



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum Agenda Changes/Supplemental Packet

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: SEPTEMBER 23, 2019
SUBJECT: AGENDA CHANGES AND SUPPLEMENTAL PACKET

Worksession

Seawall Maintenance and Planning

Memorandum from City Manager Koester with Alaska Municipal Bond Bank Authority (AMBBA) attachments
Page 3

Consent Agenda

Memorandum 19-123 from Mayor Re: Appointment of City Representative to the Cook Inlet Aquaculture Association.

Memorandum 19-123(S) from Mayor Re: Appointment of City Representative to the Cook Inlet Aquaculture Association for a term of 3 years. Page 13

Ordinance 19-43, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 7.06.020 Use of Improperly Muffled Engine Brakes, to Identify Permitted Areas for Use of Muffled Engine Brakes in the City of Homer. City Manager/Police Chief.

Ordinance 19-43(S), An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 7.06.020, "Use of Improperly Muffled Engine Brakes Prohibited", to Prohibit the Use of Muffled Engine Brakes to Certain Roads within the City of Homer. City Manager/Police Chief Page 16

Memorandum 19-130 from Police Chief as backup Page 18

Mayor's Report

October is Domestic Violence Month Page 19

City Manager's Report

Request for Legal Opinion Re: Email from Councilmember Erickson from September 21, 2019, Subject: Easy Street

Page 20



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 Castner and Homer City Council
 FROM: Katie Koester, City Manager
 DATE: September 23, 2019
 SUBJECT: Seawall Debt Service and Corresponding Mil Rate, Bonding Scenarios

The “Homer Seawall Alternatives Analysis” provided by Coastal Engineer McPherson proposed five preventative concepts that could extend the life of the Seawall and reduce increasing annual maintenance costs.

	Rough Order Magnitude Cost
Concept 1 – Armor Stone Scour Protection	\$1.5M to \$2.1M
Concept 2 – Geotextile Container Scour Protection	\$0.6M to \$0.9M
Concept 3 – Groin Field (assumes 4 groins)	\$3.0M to \$4.3M
Concept 4 – New Steel Sheet Pile Wall	\$2.9M to \$4.0M
Concept 5 – New Soldier Pile and Concrete Lag Wall	\$3.2M to \$4.4M

Staff took the upper limit of Concept 1 and Concept 2’s rough order magnitude costs and asked the Alaska Municipal Bond Bank Authority (AMBBA) to provide a snapshot of what a \$2.1M bond or a \$0.9M bond, paid back over a 20 year period, would look like. AMBBA proposed four different scenarios as detailed below for a governmental purpose bond. Keep in mind these scenarios are for tax-exempt bonds. AMBBA has advised the City contact our bond counsel to determine if this project is eligible for tax-exempt bond financing since the City does not own the Seawall. If not, “the interest rates will be a little higher, although in the current market it isn’t that significant of a penalty (1/2 to 1 percent).”

Alongside bond information is the corresponding ODLSA mil rate and total mil rate for ODLSA residents that could be set in order to pay back the debt; these mil rates will need to be vetted by the Borough. Without bonded debt in place, a mil rate cannot be higher than 30 mils for a given property.

Concept and AMBBA scenario	Total Debt Service	Avg. Annual Contribution Over 20 Years to pay off debt service from bond	Annual Maintenance Cost*	Total Annual Expense	City of Homer Annual Contribution***	Private Property Owners’ Annual Contribution	ODLSA portion of Mil Rate**
Concept 1- \$2.1M at 3%	\$2,820,600	\$141,030	\$9,960	\$150,990	\$37,747.50	\$113,242.50	36.1827
Concept 1- \$2.1M at 4%	\$3,088,800	\$154,440	\$9,960	\$164,400	\$41,100	\$123,300	39.2700
Concept 2- \$0.9M at 3%	\$1,209,150	\$60,457.50	\$9,960	\$70,417.50	\$17,604.38	\$52,813.12	17.2068
Concept 2- \$0.9M at 4%	\$1,324,000	\$66,200	\$9,960	\$76,160	\$19,040	\$57,120	18.5839

*Public Works Director Meyer hypothesizes that a major maintenance project could reduce anticipated annual maintenance costs to under \$10,000 (pg. 35 of Sept. 23rd Worksession packet).

**Based on 2019 real property taxable amount of \$3,016,500 plus “private property owners’ annual contribution” to pay off debt service. Currently, OSLDA residents contribute 9.9625 mils towards the Seawall/ODLSA and have a total mil rate of 21.4625.

***Currently, the City contributes \$10,000 on an annual basis to Seawall maintenance. For 2019, it is anticipated the ODLSA portion of the mil rate will bring \$30,051.88 in revenue for Seawall maintenance. This 1:3 ratio was used to determine what the City's commiserate portion could be. This will be a Council decision.

