirming the Assessment Roll, Establishing Dates for Payment of Assessments and Establishing Delinquency, Penalty, and Interest Provisions for the Kachemak Drive (Phase III) Water and Sewer Special Assessment Districts. City Clerk. Recommend Adoption.

Page 265

Memorandum 17-136 from Public Works Director as backup

Page 273

- J. **Resolution 17-090**, A Resolution of the City Council of Homer, Alaska, Supporting Full Funding (\$9,820,141) for the State of Alaska Municipal Harbor Facility Grant Program in the FY 2019 State Capital Budget. City Manager/Port Director. Recommend Adoption.

Page 291

- K. **Resolution 17-091**, A Resolution of the City Council of Homer, Alaska, Supporting Senate Bill 92: An Act Relating to Abandoned and Derelict Vessels. City Manager/Port Director. Recommend Adoption.

Page 295

- L. **Resolution 17-092**, A Resolution of the City Council of Homer, Alaska, Amending the Homer Accelerated Roads and Trails Program (HART) Policy Manual to the HART Capital Improvements Policy Manual and Establishing Minimum Set Asides for Capital Improvements. Smith/Aderhold (To follow Ordinance 17-40; Public Hearing November 27, 2017)

Page 299

Memorandum 17-133 from City Manager as backup

Page 229

7. VISITORS

- A. BDO – 2016 Audit Report(10 minutes)

Page 67

8. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS (10 minute limit per report)

- A. Borough Report

- B. Commissions/Board Reports:
 - 1. Library Advisory Board
 - 2. Homer Advisory Planning Commission
 - 3. Economic Development Advisory Commission
 - 4. Parks Art Recreation and Culture Advisory Commission
 - 5. Port and Harbor Advisory Commission
 - 6. Cannabis Advisory Commission

9. PUBLIC HEARING(S)

- A. **Ordinance 17-38**, An Ordinance of the City Council of Homer, Alaska, Amending the Official Road Maintenance Map of the City of Homer by Adding Eric Lane as Urban Road. City Manager/Public Works Director. Introduction October 9, 2017, Public Hearing and Second Reading October 30, 2017. Page 311

Memorandum 17-129 from Public Works Superintendent as backup Page 313

10. ORDINANCE(S)

- A. **Ordinance 17-42**, An Ordinance of the City Council of Homer, Alaska, Appropriating Funds for the Calendar Year 2018 for the General Fund, The Water Fund, the Sewer Fund, the Port/Harbor Fund, Capital Projects, and Internal Service Funds. City Manager. Recommended Dates: Introduction October 30, 2017, Public Hearings November 27, 2017 and December 11, 2017, Second Reading December 11, 2017.

Page 319

11. CITY MANAGER’S REPORT

- A. City Manager’s Report Page 329

- B. Memorandum from City Clerk Re: Confirmation of Attendees for the Alaska Municipal League 67th Annual Local Government Conference in Anchorage, Alaska, November 13-17, 2017 Page 347

12. CITY ATTORNEY REPORT

13. COMMITTEE REPORT

- A. Employee Committee Report
- B. Americans with Disabilities Act Compliance Committee

14. PENDING BUSINESS

15. NEW BUSINESS

- A. **Memorandum 17-137** from City Clerk Re: Selection/Appointment of Mayor Pro Tempore for 2017/2018. Page 357

16. RESOLUTIONS

- A. **Resolution 17-087**, A Resolution of the City Council of Homer, Alaska, Designating Signatories of City Accounts and Superseding Any Previous Resolution So Designating City Manager. Recommend Adoption. Page 361

17. COMMENTS OF THE AUDIENCE

18. COMMENTS OF THE CITY ATTORNEY

19. COMMENTS OF THE CITY CLERK

20. COMMENTS OF THE CITY MANAGER

21. COMMENTS OF THE MAYOR

22. COMMENTS OF THE CITY COUNCIL

23. ADJOURNMENT

Next Regular Meeting is Monday, November 27, 2017 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.

MAYORAL PROCLAMATIONS
AND RECOGNITIONS

**CITY OF HOMER
HOMER, ALASKA**

MAYOR'S PROCLAMATION

SMALL BUSINESS SATURDAY

WHEREAS, The government of Homer, Alaska celebrates our local small businesses and the contributions they make to our local economy and community; according to the United States Small Business Administration, there are currently 28.8 million small businesses in the United States, they represent 99.7 percent of all businesses with employees in the United States, are responsible for 63 percent of net new jobs created over the past 20 years; and

WHEREAS, Small businesses employ 48 percent of the employees in the private sector in the United States; and

WHEREAS, On average, 33 percent of consumers' holiday shopping will be done at small, independently-owned retailers and restaurants; and

WHEREAS, 91 percent of all consumers believe that supporting small, independently-owned restaurants and bars is important; and

WHEREAS, 76 percent of all consumers plan to go to one or more small businesses as part of their holiday shopping; and

WHEREAS, Homer, Alaska supports our local businesses that create jobs, boost our local economy and preserve our neighborhoods; and

WHEREAS, Advocacy groups as well as public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

NOW, THEREFORE, I, Bryan Zak, Mayor of Homer, Alaska, do hereby proclaim, November 25, 2017, as

SMALL BUSINESS SATURDAY

And urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

PUBLIC COMMENTS
UPON MATTERS
ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

Session 17-24 a Regular Meeting of the Homer City Council was called to order on October 9, 2017 at 6:00 p.m. by Mayor Zak at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: ADERHOLD, ERICKSON, REYNOLDS, LEWIS, SMITH, STROOZAS

STAFF: CITY MANAGER KOESTER
CITY CLERK JACOBSEN
FINANCE DIRECTOR WALTON

City Council met as Committee of the Whole to discuss the 2018 Draft Budget, consent agenda 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 2.08.040.)

The following changes were made: **CONSENT AGENDA Memorandum 17-129** from Public Works Superintendent, backup item to Ordinance 17-38. Eric Lane Vicinity Map **PENDING BUSINESS Memorandum 17-122** from Councilmember Aderhold Re: Approval of Submitting a Letter to the Marijuana Control Board to Oppose Smoking of Marijuana Onsite but Allowing Consumption of Marijuana to Include the Method of Vaping. Recommend approval. Memorandum from Fire Chief **RESOLUTIONS Resolution 17-085(S)**, A Resolution of the City Council of Homer, Alaska, Acknowledging the Results of the City of Homer Regular Election Held October 3, 2017 to Decide Ballot Proposition 1 “Shall the City of Homer, Alaska, be Authorized to use the Revenue from the Three Fourths Percent (3/4%) Homer Accelerated Roads and Trails Dedicated Sales Tax for the Maintenance of Local Roads and Trails?” and Elect two City Councilmembers. City Clerk/Canvass Board.

Mayor Zak asked for a motion to approve the agenda as amended.

ADERHOLD/REYNOLDS SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

A. Mayor's Proclamation recognizing Representative Seaton

Mayor Zak read and presented the proclamation to Representative Seaton.

Representative Seaton thanked the Mayor and commented there was a town hall meeting this last week and he'll be at the Chamber of Commerce luncheon to discuss budget issues and talk to constituents at the lower Kenai Peninsula about what the best way forward is.

B. Mayor's Proclamation recognizing the Homer Chamber of Commerce

Mayor Zak read and presented the proclamation to Jan Knutson.

Mrs. Knutson thanked the volunteer hosts who work all week to make personalized referrals to the visitors who call or come in to the Visitor Center, and also to the cruise ship volunteers who welcome and assist the visitors at the dock and the bus stops. She also recognized the Chamber members who provide accommodations, tours, taxis, and meals. It was a wonderful summer.

C. Mayor's Proclamation - Breast Cancer Awareness Month

Councilmember Aderhold read and presented the proclamation to Mary Lou Kelsey.

Ms. Kelsey, president of the Board of Kachemak Bay Family Planning, thanked Mayor Zak and City Council for their support of Breast Cancer Awareness Month in our community, and especially Councilmember Reynolds for her past and present support of public health initiatives and reproductive health care services, which have benefitted all of us. She thanked the local businesses and individuals who've joined the Pink Flag Campaign to remind citizens of the importance of preventative health care with regular exams and to help with access to local screening for breast cancer.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

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 Special and Regular Meeting Minutes of September 25, 2017 City Clerk. Recommend adoption.
- B. **Memorandum 17-127** from City Clerk Re: Travel Authorization for Mayor Zak, 2 Newly Elected Officials, and up to Three Councilmembers to attend the Alaska Municipal League 67th Annual Local Government Conference in Anchorage, Alaska, November 13-17, 2017. Recommend approval.
- C. **Memorandum 17-128** from City Clerk Re: Vacation of a Portion of the 33-foot wide Section Line Easement in Homer Lying within Lot 1 Ditton 2014 Replat within the City of Homer and the KPB. Recommend approval.
- D. **Ordinance 17-38**, An Ordinance of the City Council of Homer, Alaska, Amending the Official Road Maintenance Map of the City of Homer by Adding Eric Lane as Urban Road. City Manager/Public Works Director. Recommended Dates: Introduction October 9, 2017, Public Hearing and Second Reading October 30, 2017.

Memorandum 17-129 from Public Works Superintendent as back up

- E. **Resolution 17-083**, A Resolution of the City Council of Homer, Alaska, Adopting Uniform Abatement of Water and Sewer Past Due Amounts Due When City has made a Billing Error. City Manager. Recommend adoption.
- F. **Resolution 17-084**, A Resolution of the City Council of Homer, Alaska, Acknowledging that Previously Paid Water Assessments will be Credited Back to Each Property Owner at the time Road and Sewer Assessments are Levied. City Clerk/Public Works Director. Recommend adoption.

Memorandum 17-130 from Public Works Director as back up

Mayor Zak asked for a motion to adopt the recommendations of the consent agenda as read.

ADERHOLD/ REYNOLDS SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT
Motion carried.

VISITORS

A. Homer Hockey Association Program Update - Jan Rumble (5 minutes)

Jan Rumble, Homer Hockey Association President, commented about the 2017-2018 season at the Kevin Bell Arena including:

- 18 and under youth competitive hockey team
- Microbells – a learn to play hockey program for 4-8 year olds
- After school open skate on Wednesday and Friday from 3:00 - 4:30
- New website and calendar
- HHA Youth Hockey Program
- Co-Ed Adult Hockey League
- Women’s Diva Hockey Group
- Men’s Intermediate League
- We Skate – learn to figure skate for all ages
- Ice Breakers – once a week hockey program for 8-12 year olds
- Drop in programs – Broomball, Curling, Stick Time, and Public Skate
- Homer Mariner High School Hockey
- 10 and under Tier III State Tournament in March
- Co-Ed Jamboree at the end of October
- Women’s Winter Jamboree in January
- Ash Cup Men’s tournament in March

Ms. Rumble talked about the economic benefits of the tournaments that are held throughout the season. She added the Kevin Bell Arena signed a mortgage agreement for the building that has secured funding for its long term future. She recognized the rink manager, board of directors and the huge volunteer base.

B. SPARC Program Update – Bailey Lowney (5 minutes)

Bailey Lowney, Executive Director of SPARC, updated the Council on the opening of SPARC and the upcoming programs, including:

- Futsol (Indoor soccer) for adults, 7th-8th grade program, K-2nd grade and 3rd-6th grade program
- Hockey dry land practice
- Dodge ball
- Ultimate Frisbee
- Morning and Afternoon Walking with Music
- Parent and Child Playtime
- Roller Skating
- Youth and Women’s basketball
- Badminton
- Youth Pickle Ball
- Dances and Concerts

- Roller Derby
- After school programs

She recognized all the community and volunteer effort that went in to creating this facility and encouraged people to check out upcoming schedules on Facebook and at www.sparchomer.org

**ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS
(10 minute limit per report)**

A. Borough Report

Kelly Cooper, Borough Assembly President, thanked Councilmembers Lewis and Reynolds for their service. The Assembly is having a public hearing tomorrow on an Ordinance to amend freight hauling services from sale tax, due to the few taxable freight hauling dollars we'll receive, it doesn't offset the cost of code enforcement. They started the 2017 Borough Land Sale that ends January 30th. There are ten parcels for sale and information is on the Borough website under the hot topics section. They'll certify the results of the October 3rd election at their next meeting and there is a run-off for Mayor on October 24th. Absentee in person voting will open October 16th at the Borough Annex in Homer.

In response to a question of what happens since the sales tax cap increase failed, Assembly President Cooper said they have to look for more efficiencies and additional revenue streams. She said don't be surprised if they bring forth a mil rate increase in the next budget cycle.

B. Commissions/Board Reports:

1. Library Advisory Board

Kate Finn, Library Advisory Boardmember, commented to Council about the many mind and quality of life enhancing activities that are available at the library including reading programs, art programs, online programs, the upcoming book sale, LARP (live action role playing), and play reading.

2. Homer Advisory Planning Commission

Tom Bos, Planning Commissioner, commented the Commission has recently been reviewing Chapter 6, Public Services and Facilities, in the Comprehensive Plan. They finally have a full commission after a long time getting by with one or two short. He commended everyone that was here before him discussing the hockey rink and SPARC, it's pretty amazing what some volunteers can do in this little town. He hopes we can keep it going.

3. Economic Development Advisory Commission

Karin Marks, Economic Development Advisory Commission Chair, congratulated everyone who participated on October 3rd with the democratic process and congratulated Rachel Lord and thanked her for her time on the Economic Development Advisory Commission. Since she's going to Council now, there is a vacancy on the Commission. Mrs. Marks encouraged interested people to contact the clerk's office for an application. She said they now have 106 responses to their BR&E Survey and it closes on Friday so there are a few more days.

4. Parks Art Recreation and Culture Advisory Commission

5. Port and Harbor Advisory Commission

6. Cannabis Advisory Commission

PUBLIC HEARING(S)

A. **2018 Draft Budget**

Mayor Zak opened the public hearing. There were no public comments.

- B. **Ordinance 17-34**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2017 Operation Budget to Provide for Necessary Mid-Year Adjustments by Increasing Revenue Projections and Appropriating and Transferring Funds from the General and Port and Harbor Funds. City Manager/Finance Director. Introduction September 25, 2017 Public Hearing and Second Reading October 9, 2017.

Memorandum 17-125 from City Manager as backup.

Mayor Zak opened the public hearing. There were no comments and the hearing was closed.

Mayor Zak asked for a motion for the adoption of Ordinance 17-34 by reading of title only for second and final reading.

ADERHOLD/REYNOLDS SO MOVED

SMITH/ADERHOLD MOVED TO AMEND LINE 81, CITY HALL RESERVES AND DECREASE THE AMOUNT BY \$116,575; LINE 100, FY17 STATE COMMUNITY ASSISTANCE AND DECREASE BY \$26,905; LINE 101, FY17 STATE COMMUNITY ASSISTANCE AND DECREASE BY \$205,118; AND LINE 93, POLICE STATION FUND, TO INCREASE IT IN THE AMOUNT OF \$348,598

There was discussion that with this amendment there is enough money in reserves right now for the City Hall roof replacement. This amendment leaves \$50,000 to go toward another project.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion on the main motion as amended.

VOTE (main motion): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- C. **Ordinance 17-35**, An Ordinance of the City Council of Homer, Alaska, Approving the Sale of Lot 47 Homer Spit Subdivision Amended, KPB Parcel No. 18103408 to Land's End Acquisition Corporation for \$30,000 Cash and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Introduction September 25, 2017 Public Hearing and Second Reading October 9, 2017.

Mayor Zak opened the public hearing. There were no comments and the hearing was closed.

Mayor Zak asked for a motion for the adoption of Ordinance 17-35 by reading of title only for second and final reading.

ADERHOLD/REYNOLDS SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- D. **Ordinance 17-36**, An Ordinance of the City Council of Homer, Alaska, Approving the Sale of Govt. Lot 36, Section 14, Township 6 South, Range 13 West, Seward Meridian, KPB Parcel No. 17910001 to Betty Gambone for \$25,000 Cash, Plus Associated Water and Sewer Assessments, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Introduction September 25, 2017 Public Hearing and Second Reading October 9, 2017.

Mayor Zak opened the public hearing. There were no public comments and the hearing was closed.

Mayor Zak asked for a motion for the adoption of Ordinance 17-36 by reading of title only for second and final reading.

ADERHOLD/REYNOLDS SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- E. **Ordinance 17-37**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating an FY 2017 State Homeland Security Grant for Upgrading the City's Radio Communication System and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Introduction September 25, 2017 Public Hearing and Second Reading October 9, 2017.

Memorandum 17-124 from Special Projects & Communications Coordinator as backup

Mayor Zak opened the public hearing. There were no public comments and the hearing was closed.

Mayor Zak asked for a motion for the adoption of Ordinance 17-37 by reading of title only for second and final reading.

ADERHOLD/REYNOLDS SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ORDINANCE(S)

CITY MANAGER'S REPORT

- A. City Manager's Report

City Manager Koester commented she will communicate with Councilmembers to schedule a tour of the fire hall improvements.

CITY ATTORNEY REPORT

COMMITTEE REPORT

- A. Employee Committee Report
- B. Americans with Disabilities Act Compliance Committee

PENDING BUSINESS

- A. **Memorandum 17-122** from Councilmember Aderhold Re: Approval of Submitting a Letter to the Marijuana Control Board to Oppose Smoking of Marijuana Onsite but Allowing Consumption of Marijuana to Include the Method of Vaping. Recommend approval.

Mayor Zak stated the motion on the floor from September 25th as follows:

ADERHOLD/REYNOLDS MOVED TO APPROVE MEMORANDUM 17-122

ADERHOLD/REYNOLDS MOVED TO AMEND THE TITLE TO READ APPROVAL OF SUBMITTING A LETTER TO THE MARIJUANA CONTROL BOARD TO OPPOSE SMOKING, VAPING, AND DABBING OF MARIJUANA ON-SITE.

Councilmember Aderhold noted she will also make a motion to substitute a revised letter based on information from the last meeting and memos from the Police Chief and Fire Chief.

Councilmember Lewis commented in opposition to the change, in that it's not different from going to a bar and consuming. All this change does is support consuming edibles on site. At the Cannabis Advisory Commission meeting they discussed it with the Police Chief who raised concern about the second hand smoke effects on first responders, but nothing was mentioned about vaping and dabbing.

Councilmember Reynolds noted the memo and supporting documents from the Fire Chief that were included in the supplemental packet that he believe supports the issue residue in vaping.

Councilmember Lewis responded with vaping, smoke doesn't hang in the air like second hand smoke from pot or cigarettes. When vaping, a person expels water vapors that disappear.

Councilmember Stroozas also acknowledged the opinions of the Police Chief and Fire Chief. He pointed out the Fire Chief's recommendation to Council that it's best to err on the side of caution and recommend not allowing by either smoking or vaping. The Police Chief elaborated by saying he'd like more scientific data supporting the safety of our first responders to vapors before it's allowed for on-site consumption.

VOTE (amendment): YES: SMITH, ADERHOLD, STROOZAS, ERICKSON
NO: LEWIS, REYNOLDS

Motion carried.

ADERHOLD/SMITH MOVED TO LINE 3 OF PARAGRAPH 1 ~~BUT ALLOW ONSITE CONSUMPTION OF MARIJUANA TO INCLUDE THE METHOD OF VAPING~~ **AND ALSO RECOMMEND PROHIBITING ONSITE VAPING AND DABBING**

There was no discussion.

VOTE (amendment): YES: ADERHOLD, STROOZAS, SMITH, ERICKSON
NO: REYNOLDS, LEWIS

Motion carried.

ADERHOLD/SMITH MOVED TO SUBSTITUTE THE OCTOBER 9TH LETTER FOR THE SEPTEMBER 25TH LETTER.

Councilmember Erickson expressed her concern with the consumption side of the issue and we don't have a way to monitor when someone is driving under a lot of influence, like with alcohol there is a breathalyzer. She feels there isn't a safeguard for people driving to be stopped when they need to be pulled off the road.

Mayor Zak noted the motion on the floor is regarding substituting the letters.

Councilmember Reynolds commented there is nothing in the letters that relates to these comments, and also whether people are consuming at their own home or in a commercial establishment it remains a problem either way.

VOTE (amendment): YES: ADERHOLD, ERICKSON, STROOZAS, SMITH
NO: REYNOLDS, LEWIS

Motion carried.

Councilmember Smith commented when the voters passed legalizing cannabis they charged lawmakers with regulating it and implement public policy to ensure public safety. Alcohol is a legally consumed intoxicant that has been legal for a long time and statistics have shown the havoc it has wreaked on those who have chosen to abuse. Now it's being proposed to establish locations where someone can enter and consume another intoxicant and if this is approved we're creating mixing zones. He referenced reading he has done relating to mixing the two drugs, on the east coast it's called "Getting Twisted" and on the west coast it's called "Cross

Faded”. He read that scientists have agreed that while alcohol and marijuana each rise driver’s risks for injury independently, doing both is even worse. He referenced a study of the effects of marijuana on the intestines and the brain and how those effects skyrocket when adding alcohol to the system. He argued we don’t have the tools to adequately assess impairment and we’re creating these mixing zones which is incredibly dangerous. We as the governing body need to act in the best interest of the community.

Mayor Zak recognized City Clerk Jacobsen who questioned if this discussion was relevant to the motion on the floor to approve Memorandum 17-122 as amended.

Councilmember Smith said this has to do with vaping and public consumption.

Councilmember Lewis responded people aren’t going to buy their pot and alcohol in the same location. He added that there should be an uptick in the use of taxi’s. A responsible user will either walk home or grab a cab, as is seen on a Saturday or Sunday mornings when you see the cars that are left at the bars from the night before. Drinking and driving, smoking and driving, doing both and driving aren’t safe, that’s a given.

Councilmember Reynolds thinks we’re conflating having the ability to consume in a public establishment with consuming at all. She knows people drink at private parties or private houses and drive afterwards, where the consumption is happening and the driving afterward is a flawed argument.

Councilmember Aderhold noted the memo is about onsite consumption at a marijuana retail facility. It’s something the Marijuana Control Board of the state is looking into, and we are providing comment to them on what we think the direction should be. She thinks a conversation about mixing marijuana and alcohol doesn’t relate to the comment we are trying to provide to the board. If a person is consuming at a marijuana retail facility, that is all a person will be able to consume, there won’t be access to alcohol.

Councilmember Smith said that’s exactly what he’s talking about so if you’ve missed that, the he missed the mark. If we become complicit as a governing body to open the doors to onsite consumption we then say it’s okay for them to drive down the street and consume on another level. We don’t have the ability to have any public policy to prevent that, but this, we do. In Colorado they have passed on-site, it hasn’t been implemented yet and they say their amount of DUI’s related to marijuana have doubled within the last three years. So effectively we’re saying we’re okay with our DUI rates doubling and we’re going to open these public consumption spots so that it might go up even more. He doesn’t know whose loved one has to die as a result of this for us to say, “Oh, maybe that was a bad idea.” People acting independently in their homes or deciding to consume any other place is a different conversation. This is about what we’re facilitating.

Mayor Zak asked for confirmation of the motion on the floor.

City Clerk Jacobsen responded the Memorandum title was amended to read the Homer City Council supports prohibiting on-site consumption of smoking and also prohibiting on-site vaping and dabbing of marijuana on site, including the letter dated October 9th for the letter dated September 25th, and amending line 3 to include also recommend prohibiting onsite vaping and dabbing.

There was no further discussion.

VOTE (main motion as amended): YES: LEWIS, REYNOLDS, ADERHOLD
NO: ERICKSON, STROOZAS, SMITH

Mayor Zak voted yes to break the tie.

Motion carried.

Councilmember Stroozas asked for a re-cap of the action that was just taken.

Councilmember Aderhold replied the Council passed the amended memorandum to send a letter to the Marijuana Control Board that recommends approval of on-site consumption with the exception of smoking, vaping, and dabbing.

NEW BUSINESS

RESOLUTIONS

- A. **Resolution 17-085**, A Resolution of the City Council of Homer, Alaska, Acknowledging the Results of the City of Homer Regular Election Held October 3, 2017 to Decide Ballot Proposition 1 “Shall the City of Homer, Alaska, be Authorized to use the Revenue from the Three Fourths Percent (3/4%) Homer Accelerated Roads and Trails Dedicated Sales Tax for the Maintenance of Local Roads and Trails?” and Elect two City Councilmembers. City Clerk/Canvass Board.

Resolution 17-085(S), A Resolution of the City Council of Homer, Alaska, Acknowledging the Results of the City of Homer Regular Election Held October 3, 2017 to Decide Ballot Proposition 1 “Shall the City of Homer, Alaska, be Authorized to use the Revenue from the Three Fourths Percent (3/4%) Homer Accelerated Roads and Trails Dedicated Sales Tax for the Maintenance of Local Roads and Trails?” and Elect two City Councilmembers. City Clerk/Canvass Board.

Mayor Zak asked for a motion for the adoption of Resolution 17-085 by reading of title only.

LEWIS/REYNOLDS SO MOVED

Mayor Zak asked for a motion to substitute.

ADERHOLD/LEWIS MOVED TO SUBSTITUTE RESOLUTION 17-085(S) FOR 17-085.

There was no discussion on the motion to substitute.

VOTE (substitute): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VOTE (main motion): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

City Clerk Jacobsen administered the Oath of Office to newly elected Councilmembers Caroline Venuti and Rachel Lord.

Mayor Zak called for a recess at 7:45 p.m. and reconvened the meeting at 8:00 p.m.

Mayor Zak read recognitions to outgoing Councilmembers Lewis and Reynolds.

COMMENTS OF THE AUDIENCE

Francie Roberts, city resident and former Councilmember, thanked Councilmember Lewis for his 9 years of service and Councilmember Reynolds for a term. When she served on the council with them they were always well prepared and took their work seriously. She appreciated their devotion to their jobs they were elected to. She recognized Ms. Reynolds for standing by her values and compassion for others. She recognized Mr. Lewis for all the things he's done in an effort to protect our community, particularly in the area of environmental issues.

Brett Glidden, city resident and certified chemical dependency counselor with the State, commented on her own behalf. She requested the Council consider creating a task force to determine the best use of all of our resources to address the consequences of substance abuse and addiction. She applauds efforts being made toward prevention, education, harm reduction, and life saving measures during this public health crisis, but thinks we need to bring the non-profits, government, and volunteers to the same table to have our voices heard. The area that needs attention now is treatment. She shared information about a regional block grant for running treatment programs that has been awarded to CICADA based in Kenai for over 30 years, and that Homer needs to advocate for a fair share of the grant for treatment in

our community. She added that there is no Homer representation on their board, and she sees no local prevention work from CICADA, despite it being in their mission.

Ron Keffer, city resident, commented regarding his time as Homer High School Principal from 2000-2008 and a huge frustration he felt was seeing an enormous amount of substance abuse, not only with some students, but their parents as well. There was a major issue with drugs and it ruined a lot of lives. Back then there were some avenues to help kids and adults, but they were difficult to access. This is something that has accelerated recently, the opioid crisis is part of it and the heroin usage in Homer is much greater than most people realize. He agrees with Ms. Glidden's comments that this is something the Council should pay attention to.

Ken Landfield, city resident, thanked Councilmembers Lewis and Reynolds for the good work they've done and welcomed incoming Councilmembers Venuti and Lord. He commented regarding getting a stop light at the intersection at Fat Olives, it seems to be a dangerous area.

Rachel Lord, city resident, thanked Councilmembers Lewis and Reynolds. She is appreciative of the time and work they've put in. She also appreciates the huge outpouring of support for both Caroline and herself. She's thankful for the voter turnout and shared her husband's challenge to find an opportunity to vote because when he would stop in, the lines were very long and he had the kids with him. She is pleased with the turnout and that voter's supported the HART proposition. She looks forward to sitting at the table and honoring the citizens of Homer and the process the Councilmembers work through.

Caroline Venuti, city resident, thanked Councilmembers Lewis and Reynolds. She probably wouldn't have run if it hadn't been for them, because she saw how they enjoyed their service and how they were making a change for our town for the better. She encouraged they stay involved and she looks forward to working with everyone on Council, she thinks we're off to a wonderful start. She thanked the community for their support, and appreciated the young voters who said they voted for the first time. She is proud of the young people who registered in time and voted, because they'll continue to vote.

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen thanked Councilmembers Lewis and Reynolds for their service. She's appreciated working with them over the years and has appreciated their support for city employees during their time on council. She said she's looking forward to working with Councilmembers Venuti and Lord.

COMMENTS OF THE CITY MANAGER

City Manager Koester echoed the City Clerk's comments. It's been a pleasure to serve under Councilmember Reynolds and Lewis who were involved in hiring her. She remembers Dave's advice, "Are you sure you want that job?" She appreciates their support of the employees, the City, and the willingness to give us the benefit of the doubt. She looks forward to working with Rachel and Caroline, we have a great team moving forward.

COMMENTS OF THE MAYOR

Mayor Zak thanked Councilmember Reynolds and Lewis for their years of service. The difference they've made in the community can't be summarized in words. It's an on-going journey and he looks forward to seeing their future involvement with the community. He said he looks forward to working with Caroline and Rachel, and thanked the other candidates who ran and are here at the meeting tonight. He thanked the voters and he thinks we're a strong community. Mayor Zak expressed his appreciation for the council and recognized former Councilmember Francie Roberts in the audience; also Representative Seaton who's headed back to Juneau for the fourth session.

COMMENTS OF THE CITY COUNCIL

Councilmember Erickson commented that today was lunch with a councilmember at the library. Andy Haas showed up and we talked in-depth about opioids, marijuana, and things going on here. It was very informative and sobering, and we do have a big problem we need to look at. She appreciates what was shared tonight because it reinforced what's been happening today. She congratulated Caroline and Rachel, she looks forward to working with them. She thanked Catriona and David, it's been fun getting to know you in a completely different way. She congratulated the football team, we have some good stuff happening in Homer. She said if you're really bored this next weekend, there are four shows of Jesus Christ Superstar.

Councilmember Lewis congratulated Caroline and Rachel and wished them good luck. Nine years was a long time but a fun time and a short time. He thanked Bill Smith for talking him in to this, Barb Howard and Francie Roberts for taking him under their wing his first term, Katie for putting up with him, Jo, Melissa and staff for doing what you do excellently and with smiles. He's participated in five elections now, the last one was the best and he thanked all the people who worked on the no recall vote; that was great and thank you.

Councilmember Smith commented the Boathouse Pavilion is going up, they are working hard, and volunteers are welcome to come help out. He congratulated the Mariner's in their victory against Eielson, they'll play Barrow for the State Championship. It was fun to see Mary Lou here and he appreciates her efforts in the medical community; she delivered his first child who's now 20. All these little blasts from the past and how quickly things go by is interesting. He welcomed Caroline and Rachel to the Council, he thinks it's going to be awesome. People spoke very loudly and he's excited to work with them. He's worked with Rachel on the Economic Development Commission, she works hard, and is going to do well for the

community. He thanked David and Catriona, he appreciates their effort and work they've done. One thing that kept him from running for a long time is that Homer tends to have a reactionary response to some things that makes it very difficult to want to step out and into a certain light. We've seen it rear its head in the ugliest way, so thanks for being here, thanks for serving and he wished them the best.

Councilmember Aderhold commented regarding a task force on substance abuse, that Council was meeting quarterly at worksession and she thinks they felt it was important for councilmembers be part of that process. She would support reinstating quarterly worksessions at a minimum, similar to what they did before. She thanked everyone who ran, it's not easy to put yourself out there. She looks forward to working with Caroline and Rachel. She said she will miss Dave and Catriona more than they could possibly know. They've come to every council meeting completely prepared, we've had amazing debates at this table, and she has appreciated everything they've had to say and contribute.

