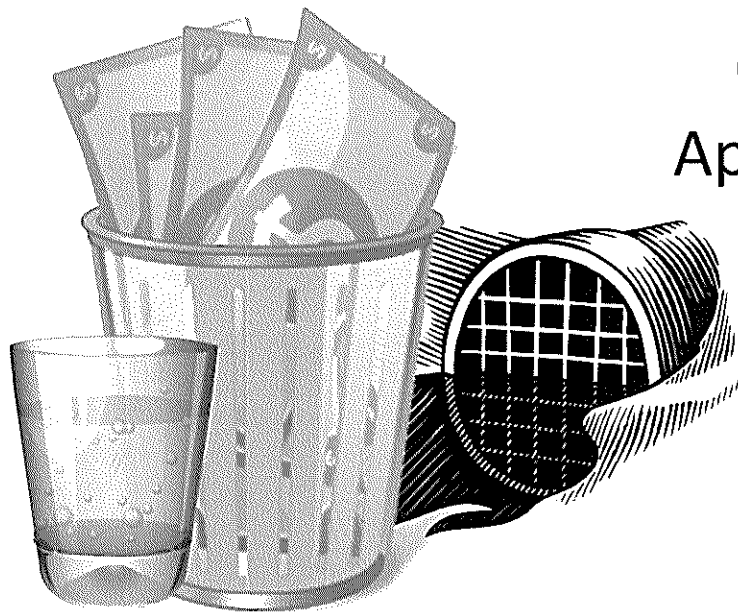


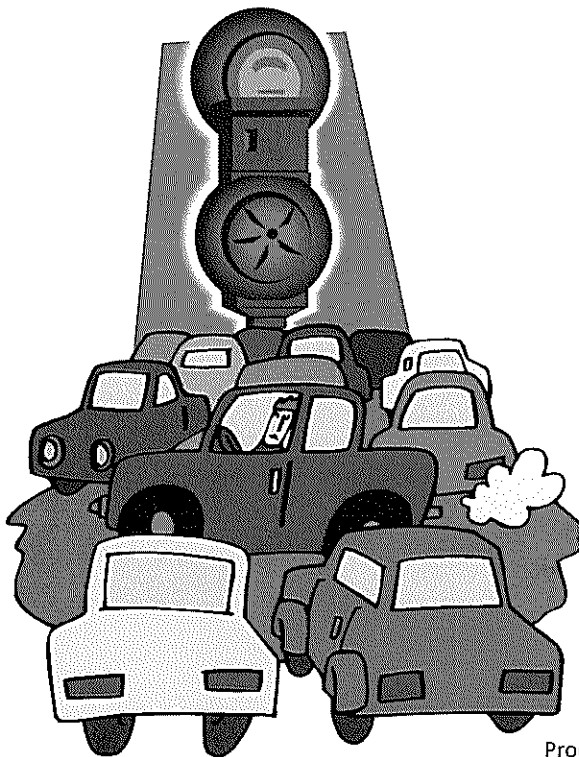
City Council
April 11, 2011
Monday



Worksession 4:00 P.M.

Committee of the Whole 5:00 P.M.

Regular Meeting 6:00 P.M.



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



HOMER CITY COUNCIL/WORKSESSION
491 E. PIONEER AVENUE
HOMER, ALASKA

APRIL 11, 2011
MONDAY, AT 4:00 P.M.
COWLES COUNCIL CHAMBERS

**MEETING NOTICE
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. **Water and Sewer Rates**
4. **COMMENTS OF THE AUDIENCE**
5. **ADJOURNMENT NO LATER THAN 4:50 P.M. NEXT REGULAR MEETING IS SCHEDULED FOR MONDAY, APRIL 25, 2011 AT 6:00 P.M. THE NEXT COMMITTEE OF THE WHOLE IS SCHEDULED FOR MONDAY, APRIL 25, 2011 AT 5:00 P.M. A WORKSESSION IS SCHEDULED FOR MONDAY, APRIL 25, 2011 AT 4:00 P.M.** All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

HOMER CITY COUNCIL/COMMITTEE OF THE WHOLE
491 E. PIONEER AVENUE
HOMER, ALASKA

APRIL 11, 2011
MONDAY, AT 5:00 P.M.
COWLES COUNCIL CHAMBERS

**MEETING NOTICE
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. 5)
- 3. REGULAR MEETING AGENDA**
- 4. COMMENTS OF THE AUDIENCE**
- 5. ADJOURNMENT NO LATER THAN 5:50 P.M. NEXT REGULAR MEETING IS SCHEDULED FOR MONDAY, APRIL 25, 2011 AT 6:00 P.M. THE NEXT COMMITTEE OF THE WHOLE IS SCHEDULED FOR MONDAY, APRIL 25, 2011 AT 5:00 P.M. A WORKSESSION IS SCHEDULED FOR MONDAY, APRIL 25, 2011 AT 4:00 P.M.** All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

April 2011

- Monday 11th** CITY COUNCIL Worksession 4:00 p.m., Committee of the Whole 5:00 p.m., and Regular Meeting 6:00 p.m.
- Thursday 14th** LEASE COMMITTEE Regular Meeting 3:00 p.m.
- PERMANENT FUND COMMITTEE Regular Meeting 5:15 p.m.
- Monday 18th** CITY HALL RENOVATION AND EXPANSION TASK FORCE Meeting 5:00 p.m.
- Wednesday 20th** PLANNING COMMISSION Worksession 5:30 p.m. and Regular Meeting 7:00 p.m.
- PARKS AND RECREATION ADVISORY COMMISSION Worksession (Spring Park Walk on Spit) 5:00 p.m.
- Thursday 21st** KACHEMAK DRIVE PATH COMMITTEE 5:30 P.M.
- Monday 25th** CITY COUNCIL Worksession 4:00 p.m., 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 p.m.
Library Advisory Board 1st Tuesday 5 p.m.
Economic Development Advisory Commission 2nd Tuesday 6 p.m.
Parks and Recreation Advisory Commission 3rd Thursday of the months of January, March, May, June, July, August, September and November 5:30 p.m.
Planning Commission 1st and 3rd Wednesday 7 p.m.
Port and Harbor Advisory Commission 4th Wednesday 5 p.m.
Transportation Advisory Committee Quarterly 3rd Tuesday 5:30 p.m.
Public Arts Committee Quarterly 3rd Thursday 5:00 p.m.
Lease Committee Quarterly 2nd Thursday 3 p.m.
Permanent Fund Committee Quarterly 2nd Thursday 5:15 p.m.

MAYOR AND CITY COUNCILMEMBERS AND TERMS

- JAMES C. HORNADAY, MAYOR – 12
KEVIN HOGAN, COUNCILMEMBER – 12
BARBARA HOWARD, COUNCILMEMBER – 11
DAVID LEWIS, COUNCILMEMBER – 11
FRANCIE ROBERTS, COUNCILMEMBER – 12
MARY E. (BETH) WYTHER, COUNCILMEMBER – 13
BRYAN ZAK, COUNCILMEMBER – 13
City Manager, Walt Wrede
City Attorney, Thomas Klinkner

<http://www.cityofhomer-ak.gov/cityclerk> home page access, Clerk's email address is: clerk@ci.homer.ak.us Clerk's office phone number: direct line 235-3130, other number 435-3106.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
AGENDA APPROVAL

HOMER CITY COUNCIL
491 E. PIONEER AVENUE
HOMER, ALASKA

APRIL 11, 2011
MONDAY, AT 6:00 P.M.
COWLES COUNCIL CHAMBERS

**MEETING NOTICE
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 1.24.040.)

3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

4. RECONSIDERATION

5. 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 Meeting (BOE) minutes of March 24, 2011 and Regular Meeting minutes of March 29, 2011. City Clerk. Recommend adoption. Page 13

6. VISITORS

- A. **Joy Steward**, City of Homer Grants Program, 10 minutes. Page 35

7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

- A. **Mayor's Proclamation** -- Week of the Young Child, April 10-16, 2011 Page 39
B. **Mayor's Recognition** -- Homer Bantam Hockey Team, State Champions Page 43
C. **Mayor's Proclamation** -- National Library Week, April 10-16, 2011 Page 45

- D. Borough Report
- E. Commissions/Board Reports:
 - 1. Library Advisory Board
 - 2. Homer Advisory Planning Commission
 - 3. Economic Development Advisory Commission
 - 4. Parks and Recreation Advisory Commission
 - 5. Port and Harbor Advisory Commission

8. PUBLIC HEARING(S)

- A. **Ordinance 11-11**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2011 Operating Budget by Appropriating \$9,000 from the Homer Accelerated Roads and Trails Fund (HART) for the Construction of the West Homer Elementary Trail Project. City Manager/Public Works Director. Introduction March 29, 2011, Public Hearing and Second Reading April 11, 2011. Page 47

 Memorandum 11-049 from Public Works Director as backup. Page 53
- B. **Ordinance 11-12**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Donation / Grant from Family First in the Amount of \$2,800 for Playground Equipment at Bayview Park and Stipulating that the Funds be Segregated and Used Only for That Purpose. City Manager/Public Works Director. Introduction March 29, 2011, Public Hearing and Second Reading April 11, 2011. Page 57
- C. **Resolution 11-036**, A Resolution of the City Council of Homer, Alaska, Amending the Fee Schedule to Provide for Long Term Parking Permit Fees. City Manager. Page 61

9. ORDINANCE(S)

- A. **Ordinance 11-13**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2011 Operating Budget by Appropriating \$7,000 from the Port and Harbor Reserve Account in the Amount of \$7,000 for the Purpose of Implementing the Long Term Parking Permit Plan. City Manager. Recommended dates: Introduction April 11, 2011, Public Hearing and Second Reading April 25, 2011. Page 63

10. CITY MANAGER'S REPORT

- A. City Manager's Report Page 69
- B. Bid Report Page 93

11. CITY ATTORNEY REPORT

- A. Advising City Adjudicatory Bodies

12. COMMITTEE REPORT

- A. Public Arts Committee
- B. Transportation Advisory Committee
- C. Permanent Fund Committee
- D. Lease Committee
- E. City Hall Renovation and Expansion Task Force
- F. Natural Gas Distribution Task Force

13. PENDING BUSINESS

14. NEW BUSINESS

15. RESOLUTIONS

- A. **Resolution 11-036**, A Resolution of the City Council of Homer, Alaska, Amending the Fee Schedule to Provide for Long Term Parking Permit Fees. City Manager.

Page 97

- B. **Resolution 11-037**, A Resolution of the City Council Approving the City of Homer 2011 Land Allocation Plan. Mayor/City Council.

Page 101

Memorandum 11-054 from City Clerk as backup.

Page 103

Memorandums 11-040 and 11-052 from Lease Committee, 11-041 from Planning Commission, 11-042 from Parks and Recreation Advisory Commission, 11-043 from Library Advisory Board, and 11-053 from Planning Technician as backup.

- C. **Resolution 11-038**, A Resolution of the City Council of Homer, Alaska, Awarding a Contract for the Sewer Treatment Plant Bio-Solids Disposal Feasibility Study (\$49,940) and the Design of the Replacement of Sewer Treatment Plant Polymer Injection Equipment (\$9,988), for a combined total of \$59,928, to HDR Alaska, Inc. of Anchorage, Alaska, and Authorizing the City Manager to Execute the Appropriate Documents. Public Works Director.

Page 267

Memorandum 11-055, From the Public Works Director as back up.

Page 269

- D. **Resolution 11-039**, A Resolution of the City Council of Homer, Alaska, Supporting a Bill to End Requirements that Employers who Terminate Some or all Participation In the Public Employees' Retirement System of Alaska Pay Termination Costs, and Making the Changes Retroactive. Zak. Page 271

- 16. **COMMENTS OF THE AUDIENCE**
- 17. **COMMENTS OF THE CITY ATTORNEY**
- 18. **COMMENTS OF THE CITY CLERK**
- 19. **COMMENTS OF THE CITY MANAGER**
- 20. **COMMENTS OF THE MAYOR**
- 21. **COMMENTS OF THE CITY COUNCIL**
- 22. **ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR MONDAY, APRIL 25, 2011 AT 6:00 P.M. THE NEXT COMMITTEE OF THE WHOLE IS SCHEDULED FOR MONDAY, APRIL 25, 2011 AT 5:00 P.M. A WORKSESSION IS SCHEDULED FOR MONDAY, APRIL 25, 2011 AT 4:00 P.M.**
All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

**PUBLIC COMMENTS UPON MATTERS
ALREADY ON THE AGENDA**

RECONSIDERATION

CONSENT AGENDA

Session 11-11 a Special Meeting of the Homer City Council was called to order on March 24, 2011 at 5:15 p.m. by Mayor Pro Tempore Beth Wythe at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: HOWARD, LEWIS, ROBERTS,
WYTHE, ZAK

STAFF: CITY CLERK JOHNSON
CITY ATTORNEY KLINKNER (telephonic)

Councilmember Hogan was present, but excused from participation in the proceedings as he was absent for the Board of Ethics hearing on March 3, 2011.

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered pursuant to City Council's Operating Manual, pg. 5)

Mayor Pro Tempore Wythe called for a motion to amend the agenda to add an Executive Session for a final consultation prior to presenting the decision.

HOWARD/ROBERTS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Pro Tempore called for a motion for approval of the agenda as amended.

HOWARD/ROBERTS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

HOWARD/LEWIS – MOVED TO ADJOURN TO EXECUTIVE SESSION.

There was no discussion.

VOTE: YES. LEWIS, ROBERTS, WYTHE, ZAK, HOWARD

Motion carried.

Council adjourned to Executive Session at 5:17 p.m. and reconvened at 5:33 p.m.

PENDING BUSINESS

A. Board of Ethics Decision – Ethics Complaint #2011-01

The Board of Ethics has completed its deliberations on Ethics Complaint 2011-01. Under Homer City Code 1.79.065, now is the time for the Board to enter its decision on the record. Homer City Code 1.79.065 says that, "Using the identification number of the complaint of potential violation to protect confidentiality, the Board shall vote in open session on these questions:

- a. Whether the board finds by a preponderance of the evidence one or more violations within the jurisdiction of the board; and
- b. Whether the board recommends further administrative or remedial actions; and
- c. What specific sanctions, corrective actions or referrals, if any, the board recommends pursuant to Homer City Code 1.79.070.

Mayor Pro Tempore Wythe called for a motion that the Board finds by a preponderance of the evidence one or more violations within the jurisdiction of the Board.

ROBERTS/LEWIS – SO MOVED.

There was no discussion.

VOTE: NO. LEWIS, ROBERTS, WYTHE, ZAK, HOWARD

Motion carried.

The Board has voted that, in response to Ethics Complaint 2011-01, the Board does not find a violation within the jurisdiction of the Board. Homer City Code 1.79.070(d) provides that if the board does not find a violation under Homer City Code Chapter 1.18, the Board shall prepare a confidential statement of closure listing the complainant and respondent, the assigned identification number, the allegations, the hearing date, and the finding that no allegation was substantiated by the Board in whole or in part, and the date of Board closure. At the sole discretion of the respondent, the Board may release the statement of closure as a public document.

The Board has before it the confidential statement of closure for Ethics Complaint 2011-01. Mayor Pro Tempore Wythe asked if any Board member wished to discuss the confidential statement of closure. The Board did not wish to discuss the statement of closure.

The Board has adopted the confidential statement of closure for Ethics Complaint 2011-01. The statement will remain confidential, unless, at the sole discretion of the respondent, the Board releases the statement of closure as a public document. Mayor Pro Tempore Wythe asked that the City Clerk inquire of the respondent if they request that the Board release the statement of closure as a public document.

ADJOURNMENT

There being no further business to come before the Board of Ethics, Mayor Pro Tempore Wythe called for a motion to adjourn the meeting.

ROBERTS/LEWIS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

The meeting was adjourned at 5:38 p.m. The next Regular Meeting is scheduled for Tuesday, March 29, 2011 at 6:00 p.m. The next Committee of the Whole is scheduled for Tuesday, March 29, 2011 at 5:00 p.m. A Worksession is scheduled for Tuesday, March 29, 2011 at 4:00 p.m. Special Meetings are scheduled for Thursday, March 24, 2011 at 5:15 p.m. and 5:30 p.m. All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

JO JOHNSON, CMC, CITY CLERK

Approved: _____

Session 11-13 a Regular Meeting of the Homer City Council was called to order on March 29, 2011 at 6:00 p.m. by Mayor James C. Hornaday at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: HOGAN, HOWARD, LEWIS, ROBERTS,
WYTHE, ZAK (telephonic)

STAFF: CITY CLERK JOHNSON
CITY MANAGER WREDE
CITY PLANNER Abboud
PORT AND HARBOR DIRECTOR HAWKINS
PUBLIC WORKS DIRECTOR MEYER

Councilmember Zak has requested telephonic participation.

Mayor Hornaday called for a motion to allow Councilmember Zak to participate by telephone.

ROBERTS/LEWIS – SO MOVED.

MOTION TO ALLOW COUNCILMEMBER ZAK TO PARTICIPATE TELEPHONIC.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Department Heads may be called upon from time to time to participate via teleconference.

Council met from 4:00 p.m. to 4:53 p.m. in a Joint Worksession with Advisory Bodies to discuss the Land Allocation Plan 2011. Council met as a Committee of the Whole from 5:01 p.m. to 5:21 p.m. to discuss Regular Meeting Agenda items.

AGENDA APPROVAL

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 1.24.040.)

The agenda was amended to include the following items:

CITY MANAGER'S REPORT - Lobbyists Report; PENDING BUSINESS - Ordinance 11-03(A), Regarding the Accessory Use of Storage in Residential Zoning Districts. Planning. Public comments. RESOLUTIONS - Substitute Resolution 11-034(S), A Resolution of the City Council of Homer, Alaska, Approving a Long Term Parking Plan for the Port and Harbor Area on the Homer Spit. City Manager/Port and Harbor Advisory Commission/Port and Harbor Director.

The agenda as amended was approved by consensus of the Council.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Pete Wedin, city resident, spoke in favor of Resolution 11-033. The North Pacific Fishery Management Council will take up the matter at their meeting this week. Mr. Wedin volunteered to carry the resolution to the NPFMC if passed.

Leonard Wells, city resident, spoke in opposition to Ordinance 11-03(A) and hopes Council takes no action on it. It is very restrictive to allow only one recreational vehicle on a lot.

Wes Humbyrd, city resident, lost his \$250,000 boat in the fire at Kachemak Northern Boat. The lack of water on site and the ½ mile distance to get water contributed to the \$20M loss. He urged Council not to wait for an LID to supply water.

Lolita Broche, Homer resident, represents Family First. She advocated for Ordinance 11-12 for suitable playground equipment at Bayview Park for younger children. The organization will pay for a Porta-Potti at the park again this summer; they hope a toilet for long term use is a feasible project.

Suzanna Webster, Homer resident, supports Ordinance 11-12 to accept grant money from Family First to improve the playgrounds. The organization determined a need, did the research and surveys, and found the money.

Karen Shemet, Homer resident, supports Ordinance 11-12 for improvements at Bayview Park. She appreciates the upkeep the City has provided by cutting the grass and picking up dog poop. Improvements needed include mending the fence, fixing the broken swing, a no pet sign, bear proof garbage can, benches, restrooms, and playground equipment appropriate for young children.

Michael Kennedy, city resident, opposes Ordinance 11-03(A). Although Council pored it down, the next step is to vote it down. Any more restrictions against Urban Residential and Residential Office zones are out of place. Private property rights should trump city zoning ordinances. They should only be written for public health and safety. If you want limitations sign up for subdivision covenants.

Ray Kranich, city resident, voiced opposition to Ordinance 11-03(A). He owns five acres (2 lots) and can have an area 200 ft. sq. on each side of his stuff. If he sells a lot would he have to get nonconforming status? Land use regulations and zoning protect property rights; it is a protection against what happens in a neighborhood. It is for a more homogenous neighborhood, not radical one way or the other.

Brad Faulkner, city resident, opposes Ordinance 11-03(A). At the last meeting a lot of changes were made. Council should not be doing land use regulation on the fly. As to Resolution 11-034(S), a parking study was conducted mid week last July at 8 a.m. The charter guys and others'

cars were already parked. Generally people are not off the water until after 4 p.m. The study was flawed. The parking fee of \$200 for every deckhand is steep. It should not be enforced year round. Is it going to pay to keep an officer enforcing in the winter? The study did not separate overnight parking from charter parking.

Dave Knight, city resident, spoke in opposition to Ordinance 11-03(A). There is a right-of-way on the front and back of his property, leaving him 50 ft. on a 75 ft. lot. Why doesn't the City purchase my property and then they can tell me what to do with it?

Sharon Minsch, city resident and Planning Commission Chair, spoke on her personal views of Ordinance 11-03(A). Changing Ordinance 11-03 on the fly means it needs to be voted down. There has been a bunch of testimony and the message is getting lost. When 10-15 people come you have to listen. The bulk of the people in Homer follow the zoning codes without a million cars on their property. She referenced the quotes in the newspaper by a councilman and asked that Council tell the Planning Commission if they are not happy with them. It would be nice to have an opportunity to address problems. If Council thinks the Borough needs to take on zoning, put it on the agenda.

Wesley Phelps, Homer resident, opposes Ordinance 11-03(A). He asked for an apology to the Planning Commission, as there were unduly harsh words spoken. The Planning Commission does a lot of hard work and it is a thankless position. A lot of work needs to be done in planning, including fire hydrants out Kachemak Drive.

Sue Butler, Homer resident, opposes Ordinance 11-03(A). It seems like Homer is getting to be a bigger town and she asked that people enjoy and embrace the differences how Homer is unique. Everybody is investing in property, and everybody has a different idea. Tolerance is needed and you need to get to know your neighbors. You should be able to store stuff as long as it is not spilling toxic waste and you are conscientious about your neighbors.

Mike DeVaney, Homer resident, spoke in opposition to Ordinance 11-03(A). He moved here because he liked the way it was and didn't like a lot of changes. If people don't like how things are they need to move and leave the rest of us alone. There are other areas that need to be addressed more than what we park in our driveways. His loss at Kachemak Drive was minor. If there was a fire hydrant close there would have been less loss and hard feelings.

Dean Ravin, Homer resident, commented all forms and all levels of government serve for the pleasure of the citizens. As to private property rights, he asked that Council do no harm.

Gary Squires, Homer resident, opposes Ordinance 11-03(A) as he wants to keep what is his on his property.

RECONSIDERATION

None.

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 March 14, 2011. City Clerk. Recommend adoption.
- B. **Memorandum 11-044**, from Mayor, Re: Reappointment of Robert Hartley, Mark Hottmann, and Catherine Ulmer to the Port and Harbor Advisory Commission and Reappointment of John Velsko to the Transportation Advisory Committee.

Mayor Hornaday called for a motion for the approval of the recommendations of the consent agenda as read.

ROBERTS/LEWIS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

- A. **Mayor's Recognition** – Joe Martishev, Voznesenka School Wrestling Champion

Mayor Hornaday read and presented the recognition.

- B. **Mayor's Recognition** – Mitch Wyatt, Homer High School Wrestling Champion

Mayor Hornaday read and presented the recognition.

- C. Borough Report
- D. Commissions/Board Reports:
 - 1. Library Advisory Board
 - 2. Homer Advisory Planning Commission
 - 3. Economic Development Advisory Commission

4. Parks and Recreation Advisory Commission

Ingrid Harrald, Parks and Recreation Advisory Commissioner, reported they have a dynamic commission with a lot of energy. A subcommittee is working with the Friends of Woodard Creek and Karen Hornaday Park on a bike or multi-use trail on Kachemak Drive. The commission has been working with Mike Illg and Angie Otteson, who are both doing a fantastic job with less people to help them. A MOU with Jack Gist Park is in the works. The commission is organizing a Park Day, possibly in June at Bayview Park. A spring walk through the City's parks is scheduled in April. Other work includes a letter of recommendation for the Wooden Boat Society and updating the strategic plan. Ms. Harrald thanked Julie and Renee for all their hard work on behalf of the commission.

5. Port and Harbor Advisory Commission

Pete Wedin, Port and Harbor Advisory Commissioner, reported the commission supports Resolution 11-034(S). Earlier comments may not be correct. A cod deck hand who is not gone for more than seven days would not fall under the long term parking plan; it is only for vehicles there longer than seven days. If a fisherman had a slip in the harbor and needed a long term parking pass the fee would be \$100. Permits for parking spots in the paved areas and seasonal parking permits were added. The City can make \$500 out of each numbered spot. As to the parking survey that was mentioned, he doesn't remember the commission considering it; it was not part of the determination. He expressed support for the \$250 seasonal permit.

Councilmember Roberts said earlier testimony indicated the permitting system would be year round, she thought it was for seasonal use.

Commissioner Wedin clarified the parking plan is two part, with long term parking and seasonal parking. There is currently stuff parked and stored for a long time. Permits would control the vehicles better. The other part is the permit in season from Memorial Day to Labor Day. The \$250 seasonal permit would mean a spot through the season, eliminating the need to deal with the iron maiden.

PUBLIC HEARING(S)

None.

ORDINANCE(S)

- A. **Ordinance 11-11**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2011 Operating Budget by Appropriating \$9,000 from the Homer Accelerated Roads and Trails Fund (HART) for the Construction of the West Homer Elementary Trail Project. City Manager/Public Works Director. Recommended dates: Introduction March 29, 2011, Public Hearing and Second Reading April 11, 2011.

Memorandum 11-049 from Public Works Director as backup.

Mayor Hornaday called for a motion for the adoption of Ordinance 11-11 for introduction and first reading by reading of title only.

WYTHE/LEWIS - SO MOVED.

Asked by Councilmember Hogan if the work would be done in house, City Manager Wrede answered the project would be put out for bid.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- B. **Ordinance 11-12**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Donation / Grant from Family First in the Amount of \$2,800 for Playground Equipment at Bayview Park and Stipulating that the Funds be Segregated and Used Only for That Purpose. City Manager/Public Works Director. Recommended dates: Introduction March 29, 2011, Public Hearing and Second Reading April 11, 2011.

Mayor Hornaday called for a motion for the adoption of Ordinance 11-12 for introduction and first reading by reading of title only.

WYTHE/LEWIS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

A. City Manager's Report

1. Long Term Parking Plan / Homer Spit / Port and Harbor Area: This meeting agenda contains a resolution approving a long term parking plan in the Port and Harbor area. There are several things that should be mentioned. First, the Memorandum to the Council states that the Port and Harbor Commission made recommendations on a long term parking plan but it did not have a quorum in order to take a formal vote at its meeting on February 23. This issue should be addressed by the time the Council meets. The Commission has a meeting scheduled the week of March 21st and hopefully they will have a quorum and be able to pass motions. A second consideration might be the Draft Spit Comprehensive Plan. The Spit Comprehensive Plan was scheduled to be on the agenda for approval at this meeting but was pushed back due to delays in finalizing the maps. The Long Term Parking Plan appears to be consistent with the Spit Comprehensive Plan but it could be argued that maybe they should go forward together. There is urgency to get the parking plan in place before this summer though. Finally, if the parking plan is

- approved, we will come back to Council later with an ordinance appropriating money for implementation (signage, etc.) and a resolution establishing the fees for long term parking.
2. SB 46 Capital Budget: Last week the Senate held its first hearing on the capital budget. This was a hearing on the Governor's capital budget as submitted to the legislature. The Senate is now working on its own version of the budget and we are told that we can expect to see it later this month or early in April. As you know, the governor's budget does not contain the gas pipeline or any of the other City CIP projects. They will have to be added by the legislature. The City staff attempted to make sure the word about the hearing got out to key parties advocating for the pipeline around the South Peninsula. We got a good coalition together and the Senate received testimony in favor of the pipeline from the City of Homer, Kachemak City, South Peninsula Hospital, Task Force member Mike Pate, The Kenai Peninsula Borough, and the Kenai Peninsula School District.
 3. Boatyard Fire: Last week there was a major fire at the Homer Boat Yard that involved large property losses. Fortunately, no one was injured. Homer and KESA firefighters were faced with a very dangerous scene and they did an excellent job under the circumstances. The lack of fire hydrants on Kachemak Drive really hindered the firefighting effort and I am told that more property might have been saved if hydrants were available closer to the scene. This points out again how important the Kachemak Drive Water and Sewer Project is. Property owners along Kachemak Drive could save money on property insurance if they had fire hydrants close by. The boatyard owner, Mr. Moore, informs me that he may have to close down the entire operation if he does not get access to sewer lines soon.
 4. Gas Pipeline Public Information: At the last meeting, the Council passed a resolution which included instructions for the staff to ramp up the public information campaign regarding the gas pipeline. The process has begun. Attached is a copy of a Q and A which now appears on a new gas line webpage. The staff recently worked to get key players to testify on a capital budget hearing. A new ad has been placed in the papers directing people to the City website if they want more information on the proposed gas line. This week, a staff member posted flyers around town and went to visit key business owners to discuss the project.
 5. Library Energy Consumption: Attached is a letter from Brian Meissner, the architect for the new Homer Public Library. Brian wrote this letter in response to a recent Opinion Piece in the Homer Tribune. The key points are that the Library is more efficient than other similar buildings, that it achieved efficiency goals, that it can be made more efficient due to its design as a "hybrid" building, that the design took more into consideration than just energy efficiency, and that current consternation about energy costs are not entirely a LEED issue, in fact LEED has little to do with it. The suggestions included at the end of Brian's piece target the exact work the City is already doing through its contract with Bill Smith.
 6. HERC / Old Intermediate School. The Draft Request for Proposals has now been revised based upon comments from both the City Attorney and the Appraisal company under contract to conduct the required appraisal. The appraisal has been performed and we now have a reasonable idea of what fair market rent might be for the facility. A recent appraisal is required by the City code as a precondition to sale or lease. We anticipate that the RFP will be issued and available to the public this week or next. The College has

- informed me that although they have begun the process of moving out of the facility, they will need to remain for the full term of their lease which expires at the end of April.
7. Potential Land Sales: At one of the meetings in April, I will bring forward resolutions authorizing the sale of several pieces of City property. First, I plan to make another attempt at selling the lots the City owns behind the seawall. Further, new interest has been expressed in the old library lot located on Main Street. I hope to have that lot sold before the summer. Doing so would get another lot on the tax rolls, maybe stimulate some development, and help the City pay down its dept on the new library.
 8. Revisions to Standard Land Leases: You will recall that the Council asked the City Attorney to review the standard, base land lease and make recommendations regarding possible amendments. Tom has completed his work and staff members are currently in the process of making comments. This process has not moved as quickly as we hoped due to the workload and other more pressing priorities. We plan to have something to Council in April for your review and approval. The attorney has suggested that it would be advisable to wait until a new lease document is in place before executing agreements with tenants. Three tenants are awaiting new leases at this time.
 9. Fire Department Training: All reports indicate that the first training session at the new fire training facility went very well.
 10. Emergency Operations Plans Debriefings: There were a number of meetings, at several levels, which took place over the past two weeks to debrief what went right and what went wrong during the recent tsunami warning. The focus has been on what we can all do collectively to improve the level of protection and service provided to the public. We have spent a lot of time locally talking about improving emergency communications within the community. Please let me know if you wish to talk about this topic in more detail.
 11. Kachemak Drive Water and Sewer: Carey is moving forward with the new engineers estimate and seeking new bids. He is planning to pull together some neighborhood meetings to provide updates on the project, including the significance of the resolution the Council passed at the last meeting.
 12. Audit: The audit work for Fiscal Year 2010 is nearing completion. The auditors spent two full weeks here and left this past Friday. Council will receive a copy of the final audit document when its complete along with a presentation by the auditors.

Councilmember Lewis noted the lack of fire hydrants on Kachemak Drive. In the three years he has been on the Council there have been lots of meetings dealing with Kachemak Drive. There have been dueling engineers, those for and those against it, and now we finally have the project where it is now with a higher cost. He asked if there was anything that could be done right now to get water near the boatyard.

City Manager Wrede answered Council passed a resolution enabling us to go back to the property owners to see if they object if bids come in 15% higher than the cost estimate. The project has been slightly redesigned. It will cost less and we will take it out for bid sooner than later to see what the bids are. If bids come in lower than the cost estimate property owners already approved, we can go ahead without the objection period. We are trying to get the project going in this building season. There has been discussion about a smaller LID, something that took care of the business areas. It would need a new petition or the property owners could help

more with the money. We heard testimony tonight that we should not mess around with LIDs. In the past that is something the City has not done. The City provides incentives, subsidizing a portion of the cost and attractive financing over a long term period. For the City to put in a water line at its own expense would be a change of policy. Council could talk about a smaller area that serves the boatyard if they choose.

Mayor Hornaday commented the quickest way for the LID is to do what we are doing now.

City Manager Wrede stated Public Works Director Carey Meyer is working the LID on two separate tracks. The best scenario is if the bids come in lower or within 15% of the price the property owners already approved. It would then alleviate the objection period.

Councilmember Hogan commented the fire at the boatyard was really scary. Somebody mentioned there was \$20M damage, he thinks it is more like \$250M of property damage, a big chunk of the economy. It is a huge asset base that needs protection, even if we have to do a spaghetti line for water.

City Manager Wrede stated Mr. Moore who owns the boatyard asked if the LID does not work, would the City consider allowing him to finance his own water line into the boatyard and have fire hydrants in the yard. Mr. Wrede told him we would look at it.

Councilmember Howard complimented staff for the public information on the gas line that is thorough and complete.

Councilmember Hogan has had a request from a member of the public to find out how much money was spent on the library energy study. City Manager Wrede will provide the information on the energy study and contract to fix the problems in his next report.

Councilmember Hogan noted the revisions to standard land lease in the Manager's Report. City Manager Wrede answered the Economic Development Advisory Commission was working on changes to the base lease. Council spent a lot of time working on lease policies, but did not get to the base lease. City Attorney Klinkner is working on revamping the base lease. It has not gone as quickly as we would like; he hopes to have it back for the next meeting. Councilmember Hogan commented the EDC did not make recommendations on the base lease. City Attorney Klinkner was asked to amend the base lease by the Council. The lease document is technical with much legal language.

Councilmember Roberts asked about the Emergency Operations Plan review after the tsunami warning a couple weeks ago. She asked if City Manager Wrede was satisfied we are moving in the right direction in correcting the issues that came up in the last tsunami warning, or if Council needed a Worksession to review the EOP. City Manager Wrede believes we have made a lot of progress correcting what happened last time. There have been meetings with the agencies involved and KBBI. There will be a meeting with the other radio station next week as to what to do if an alarm happens in the middle of the night. There is a draft report called Lessons Learned that will be presented at the next meeting. It is never a bad idea for Council to review the EOP. It is something nobody thinks about it until you need it.

Census reports for 2010 indicate Homer lost 451 people last year, but up 1,000 people over the last 10 years. The 2010 Census is a real report, other years are estimates. Special Projects Coordinator Anne Marie Holen is quizzing the State, as the State projected we were close to 6,000. They think that may have included people in the Diamond Ridge area.

Mayor Hornaday may have over vented at the last meeting, but still can't get the picture of the huge wave going across the Spit and killing everyone. He understands there are bound to be errors, but does not understand why the expensive borough equipment does not work. It has not worked for eight years. The announcement is not loud enough, is garbled, and didn't go off in a village across the bay. We need to get on the KPB about the equipment not working and need a drill.

City Manager Wrede answered we do need a drill. The Borough was quizzed hard from a number of sources about the alarms not working. The system is turned up as loud as it can be. For the last tsunami warning the populous was getting mixed messages. The siren went off to say there was a tsunami warning, if people tuned into the internet they saw it was a tsunami watch. We didn't have a good way to let people know what was happening. Alarms go off and say for more information tune to your radio stations. It took at least an hour before the message got out. The KPB came out with a press release shortly after midnight telling people not to evacuate. Dispatch and the radio did not have the information right away. Locally we have the power to improve communications.

Mayor Hornaday reflected when Mt. Augustine exploded in the 80's. They told us to get to Pioneer Avenue. We need something very clear so people understand what to do.

City Manager Wrede said we can do a better job with the education process. Homer has the designation of a tsunami ready community. The Fire Department has community meetings and no one shows up. We have a nice tsunami ready brochure, but no money to print more. He may ask Council for more money to print more copies of the evacuation plan.

The written report of the lobbyists was referenced.

The Bridge Creek Fire Mitigation Project is going forward. They are trying to do as much work as they can this winter. There was a contract award for the mechanized work. Later another contract will issue for the hand work in the sensitive areas. He doesn't want the public to panic if they see equipment taking down trees.

B. Bid Report

C. Games Report

1. Friends of the Homer Library

CITY ATTORNEY REPORT

COMMITTEE REPORT

- A. Public Arts Committee
- B. Transportation Advisory Committee
- C. Permanent Fund Committee
- D. Lease Committee
- E. City Hall Renovation and Expansion Task Force
- F. Natural Gas Distribution Task Force

PENDING BUSINESS

- A. **Ordinance 11-03(A)**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.03.040, Definitions Used in Zoning Code; Homer City Code 21.14.020, Urban Residential (Ur), Permitted Uses and Structures; and Homer City Code 21.16.020, Residential Office (Ro), Permitted Uses and Structures; and Homer City Code 21.61.060, Termination of Nonconforming Use or Structure; Regarding the Accessory Use of Storage in Residential Zoning Districts. Planning. Introduction February 15, 2011, Public Hearing, Second Reading February 28, 2011, Reconsidered February 28, 2011, Second Reading March 14, 2011, Postponed to March 29, 2011.

Memorandum 11-048 from City Attorney as backup.

Memorandums 11-051, 11-037, and 11-017 from City Planner as backup.

Motion on the floor from March 14: MOTION FOR THE ADOPTION OF ORDINANCE 11-03 (AS AMENDED).

There was no discussion.

VOTE: NO. ROBERTS, WYTHE, ZAK, HOWARD, HOGAN, LEWIS

Motion failed.

NEW BUSINESS

None.

RESOLUTIONS

- A. **Resolution 11-031**, A Resolution of the City Council of Homer, Alaska, Amending the Library Advisory Board Regular Meeting Time to 5:00 p.m. City Clerk/Library Advisory Board.

Memorandum 11-045 from Library Advisory Board as backup.

Mayor Hornaday called for a motion for the adoption of Resolution 11-031 by reading of title only.

WYTHE/LEWIS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. **Resolution 11-032**, A Resolution of the City Council of Homer, Alaska, in Support of the City's Participation in the Alaska Municipal League Joint Insurance Association (AMLJIA) Loss Control Incentive Program. City Manager.

Mayor Hornaday called for a motion for the adoption of Resolution 11-032 by reading of title only.

WYTHE/LEWIS - SO MOVED.

Asked by Councilmember Hogan if the Loss Control Incentive Program required an annual renewal, City Manager Wrede answered the City must voice their intent to participate each year.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

C. **Resolution 11-033**, A Resolution of the City Council of Homer, Alaska, Urging the North Pacific Fishery Management Council to Adopt Measures that Reduce the Chinook Salmon Prohibited Species Catch in the Gulf of Alaska Commercial Trawl Fisheries. Hogan.

Mayor Hornaday called for a motion for the adoption of Resolution 11-033 by reading of title only.

LEWIS/HOWARD - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- D. **Resolution 11-034**, A Resolution of the City Council of Homer, Alaska, Approving a Long Term Parking Plan for the Port and Harbor Area on the Homer Spit. City Manager/Port and Harbor Advisory Commission/Port and Harbor Director.

Memorandums 11-046 and 11-047 from Port and Harbor Director as backup.

Resolution 11-034(S), A Resolution of the City Council of Homer, Alaska, Approving a Long Term Parking Plan for the Port and Harbor Area on the Homer Spit. City Manager/Port and Harbor Advisory Commission/Port and Harbor Director.

Mayor Hornaday called for a motion for the adoption of Resolution 11-034 by reading of title only.

HOWARD/ROBERTS - SO MOVED.

WYTHE/HOWARD – MOVED FOR THE SUBSTITUTION OF RESOLUTION 11-034(S) FOR RESOLUTION 11-034.

Councilmember Howard expressed support for the parking plan. Iron rangers run out of envelopes, the envelopes are wet, people take a lot of them, and it requires going to the bank for the \$5 fee. For the folks that work on the harbor this will be a real help. The \$250 permit is a bargain even though it does not guarantee you have your own space. The parking plan goes a long way to ensure the City has a good stream of revenue.

Councilmember Hogan voiced support to get the parking plan started, although it is not perfect. He asked that Administration look at new technology for parking and enforcement.

VOTE; YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- E. **Resolution 11-035**, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for the Refurbishment of One Pedestal Crane on the Homer Fish Dock to the Firm of Alaska Hydraulics, Inc. of Anchorage, Alaska, in the Amount of \$46,780.00 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

Memorandum 11-050 from Port and Harbor Director as backup.

Mayor Hornaday called for a motion for the adoption of Resolution 11-035 by reading of title only.

WYTHE/LEWIS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Carey Meyer, Public Works Director and city resident, is frustrated how long it has taken to get the Kachemak Drive water/sewer project complete. There are State and Federal agencies that protect the environment that weigh in on these projects. Obstacles included concerns whether water/sewer service would affect bluff erosion, impact the wetlands, federal agencies suggesting by cutting alders it was a potential impact to the entire moose herd on the Peninsula, easement acquisition, and the bidding problem last November. The closest hydrants to the fire on East End Road would not have been there unless the City had supported a LID for that area. Everyone from Public Works is trying to clear all the hurdles and trying to get the Kachemak Drive LID underway this construction season.

Sharon Minsch, city resident, commented Carey Meyer is doing a great job. Water will need sewer. The City invested \$700,000 into the Kachemak Drive project and if we don't make it happen and make it happen right we are out that money. There have been a lot of issues, but it is way past time to deal with the water and sewer and septic systems sitting in ground water and the outhouses. She raised questions to the Clerk about the process and the letter that will go out to property owners. The letter is asking for \$33,000 when there is no bid on the table. The earlier process approved \$28,000 assessments; you are essentially telling the contractors how much we will pay for the project. She asked Council to make sure the process that is happening is really what you want to happen as there could be unintended consequences.

Leonard Wells, city resident, referenced the comments in the newspaper about the extreme costs of heating the library. People had the impression by using the LEED program heating costs would be less. Windows are not needed for employees as they are there to work, not look outside the windows. If major zoning matters come up in the future he hopes what is brought up at the council meeting gets out to the public. Major zoning changes should be put before the voters.

Wes Humbyrd, Homer resident, apologized for his earlier outburst. He asked that Council look at getting a fire hydrant across from George Hamm's yard where the easement goes into Northern Enterprises boat yard. A pipe under the road from the fire hydrant through the easement could be laid. He has looked all over to replace his boat, the value being almost \$500,000. There has to be an easier way to get the problem solved before we have another accident. With access to a hydrant the fire would have been contained in the #4 bay.

Michael Kennedy, city resident, commented there should be a mechanism where a property owner can extend a water main line at their own expense. Fire suppression is important out at the boatyard. He thanked Council for defeating Ordinance 11-03(A). People fear planning staff will come out with a similar ordinance and hope people don't notice it. There is no public notification when there is a major zoning change that affects your property. As to the tsunami alarm he believes by federal regulation Bill Glynn had to install an automatic alarm, requiring no one at the station.

Jim Henry, Homer resident, pays over \$4,000 for boat moorage and parks his truck when he is gone a good portion of time. To be charged extra for parking is not fair.

Ray Kranich, city resident, hopes slip holders get a little break on a season parking pass. Less than a month ago the Planning Commission and Council had a worksession about signage on the Spit. He thought it was productive and an amicable decorum. Mr. Kranich and the entire Planning Commission were flabbergasted when they read an excerpt of the minutes of the last Council meeting about demeaning language directed at the entire Planning Commission. They all take their commitments seriously and work very hard, possibly putting in more time than councilmembers. He doesn't need to be exposed at receiving demeaning language and that is the sole reason why he resigned from the Planning Commission.

COMMENTS OF THE CITY ATTORNEY

City Attorney Klinkner was not present.

COMMENTS OF THE CITY CLERK

City Clerk Johnson had no comment.

COMMENTS OF THE CITY MANAGER

City Manager Wrede had no comment.

COMMENTS OF THE MAYOR

Mayor Hornaday voiced appreciation for the service of the Planning Commission and other commissions and committees.

COMMENTS OF THE CITY COUNCIL

Councilmember Wythe commented there are a few people that come in and make public testimony and it is not necessarily the voice of the larger community. In her seven years on the Council she has recognized that repeatedly. She extended to the Planning Commission that same concept; the voice of one person on this council does not necessarily represent the feelings of the whole.

Councilmember Lewis congratulated the Homer Hockey Bantam Tier 3 team for taking State championship, beating teams from Fairbanks, Juneau, and the Valley. Mark Robinson and his crew and the choir had a great show this past weekend.

Councilmember Hogan reiterated his apology. He did not intend to issue demeaning comments to Mr. Kranich, as he has a lot of respect for him. He stood up and congratulated him along with another person for his service on the Council. The boatyard is a big part of our economy and we need to do anything we can do to protect that asset. The taxes paid by the boatyard are the second largest in the city. At budget time Council cut their salary. It wasn't a salary for them to cut as

they receive a stipend. The cut to the stipend requires a code change. Since the last meeting Council met as a Board of Ethics. He missed the original meeting as he was out of town. Mr. Hogan has a lot of concerns about that practice and about how the ordinance came into effect. Council has given itself judicial powers and it is a violation of the code. It should be looked at by a court; he welcomes any citizen that would like to seek judicial review. We have separate branches of the government, we don't look kindly at judges assuming legislative powers, and it is the same way with Council. It is not part of our system that legislative bodies are given judicial powers. It seems contrary to the principles of our government that we have a secret tribunal taking place for ethics. That seems pretty unethical to him. He can't inform the public about what it is about as it is against the rules. Council is exercising power they don't rightfully have by passing judgment on somebody. Council is applying private sector personnel human resources policies to public sector issues. We need to conduct our business in the open. If there is a violation of the Code of Ethics it needs to be handled by a court of law.

Councilmember Roberts commented testimony earlier said zoning ordinances were changing week by week. She does not think that is true as very rarely we are changing our zoning ordinances. She voted no on Ordinance 11-03(S), not because the Planning Commission didn't have some valid things, but by the time the ordinance was changed it was not a proper ordinance. She would like the planning Commission to consider it again to make a better ordinance. She also heard testimony that the only way people could talk about changes to zoning ordinances was at Council level, that there was just one opportunity. She does not think that was true, as when the Planning Commission considers anything they send to the City Council, they have at least one, if not two, public hearings. It is not like we are trying to secretly do something. Ms. Roberts thanked Ray Kranich who has done a lot for the City. He is a tremendous contributor. She urged others to say thank you to him. Ms. Roberts asked if the pay and insurance study will be finished prior to the Personnel Director's retirement.

City Manager answered if not at the next meeting, the parity study will be presented on April 25.

Councilmember Howard thanked the Planning Commission for their tireless work. They put in a lot more hours than Council. She didn't understand Ordinance 11-03(A) until she read the last memo. It was really about vehicles. She asked if Council could get a second chance about this. Vehicles stored and leaking chemicals in ground water should be of importance to all. A new ordinance should address it more clearly. Mrs. Howard thanked Ray Kranich for his service to the City.

ADJOURNMENT

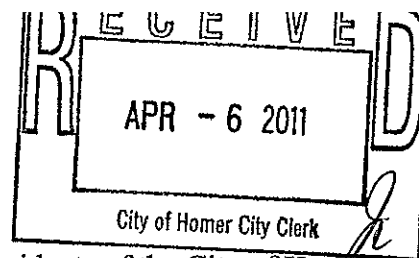
There being no further business to come before the Council, Mayor Hornaday adjourned the meeting at 7:41 p.m. The next Regular Meeting is scheduled for Monday, April 11, 2011 at 6:00 p.m. The next Committee of the Whole is scheduled for Monday, April 11, 2011 at 5:00 p.m. A Worksession is scheduled for Monday, April 11, 2011 at 4:00 p.m. All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

JO JOHNSON, CMC, CITY CLERK

Approved: _____

VISITORS

**HOMER FOUNDATION
REPORT: City of Homer Grants Program 2011**



The City of Homer Grants Review Committee consisted entirely of residents of the City of Homer. HF Board of Directors: Ann Keffer, Chair, Bonnie Jason and Steve Albert. Ken Castner participated to operate the scoring matrix displaying it for the committee via PowerPoint, and Ex. Director Joy Steward was present to answer questions and record the meeting. Community members at large included: Cecilia Worth, Mike Yourkowski and Vickey Hodnik. The committee members received their packets March 2nd, and reconvened on March 16th, at 6 pm in the Homer Foundation conference room to review and score applications. All committee members agreed in writing to adhere to the Homer Foundation's Conflict of Interest Policy. There were no disclosures made, and no conflicts existed.

Six applications were received, down from eight last year and eleven the previous year. Due to this decrease, the Foundation chose to place \$15,000 of the City's \$19,000 allocation into the City of Homer's endowment fund and to dedicate \$4000 for current year grants. In the two years prior, all of the City's allocation was distributed through grants, with none going into the City's endowment fund. The Foundation was able to use this opportunity to increase the corpus of the City's endowment because of a substantial increase in fund earnings. In addition to the \$4000 from the City's allocation, there was \$19,008 in earned income from the City's endowment fund and \$1613 from the City of Kachemak Fund for a total of \$24,621 available for distribution.

Committee members scored the organizations using the weighted criteria established for the four areas covered in the application: Financial Health (30 pts.), Governance (15 pts.), Correlation of Mission to Programs (40 pts.), and Leverage (15 pts.). Ken Castner used a formula based on dollars per point to arrive at a starting point for allocating the funds. In a second round, the committee used consensus agreement to slightly adjust dollar amounts. The Homer Foundation board of trustees approved the Review Committee's recommendations listed below at their March 23rd board meeting.

<u>Organization</u>	<u>2011 Awards</u>
<u>Bunnell Street Gallery</u>	<u>\$ 4200</u>
<u>Center for AK Coastal Studies</u>	<u>\$ 4500</u>
<u>Cook Inlet Keeper</u>	<u>\$ 2750</u>
<u>Homer Community Food Pantry</u>	<u>\$ 6121</u>
<u>Kachemak Heritage Land Trust</u>	<u>\$ 2750</u>
<u>Kachemak Nordic Ski Club</u>	<u>\$ 4300</u>
Total:	\$24621

The Homer Foundation appreciates the opportunity to assist the City of Homer by administering this annual grants program that provides important operating funds for Homer's vital nonprofit community. This is the 12th year of the City of Homer Grants Program. A total of \$547,284 has been distributed since 2000.

Report submitted by Joy Steward, Ex. Director, The Homer Foundation 4/5/11.

City of Homer Grants - Award History Chart

Organization	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	TOTAL
Bunnell Street Gallery	1,200	1,350	4,000	6,000	5,000	3,653		4,000	3,470	2,500	3,000	4,200	38,383
Center for Alaskan Coastal Studies			9,000	4,000	5,000	3,900	5,300	6,000	4,480	2,500	4,000	4,500	48,680
Choices for Teens			5,000										5,000
Cook Inletkeeper						2,000	3,500	2,500	1,120	2,000	1,500	2,750	15,370
Homer Children's Services								3,000	4,140	4,000			11,140
Homer Community Food Pantry		5,000				3,000		3,000	5,820	5,000	5,500	6,121	33,441
Homer Council on the Arts	3,600	7,200	10,000	8,500	8,500	3,400	5,500	3,500	2,240		3,500		55,940
Homer Head Start		2,200											2,200
Homer Hockey Assoc.								2,500					2,500
Homer Sr. Citizens			8,000	4,000	5,000	2,300	4,000	2,000		2,000			27,300
Hospice of Homer						2,100	3,700	4,075	4,920	3,500	3,900		22,195
Kachemak Heritage Land Trust						2,000		2,500	2,130	1,000	2,000	2,750	12,380
Kachemak Nordic Ski Club	2,000	1,600						2,500	3,240	2,000	4,000	4,300	19,640
Kachemak Ski Club	1,280	1,280											2,560
Kachemak Swim Club										500			500
Pratt Museum	86,640	78,270	66,000										230,910
Snowmads	1,200												1,200
South Peninsula Haven House							3,200	3,000	5,370	4,000			15,570
SP Hospital Com. Health Ser							2,375						2,375
Total	95,920	96,900	102,000	22,500	23,500	22,363	27,575	38,575	36,930	29,000	27,400	24,621	547,284

City of Homer Endowment Fund
8 Quarter Investment History

Quarter	% Market Growth	% Income	Combined Income &			
			Growth	Beg. Balance	Market Growth	Income
3/31/09	-0.22%	1.17%	0.95%	130303	-285	1527
6/30/09	10.70%	1.51%	12.21%	130018	13910	1965
9/30/09	3.34%	1.10%	4.44%	144067	4817	1580
12/31/09	1.98%	2.71%	4.69%	148884	2947	4036
3/31/10	1.36%	2.69%	4.05%	151831	2063	4090
6/30/10	-2.57%	1.24%	-1.33%	153923	-3960	1911
9/30/10	8.57%	1.88%	10.45%	149963	12848	2819
12/31/10	8.03%	3.31%	11.34%	162811	13074	5387
8 Quarter Average	3.90%	1.95%	5.85%			
12 mo APR (2009)	15.80%	6.49%	22.29%			
12 mo APR (2010)	15.38%	9.12%	24.51%			

ANNOUNCEMENTS
PRESENTATIONS
BOROUGH REPORT
COMMISSION REPORTS

CITY OF HOMER
HOMER, ALASKA

MAYOR'S PROCLAMATION

Week of the Young Child
April 10-16, 2011

WHEREAS, All young children need and deserve high-quality early learning experiences that will prepare them for life; and

WHEREAS, Positive and purposeful parenting, high quality and accessible child care and early education programs build strong brains during the critical years from birth to 5; and

WHEREAS, Studies and research continue to reinforce that preparing babies and young children to succeed in school and life has profound impacts on building a strong and vibrant economy; and

WHEREAS, Building strong brains improves educational achievement and workplace skills, both vital to a productive workforce; and

WHEREAS, Families First: A Best Beginnings Partnership and other local Homer organizations, in conjunction with the National Association for the Education of Young Children, are celebrating the Week of the Young Child, April 10-16, 2011; and

WHEREAS, These organizations are working to improve early learning opportunities, including early literacy programs, that can provide a foundation of learning for children in Homer and outlying areas; and

WHEREAS, Teachers, child care providers, and others who make a difference in the lives of young children in Homer deserve thanks and recognition; and

WHEREAS, Public policies that support early learning for all young children are crucial to young children's futures;

NOW, THEREFORE, I, James C. Hornaday, Mayor of the City of Homer, do hereby proclaim:

APRIL 10-16, 2011 AS THE WEEK OF THE YOUNG CHILD IN HOMER, ALASKA

and encourage all citizens to work to make a good investment in early childhood in our community.

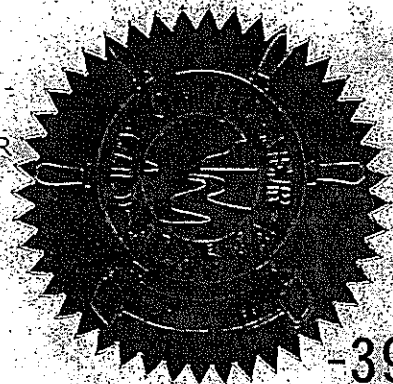
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED the Seal of the City of Homer, Alaska to be affixed this 11th day of April, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

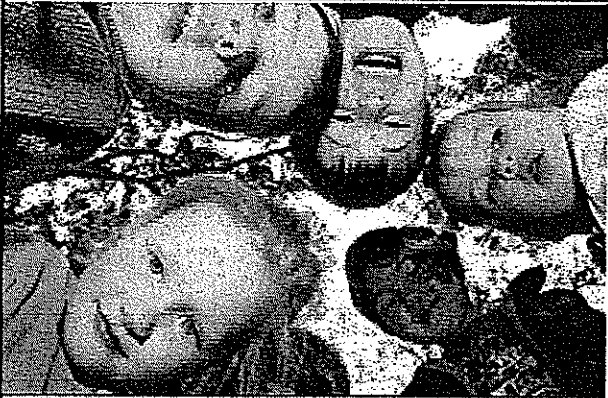




BEST BEGINNINGS

Alaska's Early Childhood Investment

Families First: A Best Beginnings Partnership



We need you!

- Feedback & Suggestions
- Committee Help
- Donations
- Volunteers & Agency Collaboration

Contact:

Lolita Brache, Co-Chair

lolitagrace@gmail.com

Bonnie Betley, Co-Chair

bonnie.betley@alaska.gov

Jenny Martin, Coordinator

jenny.martin@bbbsak.org

2011 Goals:

Imagination Library

A free book once a month for children birth through 4 years. Kick off event: April 16, 2011. Volunteers needed to help distribute enrollment forms, data entry, organize activities.

Age Appropriate Playgrounds

Currently working with Public Works to improve the safety of our playgrounds and also provide more age appropriate equipment. We need volunteers to help assess playgrounds, research new equipment, and help install new equipment.

POP411.org — FREE! Sign up your program today!

Easy on-line access to human resource agencies on the southern Kenai peninsula. Data base created in conjunction with the South Kenai Peninsula Communities Health Project (SKP).

Community Education Forums

Provide educational lectures, workshops, parenting classes, and more for early childhood education. Three parenting workshops coordinated this year (Feb.—May). Week of the Young Child: Coordinated free, family friendly events for April 10-16 (go to Families First on Pop411.org to download event list). Send us your ideas on what interests you or the families you work with.

Home Visiting Program

Provide a home visiting program to all families with young children. Currently collaborating with Birth 2 Three for grant funding to develop program, provided training and staff positions. Volunteers & agency collaboration needed.



BEST BEGINNINGS

Alaska's Early Childhood Investment

All events are free and open to the public!

Week of the Young Child Events April 10-16

Sunday April 10

Family Fun Day & Open House at Raspberry Lane PreSchool
 Time: 2-4pm Location: 40900-A Birch Park Drive
 Cosponsored by: Raspberry Lane Pre School
 Fairy House Building & Storytelling

Monday, April 11

Toddler Playgroup
 Time: 10:30am-12p Location: Boys & Girls Club
 Cosponsored by: Community Recreation & Homer Public Health Center
 Parents and their children 0-5 years old are welcome to run, romp, and play. *For this week, it is free for first time attendees!*

City Council Presentation & Mayoral Proclamation
 Time: 6pm, Location: City Council Chambers
 Come share your support for early childhood education in Homer!

Tuesday April 12th

Birth 2 Three Playgroup & Imagination Library Enrollment
 Time: 10-11a: 1 yr olds; 1115-1215p: 2 yr olds; 2-3p: non walking children Location: 3691 Ben Walters Lane, Suite #4
 Please call ahead for a reservation! Phone: 235-6044
 Cosponsored by: Birth 2 Three & Homer Public Health Center

Children's Story Hour & Imagination Library Enrollment
 Time: 1-1:30pm Location: Homer Bookstore
 Cosponsored by: Homer Bookstore & Homer Public Health Center

Imagination Library Enrollment at WIC
 Time: 9a-4:30p Location: 3446 Main St.
 Cosponsored by: Women, Infants and Children Program (WIC)

Wednesday April 13

KBBI Radio show: Coffee Table
 Time: 9-10am Radio: AM 890 or 91.9 FM (KDLL)
 Phone: 235-7721
 Call in radio show featuring early childhood education issues.

Homer Public Library Pre school Story Hour & Imagination Library Enrollment
 Time: 10-11am Location: Homer Public Library
 Cosponsored by: Homer Public Health Center

Continued in next column...

Wednesday, April 12 continued....

Birth 2 Three Open House & Alphabet Soup Luncheon w/ Imagination Library Enrollment
 Time: 12-1p Location: 3691 Ben Walters Lane, Suite #4
 Cosponsored by: Birth 2 Three & Homer Public Health Center
 Open house, soup snack lunch and information on the Imagination Library.

Thursday April 13

Homer Public Library Lapsit & Imagination Library Enrollment
 Time: 11:30am-12pm Location: Homer Public Library
 Cosponsored by: Homer Public Health Center
 Storytelling for young children and information on Imagination Library.

KPB School District PreSchool Program Presentation

Time: 10:30am Location: Kachemak Bay Campus, Room 202
 Presenter: Sandra Miller, Asst. Dir. for KBPSD Title 1 Pre-K program
 Cosponsored by: KPBSD & UAA's Kachemak Bay Campus of Kenai Peninsula College

Friday April 15

Toddler Playgroup
 Time: 10:30am-12p Location: Boys & Girls Club
 Cosponsored by: Community Recreation & Homer Public Health Center
 Activity: Parents and their children 0-5 years old are welcome to run, romp, and play. *For this week, it is free for first time attendees!*

Education Forum on Early Childhood Language Development

Time: 6:30p Location: Kachemak Bay Campus - East
 Cosponsored by: UAA's Kachemak Bay Campus of Kenai Peninsula College
 Presenter: Hilary Seitz, PhD, is the Assc. Prof. and the Early Childhood Program Coordinator at UAA.

Saturday April 16

Homer Imagination Library Kick off Event
 Time: 1-3p Location: Homer Public Library
 Cosponsored by: Homer Public Health Center
 Storytelling & book readings for children, mini-workshops for parents. See below for more information.

The **Homer Imagination Library** provides free, high quality, age appropriate books to children birth through 4 years once per month. Children must have a 99603 zip code.

Updated Activity schedule at: www.Pop411.org — Families First

**CITY OF HOMER
HOMER, ALASKA**

MAYOR'S RECOGNITION

**HOMER BANTAM HOCKEY TEAM
STATE CHAMPIONS**

WHEREAS, Thirteen teams from around the state competed in the tournament, including Fairbanks, Delta Junction, Juneau, Kenai, Eagle River, Anchorage, and the Mat-Su Valley; and

WHEREAS, The Homer Bantam Hockey Team won all four games leading up to the Championship game beating South Anchorage 4-1, Delta Junction 8-0, Eagle River 5-2, and Palmer 4-1; and

WHEREAS, The Homer Bantam Hockey Team was rematched with Palmer for the Championship game; and

WHEREAS, The Homer Bantam Hockey Team again beat Palmer 4-1 to become the State Champions.

WHEREAS, The City of Homer recognizes the accomplishments of the Homer Bantam Hockey Team, Thomas Bowe, Markian Polushikn, Ulian Kuzmin, Anton Kuzmin, Dawson Roberts, Kiril Sanarov, Konstontin Reutov, JJ Sonnen, Maverick Ivanov, Owen Delehanty, Clem Tillion, Drew, Brown, and Misael Martushev; the Coaches Riche Sonnen, Jim Brown; and the Manager Brad Roberts.

NOW, THEREFORE, I, James C. Hornaday, Mayor of Homer, do hereby recognize the accomplishments of the Homer Bantam Hockey Team as

STATE CHAMPIONS

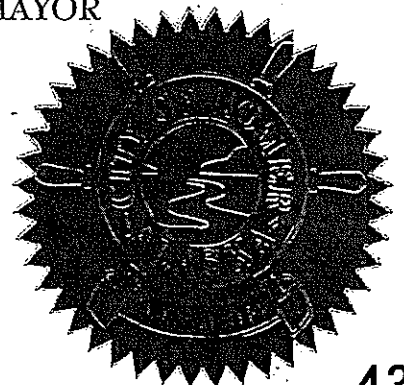
IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Homer, Alaska, to be affixed this 11th day of April, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK



CITY OF HOMER
HOMER, ALASKA

MAYOR'S PROCLAMATION

National Library Week
April 10-16, 2011

WHEREAS, Libraries provide free access to all – from books and online resources for families to library business centers that help support entrepreneurship and retraining; and

WHEREAS, Our nation's school, academic, public and special libraries make a difference in the lives of millions of Americans today, more than ever; and

WHEREAS, Librarians are trained professionals, helping people of all ages and backgrounds find and interpret the information they need to live, learn, and work in a challenging economy; and

WHEREAS, Libraries are helping level the playing field for job seekers, with 88% of public libraries providing access to job databases and other online resources; and

WHEREAS, Libraries are places of opportunity providing programs that teach all forms of literacy, promoting continuing education, and encouraging lifelong learning; and

WHEREAS, In times of economic hardship, Americans turn to – and depend on – their libraries and librarians; and

WHEREAS, Libraries, librarians, library workers, and supporters across America are celebrating National Library Week.

NOW, THEREFORE, I, James C. Hornaday, Mayor of the City of Homer, do hereby proclaim:

NATIONAL LIBRARY WEEK - APRIL 10-16, 2011

and encourage all residents to visit the library this week to take advantage of the wonderful library resources available at your library. Create your own story at your library.

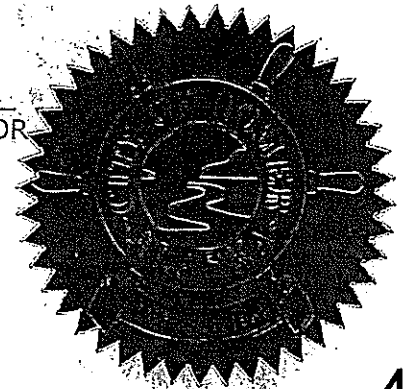
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED the Seal of the City of Homer, Alaska to be affixed this 11th day of April, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK



PUBLIC HEARING(S)

**CITY OF HOMER
PUBLIC HEARING NOTICE
CITY COUNCIL MEETING**

**Ordinances 11-11 and 11-12
Resolution 11-036**

A **public hearing** is scheduled for **Monday, April 11, 2011** 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.

Ordinances 11-11 – 11-12 internet address:
<http://www.cityofhomer-ak.gov/ordinances>

Ordinance 11-11, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2011 Operating Budget by Appropriating \$9,000 from the Homer Accelerated Roads and Trails Fund (HART) for the Construction of the West Homer Elementary Trail Project. City Manager/Public Works Director. Introduction March 29, 2011, Public Hearing and Second Reading April 11, 2011.