AMBBA cautions that these scenarios and their corresponding rates will most likely be different since there will be at least six months before any new bonds are issued (summer 2020 is the earliest), but that they "are good for initiating the conversation on the project/financing at this point."

Enc:

AMBBA City of Homer Estimate \$2.1M – 3%

AMBBA City of Homer Estimate \$2.1M – 4%

AMBBA City of Homer Estimate \$0.9M – 3%

AMBBA City of Homer Estimate \$0.9M – 4%

Bond Bank Estimate
City of Homer \$2.1 million 3%

Dated: 04/01/2020
Delivered: 04/01/2020

Bond Summary

\$ 2,100,000.00

Dated date	04/01/2020
Delivery date	04/01/2020
1st coupon date	10/01/2020
First principal payment	04/01/2021
Last maturity date	04/01/2040
Net Interest Cost (NIC)	3.0000000%
True Interest Cost (TIC)	3.0000000%
All-Inclusive TIC:	3.0000000%
Arbitrage Net Interest Cost (ANIC)	3.0000000%
Arbitrage Yield Limit (AYL)	3.0000000%
Total Bond Years (delivery date)	24,020,000.000
Average Bond Years (Delivery date)	11.4380952
Total Bond Years (dated date)	24,020,000.000
Average Bond Years (dated date)	11.4380952
Average maturity (8038)	11.4380952
Par amount of bonds	\$2,100,000.00
Original Issue Premium	\$0.00
Bond proceeds	\$2,100,000.00
Total interest	\$720,600.00
Total debt service	\$2,820,600.00
Gross Construction Costs	\$2,100,000.00
Total prior costs	\$0.00
Underwriter spread: 0.000/\$1,000	\$0.00
Level debt service calculation	\$141,214.49

Bond Bank Estimate
City of Homer \$2.1 million 3%
Sizing Debt Service Schedule
\$ 2,100,000.00

Dated: 04/01/2020
Delivered: 04/01/2020

<i>Fiscal Yr</i>	<i>Coupon Date</i>	<i>Zer Cpn</i>	<i>Cpn Rate</i>	<i>Maturing Principal</i>	<i>Periodic Interest</i>	<i>Gross Semi-Annl Dbt Svc</i>	<i>Cap Int</i>	<i>Dbt Svc Rsv Int & Prin</i>	<i>Constr. Fund Interest</i>	<i>Net Semi-Annl Dbt Svc</i>	<i>Net Fiscal Dbt Svc</i>
21	10/1/2020				31,500.00	31,500.00				31,500.00	
21	4/1/2021	N	3.000	80,000.00	31,500.00	111,500.00				111,500.00	143,000.00
22	10/1/2021				30,300.00	30,300.00				30,300.00	
22	4/1/2022	N	3.000	80,000.00	30,300.00	110,300.00				110,300.00	140,600.00
23	10/1/2022				29,100.00	29,100.00				29,100.00	
23	4/1/2023	N	3.000	85,000.00	29,100.00	114,100.00				114,100.00	143,200.00
24	10/1/2023				27,825.00	27,825.00				27,825.00	
24	4/1/2024	N	3.000	85,000.00	27,825.00	112,825.00				112,825.00	140,650.00
25	10/1/2024				26,550.00	26,550.00				26,550.00	
25	4/1/2025	N	3.000	90,000.00	26,550.00	116,550.00				116,550.00	143,100.00
26	10/1/2025				25,200.00	25,200.00				25,200.00	
26	4/1/2026	N	3.000	90,000.00	25,200.00	115,200.00				115,200.00	140,400.00
27	10/1/2026				23,850.00	23,850.00				23,850.00	
27	4/1/2027	N	3.000	95,000.00	23,850.00	118,850.00				118,850.00	142,700.00
28	10/1/2027				22,425.00	22,425.00				22,425.00	
28	4/1/2028	N	3.000	95,000.00	22,425.00	117,425.00				117,425.00	139,850.00
29	10/1/2028				21,000.00	21,000.00				21,000.00	
29	4/1/2029	N	3.000	100,000.00	21,000.00	121,000.00				121,000.00	142,000.00
30	10/1/2029				19,500.00	19,500.00				19,500.00	
30	4/1/2030	N	3.000	100,000.00	19,500.00	119,500.00				119,500.00	139,000.00
31	10/1/2030				18,000.00	18,000.00				18,000.00	
31	4/1/2031	N	3.000	105,000.00	18,000.00	123,000.00				123,000.00	141,000.00
32	10/1/2031				16,425.00	16,425.00				16,425.00	
32	4/1/2032	N	3.000	110,000.00	16,425.00	126,425.00				126,425.00	142,850.00
33	10/1/2032				14,775.00	14,775.00				14,775.00	
33	4/1/2033	N	3.000	110,000.00	14,775.00	124,775.00				124,775.00	139,550.00
34	10/1/2033				13,125.00	13,125.00				13,125.00	
34	4/1/2034	N	3.000	115,000.00	13,125.00	128,125.00				128,125.00	141,250.00
35	10/1/2034				11,400.00	11,400.00				11,400.00	
35	4/1/2035	N	3.000	120,000.00	11,400.00	131,400.00				131,400.00	142,800.00
36	10/1/2035				9,600.00	9,600.00				9,600.00	
36	4/1/2036	N	3.000	120,000.00	9,600.00	129,600.00				129,600.00	139,200.00
37	10/1/2036				7,800.00	7,800.00				7,800.00	
37	4/1/2037	N	3.000	125,000.00	7,800.00	132,800.00				132,800.00	140,600.00
38	10/1/2037				5,925.00	5,925.00				5,925.00	
38	4/1/2038	N	3.000	130,000.00	5,925.00	135,925.00				135,925.00	141,850.00
39	10/1/2038				3,975.00	3,975.00				3,975.00	
39	4/1/2039	N	3.000	130,000.00	3,975.00	133,975.00				133,975.00	137,950.00
40	10/1/2039				2,025.00	2,025.00				2,025.00	
40	4/1/2040	N	3.000	135,000.00	2,025.00	137,025.00				137,025.00	139,050.00
				2,100,000.00	720,600.00	2,820,600.00	0.00	0.00	0.00	2,820,600.00	

