

**CITY OF KACHEMAK
REGULAR MEETING MINUTES
June 8, 2011
UNAPPROVED MINUTES**

1. **CALL TO ORDER--PLEDGE OF ALLEGIANCE**
Meeting called to order at 7:00 PM by Mayor Phil Morris. Pledge of Allegiance.

2. **ROLL CALL**
ROLL CALL
Council Members Present: Bill Overway, Tammy Barnett, Phil Morris, June Engstrom, Tammy Ackerman, Dave Weber.
Council Member Absent: Bill Fry.
Motion: June Engstrom /Bill Overway moved to excuse Bill Fry as he gave prior notice.
Vote. Motion passed. Unanimous.
Also present: Helyn Schoepke, City Clerk.

3. **APPROVE AGENDA**
Motion: Tammy Ackerman/Tammy Barnett moved to approve agenda as submitted.
Vote. Motion passed. Unanimous.

4. **ANNOUNCEMENTS/VISITORS**
Nelson Co, Bill Smith, Will Files, Ted Heuer, Jason Miller (arrived 7:15 PM).

5. **APPROVAL OF MINUTES**
May 11, 2011 Regular Meeting--Minutes were not in council packet so the approval was postponed until July 13, 2011.

Regular meeting was closed at 7:05 PM and the Public Hearing was opened.

6. **PUBLIC HEARINGS:**
ORDINANCE 2011-03: AN ORDINANCE OF THE CITY OF KACHEMAK, ALASKA PROVIDING FOR THE ESTABLISHMENT AND ADOPTION OF THE BUDGET FOR FISCAL YEAR 2012.

ORDINANCE 2011-04: AN ORDINANCE AUTHORIZING THE CITY OF KACHEMAK TO FILE A PETITION FOR ANNEXATION FOR THAT PORTION OF KACHEMAK ESTATES SUBDIVISION THAT HAS REQUESTED ANNEXATION. Assemblyman Bill Smith said the Borough passed a resolution of non-objection to the proposed annexation.

Ted Heuer and Nelson Co are in the proposed annexation area and expressed their support of the annexation and thanked Kachemak for their help and support.

ORDINANCE 2011-05: AN ORDINANCE OF THE CITY OF KACHEMAK, ALASKA PROVIDING FOR THE AMENDMENT OF THE BUDGET FOR FISCAL YEAR 2011.

Public Hearing was closed at 7:07 and regular meeting was re-opened.

7. ORDINANCES:

ORDINANCE 2011-03: AN ORDINANCE OF THE CITY OF KACHEMAK, ALASKA PROVIDING FOR THE ESTABLISHMENT AND ADOPTION OF THE BUDGET FOR FISCAL YEAR 2012.

Motion: Bill Overway/Dave Weber moved to pass Ordinance 2011-03.

Tammy Ackerman pointed out a typo to be fixed.

Vote: Motion passed. Unanimous.

ORDINANCE 2011-04: AN ORDINANCE AUTHORIZING THE CITY OF KACHEMAK TO FILE A PETITION FOR ANNEXATION FOR THAT PORTION OF KACHEMAK ESTATES SUBDIVISION THAT HAS REQUESTED ANNEXATION.

Motion: Bill Overway/Tammy Barnett moved to pass Ordinance 2011-04.

Discussion.

Vote: Motion passed. Unanimous.

ORDINANCE 2011-05: AN ORDINANCE OF THE CITY OF KACHEMAK, ALASKA PROVIDING FOR THE AMENDMENT OF THE BUDGET FOR FISCAL YEAR 2011.

Motion: Tammy Ackerman/Dave Weber moved to pass Ordinance 2011-05.

Discussion.

Vote: Motion passed. Unanimous.

ORDINANCE 2011-06: AN ORDINANCE OF THE KACHEMAK CITY CONCIL AUTHORIZING THE CITY TO SUBMIT THE QUESTION OF AN INCREASE IN THE CITY REAL PROPERTY TAX OF ONE MILL (0.1%) TO THE QUALIFIED VOTERS OF THE CITY AT THE OCTOBER 4, 2011 REGULAR CITY ELECTION.