Councilmember Stroozas commented on behalf of the Homer Elks, they are a body of a large group of citizens from all over. Their official motto is Elks Care, Elks Share, but as it pertains to opioid medications, its Elks Care, so we Don't Share. The Elks National Foundation has encouraged lodges to participate in a program to rid our communities of pills and medications people find in cabinets that can be sold and become addictive to a lot of people. The state Elk's Association has partnered with the State of Alaska Department of Health and Social Services to distribute medication disposal bags. He explained up to 40 pills and liquid medications can go into the bag, then add water to activate a charcoal based ingredient, seal it and the active ingredients in the drugs are neutralized and can be safely thrown away. Bags will be delivered to Ulmers, Safeway, and Scott's Pharmacy for distribution. Mr. Stroozas commented Dave and Catriona will be missed at the dais, they've had fun and interesting conversation over the past year but it all results in growth and hopefully betterment for our community. He wished them both the best. He knows they'll continue to be a strong advocate for all positive and good things that happen in the community. He congratulated Caroline and Rachel, he looks forward to working with them in a positive manner to take our community to where we want to go.

Councilmember Reynolds commented that some of her favorite aspects of council comments is hearing about the accolades, achievements, and losses her fellow councilmembers choose to share. She recognized Autumn Daigle for being the first Homer Mariner Cross Country State Champion, boys and girls came in as runners up as teams for the state. Also the Homer Mariners football team, for their win at the first a playoff game in Homer. She reminded listeners about Pulling Together Safe Children and Healthy Families, a Forum for People of Faith, with First Lady Donna Walker, Jesus Christ Superstar, and the retirement party for Mary Lou Kelsey. She thanked everyone here who came for the swearing in of new councilmembers Rachel Lord and Caroline Venuti, and all the candidates for stepping up to the task. She thanked everyone who reached out to her with kindness and support during her tenure on council; everyone who took the time in the past three years to contact her or come to meetings to raise her awareness of an issue; city staff for their steadfast commitment to the city that works, she hopes she can still

finagle a way to come to the holiday party; commission and committee members, your participation and willingness to drill down into the minutia makes city business smoother and more effective. She also thanked Dennis Welch for teaching his students the importance and mechanics of engaging with our elected officials and apologized to the last group of students for her lack of response as the last few months have been difficult.

She commented regarding the time spent at council meetings, even before she'd consider becoming a candidate. She recognized the volunteerism and member's own vision for what was best for the community and the city. She pointed out that at times she disagreed with their approach or point of view, but never felt they shouldn't be allowed to participate. In her time on council she was diligent in following process and law, paying close attention to the Open Meetings Act and Robert's Rules of Order, checking in about potential conflicts of interest, and working hard to understand the various points of view and kept them in mind, even if she felt she needed to proceed in a different direction. She's happy to see that we still have a reasonably balanced council at the table, as it makes for the best discussions and compromises which in turn lead to public policy that is thoroughly considered and the best for the community as a whole. While we may not like every council decision and see eye to eye, the council deliberates with each member motivated to end up with a positive impact for the city and its residents. She encouraged the public to let councilmembers know when they disagree by using critical thinking, reasoned emails, and thoughtful public comments. Then, when it's time for their next election cycle, step up as a candidate yourself or work with someone you admire to help their campaign. Recall is an important part of our checks and balances and it should be used for its intended purpose which is to remove elected officials who demonstrate misconduct in office, incompetence, or failure to perform prescribed duties. Disagreeing with a councilmembers values, opinion, or politics does not warrant recall, but it does warrant working to replace them when their term is up. She ran for office originally because she didn't see a candidate that represented her view points. She is grateful for this council experience and planned to run again as continuity supports effective actions and more cohesive meetings.

Ms. Reynolds noted some of the sacrifices of being a councilmember and also recognized the importance of volunteerism and community service which are essential to a resilient and healthy town and she's always willing to do her part. She shared her some of her experience with the hardest aspects of the response to her desire to recognize the values of inclusivity and diversity, which were the personal attacks, dismissal by people who had long term interactions, relationships, and friendships with her. She hopes from now on no City of Homer Councilmember experiences what she, Donna, and Dave lived through this year. She never expected to agree with everyone on all things, but to disparage and scoff when she acted with community well-being at heart is not okay. To repeat and insist they'd intentionally harm her home is unfair and unreasonable. To persist with petty actions of recalls and claims of conflict of interest, and then to state she was the cause of associate expenses to the city is ridiculous. She was doing her job and it's her unpaid job.

She thanked City Manager Katie Koester, she is a level five leader, a combination of humbleness and poise to serve our city well. Thank you to Jo Johnson and Melissa Jacobsen for bearing much of the brunt of the last months and for always being calm and patient. Thank you to all department heads and city staff who contribute incites and information that are crucial to our decisions and put what we decide into action. Thank you to her Council mentors, especially Francie Roberts, Kelly Cooper, and Barbara Howard. Thank you Mayor Zak, she learned from him when he sat on the council and there is much to appreciate about how we conducts meetings. Thank you Councilmember Lewis, your willingness to speak up for those seeking to be heard by council is important, the Kevin Bell Ice Arena is going to miss your advocacy at the table, enjoy your Monday night football for the first time in nine years. Thank you Councilmember Aderhold, your thoroughness often leaves her feeling unprepared even after she studies the packet, she appreciates her perfect choices of poems or prose. Thank you Councilmember Smith, she appreciates his professionalism and dedication to making thoughtfully researched additions to conversations. Thank you Councilmember Erickson, she sees her heart at the center of all her input. And thank you to her sweet spouse Derick who unconditionally supported her on this council venture, even though she only decided to do it the day before they got married.

ADJOURN

There being no further business to come before the Council, Mayor Zak adjourned the meeting at 8:52 p.m. The next Regular Meeting is Monday, October 30, 2017 at 6:00 p.m., a Worksession at 4:00 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.

MELISSA JACOBSEN, MMC, CITY CLERK

Date: _____



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

Memorandum 17-131

TO: HOMER CITY COUNCIL

FROM: BRYAN ZAK, MAYOR

DATE: OCTOBER 25, 2017

SUBJECT: APPOINTMENTS OF DONNA ADERHOLD TO THE CANNABIS ADVISORY COMMISSION, CLARK FAIR TO THE LIBRARY ADVISORY BOARD, DEBORAH BROWN TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION AND REAPPOINTMENT OF DEB LOWNEY TO THE PARKS, ART, RECREATION AND CULTURE ADVISORY COMMISSION

Donna Aderhold is appointed to the Cannabis Advisory Commission to fill the City Councilmember seat vacated by David Lewis. This appointment will expire with her term.

Clark Fair is appointed to the Library Advisory Board to fill the seat vacated by Susan Braund. His term will expire in 2019.

Deborah Brown is appointed to the Economic Development Advisory Commission to fill the seat vacated by Rachel Lord. Her term will expire in 2019.

Deb Lowney is re-appointed to the Parks, Art, Recreation and Culture Advisory Commission. Her term will expire in 2020.

RECOMMENDATION:

Confirm the appointment of Donna Aderhold to the Cannabis Advisory Commission, Clark Fair to the Library Advisory Board, Deborah Brown to the Economic Development Advisory Commission, and re-appointment of Deb Lowney to the Parks, Art, Recreation and Culture Advisory Commission.

Fiscal Note: N/A



CITY OF HOMER
APPLICATION TO SERVE ON ADVISORY BODY
COMMISSION, BOARD, COMMITTEE, TASK FORCE

CITY CLERK'S OFFICE
CITY OF HOMER
491 E. PIONEER AVE
HOMER, AK 99603
PH. 907-235-3130
FAX 907-235-3143
clerk@cityofhomer-ak.gov

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: Donna Aderhold Date: 10/10/17

Physical Address: 353 Grubstake Ave., Homer 99603

Mailing Address: 353 Grubstake Ave., Homer 99603

Phone #: _____ Cell #: 907-244-4388 Work #: _____

Email Address: donnaaderhold@ci.homer.ak.us

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 advisory body that you are interested in serving on by marking with an X.
You may select more than one.

ADVISORY PLANNING COMMISSION
1ST & 3RD WEDNESDAY OF THE MONTH AT 6:30 PM
WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM

ECONOMIC DEVELOPMENT ADVISORY
COMMISSION
2ND TUESDAY OF THE MONTH AT 6:00 PM

PARKS ART RECREATION & CULTURE ADVISORY
COMMISSION
3RD THURSDAY OF THE MONTH AT 5:30 PM

CANNABIS ADVISORY COMMISSION
4TH THURSDAY OF THE MONTH AT 5:30 PM

PORT & HARBOR ADVISORY COMMISSION
3RD WEDNESDAY OF THE MONTH
OCT-APRIL AT 5:00 PM
MAY - SEPT AT 6:00 PM

LIBRARY ADVISORY BOARD
1ST TUESDAY OF THE MONTH AT 5:30 PM

PUBLIC ARTS COMMITTEE
2ND THURSDAY OF THE MONTH AT 5:00 P.M.
FEB, MAY, AUGUST & NOVEMBER
WORKSESSIONS PRIOR AT 4:00 PM

OTHER - PLEASE INDICATE

CITY COUNCIL
2ND & 4TH MONDAY OF THE MONTH
SPECIAL MEETINGS & WORKSESSIONS AT 4:00 PM
COMMITTEE OF THE WHOLE AT 5:00 PM
REGULAR MEETING AT 6:00 PM

I have been a resident of the city for 9 years. I have been a resident of the area for 9 years.

I am presently employed at JHT, Inc. (contractor to NOAA)

Please list any special training, education or background you may have which is related to your choice of advisory body.

As a city councilmember I respond to recommendations from the Cannabis Advisory
Commission

Have you ever served on a similar advisory body? If so please list when, where and how long:

Homer City Council, 2 years; Homer ADA Compliance Committee, 1.5 years; Kachemak Heritage

Land Trust Board of Directors, 6 years; KBNERR Community Council, 8 years

Why are you interested in serving on the selected advisory body?

I am interested in filling one of the two seats available for city council members.

Please list any current memberships or organizations you belong to related to your selection(s):

Homer City Council

Please answer the following only if you are applying for the Advisory Planning Commission:
Have you ever developed real property other than a personal residence, if so briefly explain:

Please answer if your are applying for the Port & Harbor Advisory Commission:

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

Yes

No

What is your primary use? Commercial

Recreational

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

When you have completed the application please review and return to the City Clerk's Office. You may also email this to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!



CITY OF HOMER
APPLICATION TO SERVE ON ADVISORY BODY
COMMISSION, BOARD, COMMITTEE, TASK FORCE

OCT 23 2017 PM 03:43 PK

CITY CLERK'S OFFICE
CITY OF HOMER
491 E. PIONEER AVE
HOMER, AK 99603
PH. 907-235-3130
FAX 907-235-3143
clerk@cityofhomer-ak.gov

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: CLARK FAIR Date: 10-18-2017

Physical Address: 4242 GAVIN COURT HOMER, AK 99603

Mailing Address: P.O. BOX 2773 HOMER, AK 99603

Phone #: 398-9364 Cell #: _____ Work #: _____

Email Address: C.fair@live.com

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 advisory body that you are interested in serving on by marking with an X.
You may select more than one.

ADVISORY PLANNING COMMISSION
1ST & 3RD WEDNESDAY OF THE MONTH AT 6:30 PM
WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
2ND TUESDAY OF THE MONTH AT 6:00 PM

PARKS ART RECREATION & CULTURE ADVISORY COMMISSION
3RD THURSDAY OF THE MONTH AT 5:30 PM

CANNABIS ADVISORY COMMISSION
4TH THURSDAY OF THE MONTH AT 5:30 PM

PORT & HARBOR ADVISORY COMMISSION
3RD WEDNESDAY OF THE MONTH
OCT-APRIL AT 5:00 PM
MAY - SEPT AT 6:00 PM

LIBRARY ADVISORY BOARD
1ST TUESDAY OF THE MONTH AT 5:30 PM

PUBLIC ARTS COMMITTEE
2ND THURSDAY OF THE MONTH AT 5:00 P.M.
FEB, MAY, AUGUST & NOVEMBER
WORKSESSIONS PRIOR AT 4:00 PM

OTHER - PLEASE INDICATE

CITY COUNCIL
2ND & 4TH MONDAY OF THE MONTH
SPECIAL MEETINGS & WORKSESSIONS AT 4:00 PM
COMMITTEE OF THE WHOLE AT 5:00 PM
REGULAR MEETING AT 6:00 PM

I have been a resident of the city for 1 1/2 years. I have been a resident of the ~~area~~ ^{KENAI PENINSULA} for 56 years.

I am presently employed at UNIVERSITY OF ALASKA ANCHORAGE (KPC) part time.

Please list any special training, education or background you may have which is related to your choice of advisory body.

I was a high school English teacher for 20 years. I have been a journalist part time or full time for at least 15 years. I have used library facilities and done considerable research, and I am an avid (albeit slow) reader.

Have you ever served on a similar advisory body? If so please list when, where and how long:

I am current on Homer's Parks, Art, Recreation and Culture Advisory Committee.

I previously served on the Soldotna Historical Society board.

Why are you interested in serving on the selected advisory body?

I would like to help with the operation and the budget of the library, which I consider a core facility in the City of Homer.

Please list any current memberships or organizations you belong to related to your selection(s):

P.A.R.C.A.C. in Homer.

I've had a Homer Public Library card since just after moving to Homer.

Please answer the following only if you are applying for the Advisory Planning Commission:

Have you ever developed real property other than a personal residence, if so briefly explain:

N/A

Please answer if you are applying for the Port & Harbor Advisory Commission:

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

N/A Yes No What is your primary use? Commercial Recreational

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

I have frequented libraries since I was 3 or 4, when the first Soldotna Public Library was located next to my father's dental office. I value them highly and want to ensure their viability and existence.

When you have completed the application please review and return to the City Clerk's Office. You may also email this to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!



CITY OF HOMER
APPLICATION TO SERVE ON ADVISORY BODY
COMMISSION, BOARD, COMMITTEE, TASK FORCE

CITY CLERK'S OFFICE
CITY OF HOMER
491 E. PIONEER AVE
HOMER, AK 99603
PH. 907-235-3130
FAX 907-235-3143
clerk@cityofhomer-ak.gov

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: Deborah A. Brown Date: 10-20-17

Physical Address: 210 Island View Ct Homer AK 99603

Mailing Address: same

Phone #: 907-756-3414 Cell #: — Work #: —

Email Address: islandviewgarden@gmail.com

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 advisory body that you are interested in serving on by marking with an X.
You may select more than one.

- | | |
|--|--|
| <input type="checkbox"/> ADVISORY PLANNING COMMISSION
1ST & 3RD WEDNESDAY OF THE MONTH AT 6:30 PM
WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM | <input checked="" type="checkbox"/> ECONOMIC DEVELOPMENT ADVISORY COMMISSION
2ND TUESDAY OF THE MONTH AT 6:00 PM |
| <input type="checkbox"/> PARKS ART RECREATION & CULTURE ADVISORY COMMISSION
3RD THURSDAY OF THE MONTH AT 5:30 PM | <input type="checkbox"/> CANNABIS ADVISORY COMMISSION
4TH THURSDAY OF THE MONTH AT 5:30 PM |
| <input type="checkbox"/> PORT & HARBOR ADVISORY COMMISSION
3RD WEDNESDAY OF THE MONTH
OCT-APRIL AT 5:00 PM
MAY - SEPT AT 6:00 PM | <input type="checkbox"/> LIBRARY ADVISORY BOARD
1ST TUESDAY OF THE MONTH AT 5:30 PM |
| <input type="checkbox"/> PUBLIC ARTS COMMITTEE
2ND THURSDAY OF THE MONTH AT 5:00 P.M.
FEB, MAY, AUGUST & NOVEMBER
WORKSESSIONS PRIOR AT 4:00 PM | <input type="checkbox"/> OTHER - PLEASE INDICATE
_____ |
| <input type="checkbox"/> CITY COUNCIL
2ND & 4TH MONDAY OF THE MONTH
SPECIAL MEETINGS & WORKSESSIONS AT 4:00 PM
COMMITTEE OF THE WHOLE AT 5:00 PM
REGULAR MEETING AT 6:00 PM | |

I have been a resident of the city for 17+ years. I have been a resident of the area for 17+ years.

I am presently employed at self employed

Please list any special training, education or background you may have which is related to your choice of advisory body.

Bachelor of Science Accounting 1988

Colorado licensed Certified Public Accountant, 1989

Deloitte (international CPA firm) financial auditor 4+ years
Private industry business 20+ years

Have you ever served on a similar advisory body? If so please list when, where and how long:

No

Why are you interested in serving on the selected advisory body?

Interested in supporting and developing small business and strong economy while enhancing Homer's beauty

Please list any current memberships or organizations you belong to related to your selection(s):

Homer Chamber of Commerce, member

Please answer the following only if you are applying for the Advisory Planning Commission:
Have you ever developed real property other than a personal residence, if so briefly explain:

N/A

Please answer if you are applying for the Port & Harbor Advisory Commission:
Do you use the Homer Port and/or Harbor on a regular basis?

N/A

Yes No What is your primary use? Commercial Recreational

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

I have included attached letter.

When you have completed the application please review and return to the City Clerk's Office. You may also email this to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!

City of Homer
Homer, Alaska

October 20, 2017

Dear City of Homer Mayor and City Council Members,

Please accept my application to serve on the Economic Development Advisory Commission. I am interested in supporting and developing small business and a strong economy in Homer, along with maintaining and enhancing the beauty of our town. I have a strong business background and skills that I believe would serve well on this commission.

I have lived in Homer city limits for 17 years, since moving to Alaska in 2000.

I graduated with a Bachelors of Science in Accounting from Metropolitan State University of Denver in 1988. In 1989 I earned my Colorado licensed designation as Certified Public Accountant.

From 1988 to 1992 I worked for the international CPA firm Deloitte (then known as Deloitte and Touche), as senior and staff auditor. This position involved performing independent financial audits for a diverse client base for the purpose of rendering an independent auditor's opinion on the financial statements and business "going concern".

From 1992 to 2000 I worked in the positions of financial reporting manager, controller and chief financial officer for several prominent home builders in Denver, with annual sales revenues ranging from \$30 million to \$200 million.

Since early 2000, I have focused primarily on my family, along with building several businesses in Homer, including Homer Ocean Charters, The Rookery Restaurant at Otter Cove Resort and DBD Design. I volunteered my service for 6 years as Treasurer and board member for Hospice of Homer, Treasurer and board member for Homer High School Lady Mariners softball team, 10 years with Homer Nutcracker, and I am active member of Homer Chamber of Commerce, including 4 years serving on Homer Halibut Derby Committee.

Thank you for your consideration of my application.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah A. Brown". The signature is fluid and cursive, with the initials "AB" being particularly prominent.

Deborah A. Brown



From: dklowney@gmail.com
To: [Renee Krause](#)
Cc: [Department Clerk](#)
Subject: Request for reappointment
Date: Wednesday, October 11, 2017 7:14:01 AM

Hi Renee,
I thought I did this?

Anyways, without much further ado, I write this email to request reappointment to the Parks, Art, Recreation and Culture Advisory Commission. I will be back for the November mtg.

Thank You,
Deb Lowney

Sent from my iPhone



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 17-138

TO: MAYOR ZAK AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: OCTOBER 26, 2017
SUBJECT: LIQUOR LICENSE PREMISE CHANGE FOR THE HOMER SPIT OYSTER BAR

We have been notified by the Alcohol Marijuana Control Office of a liquor license premise change in the City of Homer for the following:

Type: Restaurant Eating Place-Public Convenience
Lic #: 5560
DBA Name: Homer Spit Oyster Bar
Service Location: 3851 Homer Spit Road, Homer, Alaska
Licensee: Suvi Bayly
Mailing Address: PO Box 195, Girdwood, AK 99587

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

Fiscal Note: Revenues.



Alaska Alcoholic Beverage Control Board

Form AB-14: Licensed Premises Diagram Change

What is this form?

This licensed premises diagram change form is required for all liquor licensees seeking to alter the functional floor plan or reduce or expand the area of the establishment's existing licensed premises, under 3 AAC 304.185.

Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, and consumption. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

The **second page** of this form is not required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form, as long as it meets the requirements listed on this form. The first and third pages must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's main office prior to altering the existing floor plan. The licensed premises may not be altered unless and until the AMCO Director has given written approval on this form. Please note that licensees seeking to change licensed premises diagrams for multiple licenses must submit a separate completed copy of this form for each license.

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

Section 1 – Establishment Information

Enter information for the licensed establishment.

Licensee:	Suvi Bayly	License Number:	04.11.100		
License Type:	Restaurant/Eating Place				
Doing Business As:	Homer Spit Oyster Bar				
Premises Address:	3851 Homer Spit Road				
City:	Homer	State:	AK	ZIP:	99603





Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-14: Licensed Premises Diagram Change

Section 2 – Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas designated for alcohol storage, service, and consumption. Include dimensions, cross-streets, and points of reference in your drawing. You may attach blueprints or other detailed drawings that meet the requirements of this form.

Please view attached PDF: A2.1

RECEIVED

SEP 05 2017

ALCOHOL & MARIJUANA CONTROL OFFICE
STATE OF ALASKA



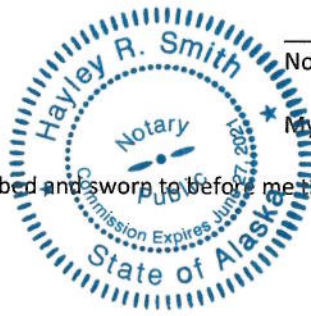
Alaska Alcoholic Beverage Control Board

Form AB-14: Licensed Premises Diagram Change

Section 3 – Declarations and Approvals

As a liquor licensee, I declare under penalty of unsworn falsification that I have examined this form, including all attachments, and to the best of my knowledge and belief find the provided information to be true, correct, and complete.

Suvi Bayly
Signature of licensee
Suvi Mirja Bayly
Printed name of licensee



Hayley R. Smith
Notary Public in and for the State of Alaska.
My commission expires: June 27 2021
Subscribed and sworn to before me this 5 day of September, 2017.

Local Government Review (to be completed by an appropriate local government official):

	Yes	No
The proposed changes shown on this form conform to all local restrictions and laws.	<input type="checkbox"/>	<input type="checkbox"/>

Signature of local government official

Date

Printed name of local government official

Title

AMCO Review:

	Approved	Disapproved
	<input type="checkbox"/>	<input type="checkbox"/>

Signature of AMCO Enforcement Supervisor

Signature of Director

Printed name of AMCO Enforcement Supervisor

Printed name of Director

Date

AMCO Comments:

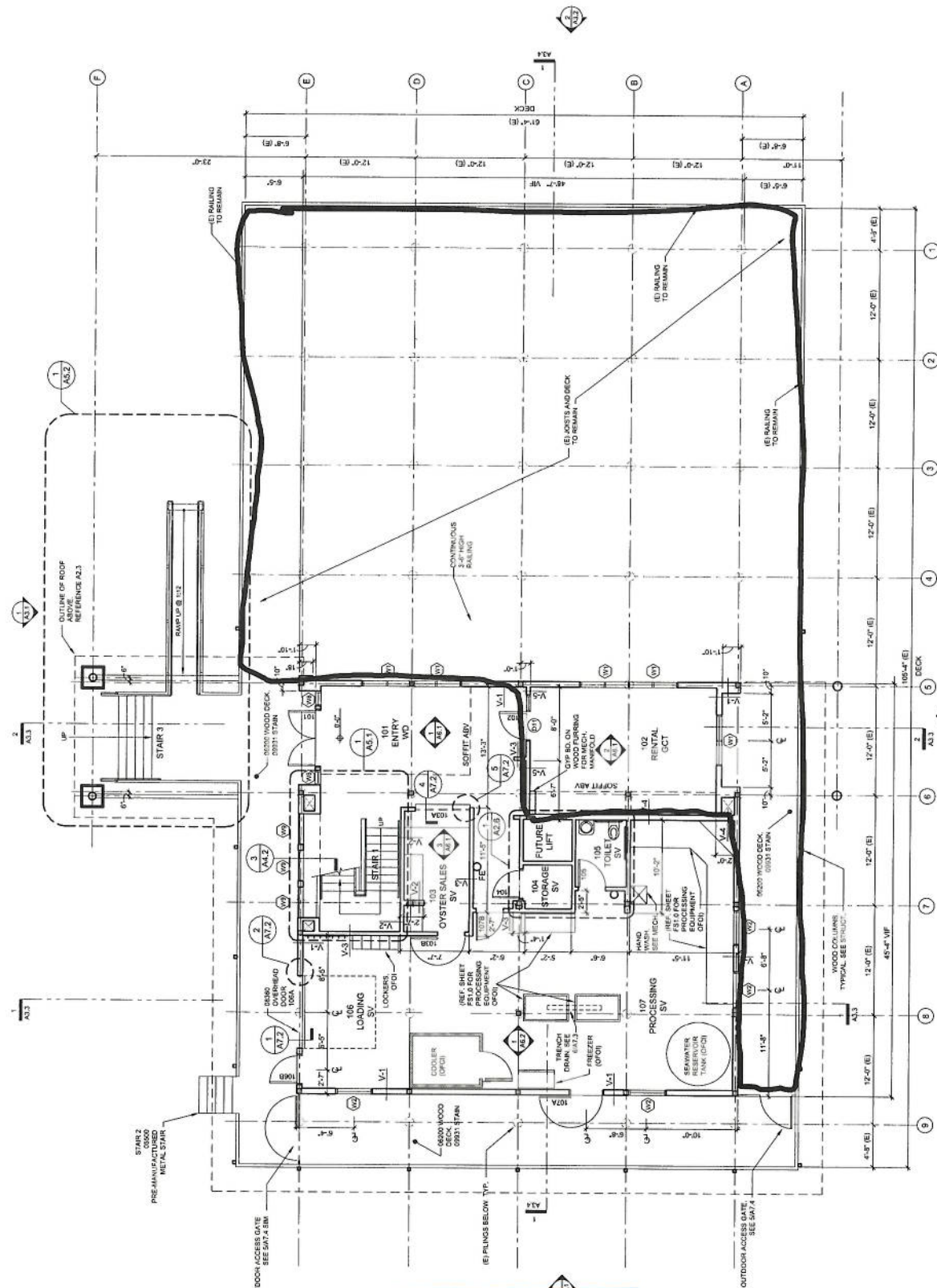


SHEET NOTES	
1.	ALL DIMENSIONS LABELED (E) MEASURE EASTING FEATURES; MEASURE WESTING FEATURES FROM MAIN V.M.; VERIFY IN FIELD.

LEGEND	
V4	VERTICAL HORIZONTAL ASSEMBLY REFERENCE G12
H4	HORIZONTAL ASSEMBLY REFERENCE G12
101	ROOM NUMBER
MALL	ROOM NAME
A31	ELECTRICAL

FLOOR FINISH SCHEDULE	
WD	0600 WOOD FLOORING
FF	0910 POLISHED CONCRETE
SV	0802 SHEET VINYL
RF	0805 RECYCLED RUBBER
CC	0304 CEMENT CONCRETE
CT	0308 CEMENT CONCRETE TOPPING

OWNER	KSMSA MULTI PURPOSE SHELLFISH FACILITY
DESIGNER	KSMA ARCHITECTS, INC.
PROJECT NO.	20060206
DATE	NOV. 10, 2009
DRAWN BY	KL



FLOOR PLAN - GROUND LEVEL (2155 GSF)

SCALE: 3/16" = 1'-0"



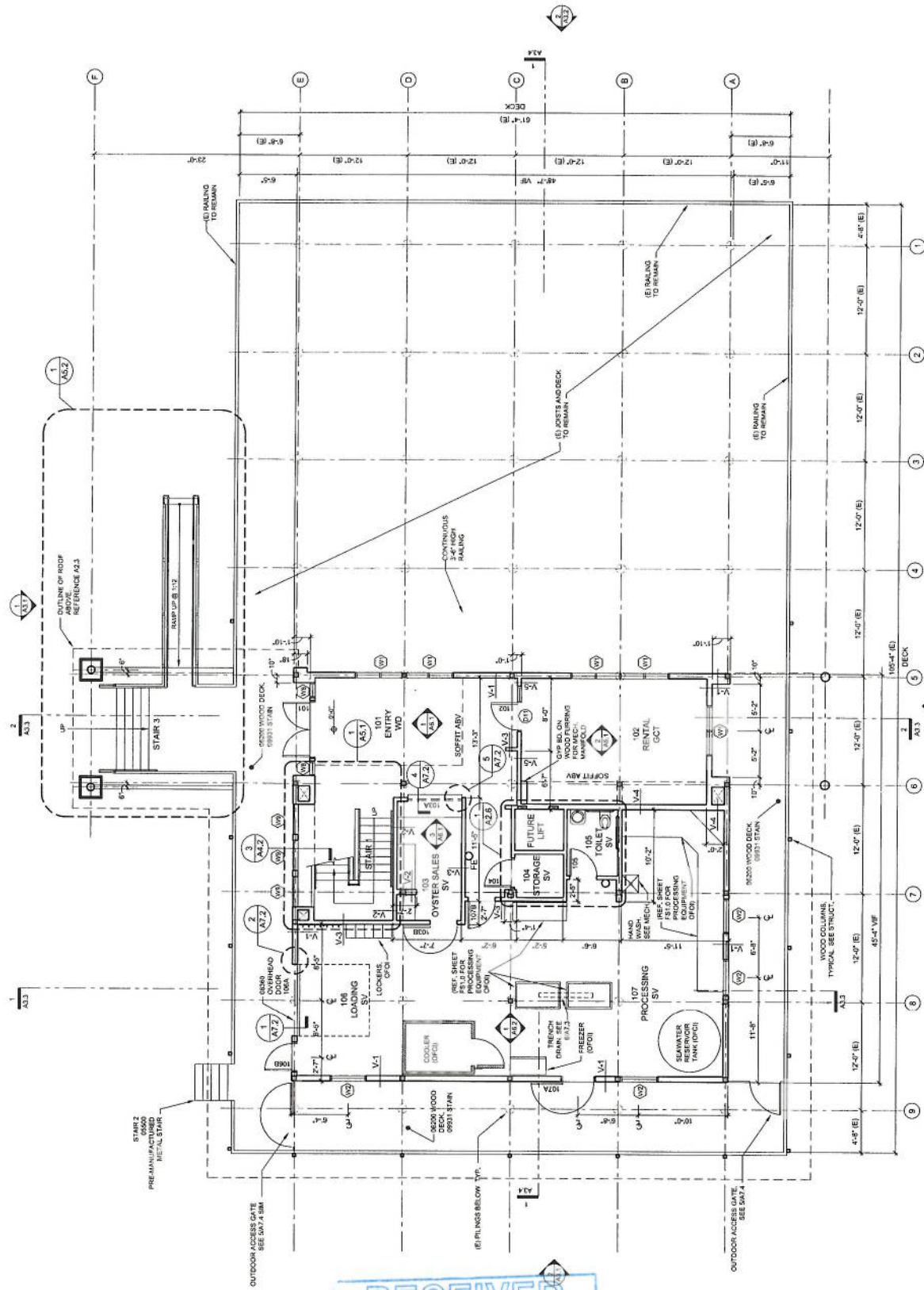
SHEET NOTES	
1.	ALL DIMENSIONS LABELED (E) MEASURE EXISTING FEATURES. DIMENSIONS WITHOUT (E) MAY VARY. VERIFY IN FIELD.

LEGEND	
V-4	VERTICAL HORIZONTAL ASSEMBLY REFERENCE 01.2
101	ROOM NUMBER
WALL	WALL FINISH
FLOOR FINISH	FLOOR FINISH

FLOOR FINISH SCHEDULE	
W/O	2050 1/2" WOOD FLOORING
FF	2050 1/2" WOOD FLOORING
SV	2050 1/2" WOOD FLOORING
RF	2050 1/2" WOOD FLOORING
GC	2050 1/2" WOOD FLOORING
CC	2050 1/2" WOOD FLOORING

PROJECT:	KSMA MULTI-PURPOSE SHELLFISH FACILITY
DATE:	10/10/2017
SCALE:	1/8" = 1'-0"
DESIGNER:	ALCOHOL MARIJUANA CONTROL OFFICE STATE OF ALASKA

FLOOR PLAN - GROUND LEVEL	
A2.1	



FLOOR PLAN - GROUND LEVEL (2155 GSF)
SCALE: 3/16" = 1'-0"

RECEIVED
 SEP 05 2017
 211
 ALCOHOL MARIJUANA CONTROL OFFICE
 STATE OF ALASKA



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

TO: Mark Robl, Police Chief
FROM: Melissa Jacobsen, City Clerk
DATE: October 25, 2017
SUBJECT: Liquor License Premise Change for the Homer Spit Oyster Bar

We have been notified by the Alcohol Marijuana Control Office of a liquor license premise change in the City of Homer for the following:

Type: Restaurant Eating Place-Public Convenience
Lic #: 5560
DBA Name: Homer Spit Oyster Bar
Service Location: 3851 Homer Spit Road, Homer, Alaska
Licensee: Suvi Bayly
Mailing Address: PO Box 195, Girdwood, AK 99587

This matter is scheduled for the October 30, 2017 City Council meeting. Please respond with objections/non-objections to this liquor license renewal by **Thursday October 26, 2017**.