<i>True Interest Cost (TIC)</i>	3.0000000	<i>Arbitrage Yield Limit (AYL)</i>	3.0000000
<i>Net Interest Cost (NIC)</i>	3.0000000	<i>Arbitrage Net Interest Cost (ANIC)</i>	3.0000000

Bond Bank Estimate
City of Homer \$2.1 million 4%

Dated: 04/01/2020
Delivered: 04/01/2020

Bond Summary

\$ 2,100,000.00

Dated date	04/01/2020
Delivery date	04/01/2020
1st coupon date	10/01/2020
First principal payment	04/01/2021
Last maturity date	04/01/2040
Net Interest Cost (NIC)	4.0000000%
True Interest Cost (TIC)	4.0000000%
All-Inclusive TIC:	4.0000000%
Arbitrage Net Interest Cost (ANIC)	4.0000000%
Arbitrage Yield Limit (AYL)	4.0000000%
Total Bond Years (delivery date)	24,720,000.000
Average Bond Years (Delivery date)	11.7714286
Total Bond Years (dated date)	24,720,000.000
Average Bond Years (dated date)	11.7714286
Average maturity (8038)	11.7714286
Par amount of bonds	\$2,100,000.00
Original Issue Premium	\$0.00
Bond proceeds	\$2,100,000.00
Total interest	\$988,800.00
Total debt service	\$3,088,800.00
Gross Construction Costs	\$2,100,000.00
Total prior costs	\$0.00
Underwriter spread: 0.000/\$1,000	\$0.00
Level debt service calculation	\$154,589.90

Bond Bank Estimate
City of Homer \$2.1 million 4%
Sizing Debt Service Schedule
\$ 2,100,000.00