Ordinance 11-12, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Donation / Grant from Family First in the Amount of \$2,800 for Playground Equipment at Bayview Park and Stipulating that the Funds be Segregated and Used Only for That Purpose. City Manager/Public Works Director. Introduction March 29, 2011, Public Hearing and Second Reading April 11, 2011.

Resolution 11-036 internet address:
<http://www.cityofhomer-ak.gov/resolutions>

Resolution 11-036, A Resolution of the City Council of Homer, Alaska Amending the Fee Schedule to Provide for Long Term Parking Fees. City Manager.



All interested persons are welcomed 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 at Homer City Clerk's Office. Copies of the proposed Ordinances are available for review at City Hall, the Homer Public Library, the City of Homer Kiosks at City Clerk's Office, Captain's Coffee, Harbormaster's Office, and Redden Marine Supply of Homer and the City's homepage - <http://clerk.ci.homer.ak.us>. Contact the Clerk's Office at City Hall if you have any questions. 235-3130, Email: clerk@ci.homer.ak.us or fax 235-3143.

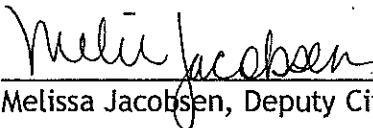
Jo Johnson, CMC, City Clerk

Publish: Homer Tribune: April 6, 2011

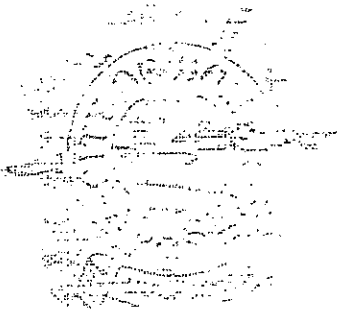
CLERK'S AFFIDAVIT OF DISTRIBUTION

I, Melissa Jacobsen, qualified Deputy City Clerk II for the City of Homer, Alaska, do hereby certify that copies of the City Council Public Hearing Notice for the April 11, 2011 Meeting for Ordinance 11-11 Amending the FY2011 Operating Budget by Appropriating \$9000 from HART for the Construction of the West Homer Elementary Trail Project; Ordinance 11-12 Accepting a Donation/Grant from Family First in the Amount of \$2800 for Playground Equipment at Bayveiw Park and Stipulating that the funds be Segregated and Used Only for that Purpose; and Resolution 11-036 Amending the Fee Schedule to Provide for Long Term Parking was posted at the three City Kiosks located at Captain's Coffee, the Harbormaster's Office, and Redden Marine, the Homer Public Library and on the City Clerk's Bulletin Board on April 1, 2011 and that the City Clerk posted same on the City Clerk's web page.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 1st day of April 2011.



Melissa Jacobsen, Deputy City Clerk II



ORDINANCE REFERENCE SHEET
2011 ORDINANCE
ORDINANCE 11-11

An Ordinance of the City Council of Homer, Alaska, Amending the FY 2011 Operating Budget by Appropriating \$9,000 from the Homer Accelerated Roads and Trails Fund (HART) for the Construction of the West Homer Elementary Trail Project.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting March 29, 2011 Introduction
 - a. Memorandum 11-049 from Public Works Director as backup.
 - b. Map

2. City Council Regular Meeting April 11, 2011 Public Hearing and Second Reading
 - a. Memorandum 11-049 from Public Works Director as backup.
 - b. Map

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 11-11

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING THE FY 2011 OPERATING BUDGET BY APPROPRIATING \$9,000 FROM THE HOMER ACCELERATED ROADS AND TRAILS FUND (HART) FOR THE CONSTRUCTION OF THE WEST HOMER ELEMENTARY TRAIL PROJECT.

WHEREAS, The Council authorized the expenditure of HART funds in the 2008 City operating budget to complete this project; and

WHEREAS, Capital project funding must be used within three years; and

WHEREAS, Due to workload, the project was not completed within the three year time period; and

WHEREAS, The project is now ready for construction and has had the continued support of the Kenai Peninsula Borough School District, adjacent neighbors, the Parks and Recreation Advisory Commission, and the Transportation Advisory Committee; and

WHEREAS, To complete the project, the City Council must reauthorize HART funding.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY 2011 Operating Budget by appropriating \$9,000 from the Homer Accelerated Road and Trail Fund (HART) for the construction of the West Homer Elementary Trail.

Expenditure:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
165-375	(HART Trails Reserve) West Homer Elementary Trail Construction	\$9,000

Section 2. This is a budget amendment ordinance, in temporary in nature, and shall not be codified.

ENACTED BY THE HOMER CITY COUNCIL this ____ day of April, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

YES:
NO:
ABSENT:
ABSTAIN:

First Reading:
Public Hearing:
Second Reading:
Effective Date:

Reviewed and approved as to form:

Walt Wrede, City Manager

Thomas F. Klinkner, City Attorney

Date: _____

Date: _____



CITY OF HOMER
PUBLIC WORKS
3575 HEATH STREET HOMER, AK 99603

TELEPHONE (907)235-3170
FACSIMILE (907)235-3145

MEMORANDUM 11-049

TO: Walt Wrede, City Manager

FROM: Carey Meyer, Public Works Director

DATE: March 22, 2011

RE: **West Homer Elementary Trail
Project Status – Re-authorization of Funding**

In 2008, the Council authorized the expenditure of \$8,000 from the HART fund to complete the construction of a short trail between the West Homer Elementary School and the adjacent residential neighborhood. Platting of a dedicated right-of-way and securing necessary easements was accomplished; adjacent property owners support the trail construction and voluntarily signed trail easement documents. The project was designed by Public Works and bids for construction are being advertized. Attached is an aerial photo showing the location of the proposed trail.

The completion of this project has taken longer than originally anticipated, due to work load. Capital project funds, appropriated in an operating budget, must be used within a three year period. Unfortunately, time has expired. To complete this project, the funds must be re-authorized.

Public Works anticipates that the total cost of completing this trail is \$9,000. This includes all design and construction costs.

Recommendations: The City Council pass an ordinance amending the 2011 operating budget authorizing the expenditure of \$9,000 from the HART fund to complete the design and construction of the West Homer Elementary Trail; and authorizing the City Manager to execute all appropriate documents necessary to complete the project.

Fiscal Note: 165-375

WEST ELEMENTARY TRAIL



1 inch = 125 feet

ORDINANCE REFERENCE SHEET
2011 ORDINANCE
ORDINANCE 11-12

An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Donation / Grant from Family First in the Amount of \$2,800 for Playground Equipment at Bayview Park and Stipulating that the Funds be Segregated and Used Only for That Purpose.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting March 29, 2011 Introduction
2. City Council Regular Meeting April 11, 2011 Public Hearing and Second Reading

CITY OF HOMER
HOMER, ALASKA

City Manager/
Public Works Director

ORDINANCE 11-12

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, ACCEPTING AND APPROPRIATING A DONATION / GRANT FROM FAMILY FIRST IN THE AMOUNT OF \$2,800 FOR PLAYGROUND EQUIPMENT AT BAYVIEW PARK AND STIPULATING THAT THE FUNDS BE SEGREGATED AND USED ONLY FOR THAT PURPOSE.

WHEREAS, Family First, a nonprofit organization with an interest in small children has approached the City about making a donation in the amount of \$2,800 for the acquisition of playground equipment at Bayview Park; and

WHEREAS, The City staff have been working to enhance cooperation and volunteer efforts with nonprofits, park user groups, and parks and recreation advocates in response to reduced operating budgets and declining revenues; and

WHEREAS, It would be beneficial to establish a mechanism whereby donations of this type could be accepted and easily tracked and accounted for.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby accepts and appropriates a donation / grant from Family First in the amount of \$2,800 for new playground equipment at Bayview Park and directs the Finance Department to segregate the funds and insure that they are only used for the intended purpose as follows:

Revenue:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
157-375 (Donations and Gifts)	Playground Equipment / Bayview Park Family First	\$2,800

Expenditure:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
157-375	Playground Equipment / Bayview Park	\$2,800

Section 2: This is a budget amendment ordinance, is temporary in nature, and shall not be codified.

ENACTED BY THE HOMER CITY COUNCIL this _____ day of _____, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

YES:
NO:
ABSENT:
ABSTAIN:

First Reading:
Public Hearing:
Second Reading:
Effective Date:

Reviewed and approved as to form:

Walt Wrede, City Manager

Thomas F. Klinkner, City Attorney

Date: _____

Date: _____

CITY OF HOMER
HOMER, ALASKA

City Manager

RESOLUTION 11-036

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FEE SCHEDULE TO PROVIDE FOR LONG
TERM PARKING PERMIT FEES.

WHEREAS, The Port and Harbor Advisory Commission approved a Long Term Parking Plan;
and

WHEREAS, City Council approved the Long Term Parking Plan via Resolution 11-034(S); and

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby amends the City of
Homer Fee Schedule as follows:

PARKING FEES

Parking fees to be collected at Ramp 1, Ramp 2, Ramp 3 and Ramp 4, Memorial Day through Labor Day.
Two (2) to four (4) spaces at each Ramp are reserved as a "No Fee Loading Zone".

Parking fee is \$5 per calendar day, with a time limit of one (1) day maximum stay.

Long term parking annual permit fee: \$200.00

Long Term Parking annual permit fee for vessel owners paying annual moorage: \$100.00

Long term parking enforcement year around

**Annual permits for day use parking (Ramps 1-4) available for legal vehicles 20' or less / trailers still
subject to 7 day rule: \$250.00**

**Parking lot restrictions for long term parking, May 1 through October 1, as depicted on attached
map**

Existing code definitions for vehicles, junk vehicles, and fines for violations apply

Fines, \$25.00 per day

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 11th day of April, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: Revenue amounts not defined in CY2011 budget.

ORDINANCE(S)

ORDINANCE REFERENCE SHEET
2011 ORDINANCE
ORDINANCE 11-13

An Ordinance of the City Council of Homer, Alaska, Amending the FY 2011 Operating Budget by Appropriating \$7,000 from the Port and Harbor Reserve Account in the Amount of \$7,000 for the Purpose of Implementing the Long Term Parking Permit Plan.

Sponsor: City Manager

1. City Council Regular Meeting April 11, 2011 Introduction
 - a. Resolution 11-034(S)

CITY OF HOMER
HOMER, ALASKA

City Manager

ORDINANCE 11-13

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING THE FY 2011 OPERATING BUDGET BY APPROPRIATING \$7,000 FROM THE PORT AND HARBOR RESERVE ACCOUNT FOR THE PURPOSE OF IMPLEMENTING THE LONG TERM PARKING PERMIT PLAN.

WHEREAS, The Council authorized a long term parking permit plan with the adoption of Resolution 11-034(S) that established permit fees.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY 2011 Operating Budget by appropriating \$7,000 from the Port and Harbor Reserve Account for the purpose of implementing the long term parking permit plan.

Expenditure:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
456-380	Port and Harbor Reserves	\$7,000

Section 2. This is a budget amendment ordinance, in temporary in nature, and shall not be codified.

ENACTED BY THE HOMER CITY COUNCIL this ____ day of April, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

YES:
NO:
ABSENT:
ABSTAIN:

First Reading:
Public Hearing:
Second Reading:
Effective Date:

Reviewed and approved as to form:

Walt Wrede, City Manager

Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port and
Harbor Advisory Commission/
Port and Harbor Director

RESOLUTION 11-034(S)

A RESOLUTION OF THE CITY COUNCIL OF HOMER,
ALASKA, APPROVING A LONG TERM PARKING PLAN
FOR THE PORT AND HARBOR AREA ON THE HOMER
SPIT.

WHEREAS, Long term parking in the port and harbor area has been an issue of concern for many years and has generated a great deal of discussion; and

WHEREAS, The Draft Homer Spit Comprehensive Plan recommends that a permitting system be established to provide for long term parking there; and

WHEREAS, A long term parking plan and permitting system would better meet the needs of port and harbor customers and user groups, provide for a more orderly and efficient use of space, and generate revenues for future parking improvements; and

WHEREAS, The Port and Harbor Advisory Commission has approved a long term parking plan and has submitted a set of recommendations to the Council for consideration.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves the long term parking plan for the port and harbor area as submitted by the Port and Harbor Advisory Commission, described in Memorandum 11-046 dated February 15, 2011 to the Commission and Memorandum 11-047 dated March 16, 2011 to the Council, both of which are attached and incorporated herein.

BE IT FURTHER RESOLVED that the Council specifically approves the following key components of the "Plan"

- Long term parking annual permit fee: \$200.00
- Long Term Parking annual permit fee for vessel owners paying annual moorage: \$100.00
- Long term parking enforcement year around
- Annual permits for day use parking (Ramps 1-4) available for legal vehicles 20' or less still subject to 7 day rule: \$250.00
- Parking lot restrictions for long term parking, May 1 through October 1, as depicted on attached map

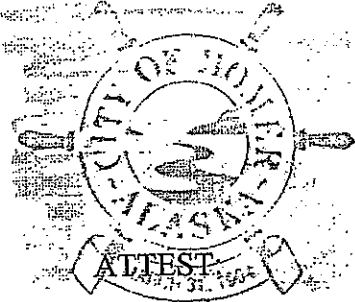
- Existing code definitions for vehicles, junk vehicles, and fines for violations apply
- Fines, \$25.00 per day

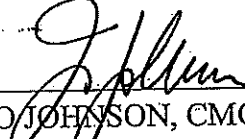
PASSED AND ADOPTED by the Homer City Council this 29th day of March, 2011.

CITY OF HOMER



JAMES C. HORNADAY, MAYOR





JO JOHNSON, CMC, CITY CLERK

Fiscal Note: Signage, supplies, estimated cost less than \$5,000.

CITY MANAGER'S REPORT

MANAGERS REPORT
April 11, 2011

TO: MAYOR HORNADAY / HOMER CITY COUNCIL

FROM: WALT WREDE *W. Wrede*

UPDATES / FOLLOW-UP

1. Cook Inlet Jack Up Rig: Last year the Legislature passed a bill which provides for various incentives to encourage more gas drilling in Cook Inlet. Attached is a letter from the Alaska Industrial Development and Export Authority (AIDEA) describing a plan for AIDEA to become part owner in a Jack Up Rig that would operate in Cook Inlet. I am bringing this up for several reasons. First, you will see that AIDEA is asking for comments from the City regarding this plan. I have not formally responded beyond a quick e-mail stating that we would get back to them. My first thought was that the City is putting a great deal of resources into getting a gas line to Homer. Supply is one of the questions and this is an attempt to address the issue. On the other hand, we can't assume that everyone supports more drilling in Cook Inlet. So, this is a policy call and I hope Council will give me some direction. The second reason for bringing this to your attention is that a representative for the owner of the jack up rig has contacted the Port and Harbor Director about mooring the vessel at the deep water dock for three or four months next winter. The owners need a safe place to tie up and do work on the rig in preparation for its operations in the Inlet. This is potentially a good source of private sector jobs and revenue for the Port and Harbor Enterprise Fund. One thing that might get the public's attention however, is that the legs of the rig stand up straight and will be twice as high as the high mast lights. At Bryan's suggestion, the owners are consulting with the FAA. Please let us know if the Council has any questions or concerns.
2. Energy Prices and the Operating Budget: As everyone knows, the cost of energy is rising rapidly. This is having a very large impact on the budget and it is particularly worrisome as we look forward to the FY 2012 Budget. The energy efficiency measures we are taking will shield the City from even higher costs in the future because we are reducing consumption. That is good. However, the reduction in energy costs that we hoped to see in the operating budget will likely vanish due to higher costs per unit. In addition, the departments will now be expected to repay either the Revolving Energy Fund or the Depreciation Funds, increasing the operating budget expenditures / (transfers) even further. We anticipate that property tax revenues will decline again this year and sales taxes may as well. Anything that increases operating costs is not a good sign and it may be that we will have a discussion about whether we have the ability to repay some of these "loans" next year.
3. City Attorney Report: As you know, we have been looking at ways that we can increase efficiency and reduce costs in cases where the City Attorney has

determined that he has a conflict of interest. This usually occurs when there are appeals to either the Planning Commission or the Board of Adjustment. Mr. Klinkner has commented on one possible approach we have discussed in a memorandum that is included in your packet under City Attorney Report. I wanted to provide the Council with an opportunity to discuss this approach before we went too much further. This approach definitely has some advantages and disadvantages. Tom will be at the meeting and is prepared to discuss this during the City Attorney slot on the agenda. I have decided to go ahead and use this approach in the Becker remand matter because the parties are well served by a timely process. We need to keep that process moving and the new attorney would need time to review the case and get up to speed. However, it is not too late to reverse that if Council wishes.

4. Term Contracts / Engineering Services: Several years ago the Council approved issuing an RFP for a term contract for engineering services. The City uses outside engineers for a wide variety of services from designing water and sewer extensions to modifications on the Deep Water Dock. The advantage of having an engineering firm on a term contract is that we do not have to issue a separate RFP every time we need an engineer for a job; saving time and money. The current term contract has expired and we would like to issue an RFP again. This time around, Carey would like to issue three separate RFPs for specialized services; one for water and sewer, one for maritime/docks and harbors, and one for civil work. We plan to bring Council a resolution authorizing these RFPs at the next meeting.
5. Old Water Treatment Plant Demolition: The old water treatment plant is currently being demolished. Nothing will be left except the cement pad. As you know, we have discussed placing some type of structure there to house a satellite fire station. We will be developing a plan and budget to accomplish that soon for your consideration. The cost of the demolition contract (\$58,000) is significantly less than the insurance settlement (147,287.41). Unless Council has other ideas, we propose to place the remainder of the insurance settlement into the Water and Sewer Reserve Account.
6. Construction Contracts / Jobs: The Public Works Department is doing what it can to get some jobs and economic activity on the streets this summer. At the next couple of meetings, the Council will be asked to approve construction contracts for the West Homer Elementary trail, the access road project at the water treatment plant, the security gate at the Deep Water Dock, improvements at Jack Gist Park, and the Soundview / Woodard Creek bridge. If things go well, the Phase II Kachemak Water and Sewer Project could be before you in late May/early June. Other projects are in the development phase. (See next item).
7. Karen Hornaday Park Improvements: Attached is a letter from the Parks and Recreation regarding improvements at Karen Hornaday Park. We asked the Commission to give us some input on how the legislative grant the City received last year (\$250,000) and the funding the City provided (\$55,000) should be spent. The legislative grant, and the grant agreement, are focused upon implementation of Phase I of the Karen Hornaday Park Master Plan. As you might recall, Phase I was focused on the most immediate needs such as drainage and parking lot

improvements, upgrades to the playground and day use areas, removal of the old storage shed, etc. The Commission favors doing the engineering work for the drainage and existing parking lot improvements; which we will do. However, it also appears to be more focused now upon the bridge over Woodard Creek and preparation for Phase II which includes moving the road and re-contouring the entire parking area adjacent to Woodard Creek. The argument for this is that unless we do the preliminary engineering work, we will never know if moving the road is possible or affordable. The downside of this approach is that we might spend a lot of money on engineering and not much on actual improvements. Future funding for this project is speculative at best. This approach may also require an amendment to the grant agreement since we are starting to delve into Phase II projects. Council input on this is encouraged. The bottom line is that this year, we are likely to see only some engineering and design work and improvements on the ball field playing surface. We will also see what we can accomplish in the playground and day use areas.

8. Sewer Rehab Project: This project was funded in large part by stimulus money. This project is not very sexy or visible to the public but we are excited about it because it is accomplishing major maintenance and repair tasks on the City sewer lines that would be very expensive to do later. This project will save the City and its sewer customers a great deal of money down the road. Carey attempted to give the Council an update on the project including a video taken by a small remote camera traveling through the sewer lines. That part of the presentation did not go so well you might recall! At any rate, the project was described in an article in Pacific Northwest Trenchless Review. (Yes, there is such a publication you have to be a real geek with no life whatsoever to read such a thing!). A copy of the article is attached I hope the public will find it to be informative.
9. Change Order Notice: This agenda contains a resolution which awards a contract to HDR to perform the Sewer Treatment Plant Bio-Solids Disposal Feasibility Study and replacement of the polymer injection equipment. Carey explains in the resolution and in his back-up memo the reasons for using HDR and tacking this work onto an existing contract. HCC 3.16.100 provides that change orders which change the scope of work of a contract are not binding without prior Council approval.
10. HERC / Old Intermediate School. The Request for Proposals to lease the building has been published and the closing date is Friday May 6. One thing Council may want to consider is what to do if the EDC does not have a quorum when it comes time to review the proposals and make a recommendation to Council. I am told that might be a possibility. Council might consider sending the proposals to the Lease Committee instead or setting up a committee made up of Council members.
11. Bridge Creek Fire Mitigation Project: This project is well underway and so far we are pleased with the result. The only complaint we have received so far is that firewood is not being made available to the public.

ATTACHMENTS

1. Employee Anniversaries / April
2. Letter from AIDEA re: Jack Up Drill Rig
3. Letter from Parks and Recreation Commission re: Karen Hornaday Park
4. Sewer rehab Article
5. Answers to questions posed at last Council Meeting



City of Homer

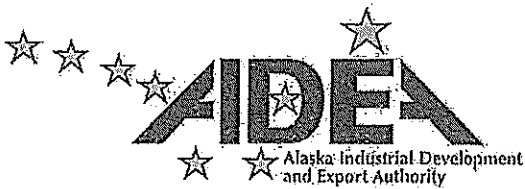
Memorandum

To: Mayor Hornaday and Homer City Council
From: Walt Wrede, City Manager *W. Wrede*
Date: April 6, 2011
Re: April Employee Anniversaries

I want to thank the following employees for the dedication and service they have provided the City and taxpayers of Homer over the years. Each of these employees will have an anniversary this month.

Jerry Lawver, Public Works	20 Years
Chris Dabney, Port and Harbor	12 Years
Helen Hill, Library	10 Years
Joe Young, Public Works	4 Years
Rick Pitta, Police	2 Years
Rachel Tussey, Port and Harbor	1 Year

I would also like to thank Sheri Hobbs and Helen Hill for their service to the City. Sheri and Helen will be retiring at the end of April.



March 30, 2011

Mr. Walt Wrede
Homer City Hall
491 East Pioneer Avenue
Homer, Alaska 99603

Subject: Alaska Industrial Development and Export Authority (AIDEA) Acquisition of an Interest in a Jack-Up Drill Rig for Exploration Use in Cook Inlet

Dear Mr. Wrede:

As you know, AIDEA is working with Buccaneer Alaska to facilitate bringing a robust "Alaska" class jack-up drilling rig into Cook Inlet. We are proposing to our Board that AIDEA take a partial ownership in the rig through our Development Finance Program. AIDEA's investment would be approximately one third of the costs required to purchase, refurbish and ship the rig to Cook Inlet.

We believe that AIDEA's partial ownership will benefit the region by helping assure that the rig will stay in Alaska, rather than being moved Outside. This will promote a long term exploration and development program to be created in the area.

AIDEA, in partnership with Buccaneer Alaska and one other party, will own the rig and charter it out to an operating company. That company will have the responsibility to lease the rig to developers in the region. Buccaneer has committed to drill a minimum of four wells in both the Southern Cross and Northern Cook Inlet leaseholds. Independent analysis of those two prospects indicate they are good prospects that would promote continued oil and gas development in the Cook Inlet region. The current plan is for the rig to be purchased soon. It will then be refurbished at a shipyard in Singapore, and transported to Cook Inlet this summer. The permitting process is in progress, and while the AOGCC and Coast Guard reviews cannot begin until the rig is purchased, drilling of the first well is expected to begin in mid-August.

March 30, 2011

Page 2

AIDEA is pledged to conduct its business in an open and transparent manner. As you might expect, getting to this point with a potential jack-up rig for Cook Inlet has been a CH long and complicated process that continues this week as we go to our Board for their approval.

I have enclosed a copy of the Memo, Resolution, and the Joint Ownership Agreement. Please note in the Resolution that the process of soliciting and incorporating your input regarding this project is a continuing one.

We appreciate your comments and suggestions. Please note that our Board meeting this Friday is a public meeting, and your attendance in person or participation by telephone is welcome.

Information on this meeting can be found at www.aidea.org.

Please do not hesitate to contact me at jhemsath@aidea.org or 907.771.3040 if you have any questions. We look forward to receiving your written comments as soon as possible. Thank you for your time and effort.

Sincerely,

ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY



James R. Hemsath, PE, PMP
Deputy Director-Development Finance

Attachments (3)

Walt Wrede

From: Julie Engebretsen
Sent: Friday, March 18, 2011 11:36 AM
To: Walt Wrede; Carey Meyer
Subject: P&R Commission funding priorities for KH Park

Hi all,

Here is what the Commission requested at last night's meeting. Also, they don't want to spend a huge amount of money on this preliminary engineering – I said staff would use discretion on what was a fair amount to spend on this part of the project. If there was an item that needs to be dropped in order to keep the preliminary engineering costs reasonable, it would be the bridge abutments for the bridge across the creek.



KHfunding
memo.docx

To: Walt Wrede, City Manager, Carey Meyer, Public Works Director
From: Julie Engebretsen, Planning Technician
Date: March 18, 2011
RE: Parks and Recreation Advisory Commission recommendation for Karen Hornaday Park Funding

The Commission met on March 17th, and recommended that preliminary engineering be acquired for the following four items in the Karen Hornaday Park Master Plan:

1. Drainage – between the playground, parking lot and ball fields
2. Road Realignment
3. Parking
4. Bridge abutments across Woodard Creek

The preliminary engineering would include acquisition of topo lines and preliminary cost estimates. Once these estimates are known, the Commission would like to make further recommendations on how funds should be spent.

The Commission also recommends that up to \$5,000 be available for Little League to make field improvements this year. It is anticipated this will pay for additional topsoil and other needed field improvements, with volunteer labor.

Julie Engebretsen
Planning Technician
City of Homer

907-235-8121 ext 2237



City of Homer
Planning & Zoning
491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-3106
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.ci.homer.ak.us

MEMORANDUM

To: Walt Wrede, City Manager, Carey Meyer, Public Works Director
From: Julie Engebretsen, Planning Technician
Date: March 18, 2011
RE: Parks and Recreation Advisory Commission recommendation for Karen Hornaday Park Funding

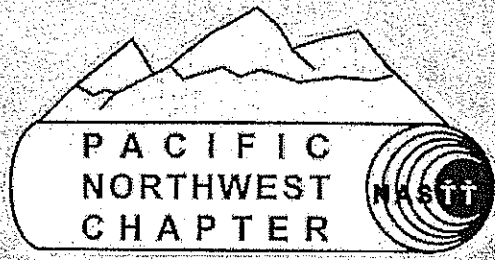
The Commission met on March 17th, and recommended that preliminary engineering be acquired for the following four items in the Karen Hornaday Park Master Plan:

1. Drainage – between the playground, parking lot and ball fields
2. Road Realignment
3. Parking
4. Bridge abutments across Woodard Creek

The preliminary engineering would include acquisition of topo lines and preliminary cost estimates. Once these estimates are known, the Commission would like to make further recommendations on how funds should be spent.

The Commission also recommends that up to \$5,000 be available for Little League to make field improvements this year. It is anticipated this will pay for additional topsoil and other needed field improvements, with volunteer labor.



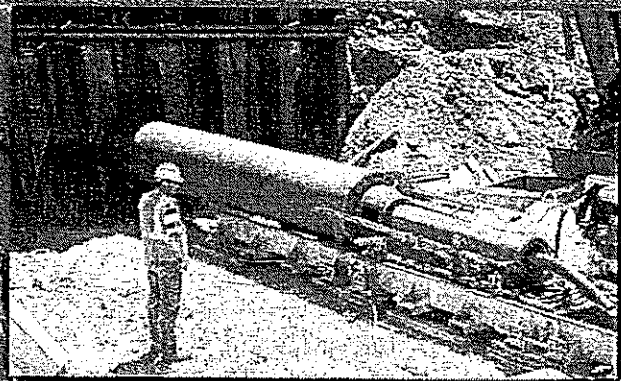
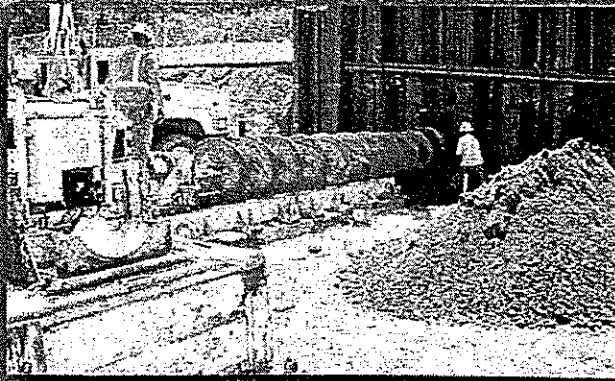


Pacific Northwest Trenchless Review

2011

BIENNIAL PACIFIC NORTHWEST TRENCHLESS SYMPOSIUM

February 24 - 25, 2011
SeaTac, Washington



Inaugural Edition

Gravity Sewer Rehabilitation in Homer Alaska

Brian Gastrock, P.E.
Stephi Engineering LLC, Anchorage, AK

Stephi
ENGINEERING LLC



The City of Homer, Alaska, with a population of approximately 5,000 people, is located near the southern tip of the Kenai Peninsula in Southcentral Alaska. The community recently received American Recovery and Reinvestment Act (ARRA) funding to rehabilitate approximately 16,000 linear feet of existing gravity sanitary sewer collection pipelines.

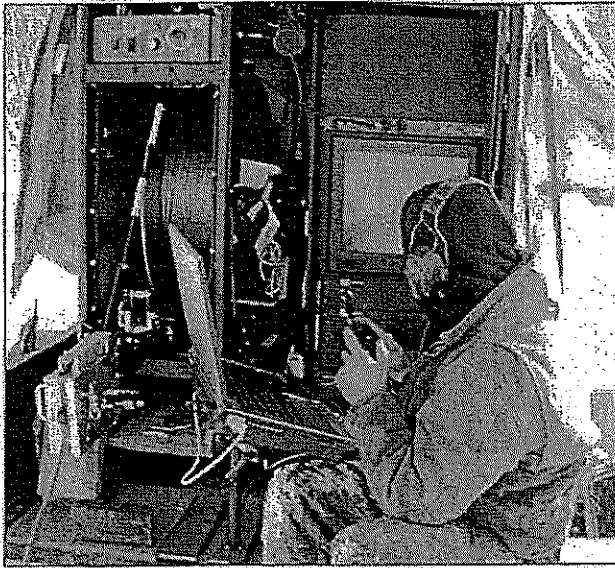
The \$1.8 million project is rehabilitating existing 8-, 10-, and 12-inch asbestos cement (AC) gravity sewer pipe installed between the 1960's through the early 1980's. The project is evaluating and rehabilitating four separate gravity sanitary sewer trunk pipelines and is on schedule for completion in the spring of 2011.

Carey Meyer, the City of Homer Public Works Director, said, "There were three major factors in deciding to rehabilitate the selected [trunk pipelines]. First, was rehabilitating the badly deteriorated gravity sewer pipe downstream of the corrosive wastewater discharge from the Homer Spit. The wastewater is corrosive because of long detention times due to a series of lift stations

servicing the five-mile long Homer Spit projecting into Kachemak Bay; further aggravated by low flow rates in the winter months. Second, was to rehabilitate the 40-year-old AC pipe in developed areas of town having the most expensive surface improvements. The third reason was to help reduce operating costs by reducing infiltration and inflow (I&I)."

The City of Homer retained Bristol Environment & Engineering Services along with Stephi Engineering LCC to develop drawings and specifications for the ARRA funded project. Cured-in-place-pipe (CIPP) was chosen as the rehabilitation method due to the existing surface improvements, depth of bury, wetland impacts, and groundwater depths.

According to Meyer, "Permitting was relatively easy because the project had no excavations and has a lower impact 'footprint' than traditional open-cut projects. Any work occurring in wetlands were required to be accessed when the ground was frozen, minimizing the surface impacts."



Monitoring CCTV inspection

FIELD EVALUATIONS

The project was publicly bid to include closed circuit television (CCTV) inspections, followed by installing CIPP. Advertising for public bids began in November 2009, with three in-state Contractors submitting bids. The bids were opened in December 2009, with construction beginning in February 2010.

The first phase of the project consisted of performing CCTV inspections of 34,000 feet of pipe along the four separate trunk pipelines to determine existing pipe conditions. Once the CCTV inspections were completed in March 2010, the video data was reviewed to determine the highest priority segments to be rehabilitated. The goal of the project was to rehabilitate approximately 18,000 feet of the existing AC pipe.

The CCTV inspection proved one of the trunk pipelines, named Ocean Drive Sewer Trunk, with the force-main discharge from the Homer Spit had degradation and corrosion of the existing AC pipe. The force-main pipeline has low flow volumes during winter months, causing septic conditions which ultimately release gasses that attack the AC pipe. The existing pipe was considered fully deteriorated, with exposed gaskets, missing pieces of the crown of the pipe and pipe failures. The three other three trunk pipelines

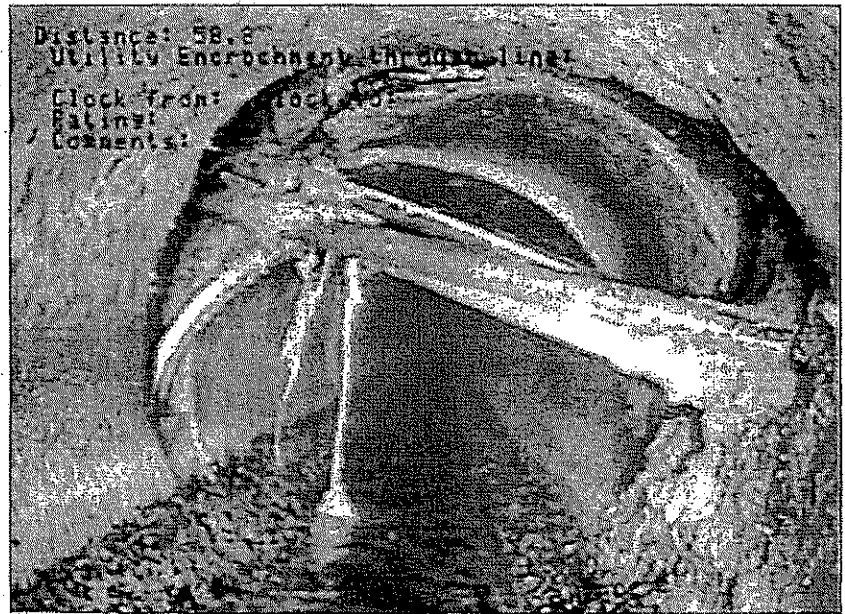
had areas with broken pipe sections, protruding services and minor humps and bellies. Of the remaining three trunk pipelines, about half of the pipe was determined to be in acceptable condition, not requiring rehabilitation.

Once the CCTV inspections were completed, the highest ranking segments of pipe were identified for CIPP installation. Due to the degradation and corrosion along the Ocean Drive Sewer Trunk, this trunk pipeline was determined to be the highest priority. The Ocean Drive trunk is approximately 4,200 feet in length, leaving 13,000 feet of CIPP remaining. The worst sections of the trunk lines, along with surface impacts, were considered when determining which segments to rehabilitate.

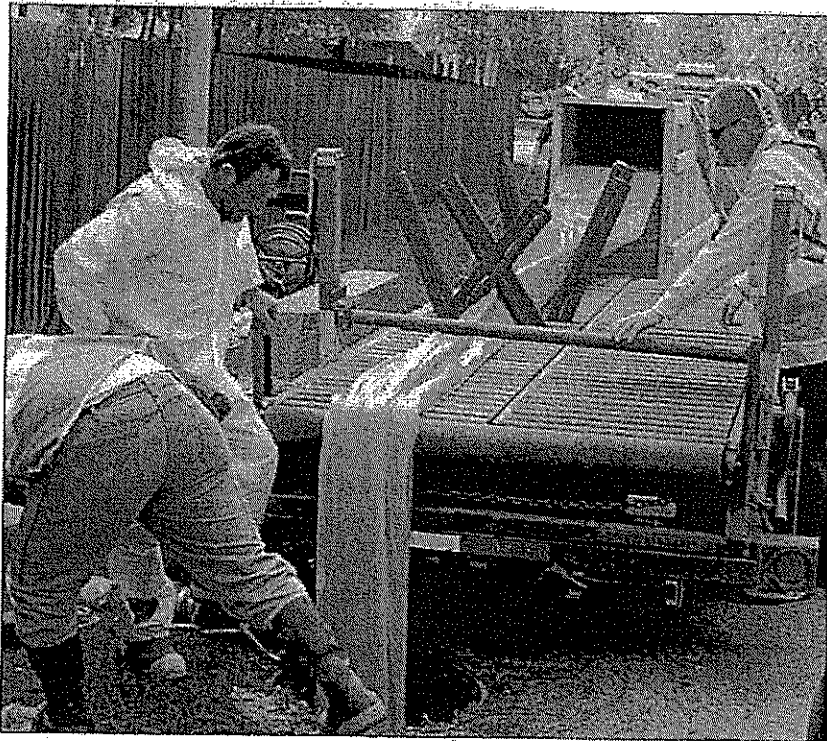
According to Meyer, "The utility learns a lot about their system by doing a project with CCTV inspections." In the case of this project, the City of Homer learned many lessons, including areas where electric lines were bored through the AC sewer pipe, how effective their routine maintenance was, areas where routine cleaning needs to focus more resources, as well as the overall condition of their wastewater collection system. All of which is nearly impossible by only viewing the system through the manholes.

CONSTRUCTION PHASE

Once the CCTV inspections were completed and evaluated, the summer months of 2010 were upon the City of Homer. The Contractor elected to stop work during the summer months due to increased flow rates in the sewer system from tourism activi-



Pipe prior to CIPP rehabilitation



CIPP installation

ties. Prior to stopping work, the Contractor was able to install three segments of CIPP along the Ocean Drive Sewer Trunk.

The contract was set up to pay for sewer bypassing per segment from manhole to manhole. This allowed the Contractor to give a bid price per segment; however, the total number of segments requiring bypassing could fluctuate depending on the

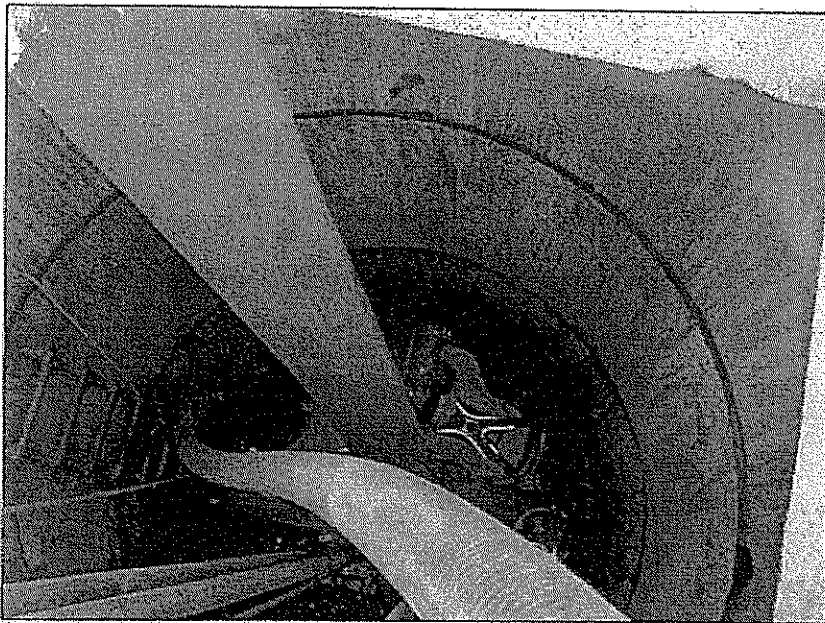
service connections.

To handle the main line bypassing, the Contractor used 6-inch Pioneer dry prime pumps. For the sewer services, the Contractor elected to temporarily block the services. This was made possible because the Contractor chose to install the CIPP after

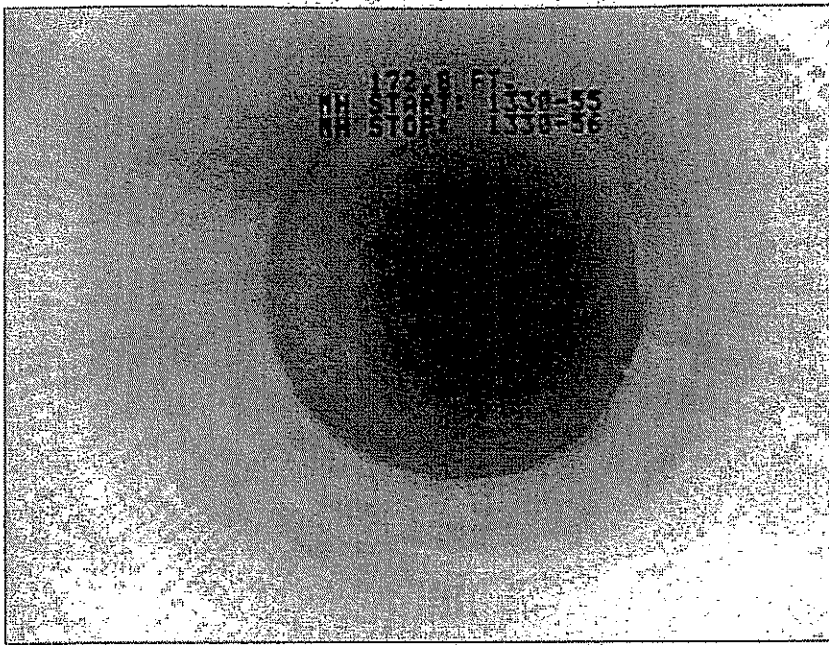
10:00 pm, when flows from the services were reduced.

A typical sanitary sewer trunk pipeline on the project was approximately 400 to 450 feet in length from manhole to manhole with two to 10 service connections. The Contractor used an ultra-violet (UV) curing CIPP system, and typical cure times for the project were two and a half feet per minute, or about three hours. The three hours did not include setup, pipe preparation, service reinstatements and break down.

The CIPP liner was manufactured by LightStream LP in San Diego California. LightStream was able to manufacture project specific liner thicknesses to Alaska on time per the contract requirements. The CIPP lin-



Liner insertion



Pipe after CIPP rehabilitation

ers were manufactured from LightStream's California plant, and were shipped via truck and barge to Alaska in enclosed containers to keep the sun's UV rays from setting off the resins.

pipe in areas where surface impacts would have made an open-cut remove and replace project cost a conservative 30 to 40 percent more to accomplish the work. *

PUBLIC IMPACT & VALUE

According to Meyer, when asked about the impact to the public, the CIPP process can be its own worst enemy when determining the impact to a community. "A typical road, playground, library, etc. type of project has a visual impact to the public. The public is inconvenienced during construction, but can admire the finished product. When installing a CIPP system underground, the vast majority of the public has a difficult time appreciating the reduced construction impact. With the exception of the Contractor and city officials, no one really sees the final product," he said.

The cost savings of a CIPP system were also realized by the City of Homer. Meyer mentioned that the entire project is planned to rehabilitate approximately 16,000 feet of

Steph
ENGINEERING LLC

Trenchless Engineering in Alaska for 22 Years



Engineering Experience in

- HDD
- Manhole Rehabilitation
- PTMT
- Pipe Condition Assessment
- Sliplining
- Stream Crossings
- Water Sewer Pipe CIPP

3900 Arctic Boulevard, Suite 204
Anchorage, AK 99517
907.562.1468

www.stephengineering.com

Jo Johnson

From: Walt Wrede
Sent: Wednesday, April 06, 2011 10:36 AM
To: Jo Johnson
Subject: COUNCIL QUESTIONS

Jo:

At the last meeting, Council member Hogan asked how much money the City had spent to date on the energy study and on the contract with Bill Smith at the Library. The answer is:

\$5,000 Energy Study, part of the larger contract with Brian Hirsch Consulting Group

\$ 12,600 Bill Smith contract, to improve energy efficiency and lower costs by changing software protocols with the mechanical ventilation system, among other things.

Walt

Jo Johnson

From: Regina Mauras
Sent: Wednesday, April 06, 2011 9:57 AM
To: Jo Johnson
Subject: US Bank Investments Security

I hope this answers Mr. Hogan's questions on the security of our Permanent Fund.

regina

From: ROD.CASTELDA@usbank.com [mailto:ROD.CASTELDA@usbank.com]
Sent: Wednesday, March 16, 2011 2:31 PM
To: Regina Mauras
Cc: sarah.viele@usbank.com
Subject: US Bank Investments

Hi Regina

My initial reaction would be what they mean by "secured"? Insured? Guaranteed?

All investments we manage for the City of Homer are always fully invested at all times. These underlying assets, weather fixed income or equity securities, are not part of the general assets of U.S. Bank and are held "off book", and therefore are not considered as deposit or assets of U.S. Bank. They are secured by the actual asset itself and the credit worthiness of the issuer. For example Treasury Bonds are secured by the good faith and credit of the U.S. Government, a corporate bond by the credit worthiness of that corporation the bond was issued by. This is primarily why the investment policy spells out the ratings for these investments, plus the limitations on same, that we invest the assets.

Hope this addresses the question and will be happy to discuss in our upcoming meeting on April 25th with the city council

Regards, Rod

Rod Castelda

Vice President and Relationship Manager U.S. Bank Institutional Trust & Custody
1420 Fifth Avenue 10th floor PD-WA-T10T Seattle WA 98101 ☎ Direct: 206-344-5470 ■ Cell: 206-799-3023 ☒ Fax:
206-344-5391
✉ rod.castelda@usbank.com



From: "Regina Mauras" <rmauras@ci.homer.ak.us>
To: <ROD.CASTELDA@usbank.com>
Cc: <sarah.viele@usbank.com>
Date: 03/16/2011 02:50 PM
Subject: RE: U.S. Bank Visit

Hi Rod & Sarah,

We have a council member who wants to know how our investments with you all are secured. Would you be so kind as to address this? There are a lot of investments with the monies we have invested with you, so I don't have an exact answer.

Thanks bunches,

Regina Mauras CPA, CFE, EA
Finance Director
CITY OF HOMER
491 East Pioneer Avenue
Homer AK 99603
(907) 435-3117

"Do not apply whiteout to your mistakes"

Jo Johnson

From: Thomas Klinkner [tklinkner@BHB.com]
Sent: Friday, April 01, 2011 5:51 PM
To: Walt Wrede
Cc: Jo Johnson
Subject: Council Questions

Walt,

You asked that I respond to two questions that Council member Hogan posed at the last Council meeting.

- 1. Did the Council violate the City Code by reducing its stipend during the last budget approval process?

Short answer: No.

Explanation: AS 29.20.620 provides that the Council shall by ordinance provide a method of determining the salaries of elected officials. Prior to the adoption of the 2011 City budget, HCC 1.24.040(m), titled "Salaries of elected officials", provides in part, "The Council may fix by ordinance the salaries of elected officials. The Councilmembers will receive a \$100.00 non wage stipend per month during their term of office as a reimbursement for expenses..." The subsection also later states, "An elected official may not receive any other compensation for service to the municipality unless specifically authorized to do so by ordinance. Per diem payments or reimbursements for expenses are not compensation under this section." Thus, the wording of HCC 1.24.040(m) is confusing. While the \$100/month "non wage stipend" is characterized as "a reimbursement for expenses," it actually is not provided in the form of a reimbursement, but in a fixed monthly amount. Thus, I would consider the \$100 stipend in HCC 1.24.040(m) to be a salary for the purpose of AS 29.20.620 and HCC 1.24.0540(m) and that the stipend may be changed only by ordinance.

I understand that the Council reduced its stipend by amending a line item in the City budget for 2011 during its deliberations on the budget. As required by HCC 1.24.040(m) the Council made this change by ordinance. The Council adopted the 2011 City budget by Ordinance 10-51(A). Section 4 of Ordinance 10-51(A) states, "The supporting Line Item Budget detail as presented by the Administration and reviewed by the City Council is incorporated as part of this Budget Ordinance." Thus, the change to Council members' stipend for 2011 was adopted by ordinance as required by HCC 1.24.040(m).

While the Council did not explicitly amend HCC 1.24.040(m) to reduce the stated amount of Council members' monthly stipend to \$50, that part of HCC 1.24.040(m) is superseded by the subsequent adoption of a reduced stipend amount by Ordinance 10-51(A), and HCC 1.08.060(c) authorizes the Clerk to revise HCC 1.24.040(m) accordingly.

- 2. Can the City Council exercise judicial powers?

Short answer: Yes.

While AS 29.20.050 provides that the legislative power of a city is vested in the council, this is not an exhaustive description of the powers of the Council. Moreover, the concept of separation of powers does not apply to municipal governments, and the quasi-judicial functions of city councils have long been recognized in Alaska. E.g., *Keiner v. City of Anchorage*, 378 P.2d 406, 410 (Alaska 1963).

Thomas F. Klinkner | Birch Horton Bittner & Cherot
1127 W 7th Avenue | Anchorage, AK 99501
Tel: (907) 276-1550 | Fax: (907) 276-3680
Email: tklinkner@bhb.com | Website: www.birchhorton.com

This transmittal may be a confidential attorney-client communication or may otherwise be privileged or confidential. If you are not the intended recipient, you have received this transmittal in error. Any review, dissemination, distribution or copying of this transmittal is strictly prohibited. If you have received this communication in error, please notify us immediately by reply or by telephone (907) 276-1550 and immediately delete this message and all attachments.

Office of the City Clerk

Jo Johnson, CMC, City Clerk
Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



491 E. Pioneer Avenue
Homer, Alaska 99603
(907) 235-3130
(907) 235-8121
ext: 2224, 2226, or 2227
Fax: (907) 235-3143
Email: clerk@ci.homer.ak.us

MEMORANDUM - REPORT

TO: MAYOR HORNADAY AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK
DATE: APRIL 5, 2011
SUBJECT: CURRENT BID(S) AND REQUEST FOR PROPOSALS

Sealed bids for the construction of Carter Drive Access Improvements, West Elementary Trail Construction, Jack Gist Park Drainage and Field Improvements projects will be received at the office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska 99603, until 2:00 PM, Tuesday, April 19, 2011, at which time they will be publicly opened and read.

Sealed bids for the construction of Deepwater Dock – Security Gate and Camera Systems project will be received at the Office of the City Clerk, City Hall, City of Homer, 491 E. Pioneer Avenue, Homer, Alaska, until 2:00 p.m., Thursday, April 21, 2011, at which time they will be publicly opened and read.

Request for Proposals To Lease Space In The Homer Education And Recreation Center (HERC) Currently Occupied By Kenai Peninsula College/West Homer Campus And The Boys & Girls Club. The City of Homer, Alaska is soliciting proposals and statements of interest and qualifications from government agencies, the private sector, and/or not-for-profit organizations to lease space in the Homer Education and Recreation Center (HERC), also known as the Old Intermediate School, located in Homer Alaska at 450 Sterling Highway. Proposals will be accepted for all or a portion of the available property. They will be received in the City Clkers office until 4 p.m. May 6, 2011

Sealed bids for the construction of Soundview Avenue/Woodard Creek Culvert Replacement project will be received at the office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until 2:00 PM, Tuesday, May 3, 2011, at which time they will be publicly opened and read.

CITY ATTORNEY REPORT

LAW OFFICES

BIRCH HORTON BITTNER & CHEROT

A PROFESSIONAL CORPORATION

1127 WEST SEVENTH AVENUE • ANCHORAGE, ALASKA 99501-3301 • TELEPHONE 907.276.1550 • FACSIMILE 907.276.3680

HAL R. HORTON (1944 - 1998)

RONALD G. BIRCH**
WILLIAM H. BITTNER
KATHRYN A. BLACK
SUZANNE CHEROT
ADAM W. COOK
JON M. DEVORE**
CHARLES R. EBERLE†*
JOSEPH H. FLACK
DOUGLAS S. FULLER*

MAX D. GARNER
DAVID KARL GROSS
TINA M. GROVIER
WILLIAM P. HORN*
STEPHEN H. HUTCHINGS
DANIEL C. KENT
THOMAS F. KLINKNER
DAVID E. LAMPP†0
STANLEY T. LEWIS

AMY W. LIMERES
JAMES H. LISTER†0
JENNIFER L. OWENS, Ph.D.
TIMOTHY J. PETUNENOS
ELISABETH H. ROSS**
AARON D. SPERBECK
KENNETH E. VASSAR
HOLLY C. WELLS

OF COUNSEL:
JENNIFER C. ALEXANDER

1155 CONNECTICUT AVE. N.W.
SUITE 1200
WASHINGTON, D.C. 20036
TELEPHONE 202.659.5800
FACSIMILE 202.659.1027

** D.C. AND ALASKA BAR
† MARYLAND BAR
0 VIRGINIA BAR
* D.C. BAR
ALL OTHERS ALASKA BAR

WRITER'S DIRECT DIAL 907.263.7268 • WRITER'S DIRECT FAX 907.276.3680 • tklinkner@bhb.com

March 22, 2011

VIA ELECTRONIC DELIVERY

Mr. Walt Wrede
City Manager
City of Homer
491 E. Pioneer Avenue
Homer, AK 99603-7624

RE: Advising City Adjudicatory Bodies
Our File No.: 506,742.1

Dear Walt:

This follows up on our discussion of the role that my firm can assume in advising City adjudicatory bodies, such as the Homer Advisory Planning Commission and the City Council acting as a Board of Adjustment. We have concluded that we may advise a City adjudicatory body in a matter where we also have advised City staff under the circumstances discussed below.

Frequently, City staff will consult an attorney from my firm in matters that eventually will be the subject of an adjudicatory proceeding before a City board or commission. For example, the Planning Department may ask us to review a draft enforcement order regarding a zoning violation before the City sends it to the property owner, who later may elect to appeal the enforcement order to the Planning Commission. The question then becomes whether there is any arrangement under which my firm can advise the adjudicatory body despite a firm attorney's previous involvement in the case.

We have concluded that my firm can advise the adjudicatory body under these circumstances, subject to the following conditions:

1. The attorney advising the adjudicatory body is not the same attorney who advised the City staff regarding the matter.
2. The attorney advising the adjudicatory body has no *ex parte* contact regarding the matter with the attorney who advised the City staff regarding the matter.

Mr. Walt Wrede
March 22, 2011
Page 2

3. The attorney advising the adjudicatory body may advise the body regarding procedural matters, and may assist the body in drafting its findings and decision, but cannot participate in the body's deliberations regarding its decision.

It is not generally the City's practice to have an attorney present the City staff's case to the adjudicatory body. However, case authority indicates that with the qualifications stated above, an attorney from my firm could even present the City staff's case while another attorney advised the adjudicatory body. Without an attorney from my firm acting in this direct advocate's role, my firm's advising the adjudicatory body would be even more defensible.

In most cases, I am the attorney at my firm that the City staff consults about matters that later may be the subject of an adjudication. If that is the case, Holly will be available to advise the adjudicatory body in the manner described above. From the outset of advising City staff in such a matter, I will take care to have no *ex parte* contact with Holly regarding the matter, so that she will not be disqualified from advising the adjudicatory body in the event the matter leads to an adjudicatory proceeding. In the less frequent case where Holly has the first contact with City staff regarding the matter, our roles will be reversed, and we will take the same precautions.

Of course, there still may be instances where my firm is disqualified from representing a City adjudicatory body by conflict of interest, such as where another party to the adjudication is a client of my firm. Depending on the circumstances, we would not advise any participant in the adjudication in the absence, at a minimum, of a waiver of the conflict by all participants.

Please let me know whether you have any questions about the procedure that we have proposed.

Yours truly,

BIRCH HORTON BITTNER & CHEROT



Thomas F. Klinkner

TFK:cmm

cc: Holly Wells

COMMITTEE REPORT(S)

PENDING BUSINESS

NEW BUSINESS

RESOLUTION(S)

CITY OF HOMER
HOMER, ALASKA

City Manager

RESOLUTION 11-036

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FEE SCHEDULE TO PROVIDE FOR LONG
TERM PARKING PERMIT FEES.

WHEREAS, The Port and Harbor Advisory Commission approved a Long Term Parking Plan;
and

WHEREAS, City Council approved the Long Term Parking Plan via Resolution 11-034(S); and

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby amends the City of
Homer Fee Schedule as follows:

PARKING FEES

Parking fees to be collected at Ramp 1, Ramp 2, Ramp 3 and Ramp 4, Memorial Day through Labor Day.
Two (2) to four (4) spaces at each Ramp are reserved as a "No Fee Loading Zone".
Parking fee is \$5 per calendar day, with a time limit of one (1) day maximum stay.

Long term parking annual permit fee: \$200.00

Long Term Parking annual permit fee for vessel owners paying annual moorage: \$100.00

Long term parking enforcement year around

**Annual permits for day use parking (Ramps 1-4) available for legal vehicles 20' or less / trailers still
subject to 7 day rule: \$250.00**

**Parking lot restrictions for long term parking, May 1 through October 1, as depicted on attached
map**

Existing code definitions for vehicles, junk vehicles, and fines for violations apply

Fines, \$25.00 per day

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 11th day of April, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: Revenue amounts not defined in CY2011 budget.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port and
Harbor Advisory Commission/
Port and Harbor Director

RESOLUTION 11-034(S)

A RESOLUTION OF THE CITY COUNCIL OF HOMER,
ALASKA, APPROVING A LONG TERM PARKING PLAN
FOR THE PORT AND HARBOR AREA ON THE HOMER
SPIT.

WHEREAS, Long term parking in the port and harbor area has been an issue of concern for many years and has generated a great deal of discussion; and

WHEREAS, The Draft Homer Spit Comprehensive Plan recommends that a permitting system be established to provide for long term parking there; and

WHEREAS, A long term parking plan and permitting system would better meet the needs of port and harbor customers and user groups, provide for a more orderly and efficient use of space, and generate revenues for future parking improvements; and

WHEREAS, The Port and Harbor Advisory Commission has approved a long term parking plan and has submitted a set of recommendations to the Council for consideration.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves the long term parking plan for the port and harbor area as submitted by the Port and Harbor Advisory Commission, described in Memorandum 11-046 dated February 15, 2011 to the Commission and Memorandum 11-047 dated March 16, 2011 to the Council, both of which are attached and incorporated herein.

BE IT FURTHER RESOLVED that the Council specifically approves the following key components of the "Plan"

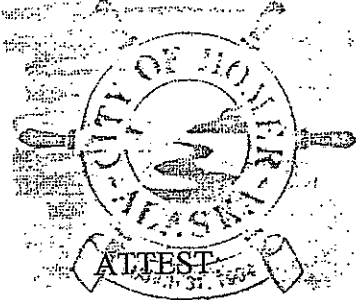
- Long term parking annual permit fee: \$200.00
- Long Term Parking annual permit fee for vessel owners paying annual moorage: \$100.00
- Long term parking enforcement year around
- Annual permits for day use parking (Ramps 1-4) available for legal vehicles 20' or less still subject to 7 day rule: \$250.00
- Parking lot restrictions for long term parking, May 1 through October 1, as depicted on attached map

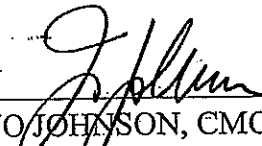
- Existing code definitions for vehicles, junk vehicles, and fines for violations apply
- Fines, \$25.00 per day

PASSED AND ADOPTED by the Homer City Council this 29th day of March, 2011.

CITY OF HOMER


JAMES C. HORNADAY, MAYOR




JO JOHNSON, CMC, CITY CLERK

Fiscal Note: Signage, supplies, estimated cost less than \$5,000.

**CITY OF HOMER
HOMER, ALASKA**

Mayor/City Council

RESOLUTION 11-037

**A RESOLUTION OF THE CITY COUNCIL APPROVING THE
CITY OF HOMER 2011 LAND ALLOCATION PLAN.**

WHEREAS, The Property Management Policy and Procedures Manual sets policy for municipal land management; and

WHEREAS, Chapter 3 of the Property Management Policy and Procedures Manual establishes that a Land Allocation Plan will be developed annually; and

WHEREAS, The City Council, with members of the Port and Harbor and Parks and Recreation Advisory Commissions present, discussed the Land Allocation Plan during a Joint Worksession on March 29, 2011; and

WHEREAS, The recommendations via Memorandums 11-040, 11-041, 11-042, 11-043, 11-052, and 11-053 from Planning, the Lease Committee, Planning Commission, Parks and Recreation Advisory Commission, and Library Advisory Board were considered.

NOW, THEREFORE, BE IT RESOLVED by the City Council that the City of Homer 2011 Land Allocation Plan is hereby approved with the following notation changes:

PASSED AND ADOPTED by the Homer City Council this 11th day of April, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: N/A

Office of the City Clerk

Jo Johnson, CMC, City Clerk
Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



491 E. Pioneer Avenue
Homer, Alaska 99603
(907) 235-3130
(907) 235-8121
ext: 2224, 2226, or 2227
Fax: (907) 235-3143
Email: clerk@ci.homer.ak.us

MEMORANDUM - 11-054

TO: MAYOR HORNADAY AND HOMER CITY COUNCIL
FROM: JO JOHNSON, CMC, CITY CLERK
DATE: APRIL 5, 2011
SUBJECT: RESOLUTION 11-037 - LAND ALLOCATION PLAN

The following recommendations to the Land Allocation Plan were presented by the Lease Committee, Parks and Recreation Advisory Commission, Library Advisory Board, and the Planning Technician.

For the recommendations to be adopted in the 2011 Land Allocation Plan, Council by motion may add the recommendations to Resolution 10-37 under the NOW, THEREFORE, BE IT RESOLVED clause.

1. Support the Kachemak Bay Wooden Boat Society lease proposal on the south east corner of Tract 1-A, page B-6. No campground revenue would be lost. (KPB Parcel #181-031-17)
2. Designate and define a 10,000 sq. ft. portion of Tract 1-A, page B-6, and make the land available for Request for Proposals. (KPB Parcel #181-031-17)
3. Seawall lots 43 and 44 Oscar Munson Subdivision, page C-14, retain for open space, view shed and erosion protection of infrastructure such as water and sewer lines. (KPB Parcel #177-177-06, 07)
4. NW of Karen Hornaday Park, 10 acres, page C-7, retain for a future park. (KPB Parcel #175-040-03)
5. Lots 10, 21, 24, and 25 along/near Kachemak Drive, pages C-10, 11, 12, retain for future Kachemak Drive Trail and rest areas. (KPB Parcel #179-080-09, 15, 25, 26)
6. Offer for sale to the general public the land referred to as "Old Library Land" page D-3 in the Land Allocation Plan, and if it is not sold then to designate as a conservation buffer.

7. Sell lot along Kachemak Drive – KPB Parcel # 179-080-50 South ½ of Government Lot 30 Lying West of Kachemak Drive.

RECOMMENDATION:

Select the recommendations you would like included in the 2011 Land Allocation Plan and by motion add them to Resolution 11-037.

“WHERE THE LAND ENDS AND THE SEA BEGINS”

To access City Clerk’s Home Page on the Internet: <http://clerk.ci.homer.ak.us>

City of Homer

Memorandum 11-040

To: Mayor & Council
Thru: Walt Wrede, City Manager *W. Wrede*
From: Terry Felde on behalf of the Lease Committee *T. Felde*
CC: Planning Commission
Port & Harbor Commission
Date: January 5, 2011
Re: Land Allocation Plan

At the Lease Committee Meeting held on October 14, 2010, the Committee reviewed a Lease Application from the Kachemak Bay Wooden Boat Society requesting that a 10,000 square foot portion of Lot TR1-A be made available to them for a long term lease. Lot TR1-A is not currently included in the Land Allocation Plan.

The Lease Committee motioned and approved the following recommendations:

The Lease Committee recommends the Land Allocation Committee consider the proposal from Kachemak Bay Wooden Boat Society during the Land Allocation Meeting early in 2011.

The Lease Committee further recommends that if Council agrees to make the land available to Kachemak Bay Wooden Boat Society that it should be advertised in a Request for Proposals in keeping with Chapter 4 of the City Lease Policy.

Enclosures: Kachemak Bay Wooden Boat Society Lease Application



Memorandum 11-052

To: Mayor Hornaday & City Council
Thru: Walt Wrede, City Manager *W. Wrede*
From: Terry Felde, Lease Committee Staff *T. Felde*
Date: March 25, 2011
Re: **Land Allocation Plan Recommendation Update**

This memo is an update to the January 5, 2011 memo from the Lease Committee regarding the Land Allocation Plan.

At the Lease Committee Meeting held on February 9, 2011, the Committee revised the previous recommendation outlined in the January 5th memo by removing the words "to Kachemak Bay Wooden Boat Society" in the second portion of the recommendation.

The final Land Allocation Plan recommendations from the Lease Committee are as follows:

- 1) ***The Lease Committee recommends the Land Allocation Committee consider the proposal from Kachemak Bay Wooden Boat Society during the Land Allocation Meeting early in 2011.***

The Lease Committee further recommends that if Council agrees to make the land (a portion of Lot TR-1-A) available that it should be advertised in a Request for Proposals in keeping with Chapter 4 of the City Lease Policy.

If the Council decides to make the land available for RFP:

The Lease Committee also recommends that the City Planner, the Port & Harbor Director, and the City Manager designate and define a 10,000 SF portion of Lot TR-1-A.

Background

In 1983, the City purchased four properties, including this lot, for \$1,500,000. (With inflation, that would be \$3,284,000 in 2010 dollars). The lot in question, Lot TR-1-A, is 11.27 acres, including about 3.5 acres of

beach/tidelands. Current activities on the lot include the theater, a city campground/RV park, restrooms, picnic area, Homer Spit Trail, RV dump station, truck bypass road and dredge spoil staging.