Thank you for your assistance.

ORDINANCE REFERENCE SHEET
2017 ORDINANCE
ORDINANCE 17-39

Ordinance 17-39, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Grant from the Alaska Highway Safety Office in the Amount of \$39,488 for the Homer Police Department Project Drive and Authorizing the City Manager to Execute the Appropriate Documents.

Sponsor: City Manager/Police Chief

1. Council Regular Meeting October 30, 2017 Introduction
 - a. Memorandum 17-132 from Police Chief as backup

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Police Chief

ORDINANCE 17-39

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, ACCEPTING AND APPROPRIATING A GRANT FROM THE ALASKA HIGHWAY SAFETY OFFICE IN THE AMOUNT OF \$39,488 FOR THE HOMER POLICE DEPARTMENT PROJECT DRIVE AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The City submitted a grant application for the Homer Police Department Project Drive; and

WHEREAS, Homer Police Department started Project Drive in 2014 and used the grant funds to purchase a utility vehicle and trailer, Fatal Vision Goggles that simulate various blood alcohol level and either day or night conditions, and associated equipment; and

WHEREAS, This year the funds will be used to continue to conduct clinics at annual events and in cooperation with local schools where students are given an opportunity to drive the utility vehicle with a police officer while wearing Fatal Vision Goggles in an effort to educate youth about the risks involved with driving under the influence; and

WHEREAS, The State awarded the grant in the amount of \$39,488, requiring a local match of \$4383.20 which was included in the 2017 budget.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby accepts and appropriates a Grant from the Alaska Highway Safety Office in the amount of \$39,488 for Homer Police Department Project Drive as follows:

Revenue:		
<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
151-7003	Alaska Highway Safety Office Grant	\$39,488

Section 2. The City Manager is authorized to execute the appropriate documents.

Section 3. This is a budget amendment ordinance, is temporary in nature, and shall not be codified.

43 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this __ day of _____, 2017.

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CITY OF HOMER

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BRYAN ZAK, MAYOR

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51

52 ATTEST:

53

54

55

MELISSA JACOBSEN, MMC, CITY CLERK

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57

58

59 YES:

60 NO:

61 ABSTAIN:

62 ABSENT:

63

64 Introduction:

65 Public Hearing:

66 Second Reading:

67 Effective Date:

68

69

70 Reviewed and approved as to form:

71

72

73

Mary K. Koester, City Manager

Holly Wells, Attorney

74

75

Date: _____

Date: _____

76

77



CITY OF HOMER

POLICE DEPARTMENT

4060 HEATH STREET HOMER, AK 99603-7609

EMERGENCY 911
TELEPHONE (907) 235-3150
TELECOPIER (907) 235-3151

MEMORANDUM 17-132

DATE: October 11, 2017
TO: Katie Koester, City Manager
FROM: *MR*
Mark Robl, Chief of Police
SUBJECT: Project Drive Grant

The State has refunded our project Drive program for 2018 with a new grant in the amount of \$39,488. I request we obtain council approval to accept this grant.

We started Project Drive in 2014. The goal of the project is to positively engage youth in our community with an emphasis on educating them about the risks involved with driving under the influence. Our target audience is children between 13 and 18 years of age. We conduct clinics at annual events and in cooperation with our local schools focusing on alcohol education and awareness. Students are given the opportunity to drive a utility vehicle with a police officer while wearing Fatal Vision Goggles which simulate various blood alcohol levels and either day or night conditions. The project has become very popular and we have had requests to deliver it in other communities. We typically comply with requests from other areas as long as the entire cost of doing so is paid by the grant.

Since beginning Project Drive, we have seen the annual average number of Minor Consuming Alcohol arrests decline from 16 to 5.8, the annual average number of minors being charged with operating a vehicle after consuming alcohol has gone down from 7.8 to 3.2. During this same time frame we have seen our average annual number of DUI arrests decline from 102.6 to 75.8. We have been participating in a grant funded program putting more officers on the streets around the holidays during this same time frame. This program is more focused on targeting the DUI situation in general than Project Drive is but the two are related.



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and Public Facilities

Program Development
Alaska Highway Safety Office

3132 Channel Drive, Suite 200
P.O. Box 112500
Juneau, AK 99811-2500
Main: (907) 465-6994
(907) 465-6984
dot.state.ak.us

September 1, 2017

Ryan Browning, Sergeant
Homer Police Department
4060 Heath Street
Homer, Alaska 997603

RE: FFY2018 Homer PD Project Drive

Sergeant Browning:

Congratulations! Your Federal Fiscal Year (FFY) 2018 grant application titled FFY2018 Homer PD Project Drive is approved in the amount of \$39,488.00. The attached agreement includes your project budget, required Sub-grantee match, project timeline, agreement conditions, and certification regarding federal lobbying. You must complete the information on the first page, and you and your agency's financial manager must sign the form. In addition, your grant project manager must sign both Section 3: Agreement Conditions and Section 4: Certification Regarding Federal Lobbying. Please mail the entire grant agreement document with original signatures to the Alaska Highway Safety Office (AHSO) at the address on this letterhead.

This letter and the attached grant agreement comprise the entire executed agreement for this grant. Any modifications to your initial proposal are reflected in this executed agreement. Any concerns regarding your executed agreement must be addressed and resolved prior to the expenditure of grant funds.

All applicable forms and documents related to your grant can be found online on the AHSO website at <http://www.dot.state.ak.us/stwdplng/hwysafety/forms.shtml>. The "Authorized to Proceed Date" for this agreement is October 1, 2017. The "Agreement Termination Date" is September 30, 2018. The only costs eligible for reimbursement under this agreement are those incurred within these dates.

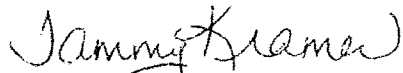
Before receiving a Notice to Proceed (NTP) which will allow your agency to proceed with this agreement, your grant program manager and agency financial officer must participate the **mandatory** "Pre-Activity" meeting scheduled by the AHSO for Wednesday, September 27, 2017, from 1:30p – 4:30p. The Pre-Activity meeting will be held in Anchorage at the DPS Alaska Bureau of Investigation building, located at 5500 East Tudor Rd, conference room. The AHSO representative assigned to this agreement is Miles Brookes and can be contacted at (907) 465-8532. If you cannot attend this mandatory meeting please contact me at 465-8944.

Please note that this agreement is to be funded under the federal grant program that begins October 1, 2017. This grant is funded under Catalog of Federal Domestic Assistance (CFDA) Number 20.616, Section 405d, Impaired Driving Countermeasures, FAIN#18X92045D0AK. **Funding of this agreement is dependent upon the availability of federal funds as appropriated and obligated by the US Department of Transportation for FFY 2018.** Should any change in federal funding adversely affect the AHSO's ability to implement an approved

agreement, the AHSO reserves the right to revise or terminate any approved grant in writing. The AHSO reserves the right to limit grant amounts at any time based on performance and/or available funding.

We look forward to working with you in FFY 2018 to improve highway traffic safety in Alaska.

Sincerely,



Tammy Kramer
Administrator
Alaska Highway Safety Office

Attachment

Cc:

Mark Robl, Chief Homer Police
Elizabeth Walton, Finance Director City of Homer



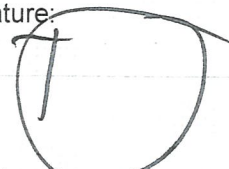

**FFY 2018
Subgrantee Meeting
Acknowledgements**

State of Alaska
Department of Transportation & Public Facilities
Alaska Highway Safety Office (AHSO)
P.O. 112500; Suite #200
Juneau, AK 99811-2500
Ph: 907-465-8944
Fax: 907-465-6984
www.dot.alaska.gov/ahso

Grant Number:		COMPLETE ONE FORM PER GRANT
YES	NO	Place a check mark next to each statement as appropriate for the above referenced grant.
X		The grant project manager and fiscal officer attended the 10/10/2017 FFY2018 Subgrantee meeting.
X		We have returned the Grant Agreement for the above referenced grant and understand that the amount identified is the not to exceed amount.
X		We were <u>not</u> provided a Notice To Proceed (NTP) for the above referenced grant. Our agency cannot begin grant related activity until an NTP is received. Upon receipt of an NTP we understand that the amount identified in the NTP is the not to exceed amount.
X		We understand that the award of grant funding is subject to the availability of Federal funding and that the AHSO may incrementally fund any awarded grant at any time during the grant period.
X		We understand the BUY AMERICA requirement prohibits the purchase of products not produced in the United States. Our agency will not place an order for, or make a purchase of, any such product(s) without a written waiver from the U.S. Department of Transportation. We will submit a waiver request for products not produced in the U.S. to the AHSO.
X		We understand that requests to purchase equipment over \$5,000 must be approved by NHTSA and the AHSO before the equipment is purchased.
X		We understand that we cannot purchase any type of promotional items.
X		We understand that our agency must identify the AHSO as the sponsor or co-sponsor in any public information materials developed under a highway safety project and that Alaska's "Target Zero" logo or wording to support the Alaska SHSP and the type or national/state slogan of the current national or state driver behavior program (if applicable) must also be included on the same materials.
X		We understand that our agency must keep a separate account for all income generated from the grant program, submit an income report documenting the amount generated to the AHSO each quarter, and that any program income must be used for the same highway safety purpose that generated the income.
X		We understand that AHSO pre-approval is required for all out-of-state grant related travel and that one travel scholarship request per person must be submitted to the AHSO no less than 90 days before the travel date.

The undersigned acknowledge their understanding of the above information presented at the September 27, 2017 AHSO Subgrantee Meeting and that any grant funds received from the AHSO are subject to all State and Federal government regulations.

Subgrantee Grant Project Manager

Printed Name: Ryan Brown Signature:  Date: 9-28-17
Subgrantee Fiscal Officer: 

Printed Name: Elizabeth Walton Signature:  Date: 10-3-17

AHSO ONLY:

Accepted by: _____ Date: _____



FFY 2018 HIGHWAY SAFETY GRANT AGREEMENT

State of Alaska
Department of Transportation & Public Facilities
Alaska Highway Safety Office (AHSO)
P.O. 112500; Suite #200
Juneau AK 99811-2500
Ph: 907-465-4070
Fax: 907-465-6984
www.dot.alaska.gov/ahso

Sub-grantee Agency Name and Address:		Grant Title:
Homer Police Department 4060 Heath Street Homer, Alaska 99603		Homer PD Project Drive
Project Manager: <u>Sgt. Ryan Browning</u>		Grant Location:
Non-Profit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Homer, Alaska
Grant Period:		
Begin: 10/1/2017	End: 9/30/2018	Effective Date: 10/1/2017

Other Federal or State Support (If using other Federal support on this project, it must be identified and explained):

COST CATEGORY	AHSO	MATCH	TOTAL
A. Personnel Services	\$ 12,448.80	\$ 1,383.20	\$ 13,832.00
B. In-State/Out of State(if applicable) Travel & Per Diem	\$ 27,000.00	\$ 3,000.00	\$ 30,000.00
C. Contractual Services			
D. Commodities			
E. Equipment			
F. Indirect Costs			
Total	\$ 39,448.80	\$ 4,383.20	\$ 43,832.00

Acceptance of conditions: It is understood and agreed by the undersigned that any grant funds received from the AHSO are subject to all State and Federal government regulations. This project does or will constitute an official part of the Highway Safety Program of the State of Alaska, and will meet all requirements and administrative regulations of the National Highway Traffic Safety Administration and Federal Highway Administration. The undersigned also agree to perform those activities detailed in the attached proposal and will maintain records documenting expenditure of funds for the activities. Subject to the availability of Federal funding, reimbursement will be made upon submission of a reimbursement voucher following completion of monthly grant activities, including an update on grant performance measures. Final reimbursement claim will not be processed until all four Quarterly Reports, Equipment Record (if purchased), and Annual Evaluation Report are submitted to, and received by, the AHSO.

Sub-grantee Financial Manager:	Phone: 907-435-3117
Title: <u>Finance Director</u>	E-mail: <u>ewalton@ci.homer.ak.us</u>
Signature: <u>Elizabeth Walton</u>	Fax: 907-235-3140
Date: <u>9-29-17</u>	
Sub-grantee Authorizing Official:	Phone: 907-235-3150
Title: <u>Chief</u>	E-mail: <u>mrsbl@ci.homer.ak.us</u>
Signature: <u>Mark Roly</u>	Fax: 907-235-3151
Date: <u>9-28-17</u>	

AHSO ONLY:

AHSO Administrator: Tammy Kramer	Grant #: 405dM5X-18-01-00(C)
	IRIS Program(AKSAS PJ):
	IRIS Phase: TH405D
	Fund/Program Area: 405d
Approved By:	Activity(Program Code): 289P
Date:	Vendor #: CIH84724

Section 1. Project Budget

	AHSO	Subgrantee Match	Total
A. Personnel Services – Payroll			
1. Officer Overtime for Project Drive Events	\$ 12,448.80	\$ 1,383.20	\$ 13,832.00
2.			
3.			
<i>Personnel Services Total:</i>	\$ 12,448.80	\$ 1,383.20	\$ 13,832.00
B. In-State Travel & Per Diem			
1. Travel Expenses for Project Drive Events	\$ 27,000.00	\$ 3,000.00	\$ 30,000.00
2.			
3.			
<i>In-State Travel/Out of State(if applicable) & Per Diem Total:</i>	\$ 27,000.00	\$ 3,000.00	\$ 30,000.00
C. Contractual Services			
1.			
2.			
3.			
<i>Contractual Services Total:</i>			
D. Commodities			
1.			
2.			
3.			
4.			
<i>Commodities Total:</i>			
E. Equipment			
1.			
2.			
3.			
<i>Equipment Total:</i>			
G. Indirect Costs			
1.			
<i>Indirect Costs Total:</i>			
TOTAL PROJECT COSTS:	\$ 39,448.80	\$ 4,383.20	\$ 43,832.00

ORDINANCE REFERENCE SHEET
2017 ORDINANCE
ORDINANCE 17-40

Ordinance 17-40, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 3 Chapter 3.01 Budget by Adding a New Section That Establishes a Minimum Annual Transfer in the Operating Budget of Homer Accelerated Road and Trails Funds for Road and Trail Capital Improvements.

Sponsor: Smith/Aderhold

1. Council Regular Meeting October 30, 2017 Introduction
 - a. Memorandum 17-133 from City Manager as backup

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 Smith/Aderhold

4 **ORDINANCE 17-40**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7 AMENDING HOMER CITY CODE TITLE 3 CHAPTER 3.05 BUDGET BY
8 ADDING A NEW SECTION THAT ESTABLISHES A MINIMUM ANNUAL
9 TRANSFER IN THE OPERATING BUDGET OF HOMER ACCELERATED
10 ROAD AND TRAILS (HART) FUNDS FOR ROAD AND TRAIL CAPITAL
11 IMPROVEMENTS.
12

13 WHEREAS, Homer City Code Chapter 3.05 establishes the procedures, guidelines and
14 rules for the annual budget; and
15

16 WHEREAS, In October 0f 2017 Homer voters approved Ballot Measure 1 allowing the ¾%
17 sales tax collected for Homer Area Roads and Trails (HART) to be spent on maintenance of
18 roads and trails; and
19

20 WHEREAS, It is appropriate to establish guidelines in Homer City Code that ensure a
21 minimum recommended amount is reserved for HART capital projects; and
22

23 WHEREAS, Estimated annual expenditures in the near future for HART road capital
24 expenditures such as the City portion of road improvement special assessment districts, storm
25 drain rehabilitation and paving projects equals \$504,306; and
26

27 WHEREAS, The HART Policy Manual allocates 10% of HART annually to trail projects;
28 and
29

30 WHEREAS, A line item in the 2019 budget should be added for trail maintenance in order
31 to allow the City to track trail maintenance expenditures and give greater attention to
32 maintaining municipal trail infrastructure.
33

34 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
35

36 Section 1. Homer Municipal Code Chapter 3.05 is hereby amended by adding a new
37 section, as follows:
38

39 3.05.017 Minimum Annual Transfer for Homer Accelerated Roads and Trail Capital Accounts
40

41 The annual budget will transfer a minimum of \$550,000 of the ¾% dedicated sales tax levied
42 for Homer Accelerated Roads and Trails exclusively for the purpose of funding street

43 reconstruction improvements and related utilities, construction of new local roads, and
44 construction of new local trails.

45
46 Section 2. This Ordinance is of a permanent and general character and shall be included
47 in the City Code.

48
49 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this _____ day of _____, 2017.

50
51 CITY OF HOMER

52
53
54 _____
55 BRYAN ZAK, MAYOR

56 ATTEST:
57
58 _____
59 MELISSA JACOBSEN, MMC, CITY CLERK

60
61 YES:
62 NO:
63 ABSTAIN:
64 ABSENT:
65
66 First Reading:
67 Public Hearing:
68 Second Reading:
69 Effective Date:

70
71 Reviewed and Approved as to form and content:

72
73
74 _____
75 Katie Koester, City Manager

72
73
74 _____
75 Holly Wells, City Attorney

76
77 Date: _____

76
77 Date: _____



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum 17-133

TO: Mayor Zak and Homer City Council
 FROM: Katie Koester, City Manager
 DATE: October 25, 2017
 SUBJECT: Ordinance 17-40 and Resolution 17-092

The purpose of this memo is to explain the parameters outlined in the proposed Ordinance and Resolution for the expenditure of Homer Accelerated Roads and Trails (HART) funds on maintenance of roads and trails.

Ordinance 17-40 in combination with Resolution 17-092 proposes that at a minimum \$550,000 of HART funds collected in any given year be reserved for capital expenditures (\$500,000 for roads and \$50,000 for trails). Resolution 17-092 establishes the same parameters for the HART Trails set aside as Ordinance 17-40 does for roads by amending the HART Policy Manual. Because the 10% dedication for trails is in the Policy Manual and not City Code, the Trails parameters need to be adopted by resolution, not ordinance.

The existing balance of the HART fund (currently approximately \$5.2 million) would remain available for future capital projects.

2017 value of HART (3/4% sales tax): \$1.284m

HART ROADS		HART TRAILS	
Annual amount of HART road (HART – 10% for HART trails)*	\$1.156m	Annual amount of HART trails (10% of HART)*	\$128,400
Anticipated annual draw on HART Roads for capital projects based on historical experience	\$504,306	Recommended minimum annual set aside for HART trails for capital projects	\$50,000
HART road remainder available for road maintenance (operating budget transfer)	\$656,000	HART trails remainder available for maintenance (recommend line item created for this in 2019 budget)	\$78,400
2017 budget for road maintenance (paved roads + gravel roads + winter roads)	\$717,000	2017 budget for trail maintenance	Not currently tracked

*Based on 2017 budget

Logistics. What will using HART for maintenance look like in the 2019 budget?

The 2019 budget will create an operating transfer into General Fund Revenue for HART road maintenance and HART trail maintenance. The HART road maintenance funds will offset expenditures on gravel, paved, and winter road maintenance. Since historically the City has not tracked trail maintenance expenditures, I recommend creating an item in the Parks and Cemetery budget for trail maintenance with a budget directly from HART Trails separately from other parks-related expenditures. The Parks Art Recreation and Culture Advisory Commission could advise on how to best spend these funds to maintain Homer's existing trail infrastructure. This could include purchasing trail maintenance equipment, materials such as gravel, signage and typar; and any associated labor. Any HART funds that are not budgeted and spent on specific maintenance expenditures will lapse into the HART capital funds until appropriated.

ORDINANCE REFERENCE SHEET
2017 ORDINANCE
ORDINANCE 17-41

Ordinance 17-41, An Ordinance of the City Council of Homer, Alaska, Authorizing the City Manager to Purchase Kenai Peninsula Borough Parcel 18103418, 'Lot 42' from the Alaska Mental Health Trust Authority in the Amount of \$550,600, Acquire Quitclaim Deeds on Parcels on which both the City and the Trust Claim Ownership interests and Authorizing an Expenditure of \$250,600 from the Port and Harbor Enterprise Fund and a \$300,000 Loan from the General Fund for that Purpose.

Sponsor: City Manager

1. Council Regular Meeting October 30, 2017 Introduction
 - a. Memorandum 17-134 from City Manager as backup
 - b. Aerial Photos
 - c. KPB Assessment History
 - d. Amortization Schedule

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 17-41

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AUTHORIZING THE CITY MANAGER TO PURCHASE KENAI PENINSULA BOROUGH PARCEL 18103418, 'LOT 42,' FROM THE ALASKA MENTAL HEALTH TRUST AUTHORITY IN THE AMOUNT OF \$550,600, ACQUIRE QUITCLAIM DEEDS ON PARCELS ON WHICH BOTH THE CITY AND THE TRUST CLAIM OWNERSHIP INTERESTS AND AUTHORIZING AN EXPENDITURE OF \$250,600 FROM THE PORT AND HARBOR ENTERPRISE FUND AND A \$300,000 LOAN FROM THE GENERAL FUND TO THE PORT AND HARBOR ENTERPRISE FUND FOR THAT PURPOSE.

WHEREAS, Lot 42 is located on the Homer Spit at the mouth of the Homer Harbor and is currently leased by Icicle Seafoods as part of their Homer-based fish processing operations; and

WHEREAS, The City Administration has been in negotiations with Alaska Mental Health Trust Authority Land Office ("TLO") for 3 years regarding Lot 42 and a long piece of land extending into the mouth of the Harbor in which the City and the TLO claimed conflicting ownership rights (This property is described in Exhibit A to this Ordinance and hereafter called the "Core Harbor Property"); and

WHEREAS, The purchase of Lot 42 is in the best interest of the Port and Harbor who will benefit from owning land near the Fish Dock; and

WHEREAS, Acquisition of quitclaim deeds from the Trust for the Core Harbor Property ensures the City has clean title of property essential to the City's Harbor operation and management and protects the City from potentially costly litigation and/or administrative disputes between the City and the Trust; and

WHEREAS, Homer City Code 18.06.040 authorizes the acquisition of real property; and

WHEREAS, Splitting the purchase between the Port and Harbor Enterprise Fund and a low interest loan from the General Fund to the Port and Harbor Enterprise mitigates the financial hit to either fund and allows the City General Fund a guaranteed return on investment of 3%; and

WHEREAS, The City of Homer recently entered into a long term lease with Icicle Seafoods for Lot 41; and

43 WHEREAS, Revenue from the leasing of Lot 42 will generate an estimated return on
44 investment of 16 years.

45
46 NOW THEREFORE, The City of Homer Ordains:

47
48 Section 1: The FY 2017 Operating Budget is hereby amended by appropriating \$250,600
49 from the Port and Harbor Depreciation Reserve for the purchase of Kenai Peninsula Borough
50 Parcel No. 18103418.

51
52 Section 2: The FY 2017 Operating Budget is further amended by authorizing a \$300,000
53 loan over 10 years at 3% with no penalty for early pay off from the General Fund to the Port
54 and Harbor Enterprise Fund for the purchase of Kenai Peninsula Borough Parcel No. 18103418
55 with the first payment due in 2018.

56
57 Section 3: The City Council approves the acquisition of Lot 42 and the Core Harbor
58 Property for \$550,600 subject to the City Attorney's review as to form and the essential terms
59 reflected in this Ordinance. The City Manager retains the ability to negotiate all other terms of
60 the acquisition and related agreements, deeds, and other documents.

61
62 Section 4: This ordinance is a budget amendment ordinance, is not permanent in
63 nature, and shall not be codified.

64
65 ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER THIS ___ DAY OF _____,
66 2017.

67
68 CITY OF HOMER

69
70 _____
71 BRYAN ZAK, MAYOR

72
73 ATTEST:

74
75 _____
76 MELISSA JACOBSEN, MMC, CITY CLERK

77
78 YES:

79 NO:

80 ABSTAIN:

81 ABSENT:

82
83 First Reading:

84 Public Hearing:

85 Second Reading:

86 Effective Date:

87

88 Reviewed and approved as to form:

89

90

91

92 _____
Mary K. Koester, City Manager

93

94 Date: _____

Holly Wells, City Attorney

Date: _____



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

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(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum 17-134

TO: Mayor Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: October 25, 2017
SUBJECT: Purchase of Lot 42 on Homer Spit

City officials have been in conversations with the Alaska Mental Health Trust Authority Land Office (“TLO”) since before I became City Manager regarding ownership of land next to the entrance of the Homer Harbor. TLO claimed ownership of a long baseball bat shaped piece of land that extended along the entrance and through the mouth of the Harbor and a corner of Lot 41 (see ‘Exhibit A’, ArcMap overlay sketch from TLO), a claim that the City of Homer strongly disputed. Lot 42, which is currently leased to Icicle Seafoods, is owned in part by the State of Alaska Department of Natural Resources (“DNR”) and in part by the Alaska Mental Health Trust (“Trust”). While the City has acknowledged the Trust’s and DNR’s respective ownership of Lot 42, the TLO’s interpretation of ownership interests in the Harbor calls into question ownership interests regarding Lot 42 as well as the boundaries of that lot. This issue came up when the City sought to acquire a right of way for the construction of the Homer Spit Trail in 2013. The easement was granted, but resulted in TLO claiming ownership both of its portion of Lot 42 as well as land essential to Harbor operations and management. The City administration and Attorney Wells met with the TLO and appeared before the Trust advocating for the City’s ownership of the parcels at issue and presenting the City’s strong legal basis for its ownership assertions. While the City strongly believes its interpretation of the ownership interests on the Spit and in the City Harbor is well founded, it also recognizes the uncertainty surrounding the City and the Trust’s ownership interests on the Spit. As a result, and given the significant value that Lot 42 ownership would have for the City, the City began working with the Trust to devise a plan that would resolve any and all ownership disputes between the Trust and the City in or around the Harbor and result in the transfer of Lot 42 to the City as a single parcel rather than requiring the City to negotiate the purchase of a portion of Lot 42 with DNR and a portion with the Trust.

After extensive negotiations, the TLO and the City administration were able to come to a compromise and both parties agreed that the City, if approved by both the City Council and the Trust, would purchase Lot 42 in its entirety and the Trust would deed to the City all other parcels in the Harbor in which the Trust disputed the City’s ownership, in exchange for \$550,600 from the City. More specifically, under this proposed agreement DNR will transfer their ownership of a portion of Lot 42 to TLO so the City can acquire all of Lot 42 in one transaction. As part of the agreement, the TLO will drop their argument claiming ownership of any portion of the ‘baseball bat’ and transfer any claimed interest in that property to the City of Homer. Cleaning up this cloud on title is of great interest to both parties. It allows us to continue to operate the Harbor and associated leases without disruption and avoids a costly and lengthy legal battle with TLO. Though the City and Attorney Wells agree that there are many sound arguments why the City would win such a case, the stakes are high and the fees would easily outweigh any benefit. Additionally, owning Lot 42 would be of great value to the City of Homer Port and Harbor. Lot 42, a 64,033 sq/ft lot near the Fish Dock and an essential piece of the economic make-up of Homer’s fish processing capability, holds substantial value to the City.

Why Purchase Lot 42

Lot 42 is currently leased by Icicle Seafoods. Together with Lot 41, which they lease from the City of Homer, makes up their Homer operations, an office and storage yard. Lot 42 is a great investment for the City. It is in a prime location next to the Fish Dock right off the mouth of the Harbor. The Port and Harbor owns almost all the surrounding land, and staff believe that it is beneficial for the City to own this lot for current and future economic development in the area. The Lot's existing tenant, Icicle Seafoods, recently signed a 20 year lease with the City for Lot 41 proving that Icicle Seafoods is interested in maintaining their operations in Homer and would likely continue to lease the land from the City. The lessee operates on Lot 41 and 42 as if they were the same lot, their office space even bridging the lot line between the two. The lease income from Lot 42 would be used to help pay a loan for the purchase of the lot.

The estimated value for Lot 42 based on the appraised value of neighboring Lot 41, which is almost identical in size, is \$34,577 annually. Lot 42 will be appraised before entering into a new lease; it is standard practice that leased lots on the Homer Spit be appraised every 5 years by the City. There is reason to believe Lot 42 could come in slightly higher in value than its neighbor (Lot 41) due to its uniform size (Lot 42 is a rectangle whereas Lot 41 is T-shaped).

How to Purchase Lot 42

My recommendation is to split the cost of Lot 42 between the Port and Harbor Enterprise Reserve and a loan from General Fund, a financing method the City has used successfully in the past.

Purchase price for Lot 42	\$550,600
Down payment from Enterprise	\$250,600
10 year loan from General Fund at 3%	\$300,000
Annual payment to General Fund	\$34,762
Annual revenue from lease of Lot 42	\$34,577
Payback time period including interest paid and 2% CPI on lease revenue	16 years*

*How payback is calculated: Down payment from enterprise (\$250,600) plus loan principal (\$300,000) plus interest paid to GF over 10 years (\$47,619) = \$598,218. Total cumulative value of annual lease payment (34,577) with 2% CPI applied annually over 16 years = \$597,954.

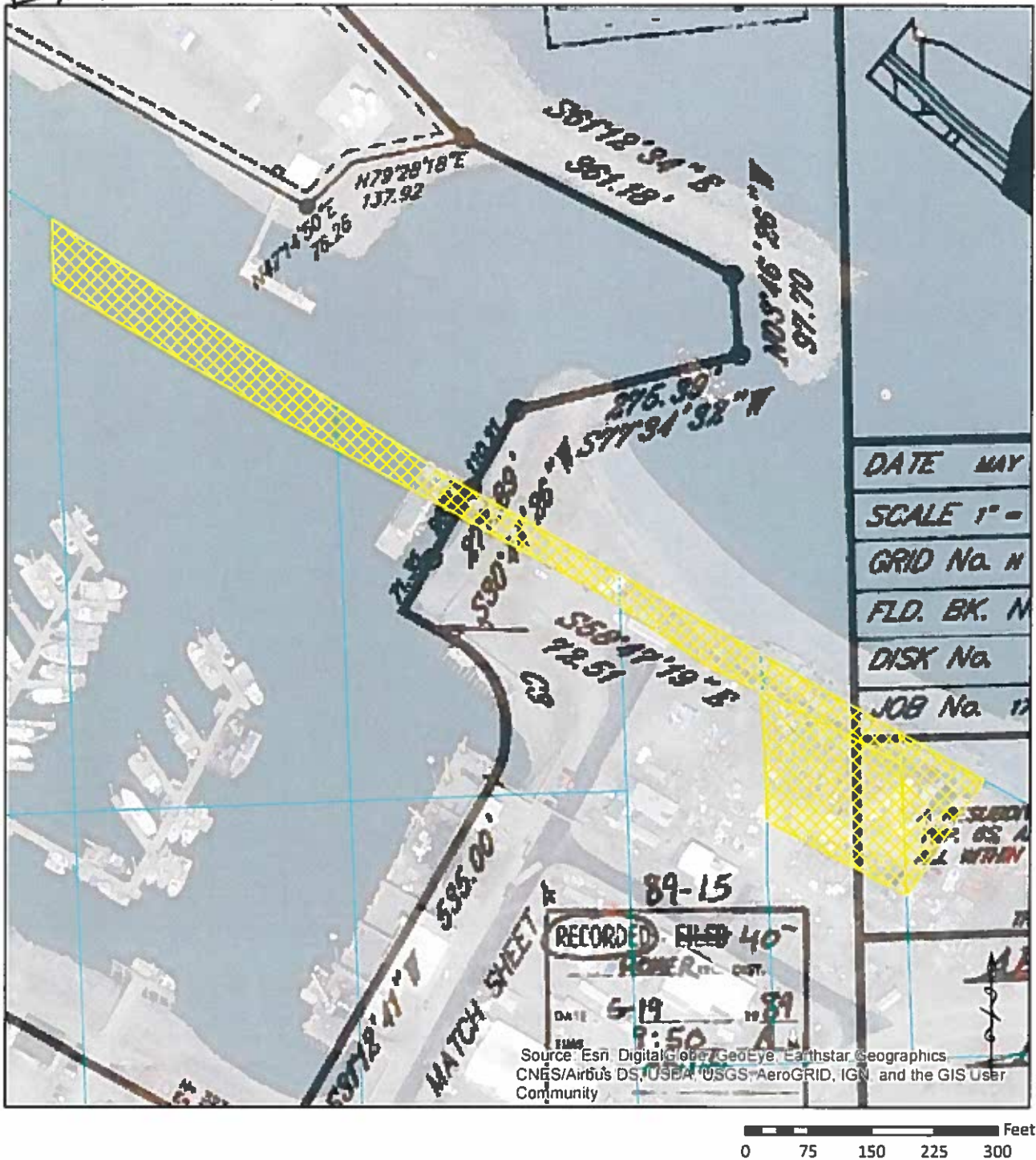
Recommendation:

Approve the purchase of Lot 42 from the Alaska Mental Health Trust Authority Land Office for \$550,600 with \$250,600 from the Port and Harbor Reserves for that purpose. Authorize a loan from the General Fund for the remaining \$300,000 over a 10 year period with a 3% interest rate.