Dated: 04/01/2020
Delivered: 04/01/2020

<i>Fiscal Yr</i>	<i>Coupon Date</i>	<i>Zer Cpn</i>	<i>Cpn Rate</i>	<i>Maturing Principal</i>	<i>Periodic Interest</i>	<i>Gross Semi-Annul Dbt Svc</i>	<i>Cap Int</i>	<i>Dbt Svc Rsv Int & Prin</i>	<i>Constr. Fund Interest</i>	<i>Net Semi-Annul Dbt Svc</i>	<i>Net Fiscal Dbt Svc</i>
21	10/1/2020				42,000.00	42,000.00				42,000.00	
21	4/1/2021	N	4.000	70,000.00	42,000.00	112,000.00				112,000.00	154,000.00
22	10/1/2021				40,600.00	40,600.00				40,600.00	
22	4/1/2022	N	4.000	75,000.00	40,600.00	115,600.00				115,600.00	156,200.00
23	10/1/2022				39,100.00	39,100.00				39,100.00	
23	4/1/2023	N	4.000	75,000.00	39,100.00	114,100.00				114,100.00	153,200.00
24	10/1/2023				37,600.00	37,600.00				37,600.00	
24	4/1/2024	N	4.000	80,000.00	37,600.00	117,600.00				117,600.00	155,200.00
25	10/1/2024				36,000.00	36,000.00				36,000.00	
25	4/1/2025	N	4.000	85,000.00	36,000.00	121,000.00				121,000.00	157,000.00
26	10/1/2025				34,300.00	34,300.00				34,300.00	
26	4/1/2026	N	4.000	85,000.00	34,300.00	119,300.00				119,300.00	153,600.00
27	10/1/2026				32,600.00	32,600.00				32,600.00	
27	4/1/2027	N	4.000	90,000.00	32,600.00	122,600.00				122,600.00	155,200.00
28	10/1/2027				30,800.00	30,800.00				30,800.00	
28	4/1/2028	N	4.000	95,000.00	30,800.00	125,800.00				125,800.00	156,600.00
29	10/1/2028				28,900.00	28,900.00				28,900.00	
29	4/1/2029	N	4.000	95,000.00	28,900.00	123,900.00				123,900.00	152,800.00
30	10/1/2029				27,000.00	27,000.00				27,000.00	
30	4/1/2030	N	4.000	100,000.00	27,000.00	127,000.00				127,000.00	154,000.00
31	10/1/2030				25,000.00	25,000.00				25,000.00	
31	4/1/2031	N	4.000	105,000.00	25,000.00	130,000.00				130,000.00	155,000.00
32	10/1/2031				22,900.00	22,900.00				22,900.00	
32	4/1/2032	N	4.000	110,000.00	22,900.00	132,900.00				132,900.00	155,800.00
33	10/1/2032				20,700.00	20,700.00				20,700.00	
33	4/1/2033	N	4.000	115,000.00	20,700.00	135,700.00				135,700.00	156,400.00
34	10/1/2033				18,400.00	18,400.00				18,400.00	
34	4/1/2034	N	4.000	115,000.00	18,400.00	133,400.00				133,400.00	151,800.00
35	10/1/2034				16,100.00	16,100.00				16,100.00	
35	4/1/2035	N	4.000	120,000.00	16,100.00	136,100.00				136,100.00	152,200.00
36	10/1/2035				13,700.00	13,700.00				13,700.00	
36	4/1/2036	N	4.000	125,000.00	13,700.00	138,700.00				138,700.00	152,400.00
37	10/1/2036				11,200.00	11,200.00				11,200.00	
37	4/1/2037	N	4.000	130,000.00	11,200.00	141,200.00				141,200.00	152,400.00
38	10/1/2037				8,600.00	8,600.00				8,600.00	
38	4/1/2038	N	4.000	135,000.00	8,600.00	143,600.00				143,600.00	152,200.00
39	10/1/2038				5,900.00	5,900.00				5,900.00	
39	4/1/2039	N	4.000	145,000.00	5,900.00	150,900.00				150,900.00	156,800.00
40	10/1/2039				3,000.00	3,000.00				3,000.00	
40	4/1/2040	N	4.000	150,000.00	3,000.00	153,000.00				153,000.00	156,000.00
				2,100,000.00	988,800.00	3,088,800.00	0.00	0.00	0.00	3,088,800.00	
<i>True Interest Cost (TIC)</i>						4.0000000	<i>Arbitrage Yield Limit (AYL)</i>			4.0000000	
<i>Net Interest Cost (NIC)</i>						4.0000000	<i>Arbitrage Net Interest Cost (ANIC)</i>			4.0000000	

Bond Bank Estimate
City of Homer \$0.9 million 3%

Dated: 04/01/2020
Delivered: 04/01/2020

Bond Summary

\$ 900,000.00

Dated date	04/01/2020
Delivery date	04/01/2020
1st coupon date	10/01/2020
First principal payment	04/01/2021
Last maturity date	04/01/2040
Net Interest Cost (NIC)	3.0000000%
True Interest Cost (TIC)	3.0000000%
All-Inclusive TIC:	3.0000000%
Arbitrage Net Interest Cost (ANIC)	3.0000000%
Arbitrage Yield Limit (AYL)	3.0000000%
Total Bond Years (delivery date)	10,305,000.000
Average Bond Years (Delivery date)	11.4500000
Total Bond Years (dated date)	10,305,000.000
Average Bond Years (dated date)	11.4500000
Average maturity (8038)	11.4500000
Par amount of bonds	\$900,000.00
Original Issue Premium	\$0.00
Bond proceeds	\$900,000.00
Total interest	\$309,150.00
Total debt service	\$1,209,150.00
Gross Construction Costs	\$900,000.00
Total prior costs	\$0.00
Underwriter spread: 0.000/\$1,000	\$0.00
Level debt service calculation	\$60,574.53

Bond Bank Estimate
City of Homer \$0.9 million 3%
Sizing Debt Service Schedule
\$ 900,000.00