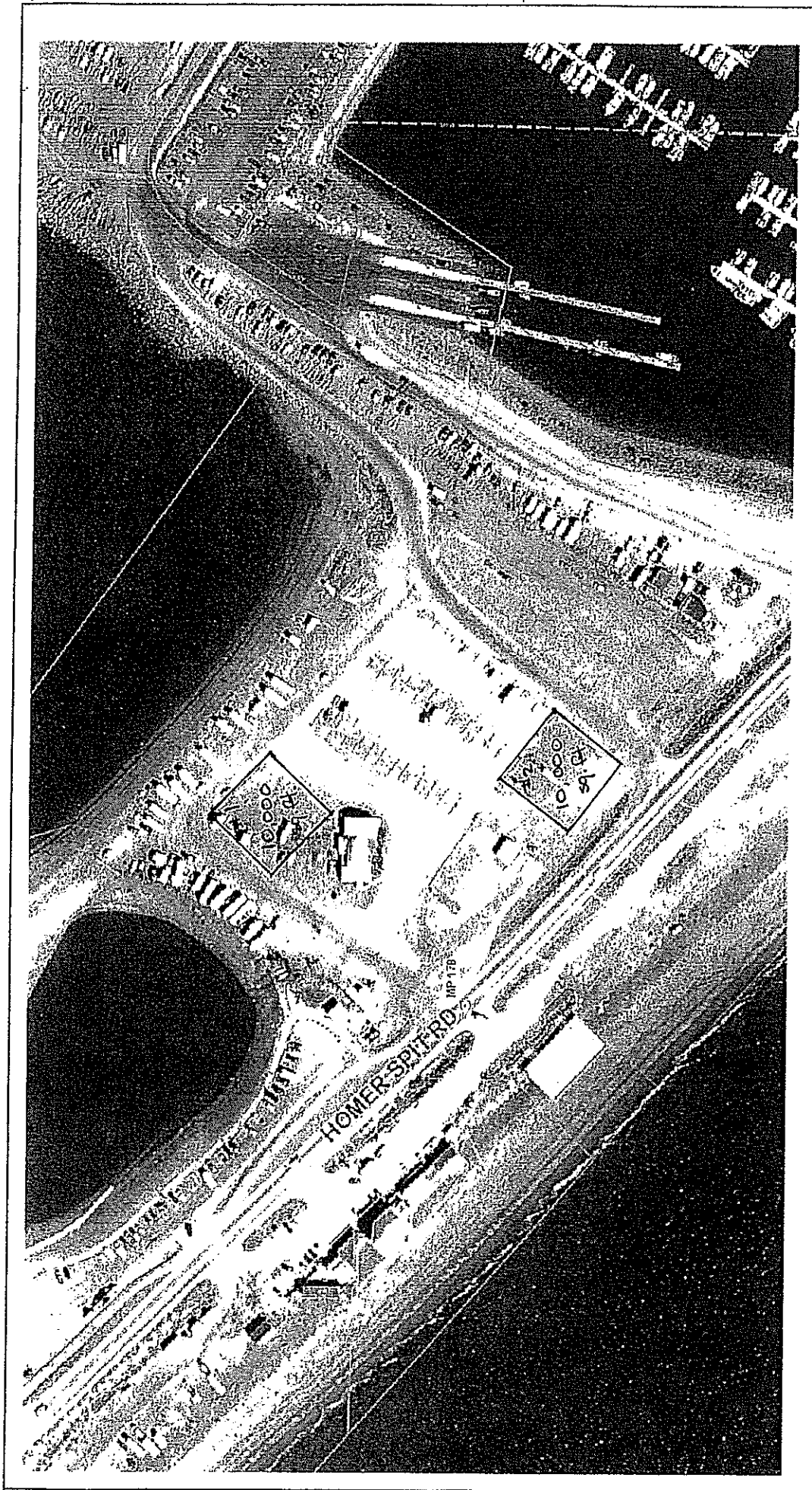
Kachemak Bay Wooden Boat Society has proposed to lease about ¼ acre for 30 years for \$1 a year. The Society would like to lease land along the beach, where there are RV campsites currently. The City campground generates revenue for the General Fund. If the campground area is reduced to allow for a lease to the Society, it is expected revenue will decline by \$5,000 to \$6,000 per year. To capture \$6,000 in revenue to the General Fund, additional taxable sales of \$133,000 at a tax rate of 4.5% would be needed.

If the Council decides to make a portion of Lot TR-1-A available for lease, the attached parcel view of Lot TR-1-A designates two possible portions for consideration. Area 1 encompasses the campground as indicated in the previous paragraph, but may be preferable as it is close to areas already set aside for recreation. Area 2 consists of an overflow area for camping, reducing the loss of campground revenue to only high occupancy days. However, utilizing Area 2 would limit future economic activity options for the Port and Harbor account.

While considering the future use of this land, Council should keep in mind that the lease with the Pier One Theatre for \$1 a year on a portion of Lot TR-1-A expires on December 9, 2011.

- 2) ***The Lease Committee recommends City Council designate a portion of Lot 12A, no closer than 150 feet to ramp five and up to Freight Dock Road, be made available for rent to itinerant merchants for a flat rate, with the square footage and location to be determined as needed by the Harbormaster or City Manager.***
- 3) ***The Lease Committee recommends that City Council include for lease Lots 4-11, 19-20, a portion of Lot 13B, 9A and 10A as shown in the Land Allocation Plan.***

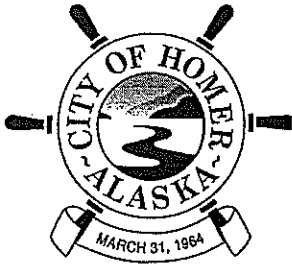
Enclosure: KPB Parcel View of Lot TR-1-A



KPB Parcel Viewer

Printed: Feb 15, 2011





City of Homer Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-3106
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.ci.homer.ak.us

MEMORANDUM 11-041

TO: Mayor Hornaday and Homer City Council
FROM: Homer Advisory Planning Commission
DATE: March 17, 2011
SUBJ: Land Allocation Plan

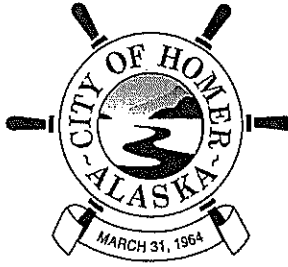
At the March 16, 2011 regular meeting, the Homer Advisory Planning Commission voted unanimously to forward the following information to City Council regarding the Land Allocation Plan:

The Homer Advisory Planning Commission (HAPC) respectfully declines to participate in the Land Allocation Process. There are other avenues to provide input regarding land allocation should the need arise. Personal comments can be submitted by any member of the HAPC, but they will not be representing the Planning Commission.

The current structure of review is not an effective or useful use of the Commission's time. The process and timeframe do not allow for any meaningful dialogue between the HAPC and the Council.

The Commission is not provided information to make decisions on; we are presented with hundreds of pages of properties and their designations. The HAPC could spend hours reviewing and discussing the numerous properties to no avail.

The Comprehensive Plan serves as the guiding document for future Land Use discussion outside of the code regulations in the City of Homer. Staff is the best resource for adherence to the Comprehensive Plan and Title 21.



City of Homer Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-3106
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.ci.homer.ak.us

MEMORANDUM 11-042

To: Mayor Hornaday and Homer City Council

From: Julie Engebretsen, Planning Technician

Date: March 18, 2011

RE: Park and Recreation Advisory Commission Land Allocation Recommendations

At the March 17th 2011 Regular Park and Recreation Advisory Commission meeting, the Commission made the following recommendations on the Land Allocation Plan.

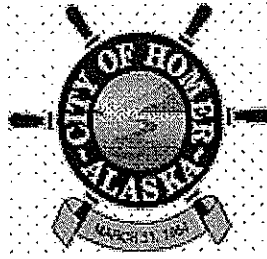
1. Support the Kachemak Bay Wooden Boat Society lease proposal on the south east corner of Tract 1-A, page B-6. No campground revenue would be lost.
2. Seawall lots on page C-14 – retain for open space, veiwshed and erosion protection of infrastructure such as water and sewer lines.
3. Page C-7, ten acres NW of Karen Hornaday Park - retain for a future park.
4. Pages C-10, 11, 12 lots along/near Kachemak Drive - retain for future Kachemak Drive Trail and rest areas.



Office of the City Clerk

Jo Johnson, CMC, City Clerk

Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



491 E. Pioneer Avenue
Homer, Alaska 99603-7624

(907) 235-3130
(907) 235-8121
Extension: 2227
Extension: 2224
Extension: 2251
Fax: (907) 235-3143
Email: clerk@ci.homer.ak.us

MEMORANDUM 11-043

TO: MAYOR HORNADAY AND CITY COUNCIL

FROM: LIBRARY ADVISORY BOARD

DATE: MARCH 21, 2011

SUBJ: RECOMMENDATIONS FOR THE 2011 LAND ALLOCATION PLAN

Background

The Library Advisory Board discussed the status of two parcels included in the 2010 Land Allocation Plan. Below is an excerpt of those minutes reflecting their recommendations on those parcels.

NEW BUSINESS

A. *Land Allocation Plan (LAP) Review and Recommendations*

Deputy City Clerk Krause gave a brief summary on what was required of the Board for their part in making recommendations on what Council should do with City owned property. It was noted that usually the Board only comments on land affecting or belonging to the Library. The parcels on page D-3 and D-4 of the LAP were reviewed. It is believed the previously recommended selling the parcels and applying the funds to the outstanding loans. A discussion developed on the previous attempts to sell the parcel and what would be the best course for the land off of Main Street and Pioneer Avenue. After further review of the LAP the Boardmembers made the following recommendations:

FAULKNER/WAGNER - MOVED TO OFFER FOR SALE TO THE GENERAL PUBLIC THE LAND REFERRED TO AS "OLD LIBRARY LAND" PAGE D-3 IN THE LAND ALLOCATION PLAN, AND IF IT IS NOT SOLD THEN TO DESIGNATE AS A CONSERVATION BUFFER.

There was no further discussion.

VOTE. YES. LARSON, SEAMAN, FAULKNER, MUNN, WAGNER.

Motion carried.

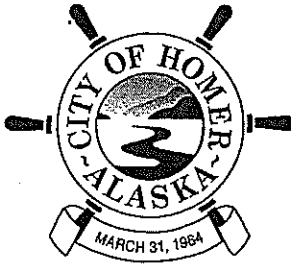
WAGNER/SEAMAN - MOVED TO LEAVE THE DESIGNATION FOR THE LAND ADJACENT TO THE LIBRARY AS IS, NATURAL HABITAT AS PREVIOUSLY DESIGNATED.

There was no further discussion.

VOTE. YES. WAGNER, MUNN, FAULKNER, SEAMAN, LARSON.

Motion carried.

There was no further discussion or recommendations on the Land Allocation Plan.



City of Homer Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-3106
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.ci.homer.ak.us

MEMORANDUM

11-053

To: Mayor Hornaday and the Homer City Council
Through: Walt Wrede, City Manager *W. Wrede*
From: Julie Engebretsen, Planning Technician
Date: March 25, 2011
Re: 2011 Draft Land Allocation Plan

No Action Required

RE: Parcel 179-080-50 South ½ of Gvt Lot 30 lying West of Kachemak Drive
Current Designation: Sell

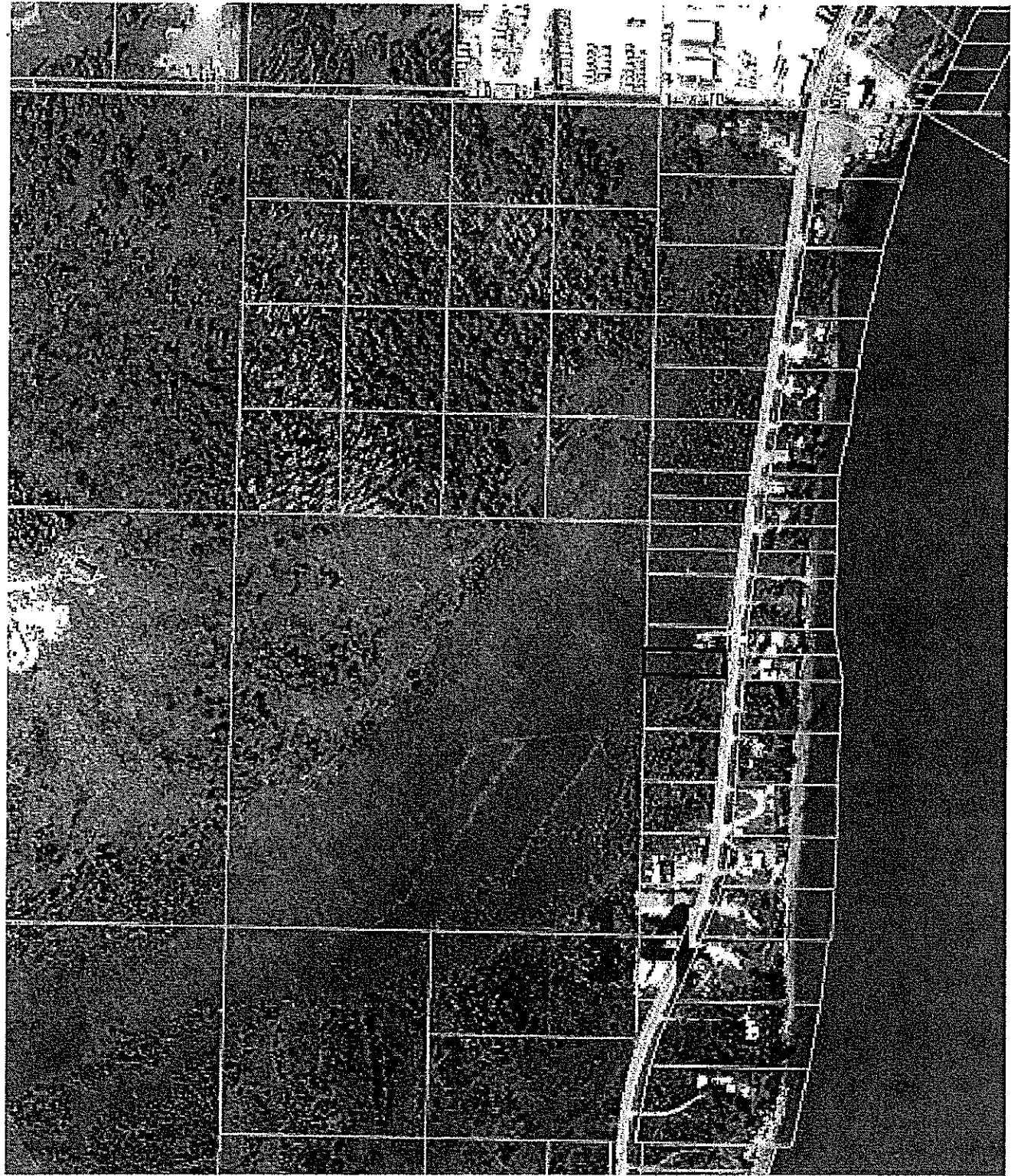
Synopsis

The City acquired a parcel on Kachemak Drive from the Kenai Peninsula Borough, through tax foreclosure. Planning staff received the deed to the land after the draft land allocation plan had been prepared, so the parcel is not part of the draft plan. When council approved the property acquisition from the Kenai Peninsula Borough, Council designated that this lot should be sold (Ord 10-24(S)). When staff prints the final 2011 Land Allocation Plan, this lot will be included as one for sale, unless Council makes another designation.

Attachments

Map
Quitclaim Deed
Ordinance 2010-24(S)





KPB Parcel Viewer



Printed: Mar 29, 2011



QUITCLAIM DEED

The GRANTOR, KENAI PENINSULA BOROUGH, an Alaska municipal corporation, whose address is 144 North Binkley Street, Soldotna, Alaska 99669, for ten dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and pursuant to KPB Ordinance 2010-38 enacted November 9, 2010, and City of Homer Ordinance 10-24(S) enacted on May 24, 2010, conveys and quitclaims unto the GRANTEE, CITY OF HOMER, an Alaska municipal corporation, whose address is 491 E. Pioneer Avenue, Homer, AK 99603, as an estate in fee simple, all of the right, title and interest of Grantor, if any, in the following described real property located in the Homer Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

**S½ of Govt Lot 30 lying west of Kachemak Drive
Sec 14, T6S, R13W Seward Meridian (KPB Tax Parcel No. 179-080-50)**

TOGETHER WITH all the improvements thereon, if any, and all rights of the Grantor to any and all hereditaments and appurtenances thereto, and

SUBJECT TO any taxes and assessments, exceptions, reservations, restrictions, rights of entry, conditions, covenants, easements, rights-of-way, encroachments either of record or ascertainable by physical inspection.

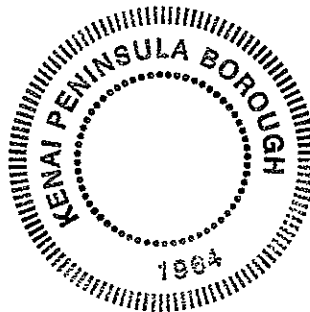
Dated this 5th day of January, 2011.

KENAI PENINSULA BOROUGH:

David R. Carey
David R. Carey
Borough Mayor

ATTEST:

Johni Blankenship
Johni Blankenship
Borough Clerk



NOTARY ACKNOWLEDGMENT

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 5th day of January, 2011 by David R. Carey, Mayor of the Kenai Peninsula Borough, an Alaska municipal corporation, for on behalf of the corporation.



Katie Ring
Notary Public in and for Alaska
My commission expires: w/office

Please return to: Walt Wrede, City Manager
 City of Homer
 491 E. Pioneer Avenue
 Homer, AK 99603



>

Published on *City of Homer Alaska Official Website* (<http://www.cityofhomer-ak.gov>)

Ordinance ID:

10-24(S)

Ordinance Status:

Adopted

Ordinance Summary:

An Ordinance of the City Council of Homer, Alaska, Purchasing Tax Foreclosure Property owned by the Kenai Peninsula Borough (KPB) for the Amount of \$386.83, Legal Description T6S, R13W, Sec 14, Seward Meridian, HM S1/2 of Govt Lot 30 Lying West of Kachemak Drive, Last Owner of Record Elmer Daarud, Located at 4757 Kachemak Drive, Finding That a Public Need for the Property Does Not Exist, Determining to Offer the Property for Sale, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager

CITY OF HOMER
HOMER, ALASKA

City Manager

ORDINANCE 10-24(S)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, PURCHASING TAX FORECLOSURE PROPERTY OWNED BY THE KENAI PENINSULA BOROUGH (KPB) FOR THE AMOUNT OF \$386.83, LEGAL DESCRIPTION T 6S R 13W SEC 14 SEWARD MERIDIAN HM S1/2 OF GOVT LOT 30 LYING WEST OF KACHEMAK DR, KPB TAX PARCEL NUMBER 179-080-50, LAST OWNER OF RECORD ELMER DAARUD, LOCATED AT 4757 KACHEMAK DRIVE, FINDING THAT A PUBLIC NEED FOR THE PROPERTY DOES NOT EXIST, DETERMINING TO OFFER THE PROPERTY FOR SALE, AND DESIGNATING ITS USE FOR PUBLIC PURPOSE AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, Homer City Code 18.06.010(a), Real property acquisitions, authority, provides that the City may acquire, own and hold real property within or outside the City boundaries by any lawful means or conveyance, and may exercise all rights and powers in the acquisition, ownership and holding of real property as if the City were a private person; and

WHEREAS, The KPB Land Trust Fund paid \$386.83 to the Borough's General Fund for unpaid taxes and interest upon KPB tax parcel number 179-080-50 and has proposed to convey by quitclaim deed said parcel to the City of Homer for \$386.83; and

WHEREAS, The Kachemak Drive Phase II Water and Sewer Project includes this property, making it advantageous for the KPB to convey the parcel to the City of Homer to avoid a Local Improvement District (LID) assessment; and

WHEREAS, Pursuant to the provisions of Homer City Code 18.06.030, 18.06.042, and 18.06.044 Real property acquisitions, designation for public use, and authorization for the appropriation, the Council finds that there is no public need for KPB tax parcel number 179-080-50 and determines that the property should be offered for sale shall be retained for a public purpose and classified as "undesigned".

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The City of Homer hereby appropriates funds as follows:

Account No.	Description	Amount
256-378/379	Purchase / KPB Parcel Number 179-080-50	\$386.83

Section 2. The City Manager is hereby authorized to execute the appropriate documents for the purchase of property described as follows:

Record Owner
 KPB Tax Parcel Number Legal Description Borough Assessed Property Value Acreage
 Kenai Peninsula Borough 179-080-50 T 6S R 13W Sec 14 Seward Meridian HM S1/2 of
 Govt Lot 30 Lying West of Kachemak Dr \$2,300.00 0.49 acre

Section 3. This is a budget amendment ordinance, is temporary in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this _____ day of _____, 2010.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and approved as to form:

Walt Wrede, City Manager Thomas F. Klinkner, City Attorney

Date: _____ Date: _____

Fiscal Note: Fiscal Information included in body of Ordinance.

Ordinance Dates

Ordinance Introduction Date:

Mon May 10th, 2010

Ordinance Public Hearing Date:

Mon May 24th, 2010


Ordinance Second Reading Date:

Mon May 24th, 2010

Ordinance Effective Date:

Tue May 25th, 2010

Ordinance Files

 [Ordinance 10-24\(S\)](#)

Source URL (retrieved on 2011-03-09 13:02): <http://www.cityofhomer-ak.gov/ordinance/ordinance-10-24s-approving-purchase-tax-foreclosed-property-owned-kenai-peninsula-borough>

2011 Land Allocation Plan *Draft*
City of Homer

Adopted by Resolution 2011-

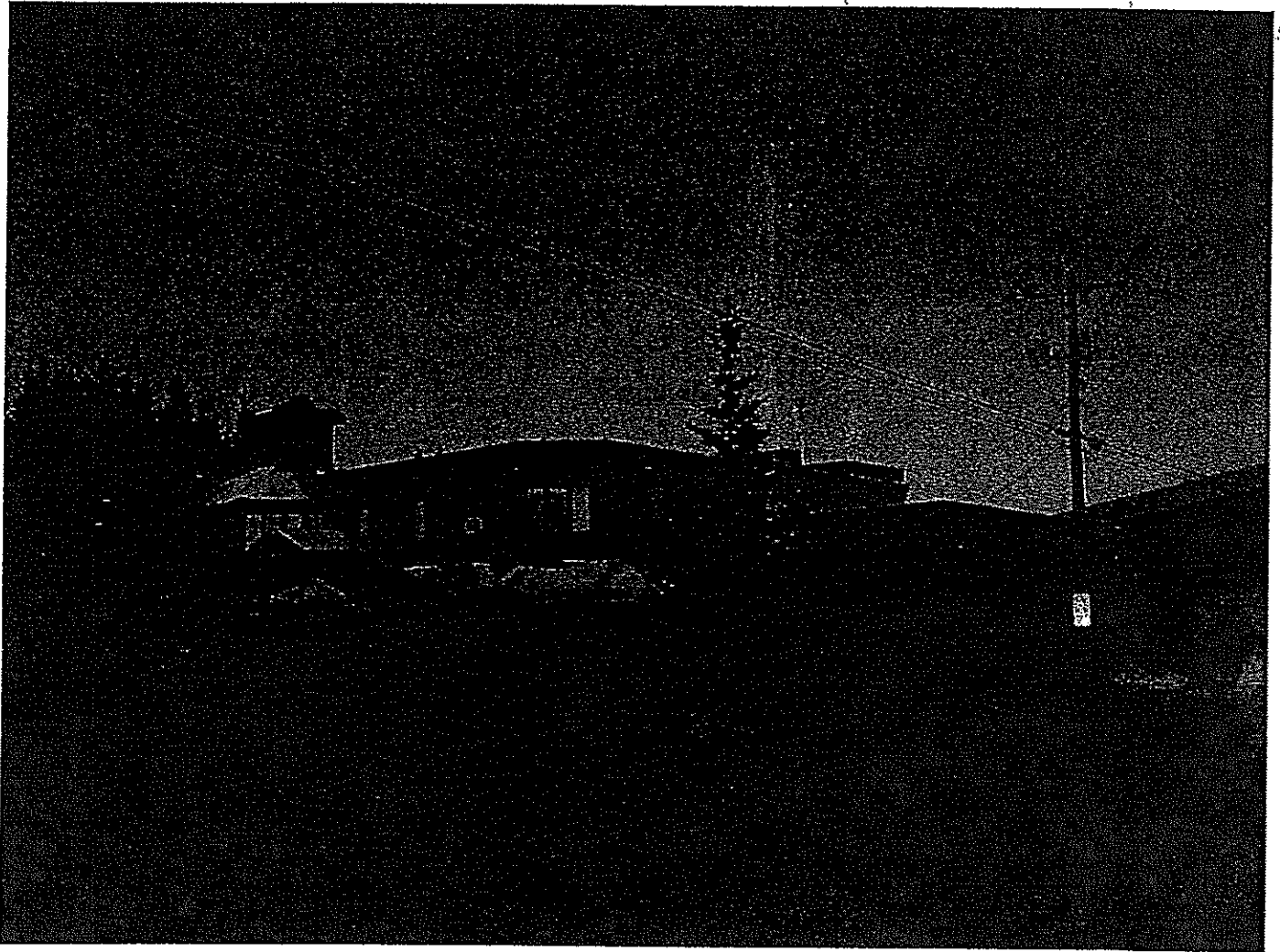


Table of Contents

Sections

- A. Lands Available For Lease**
- B. Leased Lands**
- C. Other City lands, generally undesignated**
- D. City Facilities**
- E. Parks, Green space, cemeteries**
- F. Bridge Creek Lands**
- G. Conservation Easement Lands**

Index—City lands listed by parcel number

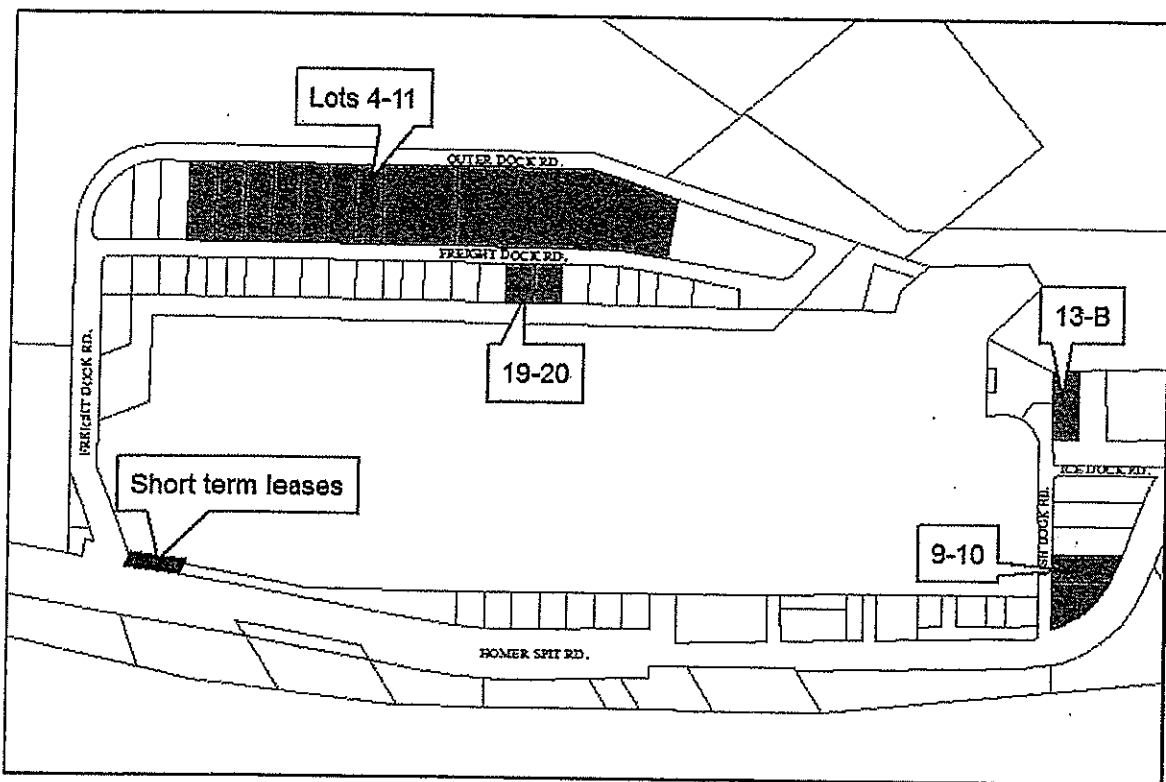
Appendix - Homer Harbor Map

Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

Section A

Lands available for lease

The following lots are available for lease in 2011. Lease procedures follow the City of Homer Lease Policy, and City Code.



Intentionally Blank

Designated Use:
Acquisition History:

Area: acres

Parcel Number:

2006 Assessed Value:

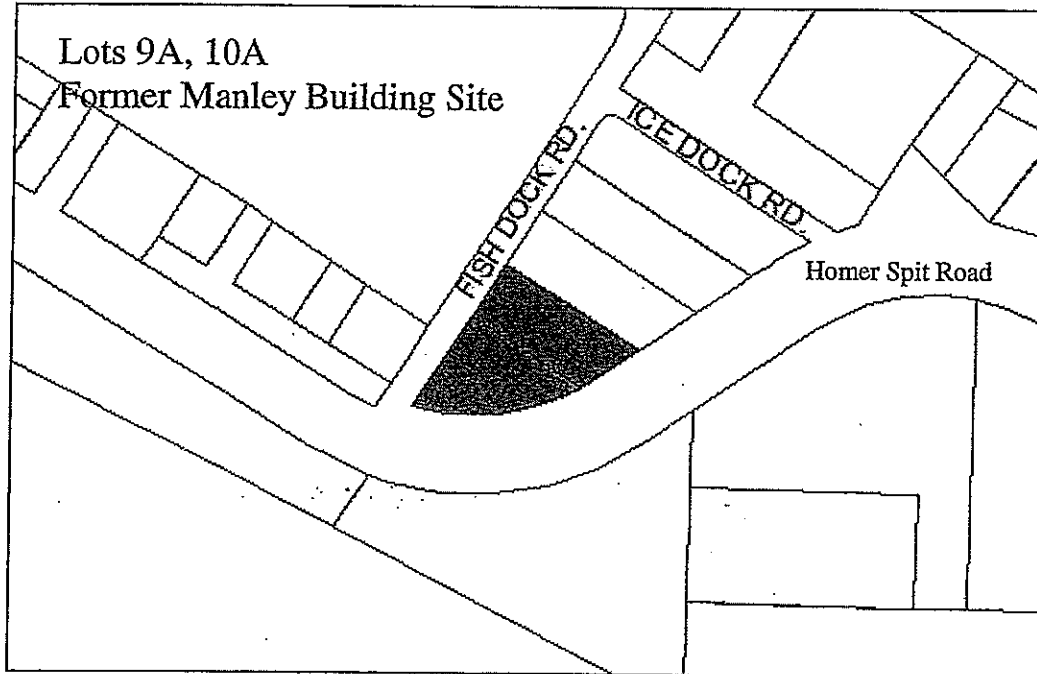
Legal Description:

Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

Address:

Finance Dept. Code:



Designated Use: Lease
Acquisition History:

Area: 1.05 acres (0.52 and 0.53 acres)

Parcel Number: 18103477, 78

2009 Assessed Value: Land value \$391,700

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A

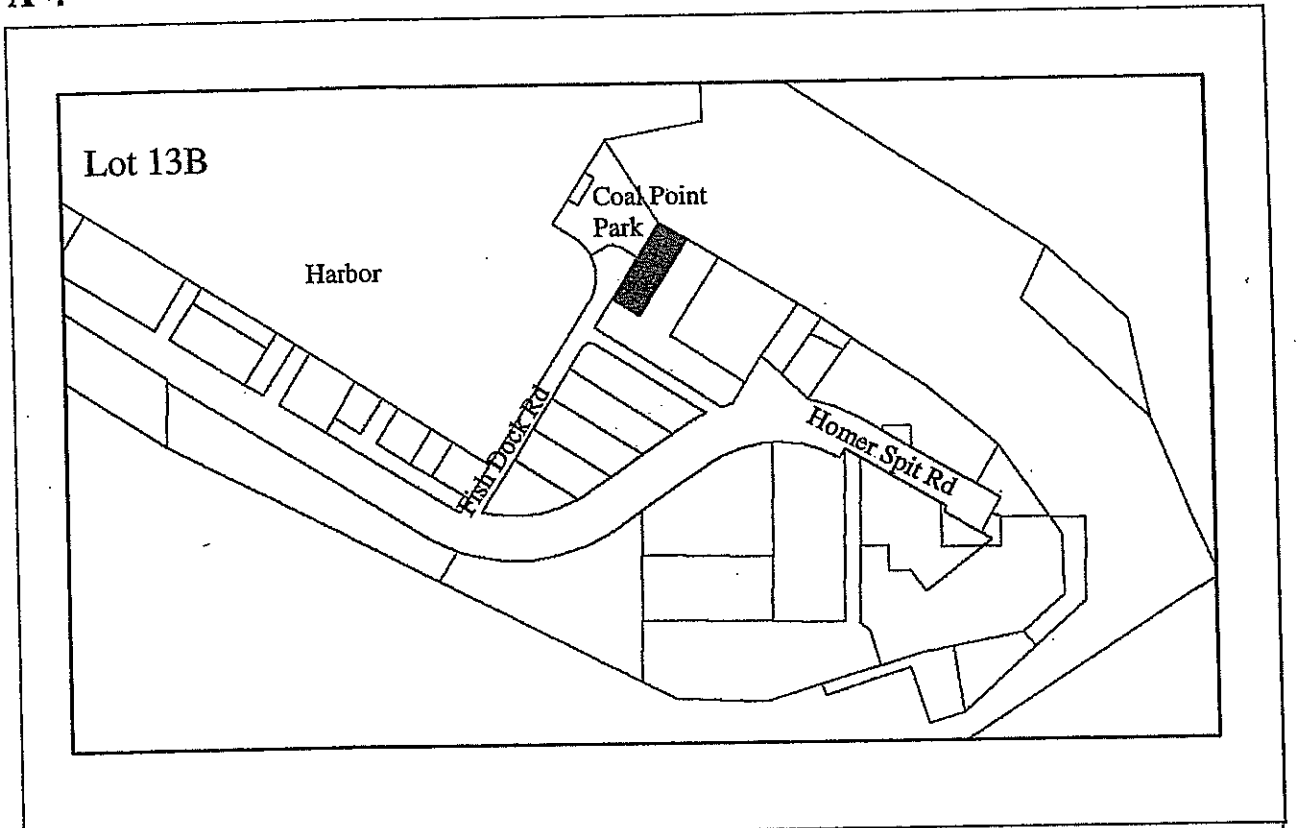
Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

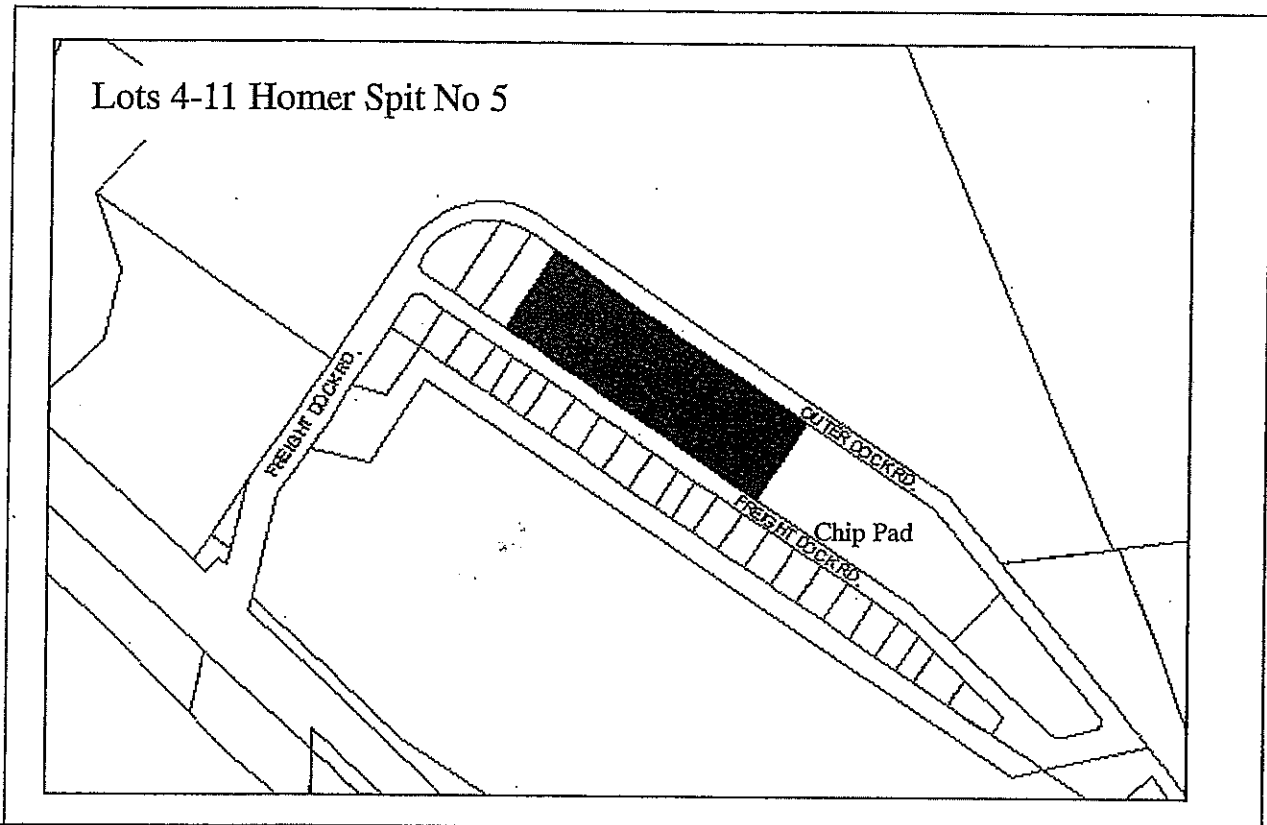
Address:

Former Manley building lots. Has been re-subdivided into two lots, rather than original three.

Finance Dept. Code:



Designated Use: Lease	
Acquisition History:	
Area: 0.52 acres	Parcel Number: 18103425
2009 Assessed Value: \$194,400	
Legal Description: City of Homer Port Industrial Subdivision No 2 Lot 13B	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved/gravel road access	Address: Fish Dock Road
<p>A portion is leased to Snug Harbor, 1 year atypical lease through 9/30/2010. Month to month leases as of January 2011. Lease negotiations underway for a 5 year lease with two 1 year options.</p> <p>Former Porpoise Room lot. Fisheries use encouraged but not required.</p>	
Finance Dept. Code:	



Designated Use: Lease Lands
Acquisition History:

Area: 6.47 acres. Small lots are 0.67 acres, large lot is 1.78 acres	Parcel Number: 181032 23-30
---	------------------------------------

2006 Assessed Value: \$2,100,700. Smaller lots valued at \$235,500. One large lot valued at \$452,900

Legal Description: Homer Spit Subdivision No. 5 Lots 4 through 11

Zoning: Marine Industrial

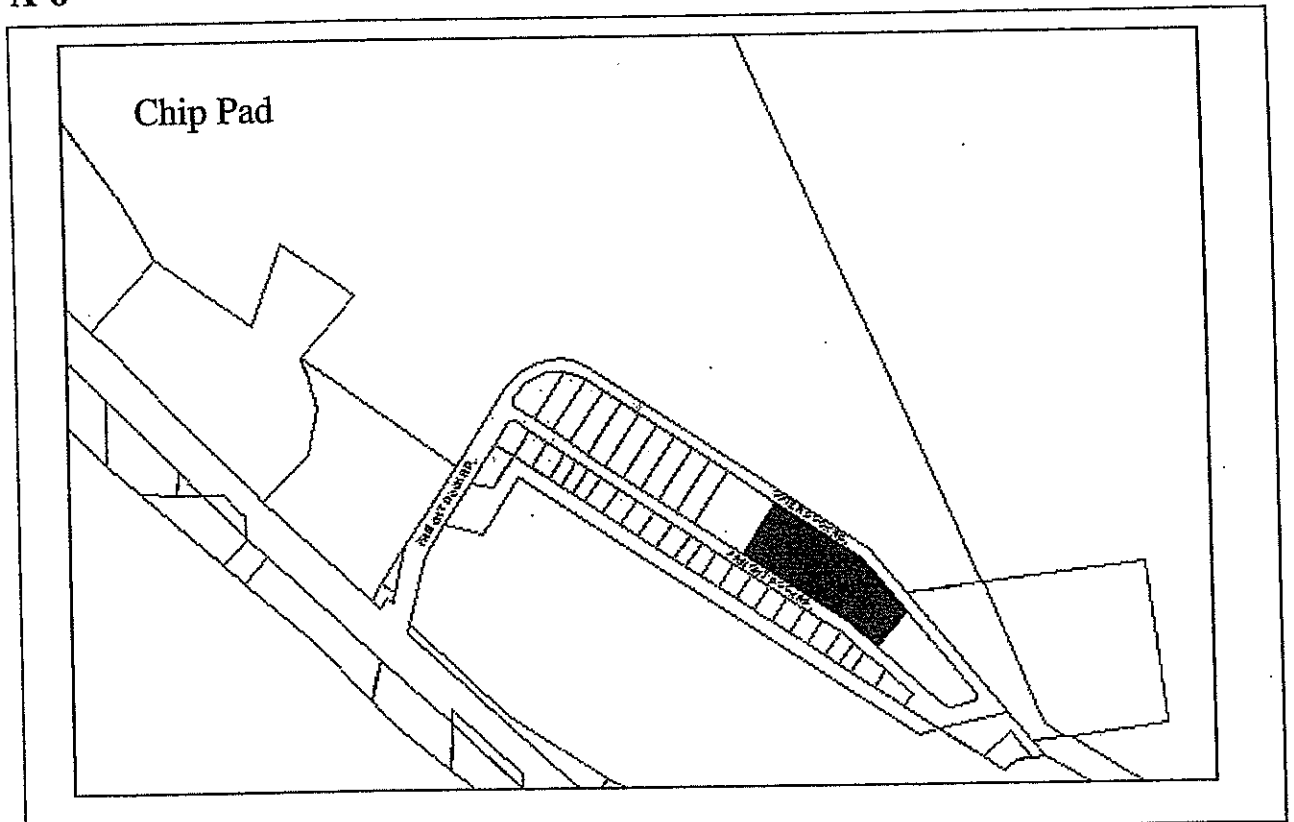
Infrastructure: Water, sewer, paved road access	Address:
--	-----------------

Not available for long term lease. Used for seasonal summer parking. May be available for short term winter leases.

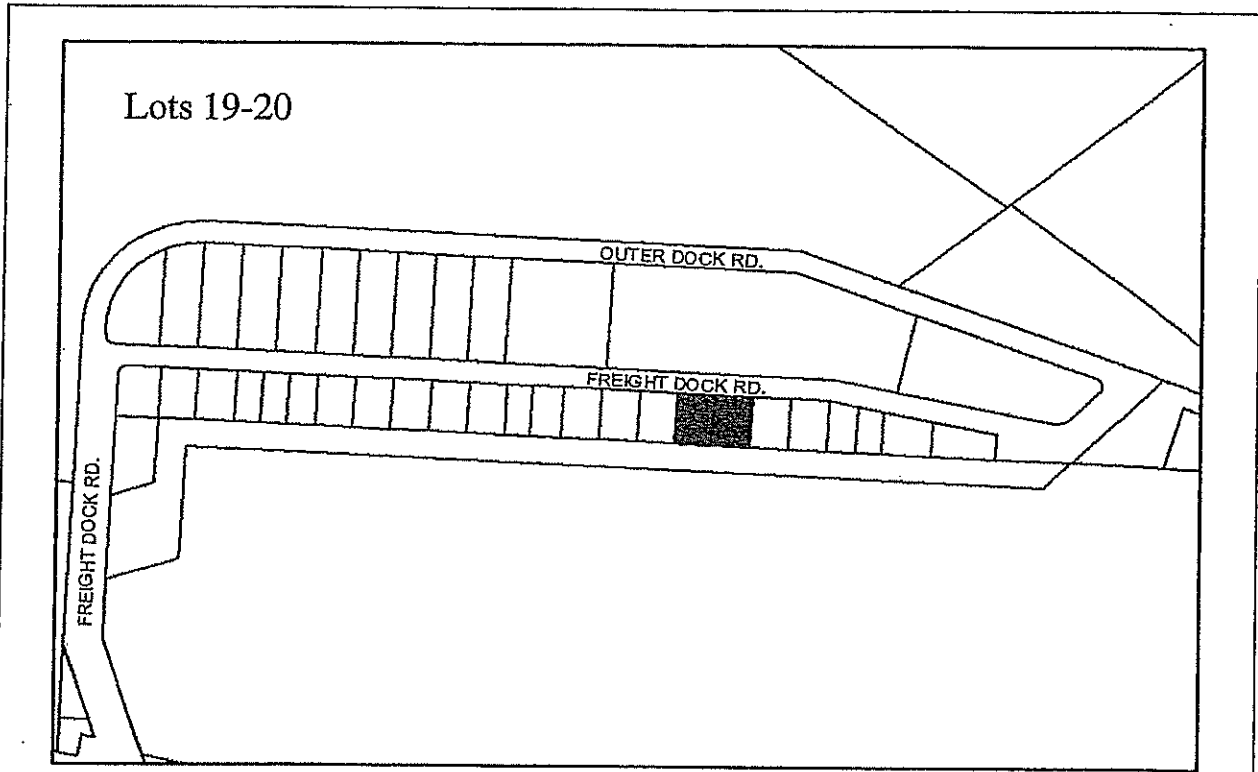
Resolution 2007-051: Lots 4-10, the RFP process should be delayed until the master parking plan is developed. The East Harbor expansion should be considered. Lot 11: should be held in reserve to attract a container ship/barge operation and/or an industrial support base to the Port of Homer. This should be a long term lease.

Resolution 10-35(A) prepare a plan for organized parking and fee collection.

Finance Dept. Code:



Designated Use: Lease	
Acquisition History:	
Area: 5 acres	Parcel Number: 18103220
2009 Assessed Value: \$1,456,500 (Land: \$916,500, Structure/Improvements: \$540,000)	
Legal Description: Homer Spit Subdivision no 5 Lot 12	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address: 4380 Homer Spit Road
<p>Old Chip Pad A portion is leased to Peninsula Scrap and Salvage for one year, through November 2010. To be RFP'd in early 2011. (Reso 2010-28(A))</p>	



Designated Use: Lease (Resolution 09-33)

Acquisition History:

Area: 0.96 acres, 0.32 acres each

Parcel Number: 181032 38, 39

2009 Assessed Value: \$134,900 each

Legal Description: Homer Spit No 5 Lots 19-20

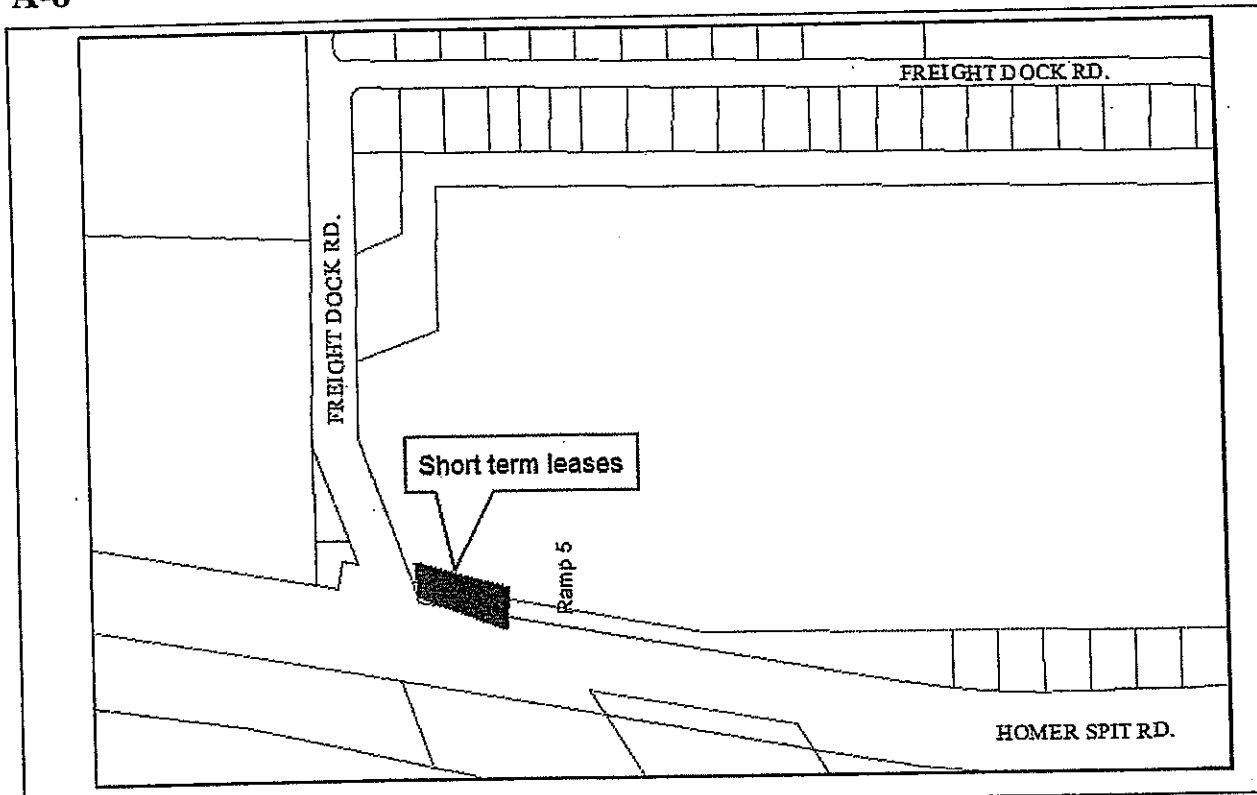
Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: gravel road, water and sewer

Notes:

Finance Dept. Code:



Designated Use: Lease (Resolution 10-35(A))
Acquisition History:

Area: Freight Dock Road to 150 feet before Ramp 5, (about where used boats are usually for sale)

Parcel Number: 18103324

2009 Assessed Value:

Legal Description: Homer Spit No 2 Lot 12-A

Zoning: Marine Commercial

Wetlands: N/A

Infrastructure: gravel road, water and sewer (may or may not be close to a stub out)

Notes: Resolution 10-35(A) states: Designate an area from Freight Dock Road to within 150 feet of Ramp 5 for short term, one to two year leases, for small kiosk businesses under 250 square feet.

Finance Dept. Code:

Section B

Leased Lands

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. The Kenai Peninsula Borough tax assessment is given as information only. It is not the basis for lease negotiations or fees. See the Lease Policy Manual for further information. Individual lease files contain information on rents and formal agreements.

Intentionally Blank

Designated Use:
Acquisition History:

Area: acres

Parcel Number:

200x Assessed Value:

Legal Description:

Zoning:

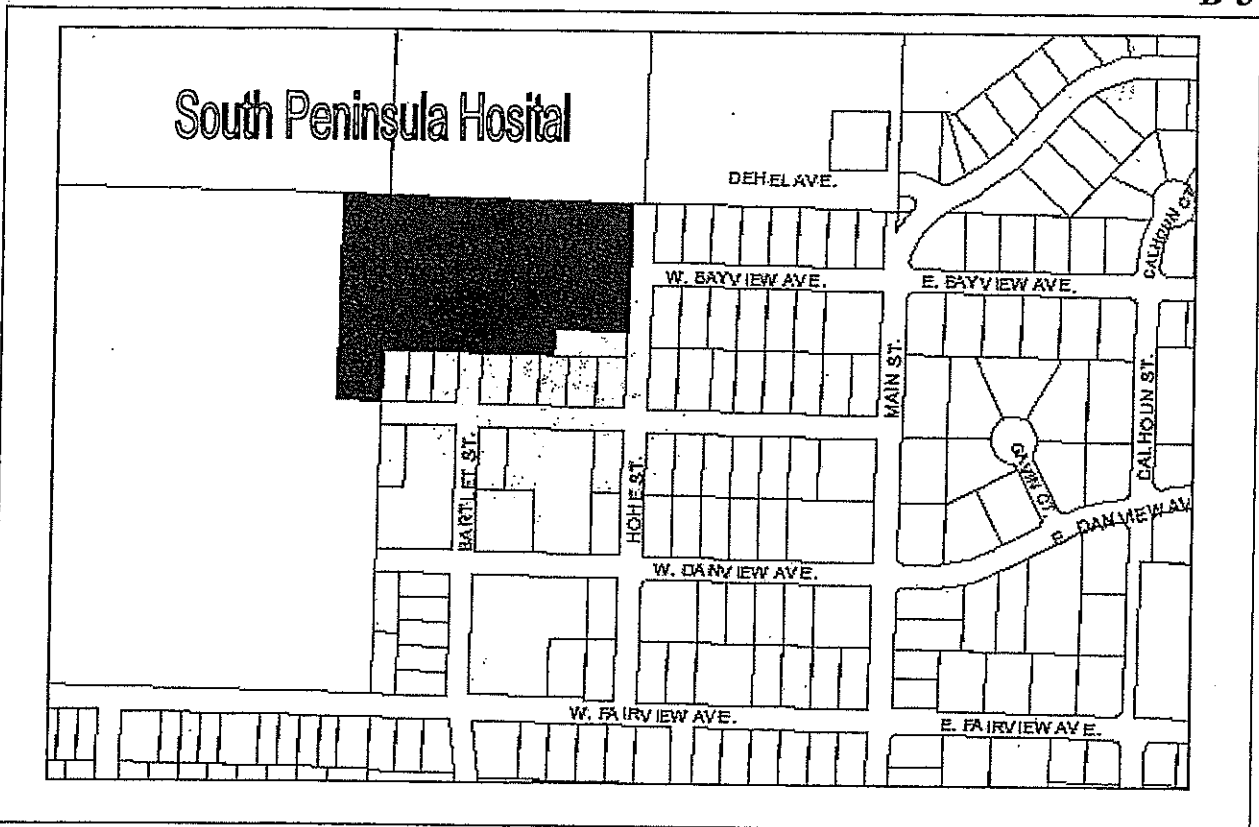
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address:

Leased to:
Lease Renewal Options:
Expiration:

Finance Dept. Code:



Designated Use: South Peninsula Hospital
Acquisition History:

Area: 7.12 acres	Parcel Number: 17504024
-------------------------	--------------------------------

2009 Assessed Value: \$20,004,900 (Land \$317,800, Structures \$19,687,100)

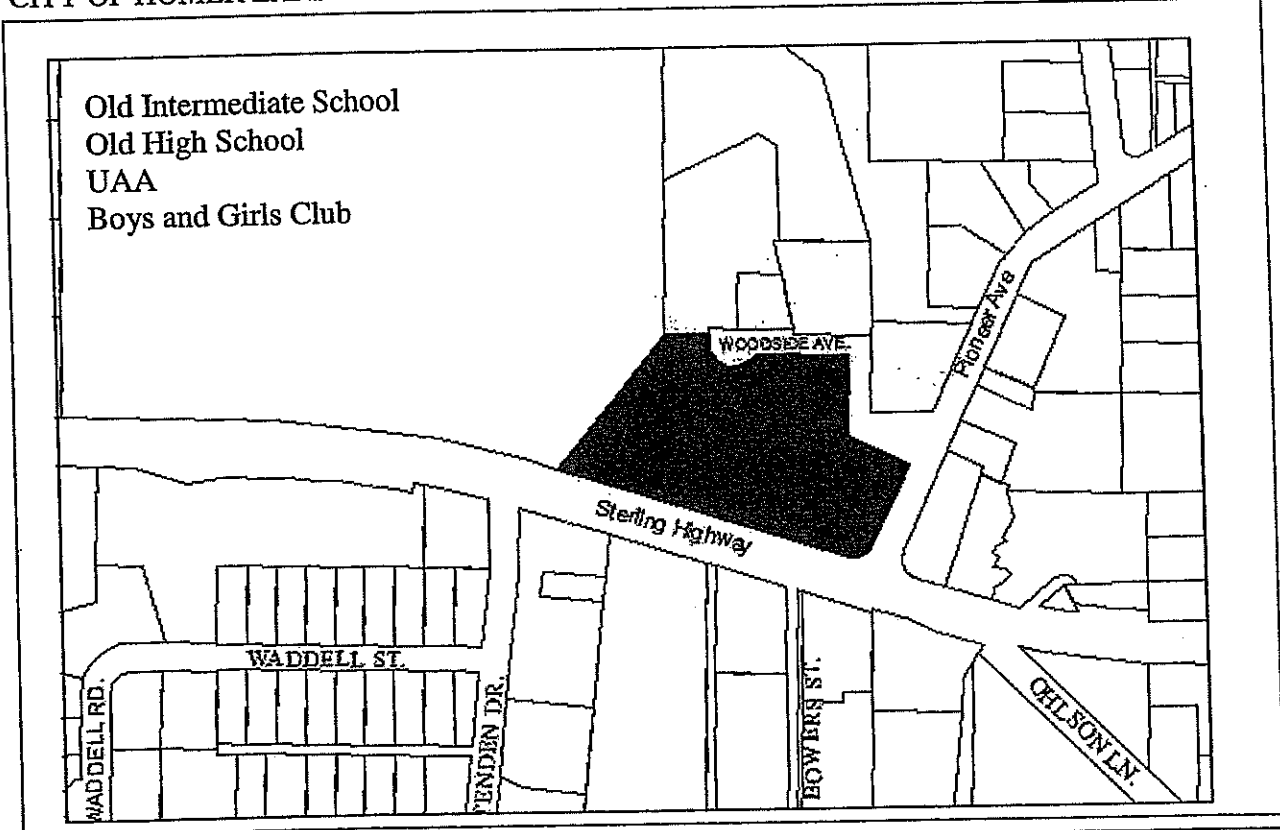
Legal Description: HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2

Zoning: Residential Office	Wetlands: N/A
-----------------------------------	----------------------

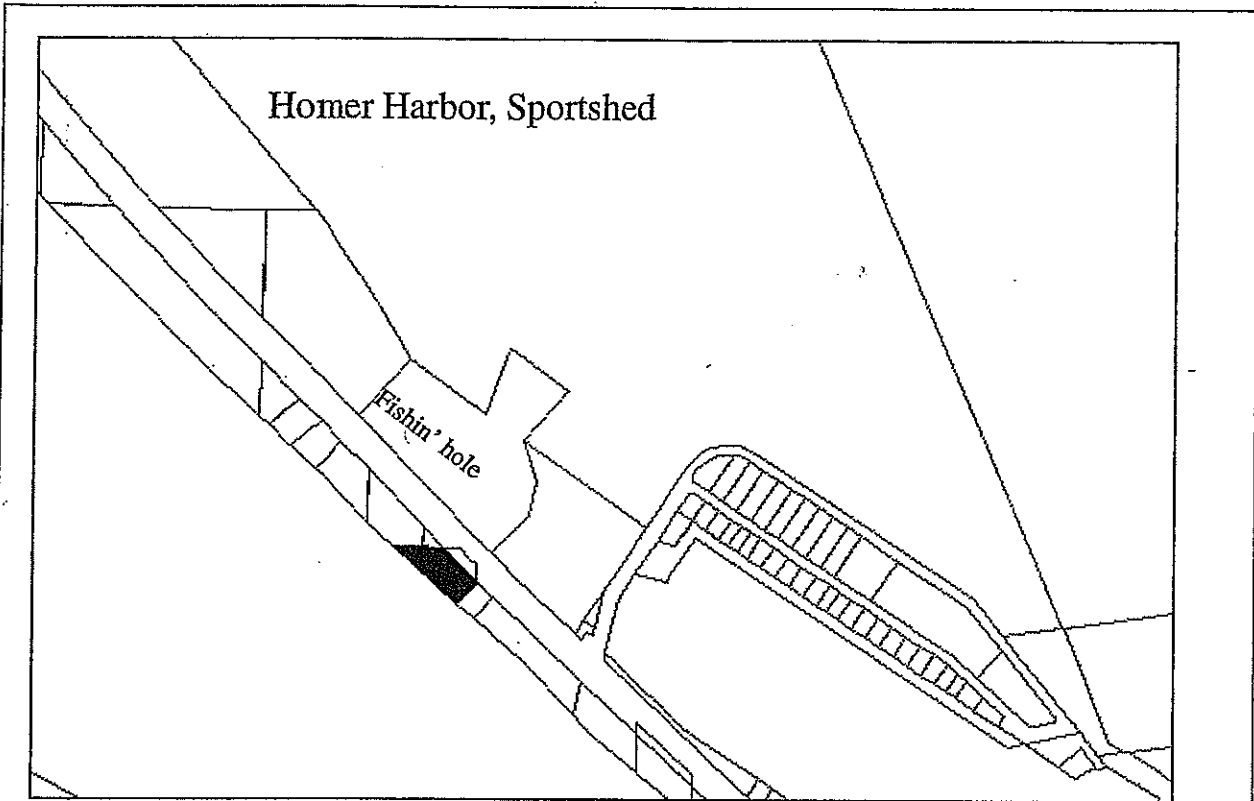
Infrastructure: Water, sewer, paved road access

Notes: Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KPB.

Finance Dept. Code:



Designated Use: Public Government Lands with the intent to use for community purposes	
Acquisition History: Given to the City by KPB. Old Middle School and HS. Reso 98-63	
Area: 4.3 acres	Parcel Number: 17510070
2009 Assessed Value: \$4,148,000 (Land \$148,000 Structure, built in 1956 25,000 sq ft \$4,000,000)	
Legal Description: HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN	
Zoning: Central Business District	Wetlands: Creek on western edge
Infrastructure: Paved access and parking. Water and Sewer.	
Notes: Currently Leased to the college and the Boys and Girls Club.	
<ul style="list-style-type: none"> • College lease is short term. • Skateboard Park on premises. • Old Intermediate School has flooding problems in the basement. • Older building has asbestos. • Deed restrictions on the property for school or community purpose; may not be able to sell for commercial purposes. 	
Finance Dept. Code: 170.0032 175.100.05	



Designated Use: Leased Land
Acquisition History:

Area: 1.6 acres

Parcel Number: 18103105

2009 Assessed Value: \$306,400 (Land: \$68,100 Structure: \$238,300)

Legal Description: HM0890034 T06S R13W S35 HOMER SPIT SUB AMENDED LOT 5

Zoning: Marine Commercial

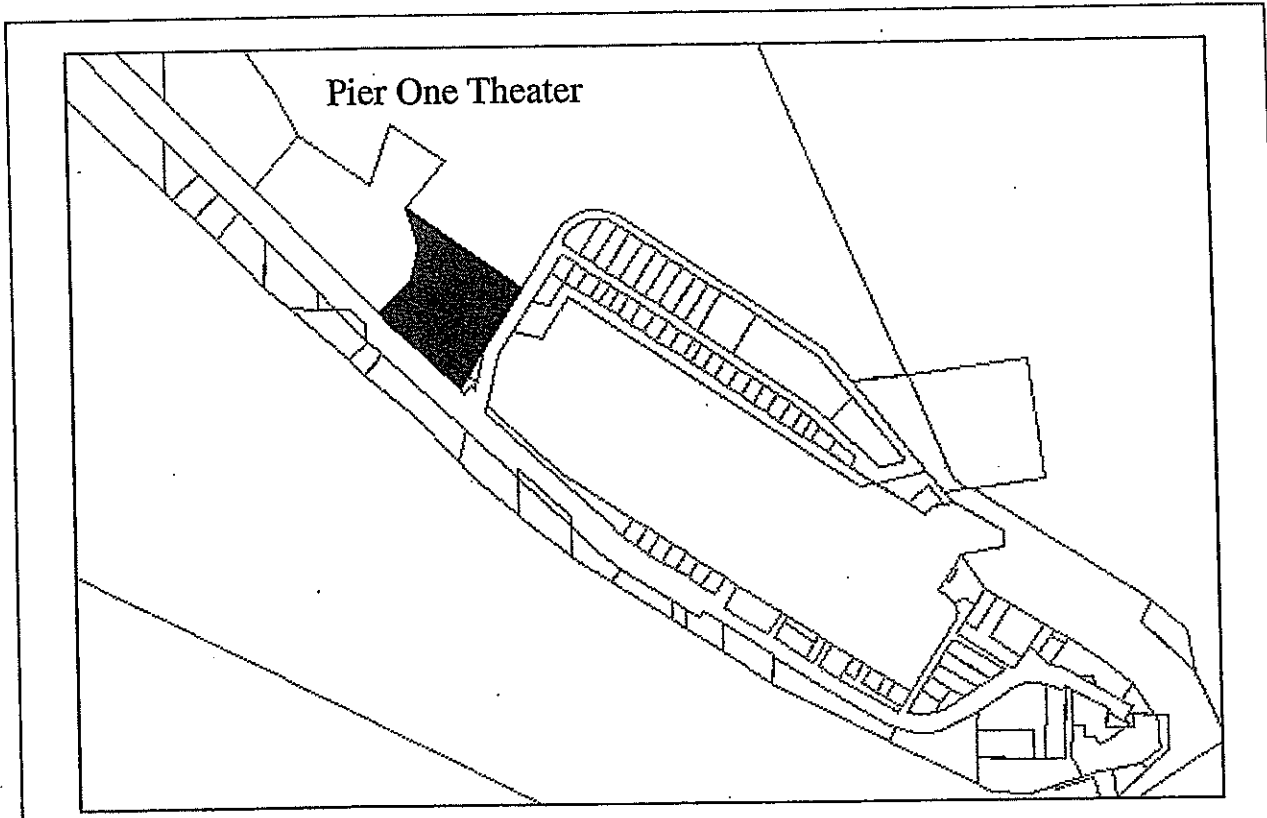
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 3815 Homer Spit Road

Leased to: Sportshed/Homer Enterprises. Resolution 09-25(S), 09-76(S) Sublease
Expiration: Last day of April 2029

Finance Dept. Code:



Designated Use: Fishing Lagoon
Acquisition History: Ordinance 83-26. Purchase from World Seafood.

