



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the City Clerk

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## Memorandum Agenda Changes/Supplemental Packet

TO: MAYOR WYTHE AND HOMER CITY COUNCIL

FROM: JO JOHNSON, MMC, CITY CLERK

DATE: SEPTEMBER 26, 2016

SUBJECT: AGENDA CHANGES AND SUPPLEMENTAL PACKET

### PUBLIC HEARINGS

**Ordinance 16-46**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Department of Homeland Security FY2015 Staffing for Adequate Fire and Emergency Response (SAFER) Grant in the Amount of \$248,421.00 to Fund the Assistant Fire Chief Position for Two Years, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager.

Memorandum 16-156 from Special Projects and Communications Coordinator as backup.

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### RESOLUTIONS

**Resolution 16-098(S)**, A Resolution of the Homer City Council Awarding the Contract for the Homer Library Emergency Generator Installation to the Firm of Puffin Electric, Inc. of Homer, Alaska, in the Amount of \$31,550.00 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director.

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Memorandum 16-158 from Public Works Director as backup.

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**Resolution 16-099(S)**, A Resolution of the Homer City Council Awarding the Contract for Eric Lane Road and Sewer Improvements Project to the Firm of Herndon Construction LLC of Homer, Alaska, in the Amount of \$924,344.98 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director.

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Memorandum 16-157 from Public Works Director as backup.

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**Resolution 16-101**, A Resolution of the Homer City Council Adopting the 2017-2022 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for State Fiscal Year 2018. Mayor/City Council.

Written public comments.

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RECOMMENDATION:

Voice consensus to changes under Agenda Approval.

Fiscal Note: N/A



# City of Homer

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Administration

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Homer, Alaska 99603

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## Memorandum 16-156

TO: Mayor and the City Council  
FROM: Jenny Carroll, Special Projects & Communications Coordinator  
THROUGH: Katie Koester, City Manager  
DATE: September 23, 2016  
SUBJECT: FEMA-FY2015 SAFER Assistance to Firefighters Grant Program Award

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The Department of Homeland Security Federal Emergency Management Agency recently announced recipients of FY2015 SAFER Grant Program grant funds. This “Staffing for Adequate Fire and Emergency Response” grant program assists departments to improve or restore staffing levels to ensure they have adequate personnel to respond and safely perform at incident scenes, providing protection from fire and fire-related hazards in the community.

The City of Homer was awarded \$248,421 to fund an Assistant Fire Chief position (salary and benefits) for two years. Due to attrition, this position has been vacant since 2009 when the Assistant Chief departed. An assistant chief position has remained on the books but not funded due to budget constraints. In the meantime, call volume and demands on the fire department have increased.

SAFER funding restores HVFD staffing levels to attain a more effective level of response, a safer incident scene, ability to meet NFPA 1720 Assembly requirements and redundancy at a high command level to provide leadership when the Fire Chief is away on trainings or vacation/sick leave and during larger, complex emergency incidents.

The grant does not require that HVFD maintain funding for this position beyond the two years of funding, although mechanisms for maintaining it will be explored. It does require that HVFD maintain current staffing numbers throughout the grant period.

Funding is dependent on the City Council formally accepting the grant award.



**CITY OF HOMER  
HOMER, ALASKA**

City Clerk/  
Public Works Director

**RESOLUTION 16-098(S)**

A RESOLUTION OF THE HOMER CITY COUNCIL AWARDING THE CONTRACT FOR THE HOMER LIBRARY EMERGENCY GENERATOR INSTALLATION TO THE FIRM OF PUFFIN ELECTRIC, INC. OF HOMER, ALASKA, IN THE AMOUNT OF \$31,550.00, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, In accordance with the Procurement Policy the Invitation to Bid was advertised in the Homer News on September 8 and 15, 2016, the Peninsula Clarion on September 10, 2016, sent to two in-state and one Washington state plans rooms, and posted on the Clerk's home page; and

WHEREAS, Bids were due on September 22, 2016 and three bids were received; one bid was considered non-responsive; and

WHEREAS, Puffin Electric, Inc. of Homer, Alaska, was found to be the lowest responsive bidder.