Dated: 04/01/2020
Delivered: 04/01/2020

<i>Fiscal Yr</i>	<i>Compon Date</i>	<i>Zer Cpn</i>	<i>Cpn Rate</i>	<i>Maturing Principal</i>	<i>Periodic Interest</i>	<i>Gross Semi-Annl Dbt Svc</i>	<i>Cap Int</i>	<i>Dbt Svc Rsv Int & Prin</i>	<i>Constr. Fund Interest</i>	<i>Net Semi-Annl Dbt Svc</i>	<i>Net Fiscal Dbt Svc</i>
21	10/1/2020				13,500.00	13,500.00				13,500.00	
21	4/1/2021	N	3.000	35,000.00	13,500.00	48,500.00				48,500.00	62,000.00
22	10/1/2021				12,975.00	12,975.00				12,975.00	
22	4/1/2022	N	3.000	35,000.00	12,975.00	47,975.00				47,975.00	60,950.00
23	10/1/2022				12,450.00	12,450.00				12,450.00	
23	4/1/2023	N	3.000	35,000.00	12,450.00	47,450.00				47,450.00	59,900.00
24	10/1/2023				11,925.00	11,925.00				11,925.00	
24	4/1/2024	N	3.000	35,000.00	11,925.00	46,925.00				46,925.00	58,850.00
25	10/1/2024				11,400.00	11,400.00				11,400.00	
25	4/1/2025	N	3.000	40,000.00	11,400.00	51,400.00				51,400.00	62,800.00
26	10/1/2025				10,800.00	10,800.00				10,800.00	
26	4/1/2026	N	3.000	40,000.00	10,800.00	50,800.00				50,800.00	61,600.00
27	10/1/2026				10,200.00	10,200.00				10,200.00	
27	4/1/2027	N	3.000	40,000.00	10,200.00	50,200.00				50,200.00	60,400.00
28	10/1/2027				9,600.00	9,600.00				9,600.00	
28	4/1/2028	N	3.000	40,000.00	9,600.00	49,600.00				49,600.00	59,200.00
29	10/1/2028				9,000.00	9,000.00				9,000.00	
29	4/1/2029	N	3.000	40,000.00	9,000.00	49,000.00				49,000.00	58,000.00
30	10/1/2029				8,400.00	8,400.00				8,400.00	
30	4/1/2030	N	3.000	45,000.00	8,400.00	53,400.00				53,400.00	61,800.00
31	10/1/2030				7,725.00	7,725.00				7,725.00	
31	4/1/2031	N	3.000	45,000.00	7,725.00	52,725.00				52,725.00	60,450.00
32	10/1/2031				7,050.00	7,050.00				7,050.00	
32	4/1/2032	N	3.000	45,000.00	7,050.00	52,050.00				52,050.00	59,100.00
33	10/1/2032				6,375.00	6,375.00				6,375.00	
33	4/1/2033	N	3.000	50,000.00	6,375.00	56,375.00				56,375.00	62,750.00
34	10/1/2033				5,625.00	5,625.00				5,625.00	
34	4/1/2034	N	3.000	50,000.00	5,625.00	55,625.00				55,625.00	61,250.00
35	10/1/2034				4,875.00	4,875.00				4,875.00	
35	4/1/2035	N	3.000	50,000.00	4,875.00	54,875.00				54,875.00	59,750.00
36	10/1/2035				4,125.00	4,125.00				4,125.00	
36	4/1/2036	N	3.000	50,000.00	4,125.00	54,125.00				54,125.00	58,250.00
37	10/1/2036				3,375.00	3,375.00				3,375.00	
37	4/1/2037	N	3.000	55,000.00	3,375.00	58,375.00				58,375.00	61,750.00
38	10/1/2037				2,550.00	2,550.00				2,550.00	
38	4/1/2038	N	3.000	55,000.00	2,550.00	57,550.00				57,550.00	60,100.00
39	10/1/2038				1,725.00	1,725.00				1,725.00	
39	4/1/2039	N	3.000	55,000.00	1,725.00	56,725.00				56,725.00	58,450.00
40	10/1/2039				900.00	900.00				900.00	
40	4/1/2040	N	3.000	60,000.00	900.00	60,900.00				60,900.00	61,800.00
				900,000.00	309,150.00	1,209,150.00	0.00	0.00	0.00	1,209,150.00	
<i>True Interest Cost (TIC)</i>						3.0000000	<i>Arbitrage Yield Limit (AYL)</i>			3.0000000	
<i>Net Interest Cost (NIC)</i>						3.0000000	<i>Arbitrage Net Interest Cost (ANIC)</i>			3.0000000	

Bond Bank Estimate
City of Homer \$0.9 million 4%

Dated: 04/01/2020
Delivered: 04/01/2020

Bond Summary
\$ 900,000.00

Dated date	04/01/2020
Delivery date	04/01/2020
1st coupon date	10/01/2020
First principal payment	04/01/2021
Last maturity date	04/01/2040
Net Interest Cost (NIC)	4.0000000%
True Interest Cost (TIC)	4.0000000%
All-Inclusive TIC:	4.0000000%
Arbitrage Net Interest Cost (ANIC)	4.0000000%
Arbitrage Yield Limit (AYL)	4.0000000%
Total Bond Years (delivery date)	10,600,000.000
Average Bond Years (Delivery date)	11.7777778
Total Bond Years (dated date)	10,600,000.000
Average Bond Years (dated date)	11.7777778
Average maturity (8038)	11.7777778
Par amount of bonds	\$900,000.00
Original Issue Premium	\$0.00
Bond proceeds	\$900,000.00
Total interest	\$424,000.00
Total debt service	\$1,324,000.00
Gross Construction Costs	\$900,000.00
Total prior costs	\$0.00
Underwriter spread: 0.000/\$1,000	\$0.00
Level debt service calculation	\$66,309.98