Area: 11.27 acres	Parcel Number: 18103117
--------------------------	--------------------------------

2009 Assessed Value: \$1,719,400 (Land: \$1,570,600 Structure: \$148,800)

Legal Description: HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2

Zoning: Marine Industrial	Wetlands: N/A
----------------------------------	----------------------

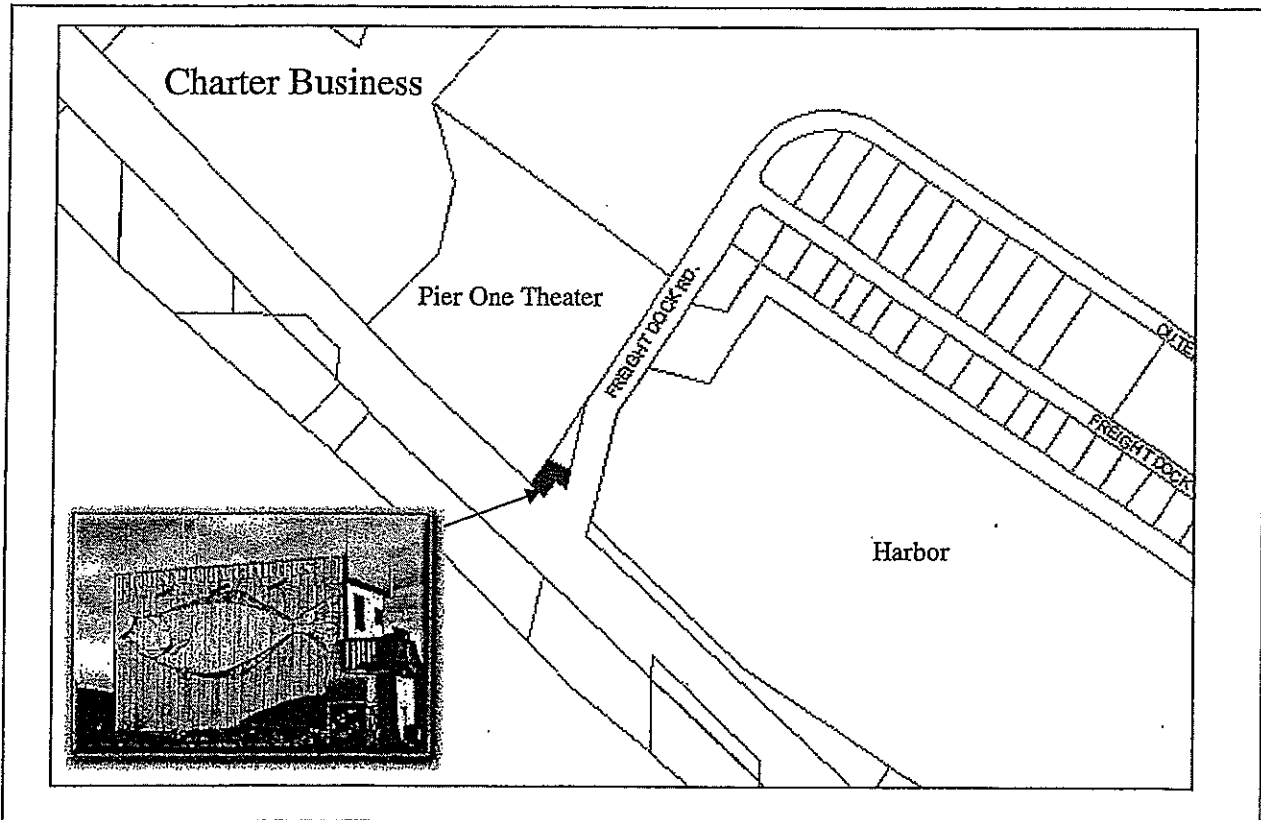
Infrastructure: Water, sewer, paved road access	Address: 3854 Homer Spit Road
--	--------------------------------------

This is a large parcel that is used several ways.

- Dredge spoils dewatering and storage
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.
- Other summer only leases

Leased to: Pier One Theater
Lease Renewal Options:
Expiration: 12/9/2011 Resolution 2007-56
 The Homer Spit Trail currently ends on this lot.

Finance Dept. Code:



Designated Use: Lease
Acquisition History: Ord 1983-26. Purchased from World Seafood

Area: 0.15 acres or 6,692 sq ft	Parcel Number: 18103118
--	--------------------------------

2009 Assessed Value: \$57,000 Land \$19,300 Structure \$37,700

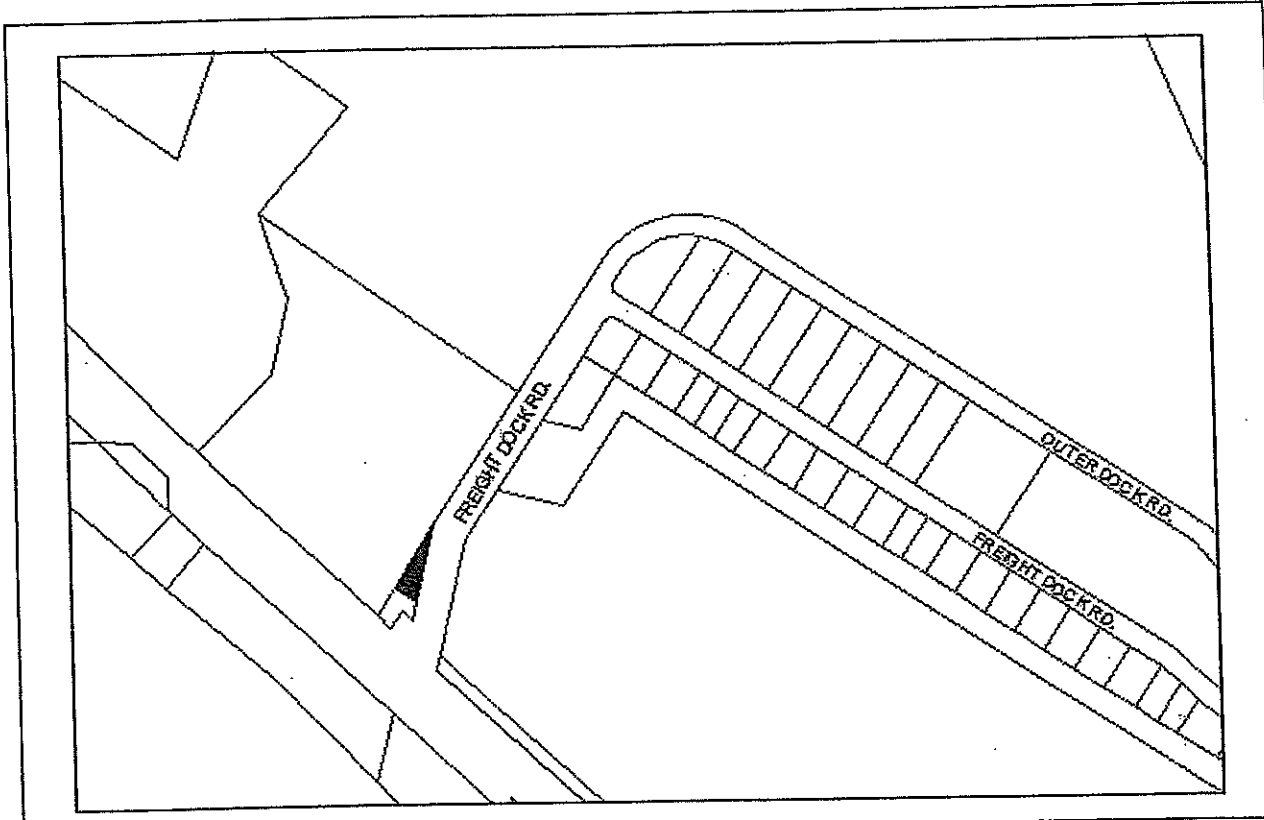
Legal Description: HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2

Zoning: Marine Industrial	Wetlands: None
----------------------------------	-----------------------

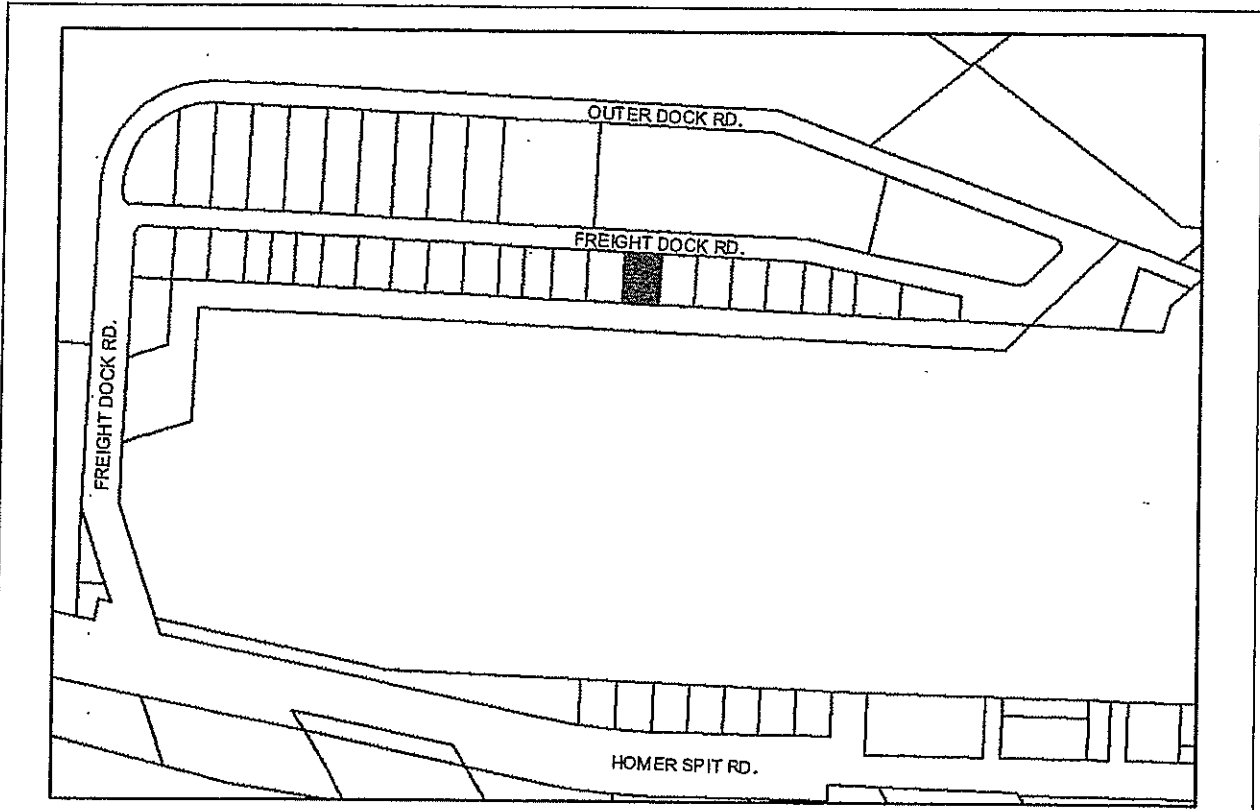
Infrastructure: Paved road, water and sewer.	Address: 3978 Homer Spit Road
---	--------------------------------------

Leased to: Alaska High Hopes Charters Co. (Bob's Trophy Charters)
 Expiration: February 2013, with one 5 year option Resolution 08-43

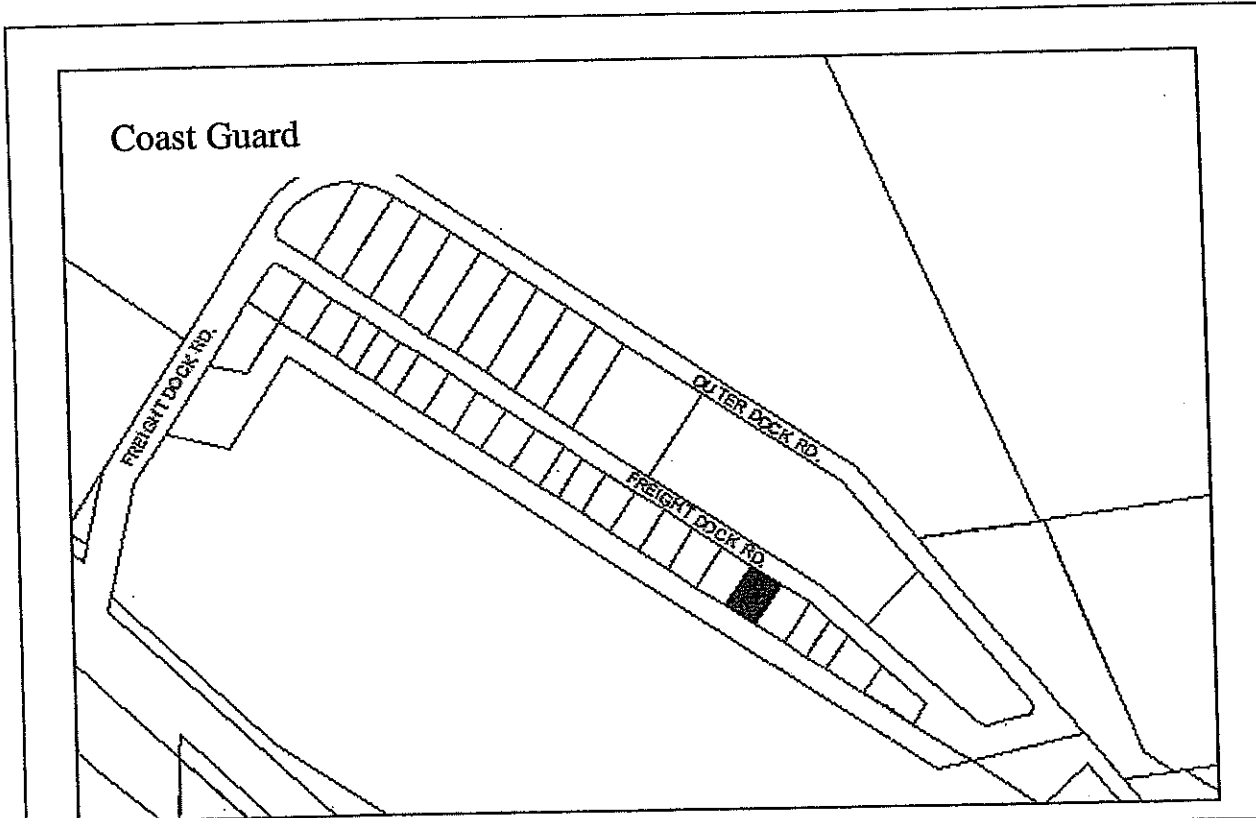
Finance Dept. Code: 400.600.4650



Designated Use: Leased Lands	
Acquisition History: Ord 83-26 purchase from World Seafood	
Area: 0.18 acres	Parcel Number: 18103119
2009 Assessed Value: \$78,000 (Land: \$22,100 Structure \$55,900)	
Legal Description: HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 1114 Freight Dock Road
<p>Leased to: L.H. and Marcia Pierce. Sportsman Supply/RV Resolution 08-42 leased the property until the end of February, 2013. One five year option.</p>	
Finance Dept. Code: 400.600.4650	



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.32 acres	Parcel Number: 18103240
2009 Assessed Value: \$144,200	
Legal Description: Homer Spit No 5 Lot 21	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4323 Freight Dock Road
<p>Leased to: Seldovia Village Tribe, for Kachemak Bay Ferry Resolution 10-41 . Lease expires 2040.</p>	
Finance Dept. Code: 400.600.4650	



Designated Use: Leased to USCG
Acquisition History:

Area: 0.34 acres

Parcel Number: 18103218

2009 Assessed Value: \$570,800 (Land: \$142,200 Structure: \$428,600)

Legal Description: Homer Spit Four subdivision Lot 2

Zoning:

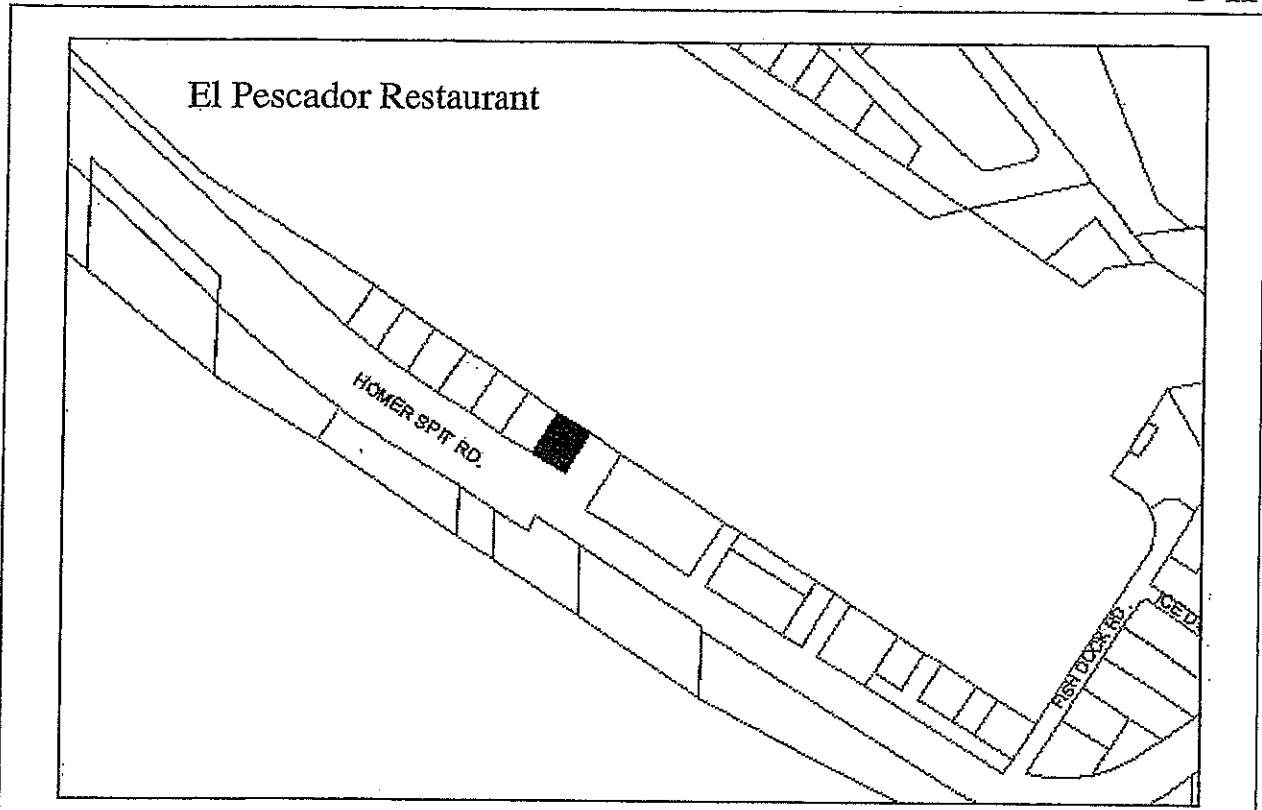
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address:

Leased to: USCG
 Lease Renewal Options: None
 Expiration: 9/30/2023

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 12,700 sq ft

Parcel Number: 18103316

2009 Assessed Value: \$528,900 (Land: \$81,000 Structure: \$447,900)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19

Zoning: Marine Commercial

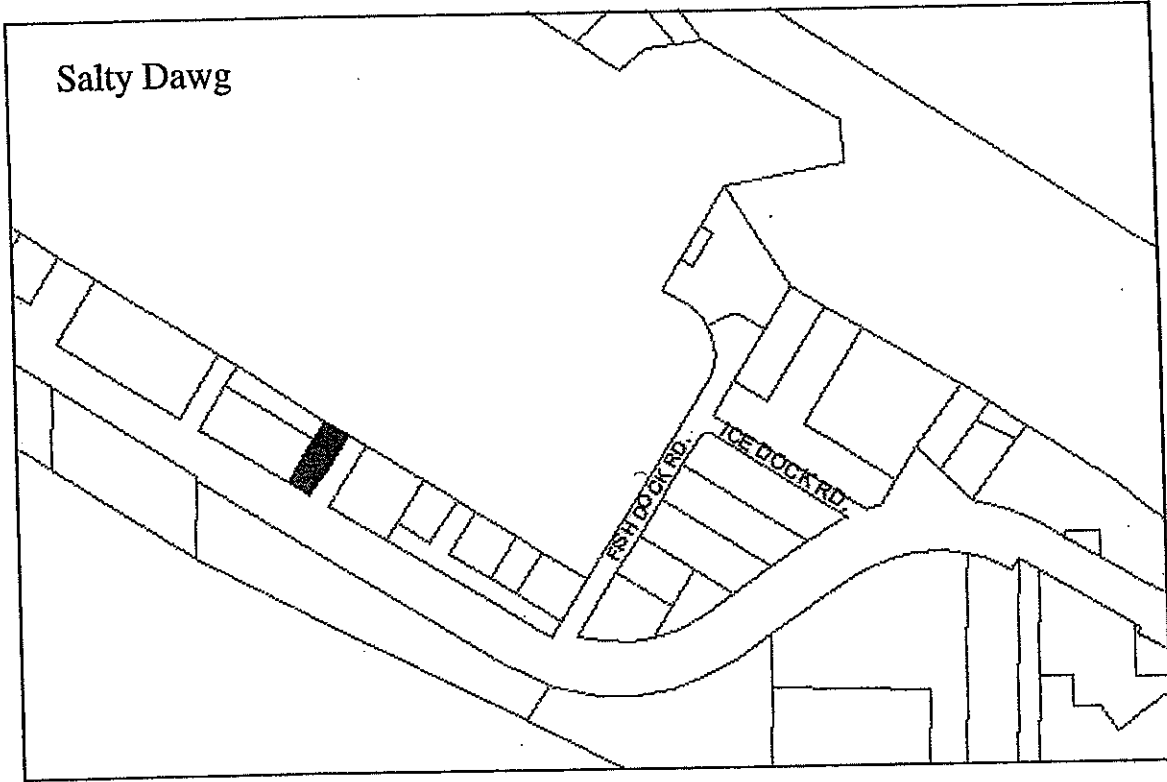
Wetlands: None

Infrastructure: Paved road, water and sewer

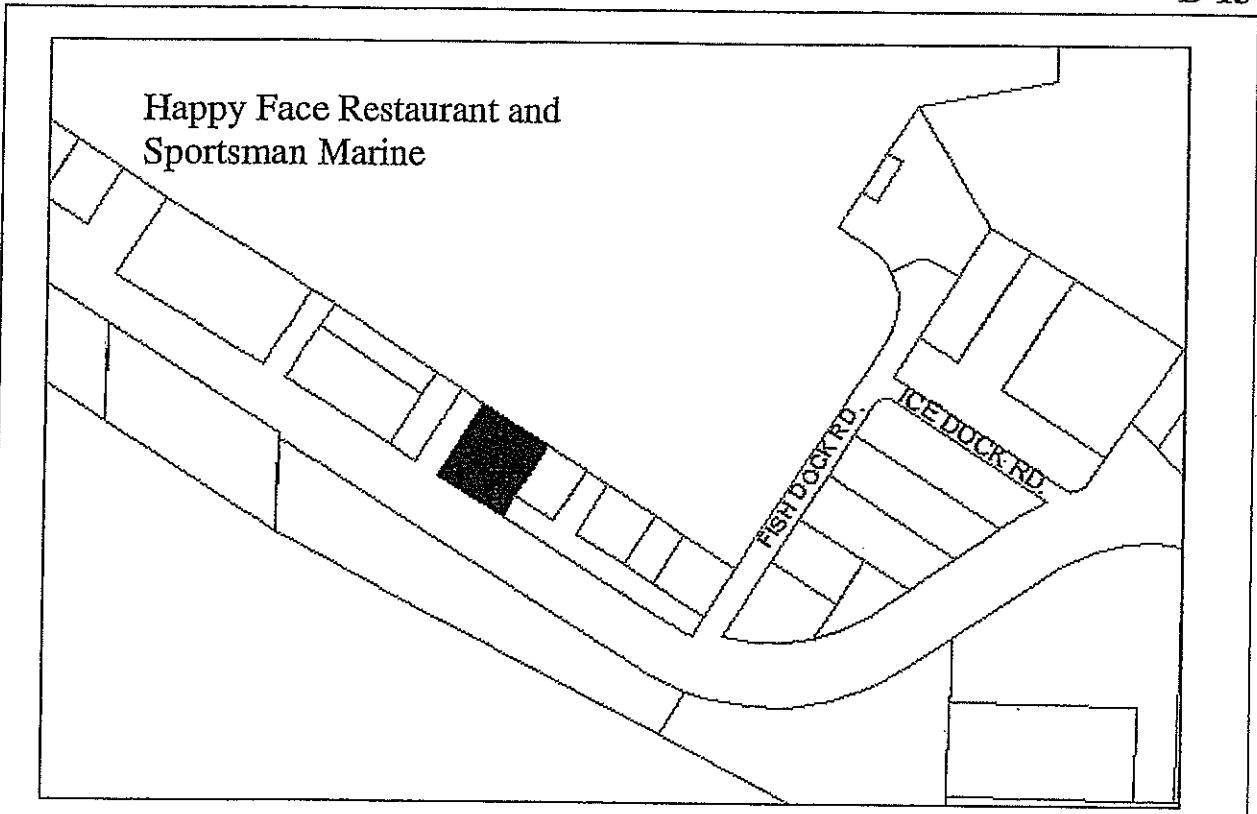
Address: 4262 Homer Spit Road

Leased to: Jose Ramos/El Pescador
 Expiration: Lease expires 2/1/2016, no options.

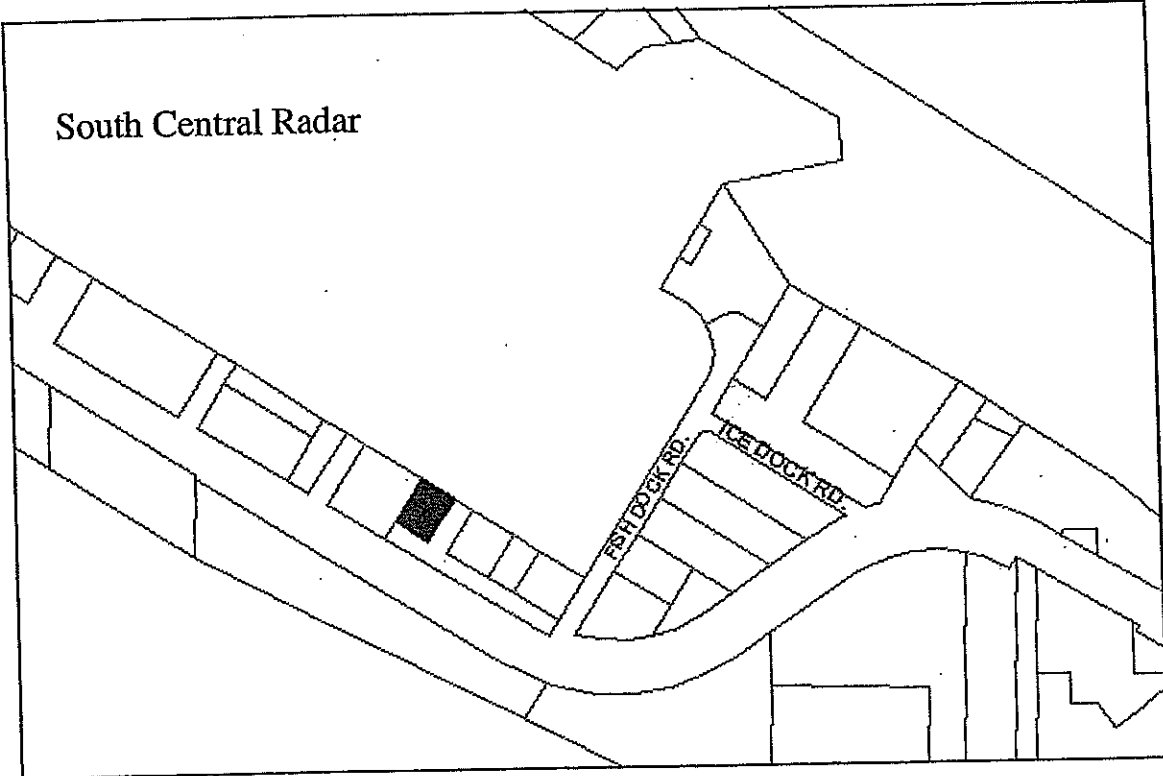
Finance Dept. Code:



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.23 acres	Parcel Number: 18103309
2009 Assessed Value: \$235,400 (Land: \$95,900 Structure: \$139,500)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address:
<p>Leased to: John Warren, Salty Dawg Expiration: 1/31/2026. No options.</p>	
Finance Dept. Code:	



Designated Use: Leased Land	
Acquisition History:	
Area: 24,639 sq ft (0.57 acres)	Parcel Number: 18103432
2009 Assessed Value: \$581,000 (Land: \$120,600 Structure: \$460,400)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT AMENDED LOT 32	
Zoning: Marine Industrial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 4400 Homer Spit Road
<p>Leased to: Happy Face Restaurant and Sportsman Marine Expiration: 12/31/2014. No options.</p>	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 0.2 acres

Parcel Number: 18103431

2009 Assessed Value: \$150,100 (Land: \$83,400 Structure: \$66,700)

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1

Zoning: Marine Industrial

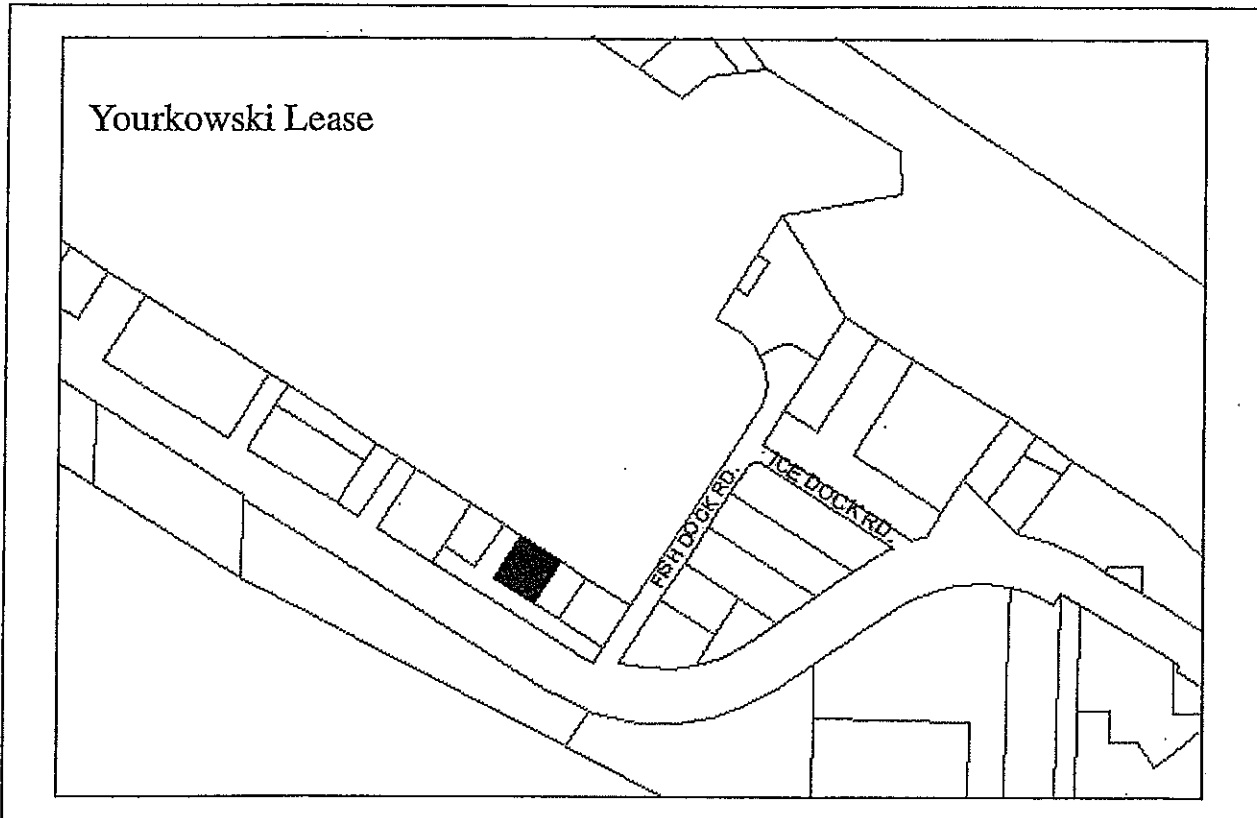
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

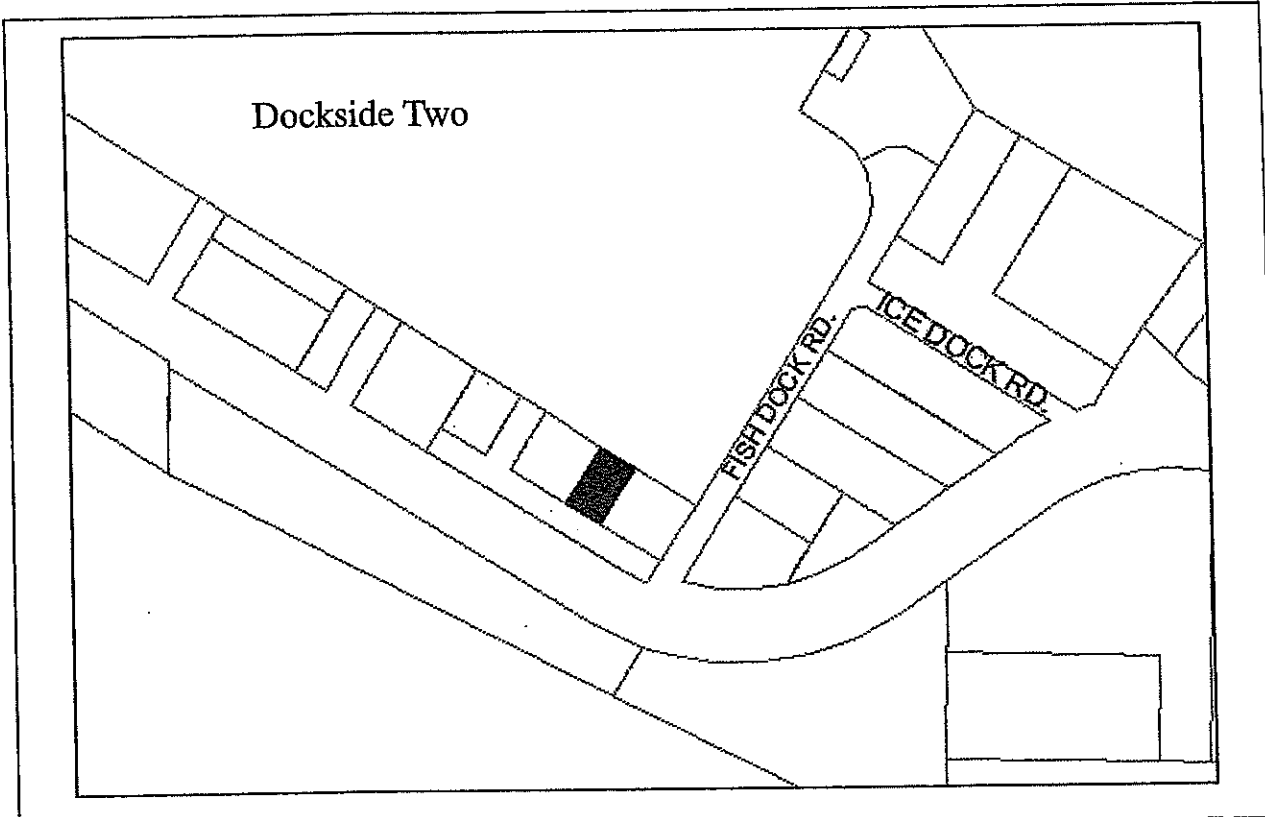
Address: 4406 Homer Spit Road

Leased to: William Tener dba South Central Radar
Lease Renewal Options: 2 additional 5 year renewal options
Expiration: 11/1/2013.

Finance Dept. Code:



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.29 acres	Parcel Number: 18103442
2009 Assessed Value: \$230,300 (Land: \$110,400 Structure: \$119,900)	
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4460 Homer Spit Road
<p>Leased to: Mike Yourkowski Lease Renewal Options: one 10 year renewal option. Expiration: 11/30/15, plus renewal option.</p>	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 7,749 sq ft. (0.18 acres)

Parcel Number: 18103443

2009 Assessed Value: \$93,600 (Land: \$43,700, Structure: \$44,900)

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3

Zoning: Marine Industrial

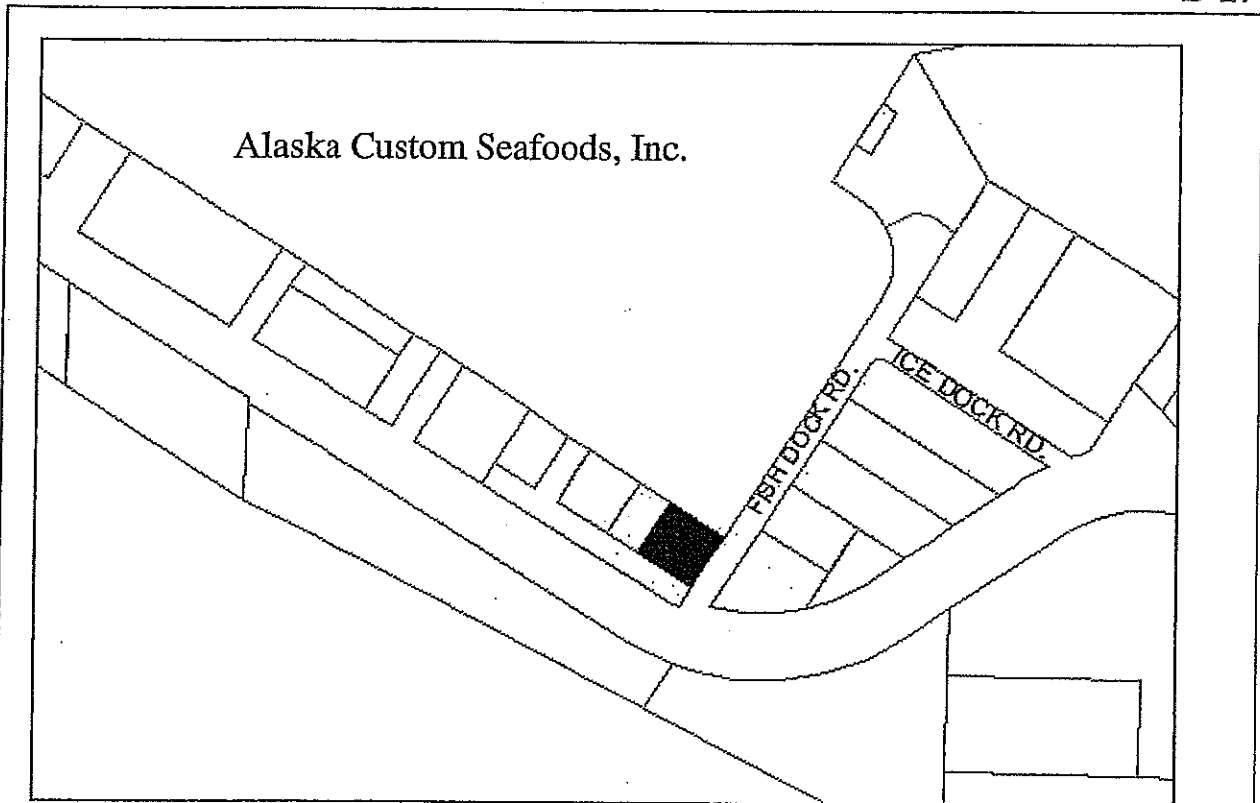
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4470 Homer Spit Road

Leased to: William Sullivan dba Docks Two
Expiration: 4/15/2012, no more options

Finance Dept. Code:



Designated Use: Leased land
Acquisition History:

Area: 0.31 acres, or 13,383 sq ft

Parcel Number: 18103444

2009 Assessed Value: \$135,900 Land Value - \$11,500 Structure Value - \$124400

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-4

Zoning: Marine Industrial

Wetlands: None

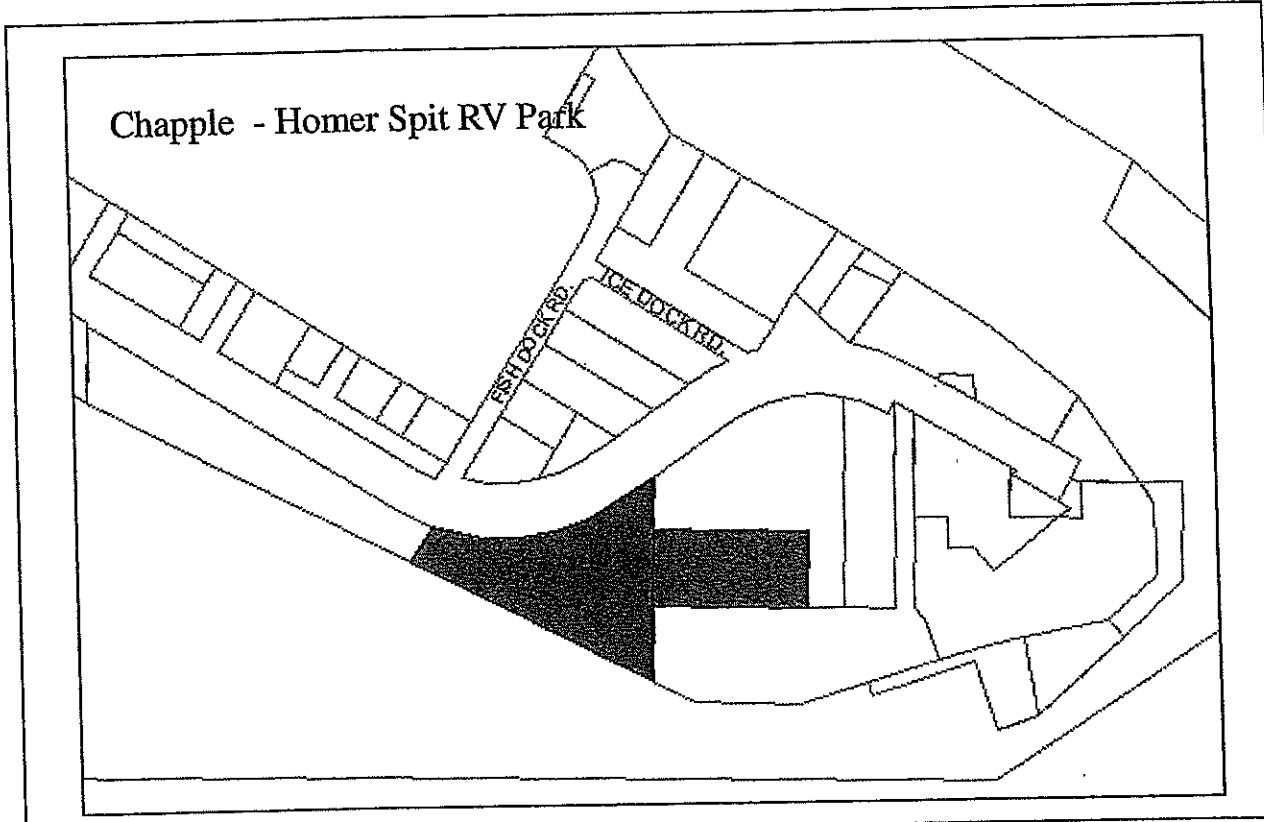
Infrastructure: Paved road, water and sewer.

Address: 4474 Homer Spit Road

Leased to: Brad Faulkner DBA Alaska Custom Seafoods, Inc.
 Leased month to month. New lease is in progress.

Note on Assessed land value. The KPB tax assessor takes into account the duration of the lease. Therefore, when a lease is expiring, the value of the land to the tenant goes down. On leased land, the KPB assessor is NOT showing market value of the land; they use a different measure to create a taxable land value. 1/18/2010.

Finance Dept. Code:

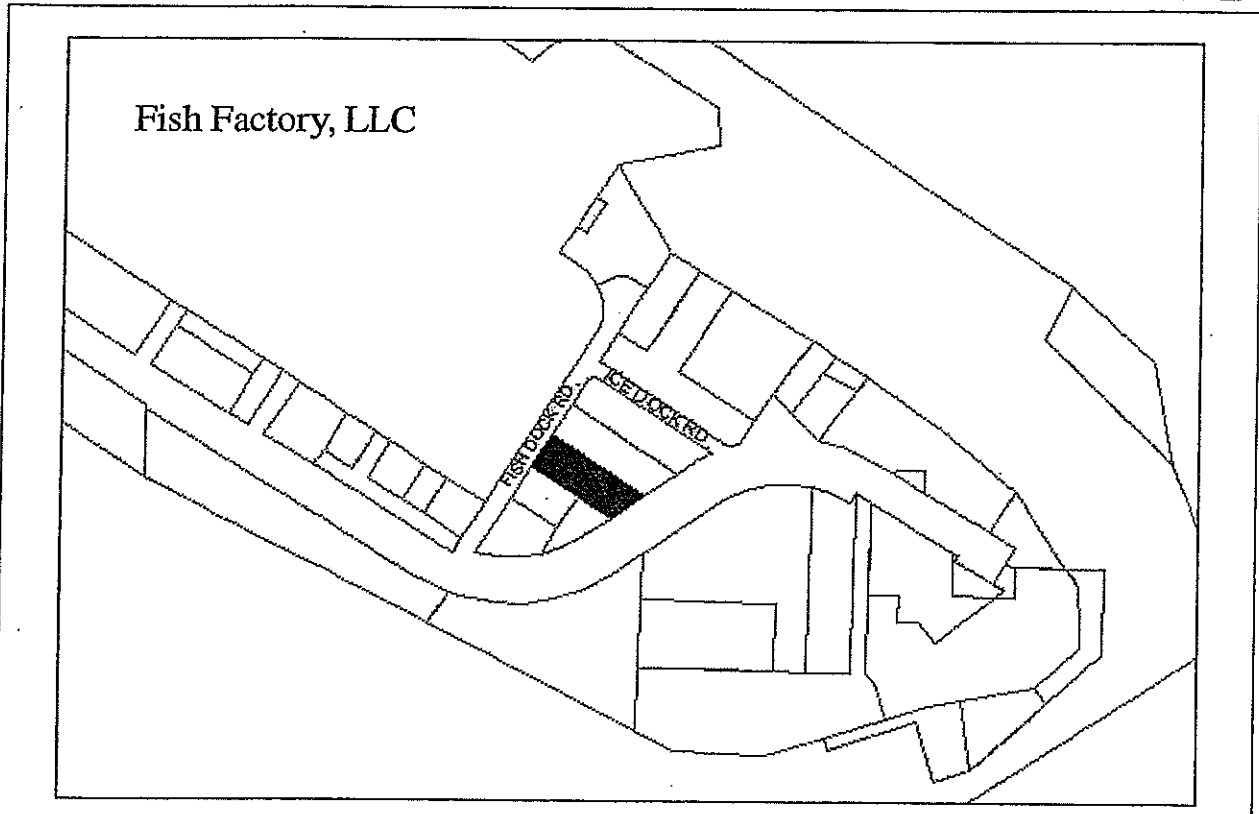


Designated Use: Leased Land
Acquisition History:

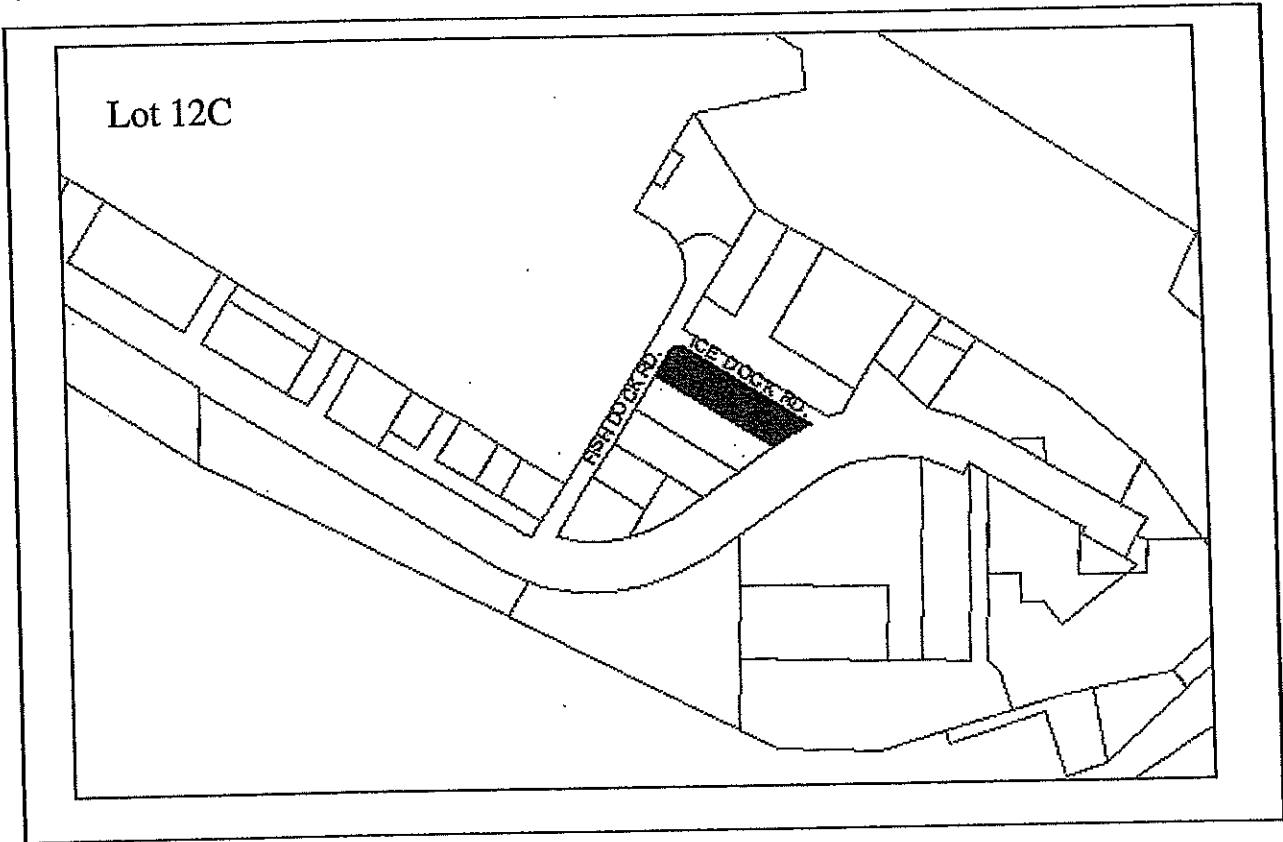
Area: 192,970 sq ft	Parcel Number: 18103402, 03
2009 Assessed Value: Total: \$593,400 Land: \$474,600 Structures: \$118,800	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50. HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 205/928.	
Zoning: Marine Industrial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 4535 Homer Spit Road

Leased to: John & Margaret Chapple. Homer Spit Campground
 Expiration: 9/10/2011, no more options. Lease Committee is working with leaseholder on a new lease to present to Council.

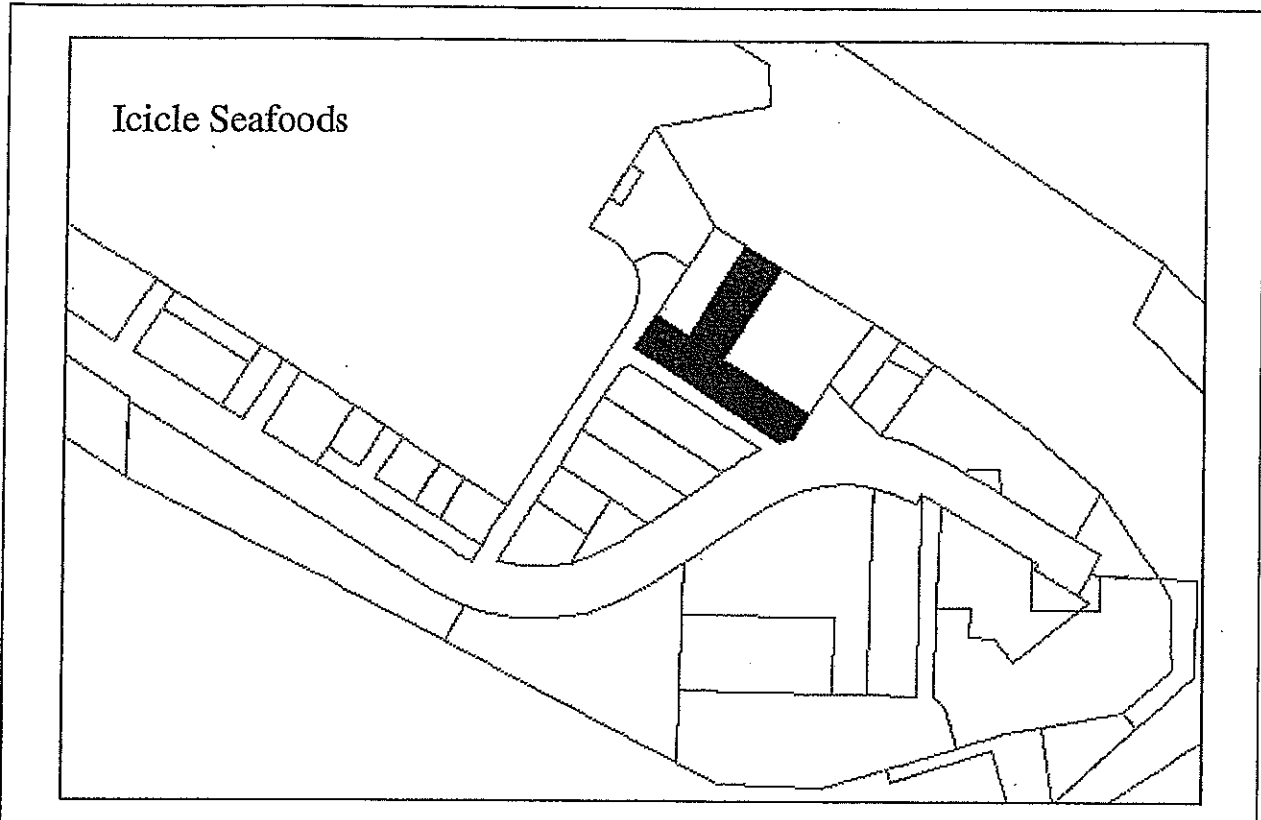
Finance Dept. Code:



Designated Use: Leased Land	
Acquisition History:	
Area: 27,470 sq ft (0.63 acres)	Parcel Number: 18103421
2009 Assessed Value: \$889,300 (Land: \$214,000 Structure: \$675,300)	
Legal Description: HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	
Zoning: Marine Industrial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 800 Fish Dock Road
<p>Leased to: Fish Factory, LLC Expiration: 3/31/2020 with two 10 year options</p>	
Finance Dept. Code:	



Designated Use: Lease land	
Acquisition History:	
Area: 0.79 Acres	Parcel Number: 18103452
2009 Assessed Value: \$250,000	
Legal Description: City of Homer Port Industrial No 2 Lot 12C	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address: 4501 Ice Dock Road
Leased by Resolution 2008-37 to Harbor Leasing (Auction Block) Expiration: 3/31/2028 Options: two additional 5 year options	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 1.49 acres

Parcel Number: 18103419

2009 Assessed Value: \$533,600 (Land: \$358,300 Structure: \$175,300)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)

Zoning: Marine Industrial

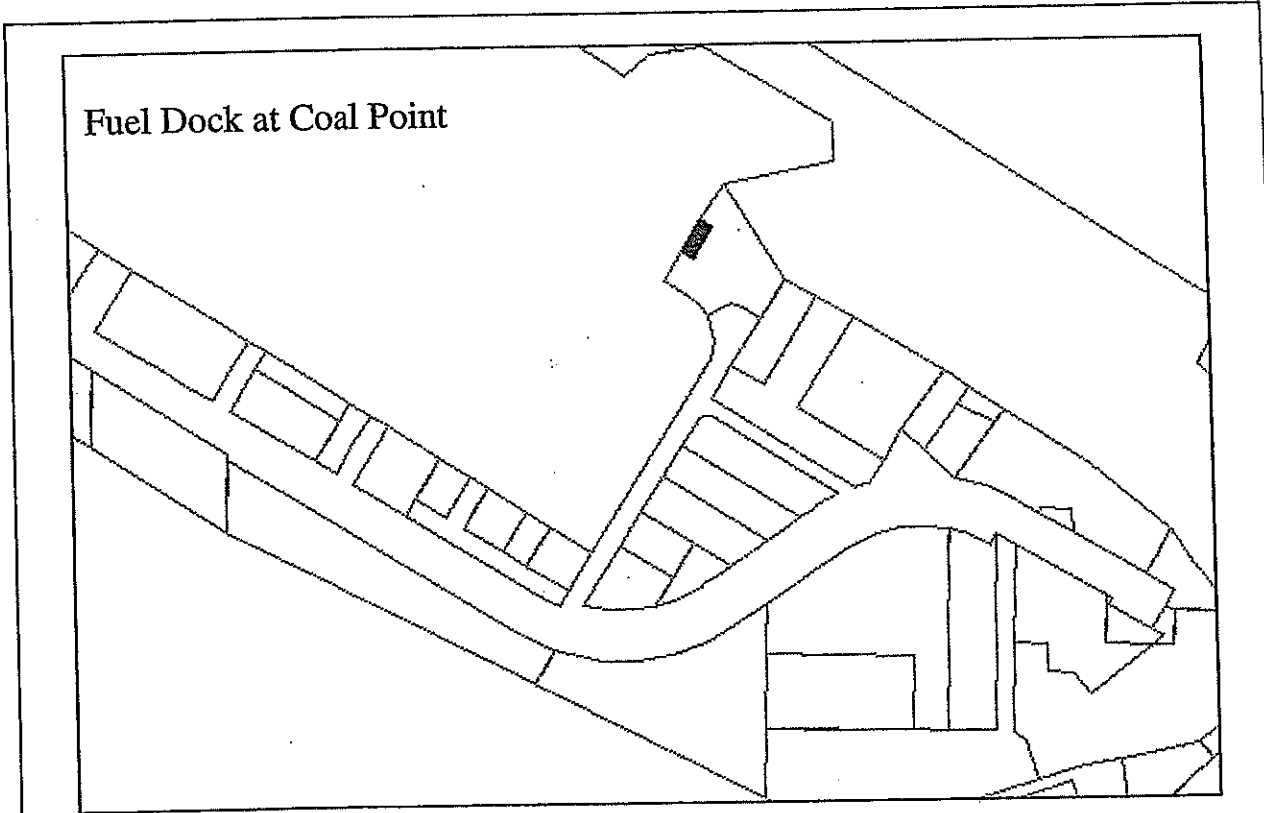
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address:

Leased to: Icicle Seafoods, Inc
Expiration: 9/14/2029. No options.

Finance Dept. Code:

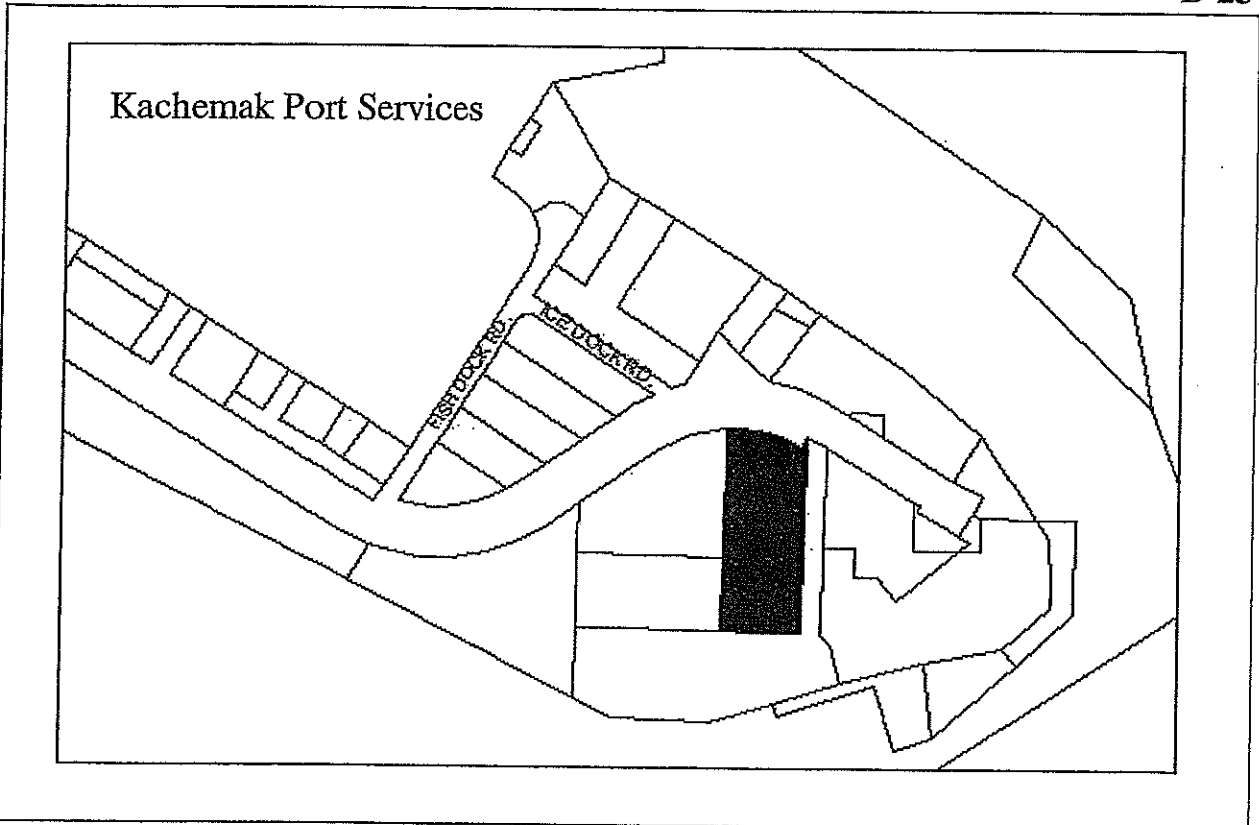


Designated Use: Leased Land
Acquisition History:

Area: 0.07 acres	Parcel Number: 18103427
2009 Assessed Value: \$482,000 (Land: \$40,600 Structure: \$441,400)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	
Zoning: Marine Industrial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address:

Leased to: Harbor Enterprises/Terminal Oil Sales. Coal Point Fuel Dock.
Expiration: 11/30/2013. One 5 year option.

Finance Dept. Code:



Designated Use: Leased Land. Also includes the Port Maintenance Shop and a large tank.
Acquisition History:

Area: 2.23 acres (Lease is for a small portion of the lot)	Parcel Number: 18103404
--	--------------------------------

2009 Assessed Value: 1,397,700 (\$Land: \$353,700 Structure: \$1,044,000)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 48 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98

Zoning: Marine Industrial	Wetlands: N/A
----------------------------------	----------------------

Infrastructure: Water, sewer, paved road access	Address: 4667 Homer Spit Road
--	--------------------------------------

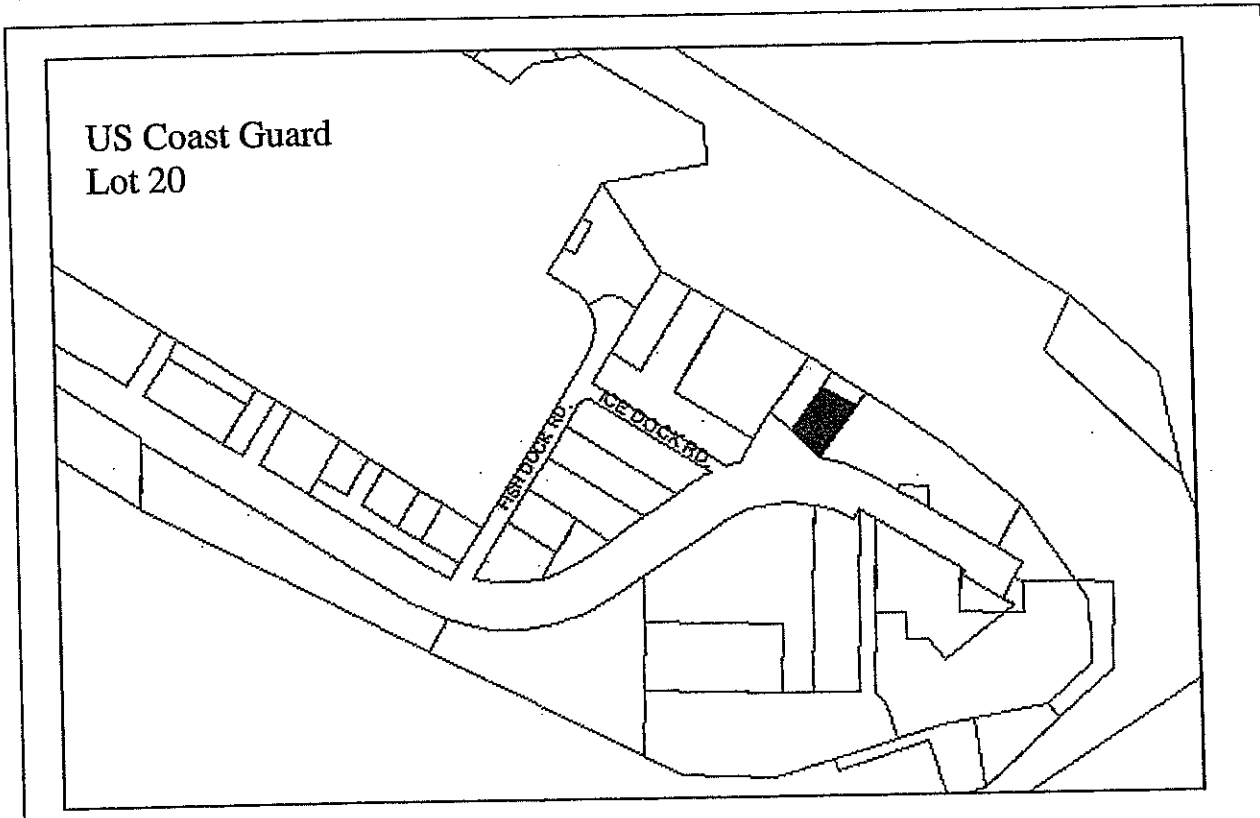
Leased to: Kachemak Port Services. See KPB 18103464.
 Total value: \$33,700. Land Value - \$1500, Structure Value - \$32200
 Only a small portion is leased to Kachemak Port Services.
 Resolution 09-66, lease renewal, lease expires 7/31/14, with two one year options.