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards the contract for the Homer Library Emergency Generator Installation to the firm of Puffin Electric, Inc. of Homer, Alaska, in the amount of \$31,550.00, and authorizes the City Manager to execute the appropriate documents necessary to complete this work.

PASSED AND ADOPTED by the Homer City Council this 26<sup>th</sup> day of September, 2016.

CITY OF HOMER

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MARY E. WYTHE, MAYOR

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JO JOHNSON, MMC, CITY CLERK

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49 Fiscal Note: \$31,550.00, Account No. 151-0005



## **Memorandum 16-158**

To: Katie Koester, City Manager  
From: Carey Meyer, PW Director  
Date: September 23, 2016  
Subject: **Award of Construction Contract  
Homer Library Emergency Generator Installation**

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On September 22, 2016 bids were received for the Library Emergency Generator Installation Project. This work was advertised in the Homer News on September 8 and 15 and in the Peninsula Clarion on September 10. Procurement was completed in accordance with the City's procurement regulations and Homeland Security grant requirements.

This project consists of the installation of a City-provided 50KW generator and transfer switch, and the removal of the large heating fuel tank and installation of a smaller tank. The larger tank is no longer needed when the building was converted to natural gas. The project is funded 100% through a Homeland Security grant, authorized by Council (Ordinance 15-34).

Three bids were received from qualified firms. One bid was considered non-responsive. The responsive bids were evaluated and the results are as follows.

Responsive Bidder's Names	Amount
<b>Puffin Electric, Inc.</b>	<b>\$ 31,550</b>
Liberty Electric	\$ 32,500
Engineer's Estimate	\$ 46,352

The City's 5% local bidder's preference does not apply (federal funds involved).

The low bid is within the project budget approved by the City Council and the grant amount. Public Works expects the work to commence in late October, generator working soon after.

### **Recommendation:**

City Council pass a resolution awarding the construction contract for the Homer Library Emergency Generator Installation Project in the amount of \$31,550 to Puffin Electric, Inc. of Homer, Alaska, and authorizing the City Manager to execute all appropriate documents necessary to complete this project. (Fiscal Note – Library Generator, #151-0005)





**CITY OF HOMER**

**BID TALLY SHEET:**      **PROJECT:** Library Emergency Generator Installation Project    ITB  
**Due Date and Time:** Sept 22, 2016 @ 2:00 p.m.      **PROJECT No:** 151-0005  
**City Clerk's Office**

<b>Bidder No.</b>	<b>Bidder Name and Address</b>	<b>Part B / Part A</b>	<b>Bid Amount /Additive Alternate Amt.</b>
<b>1.</b>	Puffin Electric 3808 Ben Walters Lane Homer, AK 99603	✓ / ✓	\$31,550.00
<b>2.</b>	Liberty Electric 41093 Birch Park Drive Homer, AK 99603	✓ / ✓	\$32,500.00
<b>3.</b>	Steiners North Star Construction, P.O. Box 1708 Homer, AK 99603	✓ / ✓	\$23,572.00

**City Engineer's Estimate if applicable:** \$46,352.35

**Staff Present:** Jo Johnson, City Clerk; Carey Meyer, PW Director; Mitch Hrachiar, GIS Tech, PW;

**Comments:** \_\_\_\_\_





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CITY OF HOMER

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MARY E. WYTHE, MAYOR

ATTEST:

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JO JOHNSON, MMC, CITY CLERK

Fiscal Note: \$924,344.98, Account No. 215-0001



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Public Works

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## Memorandum 16-157

To: Katie Koester, City Manager  
From: Carey Meyer, PW Director  
Date: September 22, 2016  
Subject: **Award of Construction Contract  
Eric Lane/Lilian Walli Road and Sewer Project**

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On September 22, 2016 bids were received for the Eric Lane/Lillian Walli Road and Sewer Project. This work was advertised in the Homer Tribune on August 24 and 31 and in the Peninsula Clarion on August 28. Procurement was completed in accordance with the City's procurement regulations and loan conditions.

This project consists of the construction of approximately 1200 LF of road and sewer main along Eric Lane (east of West Hill Road). The project is the result of the creation of a Special Assessment District (SAD), via Resolution 16-047. One hundred percent (100%) of the work necessary to serve the benefitted lots is the responsibility of the property owners; additional work (needed above and beyond normal residential street improvements) will be funded by the Homer Accelerated Roads and Trails Program (HART).