Enc:

Exhibit A: ArcMap overlay sketch of project area from TLO

Exhibit A



Amended Plat 89-34 Sheet 3 filed 09-21-1989 and Project Area focus (see "Exhibit Z")

-  Project Area
-  USRS S007S013W

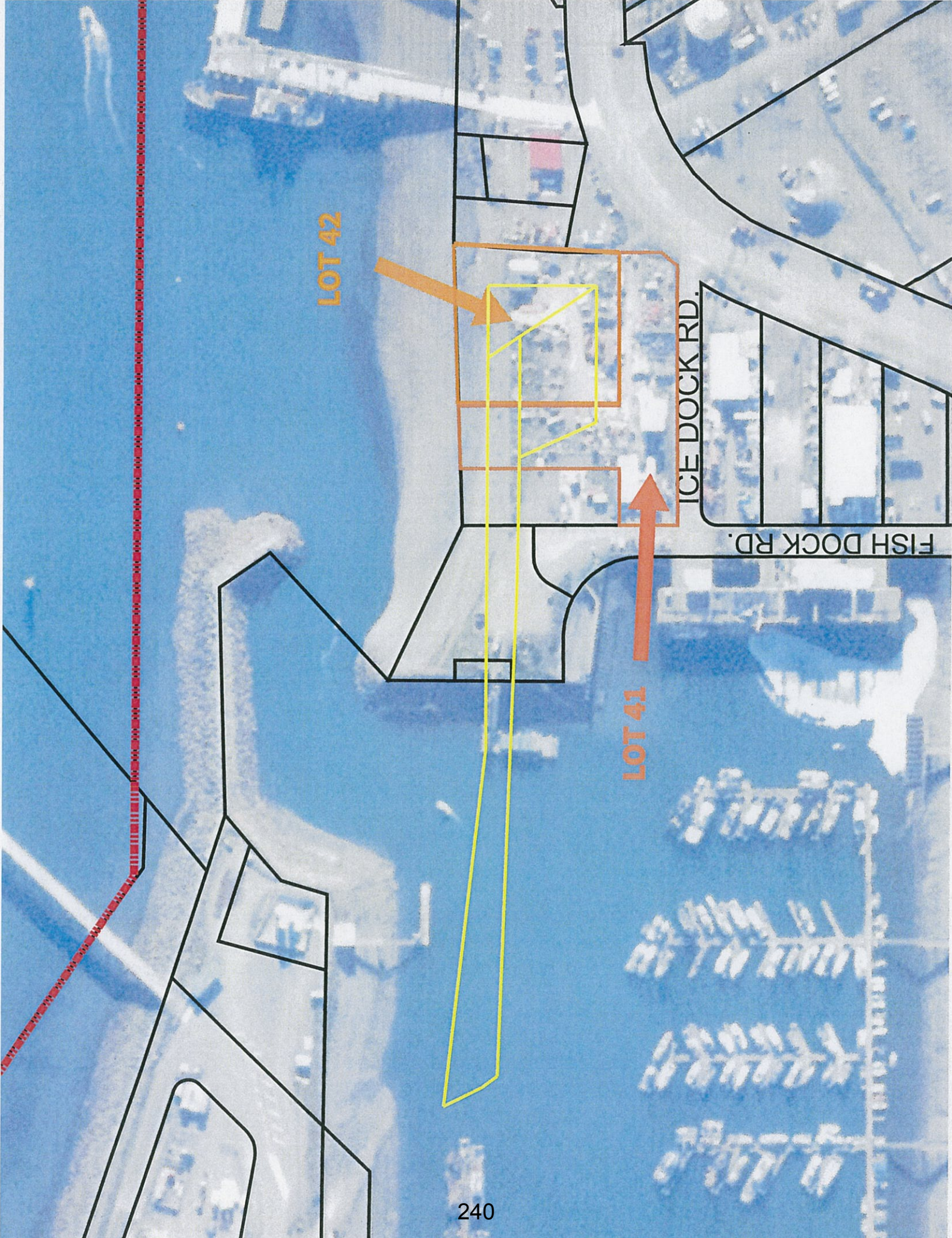
ArcMap overlay sketch (MHT 9200607 City of Homer).

Note: this unofficial sketch is based on best available State GIS data and may not be to scale; this was created for discussion purposes only and is not intended for distribution.



Trust
Land Office

Date Printed: 8/30/2017



LOT 42

LOT 41

ICE DOCK RD.

FISH DOCK RD.



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Oct 16 2017 9:02PM

General Information

ALASKA STATE D N R 550 W 7TH AVE STE 650 ANCHORAGE, AK 99501-3576	Property ID 18103418 Address Document / Book Page 0 / 0 Acreage 1.4700
--	---

Owners

Property ID	Display Name	Address
18103418	ALASKA STATE D N R	550 W 7TH AVE STE 650

Legal Description

Description
T 7S R 13W SEC 1 Seward Meridian HM 0890034 HOMER SPIT AMENDED ADL 18009 LOT 42 (ADL 18009)

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2017	Main Roll Certification	\$257,600	\$22,300	\$279,900
2016	Main Roll Certification	\$355,700	\$16,400	\$372,100
2015	Main Roll Certification	\$355,700	\$17,000	\$372,700
2014	Main Roll Certification	\$355,700	\$18,200	\$373,900
2013	Main Roll Certification	\$355,700	\$17,800	\$373,500
2012	Main Roll Certification	\$355,700	\$17,300	\$373,000
2011	Main Roll Certification	\$401,400	\$5,100	\$406,500
2010	Main Roll Certification	\$401,400	\$5,100	\$406,500
2009	Main Roll Certification	\$401,400	\$5,100	\$406,500
2008	Main Roll Certification	\$380,900	\$5,100	\$386,000
2007	Main Roll Certification	\$293,000	\$5,100	\$298,100
2006	Main Roll Certification	\$293,000	\$5,100	\$298,100
2005	Main Roll Certification	\$266,400	\$5,100	\$271,500
2004	Main Roll Certification	\$229,900	\$0	\$229,900
2003	Main Roll Certification	\$229,900	\$0	\$229,900
2002	Main Roll Certification	\$229,900	\$0	\$229,900
2001	Main Roll Certification	\$229,900	\$0	\$229,900

C01 - Extension Details

<p style="text-align: center;">Address</p> <p style="text-align: center;">Grade Low</p> <p style="text-align: center;">Year Built 1964</p> <p style="text-align: center;">Value \$8,100</p>	<p style="color: red; font-size: small;">Scale: 10 ft</p> <p style="text-align: center; font-size: small;">Q1 Q2</p> <p style="text-align: center; font-size: small;">1 s Fr Slab</p>
---	---

Attribute

Story	Use	Attribute	Code	Detail
	0	Class	1	Wood frame
	0	Roofing Cover	2	Metal
	0	Stories	1	
1	EQUIPBLD	Exterior Wall	120	Single -Metal on Wood Frame

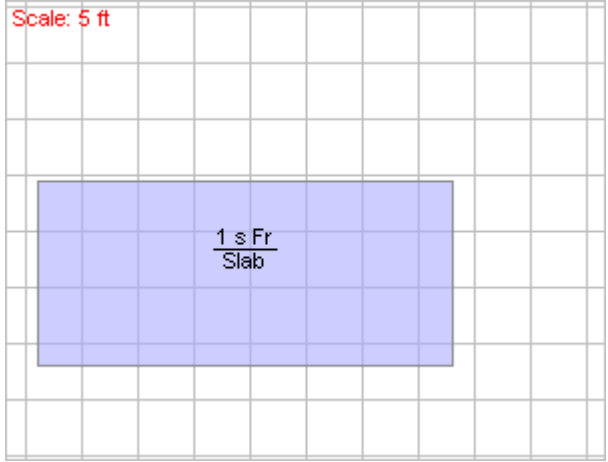
Floor Areas

Code	Description	Story	Gross	Heated	AC
EQUIPBLD	Equipment (Shop) Building	1	800	800	0
Total			800	800	0

Structures

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
CONEX	3000	C01	40.00	8.00	1	IT	\$2,500
SHEDGP	2015	C01	12.00	12.00	144	SF	\$2,600

C02 - Extension Details

<p style="text-align: center;">Address</p> <p style="text-align: center;">Grade Low</p> <p style="text-align: center;">Year Built 2007</p> <p style="text-align: center;">Value \$9,100</p>	
---	--

Attribute

Story	Use	Attribute	Code	Detail
	0	Roofing Cover	2	Metal
	0	Stories	1	
1	LUTLSTOR	Exterior Wall	104	Stud -Metal Siding

Floor Areas

Code	Description	Story	Gross	Heated	AC
LUTLSTOR	Lt. Commercial Utility Building	1	576	576	0
Total			576	576	0

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Farm Acreage/Commercial City	1.4700	0.00	0.00	\$257,600

Amortization Schedule
General Fund Loan to Port and Harbor
Purchase of Lot 42

Amount \$ 300,000
Annual Interest Rate 3%
Years 10
Payments Per Year 1

Payment #	Principal	Interest	Payment	Balance
1	\$26,169.15	\$9,000.00	\$35,169.15	\$ 273,830.85
2	\$26,954.23	\$8,214.93	\$35,169.15	\$ 246,876.62
3	\$27,762.85	\$7,406.30	\$35,169.15	\$ 219,113.77
4	\$28,595.74	\$6,573.41	\$35,169.15	\$ 190,518.03
5	\$29,453.61	\$5,715.54	\$35,169.15	\$ 161,064.42
6	\$30,337.22	\$4,831.93	\$35,169.15	\$ 130,727.20
7	\$31,247.34	\$3,921.82	\$35,169.15	\$ 99,479.86
8	\$32,184.76	\$2,984.40	\$35,169.15	\$ 67,295.11
9	\$33,150.30	\$2,018.85	\$35,169.15	\$ 34,144.81
10	\$34,144.81	\$1,024.34	\$35,169.15	\$ 0.00

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

City Clerk

3
4 **RESOLUTION 17-086**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING THE HOMER FEE SCHEDULE UNDER CAMPING FEES.
8

9 WHEREAS, Camping fees for RV and tent camping are increased to be comparable to
10 other communities on the Peninsula.
11

12 NOW, THEREFORE, BE IT RESOLVED that the City Council hereby amends the Homer Fee
13 Schedule Camping fees as follows:
14

15 **CAMPING FEES**

16 (The following fees have been set by legislative enactments, Resolutions 16-109, 15-097(S)(A),
17 05-05, 04-98(S)(A), 99-94, 93-35, 91-34 and; 91-20(S)).
18

19 “Campground” means an area owned, controlled, developed and/or maintained by the City,
20 which contains one or more improved campsites or contains adequate area for one or more
21 unimproved campsites.
22

23 “Camping” means:

- 24 1. The erection of, or occupancy of any tent.
25 2. The placing or leaving of any items normally found at a campsite within campsite such
26 as cook stoves, lanterns, sleeping bags or bedding.
27 3. Parking of any camper unit in any area owned or controlled by the City that has been
28 designated a camping area by official signs, in excess of twenty-four hours.
29

30 “Camping Season” means that period of time from April 1 through October 30.
31

32 RV \$ ~~20~~ **24**/day
33

34 All other camping \$ ~~13~~ **15**/day
35

36 All fees inclusive of sales tax.
37
38

39 PASSED AND ADOPTED by the City Council of Homer, Alaska, this _____ day of _____
40 _____, 2017.
41
42

43
44
45
46
47
48
49
50
51
52
53
54

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: Revenue amounts not defined in CY2018 budget.



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

To: Mayor Zak and Homer City Council
From: Parks, Art, Recreation and Culture Advisory Commission
Through: Julie Engebretsen, Deputy City Planner
Date: October 25, 2017
Subject: 2018 Fee Schedule Recommendations

At the October 19, 2017 meeting, the Commission recommended raising tent camping fees by \$2, and RV camping by \$4. This would raise the fees approximately 15% to \$15 and \$24, inclusive of sales tax.

Minutes excerpt:

PENDING BUSINESS

B. Camping Fees

Chair Steffy introduced the next item for discussion.

Deputy City Planner Engebretsen stated that the information on page 18 was provided by Finance Department last meeting and Ms. Otteson was able to provide the information on page 17.

It was noted by the commission that there were discrepancies in the amounts that were reported by Finance.

Chair Steffy noted that in his quick review of the information provided by Finance and it appeared that there were some statistical ghosts in the numbers. He compared the number as a camping event between 2014 and 2017 only. He proceeded to explain his findings to the commission.

Discussion ensued on exclusion of the shoulder months from the figures since each year will be different as to when they open and close the campgrounds; the figures reported by finance were higher than what Ms. Otteson reported; per unit revenue is lower however overall revenue was higher; if the fees were increased since 2014; the rates are \$20 for RV's and \$13 for tents which also included the sales tax; the commission is interested in finding out if the rise in rates and removing the weekly rates was causing a reduction in revenue and it is apparent that that is not the case here with the numbers reported.

It was agreed by consensus of the commissioners present that it would be prudent to withhold amending the camping rates for 2018 until they have a few years to compare numbers.

Commissioner Roedl inquired about the cost to maintain the campgrounds compared to the revenue they are generating. Deputy City Planner Engebretsen explained that the city does not collect enough revenue to maintain the campgrounds but in actuality it takes minimal materials to maintain it is more

of a service provided at Hornaday campground, while the campgrounds on the spit are the definite revenue generators.

Further discussion on the various factors that may affect the outcome of the number of campers this year such as weather, raised rates, and persons staying in their own homes versus camping. It was additionally discussed that the city should charge the Alaska rate and comparing the rates of private RV park's on the Spit and other communities offer shoulder season and peak rates and charge higher rates; differing rates may create more work than is worth it; there was differing opinions on increasing rates versus not, a motion would be needed but is not required at this time.

Carey Meyer, Public Works Director commented on discussion and questions regarding a weekly rate offered an efficiency in labor for collecting the fees, everyone is looking for the deal but there is no statistical information to present on whether it would be worth having a weekly rate. He also provided some information on an enterprise fund versus the general fund and a single event versus a multiple event generating more sales tax revenue for the city.

Responding to a question on approximate percentage of the weekly campers he surmised that it is the loyal visitors that tend to come to Homer wanting to stay a significant period of time; but he does not have any real insight into that number.

Chair Steffy questioned what was the impetus to remove the weekly rate?

Deputy City Planner Engebretsen responded that no other community offers a weekly rate, she cited the cost of maintenance and services provided versus the revenue charged and that the actual rate amounted to approximately \$8 per day since the weekly rate was very low. Ms. Engebretsen noted that city residents pay for a variety of services that are provided and that they in essence should not be subsidizing a visitor's camping experience.

Chair Steffy stated that having information on the weekly visitors versus nightly would be handy and at this time unless one of the other commissioners wanted to propose a motion he would be willing to address this next year.

Deputy City Planner Engebretsen noted that City Council will be addressing fees at the upcoming Council meeting so this is the commission's chance to propose changes to the fee schedule.

SHARP/HARRALD – MOVED TO INCREASE CAMPING FEES BY 15% ROUNDED TO THE NEXT WHOLE NUMBER.

Discussion on requesting a reasonable average industry standard rate, increasing by just a few dollars will increase the revenue for the city and may assist in getting some required maintenance completed, will not deter people who like coming to this great city and offering a weekly rate in the shoulder months, April May September, October only to encourage more visitors.

ROEDL/ MOVED TO AMEND TO PROVIDE A WEEKLY RATE FOR THE SHOULDER MONTHS APRIL MAY SEPTEMBER OCTOBER WITHOUT AN INCREASE IN THE BASE RATE IN JUNE JULY AND AUGUST.

Commissioner Harrald inquired about a friendly amendment and Chair Steffy responded that it should be a separate amendment, exact amendment was inaudible to the Clerk for transcribing.

Chair Steffy requested a second to the motion on the floor.

Motion died for lack of a second.

SHARP/STEFFY MOVED TO AMEND THE MOTION TO INCREASE RATES TO \$15 PER NIGHT FOR TENTS AND \$24 PER NIGHT FOR RECREATIONAL VEHICLES FOR THE 2018 CAMPING SEASON.

Discussion ensued on the rates charged in Seward and Soldotna and that they collect sales taxes on top of those fees and not addressing the request of staff for a weekly rate, performing a wait and see approach on visitors versus revenue for 2018 and the proposed increase reflects a 10% increase in current rates which includes sales taxes.

VOTE. (Amendment) YES. ROEDL, HARRALD, SHARP, STEFFY.

VOTE. NO. FAIR.

Motion carried.

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Clerk/Public Works Director

4 **RESOLUTION 17-088**

5
6 A RESOLUTION OF THE HOMER CITY COUNCIL CONFIRMING THE
7 ASSESSMENT ROLL, ESTABLISHING DATES FOR PAYMENT OF
8 SPECIAL ASSESSMENTS AND ESTABLISHING DELINQUENCY,
9 PENALTY, AND INTEREST PROVISIONS FOR THE ERIC LANE
10 LILLIAN WALLI SUBDIVISION ROAD AND SEWER SPECIAL
11 ASSESSMENT DISTRICT.
12

13 WHEREAS, In compliance with Homer City Code Chapter 17, Improvement Districts, the
14 Homer City Council created a Eric Lane Lillian Walli Subdivision Road and Sewer Special
15 Assessment District on April 9, 2016 via Resolution 16-072, with the benefitted property owners
16 assuming 100% of the cost of the improvements; and
17

18 WHEREAS, Then Notice of Public Hearing and Notice of Right to Object dated February
19 18, 2016 was mailed to property owners in the district advising that written objections must be
20 filed with the City Clerk no later than April 18, 2016; and
21

22 A public hearing was held on April 25, 2016 to hear objections to the formation of such
23 district; and
24

25 WHEREAS, The Eric Lane Road and Sewer Special Assessment District improvements
26 were completed and accepted by Public Works for City maintenance; and
27

28 WHEREAS, The final assessment roll as presented by the City Clerk and reviewed and
29 corrected where necessary and attached hereto as Attachment A, is hereby confirmed as the
30 official assessment roll for the Eric Lane Lillian Walli Subdivision Road and Sewer Special
31 Assessment District and the Mayor and Clerk shall be directed to sign same.
32

33 NOW, THEREFORE, BE IT RESOLVED THAT ON OR BEFORE 5:00 p.m. on March 1, 2018,
34 all assessments in the Eric Lane Lillian Walli Subdivision Road and Sewer Assessment District
35 shall become due and payable in full. All assessments not paid in full by this date shall be
36 considered delinquent and in default and shall have added a penalty of ten percent (10%)
37 which penalty and principal amount of the assessment shall both draw interest at a rate of one
38 and one half percent (1.5%) per annum for the sewer assessment and at a rate of three (3%)
39 per annum for the road assessment until paid. Should default occur, the City of Homer will
40 institute a civil action for a foreclosure of the assessment lien. Foreclosure shall be against all
41 property on which assessments are in default. All costs including collection and legal fees
42 resulting from such action, shall be added and incorporated into the assessed amount due plus

43 interest and penalties and shall be reimbursed from the proceeds of foreclosure sale of the
44 assessed real property.

45
46 BE IT FURTHER RESOLVED that an optional twenty (20) year payment plan for sewer
47 and a ten (10) year payment plan for road is offered whereby the assessments may be paid in
48 equal yearly installments plus interest of one and one half percent (1.5%) per annum for the
49 sewer assessment and at a rate of three percent (3%) per annum for the road assessment on
50 the unpaid balance of the assessment. The first such installment shall be due and payable
51 without interest on or before 5:00 p.m. March 1, 2018 and each installment thereafter shall be
52 due on or before March 1, of each year, plus interest on the unpaid balance of the assessment.
53 If any annual installment payment is not received when due, the entire outstanding principal
54 amount of the assessment shall be in default and shall be immediately due and payable. The
55 entire outstanding assessment principal (including the annual installment) shall have added a
56 penalty of ten percent (10%) on the outstanding principal. The principal and penalty shall draw
57 interest at the rate of fifteen percent (15%) per annum until paid. Should default occur, the City
58 will institute civil action for foreclosure of the assessment lien. Foreclosure shall be against all
59 property on which assessments are in default. All costs including collection and legal fees
60 resulting from such action shall be added and incorporated into the assessed amount due plus
61 interest and penalties, and shall be reimbursed from the proceeds of foreclosure sale of the
62 assessed real property

63
64 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 30th day of October,
65 2017.

66 CITY OF HOMER

67
68
69 _____
70 BRYAN ZAK, MAYOR

71 ATTEST:

72
73 _____
74 MELISSA JACOBSEN, MMC, CITY CLERK

75
76 Fiscal Note:

77
78 Total road design and construction project costs are \$836,484.52; City HART funds will cover
79 1/3 of these costs to account for constructing a “collector” street vs. a normal residential street.
80 The remaining 2/3 of the costs plus a 5% City Administration fee (\$585,699.87) are the
81 responsibility of the property owners. Parcels are assessed for road improvements at \$263.95
82 per frontage foot (total 2219 frontage feet across 18 parcels assessed).

83

84 Total sewer design and construction project costs are \$192,441.22; 100% of this cost (plus a 5%
85 City administration fee) is the responsibility of the property owners (\$202,063.28). Parcels are
86 assessed for sewer at \$8227 (\$11,226 (18 parcels equally assessed), less credits for previously
87 paid water and sewer and sewer assessments totaling \$2999).

FINAL ASSESSMENT ROLL

PROJECT NAME: Eric Lane -Lillian Walli Subdivision Road/Drainage and Sewer Special Assessment District DATE: October 25, 2017

TOTAL PROJECT ROAD/DRAINAGE: **\$836,484.52**

Improvements constructed within this subdivision are not eligible for HART and HAWSP programs. The City is willing to finance the cost of constructing the improvements from HART and HAWSP program funds, with 100% of the financed cost being repaid from assessments of the benefitted properties. THE CITY OF HOMER WILL PAY ONE THIRD (1/3) THE COST OF THE IMPROVEMENTS: **\$278,828.17**

TOTAL PROJECT SEWER: **\$192,441.22**

Benefitted property owners in the District shall be assessed 100% property owner share of the project. The amount of previously paid sewer assessments will be credited back to each property owner at the time the proposed Lillian Walli road and sewer assessments are levied.

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
1	JONES, JOE M & MAXIMA M 4179 SVEDLUND ST, APT 2 HOMER, AK 99603-7138	T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 47 175-241-41	\$30,700	Road/Drainage \$28,094 Sewer \$8,227
	DURNER, FRANCESCA M 1421 N STREET ANCHORAGE, AK 99501-4960	T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 48 175-241-40	\$9,900	Road/Drainage \$33,433 Sewer \$8,227
		T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 49 175-241-39	\$11,100	Road/Drainage \$19,359 Sewer \$8,227
2	JOHNSON, BRENT G & JUDITH A 20773 PORCUPINE LN. CLAM GULCH, AK 99568	T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 27 175-241-42	\$31,400	Road/Drainage \$37,181 Sewer \$8,227
		T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 28 175-241-59	\$30,500	Road/Drainage \$28,094 Sewer \$8,227
		T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 29 175-241-58	\$28,500	Road/Drainage \$17,596 Sewer \$8,227
		T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 30 175-241-57	\$28,500	Road/Drainage \$17,596 Sewer \$8,227
4	JOHNSON, JUDITH A 20773 PORCUPINE LN. CLAM GULCH, AK 99568	T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 31 175-241-56	\$28,500	Road/Drainage \$17,596 Sewer \$8,227

FINAL ASSESSMENT ROLL

PROJECT NAME: Eric Lane -Lillian Walli Subdivision Road/Drainage and Sewer Special Assessment District DATE: October 25, 2017

TOTAL PROJECT ROAD/DRAINAGE: **\$836,484.52**

Improvements constructed within this subdivision are not eligible for HART and HAWSP programs. The City is willing to finance the cost of constructing the improvements from HART and HAWSP program funds, with 100% of the financed cost being repaid from assessments of the benefitted properties. THE CITY OF HOMER WILL PAY ONE THIRD (1/3) THE COST OF THE IMPROVEMENTS: **\$278,828.17**

TOTAL PROJECT SEWER: **\$192,441.22**

Benefitted property owners in the District shall be assessed 100% property owner share of the project. The amount of previously paid sewer assessments will be credited back to each property owner at the time the proposed Lillian Walli road and sewer assessments are levied.

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
5	DOBRYNSKI, EUGENE P DECLARATION OF TRUST 288 SEASON DR. FERNLEY, NV 89408	T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 33 175-241-54 T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 34 175-241-53 T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 35 175-241-52	\$28,400 \$28,600 \$40,600	Road/Drainage \$17,596 Sewer \$8,227 Road/Drainage \$17,596 Sewer \$8,227 Road/Drainage \$18,457 Sewer \$8,227
6	GIBSON DAVID 511 N 148 TH ST. SHORELINE, WA 98133	T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 39 175-241-24 T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 40 175-241-23 T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 41 175-241-22 T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 42 175-241-21	\$40,600 \$29,000 \$30,000 \$29,900	Road/Drainage \$18,284 Sewer \$8,227 Road/Drainage \$17,596 Sewer \$8,227 Road/Drainage \$17,635 Sewer \$8,227 Road/Drainage \$17,596 Sewer \$8,227

FINAL ASSESSMENT ROLL

PROJECT NAME: Eric Lane -Lillian Walli Subdivision Road/Drainage and Sewer Special Assessment District DATE: October 25, 2017

TOTAL PROJECT ROAD/DRAINAGE: **\$836,484.52**

Improvements constructed within this subdivision are not eligible for HART and HAWSP programs. The City is willing to finance the cost of constructing the improvements from HART and HAWSP program funds, with 100% of the financed cost being repaid from assessments of the benefitted properties. THE CITY OF HOMER WILL PAY ONE THIRD (1/3) THE COST OF THE IMPROVEMENTS: **\$278,828.17**

TOTAL PROJECT SEWER: **\$192,441.22**

Benefitted property owners in the District shall be assessed 100% property owner share of the project. The amount of previously paid sewer assessments will be credited back to each property owner at the time the proposed Lillian Walli road and sewer assessments are levied.

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
	GIBSON DAVID 511 N 148TH ST. SHORELINE, WA 98133	T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 43 175-241-34	\$31,900	Road/Drainage \$40,357 Sewer \$8,227
7	MILLER, PAT W 2220 NORTH STAR ST., APT. 1 ANCHORAGE, AK 99556-1883	T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 7 175-241-69	\$35,000	Road/Drainage \$8,802 Sewer \$8,227
8	LEWIS, DICK PO BOX 2836 HOMER, AK 99603	T 6S R 14W SEC 24 Seward Meridian HM 0880016 LILLIAN WALLI ESTATE SUB LOT 32 175-241-55	\$28,400	Road/Drainage \$17,596 Sewer \$8,227



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 17-135

TO: Mary K. Koester, City Manager
FROM: Carey Meyer, Public Works Director
DATE: October 24, 2017
SUBJECT: **Lillian Walli Subdivision Road and Sewer SAD
Final Assessment Recommendations**

The City Council authorized the creation of a road and sewer special assessment districts for the above referenced subdivision by passing Resolution 16-047. Public Work coordinated the design and construction of these improvements, and construction was completed in August 2017.

Attached is a spreadsheet showing what portion of the construction cost are associated with road improvements and what portion is sewer improvements. Also attached is a spreadsheet that calculates what road and sewer costs should be assessed to benefitted property owners; and a third spreadsheet that calculates the assessments for each benefitted property.

Also attached is a detailed breakdown of the various costs incurred by the project.

100% of the cost of the road and sewer improvements are the responsibility of the benefitted lot owners (this subdivision is not eligible for subsidized HART or HAWSP program funding). The amount of previously paid sewer and water assessments are being credited back to each property owner (per Resolution 15-048(S) and 17-084). 1/3 of the cost of construction the road will be City cost and 2/3 benefitted property owner cost to account for constructing a “collector” street vs. a normal residential street.

Recommendations:

The City Council pass a resolution creating road and sewer assessments for each lot.

Eric Lane Road and Sewer Improvements SAD
Final Assessment Calculations

Expenditures	Project Costs	Actual		Assessed	
		Road Cost	Sewer Cost	Road Amount*	Sewer Amount**
Design/Inspection - Kinney Engineering	\$ 73,759.58	\$ 60,030.72	\$ 13,728.87	\$ 40,020.48	\$ 13,728.87
Geotechnical Investigation	\$ 6,650.00	\$ 5,407.78	\$ 1,242.22	\$ 3,605.19	\$ 1,242.22
Construction - Herndon Construction	\$ 940,094.49	\$ 764,450.74	\$ 175,643.75	\$ 509,633.83	\$ 175,643.75
Construction Testing	\$ 410.50	\$ 410.50	\$ -	\$ 410.50	\$ -
PW Review/Inspection/Management Labor	\$ 6,705.17	\$ 5,476.78	\$ 1,228.39	\$ 3,651.19	\$ 1,228.39
Advertisizing	\$ 216.00	\$ 108.00	\$ 108.00	\$ 88.21	\$ 108.00
ADEC/ADOT Permit Fees	\$ 1,090.00	\$ 600.00	\$ 490.00	\$ 400.00	\$ 490.00
Total Expenditures	\$ 1,028,925.74	\$ 836,484.52	\$ 192,441.22	\$ 557,809.40	\$ 192,441.22
5% Finance Overhead				\$ 27,890.47	\$ 9,622.06
Total Project Cost				\$ 585,699.87	\$ 202,063.28
Total Road Frontage Feet of Lots Benefitted or Number of Sewer Lots				2219	18
Final Per Frontage Foot Road Assessment or Per Lot Sewer Assessment				\$ 263.95	\$ 11,225.74

* Road Costs are 81.32% of Total Project Costs (City pays 1/3 of Road Costs)

** Sewer Costs are 18.68% of Total Project Costs

Final Road and Sewer Assessments (10/24/17)

Eric Lane - Lillian Walli Subdivision

Road Paving and Sewer Special Assessment Districts (SAD)

Total Assessable Road Cost =

\$585,699.87

Total Assessable Sewer Cost =

\$202,063.28

Benefitted Lot	Owner	Frontage Ft	% of Total Frontage Ft	Road Assessment Based on Front Ft	Sewer Assessment* Based on Equal Share	Total Assessment
Lot 7	MILLER PAT W	50.0	2.25%	\$8,802	\$8,227	\$17,028
Lot 27	JOHNSON BRENT G & JUDITH A	211.3	9.52%	\$37,181	\$8,227	\$45,408
Lot 28	JOHNSON BRENT G & JUDITH A	159.7	7.20%	\$28,094	\$8,227	\$36,321
Lot 29	JOHNSON BRENT G & JUDITH A	100.0	4.51%	\$17,596	\$8,227	\$25,823
Lot 30	JOHNSON BRENT G & JUDITH A	100.0	4.51%	\$17,596	\$8,227	\$25,823
Lot 31	JOHNSON JUDITH A	100.0	4.51%	\$17,596	\$8,227	\$25,823
Lot 32	LEWIS DICK	100.0	4.51%	\$17,596	\$8,227	\$25,823
Lot 33	DOBRYNSKI EUGENE P DECLAR OF TRUST	100.0	4.51%	\$17,596	\$8,227	\$25,823
Lot 34	DOBRYNSKI EUGENE P DECLAR OF TRUST	100.0	4.51%	\$17,596	\$8,227	\$25,823
Lot 35	DOBRYNSKI EUGENE P DECLAR OF TRUST	104.9	4.73%	\$18,457	\$8,227	\$26,684
Lot 39	GIBSON DAVID	103.9	4.68%	\$18,284	\$8,227	\$26,511
Lot 40	GIBSON DAVID	100.0	4.51%	\$17,596	\$8,227	\$25,823
Lot 41	GIBSON DAVID	100.2	4.52%	\$17,635	\$8,227	\$25,862
Lot 42	GIBSON DAVID	100.0	4.51%	\$17,596	\$8,227	\$25,823
Lot 43	GIBSON DAVID	229.4	10.34%	\$40,357	\$8,227	\$48,584
Lot 47	DURNER FRANCESCA M	159.7	7.20%	\$28,094	\$8,227	\$36,321
Lot 48	DURNER FRANCESCA M	190.0	8.56%	\$33,433	\$8,227	\$41,660
Lot 49	WALLI ERO STEVE	110.0	4.96%	\$19,359	\$8,227	\$27,586

Totals = 2219.0 100.00% \$390,467 \$148,083 \$538,549

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Clerk/Public Works Director

4 **RESOLUTION 17-089**

5
6 A RESOLUTION OF THE HOMER CITY COUNCIL CONFIRMING THE
7 ASSESSMENT ROLL, ESTABLISHING DATES FOR PAYMENT OF
8 SPECIAL ASSESSMENTS AND ESTABLISHING DELINQUENCY,
9 PENALTY, AND INTEREST PROVISIONS FOR THE KACHEMAK DRIVE
10 PHASE III WATER AND SEWER SPECIAL ASSESSMENT DISTRICT.