ACS MACTel lease: Expires 3/3/2014, with two additional one year options.

Alaska Marine Highway lease: Alaska Marine Highway System to build a warehouse to support ferry operations, summer 2011. Lease expires 2060.

The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.

Finance Dept. Code:



Designated Use: Lease
Acquisition History:

Area: 0.35 acres

Parcel Number: 18103445

2009 Assessed Value: \$151,800

Legal Description: Portion of Government Lot 20

Zoning: Marine Industrial

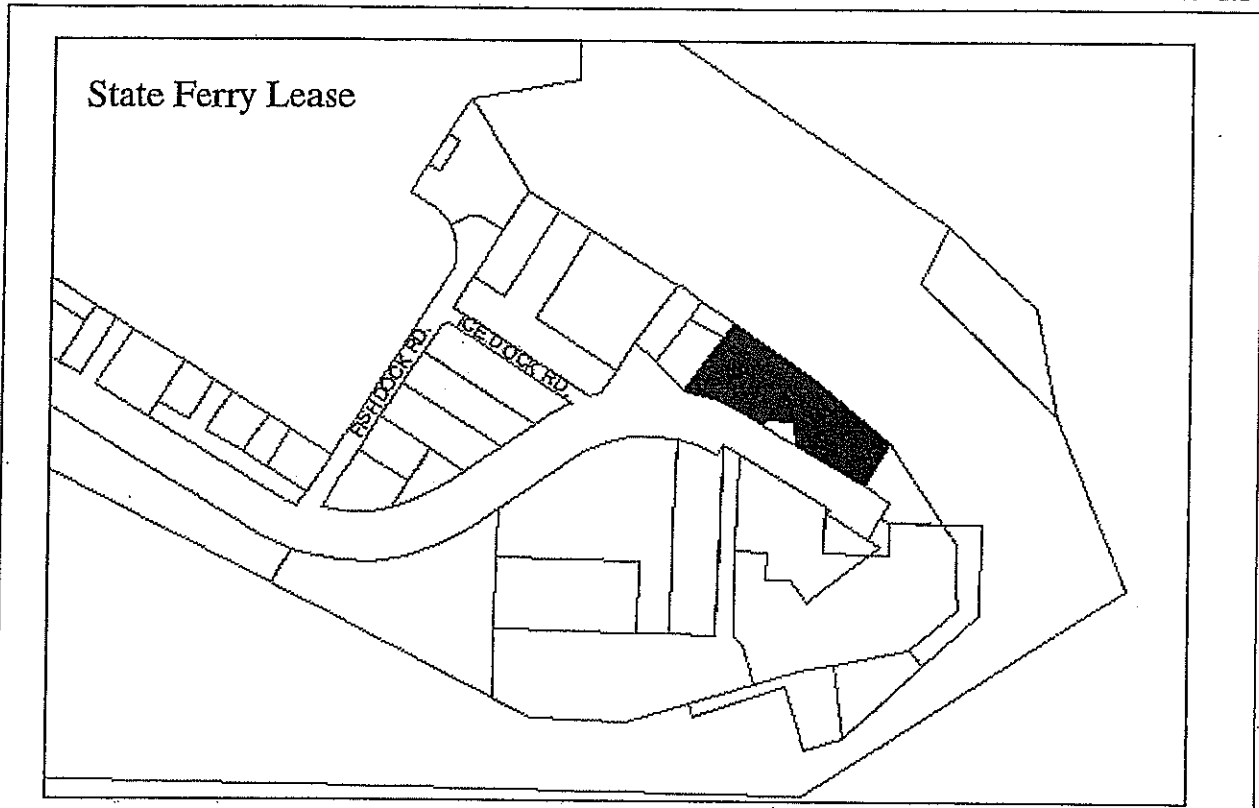
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4688 Homer Spit Road

Leased to: US Coast Guard.
 Lease expires 9/30/2016. Lease info not on file?

Finance Dept. Code:



Designated Use: Ferry Terminal and Staging
Acquisition History: Quitclaim Deed to KPPUDIST #1 2/18/64: Orig Cert filed between KPPUD and BLM for Harbor use for 25 years on 7/29/55.

Area: 1.83 acres or 79,799 sq ft	Parcel Number: 18103447
---	--------------------------------

2009 Assessed Value: \$1,126,000 (\$460,000 Land, \$666,000 Structure)

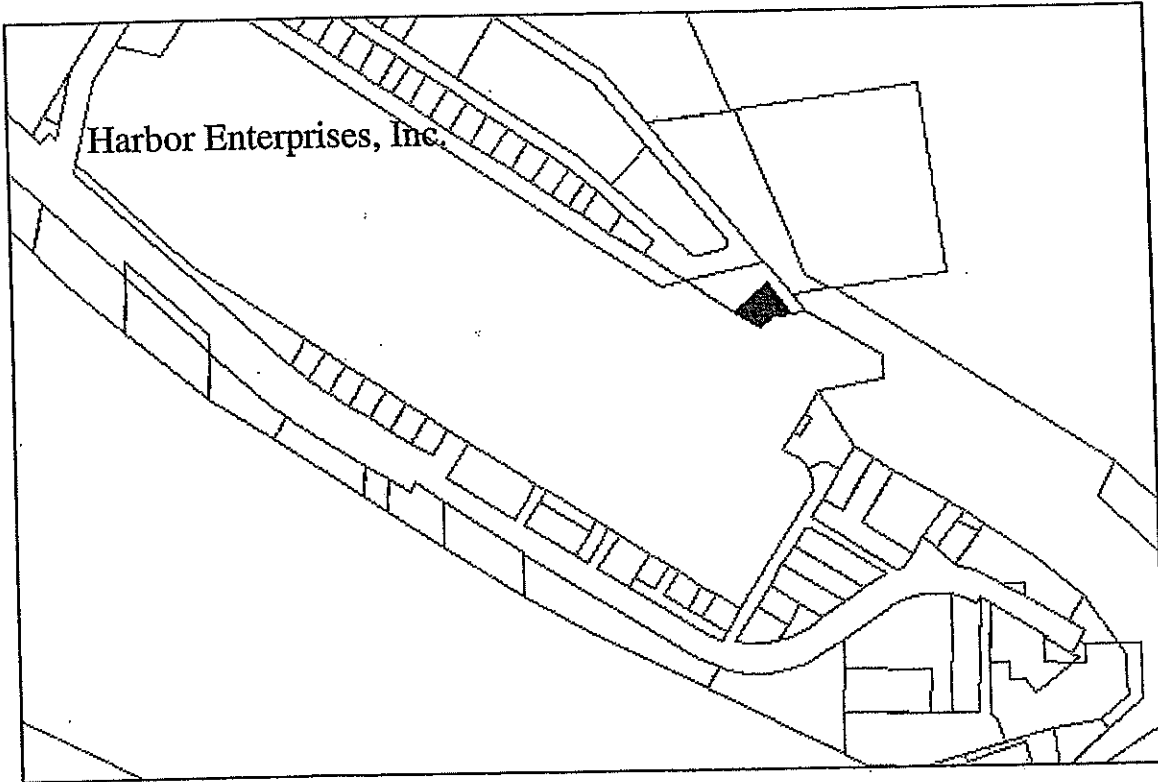
Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A

Zoning: Marine Industrial	Wetlands: None
----------------------------------	-----------------------

Infrastructure: Paved road, water and sewer.	Address: 4690 Homer Spit Road
---	--------------------------------------

Leased to: Alaska Marine Highway
 Expiration: 1-13-2029.
 MOA on file regarding ferry terminal and city maintenance shop.

Finance Dept. Code:



Designated Use: Leased Land (Fuel tanks for fuel dock)
Acquisition History:

Area: 20,000 sq ft (0.459 acres)	Parcel Number: 18103260
2009 Assessed Value: \$339,100 (Land: \$126,300 Structure: \$212,800)	
Legal Description: HM0970072 T07S R13W S01 HOMER SPIT NO 6 8-E-1	
Zoning: Marine Industrial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 4607 Freight Dock Road

Leased to: Harbor Enterprises/Terminal Oil Sales
Expiration: 12/1/2018 no options left.

Finance Dept. Code:

Section C
Other City Lands
Generally Undesignated

Intentionally Blank

Designated Use: Public Purpose
Acquisition History:

Area:

Parcel Number:

200x Assessed Value:

Legal Description:

Zoning:

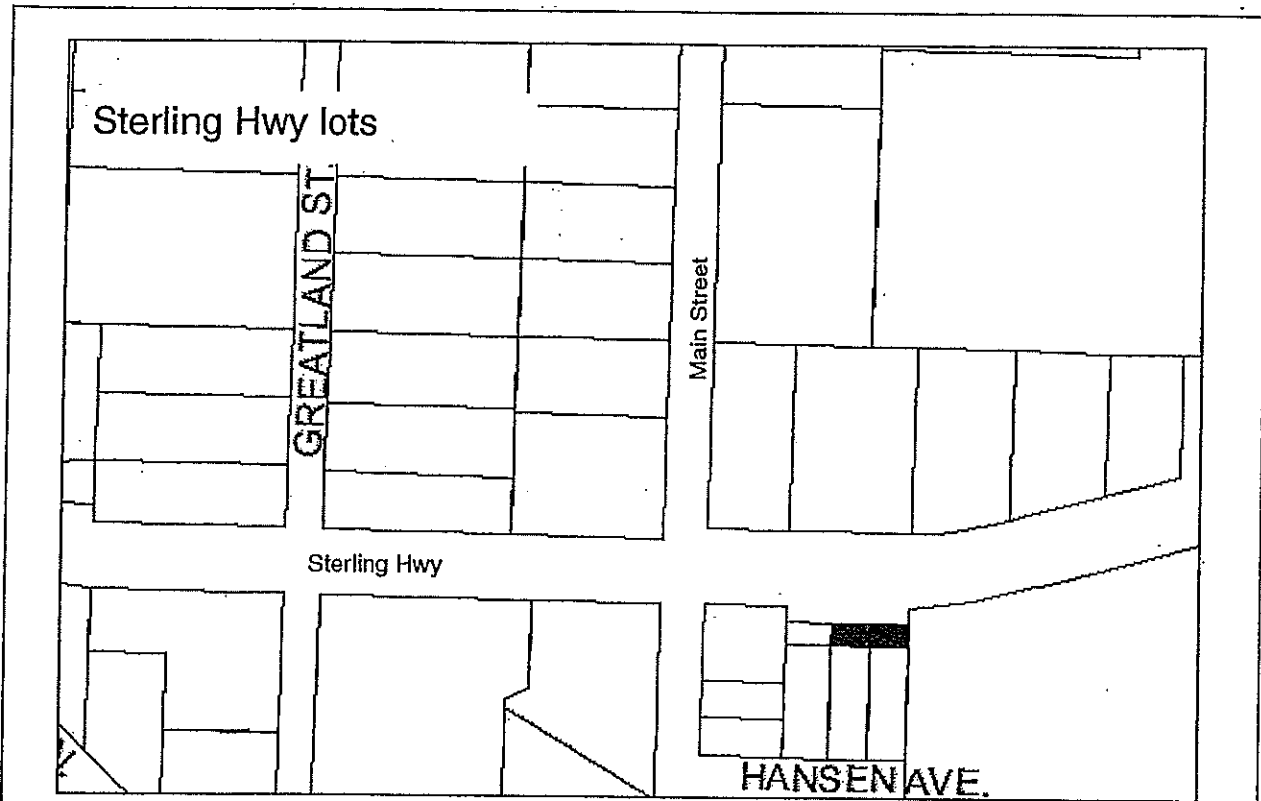
Wetlands:

Infrastructure:

Notes:

2006 Update:

Finance Dept. Code:



Designated Use: Undesignated
Acquisition History: Detling Deed 6/10/82

Area: 0.03 acres each. Total of 2,613 sq ft

Parcel Number: 177154 02, 03

2009 Assessed Value: \$1,400

Legal Description: T6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD, T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*

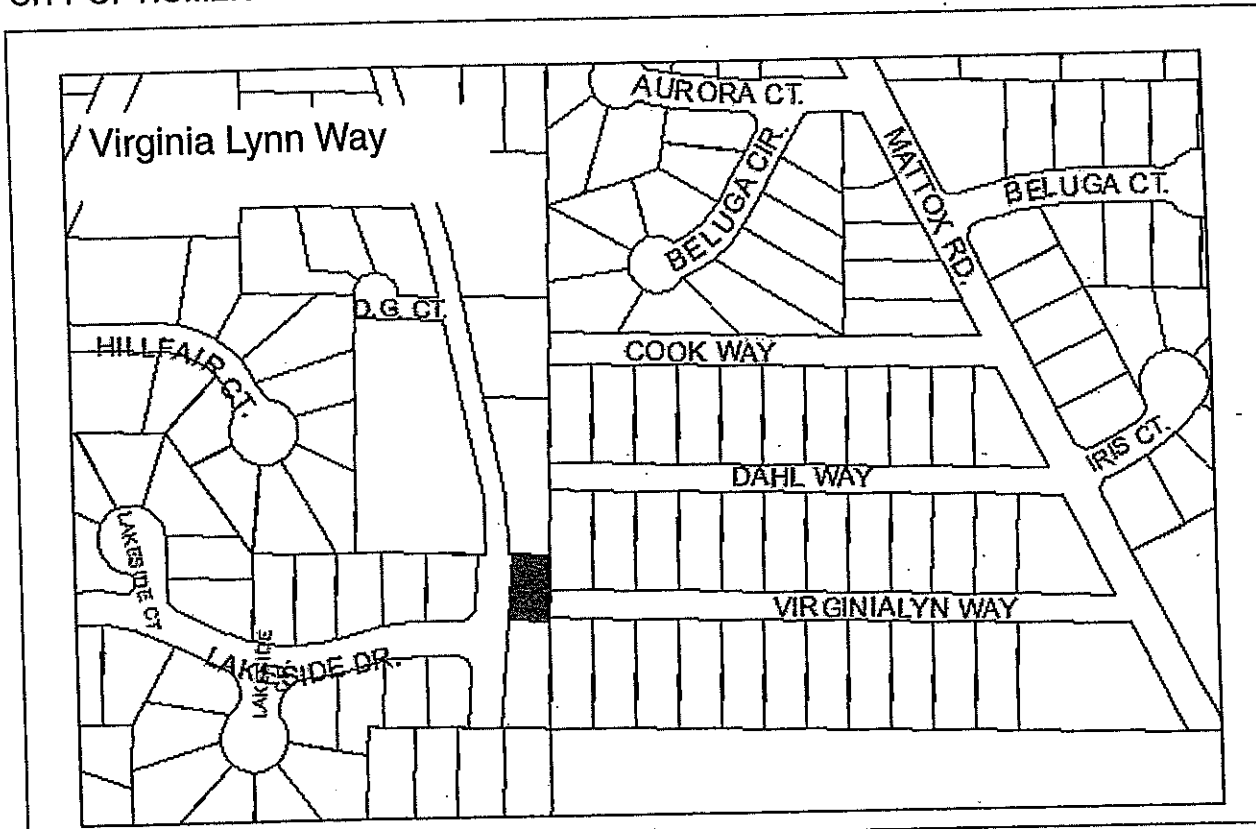
Zoning: Central Business District

Wetlands: Possibly. Lots are steep.

Infrastructure: Paved Road and sidewalk

Notes: Lots are steep; they run from the Sterling Highway grade down the slope to the adjoining property. Lot dimensions are approximately 50'x30'.

Finance Dept. Code:



Designated Use: Public use easement for Virginia Lynn Way, public park
Acquisition History: Quit Claim Deed from NBA 1/4/83

Area: 0.21 acres	Parcel Number: 17730239
-------------------------	--------------------------------

2006 Assessed Value: \$22,800

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4

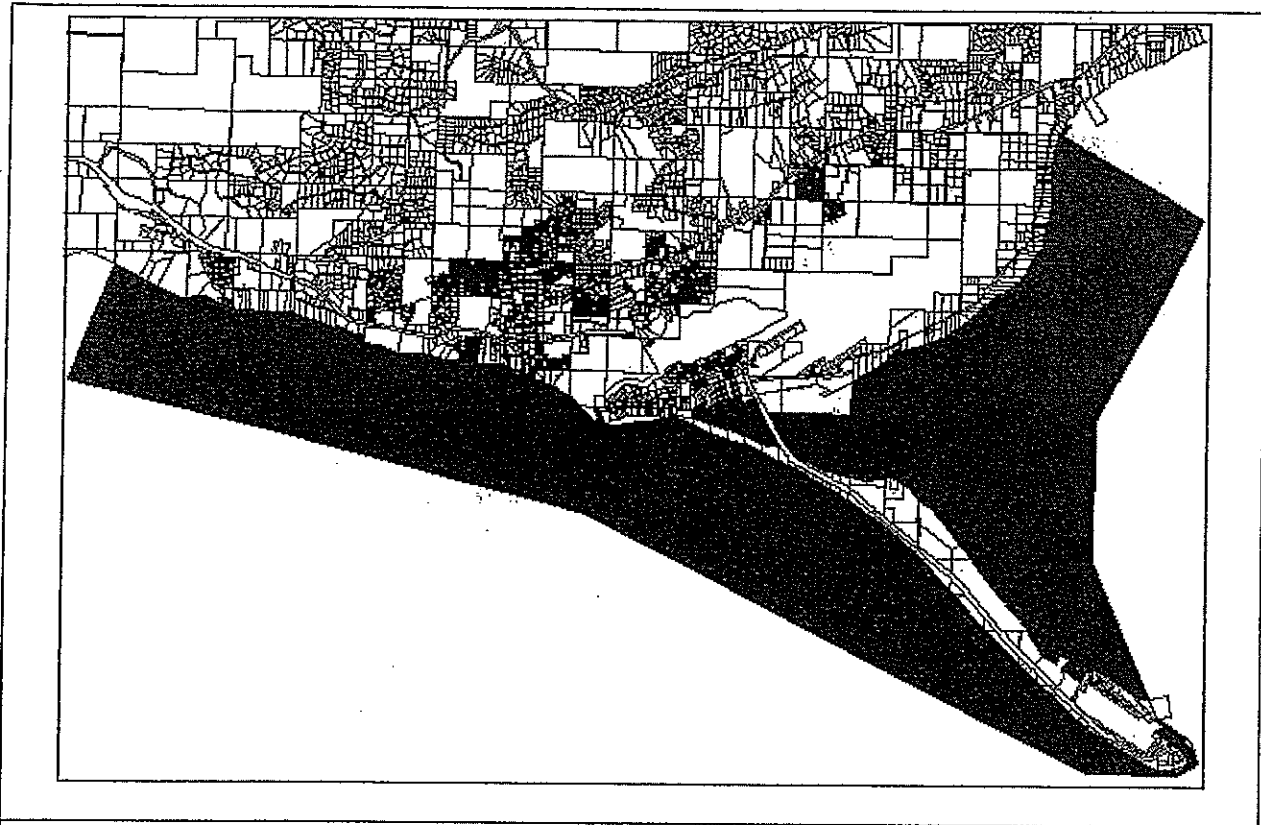
Zoning: Urban Residential	Wetlands: possibly on a small portion
----------------------------------	--

Infrastructure: Road access

Notes: This lot has a public use easement granted by the plat. This lot will likely be needed in the future to connect Virginia Lynn Way, because the adjacent lots are not wetlands and are developable. Access to Mattox Road is not know at this time; the ground drops and becomes very swampy.

Resolution 09-33: Dedicate road access for Virginia Lynn Way, across Lot 2 Block 4 Lakeside Village Subdivision Amended. Hold the remainder of the lot for use as a public neighborhood park. In 2009 the City retained a surveyor to work on this issue. Progress has been made and work continues. 2010: professional opinion was given that no right of way dedication is required, however, a legal opinion may be sought to determine city liability outside a dedicated right of way, Spruceview Ave is a similar situation: a roadway is constructed across a parcel, not within a right of way.

Finance Dept. Code:



Designated Use: Tidelands
Acquisition History:

Area: 6,714 acres

Parcel Number: 18107001, 17728001, 17528001

2009 Assessed Value: \$21, 056,700

Legal Description: Portions of ATS 612

Zoning: Not zoned

Wetlands:

17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$83,200 assessed value. Patent title 1977, 84-25 Annexed by City.

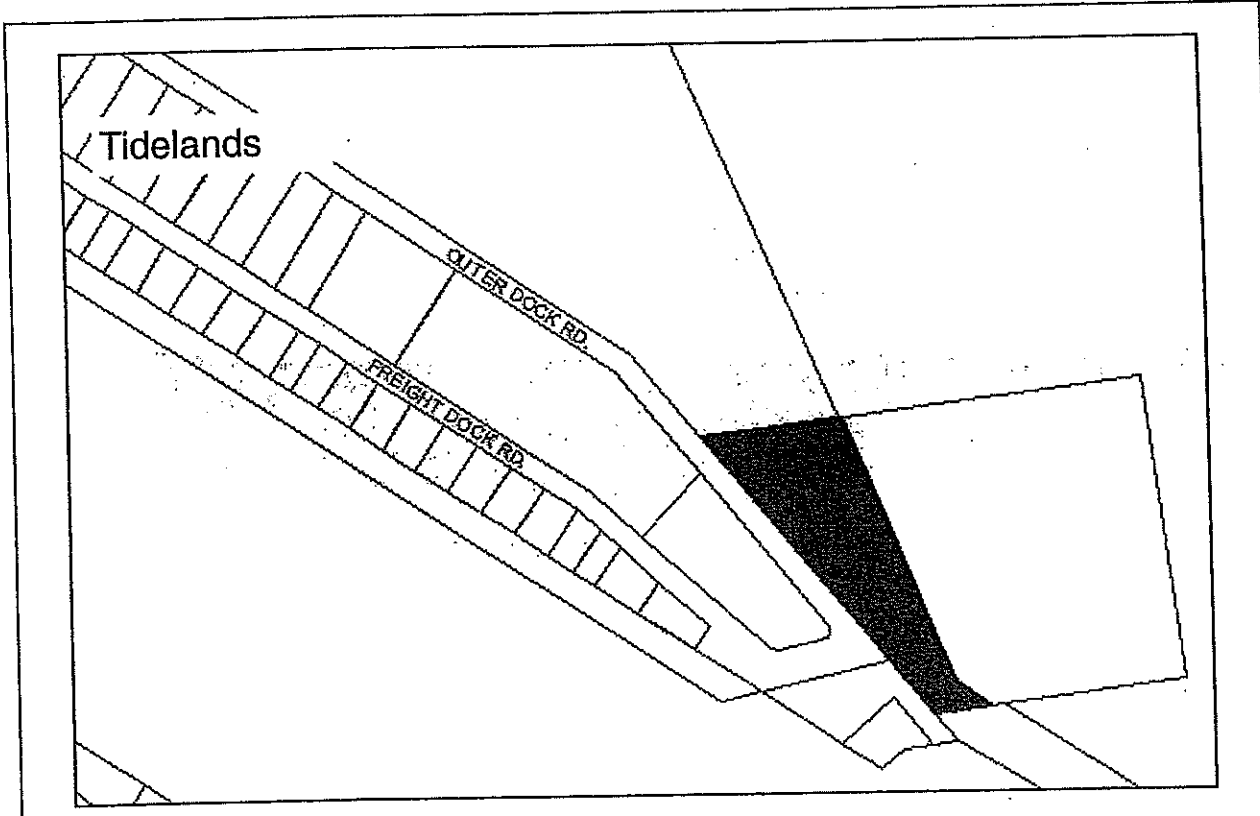
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$83,400. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

18107001—HM0770064 T07S R13W S14 ALASKA TIDELANDS SURVEY 612 THAT PORTION LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T06SR13W & WITHIN SEC 1 & 2 OF T07SR13W EXCLUDING THAT PORTION OF TIDELANDS VESTED TO STATE OF ALASKA & EXCE. 4753 acres. \$20,890,100, includes Pioneer Dock improvements

Patent 1974 002459-0 Book 80 Page 171

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

Finance Dept. Code:



Designated Use: Tidelands
Acquisition History:

Area: 4.19 acres

Parcel Number: 18103213

2009 Assessed Value: \$800,800

Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A

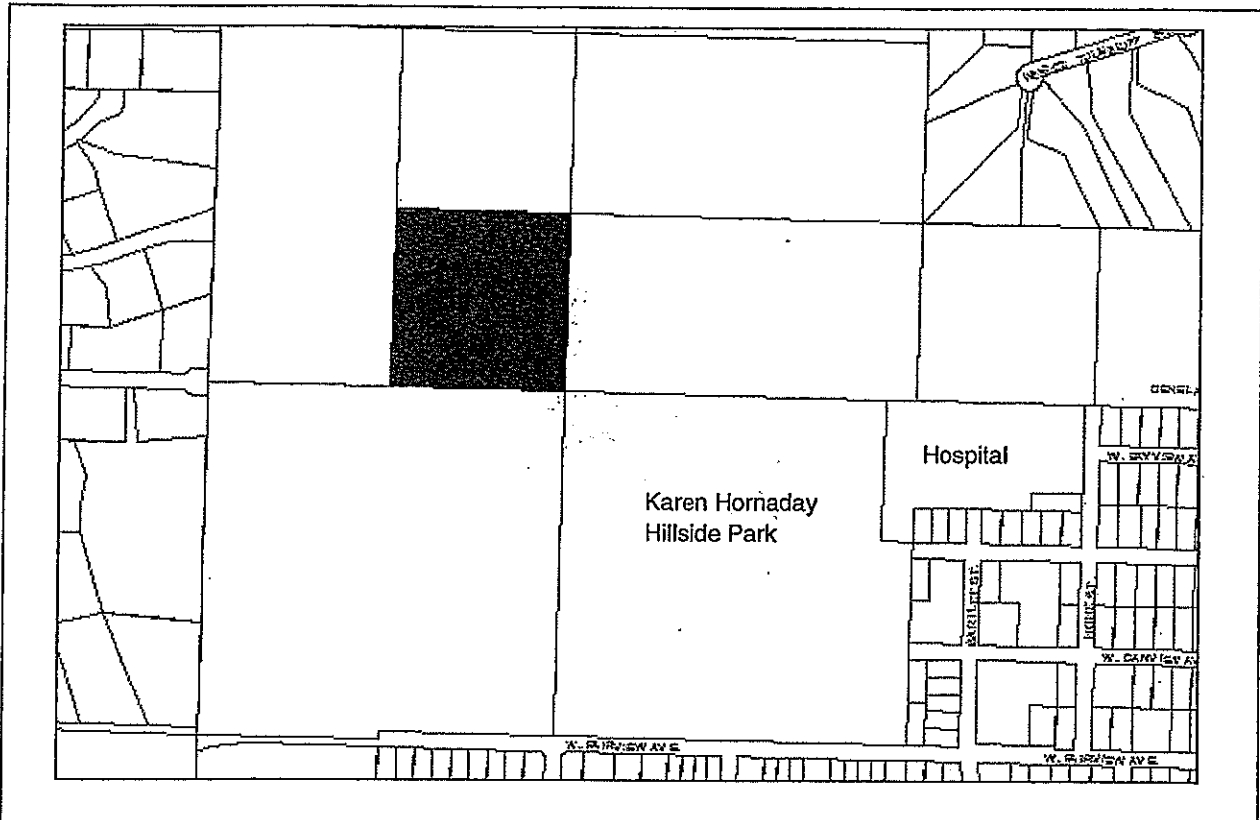
Zoning: Not zoned

Wetlands: Tidelands

Infrastructure:

Includes part of the causeway for the deep water dock. Lease agreement for deep water dock land, B192 p648 \$830/yr ADL 224560 55 year lease, July 1989– July2044

Finance Dept. Code:



Designated Use:
Acquisition History:

Area: 10 acres	Parcel Number: 17504003
-----------------------	--------------------------------

2009 Assessed Value: \$64,300*

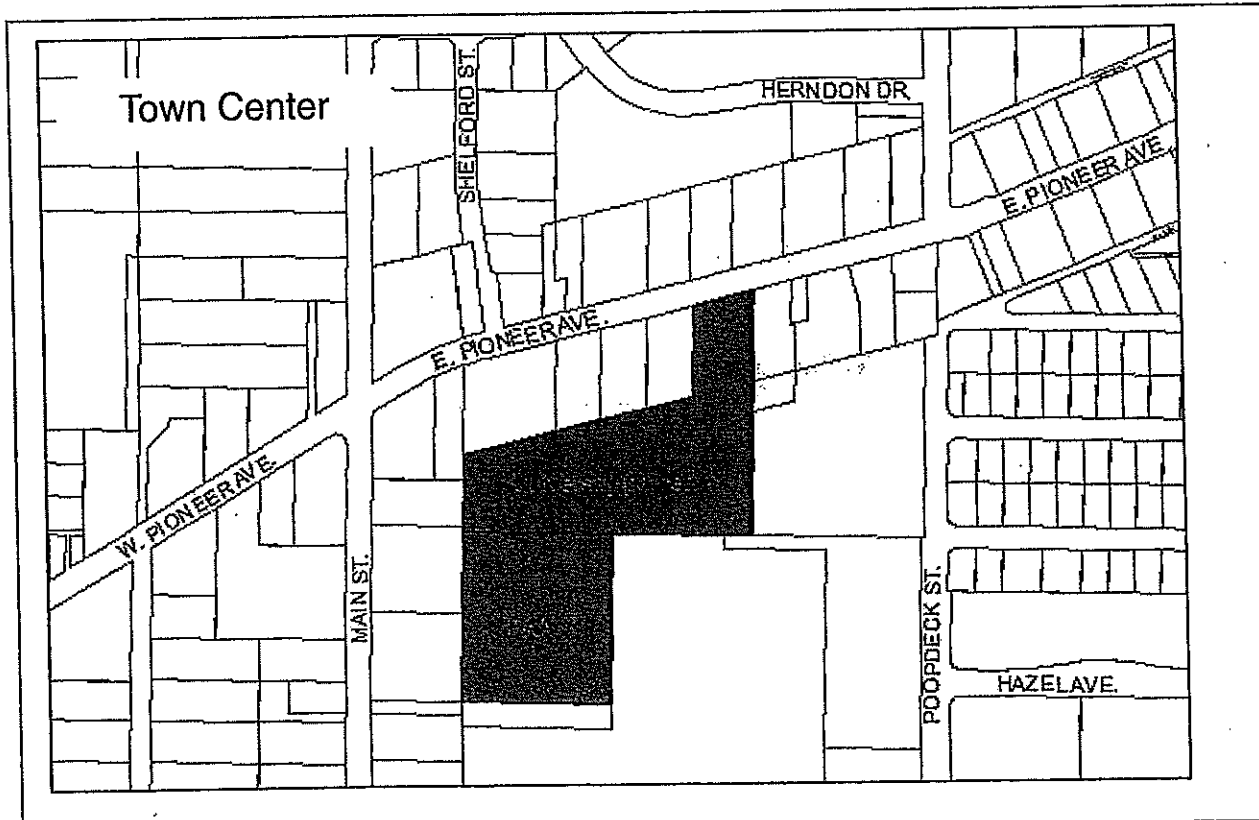
Legal Description: T6S R13W Sec 18 SE1/4 NE1/4 SW1/4

Zoning: Rural Residential	Wetlands: Drainages and wetlands may be present
----------------------------------	--

Infrastructure: None. No access.

Notes: *2007—Land could not be appraised due to lack of legal access.

Finance Dept. Code:



Designated Use: UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek.

Acquisition History: UA: Ord 03-61 purchase.

Area: 7.71 acres

Parcel Number: 17719209, 17708015

2009 Assessed Value: \$520,200

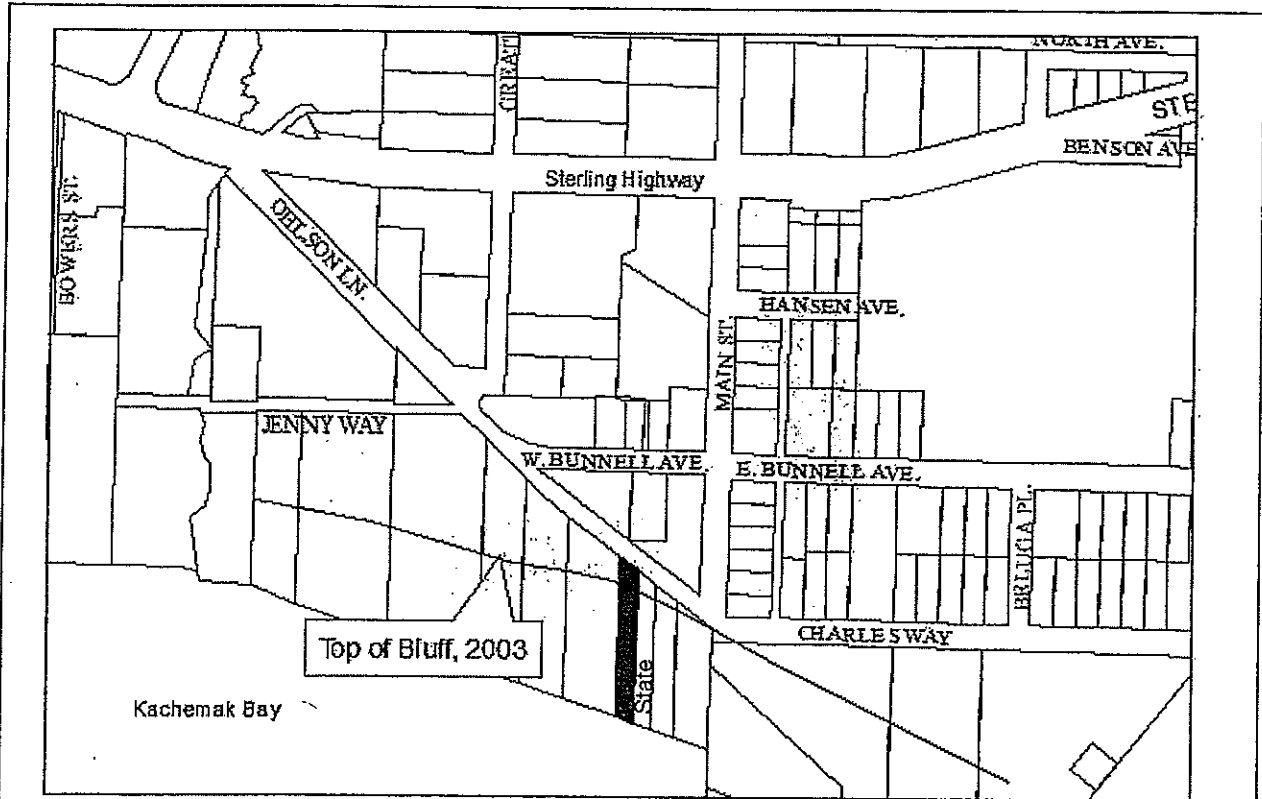
Legal Description: Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.

Zoning: Central Business District

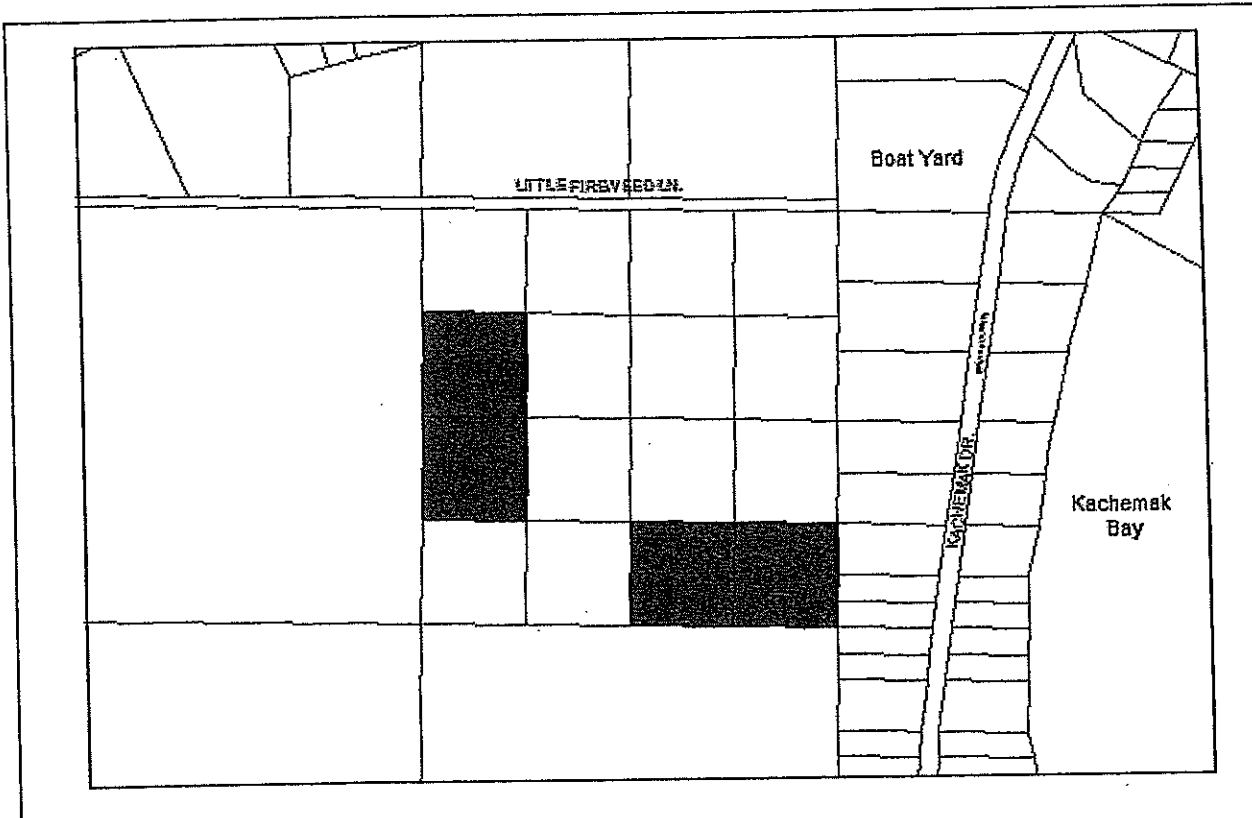
Wetlands: City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.

Infrastructure: Must be built as land is developed.

Finance Dept. Code:



Designated Use: Undesignated	
Acquisition History: Donated by Herrick, Resolution 90-7	
Area: 0.32 acres	Parcel Number: 17520009
2009 Assessed Value: \$27,500	
Legal Description: HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE	
Zoning: Central Business District	Wetlands: None. Bluff property.
Infrastructure: Gravel Road access, no water or sewer	
Notes:	
Finance Dept. Code: 392.0008	



Designated Use: Undesignated

Acquisition History: The western lots were granted by State Patent.

Area: 10 acres total. Each lot is 2.5 acres.

Parcel Number: 179080 09,15,25,26

2009 Assessed Value: Each lot: \$20,400. Total: \$81,600

Legal Description: Government Lots 10, 21, 24, 25, HM T06S R13W S14

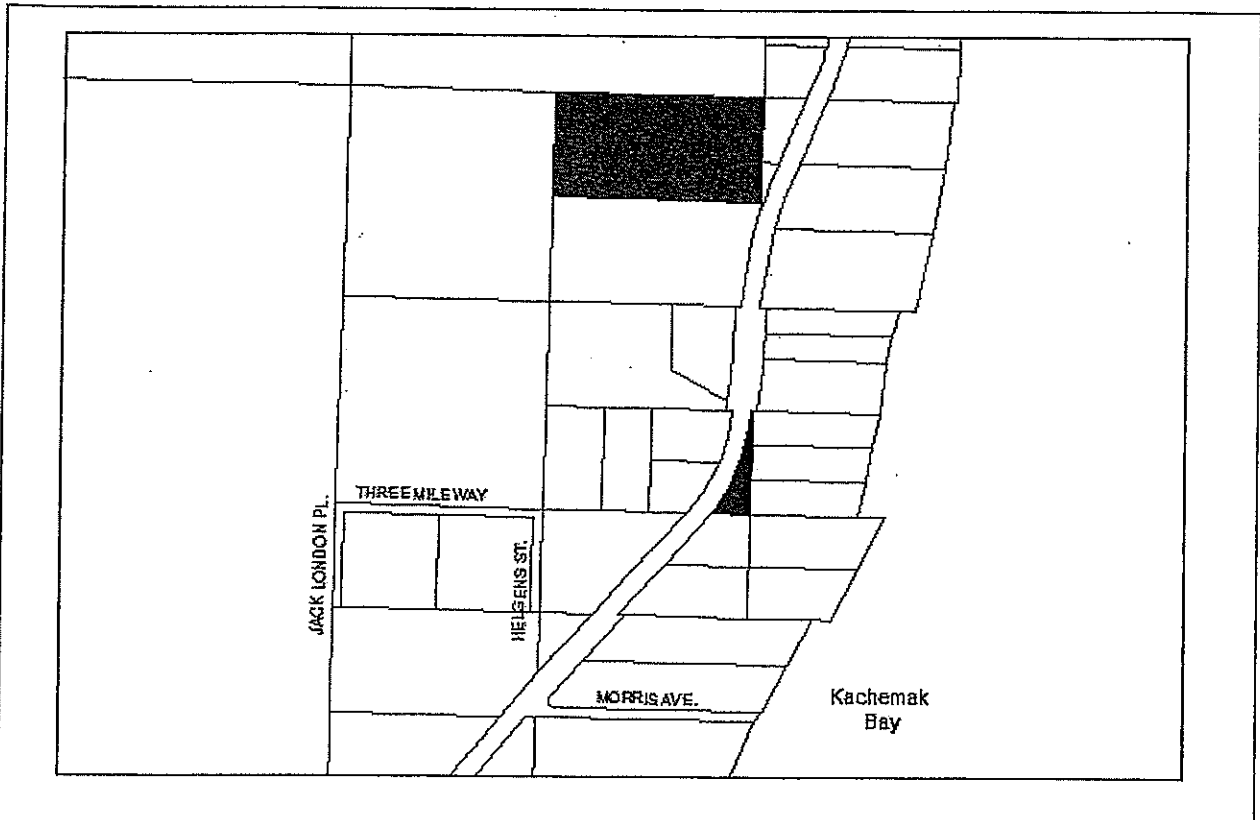
Zoning: General Commercial 2

Wetlands: Lots are mostly wetlands. Formal delineation would be needed prior to any project planning.

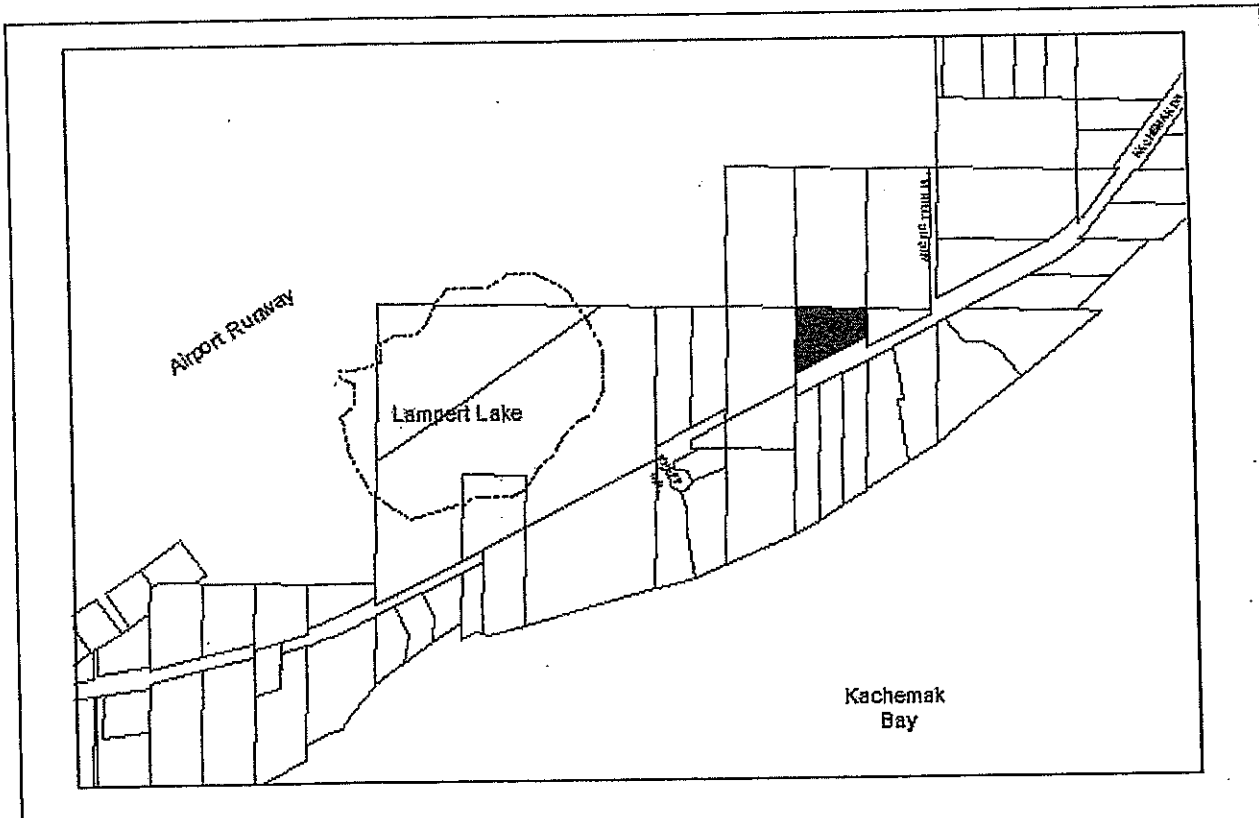
Infrastructure: No infrastructure currently available.

Notes: Two adjacent lots are privately owned. The rest of the square lots are owned by the Kenai Peninsula Borough. There is limited legal access to the eastern lots. There may be no legal access to the western lots.

Finance Dept. Code:



Designated Use: Large lot—undesignated. Small lot: Public Purpose Undesignated.	
Acquisition History: No history for Gov't Lot 36. Lot 1: Ordinance 97-06(S) KP	
Area: Gov't Lot 36: 5 acres Harry Feyer Subdivision Lot 1: 0.39 acres	Parcel Number: 17910001, 17911005
2009 Assessed Value: \$72,300 (lot 36), \$23,800 (lot 1)	
Legal Description: Government Lot 36 HM T06S R13W S14, Harry Feyer Subdivision Lot 1	
Zoning: Rural Residential	Wetlands: Lot 36 is wetland. Lot 1 is not.
Infrastructure: Paved Road access, power.	
<p>Notes: Access to Gov't lot 36 is by public access easement rather than dedicated Right of Way. Future development of this lot would need to address any access concerns.</p> <p>Lot 1 is a sliver of land left over after the dedication of Kachemak Drive. Currently, two driveways cross the property to reach the homes to the west. The majority of this lot has an access easement across it, so there is only a portion of land that could be used for a structure. Further, Kachemak Drive is only 60 feet wide at this point instead of the usual 100 ft width.</p>	
Finance Dept. Code:	



Designated Use: Public Purpose/Undesignated
Acquisition History: Ord 96-16(A) (KPB)

Area: 1.65 acres	Parcel Number: 17936020
-------------------------	--------------------------------

2009 Assessed Value: \$10,500

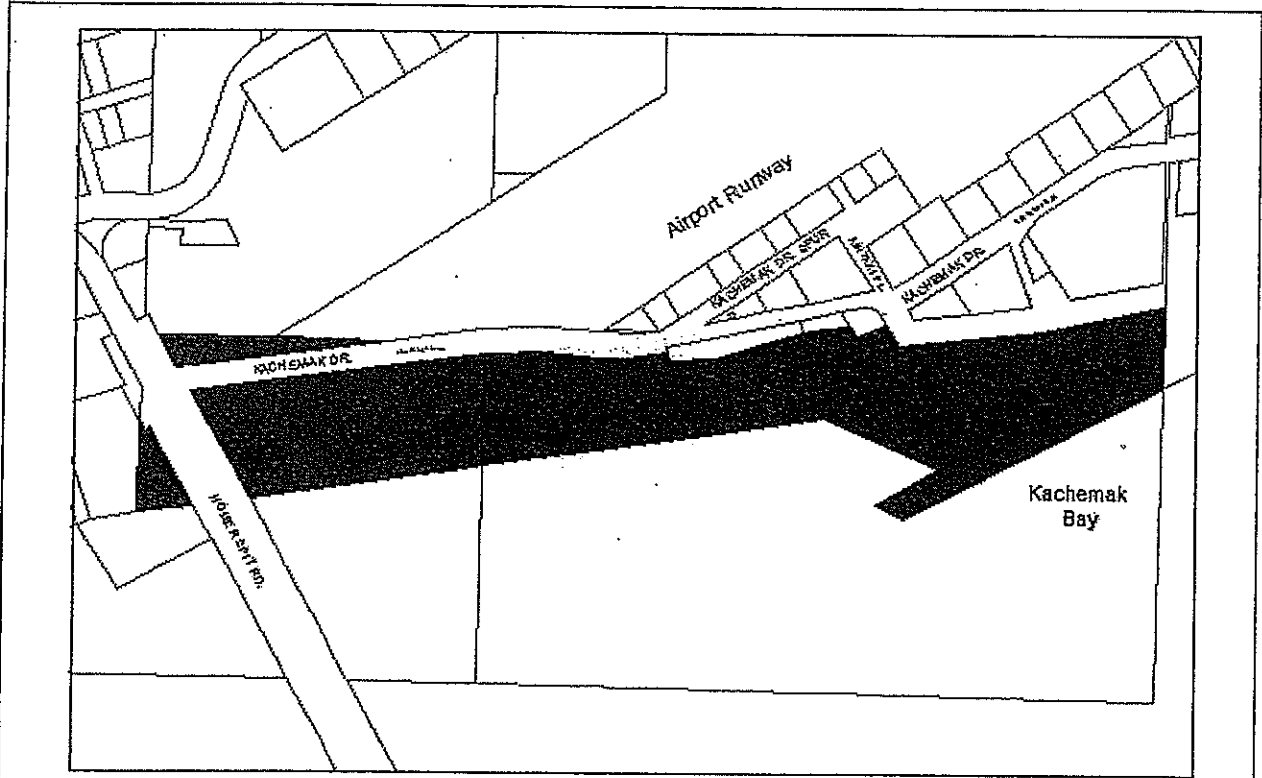
Legal Description: Scenic Bay Lot 4

Zoning: General Commercial 2	Wetlands: 100% Wetlands
-------------------------------------	--------------------------------

Infrastructure: Paved Road

Notes:

Finance Dept. Code:



Designated Use: Lots 13: undesignated. Spit Trailhead. Lot 14: Undesignated. Lot 3: Tidelands/public access/recreational

Acquisition History: Lot 13: ? Lot 14: ? Lot 3: Deed 4/98

Area: 35.16 acres

Parcel Number: 18101030, 18101032, 17940107

2009 Assessed Value: \$292,300

Legal Description: Government Lots 13 and 14, excluding Homer Spit Road and Kachemak Drive. Gov't lot 3, South of Airport lease lands Blocks 300 and 400. T6S R13W S22

Zoning: General Commercial 1, west of Homer Spit Road. General Commercial 2, east of Homer Spit Road

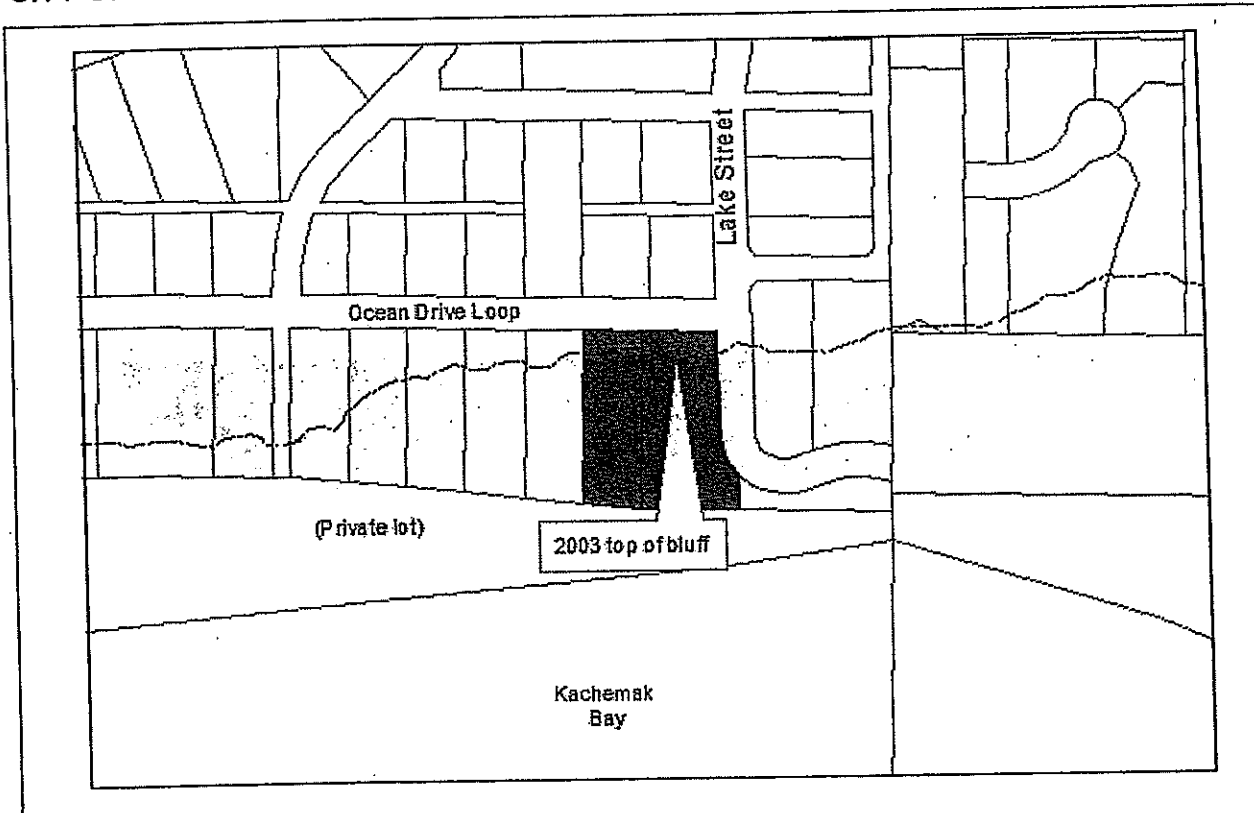
Wetlands: Coastal wetlands and critical habitat. Flood Hazard area.

Infrastructure: Water, sewer and paved road access

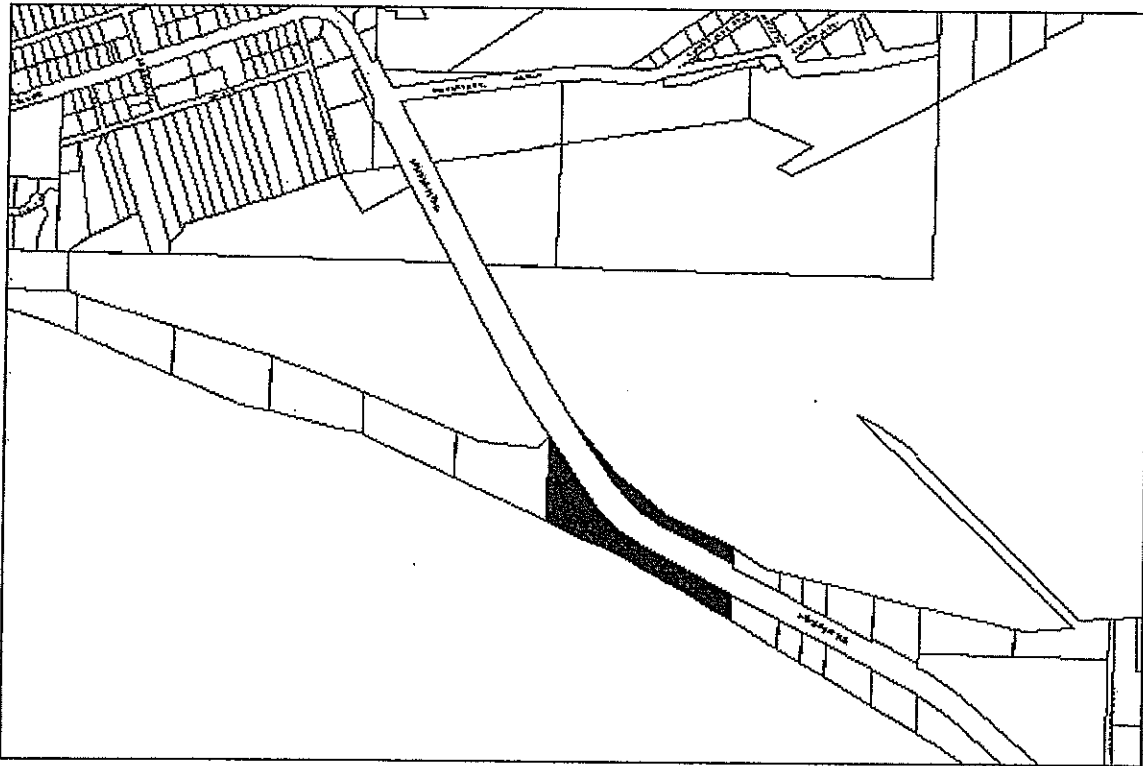
Notes: 2009, Lot 13: the Spit trailhead parking was expanded.

See also section E page 22.

Finance Dept. Code:



Designated Use: Sell (Resolution 2009-33)	
Acquisition History: Tax foreclosure (seawall) KPB Ord 02-41	
Area: 1.66 acres	Parcel Number: 177174-06, 07
2009 Assessed Value: \$51,500	
Legal Description: Lot 43 and 44, Oscar Munson Subdivision	
Zoning: Rural Residential	Wetlands: Most of these lots are tidal and critical habitat.
Infrastructure: Gravel road, water and sewer, seawall.	
<p>Notes: These lots contain seawall frontage. There is little to any developable area. There continues to be bluff erosion above the seawall on these lots. There are seawall and LIS assessments due on these properties. Contact Finance for payoff amounts. No commercial appraiser was willing to conduct an appraisal.</p> <p>January 2011 update: City Manager will put the lots out to bid in the spring, using the Borough assessment as the minimum bid instead of an appraisal. 2011 assessed value will be available in March. 2010 assessed value was \$57,600 for both lots.</p>	
Resolution 2009-33: Sell Lots 43 and 44 Oscar Munson Subdivision.	
Finance Dept. Code:	



Designated Use: Intertidal Wetland Habitat for Shorebirds To be Conservation Easement
Acquisition History: EVOS purchase/Unknown

Area: 10.96 acres

Parcel Number: 18101 08-14

2009 Assessed Value: \$104,300

Legal Description: T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 5,6,7,8

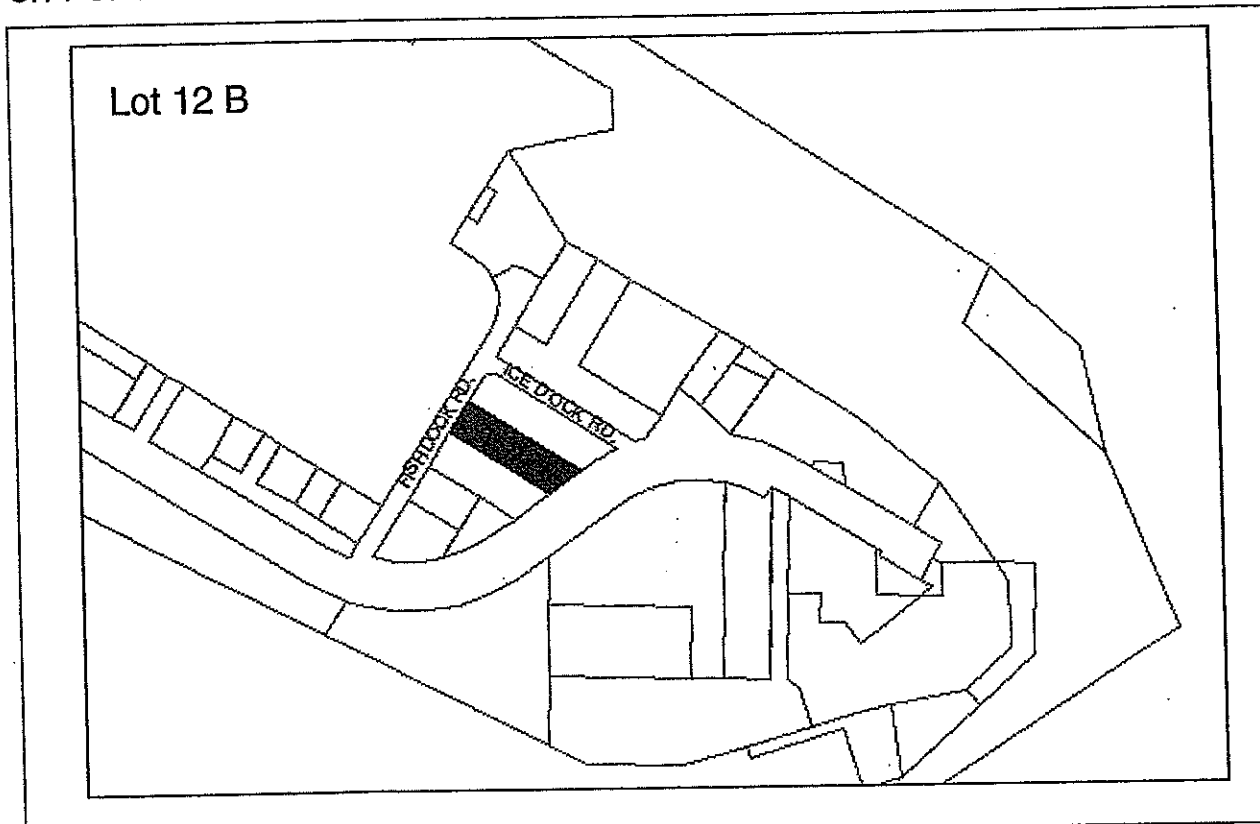
Zoning: N of Homer Spit Rd: Marine Industrial.
 S of road, Open Space Recreation

Wetlands: Tidal

Infrastructure: Paved road, Homer Spit Trail

Notes: Previous land allocation plan records show this property was an EVOS purchase and was to be placed into a conservation easement. However, this was never completed as far as staff can research, while the easements on the other EVOS properties were completed in 1998. These properties need further research: how they were acquired and any restrictions, and if they were in fact EVOS purchases or have any easements.

Finance Dept. Code:



Designated Use: Leased Lands
Acquisition History:

Area: 0.68 acres

Parcel Number: 18103451

2009 Assessed Value: \$265,300

Legal Description: City of Homer Port Industrial Subdivision No 4 Lot 12-B

Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

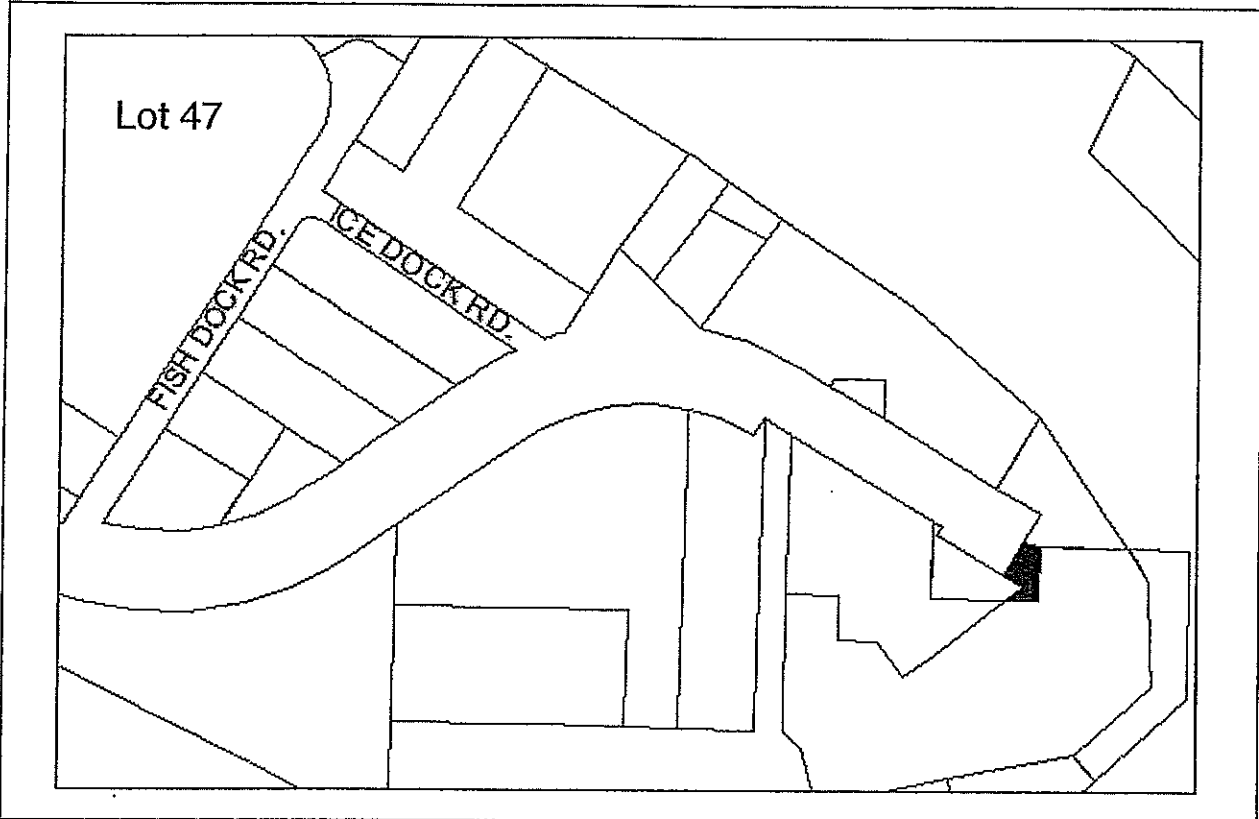
Address:

Parcel has the fish grinder on it, and possibly a short term lease for storage from neighboring business.. The whole parcel is not readily available for a long term lease.