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

<u>Responsive Bidder's Names</u>	<u>Amount</u>
Clark Management	\$ 997,610.12
Arno Construction	\$ 961,793.20
<b>Herndon Construction LLC</b>	<b>\$ 924,344.98</b>
Southcentral Construction, Inc	\$ 1,007,960.00
Prosser-Dagg Construction Company, LLC	\$ 1,051,831.00
East Road Services	\$ 946,269.00
Engineer's Estimate	\$ 1,138,221.00

The City's 5% local bidder's preference does not apply (federal loan involved).

The low bid is within the project budget approved by the City Council. Public Works expects the work to commence this fall, paving will be completed early summer 2017.

### **Recommendation:**

City Council pass a resolution awarding the construction contract for the Eric Lane/Lilian Walli Road and Sewer Project in the amount of \$924,344.98 to Herndon Construction LLC of Homer,

Alaska, and authorizing the City Manager to execute all appropriate documents necessary to complete this project. (Fiscal Note – Eric Lane/Lilian Walli Road and Sewer Project, #215-0001)

**CITY OF HOMER**

**BID TALLY SHEET:**      **PROJECT:** Eric Lane Road & Sewer Improvements      ITB  
**Due Date and Time:** Sept 22, 2016 @ 2:00 p.m.      **PROJECT No:** 215-0001  
**City Clerk's Office**

<b>Bidder No.</b>	<b>Bidder Name and Address</b>	<b>Part B / Part A</b>	<b>Bid Amount /Additive Alternate Amt.</b>
<b>1.</b>	Clark Management Tom Clark P.O. Box 962 Anchor Point, AK 99556	✓/✓	\$997,610.12
<b>2.</b>	Arno Construction Mike Arno PO Box 1772 Homer, AK 99603	✓/✓	\$961,793.20
<b>3.</b>	Herndon Construction, LLC Helene Herndon P.O. Box 262 Homer, AK 99603	✓/✓	\$924,345.00
<b>4.</b>	Southcentral Construction, Inc. Ken Griner 205 E Dimond Blvd., PMB 555 Anchorage, AK 99515	✓/✓	\$1,007,960.00
<b>5.</b>	Prosser-Dagg Construction Company, LLC Allan Prosser/Jessica Johnson 10355 E Palmer-Wasilla Hwy, Suite 120 B Palmer, AK 99645	✓/✓	\$1,051,831.00
<b>6.</b>	East Road Services, Inc. Buck Jones 33740 Jones Drive Homer, AK 99603	✓/✓	\$946,269.00