11
12 WHEREAS, In compliance with Homer City Code Chapter 17, Improvement Districts, the
13 Homer City Council created a Kachemak Drive Phase III Water and Sewer Special Assessment
14 District on April 25, 2016 via Resolution 16-042 at the 75% property owner share of
15 assessments; and

16
17 WHEREAS, Then Notice of Public Hearing and Notice of Right to Object dated February
18 5, 2016 was mailed to property owners in the district advising that written objections must be
19 filed with the City Clerk no later than April 5, 2016; and

20
21 A public hearing was held on April 11, 2016 to hear objections to the formation of such
22 district; and

23
24 WHEREAS, The Kachemak Drive Phase III Water and Sewer Special Assessment District
25 improvements were completed and accepted by Public Works for City maintenance; and

26
27 WHEREAS, The final assessment roll as presented by the City Clerk and reviewed and
28 corrected where necessary and attached hereto as Attachment A, is hereby confirmed as the
29 official assessment roll for the Kachemak Drive Phase III Water and Sewer Special Assessment
30 District and the Mayor and Clerk shall be directed to sign same.

31
32 NOW, THEREFORE, BE IT RESOLVED that on or before 5:00 p.m. on March 1, 2018, all
33 assessments in the Kachemak Drive Phase III Water and Sewer Assessment District shall
34 become due and payable in full. All assessments not paid in full by this date shall be considered
35 delinquent and in default and shall have added a penalty of ten percent (10%) which penalty
36 and principal amount of the assessment shall both draw interest at a rate of one and one half
37 percent (1.5%) per annum until paid. Should default occur, the City of Homer will institute a
38 civil action for a foreclosure of the assessment lien. Foreclosure shall be against all property
39 on which assessments are in default. All costs including collection and legal fees resulting from
40 such action, shall be added and incorporated into the assessed amount due plus interest and
41 penalties and shall be reimbursed from the proceeds of foreclosure sale of the assessed real
42 property.

44 BE IT FURTHER RESOLVED that an optional twenty (20) year payment plan is offered
45 whereby the assessment may be paid in twenty (20) equal yearly installments plus interest of
46 one and one half percent (1.5%) on the unpaid balance of the assessment. The first such
47 installment shall be due and payable without interest on or before 5:00 p.m. March 1, 2018 and
48 each installment thereafter shall be due on or before March 1, of each year, plus interest on the
49 unpaid balance of the assessment. If any annual installment payment is not received when
50 due, the entire outstanding principal amount of the assessment shall be in default and shall be
51 immediately due and payable. The entire outstanding assessment principal (including the
52 annual installment) shall have added a penalty of ten percent (10%) on the outstanding
53 principal. The principal and penalty shall draw interest at the rate of fifteen percent (15%) per
54 annum until paid. Should default occur, the City will institute civil action for foreclosure of the
55 assessment lien. Foreclosure shall be against all property on which assessments are in default.
56 All costs including collection and legal fees resulting from such action shall be added and
57 incorporated into the assessed amount due plus interest and penalties, and shall be
58 reimbursed from the proceeds of foreclosure sale of the assessed real property.

59
60 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 30th day of October,
61 2017.

62 CITY OF HOMER

63
64 _____
65 BRYAN ZAK, MAYOR

66
67 ATTEST:

68
69 _____
70 MELISSA JACOBSEN, MMC, CITY CLERK

71
72 Fiscal Note:

73
74 Total water project costs are \$581,448.19; 70% of design and construction costs is covered by
75 an ADEC Grant. The remaining costs (\$210,960.99) are the responsibility of the property
76 owners. Parcels are assessed for water at \$7,534.32 (28 parcels assessed). KPB parcel numbers
77 179-150-02, 179-360-14, 179-150-56, 179-150-59, 179-150-60, and 179-150-12 are exempt from
78 water assessments unless development occurs (Resolution 17-045 and 16-067).

79
80 Total sewer design and construction project costs are \$460,271.98; 75% of this cost (plus a 5%
81 City administration fee) is the responsibility of the property owners; 25% is funded by HAWSP.
82 Parcels are assessed for sewer at \$12,945.15 (28 parcels assessed). KPB parcel numbers 179-
83 150-02, 179-360-14, 179-150-56, 179-150-59, 179-150-60, and 179-150-12 are exempt from
84 sewer assessments unless development occurs (Resolution 17-045 and 16-067).

FINAL ASSESSMENT ROLL

PROJECT NAME: **Kachemak Drive Phase III Water and Sewer Special Assessment District**

DATE: **October 24, 2017**

TOTAL PROJECT WATER: **\$581,448.19**

Districts shall be assessed 75% property owner share of the project. The City has secured a State grant which will pay for 70% of the cost of water main extension along Kachemak Drive Phase III. Benefitted property owners will be required to pay that portion of the cost not covered by the grant through the formation of a Special Assessment District: **\$210,960.99**

TOTAL PROJECT SEWER: **\$460,271.98**

Districts shall be assessed 75% property owner share of the project. **\$362,464.20**
 HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: **\$97,807.78**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
1	HODNIK VICKY J P.O. BOX 1836 HOMER, AK 99603-1836	T 6S R 13W SEC 22 Seward Meridian HM PTN GOV LOT 2 LYING SOUTH OF KACHEMAK DR EXCLUDING KETA CLIFFS TOO & CARROLL SUBS & E 300 FT OF THE W 700 FT 17936005 Hodnik Subdivision (Creating Lots 1, 2, 3, & 4) Final Plat Recording Pending Lot 1. KBP ID# Pending Lot 2 KBP ID# Pending Lot 3 KBP ID# Pending	\$ 1,190,800 Assessed value pending Assessed value pending Assessed value pending	(Reso 16-077) Water \$ 12,945.15 Sewer \$ 7,534.32 Water \$ 12,945.15 Sewer \$ 7,534.32 Water \$ 12,945.15 Sewer \$ 7,534.32
2	ADKISON VERNON P.O. BOX 3785 HOMER, AK 99603-3785	T 6S R 13W SEC 22 Seward Meridian HM 0830087 SCENIC BAY SUB LOT 3 17936019	\$ 462,400	Water \$ 12,945.15 Sewer \$ 7,534.32
3	ADVANTAIRA TRUST LLC P.O. BOX 800 HOMER, AK 99603-0800	T 6S R 13W SEC 23 Seward Meridian HM 0790139 CHECKMATE SHORES SUB LOT 3 17915057	\$ 346,700	Water \$ 12,945.15 Sewer \$ 7,534.32
4	BENSON, PAULINE E PO BOX 81 ANCHOR POINT, AK 99556-0081	T 6S R 13W SEC 23 Seward Meridian HM 0004224 R CRONIN SUB LOT 8B 17915072	\$ 163,200	Water \$ 12,945.15 Sewer \$ 7,534.32

FINAL ASSESSMENT ROLL

PROJECT NAME: **Kachemak Drive Phase III Water and Sewer Special Assessment District**

DATE: **October 24, 2017**

TOTAL PROJECT WATER: **\$581,448.19**

Districts shall be assessed 75% property owner share of the project. The City has secured a State grant which will pay for 70% of the cost of water main extension along Kachemak Drive Phase III. Benefitted property owners will be required to pay that portion of the cost not covered by the grant through the formation of a Special Assessment District: **\$210,960.99**

TOTAL PROJECT SEWER: **\$460,271.98**

Districts shall be assessed 75% property owner share of the project. **\$362,464.20**
 HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: **\$97,807.78**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
5	BOLLENBACH AMY P.O. BOX 3468 HOMER, AK 99603-3468	T 6S R 13W SEC 22 Seward Meridian HM 2011036 GOLDEN CROWNED SUB LOT 2 17936027	\$ 307,000	Water \$ 12,945.15 Sewer \$ 7,534.32
6	BOLLENBACH JAMIE ALAN ANDRE 155 NICKERSON ST # 2 SEATTLE, WA 98109-1621	T 6S R 13W SEC 22 Seward Meridian HM 2011036 GOLDEN CROWNED SUB LOT 1 17936026	\$ 157,000	Water \$ 12,945.15 Sewer \$ 7,534.32
7	CRONIN A R & FRANCES P P.O. BOX 236 HOMER, AK 99603-0236	T 6S R 13W SEC 23 Seward Meridian HM 0004224 R CRONIN SUB LOT 8A 17915071	\$ 255,100	Water \$ 12,945.15 Sewer \$ 7,534.32
8	GARVEY, JOSHUA & ELIZABETH 664 RANGEVIEW AVE HOMER, AK 99603	T 6S R 13W SEC 23 Seward Meridian HM 2009005 DE GARMO SUB NO 2 LOT 12-A-1 17915081	\$ 285,900	Water \$ 12,945.15 Sewer \$ 7,534.32
9	HILLSTRAND, NANCY P.O. BOX 7 HOMER, AK 99603-0007	T 6S R 13W SEC 23 Seward Meridian HM 0870056 RANKIN SUB LOT 2 17915068	\$ 203,800	Water \$ 12,945.15 Sewer \$ 7,534.32
10	HINES CONNIE E P.O. BOX 151 HOMER, AK 99603-0151	T 6S R 13W SEC 23 Seward Meridian HM 0970083 GREWINGK VIEW SUB LOT 12-B 17915074	\$ 395,500	Water \$ 12,945.15 Sewer \$ 7,534.32
11	FOLEY, JACK A JR 3251 MONTPELIER COURT ANCHORAGE, AK 99503-4635	T 6S R 13W SEC 22 Seward Meridian HM 2008015 KACHEMAK BAY CONDOMINIUMS UNIT 13A-1 17915047CO1	\$ 255,700	Water \$ 12,945.15 Sewer \$ 7,534.32

FINAL ASSESSMENT ROLL

PROJECT NAME: **Kachemak Drive Phase III Water and Sewer Special Assessment District**

DATE: **October 24, 2017**

TOTAL PROJECT WATER: **\$581,448.19**

Districts shall be assessed 75% property owner share of the project. The City has secured a State grant which will pay for 70% of the cost of water main extension along Kachemak Drive Phase III. Benefitted property owners will be required to pay that portion of the cost not covered by the grant through the formation of a Special Assessment District: **\$210,960.99**

TOTAL PROJECT SEWER: **\$460,271.98**

Districts shall be assessed 75% property owner share of the project. **\$362,464.20**
 HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: **\$97,807.78**

PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
IRELAND COLETTE P PO BOX 3464 HOMER, AK 99603-3464	T 6S R 13W SEC 22 Seward Meridian HM 2008015 KACHEMAK BAY CONDOMINIUMS UNIT 13A-2 17915047CO2	\$ 272,000	Water \$ 12,945.15 Sewer \$ 7,534.32
KACHEMAK MOOSE HABITAT INC 813 W NORTHERN LIGHTS BLVD. ANCHORAGE, AK 99503-2407	T 6S R 13W SEC 23 Seward Meridian HM THAT PORTION OF GOVT LOT 3 LYING NORTHWESTERLY OF KACHEMAK BAY DRIVE 17915002	\$ 38,400.00	Exempted by Council via Reso. 16-067
KACHEMAK MOOSE HABITAT INC 813 W NORTHERN LIGHTS BLVD. ANCHORAGE, AK 99503-2407	T 6S R 13W SEC 23 Seward Meridian HM 0790139 CHECKMATE SHORES SUB LOT 1 17915056	\$ 33,100.00	
KACHEMAK MOOSE HABITAT INC 813 W NORTHERN LIGHTS BLVD. ANCHORAGE, AK 99503-2407	T 6S R 13W SEC 23 Seward Meridian HM 0800076 MAILEA BAY SUB LOT 1 17915059	\$ 24,800.00	
KACHEMAK MOOSE HABITAT, INC. PO BOX 355 ANCHOR POINT AK 99556-0355	T 6SR 13W SEC 23 Seward Meridian HM 0800076 MAILEA BAY SUB LOT 4 17915060	\$ 21,800.00	Exempted by Council via Reso. 16-067
	T 6S R 13W SEC 22 Seward Meridian HM GOVT LOT 15 N OF KACHEMAK DR 17936014	\$ 54,500.00	

FINAL ASSESSMENT ROLL

PROJECT NAME: **Kachemak Drive Phase III Water and Sewer Special Assessment District**

DATE: **October 24, 2017**

TOTAL PROJECT WATER: **\$581,448.19**

Districts shall be assessed 75% property owner share of the project. The City has secured a State grant which will pay for 70% of the cost of water main extension along Kachemak Drive Phase III. Benefitted property owners will be required to pay that portion of the cost not covered by the grant through the formation of a Special Assessment District: **\$210,960.99**

TOTAL PROJECT SEWER: **\$460,271.98**

Districts shall be assessed 75% property owner share of the project. **\$362,464.20**
 HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: **\$97,807.78**

PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
KACHEMAK MOOSE HABITAT INC 813 W NORTHERN LIGHTS BLVD. ANCHORAGE, AK 99503-2407	T 6S R 13W SEC 23 Seward Meridian HM GOVT LOT 9 17915012	\$ 77,700	Exempted by Council via Reso. 17-045
KACHEMAK PROPERTIES LLC 266 E BAYVIEW AVE HOMER AK 99603-7115	T 6S R 13W SEC 22 Seward Meridian HM 0850130 LAMPERT LAKE SUB NO 2 LOT 2A 17936023	\$ 504,300	Water \$ 12,945.15 Sewer \$ 7,534.32
KAR-A-VAN TRANSFER INC PO BOX 4 SELDOVIA, AK 99663-0004	T 6S R 13W SEC 22 Seward Meridian HM 0850006 LAMPERT LAKE SUB LOT 1 17936016	\$ 152,700	Water \$ 12,945.15 Sewer \$ 7,534.32
LOFLIN MARVIN D REVOCABLE TRUST 3135 Kachemak Drive Homer, AK 99603	T 6S R 13W SEC 23 Seward Meridian HM 0790139 CHECKMATE SHORES SUB LOT 2 17915058	\$ 737,000	Water \$ 12,945.15 Sewer \$ 7,534.32
MCCARTHY COMMUNITY PROPERTY TRUST P.O. BOX 957 HOMER, AK 99603-0957	T 6S R 13W SEC 23 Seward Meridian HM 0004224 R CRONIN SUB LOT 8C 17915070	\$ 546,700	Water \$ 12,945.15 Sewer \$ 7,534.32
MOSS SHARON ANN DECLARATION OF TRUST MOSS RANDALL H DECLARATION OF TRUST 2960 C STREET, SUITE 200 ANCHORAGE, AK 99503-3970	T 6S R 13W SEC 23 Seward Meridian HM 0800076 MAILEA BAY SUB LOT 3 17915062	\$ 450,700	Water \$ 12,945.15 Sewer \$ 7,534.32

FINAL ASSESSMENT ROLL

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DATE: **October 24, 2017**

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	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
18	NEHUS ROBERT D & BETHINE M 210 W BAYVIEW AVE HOMER, AK 99603	T 6S R 13W SEC 23 Seward Meridian HM 0800076 MAILEA BAY SUB LOT 2 17915061	\$ 169,300	Water \$ 12,945.15 Sewer \$ 7,534.32
19	NELSON EMIL V II & JESSIE L P.O. BOX 130 HOMER, AK 99603-0130	T 6S R 13W SEC 22 Seward Meridian HM GOVT LOT 12 17915011	\$ 162,300	Water \$ 12,945.15 Sewer \$ 7,534.32
20	MOUW JOHN & MARIKA JOINT REVOCABLE TRUST P.O. BOX 212 HOMER, AK 99603-0212	T 6S R 13W SEC 22 Seward Meridian HM THAT PORTION OF GOVT LOT 13 LYING NORTH OF KACHEMAK DRIVE 17915030	\$ 20,500	Water \$ 12,945.15 Sewer \$ 7,534.32
		T 6S R 13W SEC 22 Seward Meridian HM 0830087 SCENIC BAY SUB LOT 2 17936018	\$ 522,400	Water \$ 12,945.15 Sewer \$ 7,534.32
21	OLSON LORNA K DECLARATION OF TRUST OLSON CURTIS A DECLARATION OF TRUST PO BOX 1130 HOMER, AK 99603-1130	T 6S R 13W SEC 22 Seward Meridian HM 2016027 MIRIAMS ARES 2016 LOT 2A 17936028	\$ 501,800	Water \$ 12,945.15 Sewer \$ 7,534.32
22	SINGER SUZANNE R P.O. BOX 1862 HOMER, AK 99603-1862	T 6S R 13W SEC 22 Seward Meridian HM 0830087 SCENIC BAY SUB LOT 1 17936017	\$ 516,600	Water \$ 12,945.15 Sewer \$ 7,534.32

FINAL ASSESSMENT ROLL

PROJECT NAME: **Kachemak Drive Phase III Water and Sewer Special Assessment District**

DATE: **October 24, 2017**

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 HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: **\$97,807.78**

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
23	VEERHUSEN DANIEL F & JANE F P.O. BOX 971 HOMER, AK 99603	T 6S R 13W SEC 22 Seward Meridian HM 0780108 MIRIAMS ARES SUB LOT 3 17936006	\$ 656,100	Water \$ 12,945.15 Sewer \$ 7,534.32
24	YOURKOWSKI MICHAEL 3059 KACHEMAK DRIVE HOMER, AK 99603	T 6S R 13W SEC 22 & 23 Seward Meridian HM 2009005 DE GARMO SUB NO 2 LOT 13-B-1 17915082	\$ 647,700	Water \$ 12,945.15 Sewer \$ 7,534.32
25	CITY OF HOMER 491 E PIONEER AVENUE HOMER, AK 99603	T 6S R 13W SEC 22 Seward Meridian HM 0830087 SCENIC BAY SUB LOT 4 17936020	\$ 53,400	Water \$ 12,945.15 Sewer \$ 7,534.32
26	BETTY GAMBONE P.O. BOX 2015 HOMER, ALASKA 99603	T 6S R 13W SEC 23 Seward Meridian HM THAT PORTION OF GOVT LOT 3 LYING SOUTHEAST ERLY OF KACHEMAK BAY DRIVE 17915003	\$ 5,100	Water \$ 12,945.15 Sewer \$ 7,534.32



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 17-136

TO: Mary K. Koester, City Manager
FROM: Carey Meyer, Public Works Director
DATE: October 24, 2017
SUBJECT: **Kachemak Drive (Phase III) Water and Sewer SAD
Final Assessment Recommendations**

The City Council authorized the creation of a water and sewer special assessment district for the above referenced neighborhood by passing Resolution 16-042. Public Work coordinated the design and construction of these improvements, and construction was completed in July 2017.

Attached is a spreadsheet that calculates what water and sewer costs should be assessed to benefitted property owners.

Also attached is a detailed breakdown of the various costs incurred by the project.

70% of the cost of the water improvements were covered by an ADEC grant, the remaining water costs are the responsibility of the benefitted lot owners. Six lots fronting this project were exempted from assessments due to their conservation designation (Resolution 17-045 and 16-067). Two additional lots were created within the district during construction.

A 1.5% loan was obtained through ADEC to finance this project.

Recommendations:

The City Council pass a resolution creating road and sewer assessments for each lot.

**Kachamak Drive (Phase III) Sewer and Water Improvements SAD
Final Assessment Calculations**

Expenditures	Actual		Assessed	
	Sewer Cost	Water Cost	Sewer Amount*	Water Amount**
45.15% of Original 2014 water design (54.85% covered by EPA SAAP grant)	-	\$ 34,436.01	-	\$ 34,436.01
Final Design/Inspection - Bristol Engineering Services	\$ 32,109.55	\$ 3,353.00	\$ 24,082.16	\$ 1,005.90
Construction - Southcentral Construction	\$ 396,605.61	\$ 525,749.84	\$ 297,454.21	\$ 157,724.95
Construction Testing	\$ 410.50	\$ 410.50	\$ 307.88	\$ 123.15
Sewer Easement Purchases	\$ 14,486.93	\$ 3,393.66	\$ 10,865.20	\$ 3,393.66
PW Review/Inspection/Management Labor	\$ 12,121.11	\$ 9,884.90	\$ 9,090.83	\$ 2,965.47
Advertizing	\$ 240.28	\$ 240.28	\$ 180.21	\$ 72.08
ADEC Permit Fees	\$ 4,298.00	\$ 3,980.00	\$ 3,223.50	\$ 1,194.00
Total Expenditures	\$ 460,271.98	\$ 581,448.19	\$ 345,203.99	\$ 200,915.23
5% Finance Overhead			\$ 17,260.20	\$ 10,045.76
Total Project Cost			\$ 362,464.18	\$ 210,960.99
Number of Lots in SAD			28	28
Final Per Lot Assessment			\$ 12,945.15	\$ 7,534.32

* 75% of actual sewer cost (per HAWSP/SAD policy)

** 30% of actual water cost, except easement costs (ADEC Municipal Matching Grant covers 70%, except easements)

Kachemak Drive Water

Report Criteria:

- Actual Amounts
- Accounts With Balances Or Activity
- Summarize Payroll Detail
- Print Period Totals
- Print Grand Totals
- Page and Total by Fund
- All Segments Tested for Total Breaks
- Account.Account Number = "21500035000"."21500035999"

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
			12/31/2013 (14/13) Balance	215-0003-5101			.00
06/17/2016	PC	194	PAYROLL TRANS FOR 6/12/2016 PAY PERIOD		96.58		
			06/30/2016 (06/16) Period Totals and Balance		96.58 *	.00 *	96.58
07/01/2016	PC	51	PAYROLL TRANS FOR 6/26/2016 PAY PERIOD		96.58		
07/15/2016	PC	204	PAYROLL TRANS FOR 7/10/2016 PAY PERIOD		193.16		
07/29/2016	PC	349	PAYROLL TRANS FOR 7/24/2016 PAY PERIOD		48.29		
			07/31/2016 (07/16) Period Totals and Balance		338.03 *	.00 *	434.61
08/12/2016	PC	76	PAYROLL TRANS FOR 8/7/2016 PAY PERIOD		338.03		
08/26/2016	PC	211	PAYROLL TRANS FOR 8/21/2016 PAY PERIOD		96.58		
			08/31/2016 (08/16) Period Totals and Balance		434.61 *	.00 *	869.22
09/09/2016	PC	66	PAYROLL TRANS FOR 9/4/2016 PAY PERIOD		289.74		
09/23/2016	PC	214	PAYROLL TRANS FOR 9/18/2016 PAY PERIOD		193.16		
			09/30/2016 (09/16) Period Totals and Balance		482.90 *	.00 *	1,352.12
10/07/2016	PC	55	PAYROLL TRANS FOR 10/2/2016 PAY PERIOD		144.87		
10/21/2016	PC	207	PAYROLL TRANS FOR 10/16/2016 PAY PERIOD		193.16		
			10/31/2016 (10/16) Period Totals and Balance		338.03 *	.00 *	1,690.15
11/04/2016	PC	71	PAYROLL TRANS FOR 10/30/2016 PAY PERIOD		338.03		
11/04/2016	PC	120	PAYROLL TRANS FOR 10/30/2016 PAY PERIOD		2,223.72		
11/04/2016	PC	121	PAYROLL TRANS FOR 10/30/2016 PAY PERIOD		281.88		
11/18/2016	PC	205	PAYROLL TRANS FOR 11/13/2016 PAY PERIOD		434.61		
			11/30/2016 (11/16) Period Totals and Balance		3,278.24 *	.00 *	4,968.39
12/02/2016	PC	57	PAYROLL TRANS FOR 11/27/2016 PAY PERIOD		193.16		
12/16/2016	PC	192	PAYROLL TRANS FOR 12/11/2016 PAY PERIOD		193.16		
12/30/2016	PC	318	PAYROLL TRANS FOR 12/25/2016 PAY PERIOD		96.58		
			12/31/2016 (12/16) Period Totals and Balance		482.90 *	.00 *	5,451.29
01/13/2017	PC	64	PAYROLL TRANS FOR 1/8/2017 PAY PERIOD		98.02		
01/27/2017	PC	178	PAYROLL TRANS FOR 1/22/2017 PAY PERIOD		147.03		
			01/31/2017 (01/17) Period Totals and Balance		245.05 *	.00 *	245.05
02/24/2017	PC	167	PAYROLL TRANS FOR 2/19/2017 PAY PERIOD		49.01		
			02/28/2017 (02/17) Period Totals and Balance		49.01 *	.00 *	294.06
03/10/2017	PC	60	PAYROLL TRANS FOR 3/5/2017 PAY PERIOD		98.02		
03/24/2017	PC	173	PAYROLL TRANS FOR 3/19/2017 PAY PERIOD		49.01		
			03/31/2017 (03/17) Period Totals and Balance		147.03 *	.00 *	441.09
04/07/2017	PC	56	PAYROLL TRANS FOR 4/2/2017 PAY PERIOD		49.01		
			04/30/2017 (04/17) Period Totals and Balance		49.01 *	.00 *	490.10
05/05/2017	PC	80	PAYROLL TRANS FOR 4/30/2017 PAY PERIOD		147.03		
05/19/2017	PC	208	PAYROLL TRANS FOR 5/14/2017 PAY PERIOD		98.02		
			05/31/2017 (05/17) Period Totals and Balance		245.05 *	.00 *	735.15
06/02/2017	PC	48	PAYROLL TRANS FOR 5/28/2017 PAY PERIOD		49.01		
06/16/2017	PC	180	PAYROLL TRANS FOR 6/11/2017 PAY PERIOD		98.02		
06/30/2017	PC	315	PAYROLL TRANS FOR 6/25/2017 PAY PERIOD		98.02		
			06/30/2017 (06/17) Period Totals and Balance		245.05 *	.00 *	980.20
07/14/2017	PC	67	PAYROLL TRANS FOR 7/9/2017 PAY PERIOD		98.02		
07/28/2017	PC	203	PAYROLL TRANS FOR 7/23/2017 PAY PERIOD		98.02		
			07/31/2017 (07/17) Period Totals and Balance		196.04 *	.00 *	1,176.24
08/11/2017	PC	45	PAYROLL TRANS FOR 8/6/2017 PAY PERIOD		98.02		
			08/31/2017 (08/17) Period Totals and Balance		98.02 *	.00 *	1,274.26

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
10/06/2017	PC	62	PAYROLL TRANS FOR 10/1/2017 PAY PERIOD		49.01		
			10/31/2017 (10/17) Period Totals and Balance		49.01 *	.00 *	1,323.27
			12/31/2017 (12/17) Period Totals and Balance		.00 *	.00 *	1,323.27
YTD Encumbrance		.00 YTD Actual	1,323.27 Total	1,323.27 YTD Budget	.00 Unexpended	(1,323.27)	
Fringe Benefits - Regular							
			12/31/2013 (14/13) Balance	215-0003-5102			.00
06/17/2016	PB	158	PAYROLL TRANS FOR 6/12/2016 PAY PERIOD		25.75		
			06/30/2016 (06/16) Period Totals and Balance		25.75 *	.00 *	25.75
07/01/2016	PB	39	PAYROLL TRANS FOR 6/26/2016 PAY PERIOD		25.75		
07/15/2016	PB	134	PAYROLL TRANS FOR 7/10/2016 PAY PERIOD		51.50		
07/29/2016	PB	224	PAYROLL TRANS FOR 7/24/2016 PAY PERIOD		12.62		
			07/31/2016 (07/16) Period Totals and Balance		89.87 *	.00 *	115.62
08/12/2016	PB	53	PAYROLL TRANS FOR 8/7/2016 PAY PERIOD		122.97		
08/26/2016	PB	150	PAYROLL TRANS FOR 8/21/2016 PAY PERIOD		25.26		
			08/31/2016 (08/16) Period Totals and Balance		148.23 *	.00 *	263.85
09/09/2016	PB	47	PAYROLL TRANS FOR 9/4/2016 PAY PERIOD		75.76		
09/23/2016	PB	193	PAYROLL TRANS FOR 9/18/2016 PAY PERIOD		50.51		
			09/30/2016 (09/16) Period Totals and Balance		126.27 *	.00 *	390.12
10/07/2016	PB	37	PAYROLL TRANS FOR 10/2/2016 PAY PERIOD		37.88		
10/21/2016	PB	184	PAYROLL TRANS FOR 10/16/2016 PAY PERIOD		50.51		
			10/31/2016 (10/16) Period Totals and Balance		88.39 *	.00 *	478.51
11/04/2016	PB	37	PAYROLL TRANS FOR 10/30/2016 PAY PERIOD		88.39		
11/04/2016	PB	64	PAYROLL TRANS FOR 10/30/2016 PAY PERIOD		279.22		
11/18/2016	PB	214	PAYROLL TRANS FOR 11/13/2016 PAY PERIOD		113.64		
			11/30/2016 (11/16) Period Totals and Balance		481.25 *	.00 *	959.76
12/02/2016	PB	38	PAYROLL TRANS FOR 11/27/2016 PAY PERIOD		50.51		
12/16/2016	PB	128	PAYROLL TRANS FOR 12/11/2016 PAY PERIOD		49.89		
12/30/2016	PB	204	PAYROLL TRANS FOR 12/25/2016 PAY PERIOD		24.76		
			12/31/2016 (12/16) Period Totals and Balance		125.16 *	.00 *	1,084.92
01/13/2017	PB	41	PAYROLL TRANS FOR 1/8/2017 PAY PERIOD		25.21		
01/27/2017	PB	368	PAYROLL TRANS FOR 1/22/2017 PAY PERIOD		37.97		
			01/31/2017 (01/17) Period Totals and Balance		63.18 *	.00 *	63.18
02/24/2017	PB	110	PAYROLL TRANS FOR 2/19/2017 PAY PERIOD		12.65		
			02/28/2017 (02/17) Period Totals and Balance		12.65 *	.00 *	75.83
03/10/2017	PB	50	PAYROLL TRANS FOR 3/5/2017 PAY PERIOD		25.31		
03/24/2017	PB	130	PAYROLL TRANS FOR 3/19/2017 PAY PERIOD		12.65		
			03/31/2017 (03/17) Period Totals and Balance		37.96 *	.00 *	113.79
04/07/2017	PB	49	PAYROLL TRANS FOR 4/2/2017 PAY PERIOD		12.65		
			04/30/2017 (04/17) Period Totals and Balance		12.65 *	.00 *	126.44
05/05/2017	PB	59	PAYROLL TRANS FOR 4/30/2017 PAY PERIOD		37.97		
05/19/2017	PB	174	PAYROLL TRANS FOR 5/14/2017 PAY PERIOD		25.31		
			05/31/2017 (05/17) Period Totals and Balance		63.28 *	.00 *	189.72
06/02/2017	PB	47	PAYROLL TRANS FOR 5/28/2017 PAY PERIOD		12.65		
06/16/2017	PB	138	PAYROLL TRANS FOR 6/11/2017 PAY PERIOD		25.31		
06/30/2017	PB	226	PAYROLL TRANS FOR 6/25/2017 PAY PERIOD		25.12		
			06/30/2017 (06/17) Period Totals and Balance		63.08 *	.00 *	252.80
07/14/2017	PB	57	PAYROLL TRANS FOR 7/9/2017 PAY PERIOD		25.44		
07/28/2017	PB	156	PAYROLL TRANS FOR 7/23/2017 PAY PERIOD		25.44		
			07/31/2017 (07/17) Period Totals and Balance		50.88 *	.00 *	303.68
08/11/2017	PB	40	PAYROLL TRANS FOR 8/6/2017 PAY PERIOD		25.44		
			08/31/2017 (08/17) Period Totals and Balance		25.44 *	.00 *	329.12
10/06/2017	PB	49	PAYROLL TRANS FOR 10/1/2017 PAY PERIOD		12.71		
			10/31/2017 (10/17) Period Totals and Balance		12.71 *	.00 *	341.83
			12/31/2017 (12/17) Period Totals and Balance		.00 *	.00 *	341.83
YTD Encumbrance		.00 YTD Actual	341.83 Total	341.83 YTD Budget	.00 Unexpended	(341.83)	