Resolution 09-33: Remove Lot 12-B City of Homer Port Industrial Subdivision No 4 from lots that may be leased until the drainage issues are resolved.

Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.

Finance Dept. Code:



Designated Use: Undesignated. Has easement to Land's End
Acquisition History:

Area: 0.08 acres

Parcel Number: 18103408

2009 Assessed Value: \$55,600

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Paved road, sewer through lot

Notes:

Finance Dept. Code:

City Facilities

Intentionally Blank

Designated Use: Public Purpose
Acquisition History:

Area:

Parcel Number:

2006 Assessed Value:

Legal Description:

Zoning:

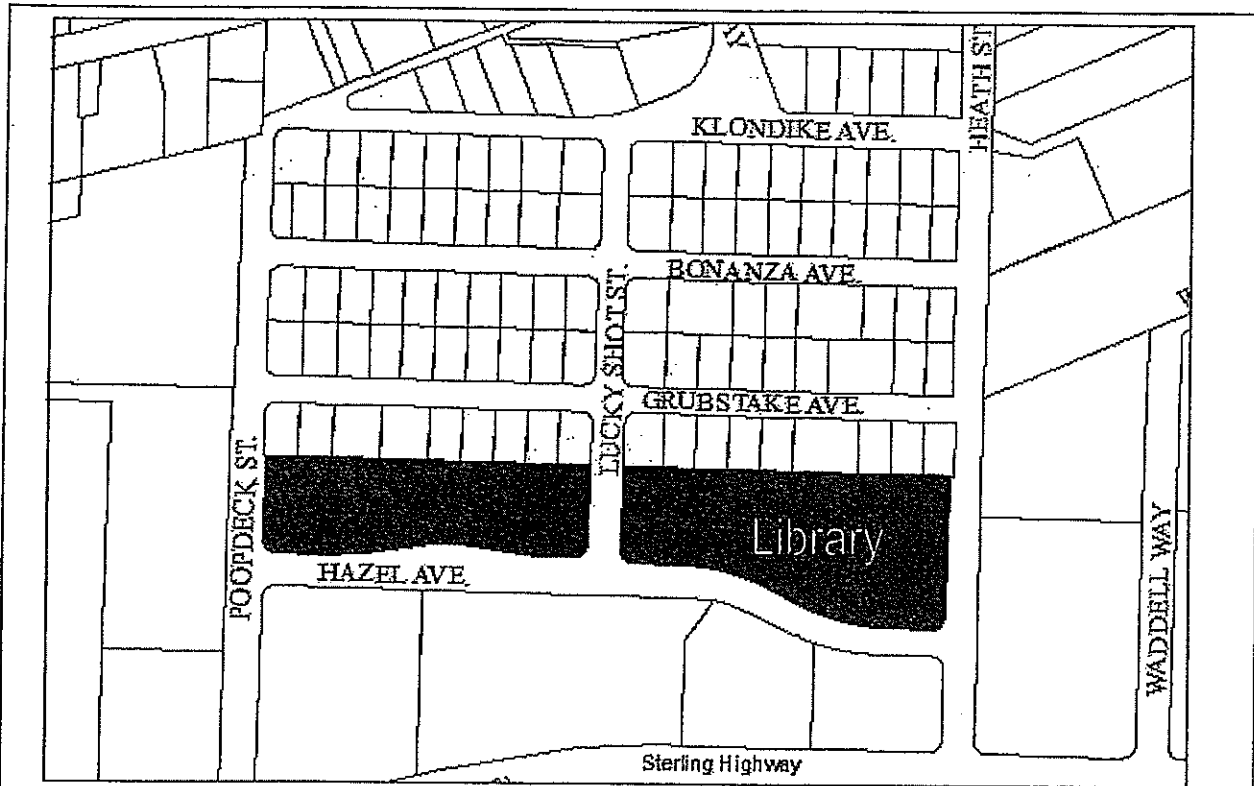
Wetlands:

Infrastructure:

Notes:

2006 Update:

Finance Dept. Code:



Designated Use: Library. Resolution 2003-72
Acquisition History: KPB Ord 93-09

Area: 5.25 acres

Parcel Number: 17710739, 17710740

2009 Assessed Value: \$3,335,200 (Land 335,200, Structure 3,000,000)

Legal Description: HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26

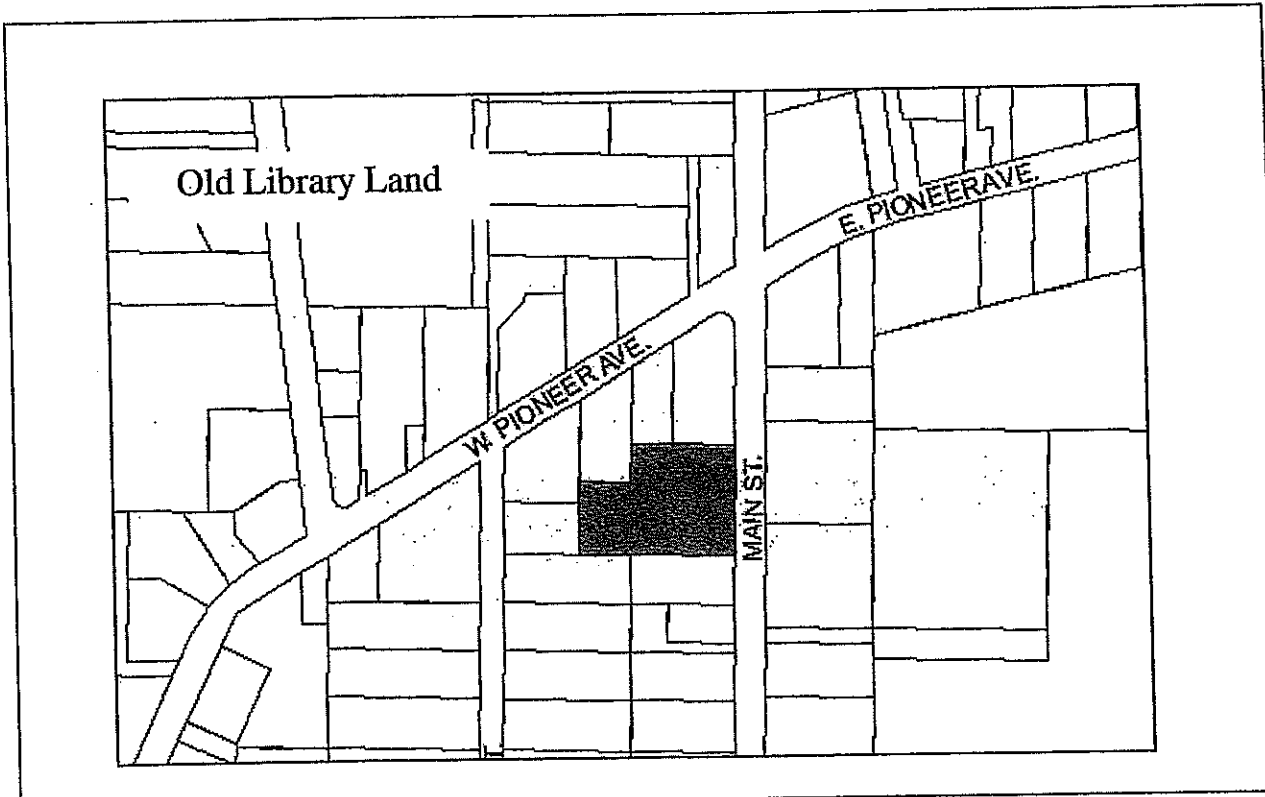
Zoning: Central Business District

Wetlands: Some wetlands present

Infrastructure: Paved road access, trail access, water and sewer available.

Notes:

Finance Dept. Code:



Designated Use: Sell.
Acquisition History: Deed: Jewel July 1982 (back lot portion) Deed: Watson 1978 (library/Pioneer area)

Area: 1.31 acres	Parcel Number: 17514416
-------------------------	--------------------------------

2009 Assessed Value: \$189,200

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2

Zoning: Central Business District	Wetlands: Drainage and wetlands may be present
--	---

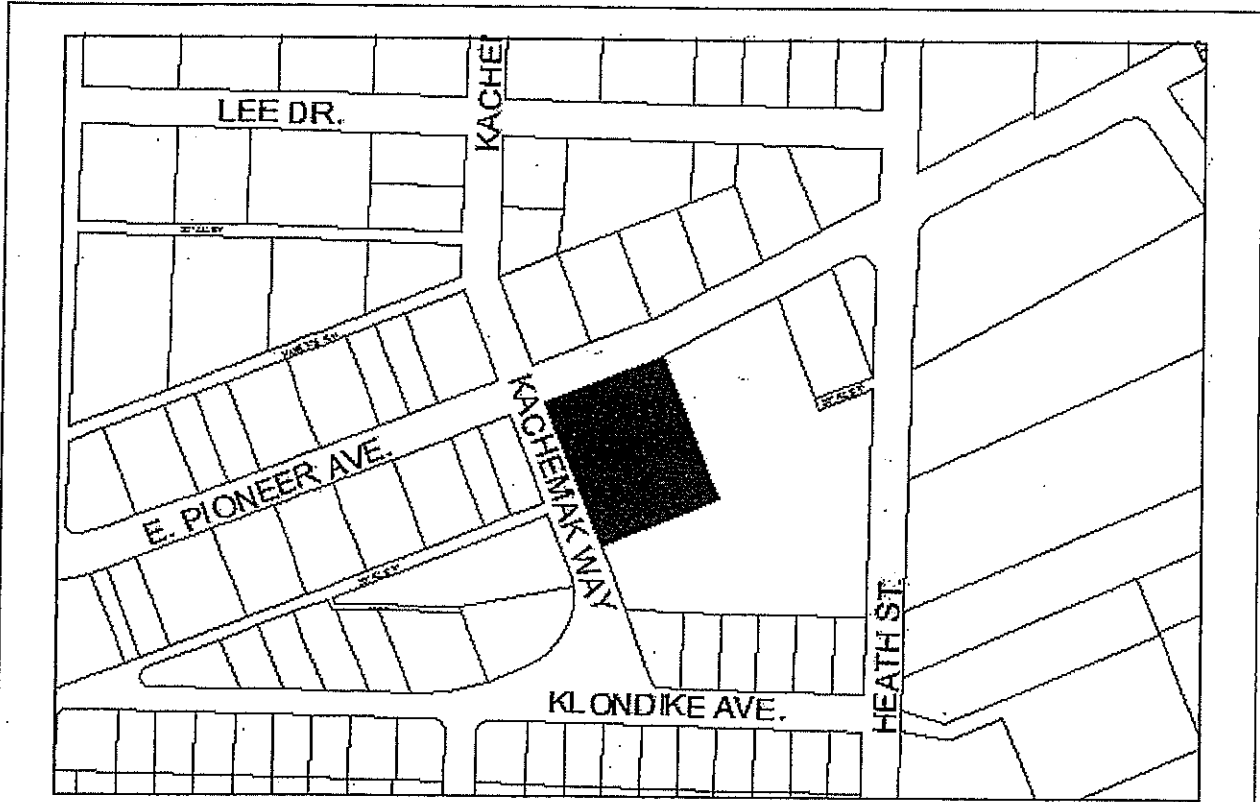
Infrastructure: Paved road, water, sewer

Notes: This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold. This lot was put up for sale but did not receive any bids. Minimum bid in late 2007 was set at \$462,500.

Land was put on the market again in 2009 with a minimum bid of \$228,000, and no bids were received.

The land has a nice bay view, but would require stumping. Driveway access off of Main Street is very steep. It is likely significant dirt work would be needed to make this lot viable for commercial or multifamily development.

Finance Dept. Code:



Designated Use: City Hall

Acquisition History: Purchased, Schoulz 12/31/86

Area: 1.12 acres

Parcel Number: 17720408

2009 Assessed Value: \$1,082,100 (Land 172,300 Structure 909,800)

Legal Description: HM2004048 T06S R13W S20 Glacier View Subdivision Campus Addition Lot 6-A-2

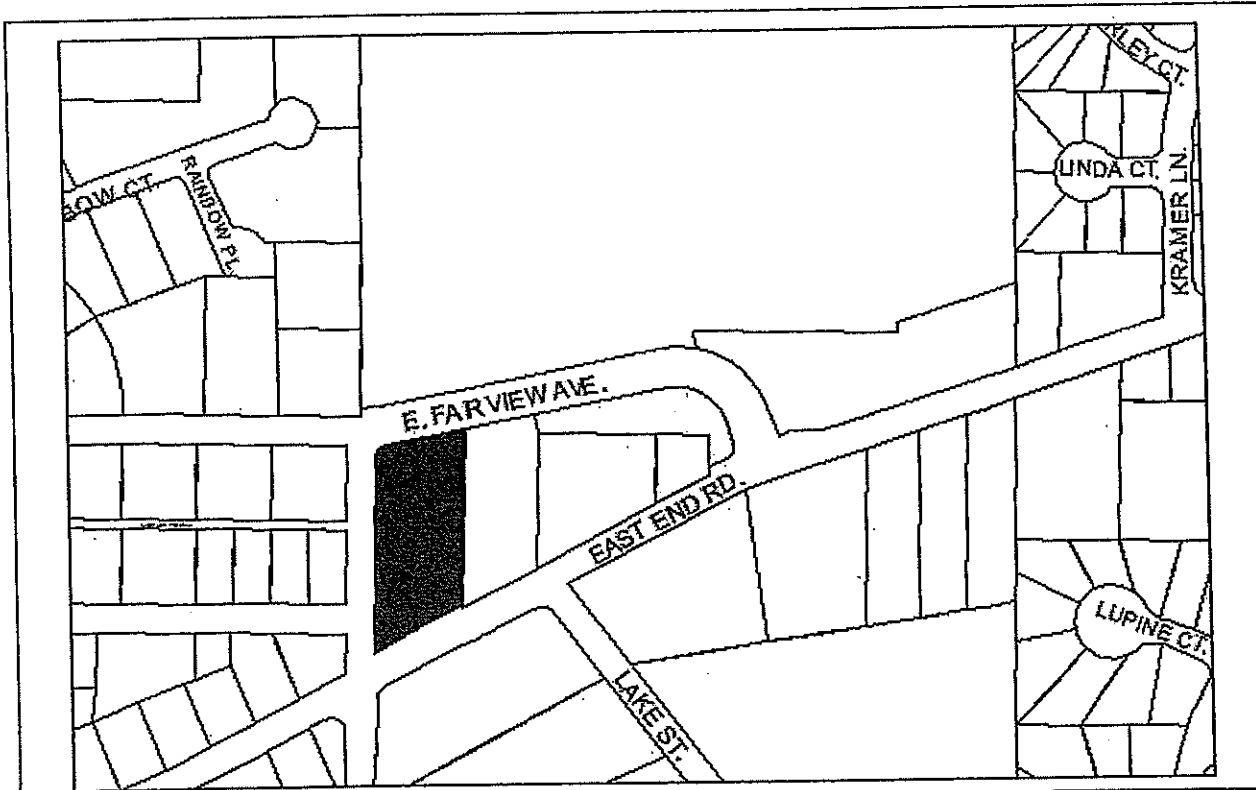
Zoning: Central Business District

Wetlands: None

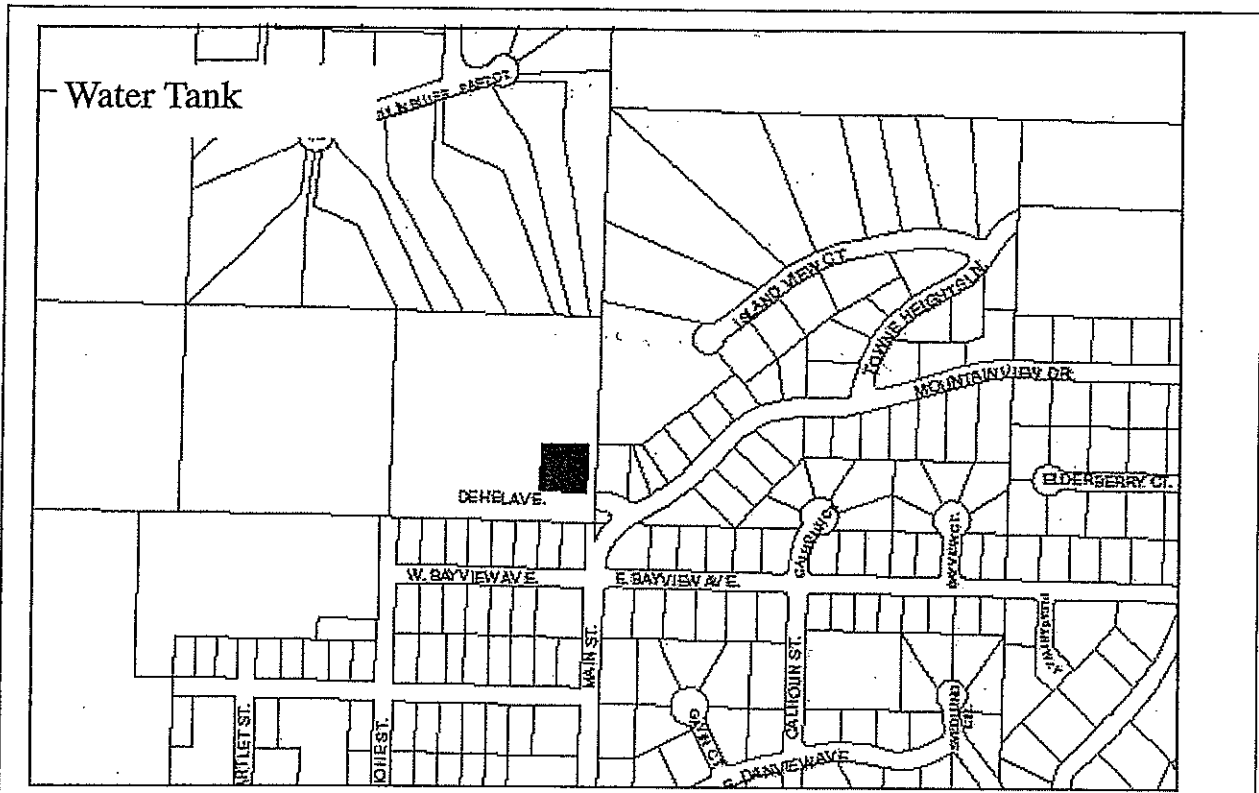
Infrastructure: Paved road access, water and sewer.

Notes: Also includes two connex's used for storage

Finance Dept. Code:



Designated Use: Police and fire stations	
Acquisition History: Straub Warr Deed 4/74, partial purchase Straub 4/5/74	
Area: 1.57 acres	Parcel Number: 17702057
2009 Assessed Value: \$2,054,700 (Land: \$208,000 Structure: \$1,846,700)	
Legal Description: HM 0870011 NEW HOMER HIGH SCHOOL NO 2 Tract 1-B	
Zoning: Central Business District	Wetlands: N/A
Infrastructure: Water, Sewer, Paved access	
Notes:	
Finance Dept. Code:	



Designated Use: Water Tank (A Frame Tank)
Acquisition History: Dehel Deed 6/1/65

Area: 0.5 acres

Parcel Number: 17504011

2009 Assessed Value: \$30,700

Legal Description: HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4

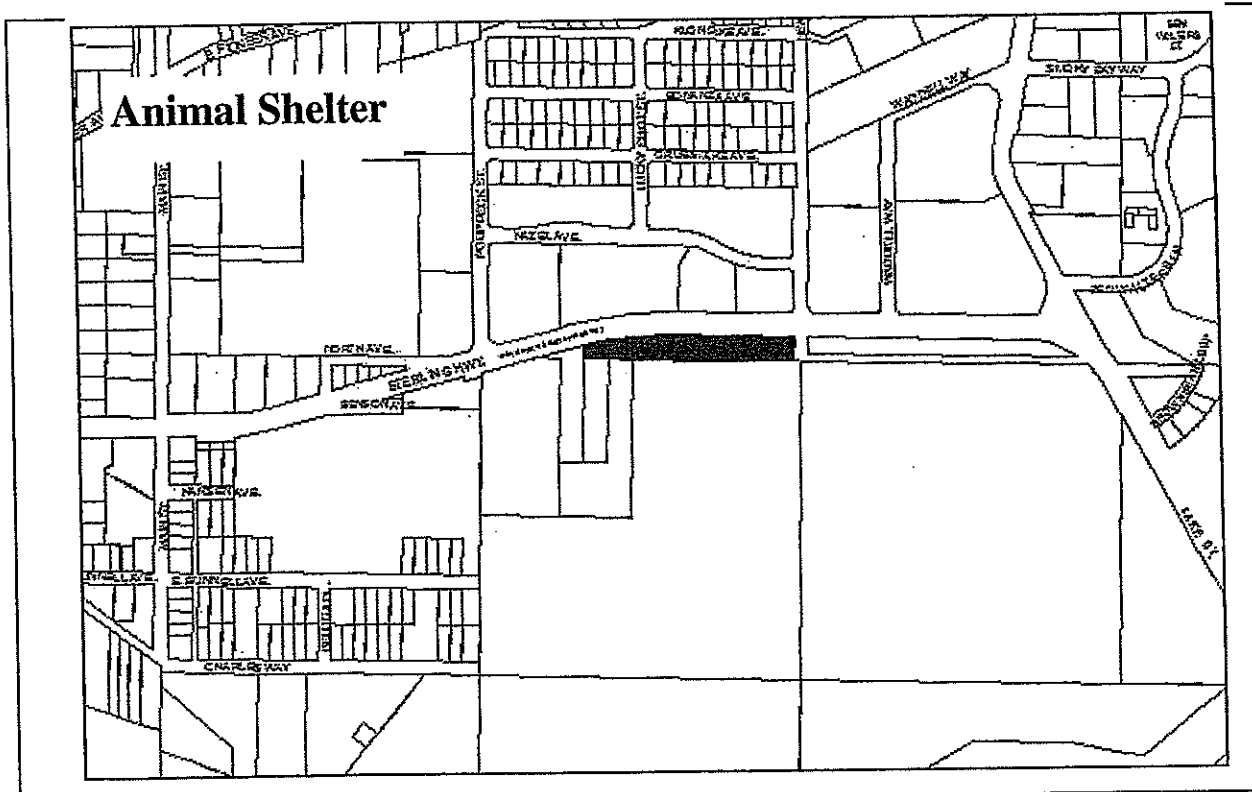
Zoning: Rural Residential

Wetlands: Possible drainage through site

Infrastructure: N/A

Notes:

Finance Dept. Code:



Designated Use: Animal Shelter
Acquisition History: Heath Deed 3/10/71

Area: 1.85 acres

Parcel Number: 17714020

2009 Assessed Value: \$984,900 (Land \$109,600, Structure \$875,300)

Legal Description: Glacier View Subdivision No 18 Lot 1

Zoning: Central Business District

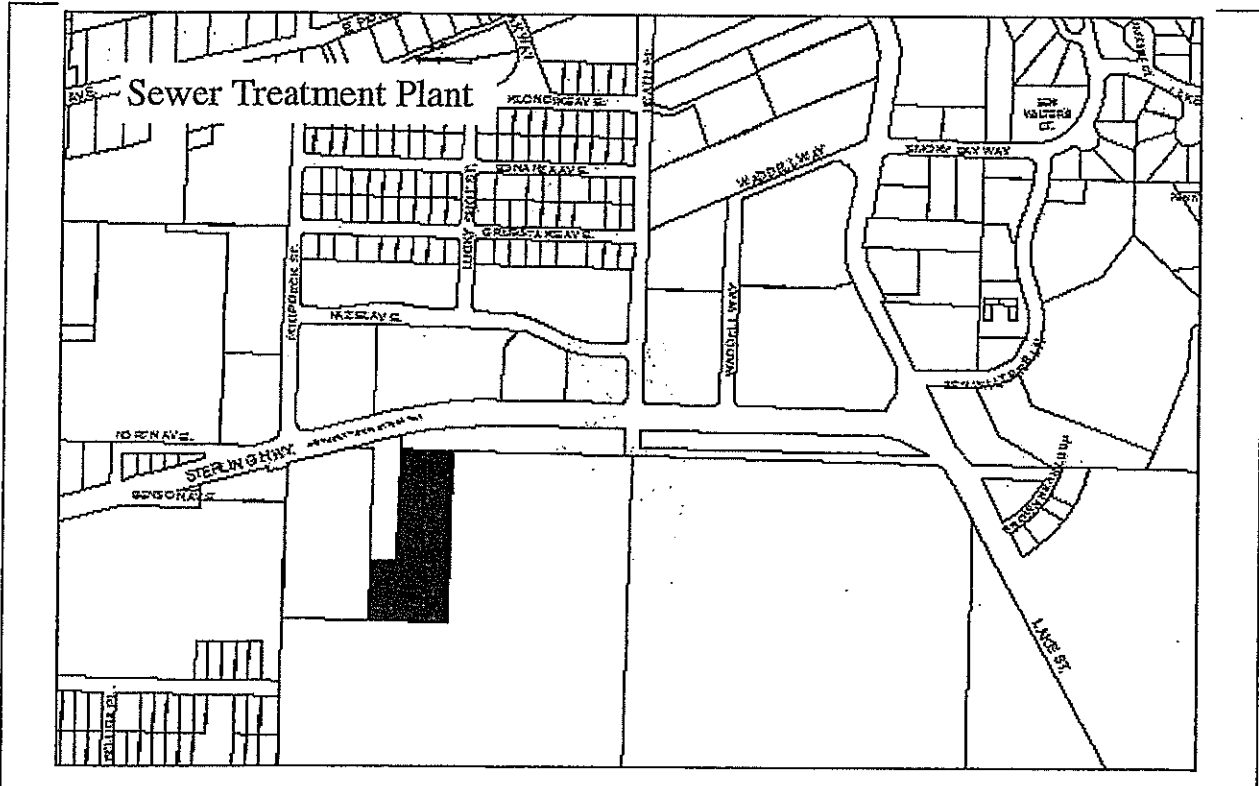
Wetlands: N/A

Infrastructure: Water, Sewer, gravel access via Public Works

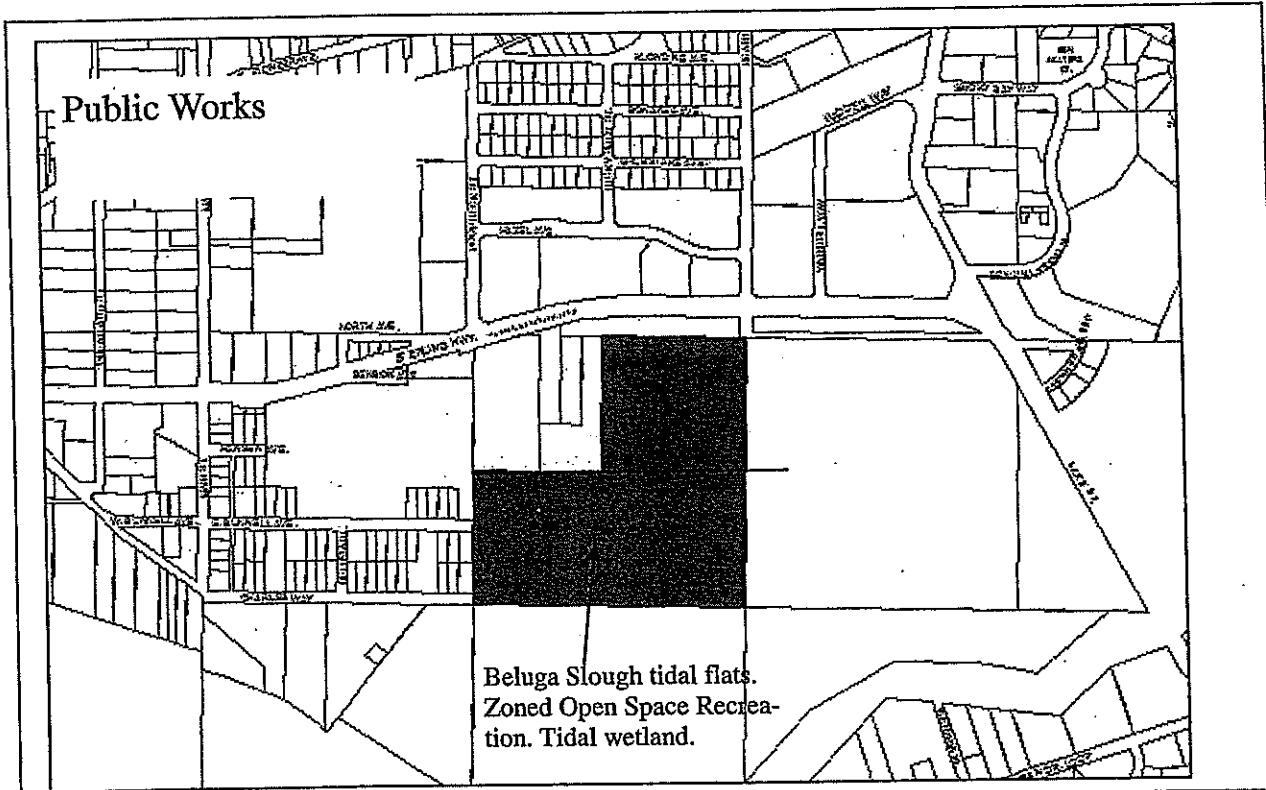
Notes: Also includes landscaped area along the Sterling Highway maintained by Parks and Recreation, and named Superintendent's Park.

Constructed in 2004. 3,828 sq feet.

Finance Dept. Code:



Designated Use: Sewage Treatment	
Acquisition History: see below	
Area: 4.08 acres	Parcel Number: 177140 14, 15
2009 Assessed Value: \$2,528,100 (Land: \$448,900 Structures/Improvements: \$2,079,200)	
Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164, T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	
Zoning: Central Business District	Wetlands: Yes
Infrastructure: Water and Sewer. Access via PW complex	
<p>Notes: Acquisition: 17414014: Mitchell Warr Deed 1/9/84 17714015: Heath/Whitmore Deed 3-71</p> <p>2008 Resolution 08-48 recommends a replat to vacate common lot lines. Resolution 10-35(A) Replat the Sewer Treatment Plant lots to vacate the common lot line.</p> <p>Within a FEMA mapped flood hazard area.</p>	
Finance Dept. Code:	



Designated Use: Public Works
Acquisition History: Heath Dead 3/10/71

Area: 30 acres

Parcel Number: 17714016

2009 Assessed Value: \$1,778,500 (Land: \$585,500, Structures: \$1,203,000)

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4

Zoning: Central Business/Open Space

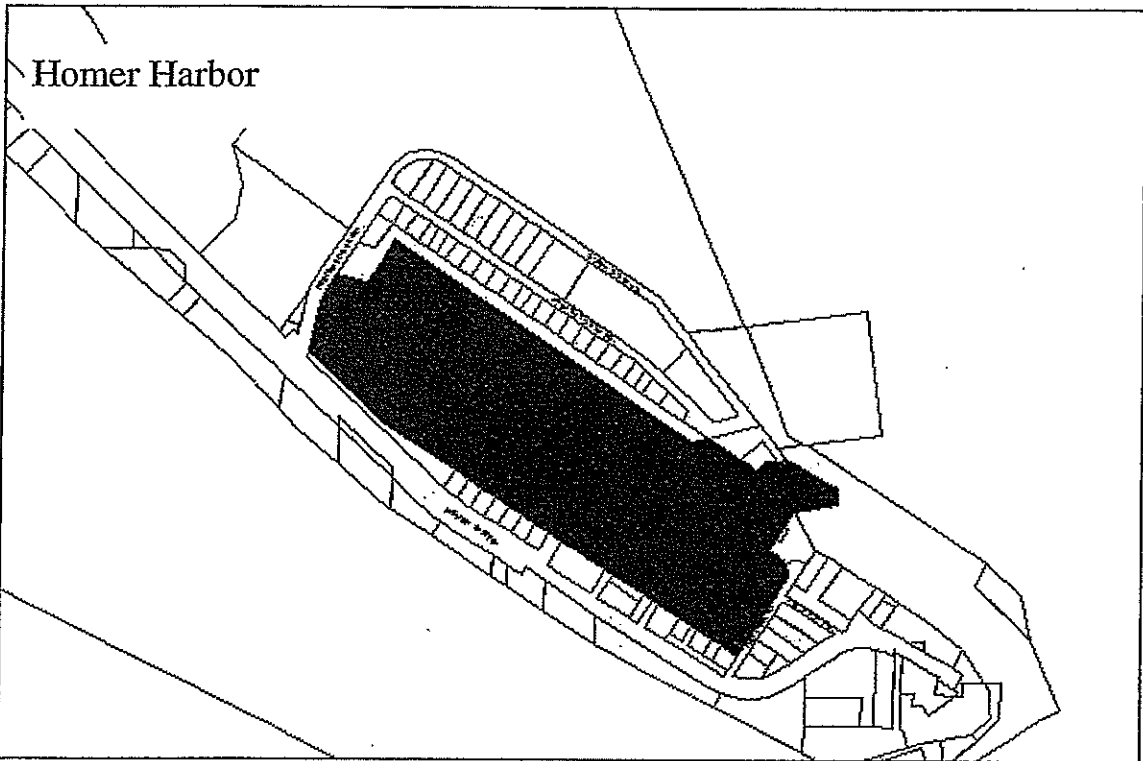
Wetlands: Yes

Infrastructure: Paved Road, water and sewer

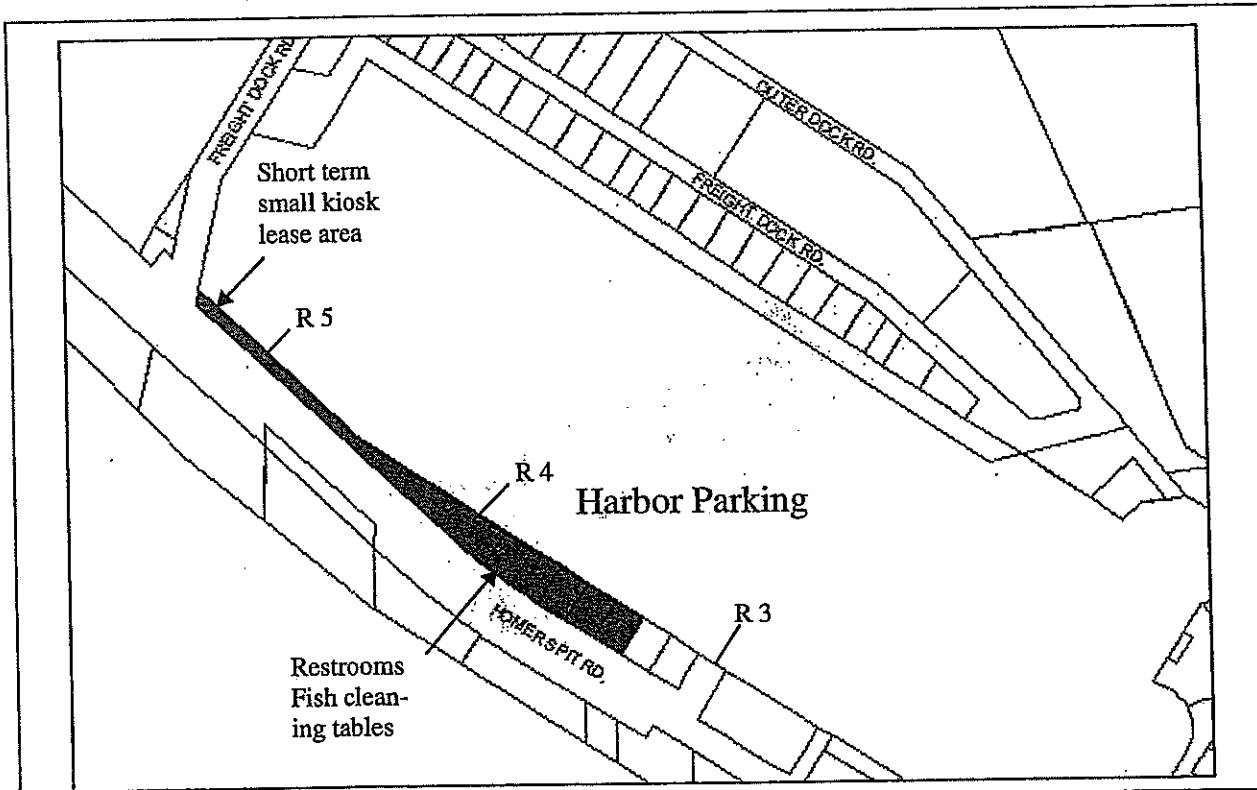
Notes:

Within a FEMA mapped flood hazard area.

Finance Dept. Code:



Designated Use: Homer Small Boat Harbor	
Acquisition History: Reso 99-51 Reconveyed from ACOE	
Area: 72.94	Parcel Number: 18103214
2009 Assessed Value: \$5,607,100	
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: floats, road access, water and sewer	
Notes:	
Finance Dept. Code:	



Designated Use: Parking
Acquisition History:

Area: 3.12 acres

Parcel Number: 181033 18-22, 24

2009 Assessed Value: \$953,200 (Land: \$1,110,800, Structures: \$142,300)

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A

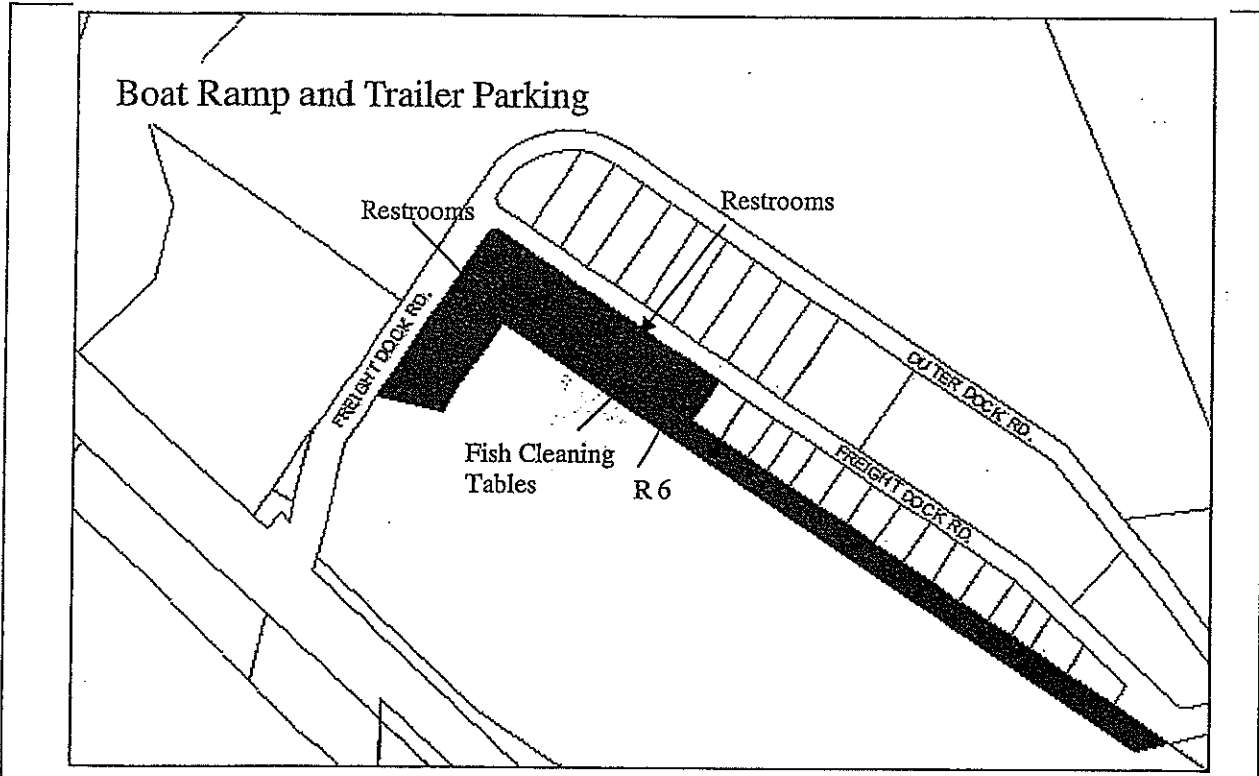
Zoning: Marine Commercial

Wetlands: N/A

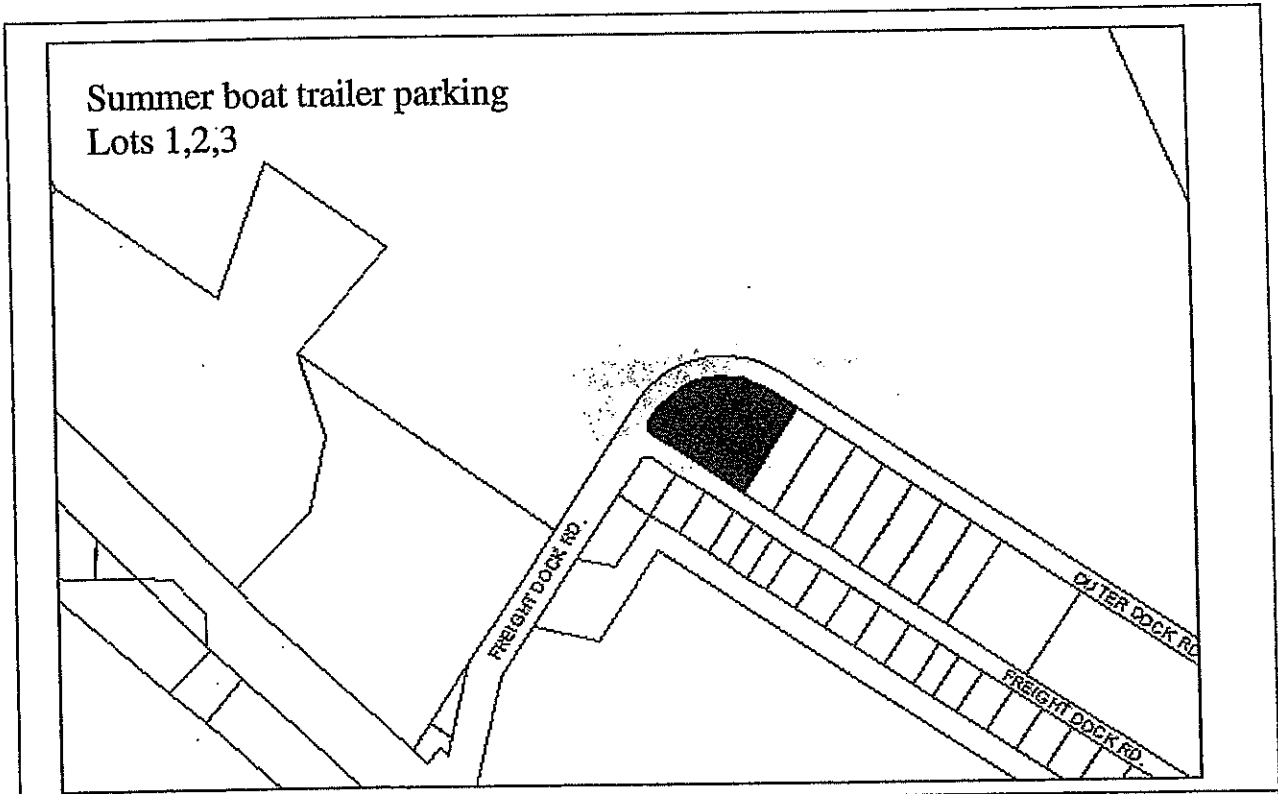
Infrastructure: Paved road, water and sewer, public restrooms

Notes:

Finance Dept. Code:



Designated Use: Boat ramp and trailer parking	
Acquisition History:	
Area: 8.32 acres	Parcel Number: 181032 47-58, 18103216
2009 Assessed Value: \$2,323,400	
Legal Description: Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8	
Zoning: Marine Industrial, over slope area is Marine Commercial	Wetlands: N/A
Infrastructure: Gravel road access, water and sewer; public restrooms	
<p>Notes: Includes boat launch and most of the trailer parking, two newly constructed public restrooms and over slope area along the harbor.</p> <p>Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.</p>	
Finance Dept. Code:	



Designated Use:
Acquisition History:

Area: 1.98 acres

Parcel Number: 181032-21,22,31

2009 Assessed Value: \$698,600

Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 1,2,3

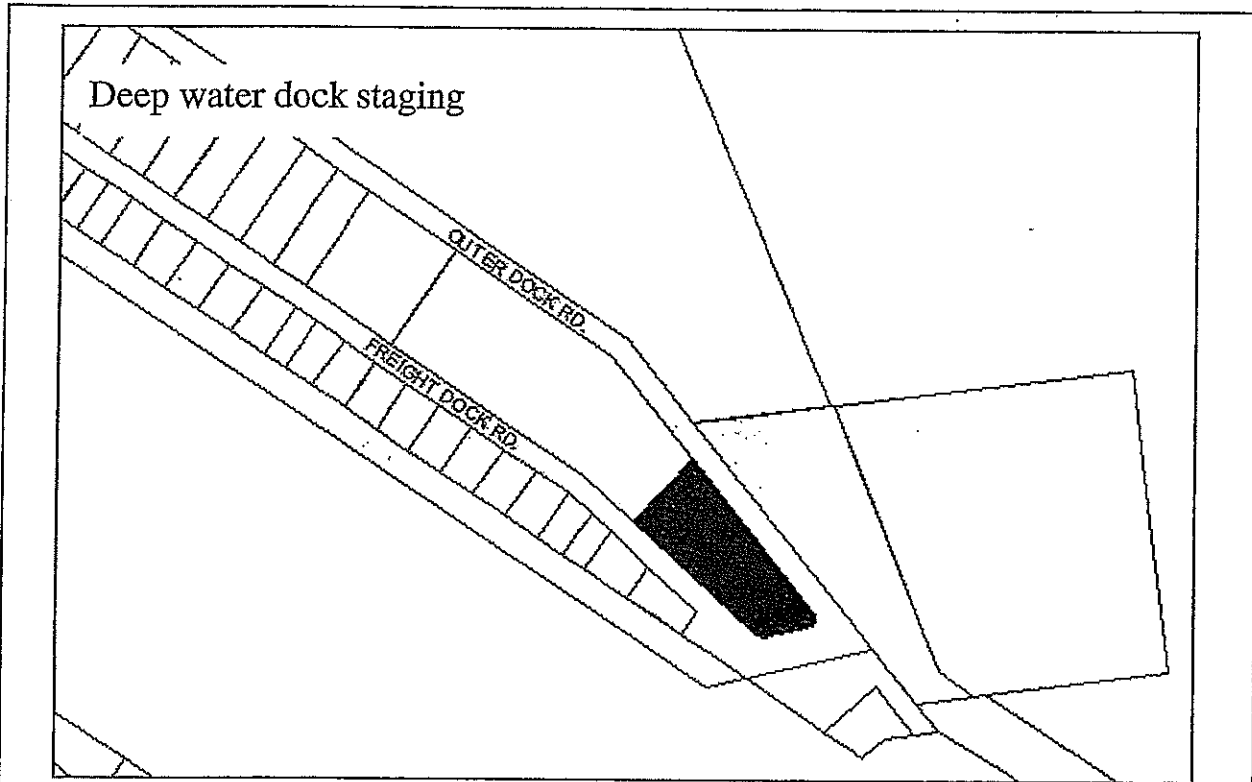
Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Gravel road, water and sewer, Barge ramp

Notes:

Finance Dept. Code:



Designated Use: Deep water dock staging
Acquisition History:

Area: 2.08 acres

Parcel Number: 18103232

2009 Assessed Value: \$497,600

Legal Description: T 6S R 13W SEC 36 T 7S R 13W-SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13

Zoning: Marine Industrial

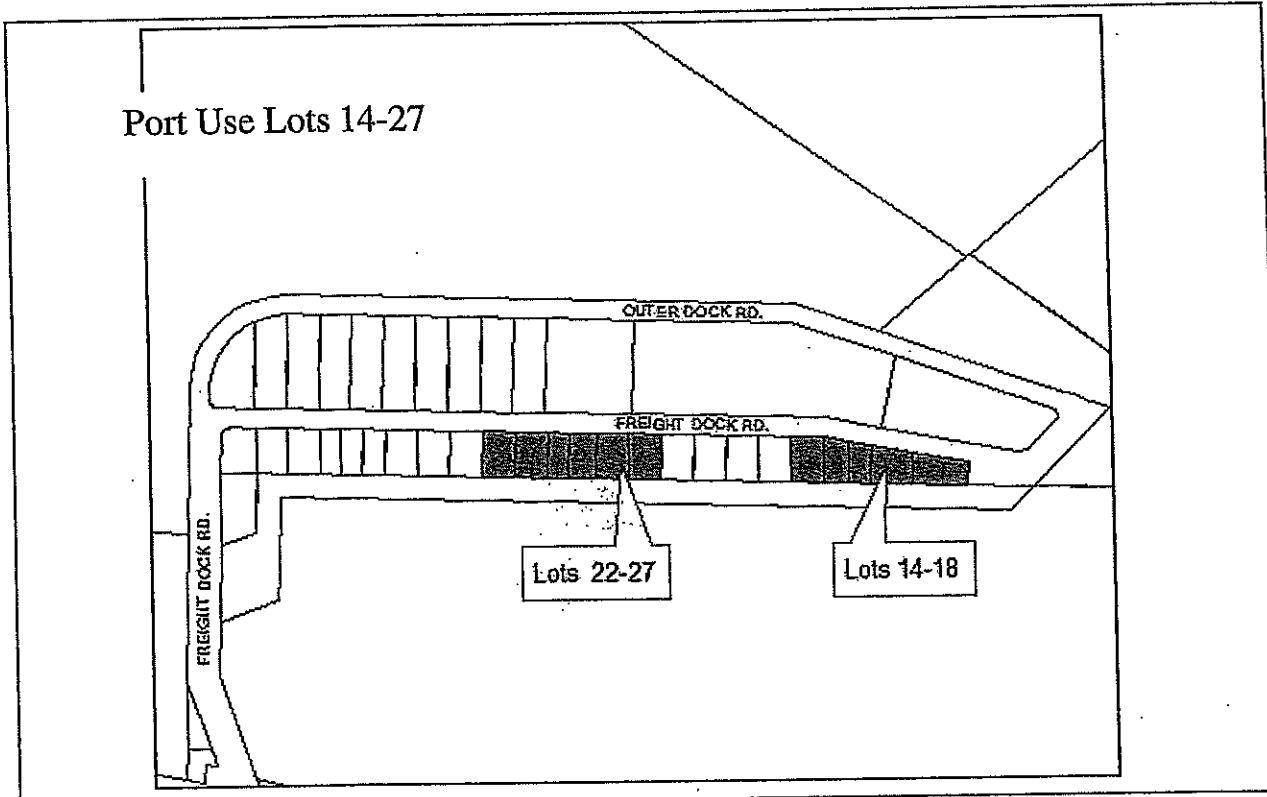
Wetlands: N/A

Infrastructure: gravel road, water and sewer

Notes:

Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.

Finance Dept. Code:



Designated Use: Port Use
Acquisition History:

Area: 3.16 acres

Parcel Number: 18103233-37, 41-46

2009 Assessed Value: \$1,454,000

Legal Description: Homer Spit No 5 Lots 14-18, 22-27

Zoning: Marine Industrial

Wetlands: N/A

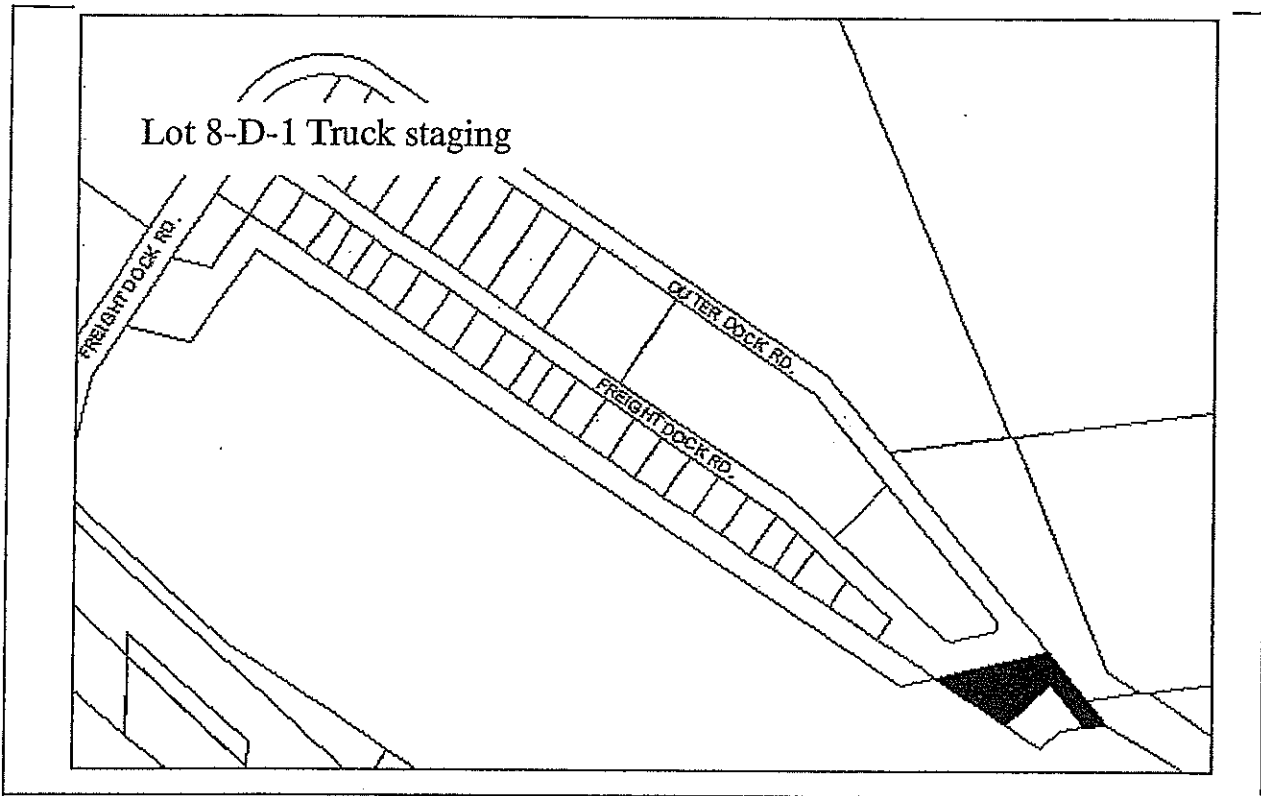
Infrastructure: gravel road, water and sewer

Notes:

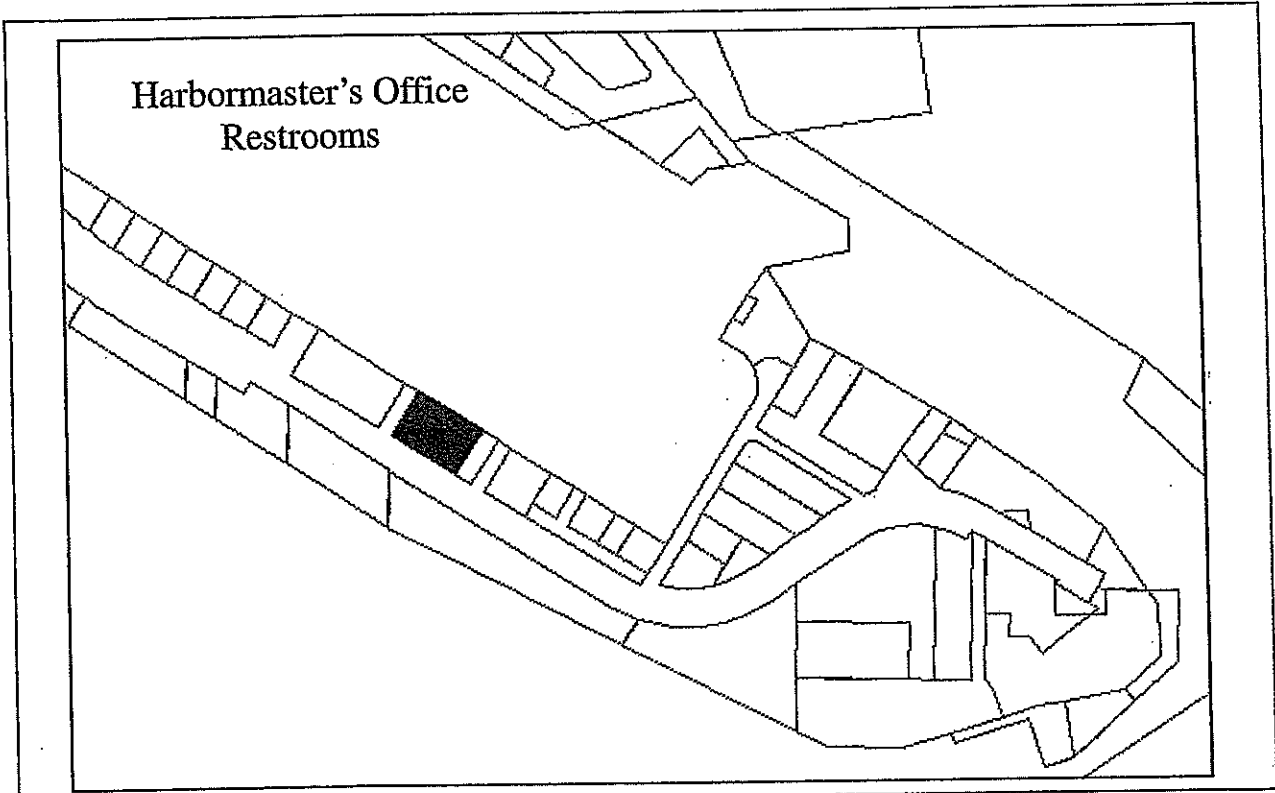
Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.

Resolution 2009-33: Issue a Request for Proposals for Lots 19-21, Homer Spit Subdivision No 5. Lot

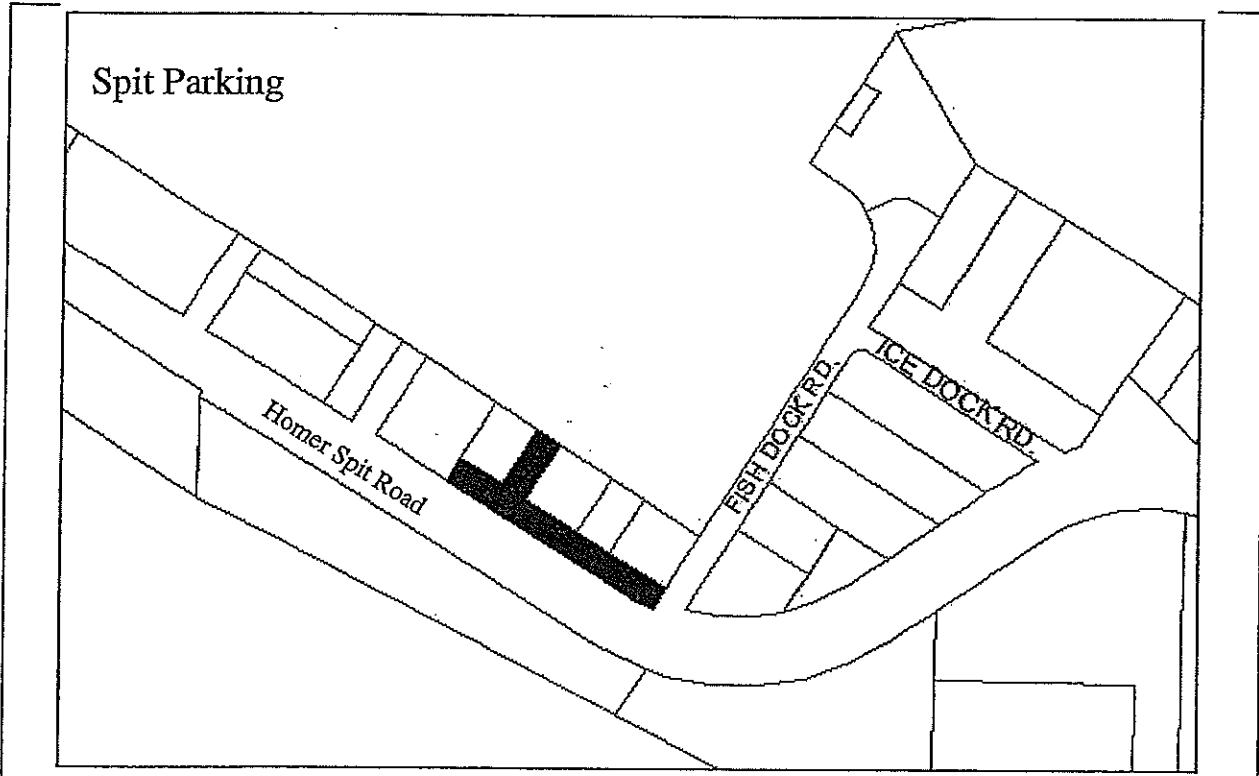
Finance Dept. Code:



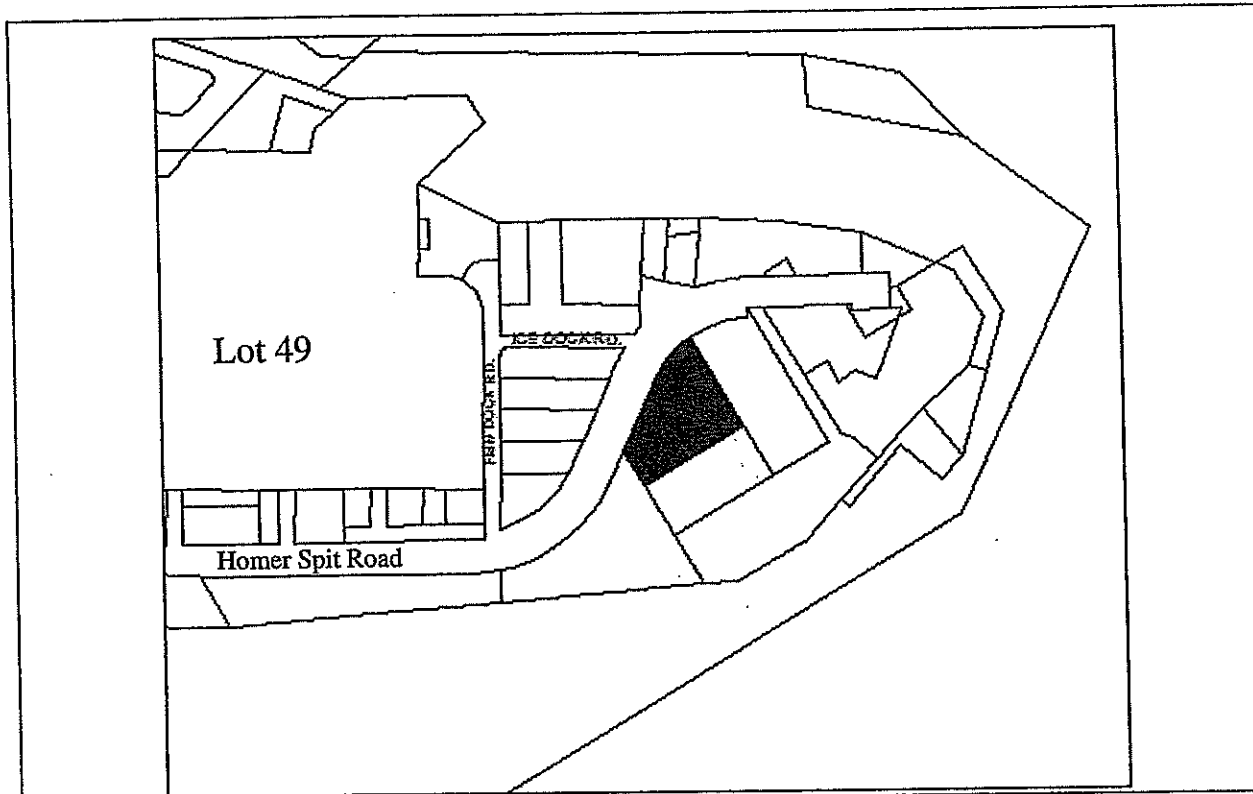
Designated Use: Commercial Truck Staging	
Acquisition History:	
Area: 1.12 acres	Parcel Number: 18103259
2009 Assessed Value: \$342,800 (Land: \$329,600, Structures: \$13,200)	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Gravel road access, water and sewer	
Notes: Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.	
Finance Dept. Code:	



Designated Use: Harbormaster Office, parking and restrooms	
Acquisition History:	
Area: 0.65 and 0.28 acres, or 0.93 acres	Parcel Number: 181033 10, 11
2009 Assessed Value: \$446,700 (Land: \$358,900 Structures: \$107,800)	
Legal Description: Homer Spit Subdivision Amended, Lots 28 and 29	
Zoning: Marine Industrial	
Infrastructure: Paved road, water and sewer	
Restrooms (?) Built in 1968, 2060 sq ft.	
Finance Dept. Code:	



Designated Use: Parking and Access	
Acquisition History:	
Area: 0.6 acres	Parcel Number: 18103441
2009 Assessed Value: \$217,000	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Paved road	
Notes: Provides parking for adjacent businesses, and harbor access.	
Finance Dept. Code:	



Designated Use: Main Dock Staging
Acquisition History:

Area: 2 acres	Parcel Number: 18103436
----------------------	--------------------------------

2009 Assessed Value: \$688,400 (Land: \$651,200 Structure: \$37,200)

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE @ 205/928

Zoning: Marine Industrial	Wetlands: N/A
----------------------------------	----------------------

Infrastructure: Paved road, water and sewer

Notes:
 Resolution 2007-51: Continue to use for dredge material dewatering.