**City Engineer's Estimate if applicable: \$1,038,221.00** \_\_\_\_\_

**Staff Present: Jo Johnson, City Clerk; Carey Meyer, PW Director; Mitch Hrachiar, GIS Tech, PW** \_\_\_\_\_

**Comments:** \_\_\_\_\_



Eric Lane Road and Sewer Improvements  
Bidding Results September 22nd 2016

ESTIMATE OF QUANTITIES				Engineers Estimate		Herdon Con. LLC		East Road Services		Prosser -Dagg		South Central		Arno Con. Inc		Clark Management		
ITEM NO.	SPEC. NO.	WORK DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE
A-1	101	MOBILIZATION AND DEMOBILIZATION	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 32,611.08	\$ 32,611.08	\$ 10,000.00	\$ 10,000.00	\$ 36,000.00	\$ 36,000.00	\$ 75,000.00	\$ 75,000.00	\$ 15,000.00	\$ 15,000.00	\$ 21,000.00	\$ 21,000.00
A-2	102	CONSTRUCTION SURVEYING	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 14,063.50	\$ 14,063.50	\$ 30,000.00	\$ 30,000.00	\$ 31,000.00	\$ 31,000.00	\$ 32,000.00	\$ 32,000.00	\$ 24,000.00	\$ 24,000.00	\$ 14,400.00	\$ 14,400.00
A-3	103	TRAFFIC MAINTENANCE	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 18,704.40	\$ 18,704.40	\$ 10,000.00	\$ 10,000.00	\$ 2,000.00	\$ 2,000.00	\$ 5,000.00	\$ 5,000.00	\$ 12,000.00	\$ 12,000.00	\$ 11,500.00	\$ 11,500.00
A-4	202	CLEARING AND GRUBBING	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 6,939.90	\$ 6,939.90	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 20,000.00	\$ 20,000.00	\$ 16,000.00	\$ 16,000.00	\$ 6,200.00	\$ 6,200.00
A-5	204	EXCAVATION	CY	11,600	\$ 10.00	\$ 116,000.00	\$ 10.08	\$ 116,928.00	\$ 12.00	\$ 139,200.00	\$ 8.00	\$ 92,800.00	\$ 7.00	\$ 81,200.00	\$ 11.00	\$ 127,600.00	\$ 9.01	\$ 104,516.00
A-6	205	TYPE II FILL AND BACKFILL	TON	13,100	\$ 19.00	\$ 248,900.00	\$ 15.71	\$ 205,801.00	\$ 16.70	\$ 218,770.00	\$ 11.00	\$ 144,100.00	\$ 18.40	\$ 241,040.00	\$ 18.00	\$ 235,800.00	\$ 17.10	\$ 224,010.00
A-7	205	TYPE III FILL AND BACKFILL	TON	2,100	\$ 27.00	\$ 56,700.00	\$ 23.40	\$ 49,140.00	\$ 21.00	\$ 44,100.00	\$ 18.00	\$ 37,800.00	\$ 25.50	\$ 53,550.00	\$ 22.00	\$ 46,200.00	\$ 22.45	\$ 47,145.00
A-8	206	LEVELING COURSE	TON	600	\$ 35.00	\$ 21,000.00	\$ 32.70	\$ 19,620.00	\$ 27.50	\$ 16,500.00	\$ 35.00	\$ 21,000.00	\$ 33.00	\$ 19,800.00	\$ 28.00	\$ 16,800.00	\$ 36.85	\$ 22,110.00
A-9	208	COMPACTION CONTROL BY THE CONTRACTOR	LS	1	\$ 9,000.00	\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
A-10	215	PIPE BORING	LF	88	\$ 100.00	\$ 8,800.00	\$ 68.38	\$ 6,017.44	\$ 100.00	\$ 8,800.00	\$ 325.00	\$ 28,600.00	\$ 125.00	\$ 11,000.00	\$ 164.00	\$ 14,432.00	\$ 85.00	\$ 7,480.00