Bond Bank Estimate
City of Homer \$0.9 million 4%
Sizing Debt Service Schedule
\$ 900,000.00

Dated: 04/01/2020
Delivered: 04/01/2020

<i>Fiscal Yr</i>	<i>Coupon Date</i>	<i>Zer Cpn</i>	<i>Cpn Rate</i>	<i>Maturing Principal</i>	<i>Periodic Interest</i>	<i>Gross Semi-Annl Dbt Svc</i>	<i>Cap Int</i>	<i>DbtSvcRsv Int & Prin</i>	<i>Constr. Fund Interest</i>	<i>Net Semi-Annl Dbt Svc</i>	<i>Net Fiscal Dbt Svc</i>
21	10/1/2020				18,000.00	18,000.00				18,000.00	
21	4/1/2021	N	4.000	30,000.00	18,000.00	48,000.00				48,000.00	66,000.00
22	10/1/2021				17,400.00	17,400.00				17,400.00	
22	4/1/2022	N	4.000	30,000.00	17,400.00	47,400.00				47,400.00	64,800.00
23	10/1/2022				16,800.00	16,800.00				16,800.00	
23	4/1/2023	N	4.000	35,000.00	16,800.00	51,800.00				51,800.00	68,600.00
24	10/1/2023				16,100.00	16,100.00				16,100.00	
24	4/1/2024	N	4.000	35,000.00	16,100.00	51,100.00				51,100.00	67,200.00
25	10/1/2024				15,400.00	15,400.00				15,400.00	
25	4/1/2025	N	4.000	35,000.00	15,400.00	50,400.00				50,400.00	65,800.00
26	10/1/2025				14,700.00	14,700.00				14,700.00	
26	4/1/2026	N	4.000	35,000.00	14,700.00	49,700.00				49,700.00	64,400.00
27	10/1/2026				14,000.00	14,000.00				14,000.00	
27	4/1/2027	N	4.000	40,000.00	14,000.00	54,000.00				54,000.00	68,000.00
28	10/1/2027				13,200.00	13,200.00				13,200.00	
28	4/1/2028	N	4.000	40,000.00	13,200.00	53,200.00				53,200.00	66,400.00
29	10/1/2028				12,400.00	12,400.00				12,400.00	
29	4/1/2029	N	4.000	40,000.00	12,400.00	52,400.00				52,400.00	64,800.00
30	10/1/2029				11,600.00	11,600.00				11,600.00	
30	4/1/2030	N	4.000	45,000.00	11,600.00	56,600.00				56,600.00	68,200.00
31	10/1/2030				10,700.00	10,700.00				10,700.00	
31	4/1/2031	N	4.000	45,000.00	10,700.00	55,700.00				55,700.00	66,400.00
32	10/1/2031				9,800.00	9,800.00				9,800.00	
32	4/1/2032	N	4.000	45,000.00	9,800.00	54,800.00				54,800.00	64,600.00
33	10/1/2032				8,900.00	8,900.00				8,900.00	
33	4/1/2033	N	4.000	50,000.00	8,900.00	58,900.00				58,900.00	67,800.00
34	10/1/2033				7,900.00	7,900.00				7,900.00	
34	4/1/2034	N	4.000	50,000.00	7,900.00	57,900.00				57,900.00	65,800.00
35	10/1/2034				6,900.00	6,900.00				6,900.00	
35	4/1/2035	N	4.000	50,000.00	6,900.00	56,900.00				56,900.00	63,800.00
36	10/1/2035				5,900.00	5,900.00				5,900.00	
36	4/1/2036	N	4.000	55,000.00	5,900.00	60,900.00				60,900.00	66,800.00
37	10/1/2036				4,800.00	4,800.00				4,800.00	
37	4/1/2037	N	4.000	55,000.00	4,800.00	59,800.00				59,800.00	64,600.00
38	10/1/2037				3,700.00	3,700.00				3,700.00	
38	4/1/2038	N	4.000	60,000.00	3,700.00	63,700.00				63,700.00	67,400.00
39	10/1/2038				2,500.00	2,500.00				2,500.00	
39	4/1/2039	N	4.000	60,000.00	2,500.00	62,500.00				62,500.00	65,000.00
40	10/1/2039				1,300.00	1,300.00				1,300.00	
40	4/1/2040	N	4.000	65,000.00	1,300.00	66,300.00				66,300.00	67,600.00
				900,000.00	424,000.00	1,324,000.00	0.00	0.00	0.00	1,324,000.00	
<i>True Interest Cost (TIC)</i>						4.0000000	<i>Arbitrage Yield Limit (AYL)</i>			4.0000000	
<i>Net Interest Cost (NIC)</i>						4.0000000	<i>Arbitrage Net Interest Cost (ANIC)</i>			4.0000000	