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
Wages - Part Time							
			12/31/2013 (14/13) Balance	215-0003-5103			.00
11/18/2016	PC	256	PAYROLL TRANS FOR 11/13/2016 PAY PERIOD		1,315.44		
			11/30/2016 (11/16) Period Totals and Balance		1,315.44 *	.00 *	1,315.44
12/16/2016	PC	240	PAYROLL TRANS FOR 12/11/2016 PAY PERIOD		125.28		
			12/31/2016 (12/16) Period Totals and Balance		125.28 *	.00 *	1,440.72
			12/31/2017 (12/17) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance							
		.00 YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00	
Fringe Benefits - Part Time							
			12/31/2013 (14/13) Balance	215-0003-5104			.00
11/18/2016	PB	242	PAYROLL TRANS FOR 11/13/2016 PAY PERIOD		148.40		
			11/30/2016 (11/16) Period Totals and Balance		148.40 *	.00 *	148.40
12/16/2016	PB	153	PAYROLL TRANS FOR 12/11/2016 PAY PERIOD		14.14		
			12/31/2016 (12/16) Period Totals and Balance		14.14 *	.00 *	162.54
			12/31/2017 (12/17) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance							
		.00 YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00	
Overtime - Regular							
			12/31/2013 (14/13) Balance	215-0003-5105			.00
08/12/2016	PC	88	PAYROLL TRANS FOR 8/7/2016 PAY PERIOD		129.34		
			08/31/2016 (08/16) Period Totals and Balance		129.34 *	.00 *	129.34
			12/31/2017 (12/17) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance							
		.00 YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00	
Engr/Arch/Design							
			12/31/2013 (14/13) Balance	215-0003-5212			.00
07/01/2016	AP	241	BRISTOL ENGINEERING SVCS		9,374.37		
			07/31/2016 (07/16) Period Totals and Balance		9,374.37 *	.00 *	9,374.37
08/05/2016	AP	8	VICKEY J HODNIK		1,484.42		
08/17/2016	AP	415	BRISTOL ENGINEERING SVCS		13,473.25		
			08/31/2016 (08/16) Period Totals and Balance		14,957.67 *	.00 *	24,332.04
09/27/2016	AP	675	VICKEY J HODNIK		190.89		
09/27/2016	AP	679	PAULINE E BENSON		797.28		
09/27/2016	AP	680	JOHN & MARIKA MOUW JT REVOCABLE TRST		802.41		
09/27/2016	AP	681	EMIL V III & JESSE L NELSON		118.66		
09/15/2016	AP	747	BRISTOL ENGINEERING SVCS		468.00		
08/04/2016	AP	844	WELLS FARGO COMMERCIAL CARD EXP		193.00		
			09/30/2016 (09/16) Period Totals and Balance		2,570.24 *	.00 *	26,902.28
09/30/2016	AP	290	BRISTOL ENGINEERING SVCS		240.25		
			10/31/2016 (10/16) Period Totals and Balance		240.25 *	.00 *	27,142.53
11/04/2016	AP	465	BRISTOL ENGINEERING SVCS		476.25		
10/18/2016	AP	761	WELLS FARGO COMMERCIAL CARD EXP		3,638.00		
10/21/2016	AP	763	WELLS FARGO COMMERCIAL CARD EXP		490.00		
			11/30/2016 (11/16) Period Totals and Balance		4,604.25 *	.00 *	31,746.78
12/02/2016	AP	389	BRISTOL ENGINEERING SVCS		210.00		
			12/31/2016 (12/16) Period Totals and Balance		210.00 *	.00 *	31,956.78
02/14/2017	AP	408	BRISTOL ENGINEERING SVCS		720.00		
			02/28/2017 (02/17) Period Totals and Balance		720.00 *	.00 *	720.00
			12/31/2017 (12/17) Period Totals and Balance		.00 *	.00 *	720.00
YTD Encumbrance							
		.00 YTD Actual	720.00 Total	720.00 YTD Budget	.00 Unexpended	(720.00)	
Advertising							
			12/31/2013 (14/13) Balance	215-0003-5227			.00
08/04/2016	AP	467	HOMER NEWS		337.56		
			09/30/2016 (09/16) Period Totals and Balance		337.56 *	.00 *	337.56
			12/31/2017 (12/17) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance							
		.00 YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00	

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
			12/31/2013 (14/13) Balance	215-0003-5261			.00
11/03/2016	AP	558	SOUTH CENTRAL CONSTRUCTION INC		347,595.00		
			11/30/2016 (11/16) Period Totals and Balance		347,595.00 *	.00 *	347,595.00
12/01/2016	AP	514	TAURIAINEN ENGINEERING & TEST		496.00		
12/05/2016	AP	515	TAURIAINEN ENGINEERING & TEST		325.00		
12/15/2016	AP	796	SOUTH CENTRAL CONSTRUCTION INC		139,066.94		
			12/31/2016 (12/16) Period Totals and Balance		139,887.94 *	.00 *	487,482.94
08/09/2017	AP	406	SOUTH CENTRAL CONSTRUCTION INC		34,087.90		
			08/31/2017 (08/17) Period Totals and Balance		34,087.90 *	.00 *	34,087.90
09/27/2017	AP	651	SOUTH CENTRAL CONSTRUCTION INC		5,000.00		
			09/30/2017 (09/17) Period Totals and Balance		5,000.00 *	.00 *	39,087.90
			12/31/2017 (12/17) Period Totals and Balance		.00 *	.00 *	39,087.90
YTD Encumbrance		.00 YTD Actual	39,087.90 Total	39,087.90 YTD Budget	.00 Unexpended	(39,087.90)	

Number of Transactions: 90 Number of Accounts: 8

Total Water / Sewer Project Fund:

Number of Transactions: 90 Number of Accounts: 8

Grand Totals:

Debit	Credit	Proof
569,519.09	.00	569,519.09
569,519.09	.00	569,519.09

STATE OF ALASKA

DRINKING WATER PLAN REVIEW FEE (Inv. Code: DW1R)

Department of Environmental Conservation

INVOICE #: 123952

PAYMENT IS EXPECTED AT TIME OF SUBMITTAL

PWSID #: 240456

Plan Review Number: 9290

DEC Contact: Charity Bare

DEC Phone: 907 262-3400

Make check payable to: **State of Alaska**
43335 Kalifornsky Beach Road, Suite 11
Soldotna, AK 99669

DUNS: 809386857
EIN: 92-6001185

Applicant name, address and phone number:
City of Homer
3575 Heath Street
Homer, AK 99603

IMPORTANT:

Please contact the Soldotna ADEC office if paying by AJE
 1. Please reference invoice number on your check.
 2. Submit original of this form with your payment.

Engineer/Project Contact: Carey S. Meyer 907-435-3124

Facility/Project Name: Kachemake Drive Extension Phase III (Construction approval extension)

Fee Reg Reference	Itemized Fee Amount	Amount Due
<i>215-0003-5212</i>		
80.1910	REVIEW OF REQUEST FOR WAIVER(S)	
(a)(11)A	For each waiver of the minimum separation distance required under 18 AAC 80.020 other than a waiver described in (B)	\$585
(a)(11)B	For a waiver of the separation distance between a water line and a sewer line: \$585 for each 1,000 consecutive linear ft. of water pipe or part of that length	\$585
80.1910	PLAN REVIEW FEES	
(a)(9)	Determination of optimal corrosion control reference in 18 AAC 80.010(a)	\$842
(a)(10)	Application for approval of an innovative technology or device under 18 AAC 80.225	\$796
(a)(12)	A request for extension of a system plan review approval	\$193
(b)(1)	Community water system or non-community water system (Class A PWS) that	
(b)(1)(A)	uses a groundwater source without treatment, and serving	
(b)(1)(A)i	25 - 150 individuals	\$971
(b)(1)(A)ii	151 - 1,000 individuals	\$1,837
(b)(1)(A)iii	more than 1,000 individuals	\$3,627
(b)(1)(B)	Class A PWS uses a water source with a treatment technique requirement and serving	
(b)(1)(B)i	25 - 150 individuals	\$1,404
(b)(1)(B)ii	151 - 1,000 individuals	\$2,258
(b)(1)(B)iii	more than 1,000 individuals	\$4,224
(b)(2)	For a Class B public water system for which engineering plans are required	
(b)(2)A	Groundwater source without treatment	\$491
(b)(2)B	Water source with treatment	\$797
(b)(3)	if surface water or GWUDISW is a source for the system, in addition to any fee required under (1) or (2) of this subsection	\$468
(b)(4)	Class C public water system registration under 18 AAC 80.200(i)	\$75
(c)	Hourly Fee	\$64/hr
(c)(1)	Modification with no more than 20 % change to facilities; 20% of fee in (b)(1),(2), or (3)	
(c)(2)	Modification over 20% but no more than 50%, the fee is the equivalent percentage of the fee applicable to the pre-modification parameters under (b)(1), (2), or (3)	
(c)(3)	Modification with more than 50%; the fee is 100% of the fee applicable to the pre-modification parameters under (b)(1), (2), or (3).	
(d)1	Distribution main replacement/extension or source water transmission line: <1000 ft	\$386
(d)2	Distribution main replacement/extension or source water transmission line: >1000 ft: \$386, plus \$117 for each 1,000-foot increment or part of that increment over the first 1,000 feet.	

Paid: Cash
 Check
 Credit Card: MC VISA

TOTAL AMOUNT DUE: \$193.00

TOTAL AMOUNT PAID: _____

AMOUNT DUE REMAINING: \$193.00

To legally construct, install, modify, or operate any part of a public drinking water system in Alaska, owners/operators are required to pay a plan review fee pursuant to AS 44. Please check the information on this form for accuracy. If there are any questions, please contact your local ADEC Office

Amanda Millay, Environmental Program Specialist 280
 Signature & Title of DEC Contact

8/2/2016

Mitch Hrachiar

From: dec.adec.userfees@alaska.gov
Sent: Wednesday, October 19, 2016 10:34 AM
To: Carey Meyer; Mitch Hrachiar
Subject: Receipt from Alaska DEC
Attachments: ATT00001.bin



Alaska Department of
Environmental Conservation

Receipt

This receipt confirms your online payment for the items below. Within 5 days this transaction will appear on your credit card statement as **State of Alaska DEC**.

To contact DEC regarding this payment, you can simply reply to this email or call 1 (907) 465-5089

Items

Description	Permit or Invoice #	Quantity	Cost Each
DEC Permit - Tracking Number AKR10FM33	AKR10FM33	1	\$490.00
Total			\$490.00

Payment

Amount \$490.00

Payment Method Online Credit Card

Account Number 48*****0868

Authorization Date Wednesday, October 19, 2016 6:33 AM AKDT

Effective Date Wednesday, October 19, 2016 6:33 AM AKDT

Receipt Number 161019MJ6N

Authorization Code 089131

Merchant ID 2527521808

WATER CHARGE

KALHEMAX DRIVE (WATER)

215-0003-5212

Mitchell Hrachiar

Remitter

Name Carey Meyer

Company City of Homer



State of Alaska
 DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES
 CENTRAL REGION - UTILITIES

Monthly Statement of Utility Permit Application Fees

To: City of Homer
 ATTN: Dept of Public Works
 3575 Heath Street
 Homer, AK 99603

Bill to: City of Homer
 ATTN: Accounts Payable
 3575 Heath Street
 Homer, AK 99603

Billings for September Permits

Permit No.	Work Order No.	Route Name	Permit Fee	LF Cost	Amount Due
1-110200-16-252	215-003 & 215-0834	Kachemak Bay Drive (sewer permit)	\$600.00	\$2,748.00	\$3,348.00
1-110200-16-251	215-003 & 215-0834	Kachemak Bay Drive (water permit)	\$600.00	\$3,038.00	\$3,638.00
TOTAL					\$6,986.00

APPROVED FOR PAYMENT

*OK TO PAY \$6986
 Carey Meyer 10/12/16*

ADOT UTIL PERMIT - KACH DR W/S III

\$3,348 KACH SEWER 215-0002-5242
 \$3,638 KACH WATER 215-0003-5212

Report Criteria:

- Actual Amounts
- Accounts With Balances Or Activity
- Summarize Payroll Detail
- Print Period Totals
- Print Grand Totals
- Page and Total by Fund
- All Segments Tested for Total Breaks
- Account.Account Number = "21500025000"-21500025999"

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
			12/31/2013 (14/13) Balance	215-0002-5101			.00
06/17/2016	PC	195	PAYROLL TRANS FOR 6/12/2016 PAY PERIOD		96.58		
			06/30/2016 (06/16) Period Totals and Balance		96.58 *	.00 *	96.58
07/01/2016	PC	52	PAYROLL TRANS FOR 6/26/2016 PAY PERIOD		96.58		
07/15/2016	PC	205	PAYROLL TRANS FOR 7/10/2016 PAY PERIOD		193.16		
07/29/2016	PC	350	PAYROLL TRANS FOR 7/24/2016 PAY PERIOD		193.16		
			07/31/2016 (07/16) Period Totals and Balance		482.90 *	.00 *	579.48
08/12/2016	PC	77	PAYROLL TRANS FOR 8/7/2016 PAY PERIOD		338.03		
08/26/2016	PC	212	PAYROLL TRANS FOR 8/21/2016 PAY PERIOD		193.16		
			08/31/2016 (08/16) Period Totals and Balance		531.19 *	.00 *	1,110.67
09/09/2016	PC	67	PAYROLL TRANS FOR 9/4/2016 PAY PERIOD		144.87		
09/23/2016	PC	215	PAYROLL TRANS FOR 9/18/2016 PAY PERIOD		193.16		
			09/30/2016 (09/16) Period Totals and Balance		338.03 *	.00 *	1,448.70
10/07/2016	PC	56	PAYROLL TRANS FOR 10/2/2016 PAY PERIOD		144.87		
10/21/2016	PC	208	PAYROLL TRANS FOR 10/16/2016 PAY PERIOD		144.87		
10/21/2016	PC	265	PAYROLL TRANS FOR 10/16/2016 PAY PERIOD		125.28		
			10/31/2016 (10/16) Period Totals and Balance		415.02 *	.00 *	1,863.72
11/04/2016	PC	72	PAYROLL TRANS FOR 10/30/2016 PAY PERIOD		338.03		
11/04/2016	PC	119	PAYROLL TRANS FOR 10/30/2016 PAY PERIOD		156.60		
11/18/2016	PC	206	PAYROLL TRANS FOR 11/13/2016 PAY PERIOD		338.03		
			11/30/2016 (11/16) Period Totals and Balance		832.66 *	.00 *	2,696.38
12/02/2016	PC	58	PAYROLL TRANS FOR 11/27/2016 PAY PERIOD		144.87		
12/16/2016	PC	193	PAYROLL TRANS FOR 12/11/2016 PAY PERIOD		193.16		
12/30/2016	PC	319	PAYROLL TRANS FOR 12/25/2016 PAY PERIOD		96.58		
			12/31/2016 (12/16) Period Totals and Balance		434.61 *	.00 *	3,130.99
01/13/2017	PC	65	PAYROLL TRANS FOR 1/8/2017 PAY PERIOD		98.02		
01/27/2017	PC	179	PAYROLL TRANS FOR 1/22/2017 PAY PERIOD		147.03		
			01/31/2017 (01/17) Period Totals and Balance		245.05 *	.00 *	245.05
02/10/2017	PC	47	PAYROLL TRANS FOR 2/5/2017 PAY PERIOD		49.01		
			02/28/2017 (02/17) Period Totals and Balance		49.01 *	.00 *	294.06
03/10/2017	PC	61	PAYROLL TRANS FOR 3/5/2017 PAY PERIOD		98.02		
03/24/2017	PC	174	PAYROLL TRANS FOR 3/19/2017 PAY PERIOD		49.01		
			03/31/2017 (03/17) Period Totals and Balance		147.03 *	.00 *	441.09
04/07/2017	PC	57	PAYROLL TRANS FOR 4/2/2017 PAY PERIOD		49.01		
			04/30/2017 (04/17) Period Totals and Balance		49.01 *	.00 *	490.10
05/05/2017	PC	81	PAYROLL TRANS FOR 4/30/2017 PAY PERIOD		147.03		
05/19/2017	PC	209	PAYROLL TRANS FOR 5/14/2017 PAY PERIOD		98.02		
			05/31/2017 (05/17) Period Totals and Balance		245.05 *	.00 *	735.15
06/02/2017	PC	49	PAYROLL TRANS FOR 5/28/2017 PAY PERIOD		49.01		
06/16/2017	PC	181	PAYROLL TRANS FOR 6/11/2017 PAY PERIOD		98.02		
06/30/2017	PC	316	PAYROLL TRANS FOR 6/25/2017 PAY PERIOD		98.02		
			06/30/2017 (06/17) Period Totals and Balance		245.05 *	.00 *	980.20
07/14/2017	PC	68	PAYROLL TRANS FOR 7/9/2017 PAY PERIOD		98.02		
07/28/2017	PC	204	PAYROLL TRANS FOR 7/23/2017 PAY PERIOD		98.02		
			07/31/2017 (07/17) Period Totals and Balance		196.04 *	.00 *	1,176.24
08/11/2017	PC	46	PAYROLL TRANS FOR 8/6/2017 PAY PERIOD		98.02		
			08/31/2017 (08/17) Period Totals and Balance		98.02 *	.00 *	1,274.26

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
10/06/2017	PC	63	PAYROLL TRANS FOR 10/1/2017 PAY PERIOD		49.01		
			10/31/2017 (10/17) Period Totals and Balance		49.01 *	.00 *	1,323.27
			12/31/2017 (12/17) Period Totals and Balance		.00 *	.00 *	1,323.27
YTD Encumbrance		.00 YTD Actual	1,323.27 Total	1,323.27 YTD Budget	.00 Unexpended	(1,323.27)	
<hr/>							
Fringe Benefits - Regular			12/31/2013 (14/13) Balance	215-0002-5102			.00
06/17/2016	PB	157	PAYROLL TRANS FOR 6/12/2016 PAY PERIOD		25.75		
			06/30/2016 (06/16) Period Totals and Balance		25.75 *	.00 *	25.75
07/01/2016	PB	38	PAYROLL TRANS FOR 6/26/2016 PAY PERIOD		25.75		
07/15/2016	PB	133	PAYROLL TRANS FOR 7/10/2016 PAY PERIOD		51.50		
07/29/2016	PB	223	PAYROLL TRANS FOR 7/24/2016 PAY PERIOD		50.50		
			07/31/2016 (07/16) Period Totals and Balance		127.75 *	.00 *	153.50
08/12/2016	PB	52	PAYROLL TRANS FOR 8/7/2016 PAY PERIOD		90.11		
08/26/2016	PB	149	PAYROLL TRANS FOR 8/21/2016 PAY PERIOD		50.51		
			08/31/2016 (08/16) Period Totals and Balance		140.62 *	.00 *	294.12
09/09/2016	PB	46	PAYROLL TRANS FOR 9/4/2016 PAY PERIOD		37.88		
09/23/2016	PB	192	PAYROLL TRANS FOR 9/18/2016 PAY PERIOD		50.51		
			09/30/2016 (09/16) Period Totals and Balance		88.39 *	.00 *	382.51
10/07/2016	PB	36	PAYROLL TRANS FOR 10/2/2016 PAY PERIOD		37.88		
10/21/2016	PB	183	PAYROLL TRANS FOR 10/16/2016 PAY PERIOD		37.88		
10/21/2016	PB	210	PAYROLL TRANS FOR 10/16/2016 PAY PERIOD		14.14		
			10/31/2016 (10/16) Period Totals and Balance		89.90 *	.00 *	472.41
11/04/2016	PB	36	PAYROLL TRANS FOR 10/30/2016 PAY PERIOD		88.39		
11/04/2016	PB	63	PAYROLL TRANS FOR 10/30/2016 PAY PERIOD		17.67		
11/18/2016	PB	213	PAYROLL TRANS FOR 11/13/2016 PAY PERIOD		133.29		
			11/30/2016 (11/16) Period Totals and Balance		239.35 *	.00 *	711.76
12/02/2016	PB	37	PAYROLL TRANS FOR 11/27/2016 PAY PERIOD		37.88		
12/16/2016	PB	127	PAYROLL TRANS FOR 12/11/2016 PAY PERIOD		49.89		
12/30/2016	PB	203	PAYROLL TRANS FOR 12/25/2016 PAY PERIOD		24.76		
			12/31/2016 (12/16) Period Totals and Balance		112.53 *	.00 *	824.29
01/13/2017	PB	40	PAYROLL TRANS FOR 1/8/2017 PAY PERIOD		25.21		
01/27/2017	PB	367	PAYROLL TRANS FOR 1/22/2017 PAY PERIOD		37.97		
			01/31/2017 (01/17) Period Totals and Balance		63.18 *	.00 *	63.18
02/10/2017	PB	40	PAYROLL TRANS FOR 2/5/2017 PAY PERIOD		12.96		
			02/28/2017 (02/17) Period Totals and Balance		12.96 *	.00 *	76.14
03/10/2017	PB	49	PAYROLL TRANS FOR 3/5/2017 PAY PERIOD		25.31		
03/24/2017	PB	129	PAYROLL TRANS FOR 3/19/2017 PAY PERIOD		12.65		
			03/31/2017 (03/17) Period Totals and Balance		37.96 *	.00 *	114.10
04/07/2017	PB	48	PAYROLL TRANS FOR 4/2/2017 PAY PERIOD		12.65		
			04/30/2017 (04/17) Period Totals and Balance		12.65 *	.00 *	126.75
05/05/2017	PB	58	PAYROLL TRANS FOR 4/30/2017 PAY PERIOD		37.97		
05/19/2017	PB	173	PAYROLL TRANS FOR 5/14/2017 PAY PERIOD		25.31		
			05/31/2017 (05/17) Period Totals and Balance		63.28 *	.00 *	190.03
06/02/2017	PB	46	PAYROLL TRANS FOR 5/28/2017 PAY PERIOD		12.65		
06/16/2017	PB	137	PAYROLL TRANS FOR 6/11/2017 PAY PERIOD		25.31		
06/30/2017	PB	225	PAYROLL TRANS FOR 6/25/2017 PAY PERIOD		25.12		
			06/30/2017 (06/17) Period Totals and Balance		63.08 *	.00 *	253.11
07/14/2017	PB	56	PAYROLL TRANS FOR 7/9/2017 PAY PERIOD		25.44		
07/28/2017	PB	155	PAYROLL TRANS FOR 7/23/2017 PAY PERIOD		25.44		
			07/31/2017 (07/17) Period Totals and Balance		50.88 *	.00 *	303.99
08/11/2017	PB	39	PAYROLL TRANS FOR 8/6/2017 PAY PERIOD		25.44		
			08/31/2017 (08/17) Period Totals and Balance		25.44 *	.00 *	329.43
10/06/2017	PB	48	PAYROLL TRANS FOR 10/1/2017 PAY PERIOD		12.71		
			10/31/2017 (10/17) Period Totals and Balance		12.71 *	.00 *	342.14
			12/31/2017 (12/17) Period Totals and Balance		.00 *	.00 *	342.14
YTD Encumbrance		.00 YTD Actual	342.14 Total	342.14 YTD Budget	.00 Unexpended	(342.14)	

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
Wages - Part Time							
			12/31/2013 (14/13) Balance	215-0002-5103			.00
11/18/2016	PC	255	PAYROLL TRANS FOR 11/13/2016 PAY PERIOD		563.76		
			11/30/2016 (11/16) Period Totals and Balance		563.76 *	.00 *	563.76
12/02/2016	PC	104	PAYROLL TRANS FOR 11/27/2016 PAY PERIOD		2,129.76		
12/16/2016	PC	239	PAYROLL TRANS FOR 12/11/2016 PAY PERIOD		2,192.40		
12/30/2016	PC	354	PAYROLL TRANS FOR 12/25/2016 PAY PERIOD		375.84		
			12/31/2016 (12/16) Period Totals and Balance		4,698.00 *	.00 *	5,261.76
			12/31/2017 (12/17) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance							
		.00	YTD Actual	.00	Total	.00	YTD Budget
		.00	Unexpended		.00		
Fringe Benefits - Part Time							
			12/31/2013 (14/13) Balance	215-0002-5104			.00
11/18/2016	PB	241	PAYROLL TRANS FOR 11/13/2016 PAY PERIOD		91.95		
			11/30/2016 (11/16) Period Totals and Balance		91.95 *	.00 *	91.95
12/02/2016	PB	65	PAYROLL TRANS FOR 11/27/2016 PAY PERIOD		240.24		
12/16/2016	PB	152	PAYROLL TRANS FOR 12/11/2016 PAY PERIOD		266.22		
12/30/2016	PB	227	PAYROLL TRANS FOR 12/25/2016 PAY PERIOD		42.39		
			12/31/2016 (12/16) Period Totals and Balance		548.85 *	.00 *	640.80
			12/31/2017 (12/17) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance							
		.00	YTD Actual	.00	Total	.00	YTD Budget
		.00	Unexpended		.00		
Overtime - Regular							
			12/31/2013 (14/13) Balance	215-0002-5105			.00
11/18/2016	PC	233	PAYROLL TRANS FOR 11/13/2016 PAY PERIOD		177.07		
			11/30/2016 (11/16) Period Totals and Balance		177.07 *	.00 *	177.07
			12/31/2017 (12/17) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance							
		.00	YTD Actual	.00	Total	.00	YTD Budget
		.00	Unexpended		.00		
Overtime - Part Time							
			12/31/2013 (14/13) Balance	215-0002-5107			.00
11/18/2016	PC	258	PAYROLL TRANS FOR 11/13/2016 PAY PERIOD		281.88		
			11/30/2016 (11/16) Period Totals and Balance		281.88 *	.00 *	281.88
12/16/2016	PC	241	PAYROLL TRANS FOR 12/11/2016 PAY PERIOD		187.92		
			12/31/2016 (12/16) Period Totals and Balance		187.92 *	.00 *	469.80
			12/31/2017 (12/17) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance							
		.00	YTD Actual	.00	Total	.00	YTD Budget
		.00	Unexpended		.00		
Engr/Arch/Design							
			12/31/2013 (14/13) Balance	215-0002-5212			.00
08/17/2016	AP	414	BRISTOL ENGINEERING SVCS		1,760.00		
			08/31/2016 (08/16) Period Totals and Balance		1,760.00 *	.00 *	1,760.00
09/27/2016	AP	673	EMILY HUTCHISON		600.00		
09/27/2016	AP	674	VICKEY J HODNIK		1,293.53		
09/27/2016	AP	676	AMY BOLLENBACH		1,657.02		
09/27/2016	AP	677	McCARTHY COMMUNITY PROPERTY TRUST		2,375.56		
09/27/2016	AP	678	A R & FRANCES P CRONIN		2,187.86		
09/15/2016	AP	748	BRISTOL ENGINEERING SVCS		5,700.25		
10/03/2016	AP	763	EMILY HUTCHISON		200.00		
			09/30/2016 (09/16) Period Totals and Balance		14,014.22 *	.00 *	15,774.22
09/30/2016	AP	289	BRISTOL ENGINEERING SVCS		195.00		
10/19/2016	AP	455	BOLLENBACH, JAMIE		3,797.40		
09/27/2016	AP	695	Mike McCarthy		2,375.56		
09/23/2016	AP	947	WELLS FARGO COMMERCIAL CARD EXP		950.00		
09/27/2016	AP	1041	Mike McCarthy			2,375.56-	
			10/31/2016 (10/16) Period Totals and Balance		7,317.96 *	2,375.56- *	20,716.62
11/04/2016	AP	466	BRISTOL ENGINEERING SVCS		.00		

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
10/18/2016	AP	760	WELLS FARGO COMMERCIAL CARD EXP		3,348.00		
			11/30/2016 (11/16) Period Totals and Balance		3,348.00 *	.00 *	24,064.62
12/02/2016	AP	390	BRISTOL ENGINEERING SVCS		2,123.53		
			12/31/2016 (12/16) Period Totals and Balance		2,123.53 *	.00 *	26,188.15
02/14/2017	AP	407	BRISTOL ENGINEERING SVCS		721.75		
			02/28/2017 (02/17) Period Totals and Balance		721.75 *	.00 *	721.75
			12/31/2017 (12/17) Period Totals and Balance		.00 *	.00 *	721.75
YTD Encumbrance		.00 YTD Actual	721.75 Total	721.75 YTD Budget	.00 Unexpended	(721.75)	

Advertising			12/31/2013 (14/13) Balance	215-0002-5227			.00
08/07/2016	AP	519	PENINSULA CLARION		143.00		
			08/31/2016 (08/16) Period Totals and Balance		143.00 *	.00 *	143.00
			12/31/2017 (12/17) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance		.00 YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00	

Construction			12/31/2013 (14/13) Balance	215-0002-5261			.00
11/03/2016	AP	559	SOUTH CENTRAL CONSTRUCTION INC		229,495.00		
			11/30/2016 (11/16) Period Totals and Balance		229,495.00 *	.00 *	229,495.00
12/15/2016	AP	797	SOUTH CENTRAL CONSTRUCTION INC		154,935.70		
			12/31/2016 (12/16) Period Totals and Balance		154,935.70 *	.00 *	384,430.70
08/09/2017	AP	407	SOUTH CENTRAL CONSTRUCTION INC		7,174.91		
			08/31/2017 (08/17) Period Totals and Balance		7,174.91 *	.00 *	7,174.91
09/27/2017	AP	652	SOUTH CENTRAL CONSTRUCTION INC		5,000.00		
			09/30/2017 (09/17) Period Totals and Balance		5,000.00 *	.00 *	12,174.91
			12/31/2017 (12/17) Period Totals and Balance		.00 *	.00 *	12,174.91
YTD Encumbrance		.00 YTD Actual	12,174.91 Total	12,174.91 YTD Budget	.00 Unexpended	(12,174.91)	

Number of Transactions: 97 Number of Accounts: 9

Total Water / Sewer Project Fund:

Number of Transactions: 97 Number of Accounts: 9

Grand Totals:

Debit	Credit	Proof
438,204.19	2,375.56-	435,828.63
438,204.19	2,375.56-	435,828.63



STATE OF ALASKA
 Department of Environmental Conservation
 Wastewater Invoice

INVOICE NUMBER:

223435

Billing Information (who's paying?)	
Name:	City of Homer
	Carey Meyer
Address:	3575 Heath St
	Homer AK 99603
Phone:	

Engineer Information	
Name:	Kyle Petersen
	Bristol Environmental & Engineering Services
Address:	111 W 16th Ave 3rd Floor
	Anchorage AK 99501
Phone:	907-563-0013

Plan Review #: 26789

Facility Name: City of Homer Kachemak Drive Phase III WW Extension

Inv Code	ADEC Project ID: Description	Fee Amt	QTY	Amt Due
WQ28	48728: Certified Installer/Homeowner Training	\$80		
WQ29	48729: Certified Installer/Contractor Training	\$100		
WQ27	48727: Certified Installer - Certification fee (2 years)	\$625		
WQ27	48727: Certified Installer Certification fee (2 annual installments)	\$340		
WQ40	48728: Domestic WW Plan Review (A) Based on peak design flow of: 0 - 500 gpd	\$270		
WQ41	48728: Domestic WW Plan Review (B) Based on peak design flow of: 501 - 1500 gpd	\$340		
WQ42	48728: Domestic WW Plan Review (C) Based on peak design flow of: 1,501-2,500gpd	\$360		
WQ43	48728: Domestic WW Plan Review (D) Based on peak design flow of: 2,501-15,000gpd	\$730		
WQ44	48728: Domestic WW Plan Review (E) Based on peak design flow of: 15,001-50,000gpd	\$1,200		
WQ45	48728: Domestic WW Plan Review (F) Based on peak design flow of: 50,001-100,000	\$2,370		
WQ46	48728: Domestic WW Plan Review (G) Based on peak design flow of: 100,001-250,000	\$2,960		
WQ47	48728: Domestic WW Plan Review (H) Based on peak design flow of: 250,000 and over	\$3,510		
WQ50	48728: Domestic WW Modifications to an existing or approved WW system that increase daily peak capacity by: < 20%; 20% of fee in A-H Above			
WQ51	48728: Domestic WW Modifications to an existing or approved Domestic WW system that increase daily peak capacity by: 20% to 50% change; equivalent to % of that in A-H above			
WQ52	48728: Domestic WW Modifications to an existing or approved WW system that increase daily peak capacity by: > 50% change; fee is 100% of fee in A-H above			
WQ53	48728: Waiver/Modification of Provisions under 18AAC72.060: Individual on-site system (single-family or duplex) waiver(s)	\$300		
WQ54	48728: Waiver/Modification of Provisions under 18AAC72.060 First Five waivers submitted for a project, other than single-family or duplex	\$250 waiver		
WQ60	48728: Line extension/replacements (Including Storm Drain collection) up to 1,000 ft	\$310	1	\$310.00
WQ61	48728: Line extension/replacements (Including Storm Drain collection) for each additional 1,000 ft or fraction thereof.	\$160	4	\$640.00
WQ38	48738: Passive Non-Domestic WW Plan Review Does not include stormwater - 2 or fewer treatment methods	\$440		
WQ38	48738: Passive Non-Domestic WW Plan Review Does not include stormwater - Each additional treatment method after 2	\$90		
WQ39	48739: Complex Non-Domestic WW Plan Review Does not include stormwater - 2 or fewer treatment methods	\$940		
WQ39	48739: Complex Non-Domestic WW Plan Review Does not include stormwater - Each additional treatment after 2	\$190		

DEC Contact (printed): Ryan Peterson Phone: 907-262-3402 Date 09/22/2016 **TOTAL DUE:** **\$950.00**

Amount Paid \$950.00	Check # _____	Cash <input type="checkbox"/>	Credit Card <input type="checkbox"/>
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Fee calculated based on request for ATC 4235' of sewer main.