A-11	219	REMOVE EXISTING PAVEMENT	SY	30	\$ 6.00	\$ 180.00	\$ 33.08	\$ 992.40	\$ 3.50	\$ 105.00	\$ 35.00	\$ 1,050.00	\$ 4.50	\$ 135.00	\$ 20.00	\$ 600.00	\$ 12.00	\$ 360.00
A-12	220	DITCH LINING (6-INCHES THICK)	TON	22.0	\$ 106.00	\$ 2,332.00	\$ 41.55	\$ 914.10	\$ 45.00	\$ 990.00	\$ 130.00	\$ 2,860.00	\$ 79.00	\$ 1,738.00	\$ 46.00	\$ 1,012.00	\$ 84.00	\$ 1,848.00
A-13	302	CURB AND GUTTER, ALL TYPES	LF	1,200	\$ 35.00	\$ 42,000.00	\$ 26.40	\$ 31,680.00	\$ 40.00	\$ 48,000.00	\$ 50.00	\$ 60,000.00	\$ 40.00	\$ 48,000.00	\$ 38.00	\$ 45,600.00	\$ 32.00	\$ 38,400.00
A-14	401	ASPHALT PAVEMENT	TON	500	\$ 180.00	\$ 90,000.00	\$ 169.29	\$ 84,645.00	\$ 168.00	\$ 84,000.00	\$ 200.00	\$ 100,000.00	\$ 171.00	\$ 85,500.00	\$ 175.00	\$ 87,500.00	\$ 168.00	\$ 84,000.00
A-15	402	PAINTED TRAFFIC MARKINGS	LS	1	\$ 35,000.00	\$ 35,000.00	\$ 4,455.00	\$ 4,455.00	\$ 8,000.00	\$ 8,000.00	\$ 5,000.00	\$ 5,000.00	\$ 4,300.00	\$ 4,300.00	\$ 4,600.00	\$ 4,600.00	\$ 3,150.00	\$ 3,150.00
A-16	404	ASPHALT SIDEWALK	TON	100	\$ 170.00	\$ 17,000.00	\$ 169.29	\$ 16,929.00	\$ 168.00	\$ 16,800.00	\$ 210.00	\$ 21,000.00	\$ 303.00	\$ 30,300.00	\$ 178.00	\$ 17,800.00	\$ 200.00	\$ 20,000.00
A-17	502	FURNISH AND INSTALL SEWER PIPE	LF	1,163	\$ 80.00	\$ 93,040.00	\$ 62.16	\$ 72,292.08	\$ 55.00	\$ 63,965.00	\$ 80.00	\$ 93,040.00	\$ 50.00	\$ 58,150.00	\$ 62.00	\$ 72,106.00	\$ 78.64	\$ 91,458.32
A-18	503	CONSTRUCT MANHOLE	EA	7	\$ 7,950.00	\$ 55,650.00	\$ 5,453.80	\$ 38,176.60	\$ 5,800.00	\$ 40,600.00	\$ 6,500.00	\$ 45,500.00	\$ 6,500.00	\$ 45,500.00	\$ 5,880.00	\$ 41,160.00	\$ 9,430.00	\$ 66,010.00
A-19	510	SANITARY SEWER SERVICE CONNECTION (4-INCH)	EA	18	\$ 2,750.00	\$ 49,500.00	\$ 2,535.88	\$ 45,645.84	\$ 2,200.00	\$ 39,600.00	\$ 5,500.00	\$ 99,000.00	\$ 2,600.00	\$ 46,800.00	\$ 2,200.00	\$ 39,600.00	\$ 4,300.00	\$ 77,400.00
A-20	604	FURNISH AND INSTALL FIRE HYDRANT ASSEMBLY (SINGLE PUMPER)	EA	2	\$ 12,000.00	\$ 24,000.00	\$ 10,540.08	\$ 21,080.16	\$ 7,500.00	\$ 15,000.00	\$ 12,000.00	\$ 24,000.00	\$ 7,500.00	\$ 15,000.00	\$ 6,491.00	\$ 12,982.00	\$ 9,150.00	\$ 18,300.00
A-21	606	WATER SERVICE CONNECTION	EA	18	\$ 2,750.00	\$ 49,500.00	\$ 2,652.60	\$ 47,746.80	\$ 1,600.00	\$ 28,800.00	\$ 4,250.00	\$ 76,500.00	\$ 2,450.00	\$ 44,100.00	\$ 1,420.00	\$ 25,560.00	\$ 2,100.00	\$ 37,800.00
A-22	607	ADJUST VALVE BOX TO FINISH GRADE	EA	4	\$ 450.00	\$ 1,800.00	\$ 300.74	\$ 1,202.96	\$ 300.00	\$ 1,200.00	\$ 600.00	\$ 2,400.00	\$ 235.00	\$ 940.00	\$ 385.00	\$ 1,540.00	\$ 400.00	\$ 1,600.00
A-23	702 (W)	WOVEN GEOTEXTILE FABRIC	SY	7,808	\$ 3.75	\$ 29,280.00	\$ 3.25	\$ 25,376.00	\$ 3.00	\$ 23,424.00	\$ 4.00	\$ 31,232.00	\$ 3.00	\$ 23,424.00	\$ 3.20	\$ 24,985.60	\$ 21,000.00	\$ 21,000.00