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 19-123(S)

TO: HOMER CITY COUNCIL
FROM: KEN CASTNER, MAYOR
DATE: SEPTEMBER 18, 2019
SUBJECT: APPOINTMENT OF DAN MIOTKE AS HOMER'S REPRESENTATIVE TO THE COOK
INLET AQUACULTURE ASSOCIATION

Dan Miotke is appointed as the City's representative to the Cook Inlet Aquaculture Association for an ~~open term~~ **for a three year term to expire September 30, 2022**

RECOMMENDATION:

Confirm the appointment of Dan Miotke to the Cook Inlet Aquaculture Association **for a three year term to expire September 30, 2022.**

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

Aderhold

3
4 **RESOLUTION 19-048**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 ESTABLISHING ADMINISTRATIVE GUIDELINES AND
8 EXPECTATIONS FOR CITY BOARD MEMBERS AND
9 COMMISSIONERS WHO REPRESENT THE CITY OF HOMER ON
10 OUTSIDE BOARDS OR COMMISSIONS.

11
12 WHEREAS, At times the City is asked to appoint a citizen representatives to a local or
13 regional board or commission to represent the City of Homer; and

14
15 WHEREAS, In this capacity, individual Commissioners or Board members hold a
16 position of trust on behalf of the City and its citizens; and

17
18 WHEREAS, Administrative guidelines for appointing City representatives to outside
19 boards and commissions and a set of expectations to support individuals in responsibly
20 performing this duty are lacking;

21
22 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby
23 establishes the following expectations for City board members and commissioners who
24 represent the City of Homer on outside boards or commissions:

- 25
26
- Represent and work for the best interests and common good of the City of Homer;
 - When requested to speak to groups or are asked the City's position on an issue, the response should reflect City of Homer approved policies or formally established positions of the City Council as a whole;
 - Report at least annually to City Council on matters discussed at the board, commission or agency meetings in which he/she is involved;
 - Bring issues on which the City is asked to weigh in or take a position to City Council's attention in a timely manner; and
- 34

35 BE IT FURTHER RESOLVED that the City Council of Homer, Alaska adopts the following
36 administrative guidelines:

37
38 Terms of Appointment

- 39
- City Representatives on outside boards or commissions shall be appointed by the
40 Mayor and confirmed by City Council for one term of service;

- 41 • If term of service is unspecified, the Mayor may establish one in the letter confirming
42 the appointment;

43

44 Terms for Reappointment

- 45 • City representatives must apply for reappointment at the end of their term;
- 46 • The Mayor may include additional expectations in the reappointment letter;

47

48 Terms for Removal

- 49 • City representatives on outside boards or commissions may be removed by
50 recommendation of the Mayor and by confirmation of the City Council for the following
51 reasons:
 - 52 ○ Failure to meet the expectations set forth in this resolution or as set forth in an
53 appointment or reappointment letter;
 - 54 ○ Conviction of a crime of moral turpitude;
 - 55 ○ Conviction of a crime or violation that is relevant to or within the purview of the
56 outside board or commission

57

58 PASSED AND ADOPTED by the Homer City Council this 22nd day of July, 2019.

59

60

CITY OF HOMER

61



62

KEN CASTNER, MAYOR

63

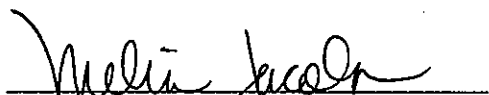
64

65

66 ATTEST:

67

68


69 _____
70 MELISSA JACOBSEN, MMC, CITY CLERK

71

72

Fiscal Note: N/A



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Police Chief

ORDINANCE 19-43(S)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE 7.06.020, "USE OF IMPROPERLY MUFFLED ENGINE BRAKES PROHIBITED", TO PROHIBIT THE USE OF MUFFLED ENGINE BRAKES TO CERTAIN ROADS WITHIN THE CITY OF HOMER.

WHEREAS, Ordinance 15-32 amended Homer City Code to amend language to refer to muffled engine brakes in a generic term and removed the steeper grade locations where muffled engine brakes are permitted; and

WHEREAS, It is unsafe for loaded truck to go down steeper grades without using engine brakes.

NOW, THEREFORE, The City of Homer Ordains:

Section 1. HCC 7.06.020 Use of improperly muffled engine brakes prohibited is hereby amended to read as follows:

7.06.020 Use of improperly muffled engine brakes prohibited.

a. The use of muffled engine brakes is prohibited within the City except when traveling downhill on the Sterling Highway from Milepost 169 to 173, Main Street, East Hill Road and West Hill Road.

ba. Muffled engine brakes may only be used under this section if~~No person may use engine brakes while operating a motor vehicle within the City, unless the vehicle is equipped with a muffler or other effective noise-suppressing system in good working order and in constant operation, with no cutout, bypass, or similar device. For the purpose of this section, the term "engine brake" means a hydraulic engine attachment which converts a diesel engine into an air compressor and when engaged operates to slow the vehicle.~~

bc. The police chief shall adopt procedures for the provision of commercial vehicle inspections for repeat violators. For the purpose of this section, the term "engine brake" means a hydraulic engine attachment which converts a diesel engine into an air compressor and when engaged operates to slow the vehicle.