215.0002 5212
Sta Plante 1/23/11 D091 P. 11



State of Alaska
 DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES
 CENTRAL REGION - UTILITIES

Monthly Statement of Utility Permit Application Fees

To: City of Homer
 ATTN: Dept of Public Works
 3575 Heath Street
 Homer, AK 99603

Bill to: City of Homer
 ATTN: Accounts Payable
 3575 Heath Street
 Homer, AK 99603

Billings for September Permits

Permit No.	Work Order No.	Route Name	Permit Fee	LF Cost	Amount Due
1-110200-16-252	215-003 & 215-0834	Kachemak Bay Drive (sewer permit)	\$600.00	\$2,748.00	\$3,348.00
1-110200-16-251	215-003 & 215-0834	Kachemak Bay Drive (water permit)	\$600.00	\$3,038.00	\$3,638.00
TOTAL					\$6,986.00

APPROVED FOR PAYMENT

OK TO PAY
Cary Meyer 10/12/16
 \$6986

ADOT UTIL PERMIT - KACH DR W/S III

\$3,348 KACH SEWER 215-0002-5242
 \$3,638 KACH WATER 215-0003-5212

PRELIMINARY ASSESSMENT ROLL

PROJECT NAME: Kachemak Drive Phase III Water and Sewer Special Assessment District DATE: February 2, 2016

TOTAL ESTIMATED PROJECT WATER: \$1,169,281

Districts shall be assessed 75% property owner share of the project. The City has secured a State grant which will pay for 70% of the cost of water main extension along Kachemak Drive Phase III. Benefitted property owners will be required to pay that portion of the cost not covered by the grant through the formation of a Special Assessment District: \$350,784

TOTAL ESTIMATED PROJECT SEWER: \$837,358

Districts shall be assessed 75% property owner share of the project. \$628,019
 HOMER ACCELERATED WATER AND SEWER PROGRAM (HAWSP) SHARE: \$209,340

	PROPERTY OWNER NAME & ADDRESS	LEGAL DESCRIPTION & PARCEL NUMBER	ASSESSED PROPERTY VALUE	ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
1	HODNIK VICKKEY J P.O. Box 1836 Homer, AK 99603	T 65 R 13W SEC 22 Seward Meridian HM PTN GOV LOT 2 LYING SOUTH OF KACHEMAK DR EXCLUDING KETA CLIFFS TOO & CARROLL SUBS & E 300 FT OF THE W 700 FT 17936005	\$ 1,083,300.00	\$10,962 Water \$19,626 Sewer
2	ADKISON VERNON P.O. Box 3785 Homer, AK 99603	T 65 R 13W SEC 22 Seward Meridian HM 0830087 SCENIC BAY SUB LOT 3 17936019	\$ 431,800.00	\$10,962 Water \$19,626 Sewer
3	ADVANTAIRA TRUST LLC P.O. Box 800 Homer, AK 99603	T 65 R 13W SEC 23 Seward Meridian HM 0790139 CHECKMATE SHORES SUB LOT 3 17915057	\$ 291,500.00	\$10,962 Water \$19,626 Sewer
4	BENSON IVAN A & PAULINE E PO BOX 81 Anchor Point, AK 99556-0081	T 65 R 13W SEC 23 Seward Meridian HM 0004224 R CRONIN SUB LOT 8B 17915072	\$ 121,000.00	\$10,962 Water \$19,626 Sewer
5	BOLLENBACH AMY P.O. Box 3468 Homer, AK 99603-3468	T 65 R 13W SEC 22 Seward Meridian HM 2011036 GOLDEN CROWNED SUB LOT 2 17936027	\$ 373,300.00	\$10,962 Water \$19,626 Sewer
6	BOLLENBACH JAMIE ALAN ANDRE 155 NICKERSON ST # 2 Seattle, WA 98109-1621	T 65 R 13W SEC 22 Seward Meridian HM 2011036 GOLDEN CROWNED SUB LOT 1 17936026	\$ 205,100.00	\$10,962 Water \$19,626 Sewer
7	CRONIN A R & FRANCES P P.O. Box 236 Homer, AK 99603	T 65 R 13W SEC 23 Seward Meridian HM 0004224 R CRONIN SUB LOT 8A 17915071	\$ 266,200.00	\$10,962 Water \$19,626 Sewer
8	GRIFFIN ANN M 3101 Kachemak Drive	T 65 R 13W SEC 23 Seward Meridian HM 2009005 DE GARMO SUB NO 2 LOT 12-A-1	\$ 297,200.00	\$10,962 Water

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port Director

RESOLUTION 17-090

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, IN SUPPORT OF FULL FUNDING (\$9,820,141) FOR THE STATE OF ALASKA MUNICIPAL HARBOR FACILITY GRANT PROGRAM IN THE FY 2019 STATE CAPITAL BUDGET.

WHEREAS, The majority of the public boat harbors in Alaska were constructed by the State during the 1960s and 1970s; and

WHEREAS, These harbor facilities represent critical transportation links and are the transportation hubs for waterfront commerce and economic development in Alaskan coastal communities; and

WHEREAS, These harbor facilities are ports of refuge and areas for protection for ocean-going vessels and fishermen throughout the State of Alaska, especially in coastal Alaskan communities; and

WHEREAS, The State of Alaska over the past nearly 30 years has transferred ownership of most of these State-owned harbors, many of which were at or near the end of their service life at the time of transfer, to local municipalities; and

WHEREAS, The municipalities took over this important responsibility even though they knew that these same harbor facilities were in poor condition at the time of transfer due to the state's failure to keep up with deferred maintenance; and

WHEREAS, Consequently, when local municipal harbormasters formulated their annual harbor facility budgets, they inherited a major financial burden that their local municipal governments could not afford; and

WHEREAS, In response to this financial burden, the Governor and the Alaska Legislature passed legislation in 2006, supported by the Alaska Association of Harbormasters and Port Administrators, to create the Municipal Harbor Facility Grant program, AS 29.60.800; and

WHEREAS, The Alaska Association of Harbormasters and Port Administrators, is pleased with the Department of Transportation and Public Facilities administrative process to review, score and rank applicants to the Municipal Harbor Facility Grant Program, since state funds may be limited; and

43 WHEREAS, For each harbor facility grant application, these municipalities have
44 committed to invest 100% of the design and permitting costs and 50% of the construction cost;
45 and
46

47 WHEREAS, The municipalities of the City of Anchorage, the City and Borough of Juneau,
48 City of Ketchikan, City and Borough of Sitka, City of Whale Pass, and the City of Whittier have
49 offered to contribute \$9,820,141 in local match funding for FY2019 towards eight harbor
50 projects of significant importance locally as required in the Harbor Facility Grant Program; and
51

52 WHEREAS, Completion of these harbor facility projects is all dependent on the 50%
53 match from the State of Alaska's Municipal Harbor Facility Grant Program; and
54

55 WHEREAS, During the last ten years the Municipal Harbor Facility Grant Program has
56 only been fully funded twice; and
57

58 WHEREAS, During the last ten years the backlog of projects necessary to repair and
59 replace these former State owned harbors has increased to over \$100,000,000.
60

61 NOW, THEREFORE, BE IT RESOLVED that City Council of Homer, Alaska, urges full
62 funding in the amount of \$9,820,141 by the Governor and the Alaska Legislature for the State
63 of Alaska's Municipal Harbor Facility Grant Program in the FY 2019 State Capital Budget in
64 order to ensure enhanced safety and economic prosperity among Alaskan coastal
65 communities.
66

67 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 30th day of October,
68 2017.
69

70
71 CITY OF HOMER
72

73
74
75 _____
76 BRYAN ZAK, MAYOR
77

78 ATTEST:
79
80 _____
81 MELISSA JACOBSEN, MMC, CITY CLERK
82

82 Fiscal Note: N/A

Alaska Association of Harbormasters and Port Administrators



RESOLUTION NO. 2017-01

A RESOLUTION OF THE ALASKA ASSOCIATION OF HARBORMASTERS AND PORT ADMINISTRATORS IN SUPPORT OF FULL FUNDING (\$9,820,141) FOR THE STATE OF ALASKA MUNICIPAL HARBOR FACILITY GRANT PROGRAM IN THE FY 2019 STATE CAPITAL BUDGET.

Whereas, the Alaska Association of Harbormasters and Port Administrators recognizes the majority of the public boat harbors in Alaska where constructed by the State during the 1960s and 1970s; and

Whereas, these harbor facilities represent critical transportation links and are the transportation hubs for waterfront commerce and economic development in Alaskan coastal communities; and

Whereas, these harbor facilities are ports of refuge and areas for protection for ocean-going vessels and fishermen throughout the State of Alaska, especially in coastal Alaskan communities; and

Whereas, the State of Alaska over the past nearly 30 years has transferred ownership of most of these State-owned harbors, many of which were at or near the end of their service life at the time of transfer, to local municipalities; and

Whereas, the municipalities took over this important responsibility even though they knew that these same harbor facilities were in poor condition at the time of transfer due to the state's failure to keep up with deferred maintenance; and

Whereas, consequently, when local municipal harbormasters formulated their annual harbor facility budgets, they inherited a major financial burden that their local municipal governments could not afford; and

Whereas, in response to this financial burden, the Governor and the Alaska Legislature passed legislation in 2006, supported by the Alaska Association of Harbormasters and Port Administrators, to create the Municipal Harbor Facility Grant program, AS 29.60.800; and

Whereas, the Alaska Association of Harbormasters and Port Administrators, is pleased with the Department of Transportation and Public Facilities administrative process to review, score and rank applicants to the Municipal Harbor Facility Grant Program, since state funds may be limited; and

Whereas, for each harbor facility grant application, these municipalities have committed to invest 100% of the design and permitting costs and 50% of the construction cost; and

Whereas, the municipalities of the City of Anchorage, the City and Borough of Juneau, City of Ketchikan, City and Borough of Sitka, City of Whale Pass, and the City of Whittier have offered to contribute \$9,820,141 in local match funding for FY2019 towards eight harbor projects of significant importance locally as required in the Harbor Facility Grant Program; and

Whereas, completion of these harbor facility projects is all dependent on the 50% match from the State of Alaska's Municipal Harbor Facility Grant Program; and

Whereas, during the last ten years the Municipal Harbor Facility Grant Program has only been fully funded twice; and

Whereas, during the last ten years the backlog of projects necessary to repair and replace these former State owned harbors has increased to over \$100,000,000.

Now therefore be it resolved that the Membership of the Alaska Association of Harbormasters and Port Administrators urges full funding in the amount of \$9,820,141 by the Governor and the Alaska Legislature for the State of Alaska's Municipal Harbor Facility Grant Program in the FY 2019 State Capital Budget in order to ensure enhanced safety and economic prosperity among Alaskan coastal communities.

Passed and approved by a duly constituted quorum of the Alaska Association of Harbormasters and Port Administrators on this 4th day of October, 2017.

Carl Uchytel, President

ATTEST:

Rachel Lord

Rachel Lord, Executive Secretary

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/Port Director

4 **RESOLUTION 17-091**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, IN
7 SUPPORT OF SENATE BILL 92: AN ACT RELATING TO ABANDONED
8 AND DERELICT VESSELS.
9

10 WHEREAS, Hundreds of derelict vessels currently litter Alaska's coastline and harbors
11 and these numbers will increase every year unless action is taken to address aging fleets and
12 changing commercial fisheries; and
13

14 WHEREAS, In the past two years alone there have been numerous derelict vessel
15 situations that have cost the state, municipalities, and the federal government considerable
16 expense, including two ex-Navy tugs in Adak, abandoned barges in Steamboat Slough near
17 Bethel, and the tug Challenger that sunk off Juneau; and
18

19 WHEREAS, The Alaska Association of Harbormasters and Port Administrators
20 recognizes the widespread costs and then environmental and navigational risks for both
21 municipalities and the state associated with derelict vessels; and
22

23 WHEREAS, Neighboring states have dramatically strengthened their derelict vessel
24 prevention laws in the past five years to better prevent, track and manage derelict vessels,
25 including raising fees to support state management of derelict vessels and requiring vessel
26 insurance; and
27

28 WHEREAS, In 1990 the Alaska legislature passed a resolution acknowledging the need
29 to better understand and address the existing and growing problem of derelict vessels around
30 the state; and
31

32 WHEREAS, The State of Alaska has outdated statutes regarding derelict vessels which
33 lack the ability to track vessel owners, agency enforcement authority, statewide coordination
34 of response, funding or vessel insurance requirements; and
35

36 WHEREAS, In 2013 the AAHPA supported the creation of the ad-hoc derelict vessel task
37 force which includes representatives from state and federal agencies as well as the AAHPA,
38 regional tribal representatives, federal and state legislative offices, and private industry; and
39

40 WHEREAS, Over nine full-day meetings, the task force developed thoughtful, robust and
41 meaningful proposed changes that will help all stakeholders around the state, including
42 harbor facilities, better address and prevent derelict vessels; and

43 WHEREAS, This will help our members protect harbor infrastructure, keep valuable
44 moorage space in our harbors available, and will prevent unsustainable economic,
45 environmental and navigational hazards; and
46

47 WHEREAS, The proposed changes will improve communication and coordination
48 between Alaska's harbors and state and federal agencies, directly leading to decreased costs
49 associated with managing derelict vessels.
50

51 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, fully
52 supports the passage by the state legislature of Senate Bill 92.
53

54 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 30th day of October,
55 2017.
56

57
58 CITY OF HOMER
59

60
61 _____
62 BRYAN ZAK, MAYOR
63

64 ATTEST:
65

66 _____
67 MELISSA JACOBSEN, MMC, CITY CLERK
68

69 Fiscal Note: N/A

Alaska Association of Harbormasters and Port Administrators



RESOLUTION NO. 2017-02

A RESOLUTION OF THE ALASKA ASSOCIATION OF HARBORMASTERS AND PORT ADMINISTRATORS IN SUPPORT OF SENATE BILL 92: AN ACT RELATING TO ABANDONED AND DERELICT VESSELS

Whereas, hundreds of derelict vessels currently litter Alaska's coastline and harbors and these numbers will increase every year unless action is taken to address aging fleets and changing commercial fisheries; and

Whereas, in the past two years alone there have been numerous derelict vessel situations that have cost the state, municipalities, and the federal government considerable expense, including two ex-Navy tugs in Adak, abandoned barges in Steamboat Slough near Bethel, and the tug Challenger that sunk off Juneau,

Whereas, the Alaska Association of Harbormasters and Port Administrators recognizes the widespread costs and then environmental and navigational risks for both municipalities and the state associated with derelict vessels; and

Whereas, neighboring states have dramatically strengthened their derelict vessel prevention laws in the past five years to better prevent, track and manage derelict vessels, including raising fees to support state management of derelict vessels and requiring vessel insurance; and

Whereas, in 1990 the Alaska legislature passed a resolution acknowledging the need to better understand and address the existing and growing problem of derelict vessels around the state; and

Whereas, the State of Alaska has outdated statutes regarding derelict vessels which lack the ability to track vessel owners, agency enforcement authority, statewide coordination of response, funding or vessel insurance requirements; and

Whereas, in 2013 the AAHPA supported the creation of the ad-hoc derelict vessel task force which includes representatives from state and federal agencies as well as the AAHPA, regional tribal representatives, federal and state legislative offices, and private industry; and

Whereas, over nine full-day meetings, the task force developed thoughtful, robust and meaningful proposed changes that will help all stakeholders around the state, including harbor facilities, better address and prevent derelict vessels; and

Whereas, this will help our members protect harbor infrastructure, keep valuable moorage space in our harbors available, and will prevent unsustainable economic, environmental and navigational hazards; and

Whereas, the proposed changes will improve communication and coordination between Alaska's harbors and state and federal agencies, directly leading to decreased costs associated with managing derelict vessels.

Now therefore be it resolved that the Membership of the Alaska Association of Harbormasters and Port Administrators fully supports the passage by the state legislature of Senate Bill 92.

Passed and approved by a duly constituted quorum of the Alaska Association of Harbormasters and Port Administrators on this 5th day of October, 2017.

Carl Uchtyl, President

ATTEST:

Rachel Lord

Rachel Lord, Executive Secretary

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

Smith/Aderhold

3
4 **RESOLUTION 17-092**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING THE HOMER ACCELERATED ROADS AND TRAILS
8 PROGRAM (HART) POLICY MANUAL TO THE HART CAPITAL
9 IMPROVEMENTS POLICY MANUAL AND ESTABLISHING MINIMUM
10 SET ASIDES FOR CAPITAL IMPROVEMENTS.

11
12 WHEREAS, Homer Accelerated Road and Trail (HART) is a $\frac{3}{4}$ % sales dedicated to roads
13 and trails; and

14
15 WHEREAS, In October of 2017 City of Homer voters approved Ballot Proposition 1 that
16 allowed Homer Accelerated Road and Trail funds to be spent on road and trail maintenance;
17 and

18
19 WHEREAS, Homer City Council is considering revisions to Homer City Code to restrict
20 what can be spent on road and trail maintenance in the annual budget and establish a
21 minimum set aside for HART capital improvement projects; and

22
23 WHEREAS, Updating the HART Policy Manual to the HART Capital Improvements
24 Policy Manual differentiates between HART funds that are used for capital projects and HART
25 funds that can be used in the operating budget for road and trail maintenance; and

26
27 WHEREAS, Revisions to the HART Policy Manual provide further guidance on the
28 required minimum set aside for roads capital improvements and trail capital improvements.

29
30 NOW, THEREFORE, BE IT RESOLVED THAT the title of the Manual is amended to read
31 as follows (additions bold and underlined; deletions stricken through):

32
33 H.A.R.T. **CAPITAL IMPROVEMENTS** POLICY MANUAL

34
35 BE IT FURTHER RESOLVED THAT the first sentence of paragraph I of the manual is
36 amended to read as follows:

37
38 I.PURPOSE

39 The purpose of the HART **Capital Improvement** program (**referred to hereafter as**
40 **HART program**) is to pay for reconstructing substandard city roads, upgrading
41 existing roads, and constructing new streets and non-motorized trails.

42
[Deleted language stricken; Added language bolded and underlined]

43 BE IT FURTHER RESOLVED THAT Paragraph V of the manual is amended to read as
44 follows:

45
46 V.FINANCING AND ASSESSMENTS
47 This program is funded by a dedicated sales tax of up to three quarters of one percent
48 (3/4%), and the collection of assessment payments due from completed projects.
49 **Roads are allocated 90% of the annual revenue, and trails are allocated 10%.**
50 **Homer City Code requires that annually no less than \$550,000 is set aside for**
51 **capital road and trail improvements. Of that amount, a minimum of \$500,000**
52 **shall be set aside for road capital improvements and \$50,000 for trail capital**
53 **improvements.** The tax will be collected for up to twenty years expiring December 31,
54 2017, as approved by voters. ~~Roads are allocated 90% of the annual revenue, and~~
55 ~~trails are allocated 10%.~~ Expenditures under the HART program are subject to the
56 availability of funds.

57
58 PASSED AND ADOPTED by the Homer City Council this _____ day of _____ 2017.

59
60 CITY OF HOMER

61
62
63 _____
64 BRYAN ZAK, MAYOR

65
66 ATTEST:
67
68
69 _____
70 MELISSA JACOBSEN, MMC, CITY CLERK

VISITORS

ANNOUNCEMENTS
PRESENTATIONS
BOROUGH REPORT
COMMISSION REPORTS

PUBLIC HEARING(S)

**CITY OF HOMER
PUBLIC HEARING NOTICE
CITY COUNCIL MEETING**

Ordinances 17-38

A **public hearing** is scheduled for **Monday, October 30, 2017** during a Regular City Council Meeting. The meeting begins at 6:00 p.m. in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Ordinance 17-38, An Ordinance of the City Council of Homer, Alaska, Amending the Official Road Maintenance Map of the City of Homer by Adding Eric Lane as Urban Road. City Manager/Public Works Director. Introduction October 9, 2017, Public Hearing and Second Reading October 30, 2017.

All interested persons are welcome to attend and give testimony. Written testimony received by the Clerk's Office prior to the meeting will be provided to Council.

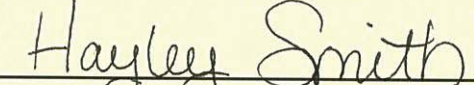
** Copies of proposed Ordinances in entirety, are available for review online at <https://www.cityofhomer-ak.gov/ordinances> , at the Homer City Clerk's Office and the Homer Public Library. Contact the Clerk's Office if you have any questions at 235-3130 or clerk@ci.homer.ak.us

Melissa Jacobsen, MMC, City Clerk
Publish: Homer News October 26, 2017

CLERK'S AFFIDAVIT OF POSTING

I, Hayley Smith, Deputy City Clerk for the City of Homer, Alaska, do hereby certify that a copy of the Public Hearing Notice for **Ordinance 17-38**, An Ordinance of the City Council of Homer, Alaska, Amending the Official Road Maintenance Map of the City of Homer by Adding Eric Lane as Urban Road. City Manager/Public Works Director, was distributed to the City of Homer kiosks located at City Clerk's Office, and the Homer Public Library on Friday, October 20th, 2017 and posted the same on City of Homer Website on Friday, October 20th, 2017.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 20th day of October, 2017.


Hayley Smith, Deputy City Clerk

ORDINANCE REFERENCE SHEET
2017 ORDINANCE
ORDINANCE 17-38

Ordinance 17-38, An Ordinance of the City Council of Homer, Alaska, Amending the Official Road Maintenance Map of the City of Homer by Adding Eric Lane as Urban Road.

Sponsor: City Manager/Public Works Director

1. Council Regular Meeting October 9, 2017 Introduction
 - a. Memorandum 17-129 from Public Works Superintendent as backup
2. Council Regular Meeting October 30, 2017 Public Hearing & Second Reading
 - a. Memorandum 17-129 from Public Works Superintendent as backup

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Public Works Director

5 **ORDINANCE 17-38**

6
7
8 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
9 AMENDING THE OFFICIAL ROAD MAINTENANCE MAP OF THE CITY
10 OF HOMER BY ADDING ERIC LANE AS URBAN ROAD.

11
12 WHEREAS, The City of Homer has determined that it is necessary to provide minimum
13 standards to regulate design and construction of public streets, roads, and highways within
14 the City of Homer; and

15
16 WHEREAS, Ordinance 85-14, HCC 11.04.055, adopted July 2, 1985 provides appropriate
17 street design and construction standards as well as an official maintenance map to record
18 streets officially accepted for maintenance; and

19
20 WHEREAS, HCC 11.04.055 provides that the City shall not accept maintenance
21 responsibility for any road or street which is not constructed or reconstructed to the adopted
22 standards unless the road is shown on the Official Road Maintenance Map. As amended via
23 Ordinance 02-23(S), adopted June 10, 2002, of the City of Homer; and

24
25 WHEREAS, An additional 1292 lineal feet has been duly inspected, reviewed, approved
26 by the Department of Public Works and recommended for acceptance by the City of Homer as
27 Urban Road.

28
29 NOW THEREFORE, The City of Homer Ordains:

30
31 Section 1: Section 11.04.055 Official Road Maintenance Map adopted is hereby
32 amended per provisions of sections (a) through (e) to include the following additional street as
33 Urban Road by the City of Homer and recorded as amendment #39 on the New Official Road
34 Maintenance Map adopted: the following mileage calculation is to the nearest hundredth.

35
36

<u>Amend</u>	<u>Subdivision</u>	<u>Roadway Name</u>	<u>Lineal Feet</u>	<u>Mile</u>	<u>Class</u>
37 39.	Lillian Walli	Eric Lane	1292	.25	Urban

38
39 Section 2: This is a non code ordinance and of a permanent nature.

40
41 ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER THIS ___ DAY OF _____,
42 2017.

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CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and approved as to form:

Mary K. Koester, City Manager

Holly Wells, City Attorney

Date:_____

Date:_____



**CITY OF HOMER
PUBLIC WORKS DEPARTMENT**

Dan Gardner, PW Supt.
3575 Heath St.
Homer, Alaska 99603

Telephone: (907)235-3170
Fax: (907)235-3145

EMAIL : dgardner@ci.homer.ak.us

MEMORANDUM 17-129

To: Melissa Jacobson, City Clerk

Through: Carey S. Meyer, PW Director
From: Dan Gardner, PW Superintendent

Date: September 18, 2017

Subject: Street Improvements – Official Road Maintenance Map
Eric Lane

The Eric Lane road improvements project has been declared substantially complete, and is ready for standard road maintenance. These improvements include bike lanes, and an attached, paved sidewalk. These road improvements were completed in 2017 and this department has inspected and approved the construction.

The location of Eric Lane can be seen on the attached vicinity map. The road improvements begin at the West Hill Road intersection and continue for 1292 lineal feet to a turnaround, for a total of .25 miles of new roadway. The attached sidewalk is 1200 lineal feet, for a total of .23 miles.

In accordance with Ordinance 85.13, Section 11.20.090, and Section 11.20.100, this Department requests that the City Council formally accept the street improvements for operation and maintenance. Upon the Council's approval, please add the additional .25 miles of roadway and .23 miles of sidewalk to the official road maintenance map for year-round maintenance.

See attached map for location.

Fiscal Note – Annual maintenance costs for these improvements is estimated to be \$5840. Depreciation for these improvements over twenty years is estimated to be approximately \$200,000.

C: Carey Meyer, PW Director
Katie Koester, City Manager

ORDINANCE(S)

ORDINANCE REFERENCE SHEET
2017 ORDINANCE
ORDINANCE 17-42

Ordinance 17-42, An Ordinance of the City Council of Homer, Alaska, Appropriating Funds for the Calendar Year 2018 for the General Fund, The Water Fund, the Sewer Fund, the Port/Harbor Fund, Capital Projects, and Internal Service Funds. City Manager. Recommended Dates: Introduction October 30, 2017, Public Hearings November 27, 2017 and December 11, 2017, Second Reading December 11, 2017.

Sponsor: City Manager

1. Council Regular Meeting October 30, 2017 Introduction

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager

4 **ORDINANCE 17-42**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 APPROPRIATING FUNDS FOR THE CALENDAR YEAR 2018 FOR THE
8 GENERAL FUND, THE WATER FUND, THE SEWER FUND, THE
9 PORT/HARBOR FUND, CAPITAL PROJECTS, AND INTERNAL
10 SERVICE FUNDS.

11
12 THE CITY OF HOMER ORDAINS:

13
14 Section 1. Pursuant to the authority of Alaska Statutes Title 29, the following
15 appropriations are made for the calendar year ending December 2018:

16

17	General Fund	\$12,451,754
18	Water Fund	\$2,037,962
19	Sewer Fund	\$1,797,681
20	Port/Harbor Fund	\$4,604,592
21	Capital Projects	\$846,788
22		
23	Total Expenditures	\$21,738,777
24		
25	Internal Service Funds	\$2,504,853

26

27 Section 2. The amounts appropriated by this ordinance are appropriated to the objects
28 and purposes stated in the adopted budget.

29
30 Section 3. Grant funds. (a) If grant funds that are received during the fiscal year exceed
31 the amounts of such funds appropriated by this ordinance by not more than \$25,000, the
32 affected appropriation is increased by the amount of the increase in receipts.

33 (b) If grant funds that are received during the fiscal year exceed the amounts
34 appropriated by this ordinance by not more than \$25,000 the appropriation from city funds for
35 the affected program may be reduced by the excess if the reduction is consistent with
36 applicable federal and state statutes.

37 (c) If grant funds that are received during the fiscal year fall short of the amounts
38 appropriated by this ordinance, the affected appropriation is reduced by the amount of the
39 shortfall in receipts.

40
41 Section 4. Donations or charitable contributions. If donations or contributions are
42 received during the fiscal year that exceed the amounts of such funds appropriated by this

43 ordinance by not more than \$5,000, the affected appropriation is increased by the amount of
44 the increase in receipts.

45
46 Section 5. A copy of the adopted budget shall be certified by the City Clerk and filed in
47 the office of the City Clerk.

48
49 Section 6. The supporting Line Item Budget detail as presented by the Administration
50 and reviewed by the City Council is incorporated as part of this Budget Ordinance.

51
52 Section 7. The property mill levy is set at 4.5 mills for 2018.