A-24	704	FURNISH & INSTALL 4" THICK INSULATION	BF	432	\$ 2.00	\$ 864.00	\$ 1.55	\$ 669.60	\$ 3.00	\$ 1,296.00	\$ 2.00	\$ 864.00	\$ 1.00	\$ 432.00	\$ 1.80	\$ 777.60	\$ 3.40	\$ 1,468.80
A-25	707	FURNISH & INSTALL STANDARD SIGN	EA	14	\$ 475.00	\$ 6,650.00	\$ 392.53	\$ 5,495.42	\$ 1,021.00	\$ 14,294.00	\$ 600.00	\$ 8,400.00	\$ 545.00	\$ 7,630.00	\$ 540.00	\$ 7,560.00	\$ 995.00	\$ 13,930.00
A-26	708	SEEDING (TYPE 1)	MSF	38	\$ 185.00	\$ 7,030.00	\$ 132.00	\$ 5,016.00	\$ 200.00	\$ 7,600.00	\$ 415.00	\$ 15,770.00	\$ 145.00	\$ 5,510.00	\$ 180.00	\$ 6,840.00	\$ 121.00	\$ 4,598.00
A-27	710	TOPSOIL (STOCKPILE ORGANICS; PLACE AT 4" DEPTH)	MSF	38	\$ 200.00	\$ 7,600.00	\$ 159.21	\$ 6,049.98	\$ 250.00	\$ 9,500.00	\$ 285.00	\$ 10,830.00	\$ 190.00	\$ 7,220.00	\$ 210.00	\$ 7,980.00	\$ 78.00	\$ 2,964.00
A-28	802	FURNISH AND INSTALL CMP (12-INCH)	LF	86	\$ 65.00	\$ 5,590.00	\$ 36.46	\$ 3,135.56	\$ 45.00	\$ 3,870.00	\$ 95.00	\$ 8,170.00	\$ 38.00	\$ 3,268.00	\$ 52.00	\$ 4,472.00	\$ 32.00	\$ 2,752.00
A-29	802	FURNISH AND INSTALL CMP (18-INCH)	LF	80	\$ 70.00	\$ 5,600.00	\$ 44.69	\$ 3,575.20	\$ 50.00	\$ 4,000.00	\$ 105.00	\$ 8,400.00	\$ 46.00	\$ 3,680.00	\$ 63.00	\$ 5,040.00	\$ 42.00	\$ 3,360.00
A-30	802	FURNISH AND INSTALL CMP (24-INCH)	LF	61	\$ 80.00	\$ 4,880.00	\$ 57.52	\$ 3,508.72	\$ 55.00	\$ 3,355.00	\$ 115.00	\$ 7,015.00	\$ 63.00	\$ 3,843.00	\$ 76.00	\$ 4,636.00	\$ 48.00	\$ 2,928.00
A-31	802-E	FURNISH AND INSTALL CMP END SECTION	EA	2	\$ 450.00	\$ 900.00	\$ 574.03	\$ 1,148.06	\$ 500.00	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ 500.00	\$ 1,000.00	\$ 435.00	\$ 870.00	\$ 350.00	\$ 700.00
A-32	804	STORM DRAIN MANHOLE	EA	3	\$ 7,000.00	\$ 21,000.00	\$ 4,365.90	\$ 13,097.70	\$ 5,500.00	\$ 16,500.00	\$ 3,250.00	\$ 9,750.00	\$ 2,950.00	\$ 8,850.00	\$ 5,260.00	\$ 15,780.00	\$ 6,000.00	\$ 18,000.00
A-33	806	CONSTRUCT CATCH BASIN	EA	3	\$ 4,800.00	\$ 14,400.00	\$ 4,383.87	\$ 13,151.61	\$ 4,000.00	\$ 12,000.00	\$ 2,750.00	\$ 8,250.00	\$ 2,350.00	\$ 7,050.00	\$ 4,320.00	\$ 12,960.00	\$ 4,074.00	\$ 12,222.00
A-34	9001	STORM WATER POLLUTION PREVENTION PLAN, TYPE 3	LS	1	\$ 14,000.00	\$ 14,000.00	\$ 8,535.87	\$ 8,535.87	\$ 15,000.00	\$ 15,000.00	\$ 7,500.00	\$ 7,500.00	\$ 17,000.00	\$ 17,000.00	\$ 12,000.00	\$ 12,000.00	\$ 15,000.00	\$ 15,000.00
<b>Total Engineers Estimate for Schedule A</b>						<b>\$ 1,138,196.00</b>	<b>\$ 924,344.98</b>		<b>\$ 946,269.00</b>	<b>\$ 1,051,831.00</b>		<b>\$ 1,007,960.00</b>	<b>\$ 961,793.20</b>	<b>\$ 997,610.12</b>				





## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

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Homer, Alaska 99603

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To: Parks and Recreation Advisory Commission  
From: Julie Engebretsen, Planning Technician  
Date: March 2, 2016

Subject: Adding Main Street Improvements to the Capital Improvement Plan (CIP)

***Suggested Language*** *'I move to add Main Street Improvements north of Pioneer Ave to the CIP.'*

Commissioner Hart met with staff and requested this item be on the agenda. We specifically discussed the idea of adding a sidewalk on the west side of Main Street, to increase pedestrian safety. This will be an expensive project; the first step is to have this project included in the CIP.

By nominating the project now, staff can research the issue and get a rough cost estimate, prior to the regular CIP process in May and June.



**NEW BUSINESS**

A. Recommendation and Approval of Annual Trails Symposium

Chair Steffy read the title into the record and requested a motion to bring to the floor for discussion.

BRANN/ASHMUN - MOVED TO APPROVE THE TRAILS SYMPOSIUM TO BE SCHEDULED IN MAY AND SUPPORT THE DATE THAT THE GROUP CHOOSES.

There was a brief discussion on the location and date and if funding was needed from the Commission. The group can bring back a request for funding but the commission only received a thousand dollars this year instead of two.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Main Street: Pedestrian Safety

1. Adding Main Street Improvements to the Capital Improvement Plan (CIP)

Chair Steffy read the title into the record and gave the floor to Deputy City Planner Engebretsen

Ms. Engebretsen explained that Commissioner Hart had requested the commission start the process to implement pedestrian safety measures. This is one of the main roadways within the town and there are no sidewalks and it is not ADA compliant either Commissioner Hart added.

HART/ BRANN – MOVE TO ADD MAIN STREET IMPROVEMENTS NORTH OF PIONEER AVENUE TO THE CAPITAL IMPROVEMENT PLAN.

Brief discussion ensued on why this would be important to add sidewalks on the west side of main street north to just Fairview Avenue it should go all the way up and have curb and gutter. Phasing the project would definitely be acceptable but that sidewalks should go up preferably on both sides of the road but at least one side, all the way to Bayview Park.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

C. Beach Policy Review and Update

1. Beach Policy with Ordinance 16-05(S-2) (A-2)

Staff explained that this policy was going to be on the commission agenda for two meetings. Changes that were implemented by the approval of Ordinance 16-05 (S-2) (A-2) are in bold and items removed are bold strike through. There are additional updates and changes that are needed to the policy. It was initially going to be approved at the March 14, 2016 Council meeting however it was noted that the dates are still incorrect. They should be October 1 through March 31<sup>st</sup> so it has been postponed to the March 29, 2016 Council meeting.

Ms. Engebretsen commented on the policy following along the sections of the beach. Signage requires specific and precise language so it is clear. She referred to line 197 to remove the barge; this has been completed; updating the maps in the policy. She provided an example of closing the western end of

September 26, 2016

City of Homer  
Mayor and City Council  
*sent via email*

Dear Mayor and Council Members,

It's clear from the minutes of the Public Safety Building Review Committee meetings, and with all the effort and marketing intended on making a \$12 million loan appear to be of negligible effect to taxpayers (calling the tax increase the equivalent of "only 9 fancy coffees per year"<sup>1</sup>), City staff and committee members know that they are pushing a proposal that many will find hard to swallow.

The City of Homer already has the highest sales tax rate of any city or borough in the state<sup>2</sup>. The proposed seasonal sales tax increase from 7.5% to 8.15% will cement Homer as the most regressively taxed jurisdiction in Alaska. Most of the communities that even approach our current levels of sales tax include those in areas of Alaska where they aren't able count on non-residents crossing city lines to shop, like we can in the City of Homer. With the third highest property tax rates on the Kenai Peninsula<sup>3</sup> (only Seldovia and the Ocean Drive sea-wall properties are higher), property owners truly invested in Homer are hit extra hard.

As we all know, the State of Alaska is facing tough decisions in the near future as it decides how to address a multi-billion dollar budget shortfall that we simply cannot cut our way out of. Loss of services, reduced PFDs, statewide income tax, and a statewide sales tax are all on the table. This year, our City Manager even wrote to Governor Walker to express the importance of sales tax revenue to the City of Homer. She received a polite response, but no indication that his proposal for a 3% statewide sales tax had changed.