Finance Dept. Code:

Section E

- Parks
- Beaches
- Cemeteries
- Greenspace

Intentionally Blank

Designated Use: Public Purpose
Acquisition History:

Area:

Parcel Number:

2006 Assessed Value:

Legal Description:

Zoning:

Wetlands:

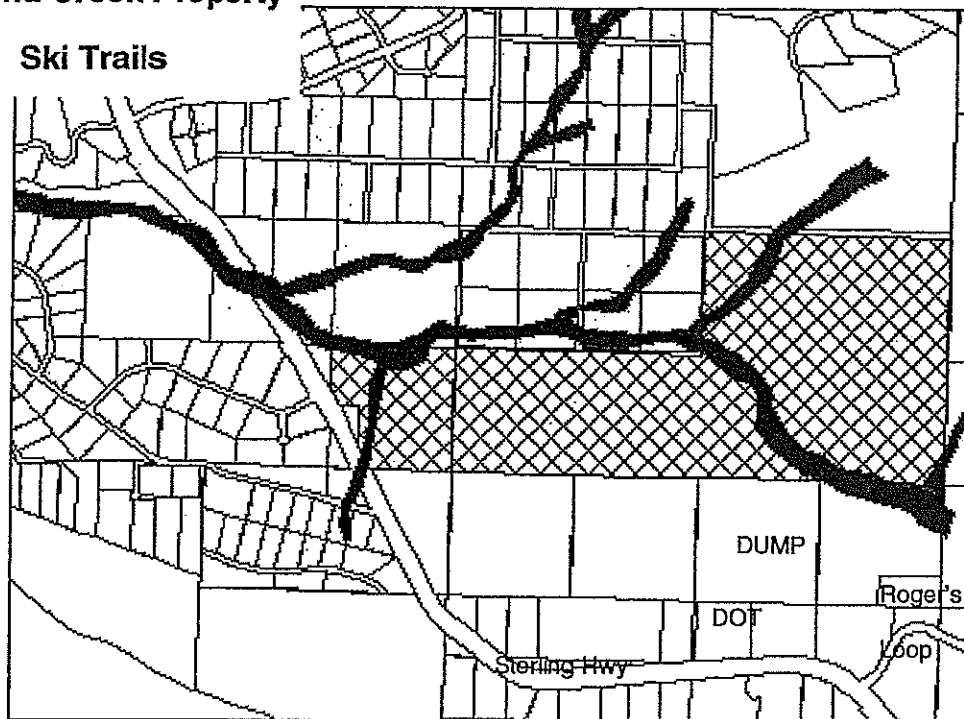
Infrastructure:

Notes:

2006 Update:

Finance Dept. Code:

Diamond Creek Property



Designated Use: Public Purpose for park land
Acquisition History: Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership

Area: 273 acres (240 acres and 33 acres)	Parcel Number: 17302201, 17303229
---	--

2009 Assessed Value: \$393,700

Legal Description: HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and HM T06S R14W S10 SE1/4 & S1/2 SW1/4.

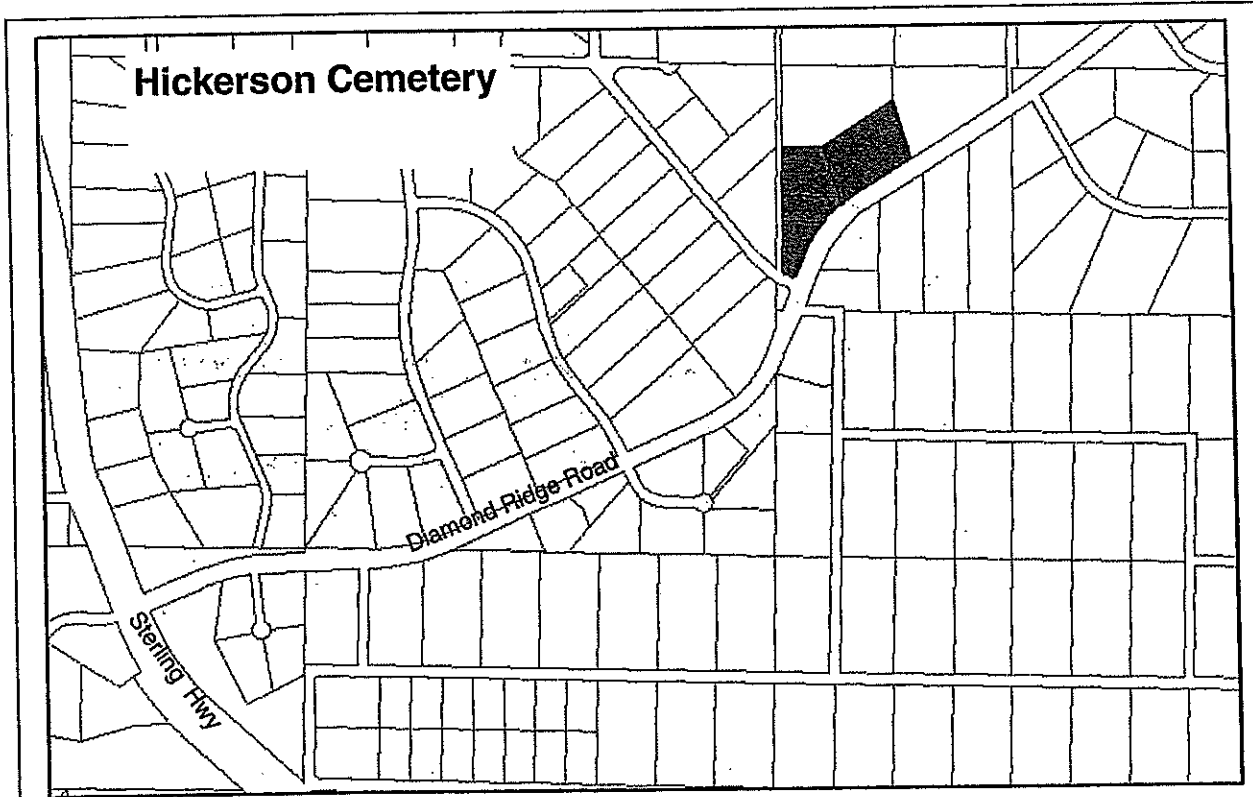
Zoning: Not in city limits	Wetlands: Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.
-----------------------------------	---

Infrastructure: Limited legal and physical access. Western lot has Sterling Highway frontage.

Notes: Ski trails, managed by Kachemak Nordic Ski Club

Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

Finance Dept. Code:



Designated Use: Hickerson Memorial Cemetery

Acquisition History: Deed American Legion Gen Buckner Post 16 4/23/70. Ordinance 10-30

Area: 6.91 acres

Parcel Number: 17321011, 13, 14, 15

2010 Assessed Value: \$111,990 (Land \$113,100, Structure \$6,800)

Legal Description: HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C

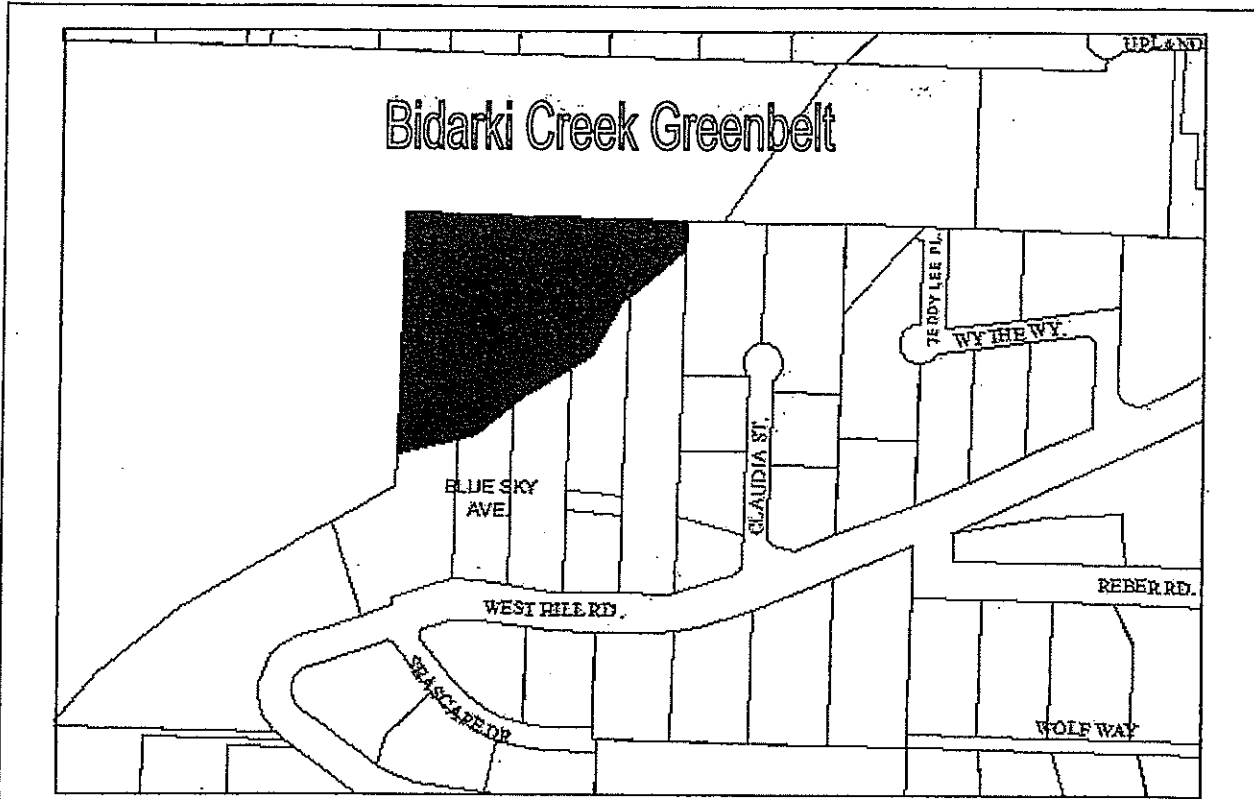
Zoning: Not within city limits

Wetlands: N/A

Infrastructure: paved access

Notes: Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30.

Finance Dept. Code:



Designated Use: Public Purpose. Retain as undeveloped Greenbelt and to protect drainage.
Acquisition History: KPB Ordinance 83-01

Area: 6.57 acres

Parcel Number: 17503025

2009 Assessed Value: \$70,100

Legal Description: HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB

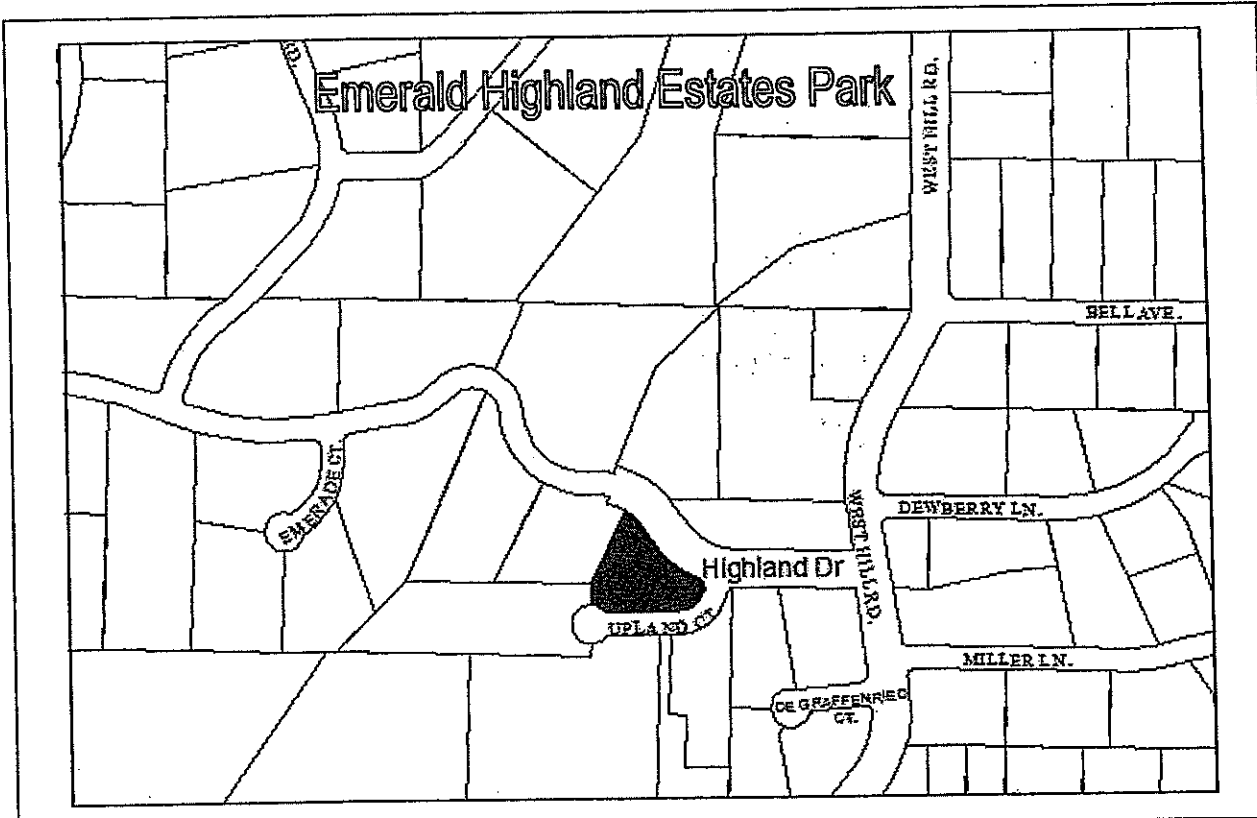
Zoning: Rural Residential

Wetlands: Bidarki Creek runs through the lot

Infrastructure: No access, no utilities

Notes: Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.

Finance Dept. Code:



Designated Use: Public Use/Emerald Highland Estates Park
Acquisition History: Gangle Deed, 12/1989

Area: 1.04 acres

Parcel Number: 17502056

2009 Assessed Value: \$49,300

Legal Description: HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3

Zoning: Rural Residential

Wetlands: The whole lot is potential wetlands.
Creek present long western property line.

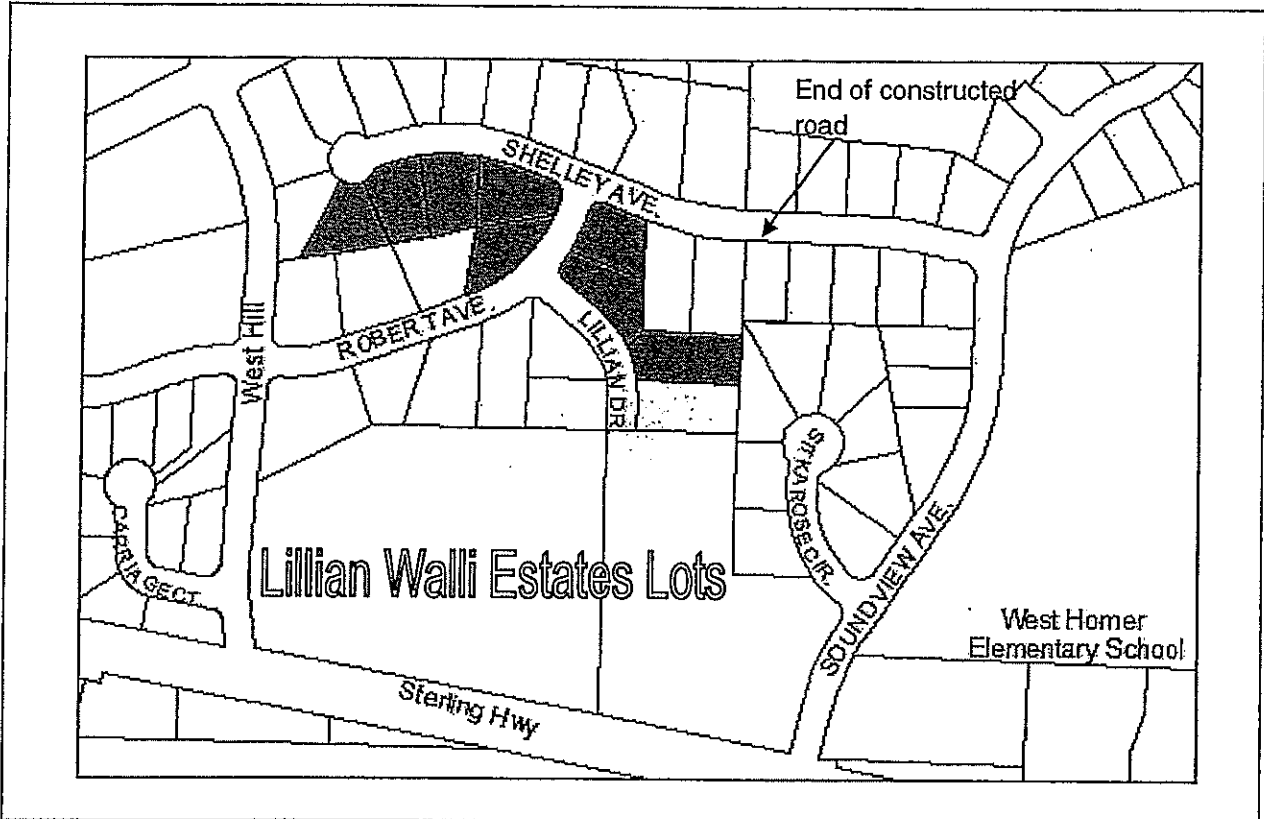
Infrastructure: Gravel road access

Notes: This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.

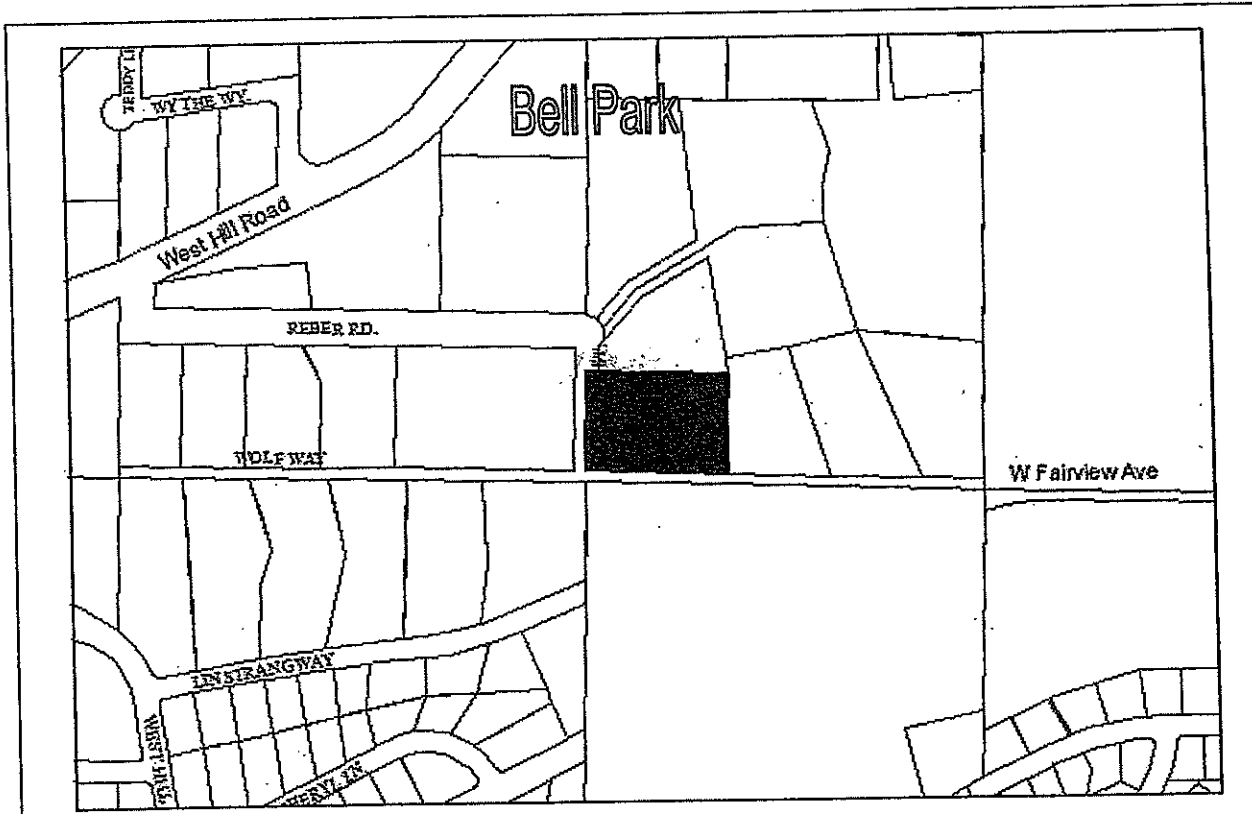
History:

Resolution 2004-24A, Land Allocation Plan
 Resolution 2007-03 Emerald Park Master Plan

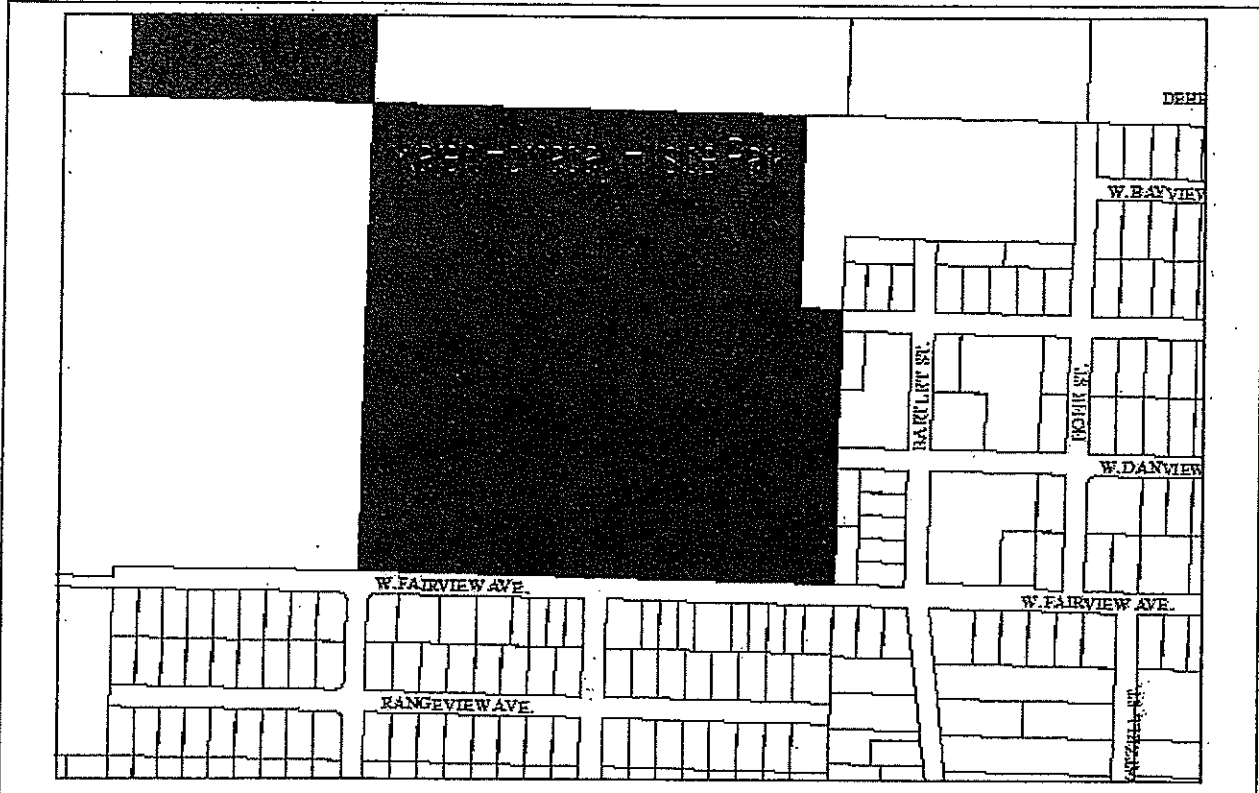
Finance Dept. Code:



Designated Use: Public Purpose	
Acquisition History: Tax foreclosure. Eight lots, KPB Ord 93-09, 93-147, and 94-2(A)	
Area: East lot is just over a third of an acre. Total Acreage: 3.02 acres.	Parcel Number: 175241-10-12, 26-30
2006 Assessed Value: \$7,800-\$8,400 per lot. Total: \$56,000	
Legal Description: HM0880016 T06S R14W S24 LILLIAN WALLI ESTATE SUB LOT 60, 65, 66, 67, 70, 57, 58, 59.	
Zoning: Rural Residential	Wetlands: All lots mapped as potential wetlands
Infrastructure: No roads, water or sewer immediately adjacent to these lots.	
<p>Notes: Resolution 2004-24A Land Allocation Plan: The Lillian Walli Estates Subdivision off of West Hill Road and the Sterling Highway presents some challenges for the City. The Council directed staff to work with Parks and Recreation to identify a lot to keep as a park. Staff recommends this decision wait until more wetlands information is available. Staff further recommends the Council direct the administration to work on a solution to the subdivision development agreement for this subdivision. This agreement prevents any development from occurring until all lots are fully served by infrastructure installed at the landowner's expense. This is a complicated issue and one that will affect other subdivided but undeveloped areas of the City. Staff requests time to create a policy that is fair and equitable.</p> <p>These lots were previously assessed for the Sterling Highway Sewer line.</p>	
Finance Dept. Code: 392.0005	



Designated Use: W.R.Bell Public Park.	
Acquisition History: Gifted by Daughter, Dene and Husband Edward Reber 8/20/1970	
Area: 2.75 acres	Parcel Number: 17524006
2009 Assessed Value: \$81,800	
Legal Description: HM0700402 T06S R13W S18 TRACT E W R BELL SUB	
Zoning: Rural Residential	Wetlands: Drainages on lot.
Infrastructure: Gravel road access. Rough trails across property.	
<p>Notes: Park contains the gravesite of W.R. Bell. It can be expected that the land to the south will be come a housing development. Some homes will be accessed from W Fairview Ave.</p> <p>2009: Completion of Reber Trail, with HART funds and a state trails grant.</p>	
Finance Dept. Code:	



Designated Use: Public Recreational Purpose/Karen Hornaday Hillside Park
Acquisition History: Homer Fair Association, Deed 8/1966 with covenants

Area: 38.5 acres

Parcel Number: 17504023

2009 Assessed Value: \$382,200 (Land \$263,500 Structure \$118,600)

Legal Description: HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Addn

Zoning: Open Space Recreation

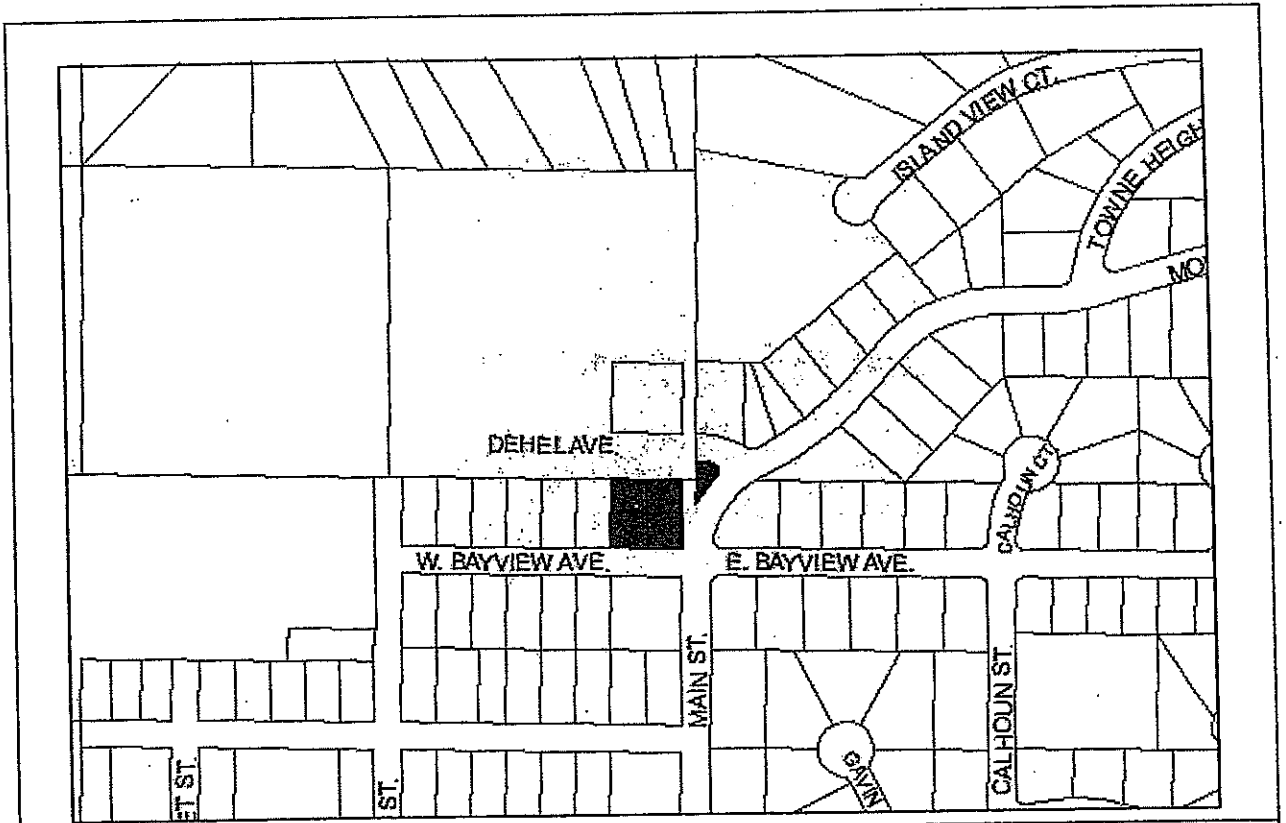
Wetlands: Some drainages

Infrastructure: Water, sewer and road access

Notes: Campground, ball fields, day use picnic and playground area.

Resolution 09-59(A) adopted the park master plan.

Finance Dept. Code: 175.0003 (driveway, parking), 175.0007 (campground)



Designated Use: Public Purpose/Bayview Park/Water tank access
Acquisition History: Large lots: Klemetsen Warranty Deed 5/8/67. Water tank access and part of Bayview Park. FINISH

Area: 0.58 acres total	Parcel Number: 175051 07, 08 17726038, 17727049
-------------------------------	---

2006 Assessed Value: \$91,700 total

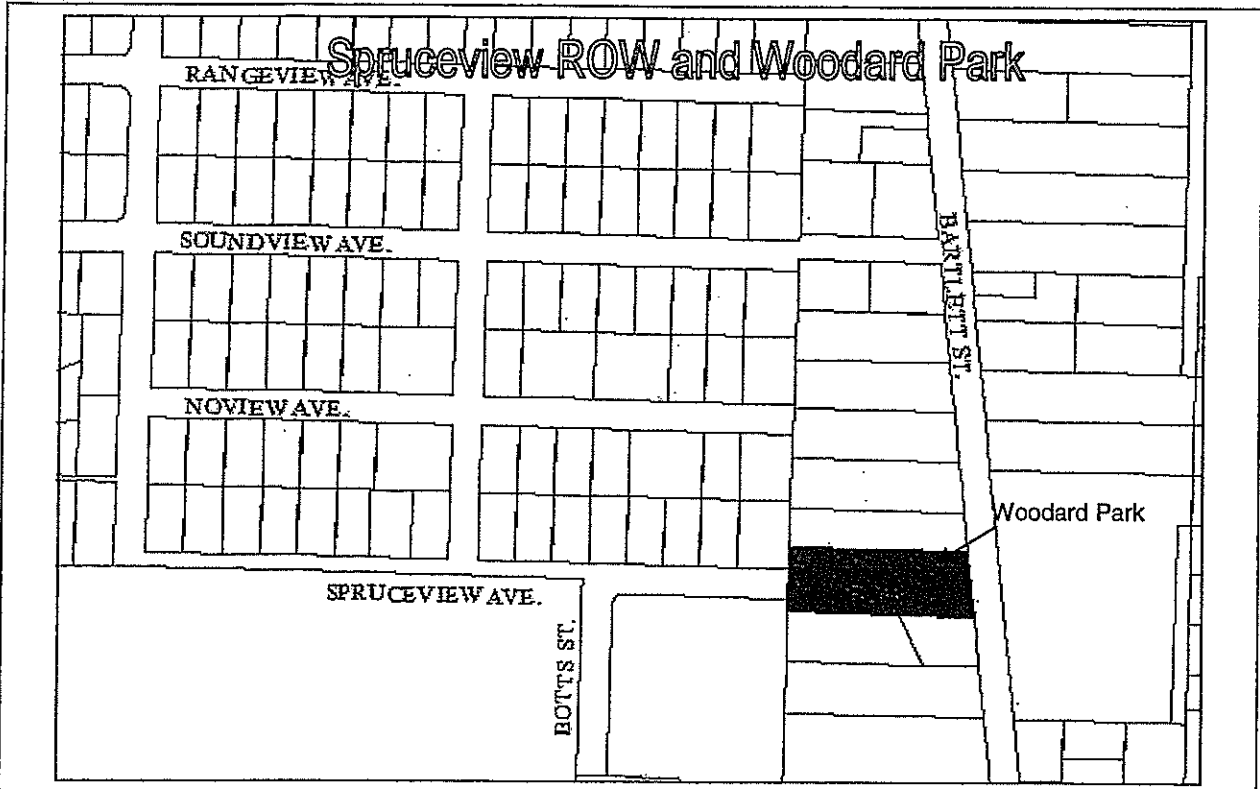
Legal Description: 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2
 17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1
 17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE
 17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK

Zoning: Rural Residential	Wetlands: N/A
----------------------------------	----------------------

Infrastructure: Paved road access

Notes:

Finance Dept. Code:



Designated Use: ROW and Woodard Park
Acquisition History: ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53

Area: ROW 0.85 acres Woodard Park: .025 acres	Parcel Number: 17513329 17513328
---	--

2006 Assessed Value: ROW: \$61,400, Park: \$36,200

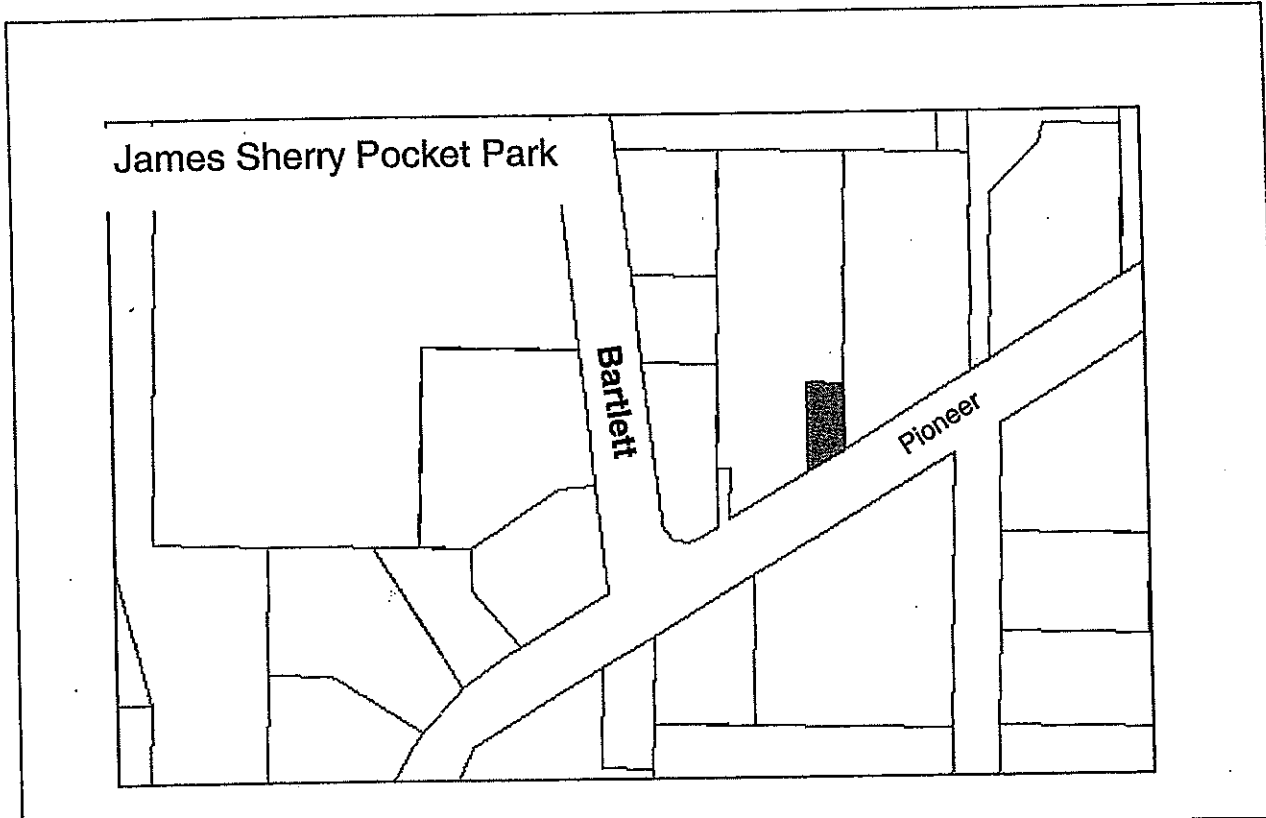
Legal Description: ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A
 Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B

Zoning: Residential Office	Wetlands: Woodard Creek and wetlands present
-----------------------------------	---

Infrastructure: Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.

Notes:

Finance Dept. Code: ROW: 500.0051 Park:



Designated Use: Retain for use as public park or parking
Acquisition History: Ord 83-01 (KPB)

Area: 0.06 acres or 2,766 sq ft

Parcel Number: 17514235

2009 Assessed Value: \$41,200

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1

Zoning: Central Business District

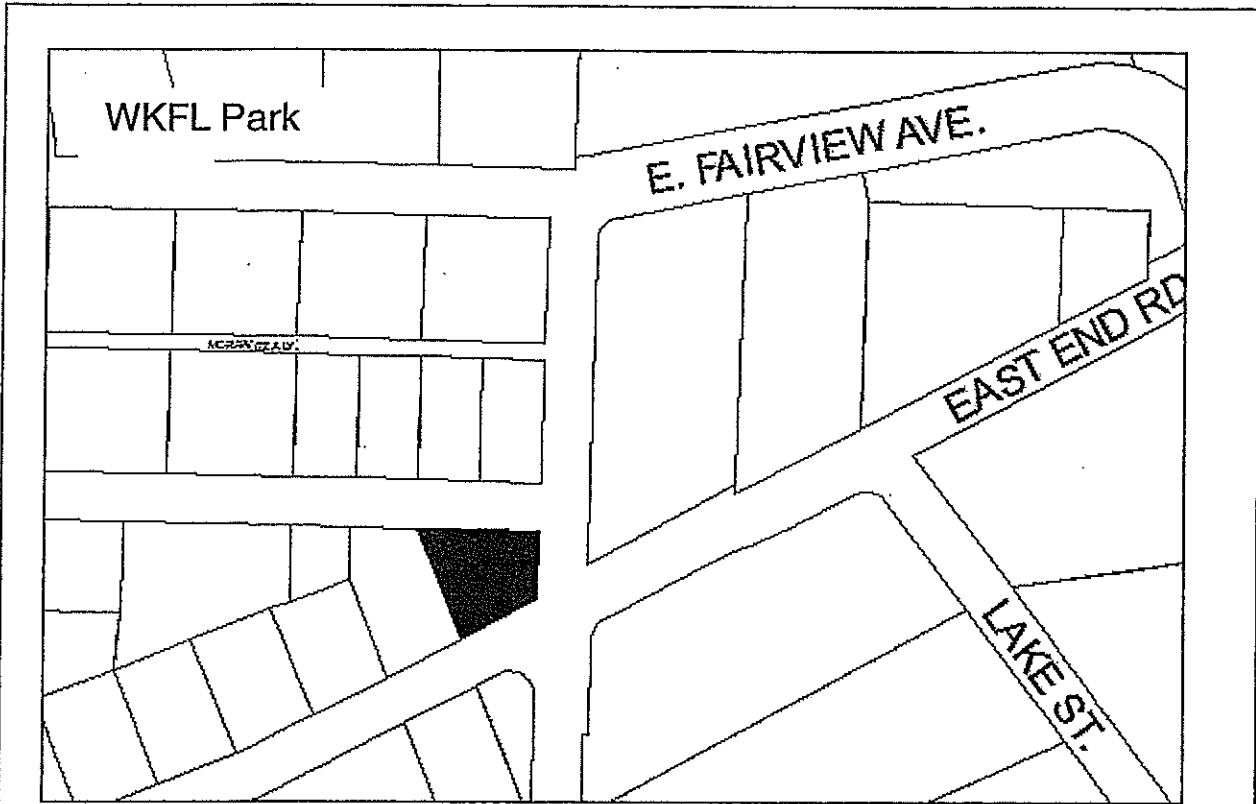
Wetlands: Ditch across property

Infrastructure: Water and Sewer, paved sidewalk

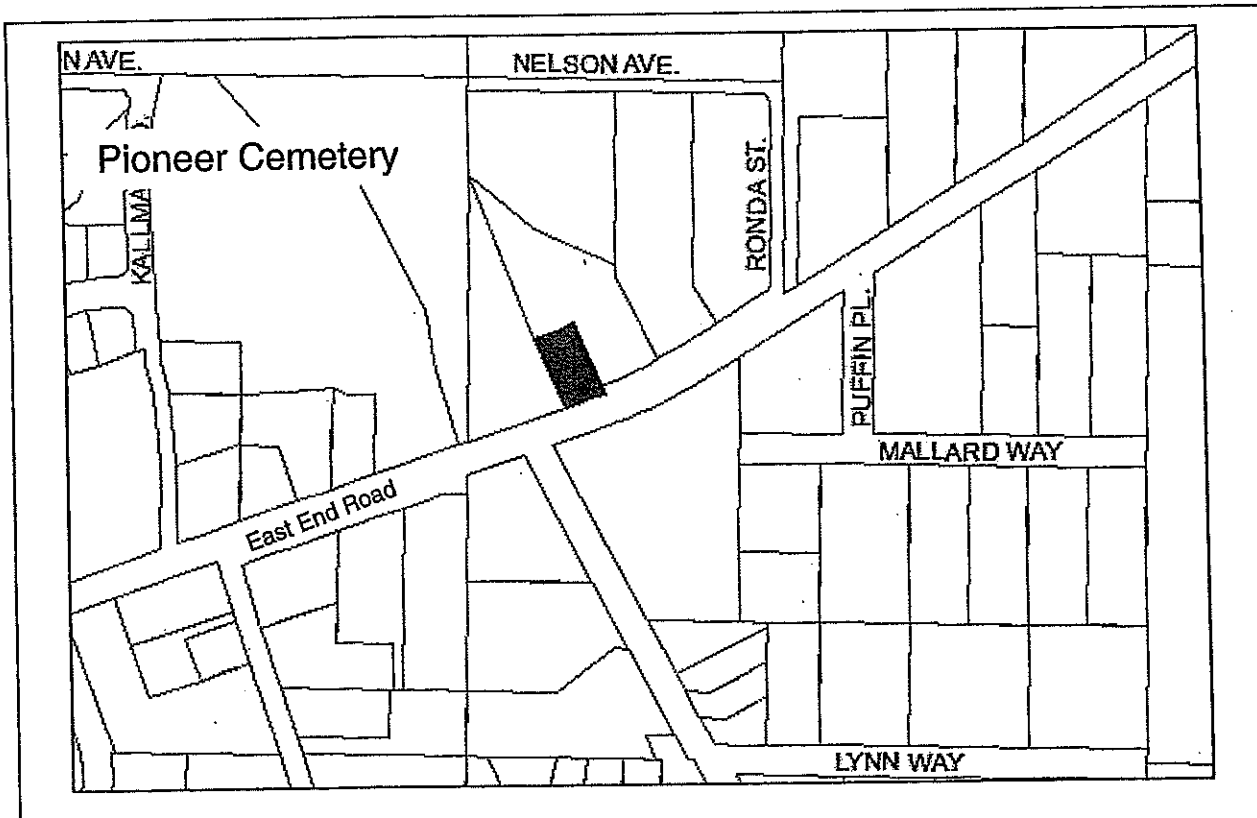
Notes:

HEA/phone company utility infrastructure on lot—big green boxes.

Finance Dept. Code:



Designated Use: WKFL Park	
Acquisition History: Asaiah Bates Deed 3/88	
Area: 0.31 acres	Parcel Number: 17720204
2009 Assessed Value: \$95,600	
Legal Description: Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A	
Zoning: Central Business District	Wetlands: N/A
Infrastructure: Water, paved road, electricity	
Finance Dept. Code:	



Designated Use: Pioneer Cemetery
Acquisition History: Quitclaim Deed Nelson 4/27/66

Area: 0.28 acres

Parcel Number: 17903007

2009 Assessed Value: \$26,400

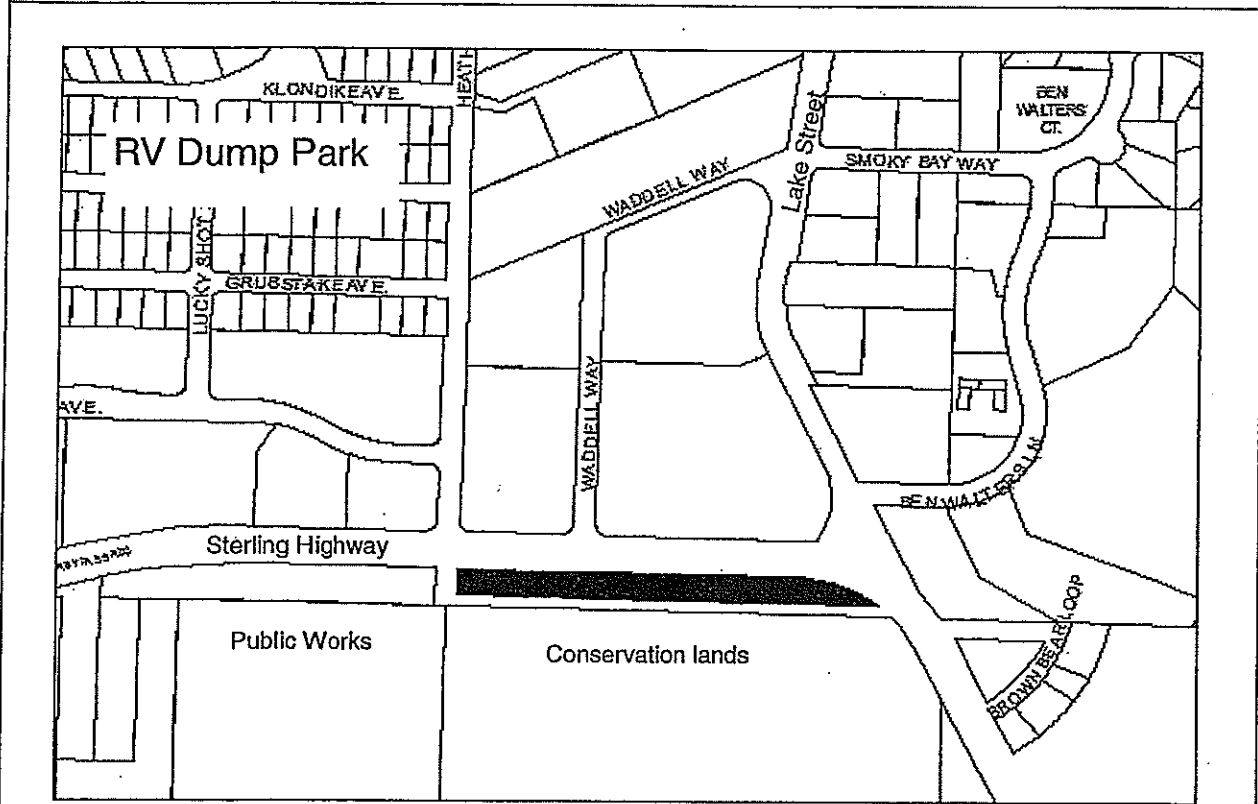
Legal Description: James Waddell Survey of Tract 4 Lot 4A

Zoning: Residential Office

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: RV Water/Sump station
Acquisition History: Deed states "Waddell Park Tract"

Area: 1.73 acres

Parcel Number: 17712014

2009 Assessed Value: \$215,800

Legal Description: Waddell Subdivision, portion S of Homer Bypass Road

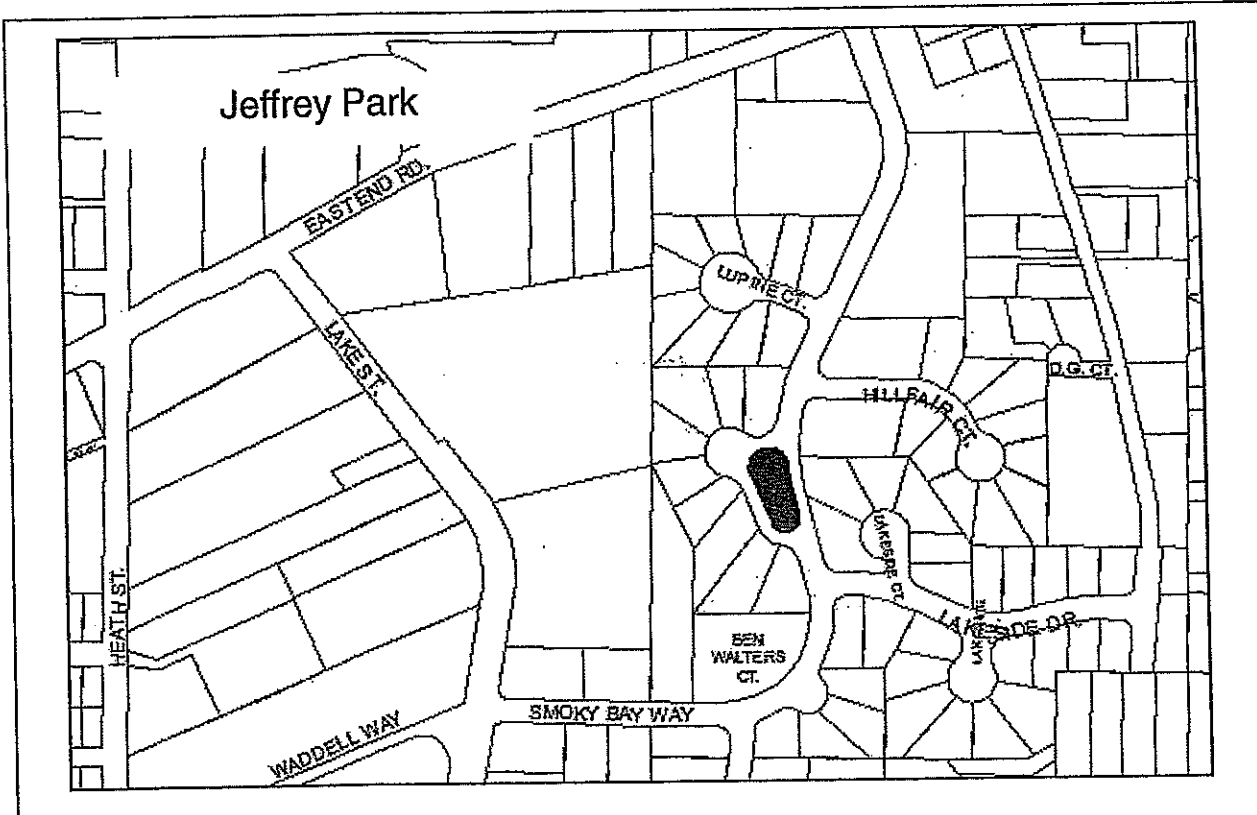
Zoning: Central Business District

Wetlands:

Infrastructure: Water, Sewer, gravel/paved access

Notes:

Finance Dept. Code:



Designated Use: Public Purpose/Greenbelt/Jeffrey Park
Acquisition History: Ordinance 83-27 (KPB)

Area: 0.38 acres	Parcel Number: 17730251
-------------------------	--------------------------------

2009 Assessed Value: \$41,900

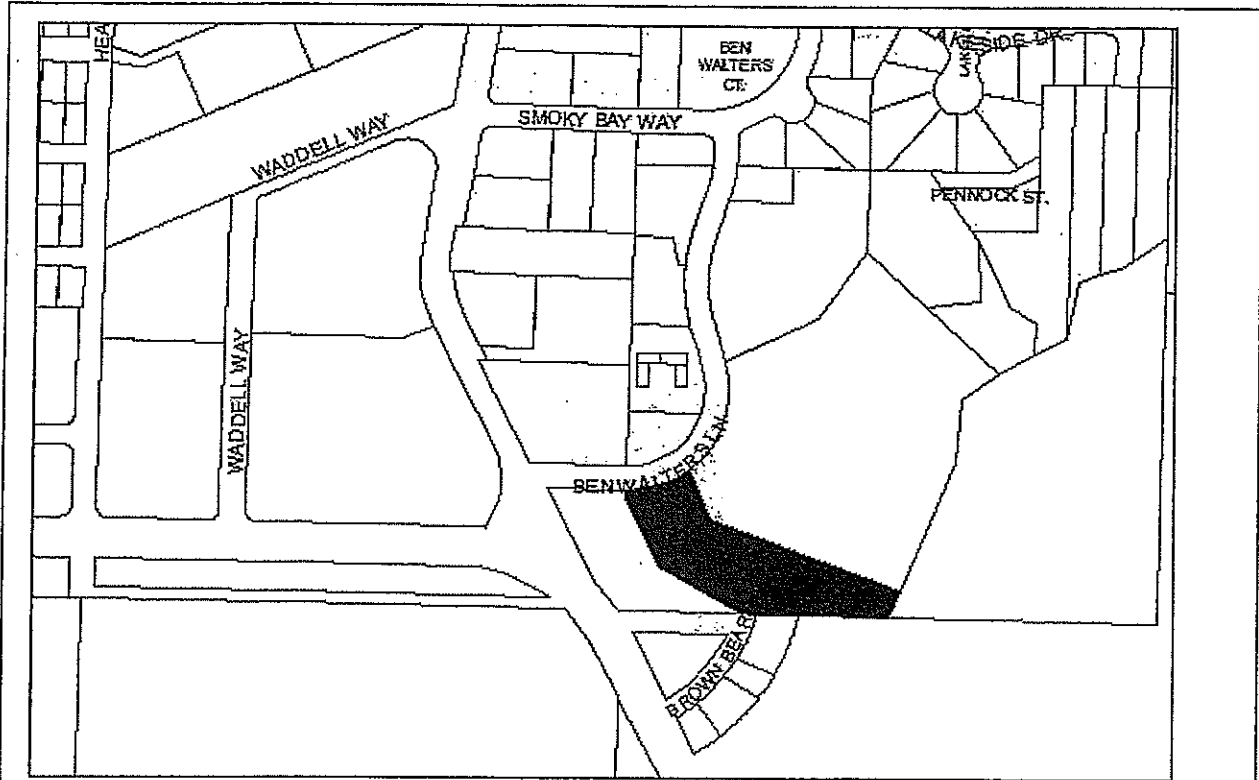
Legal Description: Lakeside Village Amended Jeffrey Park

Zoning: Urban Residential	Wetlands:
----------------------------------	------------------

Infrastructure: Paved Road, water, sewer

Notes: Neighborhood park. Grass and new swing sets installed in 2005. Fill brought in to the park to raise the ground level and deal with drainage issues in 2007.

Finance Dept. Code:



Designated Use: Ben Walters Park. Public park or greenbelt per deed.
Acquisition History: Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.

Area: 2.48 acres	Parcel Number: 17712022
-------------------------	--------------------------------

2009 Assessed Value: \$435,200 (Land \$386,100, Structure \$49,100)

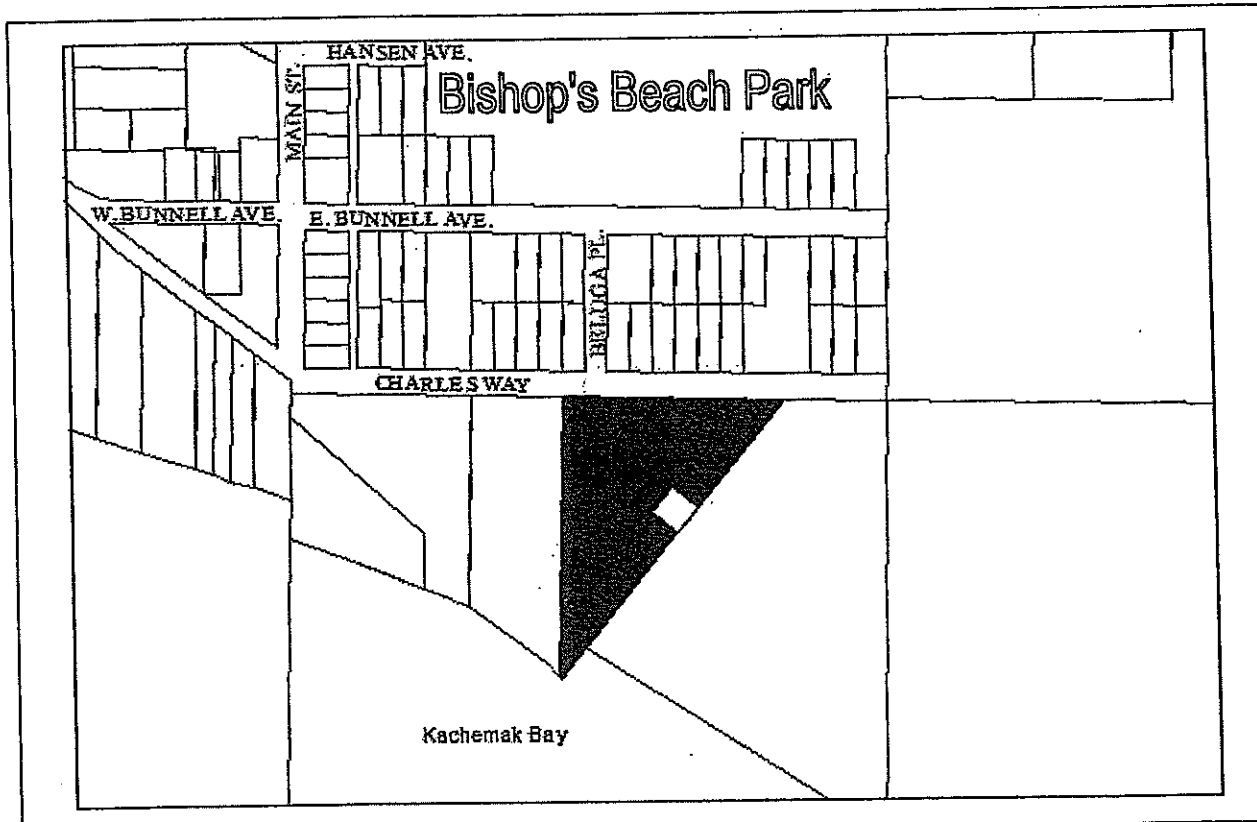
Legal Description: Lakeside Village Park Addition Replat Lot 1A-2

Zoning: Central Business District	Wetlands: 3664 Ben Walters Lane
--	--

Infrastructure: Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.

Notes: New swing set installed, 2008. New dock installed in 2009.

Finance Dept. Code:



Designated Use: Bishop's Beach Park
Acquisition History: McKinley Warrant Deed 1/9/1984

Area: 3.46 acres	Parcel Number: 17714010
-------------------------	--------------------------------

2009 Assessed Value: \$56,600 (Land \$45,300, Structure \$11,300)

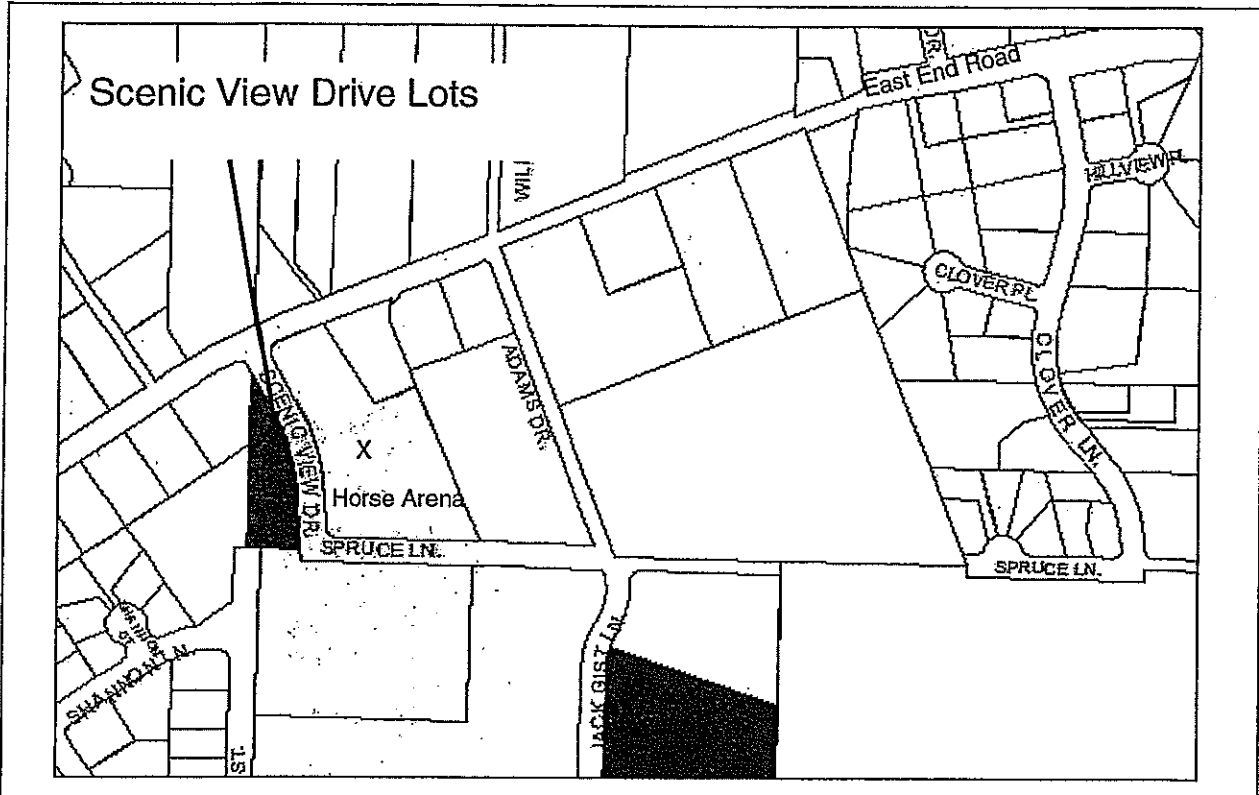
Legal Description: HM T06S R13W S20 PTN' GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E

Zoning: Central Business District	Wetlands: Some wetlands (along boardwalk). Flood hazard area.
--	--

Infrastructure: Paved road access. No water or sewer. City maintained outhouses.

Notes:

Finance Dept. Code:



Designated Use: Public Park and future Donation to Equestrian group.
Acquisition History: Donated by property owners (ord 06-34) to city as public park with relevant deed restrictions. City passed reso 06-116 to give the land to the equestrian group when the main horse park land is purchased.