43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77

Section 2. This ordinance is of a permanent and general character and shall be included in Homer City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____, 2019.

CITY OF HOMER

KEN CASTNER, 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.

Katie Koester, City Manager

Holly Wells, City Attorney

Date:_____

Date:_____



City of Homer

www.cityofhomer-ak.gov

Police Department

4060 Heath Street
Homer, Alaska 99603

police@cityofhomer-ak.gov

(p) 907-235-3150

(f) 907-235-3151

Memorandum 19-130

TO: Katie Koester, City Manager
FROM: Mark Robl, Chief of Police
DATE: September 23rd, 2019
SUBJECT: Engine Brake Ordinance

Prior to 2003, the use of engine brakes on vehicles in Homer was not regulated. We changed that with ordinance 7.06.020 which went into effect around December 3rd of that year.

The original ordinance contained the wording “Jake Brakes” which is a trade mark protected term to describe a particular manufacturer’s exhaust braking system. After receiving a complaint about the trademark violation, the city changed ordinance 7.06.020 in 2015 to remove the trademark protected wording.

Somehow when we amended the ordinance in 2015 we removed the wording authorizing the use of properly maintained and muffled engine brakes anywhere within the city limits. This was a mistake. The use of engine brakes on roadways with significant grades is a very important public safety issue. Fully loaded and large, heavy commercial vehicles require the use of engine brakes to aide their mechanical braking systems on roadways with steep grades. I strongly recommend we modify 7.06.020 to authorize the use of properly muffled engine brakes in the following specific locations in Homer: The Sterling Highway from milepost 169-173, Main Street, East Hill Road and West Hill Road.

After the ordinance is approved I suggest we add signage in key locations where drivers entering the city will see them to inform them about this law. Locations could be the top of Baycrest Hill, East Road before the intersection with Kachemak Drive and at the tops of East Hill Road and West Hill Road.

South Peninsula Haven House

October

Domestic Violence Awareness Month

The state of Alaska has ranked number 1 for the past 4 years as the state with the highest rate of women being killed by an intimate partner. Every Alaskan regardless of age, race, culture, gender identification, or status deserves to live free from harm and fear of domestic violence. It is common for survivors of domestic violence to endure lasting emotional and physical scars such as; depression, substance abuse, interpersonal relationship struggles, and personal low self-esteem. South Peninsula Haven House seeks to make strides in raising awareness through outreach, intervention, and prevention. During the past year staff at South Peninsula Haven House provided victims with 3392 bed nights, answered 503 crisis calls, had 855 attendees for support groups, and provided individual advocacy to 3283 victims. As an organization we invite you to join us during the month of October, Domestic Violence Awareness Month, in honoring all individuals impacted by domestic violence. Please see our website for upcoming events.

From: [Katie Koester](#)
To: [Melissa Jacobsen](#)
Subject: RE: Easy Street
Date: Monday, September 23, 2019 11:27:29 AM

Melissa,

Please include this request for a legal opinion under the Manager's report. Per the Homer City Council Operating Manual "Legal opinions on sensitive, controversial , or potentially costly matters will be brought before the full Council for action and should be in written form whenever possible. "Legal Opinions" are defined as paper products and not intended to include advice/information provided verbally. "

In the future, I will plan on including a section of my manager's report for requests for the attorney to provide a more direct mechanism for the body to access the guidance of the City Attorney.

Katie

From: Shelly Erickson <shellyerickson@ci.homer.ak.us>
Sent: Saturday, September 21, 2019 3:12 PM
To: Katie Koester <kkoester@ci.homer.ak.us>; Ken Castner <kencastner@ci.homer.ak.us>
Subject: Easy Street

I have a very long conversation with Mr. Joe Carter today. The City, personal, council and commissioners are headed for felony charges against them.

This will be happening with in a couple of weeks.

I have talked him into holding off for answers to the following questions, by telling him that I would ask you to do the following:

Please have the new attorney draft up the following explanation for:

1. When a subdivision with covenants are created, do those supersede annexation, zoning, city laws, road right always? If they do, when? If they do not? What is the legal progression for that change to have the City's obligations supercede a covenant.

2. If a subdivision does not want city services on their street, what do the citizens need to do to get the City removed from the maintenance and repairs etc of that street, and they as a subdivision take over the responsibility.

My conversation was down to these two issues to try to advert a lawsuit or charges brought against employees and the City. It is imperative that we act quickly especially If the trees get cut, as he has been told , will happen as soon as he leaves town in October. We will see quick action on his part as he is ready to act.

Shelly

Sent from my iPad