Another concern is that in addition to the City of Homer's Prop 1 question, voters will be asked to weigh in on several Borough level tax propositions on October 4<sup>th</sup>. Borough Prop 3 would increase the taxable sales amount from \$500 to \$1000, but pairs that 'stick' with a tempting 'carrot' by exempting residential rents from taxation all together. If passed, it would have the effect of doubling the amount of sales tax paid on items that cost \$1,000 or more, a cap which would increase with inflation every 5 years without subsequent voter approval. While you may think that you don't purchase a lot of items in the \$500 to \$1,000 range, keep in mind that this includes non-residential rent, boat moorage,

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<sup>1</sup> [http://www.cityofhomer-ak.gov/sites/default/files/fileattachments/public\\_safety\\_building\\_review\\_committee/meeting/9472/psbrc\\_minutes\\_091416.pdf](http://www.cityofhomer-ak.gov/sites/default/files/fileattachments/public_safety_building_review_committee/meeting/9472/psbrc_minutes_091416.pdf)

<sup>2</sup> <https://www.commerce.alaska.gov/dcra/DCRARepoExt/RepoPubs/Taxable/15Taxable-Table02Bor.pdf>

<sup>3</sup> [http://www.kpb.us/images/KPB/ASG/Documents/2016\\_Mill\\_Rate.pdf](http://www.kpb.us/images/KPB/ASG/Documents/2016_Mill_Rate.pdf)

automotive repair, rentals less than one month, construction materials, professional services, utilities, winter tires, etc.

In the City of Homer, we are already robbing from Peter to pay Paul by using dedicated roads and trails funds to cover our operating budget. A new public safety building would increase City facility operating costs \$144,000 per year<sup>4</sup>. Our committees spend hours upon hours of staff and attorney time determining things like how dogs should be tied up in the back of vehicles. We pay thousands for lobbyists and expensive spreads in dubious promotional catalogs. We cannot continue spending like this!

How many fancy coffees are we actually being asked to buy for the City this time? I know I already buy about 80 “fancy coffee equivalents” per year for a gas line I did not ask for, did not want, do not use, and do not benefit from. The South Peninsula Hospital, which did realize huge savings by switching to natural gas, chose not to pass those savings on to taxpayers, and now comes back to Homer with its hand out again via Borough Prop 2. Their rep says that this will not result in an increase in taxes, but really what it means is that rising property values at the existing mill rate will cover it. Wouldn't you rather have the tax cut?

The City needs to stop using false figures like the fancy coffees and 52 cents per water bill, which only attempt to make the financial impact of the City Prop 1 proposal seem insignificant, and provide real information to voters before October 4. For example:

- What is the expected interest rate on the \$12 million dollar loan, what is the estimated annual payment, how many years are we being asked to pay back this loan, what is the total cost of the loan? Basically, provide a simple amortization table.
- If the PSBR Committee thinks that this project can be completed with \$9.4 million<sup>5</sup>, \$10 million, or \$11 million, why is the bond proposition for \$12 million?
- Would the proposed seasonal sales tax be applied to non-prepared foods (groceries) as well, or would those be tax exempt?
- What efforts have there been to find alternative and/or additional sources of funding?  
Common sense tells us that 100% financing with 0% down always costs more over time.

While the City has made the case for an improved public safety building, a funding solution more like the Fire Station re-model would be a wise compromise in these uncertain times. In my opinion, the proponents of City Prop 1 have failed to sell the funding mechanism currently proposed. The uncertainty surrounding the impact of other Borough tax propositions, should they pass, and the

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<sup>4</sup> [http://www.cityofhomer-ak.gov/sites/default/files/fileattachments/public\\_safety\\_building\\_review\\_committee/page/10821/frequently\\_asked\\_questions\\_081616.pdf](http://www.cityofhomer-ak.gov/sites/default/files/fileattachments/public_safety_building_review_committee/page/10821/frequently_asked_questions_081616.pdf)

<sup>5</sup> <http://homernews.com/homer-news/local-news/2016-09-14/officials-make-pitch-to-council-for-bonds>

upcoming legislative session where who knows what revenue proposals will fill the state's budget gap, are further reasons to avoid making a multi-decade commitment to increased sales tax in Homer at this time.

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