53
54 Section 8. This Ordinance is limited to approval of the Budget and appropriations for
55 Calendar Year 2018, is a non-code Ordinance and shall become effective January 1, 2018.

56
57
58 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this __ day of _____, 2017.

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61 CITY OF HOMER

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65 _____
66 BRYAN ZAK, MAYOR

67 ATTEST:
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69
70 _____
71 MELISSA JACOBSEN, MMC, CITY CLERK

72
73
74 YES:
75 NO:
76 ABSTAIN:
77 ABSENT:
78
79 Introduction:
80 Public Hearing:
81 Second Reading:
82 Effective Date:

83
84

85 Reviewed and approved as to form:

86

87 _____

88 Mary K. Koester, City Manager

89

90 Date: _____

Holly Wells, Attorney

Date: _____

City of Homer
2015 Operating Budget

2018 Proposed Budget Amendment Form

Fund Name: General Fund

Department Number: 0120- Finance and 100-Mayor Council Transfers to Reserves

Account #	Account name	Page #	Increase	Decrease	Balance
5101	Finance Salary and Wages	63	\$7,446		\$364,530
5102	Finance Fringe Benefits	63	\$1,948		\$207,359
5990	Transfer to (City Hall Reserve)	47		\$9,394	\$139,713

Rationale:

Duties in the Finance Department will be reorganized in order to more evenly distribute work load and avoid critical tasks falling through the cracks. This requires a budget amendment to be able to hire a trained accountant to fill a current vacancy. An accountant with education and/or extensive experience in the field is required for the complex operations the City asks of Finance employees and the high standard we hold the department to.

Requested By:

City Manager

Prepared By:

City Manager



City of Homer

Dan Gardner, Superintendent

Public Works

3575 Heath Street

Homer, AK 99603

dgardner@ci.homer.ak.us

(p) 907-235-3170

(f) 907-235-3145

MEMORANDUM

To: Katie Koester, City Manager
From: Dan Gardner, PW Superintendent
Through: Carey Meyer, PW Director
Date: October 25, 2017
Subject: 2018 Capital Request – Sewer Vacuum Truck

The City's current vacuum truck is 26 years old and well past its useful life. This vehicle was identified last year as not having any reliable remaining life. This was due to the regular expensive repairs required to keep it operating, the down time due to repairs, and the significant need for this equipment for regular operations. Since that evaluation, repairs consisting of an auxiliary motor and other appurtenances has been required. In addition to the costs (\$11,550 this year, \$30,405 total since 2015), there is the time that the equipment is down. This spring, it broke down during annual storm drain vacuum operations and was down for approximately six weeks. The down time impacted those operations along with gate valve/curb box repair operations. Repairs have been more and more common over the last few years, and this equipment is too valuable to operations not be reliable.

The vacuum truck is used in many operations with roads, water, and sewer. It is used for annual storm drain manhole/catch basin cleaning, vacuuming clogged sewer services, jetting sewer mainlines and storm drain piping, excavating for repairs of water mainline gate valves and service curb boxes, jetting and vacuuming sewer mainline lift stations, vacuuming inflow from open excavations, and more.

This equipment saves much time and expense with each deep excavation of curb box and gate valve repairs. By using the vacuum truck, we can avoid delays in waiting for utility locates since we vacuum down to the deep valves rather than dig with an excavator. We have found ways to often make the repairs from above ground through the small vacuumed excavation eliminating the potential for cutting through utility lines, and it allows for a very small excavation hole. This greatly reduces impacts to lawns, gardens, roadway improvements (asphalt, curb & gutter, sidewalk), etc.

We have researched a new unit and the various suppliers have all estimated a price for a new unit at \$400,000 to \$445,000. Once funding is approved, we will, of course, spec and bid the unit to obtain the best price available. Homer is a member of NJPA (National Joint Powers Alliance) insuring us with the best possible price for the unit selected. The price will be well below what private contractors have to pay for a new one. It is possible that we could come in at just under \$400,000. But, without specifying the particulars to the dealers, a firm price can't be obtained at this time.

A used vacuum truck is not being considered due to the fact that the city can get a discounted price that other companies can't obtain, and for the fact that this equipment has many moving parts and buying one that someone is selling often means you're buying their problems. This is a heavily used piece of equipment that the City will own for decades. Buying new is the most sensible option. If we were buying a boom truck for changing street lights periodically, buying something used would make sense due to the limited use, but not in the case of the vacuum truck.

Recent value comps for our vacuum truck range from \$17,500 to \$26,000. Based on those minimal values, we are recommending removing our existing truck from regular service and retaining it as a backup to the new truck.

CITY MANAGER'S REPORT



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: October 25, 2017
SUBJECT: October 30 City Manager's Report

Community Jail Contract

I have signed an amendment to the community jail contract for state FY2018 (current year). In this amendment the Homer Police Department has agreed work with the Department of Corrections on pre-trial monitoring. This will require additional training for staff and new software. It represents approximately \$10,000 in additional revenue for this contract year. The Department has expressed excitement about this opportunity to partnership as a first step. They have proposed a number of additional duties that they would like communities to take on, however it will likely require at least one additional full time staff. The City is hopeful details of the proposal for additional duties can be worked out and result in a mutually beneficial partnership.

Alaska Port and Harbor Association (APHA) Recognized City Staff

The APHA handed out awards at their annual conference this month. Deputy Harbormaster Matt Clarke was awarded Employee of the Year for his commitment to safety, improving work flow and overall outstanding performance. City Attorney Holly Wells was inducted as an Honorary member for her pro bono work on the Derelict Vessel Task Force, among other things. Please take a moment to thank both of them for their commitment, dedication and public service when you see them next.

The Problems with Giving Away Sand

With warmer winters, sanding has taken on increased prominence in winter road maintenance duties. Public works keeps a large pile of sand both at the Public Works Complex and up the hill near the water treatment plant. The City spends over \$90,000 a year on sand and calcium chloride to keep the sand from freezing into a solid mountain during the winter months. (The large white bags you see at certain times of the year lined up by the Sterling Highway at Public Works is calcium chloride which is used not only for sanding, but also dust control on gravel roads in the summer months). There is also significant labor involved in mixing the sands with heavy equipment and keeping the sand pile from forming a dangerous frozen crust.

More and more, with icy roads and driveways, folks are coming to public works to obtain sand from the City sand pile. Over the years, Public Works would get a few folks with a couple buckets looking for sand. If they were city residents, they would be allowed to get sand. In the past people would go to the state's sand pile on Kachemak Drive, but the state stopped that service a few years ago due to liability issues. Now, folks are coming to PW, and sometimes they are essentially waiting in line. In one day this winter there were around

50 people that came for sand. With the state no longer providing it, and with social media, the word is out and Public Works is seeing a tremendous and unsustainable increase in traffic.

The increased demand has created significant safety concerns and exposure for the City. Public Works has their own traffic around the sand pile with loading and turning vehicles around, and equipment operators are having to pay special attention to private vehicles behind public works and backed up to the sand pile. The steepness of the pile and overhanging frozen chunks would be very dangerous to someone standing below. Furthermore, the City is giving away a high dollar product. During these more icy winters, this City is going through a significant amount of material on City roads and the budget for sand and chemicals will need to increase to keep up with increased demand.

Some stop in to request sand, but many just drive back there and start loading. Sometimes it's the normal filling of buckets, but other times it is trailers or folks stacking piles in the back of their pickups. There are many private businesses in town that provide sanding services and the City has to be careful about competing with those entities by allowing the product for free. The state has closed off public access to their sand piles for many of these reasons.

If the City wants to continue to provide this service, it needs to be done safely with a full awareness of the cost. Certainly, there is a strong public safety argument for providing sand to the public. If there is interest in exploring alternative options, I will have Public Works Director Meyer prepare a memo for the next Council meeting explore possible alternatives and their associated costs for your discussion. The other alternative would be to follow the state's lead and deny public access to the sand piles with signage and enforcement.

Library Awarded Coding Grant

The Homer Public Library has recently been awarded one of 25 grants as part of the American Library Association's (ALA) *Libraries Ready to Code* project. HPL was selected from 400 applicants. The grant, sponsored by ALA's Office for Information Technology Policy (OITP) and Google, will fund HPL's *Makers to Mentors <M2M>* initiative, a series of programs and opportunities designed to allow kids and teens to explore computational thinking, computer science, design thinking and mentoring. The initiative will run November of this year through August of 2018.

The grant of \$19, 581 will fund equipment, supplies and expertise for a variety of activities including these upcoming high and low tech programs:

- HPLCode, a learn-to-code program for ages 11-14 (weekly, November-January)
- Maker Club for ages 8-11 (on KPBSD early release days)
- LEGO Club for ages 8-11 (monthly)
- Family light-up holiday card workshop with LED lights (December 9)
- Family Game Night (January 4)
- Girls Who Code (January-TBD)
- STEM (Science, Technology, Engineering, Math) in storytime (monthly November-August)
- Teen mentor program for ages 15-18 (November-August)

These programs encourage kids to create and build, use high quality, digital media for learning and foster collaboration. They are accessible to all area youth regardless of ability to pay. Libraries, like HPL, fill a crucial gap in K-12 education. Like Homer, many communities offer no computer science classes in area schools. Rural residents, girls, those from low-income communities, and young people of color or with

disabilities are underrepresented in Computer Science careers. Libraries are ideal places to bridge that digital opportunity gap by providing equitable access to the technology and training young people need to develop these indispensable workforce skills.

As part of the grant, Claudia Haines, youth services librarian, will participate with a cohort of librarians from across the county who will develop a toolkit with Google for other librarians to use based on this year's experiences.

Police Station

Preliminary design for a \$6million option for a police station is attached. There was not enough time on this agenda to provide Council with a full presentation of the design. However, I would like the opportunity to get feedback on next steps. The resolution authorizing the funding for preliminary design also asked for a facilitated extended worksession to be scheduled on the topic. Is council ready to set aside some time for that worksession or would you like to schedule a 1 hour session at the next meeting for a full presentation from staff? Either way, please be prepared to give me guidance at the meeting so I can make sure staff comes prepared and it is worth your time.

Automated External Defibrillator Installed at HERC

The mid-year budge amendments approved an Automated External Defibrillator for the HERC facility. However, sometimes a good idea just needs a little publicity. Kenai Peninsula EMS Coordinator Samantha Cunningham was able to install an AED at the HERC under a grant program from Tesoro Alaska. The AED has been installed and volunteers have been trained on its use. This is a great example of community partnership. A big thank you to Tesoro for providing the funding and Samantha for making it happen.

Travel Report – International City Manager Association

As I write this, I am just finishing up the ICMA Annual Conference. ICMA is an international organization of City Managers and people in management roles in government. With 11,000 members worldwide, the international conference draws thousands of local government geeks from around the world. It has been a whirl wind of new information, inspiring speakers, connecting with vendors, networking and sharing. Just remind me not to schedule a packet deadline and a conference on the same week next time!

The theme of the conference is building bridges and how to serve all of our residents as City Managers. Inspirational speakers included the former head of Girl Scouts, author and expert on urban development Richard Florida and Rabia Siddique, a former war crimes prosecutor and hostage survivor.

Some of the big picture takeaways I have, which are many, are about how cities will look in the future, the winners and losers, and how the next generation of workers value quality of life, the sense of energy and excitement a place has, over anything else. Florida talked about how knowledge workers make up a large percent of the high wage jobs in America, but that this movement has left many Americans behind and bred resentment. Anna Maria Chavez, former head of Girl Scouts, focused on how to apply the principals of servant leadership in your work day and respecting and appreciating your critics.

On a more tangible level, I learned best practices on City Manager reviews and hope to introduce some of what I learned on tangible goal setting and employee engagement in my review process coming up at end of year. Another interesting session was about using employee surveys to improve your work force. Other workforce development included exploring the how to promoting a healthy workforce for a more productive workforce. I also attended a session on libraries as partners in economic development and learned some good lessons on how the City of Homer's Economic Development Commission and Library

Advisory Board could form meaningful partnerships and expand the already important role the library plays for business.

In addition to meeting Managers from around the world and sharing with them, a number of Alaska City Managers, including our neighbors Seward and Kenai, attended the conference. Spending time digesting what is learned and talking about how to apply it to our unique communities is always a valuable experience. Thank you for providing me the opportunity. I learned a lot and am excited to implement and reflect on my time here.

Enc:

Community Jail Contract Amendment

APHA Awards

Police Station Preliminary Design

STATE OF ALASKA

AMENDMENT TO PROFESSIONAL SERVICES CONTRACT

1. Agency Contract Number 2041005
2. DGS Solicitation Number (if used)
3. Optional Renewal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Years remaining 0 YEARS
4. Financial Coding 201014600 - 1600000002 - 3020 - 5018
5. Agency Assigned Encumbrance Number
6. Amendment No. Four (4)

This agreement is between the State of Alaska,

7. Department of **Corrections** hereafter the State, and

8. Contractor **City of Homer, Police Department** hereafter the Contractor

Mailing Address	Street or P.O. Box	City	State	ZIP Code
4060 Heath Street		Homer	AK	99603

9. Original period of performance FROM: July 1, 2013 TO: June 30, 2014	10. Amended period of performance FROM: July 1, 2017 TO: June 30, 2018
---	---

11. Previous amount of contract to date: \$2,372,625.00	12. Amount of this amendment: \$ 434,738.00	13. This amended contract shall not exceed a total of \$ 2,807,363.00
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14. In accordance with the provisions of the above referenced contract, the parties to that contract agree that the services to be performed by the contractor under the contract are amended as follows: All other terms and conditions of the contract remain in effect. (Use reverse for continuation of amended provisions if necessary.)

The purpose of this contract amendment is to increase the period of performance from July 1, 2017 to June 30, 2018 and encumber the funds necessary for the annual base amount for these services. This amendment also recognizes the addition of section 9 for Pretrial Program Services that will be effective November 1, 2017 through June 30, 2018 and associated additional funding added to the contract (See attachments, 2 pages). Total number of pages in this amendment is 4. All other terms and condition remains unchanged.

In full consideration of the contractor's performance under and including this amendment, the State shall pay the contractor a new total not to exceed **\$2,807,363.00**

The period of performance under this contract is increased by 12 Months through June 30, 2018.

IN WITNESS WHEREOF the parties hereto have executed this amendment.

NOTICE! This amendment has no effect until signed by the head of the contracting agency, procurement officer or designee.

<p>15. CONTRACTOR</p> <p>Name of Firm City of Homer</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Signature of Authorized Representative <i>Mary Katherine Koester</i></td> <td style="width: 30%;">Date 10.18.17</td> </tr> </table> <p>Typed or Printed Name of Authorized Representative Mary Katherine Koester</p> <p>Title City Manager (907-235-8121, Fax 907-235-3151)</p>	Signature of Authorized Representative <i>Mary Katherine Koester</i>	Date 10.18.17	<p>17. CERTIFICATION: I certify that the facts herein and on supporting documents are correct, that this voucher constitutes a legal charge against funds and appropriations cited, that sufficient funds are encumbered to pay this obligation, or that there is a sufficient balance in the appropriation cited to cover this obligation. I am aware that to knowingly make or allow false entries or alterations on a public record, or knowingly make or allow false entries or alterations on a public record, or knowingly destroy, mutilate, suppress, conceal, remove or otherwise impair the verity, legibility or availability of a public record constitutes tampering with public records punishable under AS 11.56.815 - .820. Other disciplinary action may be taken up to and including dismissal.</p>						
Signature of Authorized Representative <i>Mary Katherine Koester</i>	Date 10.18.17								
<p>16. CONTRACTING AGENCY</p> <p>Department/Division Corrections , Division of Administrative Services</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Signature of Project Director April Wilkerson</td> <td style="width: 30%;">Date</td> </tr> </table> <p>Typed or Printed Name of Project Director April Wilkerson</p> <p>Title Director of Administrative Services</p>	Signature of Project Director April Wilkerson	Date	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Signature of Head Contracting Agency or Designee</td> <td style="width: 30%;">Date</td> </tr> <tr> <td colspan="2">Typed or Printed Name of Authorizing Official John Schauwecker</td> </tr> <tr> <td colspan="2">Title Procurement Manager CPPB. C.P.M.</td> </tr> </table>	Signature of Head Contracting Agency or Designee	Date	Typed or Printed Name of Authorizing Official John Schauwecker		Title Procurement Manager CPPB. C.P.M.	
Signature of Project Director April Wilkerson	Date								
Signature of Head Contracting Agency or Designee	Date								
Typed or Printed Name of Authorizing Official John Schauwecker									
Title Procurement Manager CPPB. C.P.M.									

14. Continuation of amended provisions.

Summary of Changes:

Amendment #1

Increase the period of performance from July 1, 2014 through June 30, 2015.

Amendment #2

Increase the period of performance from July 1, 2015 through June 30, 2016.

Amendment #3

Increase the period of performance from July 1, 2016 through June 30, 2017.

Amendment #4

Increase the period of performance from July 1, 2017 through June 30, 2018.

AMENDMENT TO PROFESSIONAL SERVICE CONTRACT FOR ENTRY DEFINITIONS

1. Agency assigned contract number for tracking, reference, and billing.
2. Department of Administration (DOA) number assigned by the Division of General Services (DGS) (if formal solicitation is conducted).
3. Optional renewal? Yes or no. Years remaining not including this renewal.
4. Financial coding assigned by the agency for billing purposes.
5. Encumbrance number assigned to this contract by the agency.
6. Amendment number. How many to date for this contract including this one?
7. Department.
8. Contractor's name and address.
9. Original period of performance, including previous amendments.
10. Amended period of performance of this document.
11. Total date not including this amendment.
12. Amount of this amendment.
13. New total not to exceed including this amendment.
14. This section must contain all material changes from the contract such as the new total not to exceed amount and the new period of performance. If no change is being made, write "same." This section also requests the number of years, months and days this contract is either increased or decreased by.
16. Contractor's name, signature, and address.
17. Your division project director's name and signature.

9. Pretrial Program Services

The Alaska Department of Corrections (DOC) is adding additional program services through a bilateral amendment beginning November 1, 2017. The description of the additional program services and amount of money the DOC will pay for these services is provided below.

The State will provide additional funds beyond your FY18 Annual Base Amount for each of the four program service areas that you can provide Pretrial Services. Documentation of all contacts and pretrial actions with defendants must be entered in the ACOMS software application to ensure proper and complete records are maintained if technologically feasible. The State will determine your total allocation based on a percentage of the current jail contract allocation. Please see the specific program service areas and the amount identified in each description below.

Upon the delivery of program services, we may utilize available data and performance outcomes from each of the program areas to determine future funding.

1. Community Pretrial Electronic Monitoring:

Complete training and comply with DOC policies for the following program services:

Defendants may be required to have electronic monitoring (EM). Electronic monitoring requires that defendants are fitted with the proper device at the time of release. Related data with regard to the defendant and the EM restrictions should be loaded into the web based database utilized for EM and also noted in the ACOMS software application. Most defendants on EM will be moderate or high risk defendants, but low risk defendants may also be placed on EM with court orders. EM also requires monitoring of the system and response to EM alarms and alerts. This can be accomplished in a variety of ways, such as EM monitoring by DOC staff, monitoring by community jail staff, or monitoring by local dispatchers, who will then contact local providers, Police Departments (PDs), for response to alerts and alarms. Defendants placed on EM may require occasional action such as notification to the court for those in violation of release conditions. Coordination for arrests may also be required for defendants who are in violation. Community and Regional Jails will not charge pretrial defendants a fee for EM services.

Documentation of all contacts and pretrial actions with defendants must be entered in the ACOMS software application to ensure proper and complete records are maintained. It may be necessary to file reports and paperwork through the court in the event of violations.

Total Additional Amount for 8 months, November 1, 2017 through June 30, 2018: **\$10,658.00**

DOC will provide all necessary access to electronic monitoring equipment.

Contact information for questions with program services for Pretrial Services:

Geri Miller-Fox
Division of Pretrial Director
550 W 7th Ave, Ste 1800
Anchorage, AK 99501
Office Phone: (907) 269-7405
Mobile Phone: (907) 891-2211
Email: geri.fox@alaska.gov

Homer Ports & Harbor Employee of the Year 2017



Deputy Harbormaster Matt Clarke

Deputy Harbormaster Matt Clarke is hereby named the Alaska Association of Harbormasters and Port Administrators Employee of the Year for Homer for 2017. Over the past sixteen years he has strived to improve the Operation Department's ability to serve customer needs safely and efficiently. As Deputy Harbormaster, Matt's duties include: implementation of Facility Security requirements and Alaska Clean Harbors plan, supervising six 24/7 Harbor Officers as well as hiring and supervising six part-time seasonal employees, filling in shifts when short of staff, and planning and implementing training for emergency trauma technicians and harbor officers. During the past year, Matt has been an exemplary asset to the harbor: he delegated and oversaw the harbor officers as they completed a line-by-line update to the Harbor Officer's Standard Operating Procedures handbook, he responded to a boat fire on December 15, 2016, removing a neighboring vessel and preventing a multi-vessel fire, and he now chairs the City's Employee Committee after serving as the Port and Harbor's representative for the past four years. Matt is very active in the community by annual co-teaching a small boat handling class, volunteering for special projects around town that benefit families, facilitating and then actually competing in some of the fun runs, and in the past year has assisted with a community 'Boat House Pavilion' project. Matt Clarke has truly established himself as an exceptional member of the City of Homer's Port and Harbor Department and is genuinely deserving of being recognized by AAHPA members as Homer's Port & Harbor Employee of the Year.

Carl Uchytel, President

October 4, 2017

AAHPA Honorary Membership



Holly C. Wells Birch Horton Bittner and Cherot

Holly C. Wells, Attorney with Birch Horton Bittner and Cherot, has been a leader in her field in serving the AAHPA with legal advice for nearly a decade. Holly created a step-by-step guidebook providing guidance for municipal harbors around Alaska on fair and legal proceedings for impounding and disposal of derelict vessels. Holly and her firm provided Pro Bono legal counsel for Alaska's ad hoc Derelict Vessel Task Force, participating in 9 full day meetings to help develop a statewide plan of action. Holly and her team at Birch Horton Bittner and Cherot worked tirelessly under the guidance of the Task Force to draft new legislation currently in the Senate as SB 92 sponsored by Senator Micciche. When this bill is passed into law these changes will serve to better enable State agencies and Municipal Ports and Harbors to prevent and better manage derelict vessels around Alaska. With her dedication to the maritime industry Holly has become a subject matter expert in the field of maritime law and its interaction with Municipal and State law, making her an extremely valuable friend and colleague to this Association. The Alaska Association of Harbormasters and Port Administrators hereby commends Holly C. Wells for her exemplary professionalism, hard work, intelligence, and dedication to Alaska's ports and harbors and the maritime industry of Alaska and presents to her an Honorary Membership to the AAHPA.

Carl Uchytel, AAHPA President

October 4, 2017



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

TO: Mary K. Koester, City Manager
FROM: Carey Meyer, Public Works Director
DATE: October 24, 2017
SUBJECT: **Police Station Concept Design
\$6M Option**

The design team (Chief Robl, the Public Works Director Meyer and the Stantec architect) have completed a preliminary conceptual design for a single-story \$6,000,000 new police station project sited at the Waddell property.

Attached is a cost estimate, a site plan, and a floor plan.

This \$6,000,000 option is the result of scaling back our initial effort to create a concept plan based on Chief Robl's memo which identified minimum square footage needs.

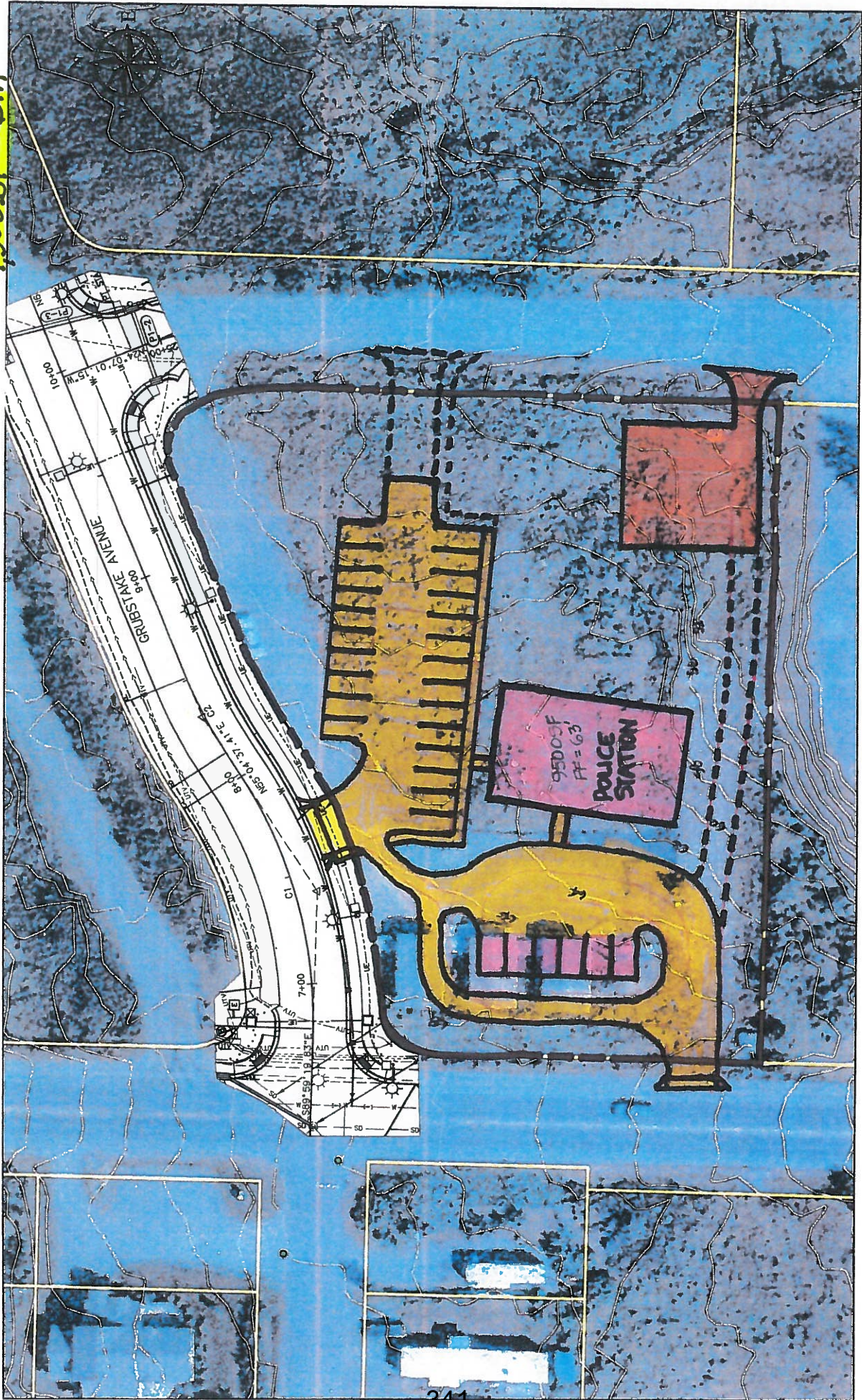
Attached is the initial cost estimate, site plan and floor plan that resulted in a two-story \$8,000,000 project.

There is still a small budget left to incorporate into a final work product any Council/public comments.

**Conceptual Cost Estimate
 9500 SF - Single Story Building
 Waddell Site - \$6M Option**

New Building Construction	SF	Unit Price	Cost
Building Construction	9,500	\$415	\$3,942,500
Civil Site Improvements			\$475,000
Accessory Buildings			\$185,000
Design			\$460,250
Inspection			\$138,075
1% for Art			\$39,425
Furnishings			\$110,000
Communications			\$205,000
Contingency (10%)			\$555,525
Repay HART for property			\$258,000
Total Project			\$6,368,775

9500SF - 6m



Proposed Police Station

1 inch = 40 feet

**Conceptual Cost Estimate
 12,300 SF - Single Story Building
 Waddell Site - \$8M Option**

New Building Construction	SF	Unit Price	Cost
Building Construction	12,300	\$415	\$5,104,500
Civil Site Improvements			\$575,000
Accessory Buildings			\$295,000
Design			\$597,450
Inspection			\$179,235
1% for Art			\$51,045
Furnishings			\$145,000
Communications			\$205,000
Contingency (10%)			\$715,223
Repay HART for property			\$258,000
Total Project			\$8,125,453

12,000 SF 38M



Proposed Police Station

1 inch = 40 feet



City of Homer

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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

TO: MAYOR ZAK AND CITY COUNCIL

FROM: MELISSA JACOBSEN, MMC, CITY CLERK

DATE: OCTOBER 20, 2017

SUBJECT: CONFIRMATION OF ATTENDEES FOR THE ALASKA MUNICIPAL LEAGUE 67TH
ANNUAL LOCAL GOVERNMENT CONFERENCE IN ANCHORAGE, ALASKA
NOVEMBER 13-17, 2017

At the October 9th regular meeting, Council approved travel for the Mayor, newly elected Councilmembers and up to three Councilmembers to attend the AML Annual Conference in Anchorage November 13-17, 2017.

Attendees include Mayor Zak and Councilmembers Smith, Stroozas, Venuti, and Lord.

CITY ATTORNEY REPORT

COMMITTEE REPORTS

PENDING BUSINESS

NEW BUSINESS



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

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(f) 907-235-3143

Memorandum 17-137

TO: MAYOR ZAK AND CITY COUNCIL

FROM: MELISSA JACOBSEN, MMC, CITY CLERK

DATE: OCTOBER 20, 2017

SUBJECT: SELECTION/APPOINTMENT OF MAYOR PRO TEMPORE 2017/2018

Per Homer City Code 2.08.080, Mayor's absence: At the first meeting of the Council following certification of the municipal election each year, there shall be appointed a Mayor Pro Tempore, by majority vote of the Council, to act as Mayor during the Mayor's temporary absence or disability.

Pursuant to Council's Operating Manual: A Mayor Pro Tem shall be elected by the majority of the Homer City Council. The term of the Mayor Pro Tem shall be until the call for election by the Homer City Council of a New Mayor Pro Tem. The Mayor Pro Tem shall, in the absence of the Mayor, act as Mayor of the City of Homer as though they themselves had taken the Oath of Office of Mayor with all duties, responsibilities and powers of the office of the Mayor of the City of Homer. The Mayor Pro Tem, when acting in that capacity, does not lose the privilege or duty to vote as a Councilmember.

Secret Ballots are provided for your convenience and to be used as you deem necessary.

Pursuant to Council's Operating Manual: Council Seat- Customarily the selection is by seniority. Senior members may choose a different seat prior to the junior members being seated. The Mayor Pro Tempore shall have first seating choice and then the Senior Councilmembers and so on and so forth. (Resolution 04-89)

RECOMMENDATION:

_____ is selected/appointed as Mayor Pro Tempore for the City of Homer for 2017/2018.

After Council selects the Mayor Pro Tempore they may of first seat choice, including remaining where they are currently seated.

RESOLUTIONS

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 17-087

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
DESIGNATING SIGNATORIES OF CITY ACCOUNTS AND
SUPERSEDING ANY PREVIOUS RESOLUTIONS SO DESIGNATING.

WHEREAS, Councilmember _____ was appointed as Mayor Pro Tempore for
2017/2018, effective October 30, 2017; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Homer, Alaska, that the
designated signatories, effective October 30, 2017 are as follows with the number of
signatories defined:

On the regular Wells Fargo Bank Alaska checking account #016030109 that the following are
the designated signatories for this account, with dual signatures required for checks over
\$5,000; on the investment accounts with Alaska Municipal League, First National Bank, Wells
Fargo Bank Alaska, and other institutions, and for Department of Administration Grants and
other grants, one of the following authorized signatories or the dual electronic authorization
system is required for all transactions:

- BRYAN ZAK, MAYOR
- MARY K. KOESTER, CITY MANAGER
- _____, MAYOR PRO-TEMPORE
- RICK ABBOUD, ACTING CITY MANAGER
- MELISSA JACOBSEN, CITY CLERK
- ELIZABETH WALTON, FINANCE DIRECTOR/TREASURER

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 30th day of October,
2017.

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A

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