Motion: /Dave Weber/Bill Overway moved to introduce Ordinance 2011-06 and set public hearing for July 13, 2011.

Discussion. Mayor said it looks like the Governor will not veto the natural gas line. Enstar is prepared to start construction when the money is approved. Per Bond Attorney, Kachemak cannot do a General Obligation Bond as the line will be owned and operated by Enstar. Instead we will do a special assessment so there will be one vote on the General Election Ballot and another vote by property owners. There are approximately 8.5 miles of road in Kachemak so Mayor is estimating that the cost will be in the neighborhood of \$950,000.

Vote: Motion passed. Unanimous.

8. RESOLUTIONS:**9. MAYOR'S REPORT:**

Tennis courts: Mayor did some maintenance on the tennis courts and they are operating.

Dave Weber checked the boiler in City hall and put in a new expansion tank. He measured the efficiency of the boiler and it was 86%--this is much higher than the energy auditor estimated.

Road Engineer: The Engineer is working on the road survey report and we should have a draft shortly.

Fire bay Ceiling Repair: So far the Mayor has two proposals, but has not talked to energy auditor yet.

Bear Creek Drive: The State has notified Kachemak that they will no longer provide maintenance for Bear Creek Drive. This includes plowing and sanding in the winter. The Mayor thinks there are three choices, but only one realistic one.

1. Beg the state to do it and pay them. (Not realistic)
2. Complain and try to get the state to take it over again. (Not realistic)
3. Hire a private contractor. This should be done by the Bear Creek Drive Group. Paul Hodgdon said for plowing, sanding and culvert thawing it would probably be between \$12,000 and \$18,000 a year. Mayor wants to strongly encourage the road group to look for solutions. He pointed out that Bear Creek Drive is an arterial road for Kachemak and at least 3 subdivisions use it for access. He would not be opposed to the Homeowners putting in 15% and Kachemak putting in 85%, but it would be up to Council and the Homeowners to work it out.

Dave Weber said he thinks road maintenance needs to be revisited.
Will Files said there was no calcium chloride available this year.

Annexation: Mayor said he was planning on going to Anchorage for the LBC hearing on the Annexation on July 21st. He asked if Council members had any objection to other lots being added to the current annexation. There were no objections by council to other lots being included in the current annexation petition.

10. CLERK'S REPORT:

Request for putting in fiber optics when putting in gas lines: Letter in the council packet.

New sewer rates: Homer does not have any new numbers yet, but this should be decided by the July meeting.

11. PENDING BUSINESS:

Natural Gas Update : Assemblyman Bill Smith said the budget has not been released to the Governor yet--once it is released the Governor has 20 days to take action.

12. NEW BUSINESS

13. COMMENTS OF PUBLIC

Assemblyman Bill Smith said the Borough kept the same mill rates this year except for the Anchor Point Fire Service area, which had an increase. He also said that the Borough is not objecting to the proposed annexation.

Will Files questioned if there has been any news on the Canyon Trails Subdivision. He wanted to know what was being done on the intersection of Ptarmigan and Golden Plover. Mayor said he has not heard anything, but will check with Carey Meyer at Homer Public Works.

14. COMMENTS OF COUNCIL

Dave Weber said he would like to get estimates from Enstar as soon as the gas line is approved and maybe we can negotiate a lower cost for the distribution line.

Tammy Ackerman said she hopes to see everyone at the Relay for Life on June 10 and 11.

15. INFORMATIONAL MATERIALS

LBC Annexation hearing scheduled for July 21, 2011
Bond Info

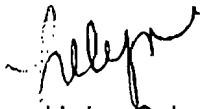
16. ADJOURNMENT

Motion: Tammy Barnett/Bill Overway moved to adjourn the meeting.

Vote: Motion passed. Unanimous.

Meeting adjourned at 7:55 PM.

Respectfully submitted,



Helyn Schoepke, City Clerk