Area: 0.89 acres total	Parcel Number:
-------------------------------	-----------------------

2009 Assessed Value: \$43,400

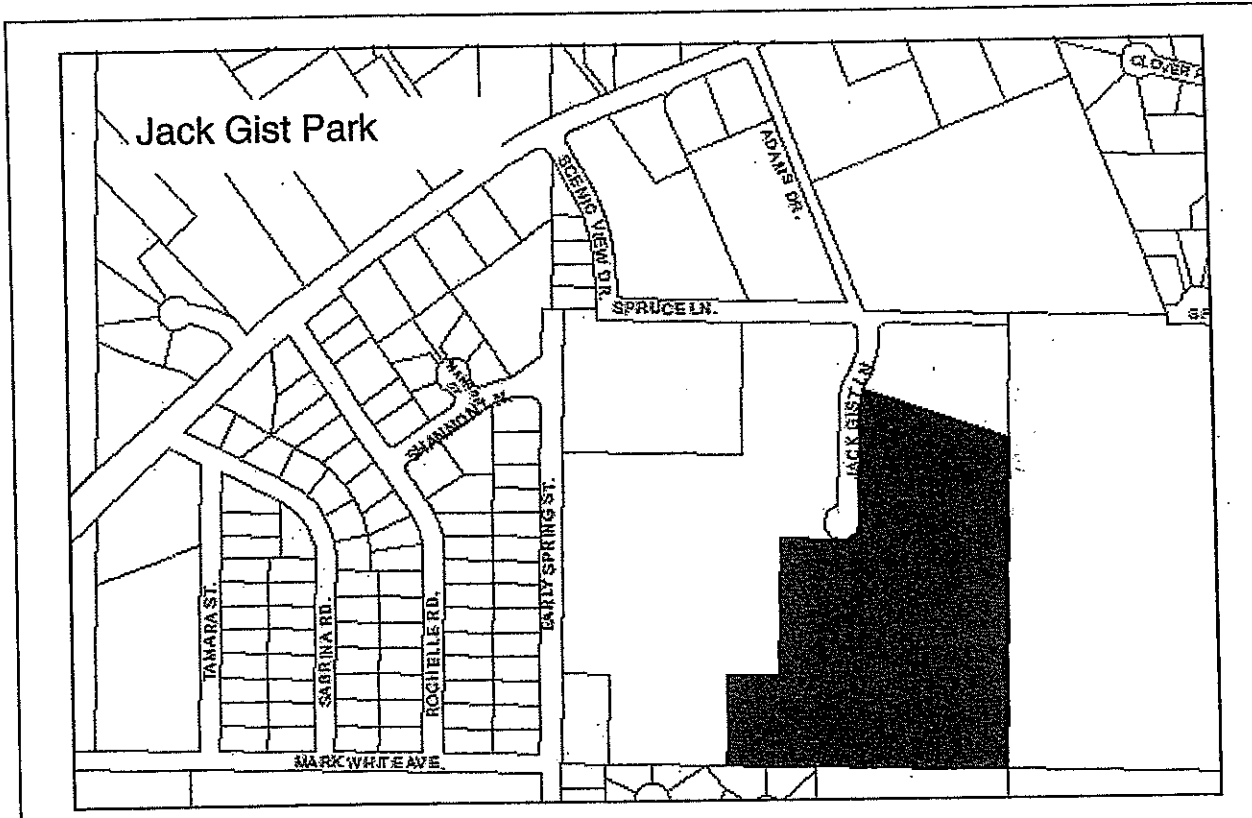
Legal Description: Scenic-View Subdivision No. 6 Lots 1-5

Zoning: Rural Residential	Wetlands: Yes, the back half of the lots has a creek and wetlands.
----------------------------------	---

Infrastructure: Gravel road

Notes:

Finance Dept. Code:



Designated Use: Jack Gist Ball Park
Acquisition History: Warranty Deed Moss 8/27/98

Area: 14.6 acres	Parcel Number: 17901023
-------------------------	--------------------------------

2009 Assessed Value: \$86,900

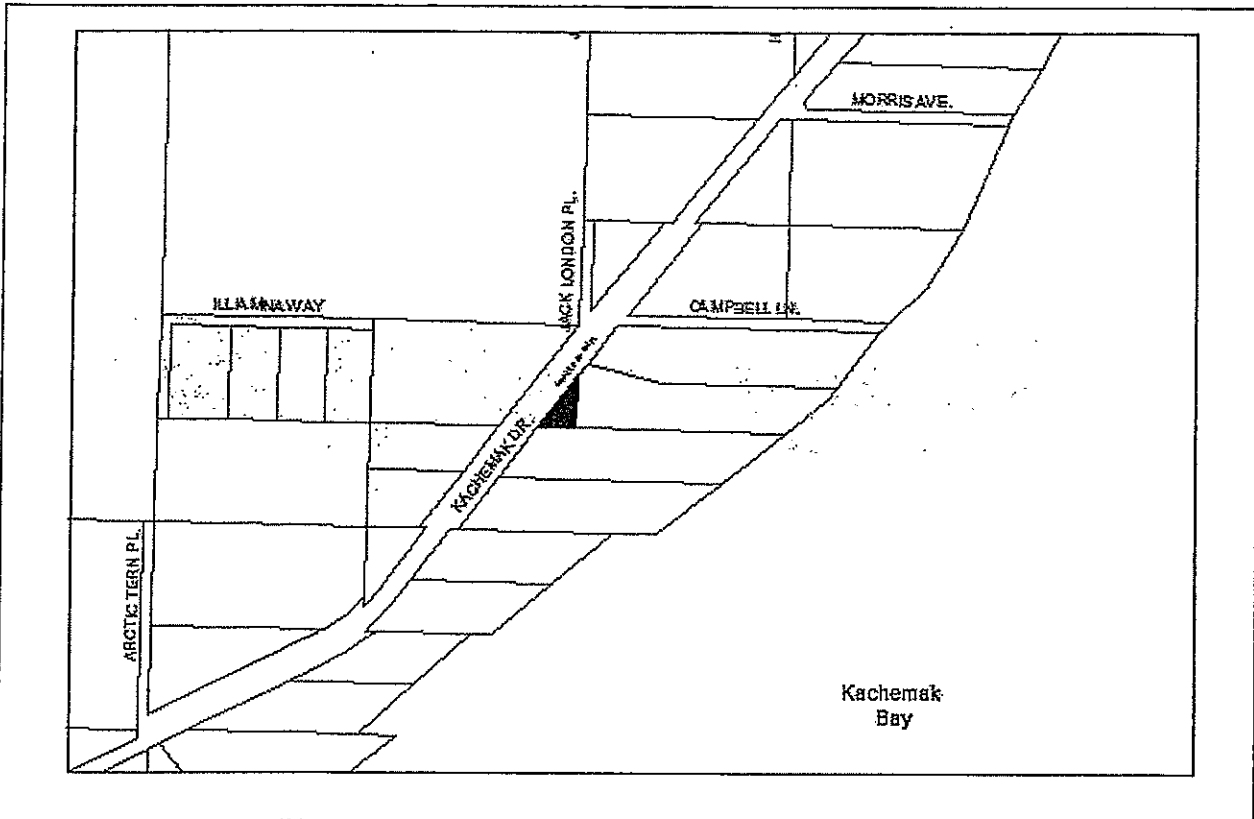
Legal Description: HM0990063 T06S R13W S15 JACK GIST SUB LOT 2

Zoning: Rural Residential	Wetlands: May be present. Site is mostly fill and old dump.
----------------------------------	--

Infrastructure: Gravel road access.

Notes: Old dump site. No water or sewer to service the new ball fields. Parking lot constructed in 2006. Major funding needed to construct restrooms. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.

Finance Dept. Code:



Designated Use: Public Park/Designated Public Use

Acquisition History: Tax Foreclosure Ord 78/18

Area: 0.24 acres

Parcel Number: 17915003

2009 Assessed Value: \$18,200

Legal Description: That Portion of Govt Lot 3 Lying southwesterly of Kachemak Drive, T6S R13W S23

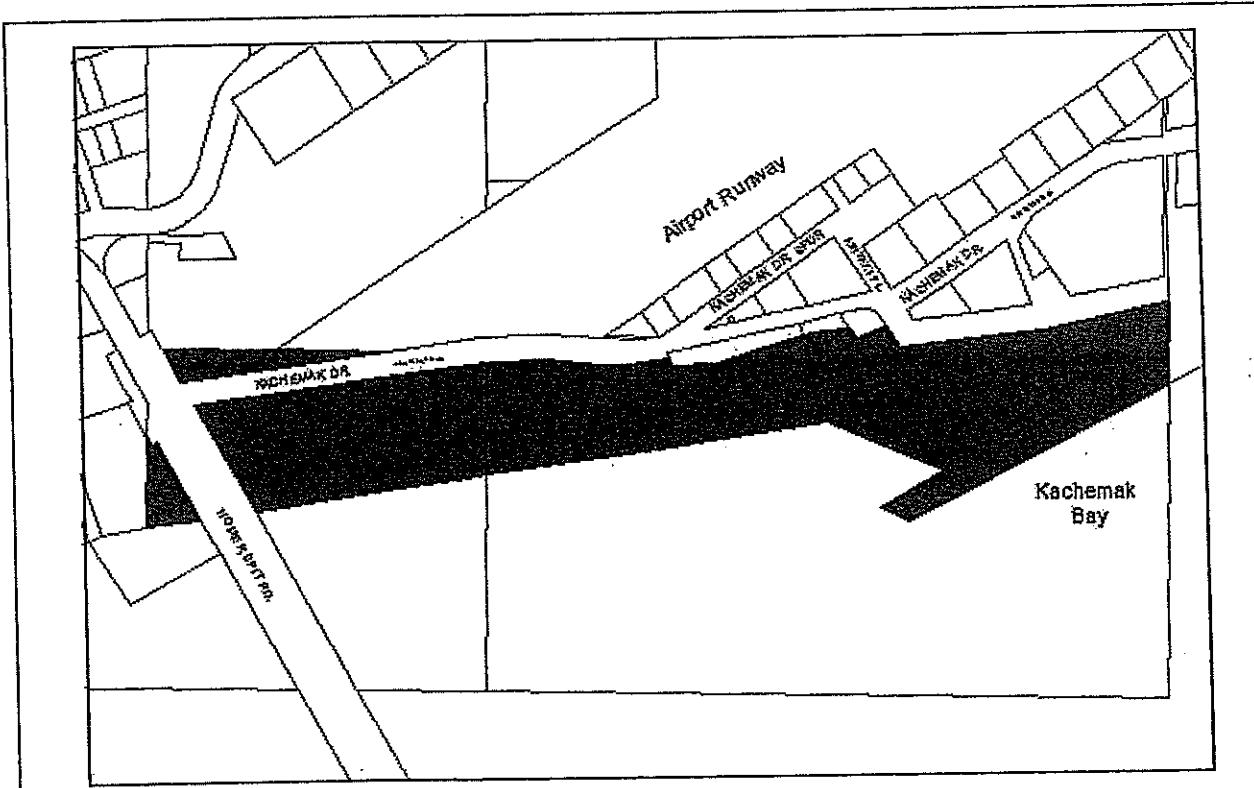
Zoning: Rural Residential

Wetlands: No wetlands

Infrastructure: Paved road access

Notes: Limited developable area due to setback requirements from Kachemak Dr.

Finance Dept. Code:



Designated Use: Lots 13: undesignated. Spit Trailhead. Lot 14: Undesignated. Lot 3: Tidelands/public access/recreational

Acquisition History: Lot 13: ? Lot 14: ? Lot 3: Deed 4/98

Area: 35.16 acres

Parcel Number: 18101030, 18101032, 17940107

2009 Assessed Value: \$292,300

Legal Description: Government Lots 13 and 14, excluding Homer Spit Road and Kachemak Drive. Gov't lot 3, South of Airport lease lands Blocks 300 and 400. T6S R13W S22

Zoning: General Commercial 1, west of Homer Spit Road. General Commercial 2, east of Homer Spit Road

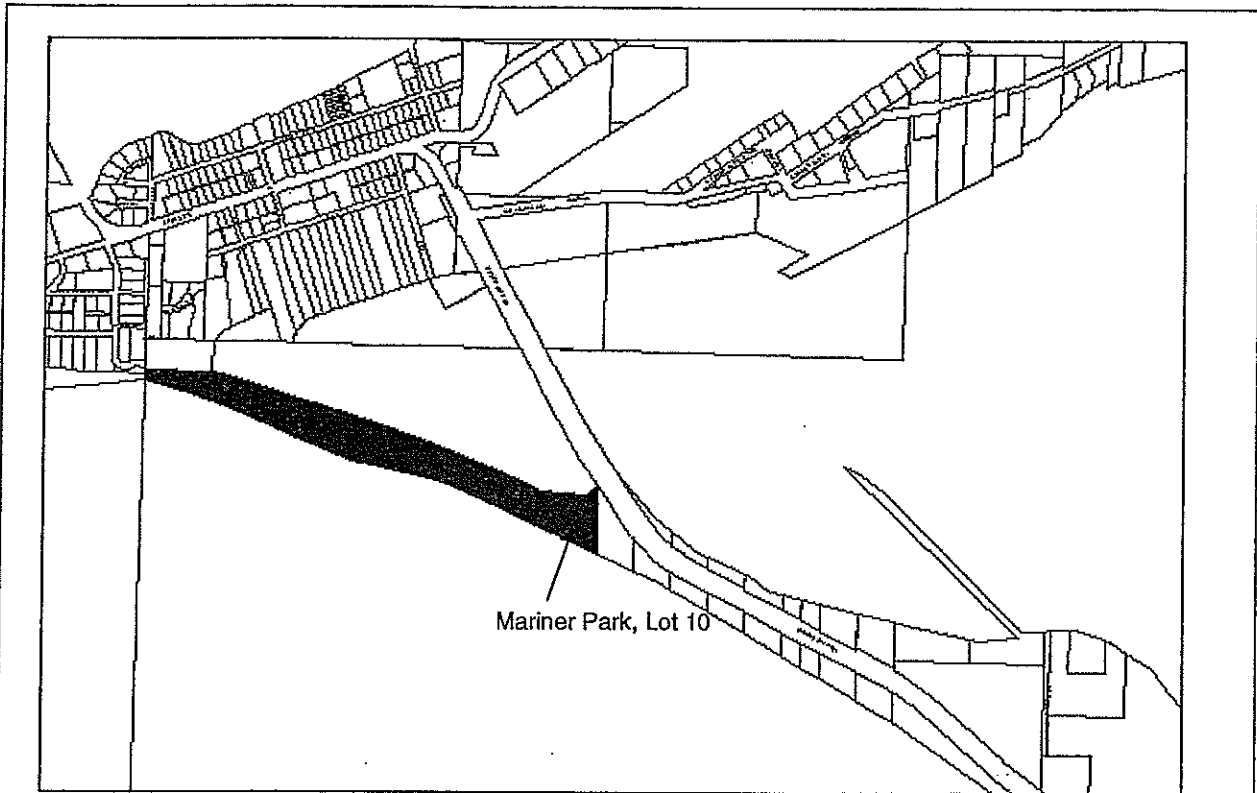
Wetlands: Coastal wetlands. Designated critical habitat. Flood Hazard area.

Infrastructure: Water, sewer and paved road access

Notes: Spit trailhead parking lot expanded in 2009.

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

Finance Dept. Code:



Designated Use: Undesignated

Acquisition History: Lot 10: Simmons purchase, 1983. Other are EVOS purchases.

Area: 32.32 acres

Parcel Number: 18101002-07

2009 Assessed Value: \$144,700

Legal Description: T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 10-15

Zoning: Open Space Recreation

Wetlands: Tidal

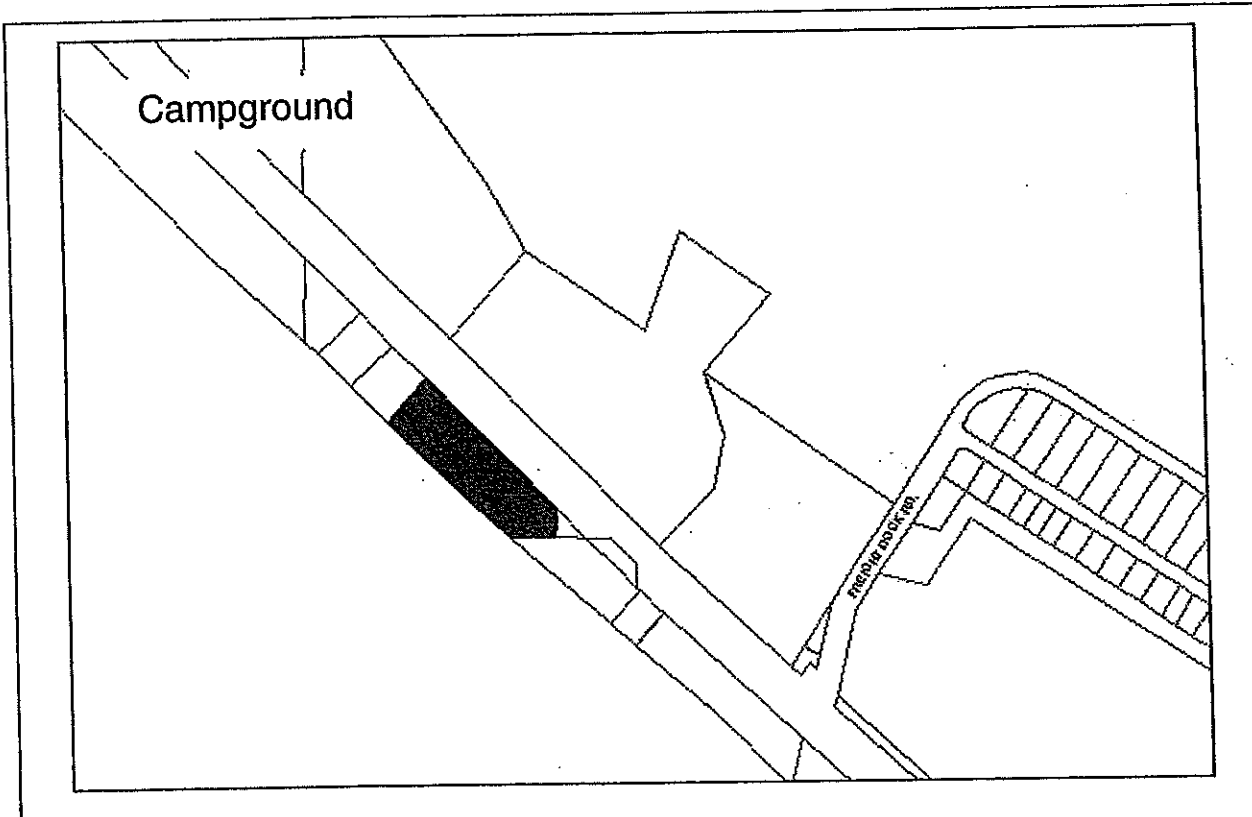
Infrastructure: No infrastructure

Notes: Acquisition of Lots 11-145 should be researched to see how they were acquired.

Mariner Park is not a designated Park. Part of the park facilities are located in the lot to the north, which may also be owned by the City. The City has requested the state research this matter. Fall 2006

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

Finance Dept. Code:



Designated Use: Camping

Acquisition History:

Area: 3.92 acres (2.1 and 1.82 acres)

Parcel Number: 18103101, 02

2009 Assessed Value: \$580,000 (Includes value of the campground office)

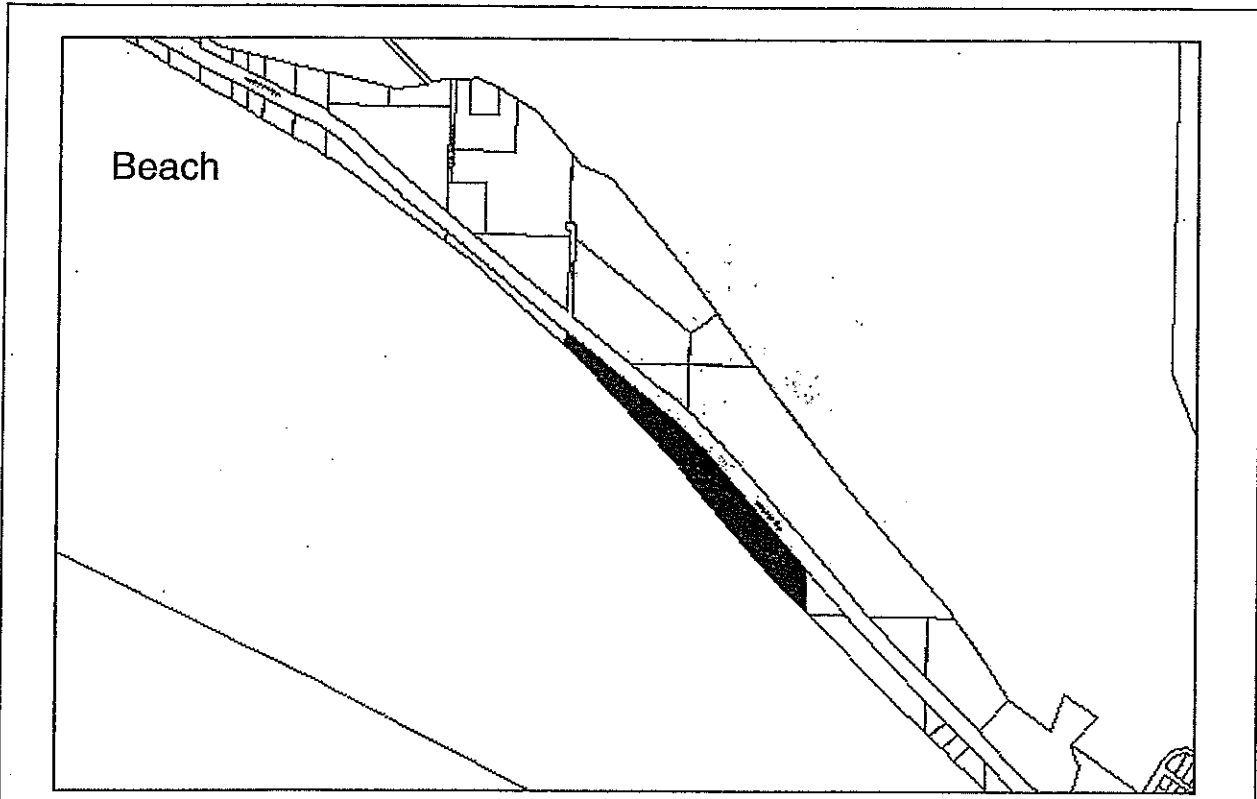
Legal Description: Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

Zoning: Lot 2: Open Space Recreation. Lot 14: Marine Industrial

Infrastructure: Paved road, water and sewer

Notes: At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.

Finance Dept. Code:



Designated Use: Public Use/ Open Space Recreation
Acquisition History: Ord 90-26 (KPB). Lot 6: EVOS purchase

Area: 23 acres

Parcel Number: 181030 02, 04, 06 18102011

2009 Assessed Value: \$262,200

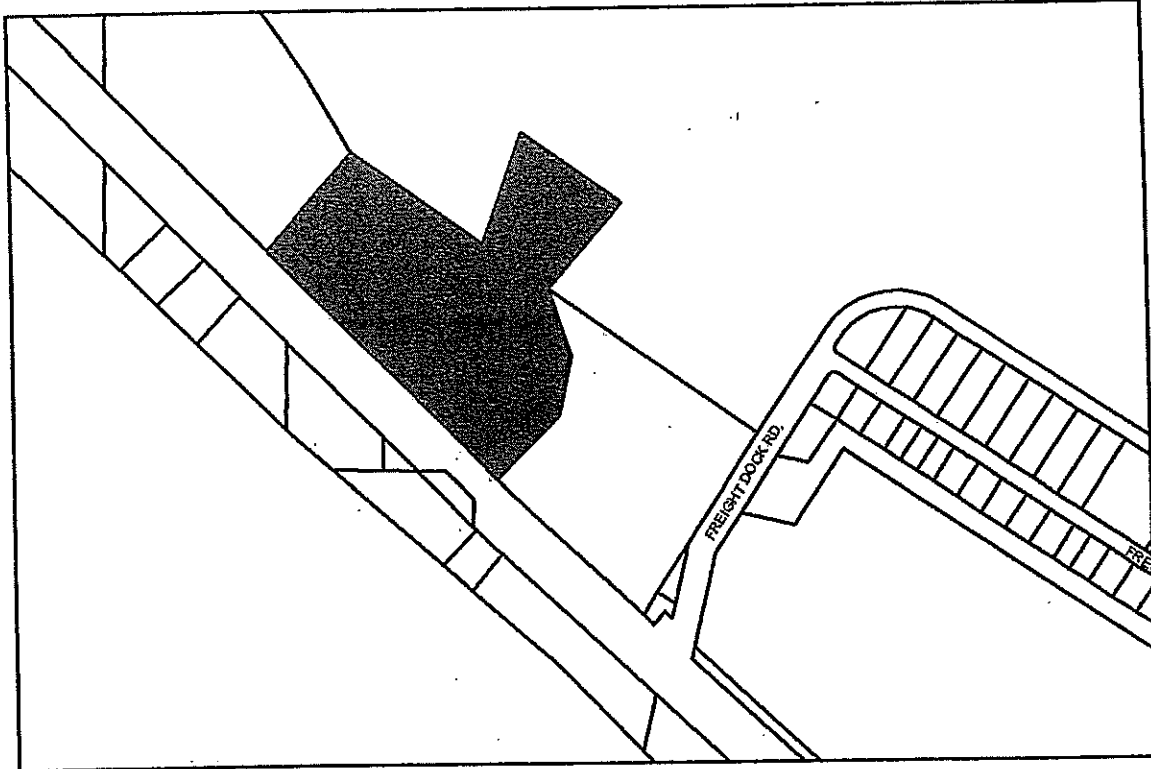
Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27

Zoning: Marine Industrial. Lot 6: Open Space Rec **Wetlands:** Tidal

Infrastructure: Paved Road access

Notes:
 Acquisition history of lot 6 should be researched.

Finance Dept. Code:



Designated Use: Fishing Lagoon
Acquisition History: Ord 83-26 Purchase from World Seafood

Area: 17.71 acres

Parcel Number: 18103116

2009 Assessed Value: \$2,144,700

Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2

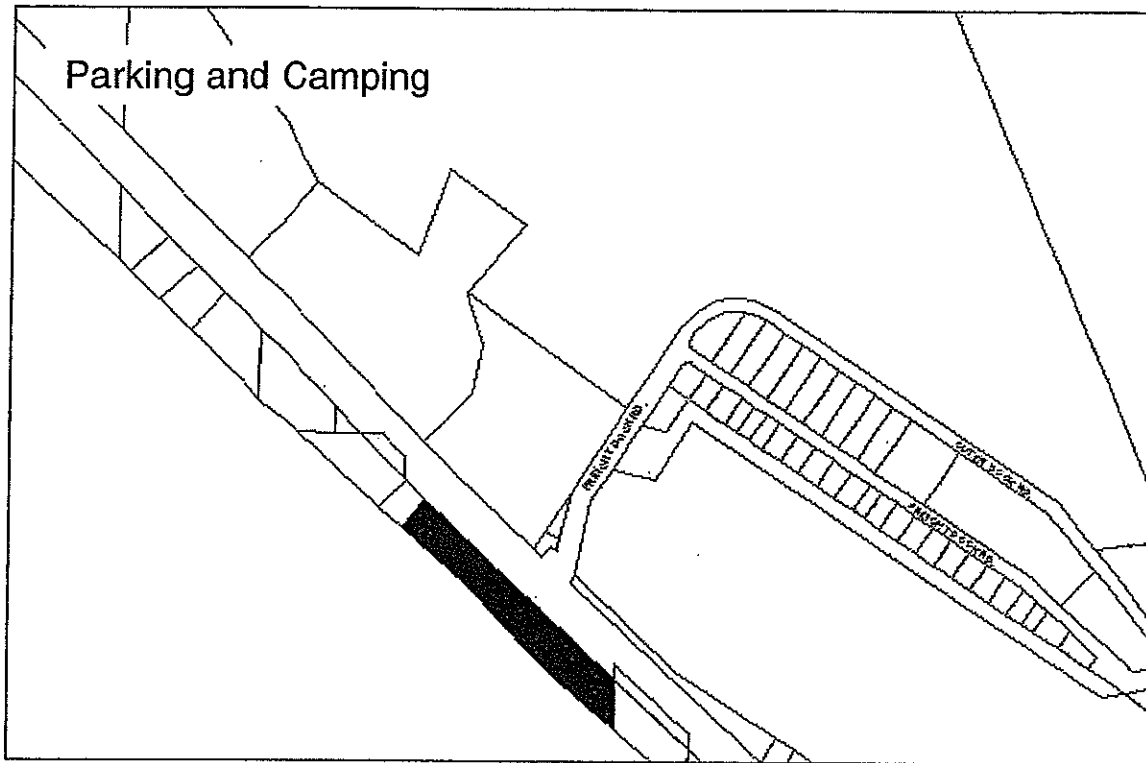
Zoning: Open Space Recreation

Wetlands: N/A. Portions in floodplain.

Infrastructure: City Water and Sewer, paved road access. Restroom.

Notes:

Finance Dept. Code:



Designated Use: Western lot: Camping. East lot, parking
Acquisition History:

Area: 5.7 acres

Parcel Number: 18103301, 18103108

2009 Assessed Value: \$672,500

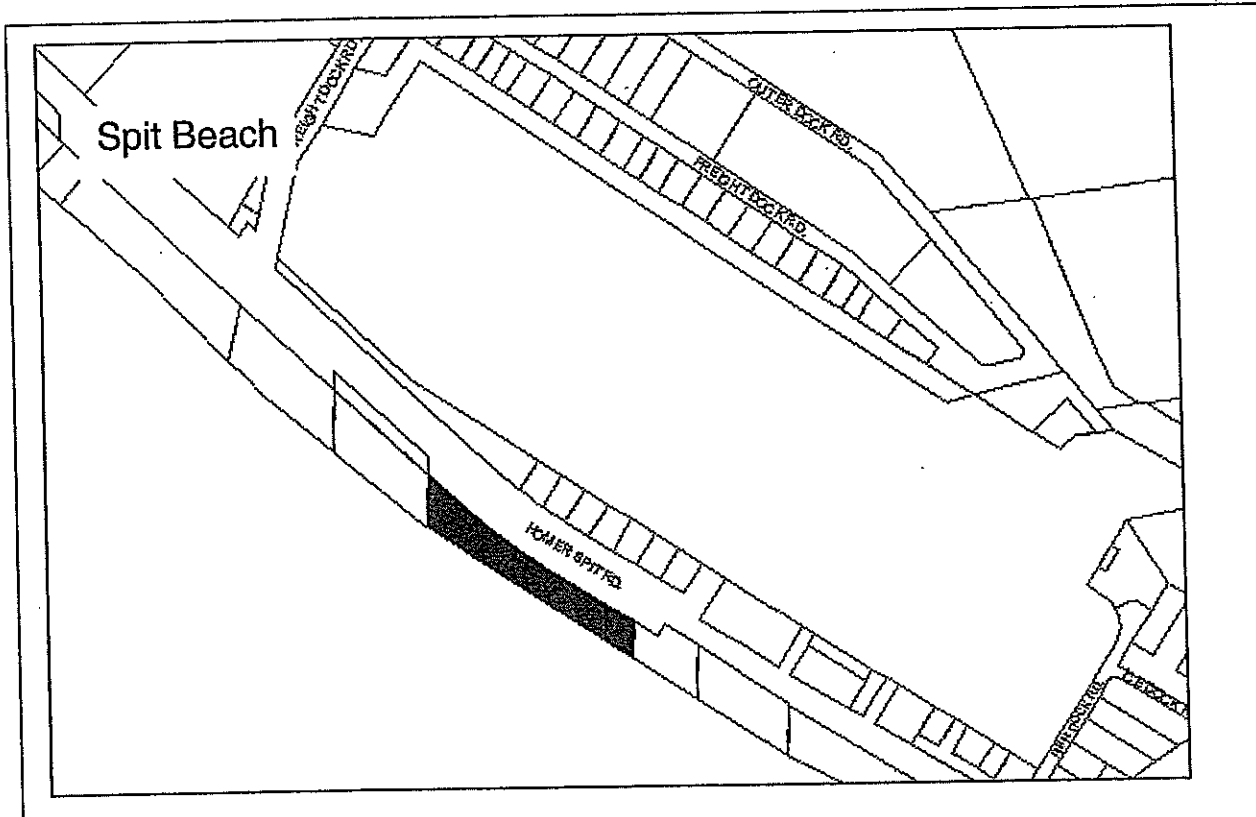
Legal Description: Homer Spit Amended Lots 7 and 9

Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: Open Space Recreation
Acquisition History: Lot 11B: Reso 93-14, 3/24/93 Deed. Acquired through an exchange for lot 18.

Area: 2.36 acres	Parcel Number: 181033 4, 5, 6
-------------------------	--------------------------------------

2009 Assessed Value: \$414,000

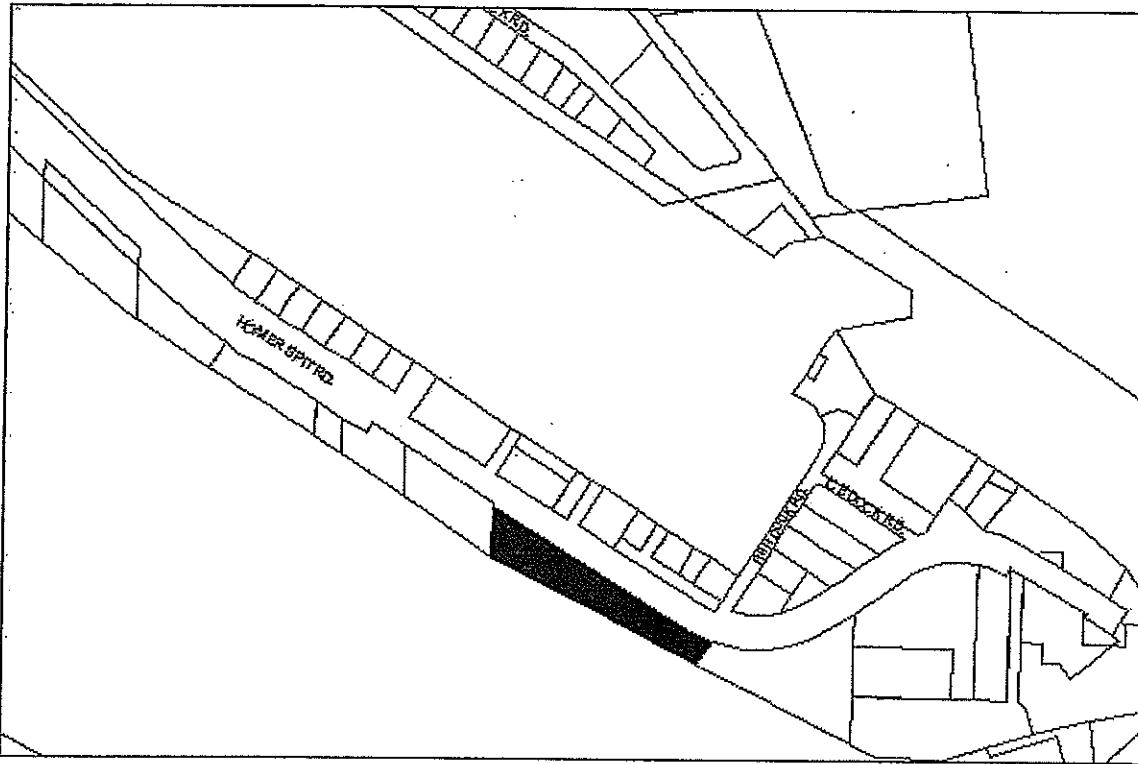
Legal Description: Homer Spit Subdivision Amended Lots 11 and 20. Lot 11B of HM 0640816.

Zoning: Open Space Recreation	Wetlands: N/A
--------------------------------------	----------------------

Infrastructure: Paved Road

Notes:

Finance Dept. Code:



Designated Use: Seafarer's Memorial and parking
Acquisition History:

Area: 2.52 acres

Parcel Number: 18103401

2009 Assessed Value: \$316,900

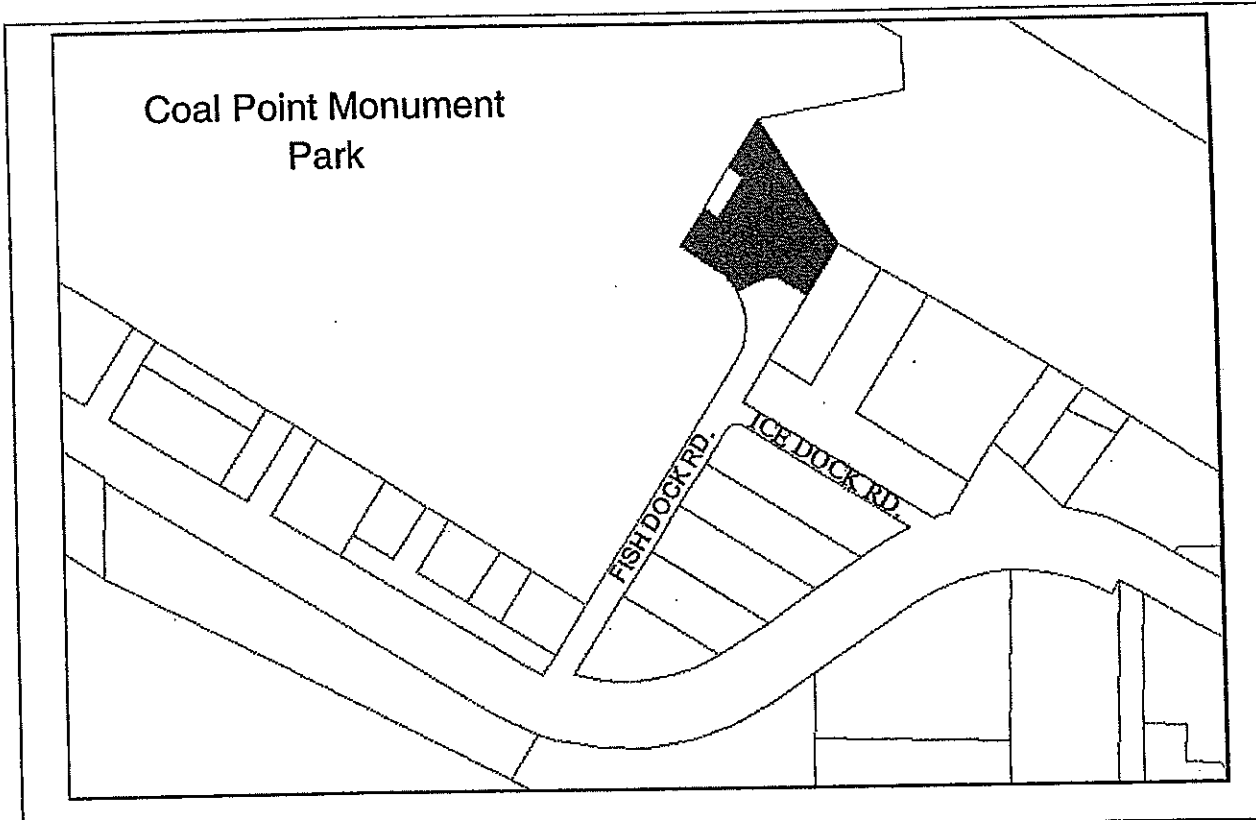
Legal Description: Homer Spit Amended Lot 31

Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: Park
Acquisition History:

Area: 1.09 acres

Parcel Number: 18103426

2010 Assessed Value: \$322,600

Legal Description: LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921

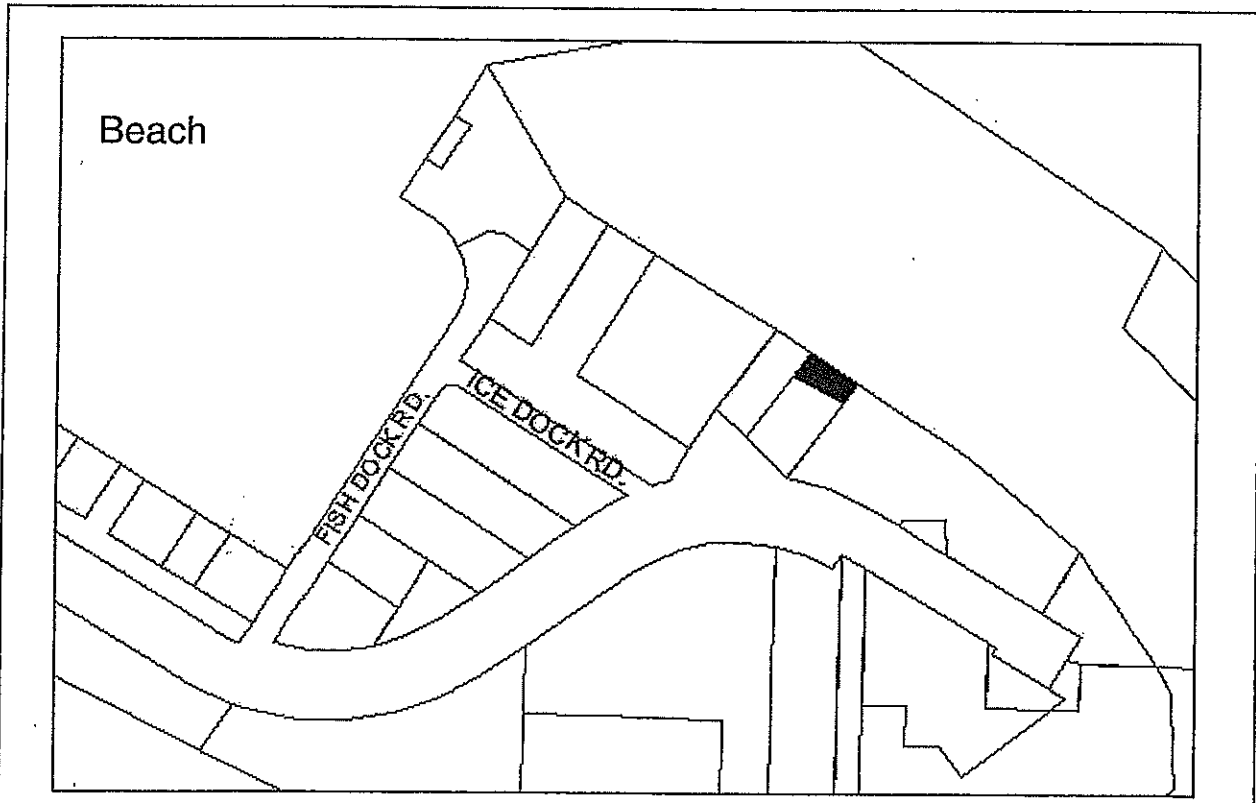
Zoning: Marine Industrial

Wetlands:

Infrastructure: gavel road

Notes:

Finance Dept. Code:



Designated Use: Beachfront between Icicle and Main Dock
Acquisition History:

Area: 0.11 acres

Parcel Number: 18103446

2009 Assessed Value: \$68,800

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN, HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE

Zoning: Marine Industrial

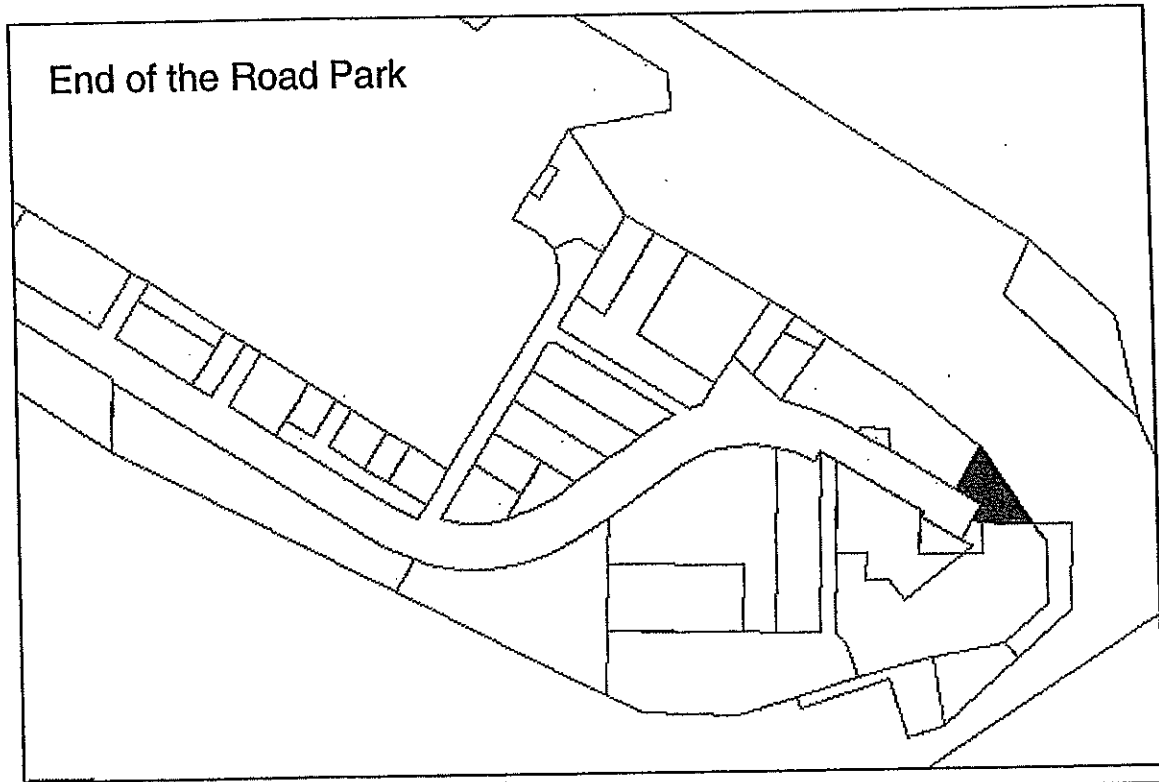
Wetlands: N/A tidal, flood plain

Infrastructure:

Notes:

flood

Finance Dept. Code:



Designated Use: Not Designated
Acquisition History:

Area: 0.43 acres

Parcel Number: 18103448

2009 Assessed Value: \$173,400

Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address:

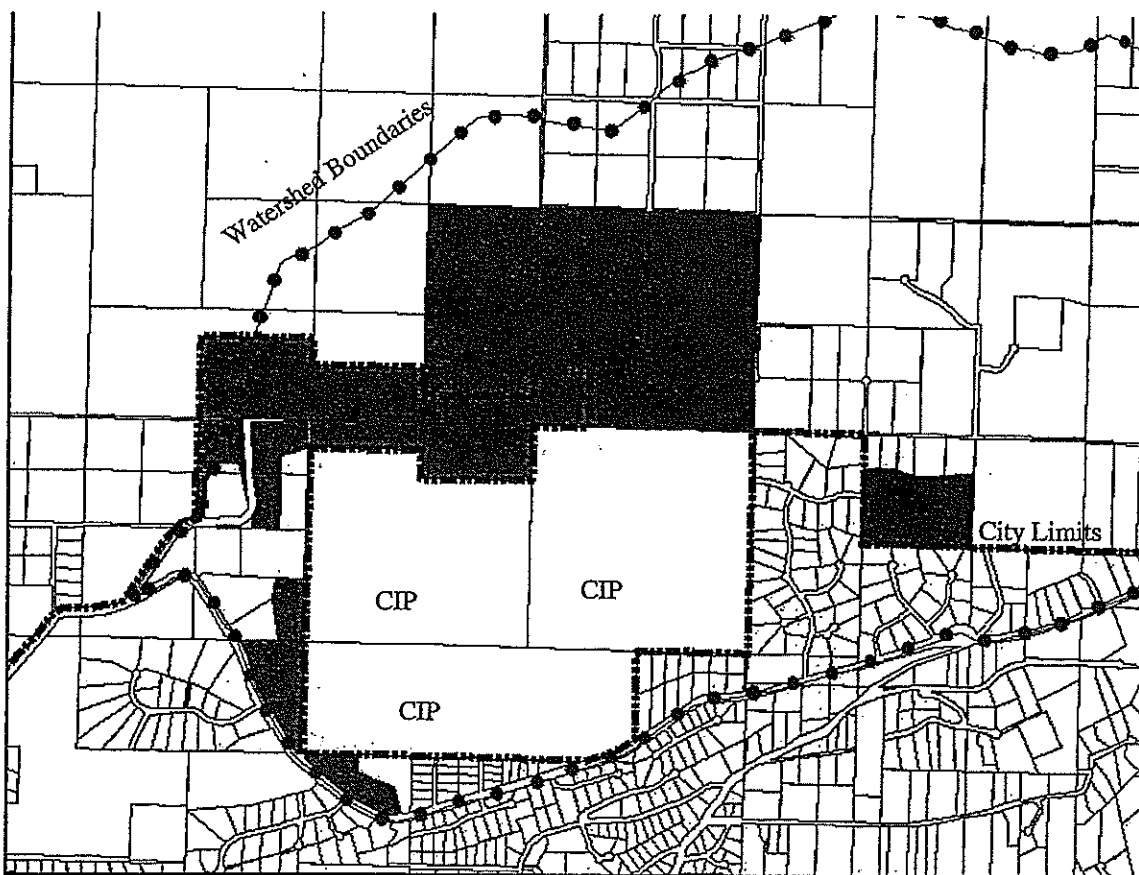
- The land is used as End of the Road Park.

Finance Dept. Code:

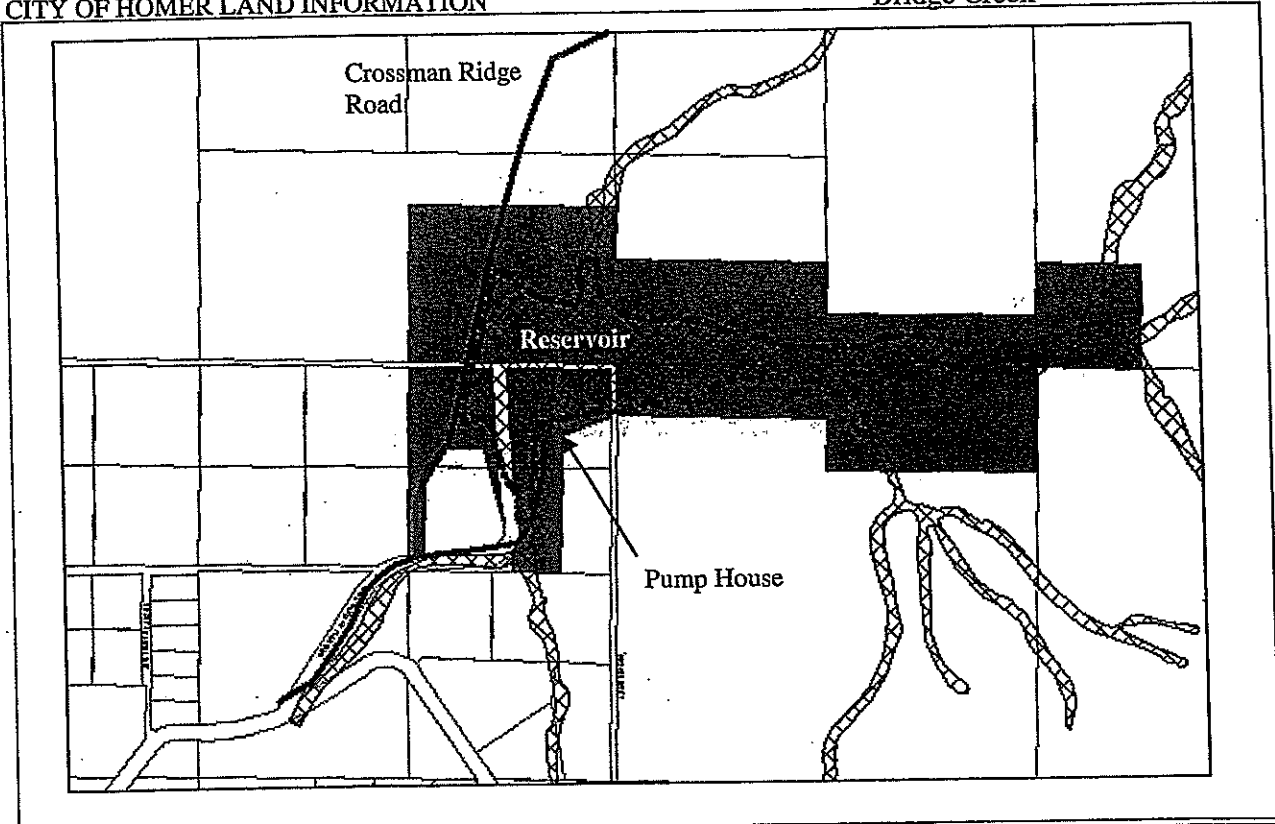
City Lands within the Bridge Creek Watershed Protection District

These properties lie within the Bridge Creek Watershed Protection District. Not all the lands within the district are in Homer City limits. The city owns 19 lots totaling 394.17 acres with an assessed value in 2010 of \$2,039,200. Lands include conservation purchases from the University of Alaska, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.

In 2006, the number one CIP funding priority was the water supply, including the water treatment plant, water source and watershed land acquisitions. In particular, the City has requested funding to purchase additional property bordering the reservoir and Bridge Creek for both water treatment expansion and preservation.



Section updated January 17, 2011



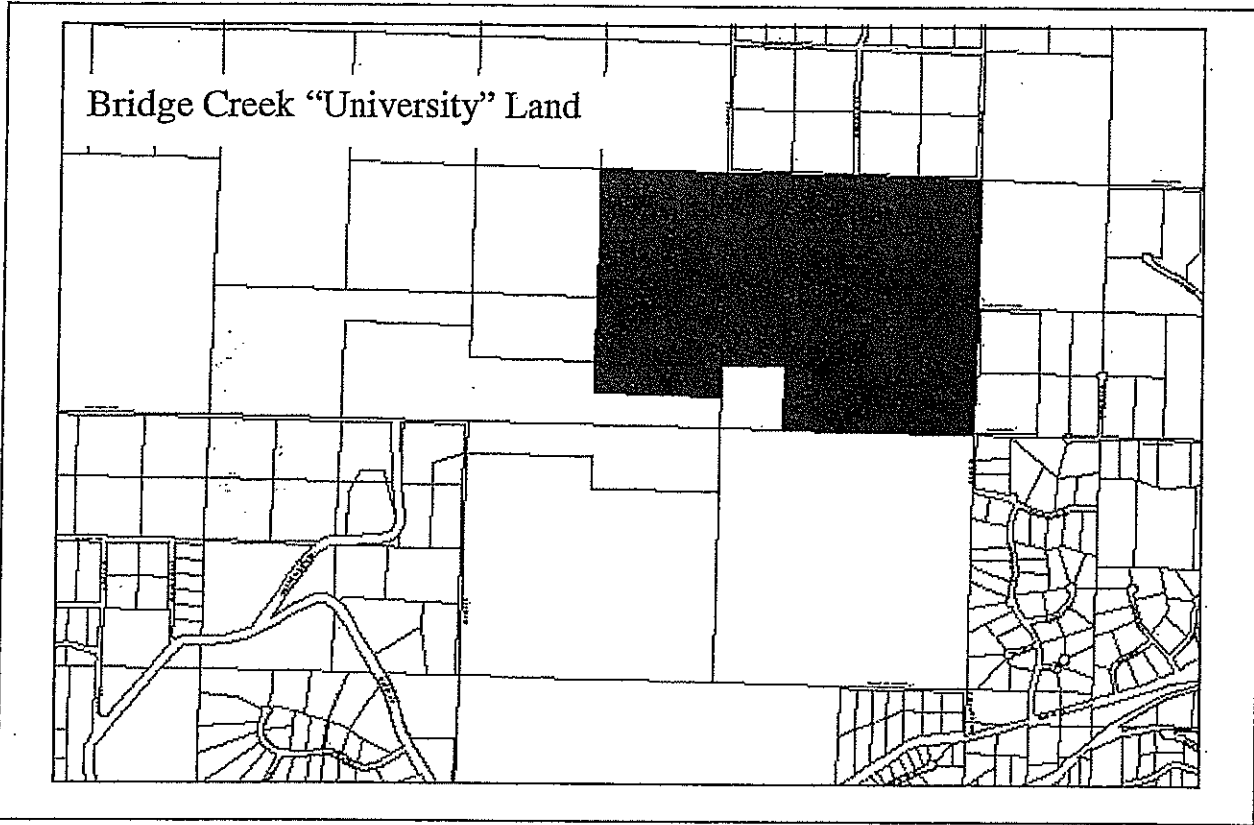
Designated Use: Bridge Creek Watershed, Reservoir and pump house
Acquisition History:

Area: 120.9 acres **Zoning:** Conservation **2009 Assessed Value:** \$463,400

PARCEL ACREAGE LEGAL

17307053	0.410	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD
17307057	1.470	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307059	0.130	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307062	7.350	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF
17307064	6.940	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF
17305301	30.000	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4
17305111	60.000	T 6S R 13W SEC 5 T 6S R 13W SEC 6 HM SEWARD MERIDIAN S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6
17305236	10.000	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4
17307060	4.600	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF

Finance Dept. Code:



Designated Use: Bridge Creek Watershed Property
Acquisition History: Ordinance 2003-7(A). Purchased from UAA.

Area: 220 acres	Parcel Number: 173 052 34, 35, 17305120
------------------------	--

2009 Assessed Value: \$167,600

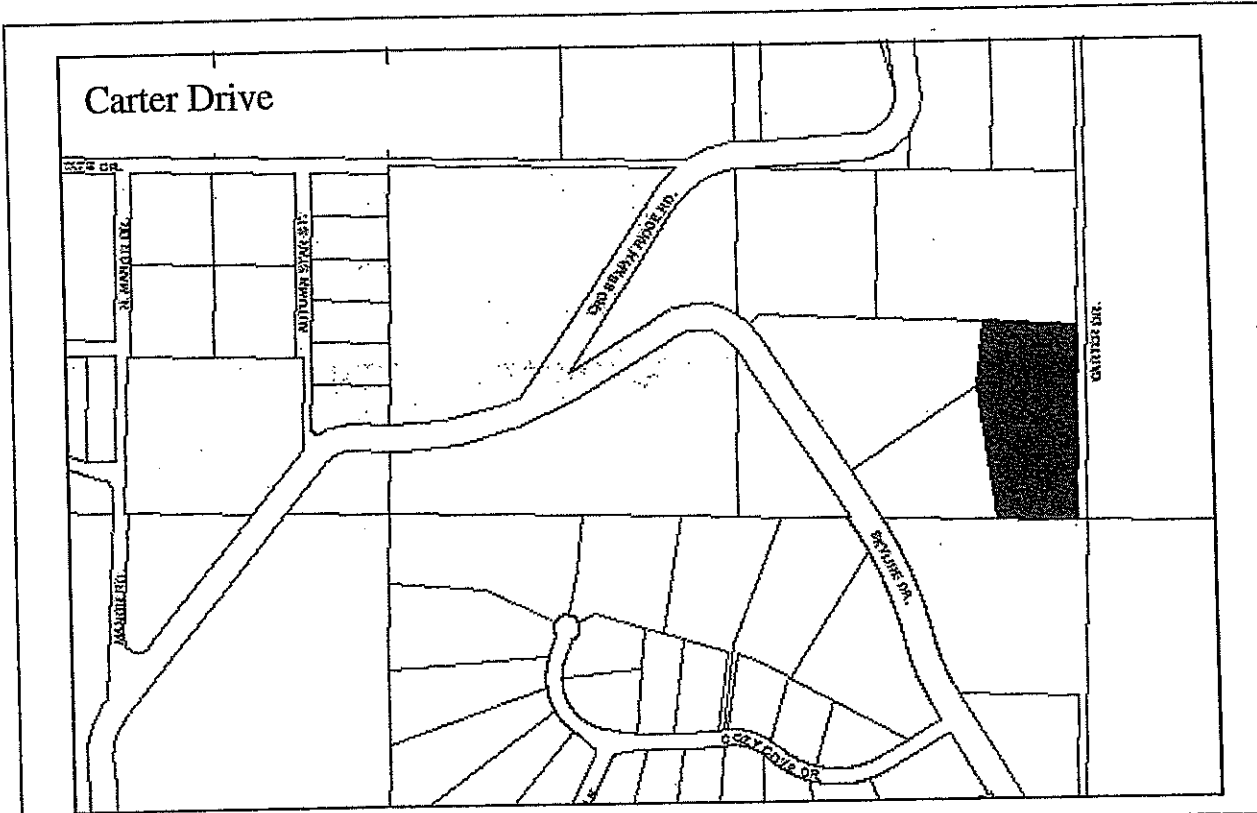
Legal Description: The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) and the North one-half of the South one-half of the Southeast one-quarter of the Southwest one-quarter (N1/2 S 1/2 SE1/4 SW1/4) and the East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section 5, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, State of Alaska.

Zoning: Bridge Creek Watershed Protection District. Not within City Limits.	Wetlands: Some wetlands. Bridge Creek flows through the property.
--	--

Infrastructure: None. Limited legal and physical access.

Notes:
 Paid \$265,000 for land in 2003.

Finance Dept. Code:



Designated Use: A public use to protect and enhance the City's Bridge Creek Watershed and thereby protect its water quality
Acquisition History: Emergency Ordinance 2005-40, 2005-45.

Area: 5.93 acres	Parcel Number: 173070760
-------------------------	---------------------------------

2009 Assessed Value: \$105,900 (Land \$69,500 Structure \$36,400)

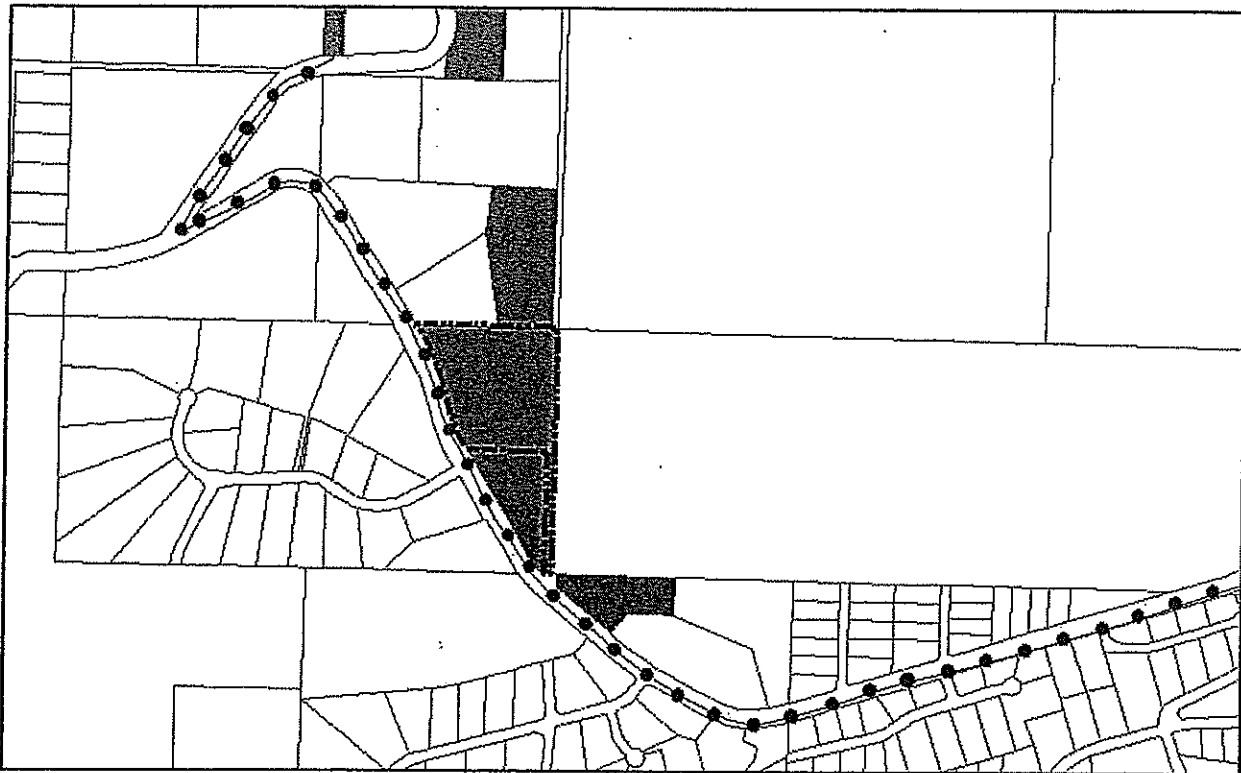
Legal Description: HM0840119 T06S R13W S07 Pioneer Valley Subdivision Lot 2

Zoning: Rural Residential, Bridge Creek WPD	Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.
--	---

Infrastructure: Driveway access to property.

Notes: Property includes a small cabin.

Finance Dept. Code:



Designated Use: Protecting the watershed and providing alternate access to property north of the City's water treatment plant.

Acquisition History: Ordinance 10-21

Area: 10.42 acres

Parcel Number: 17307031

2010 Assessed Value: \$88,000 (land)

Legal Description: Long Legal

Zoning: Rural Residential, Bridge Creek WPD

Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.

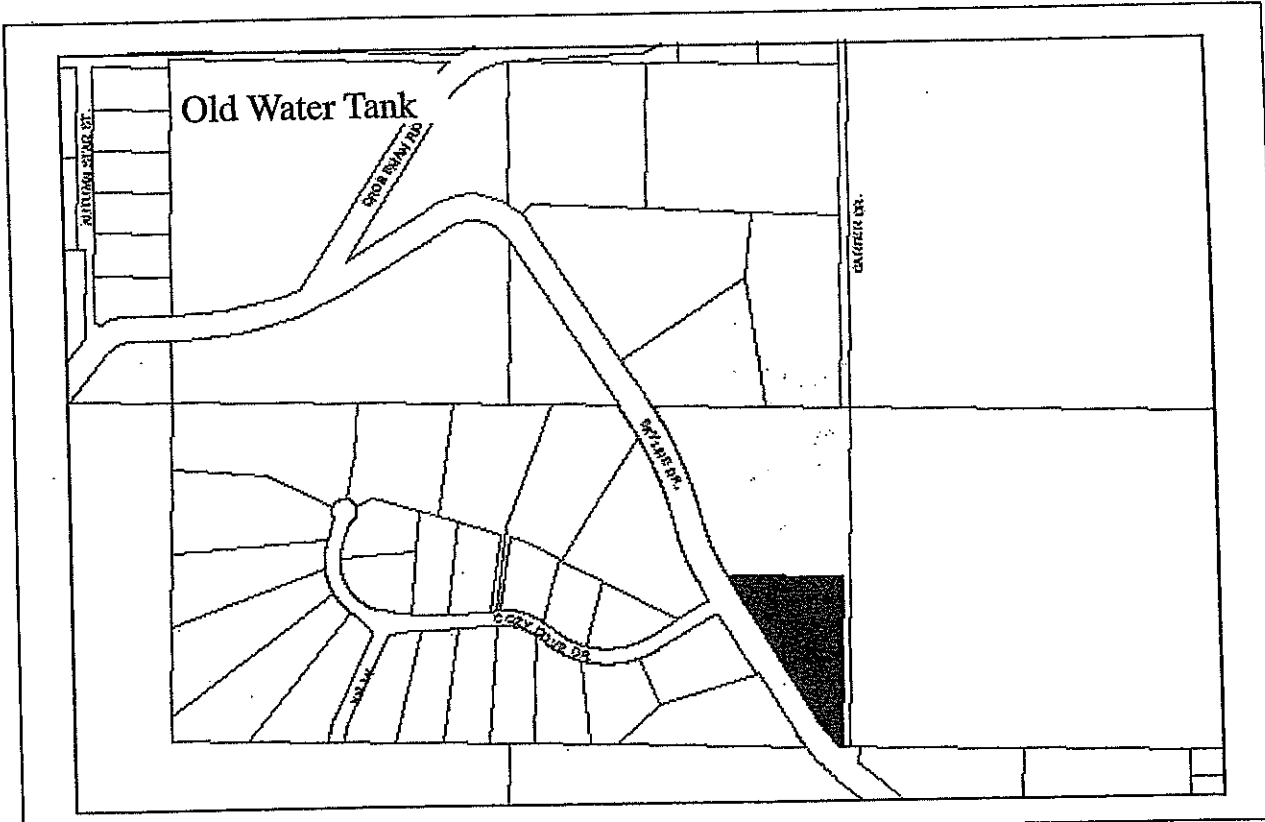
Infrastructure:

Notes: Property will be resubdivded as part of the new water treatment plant eminent domain proceedings.

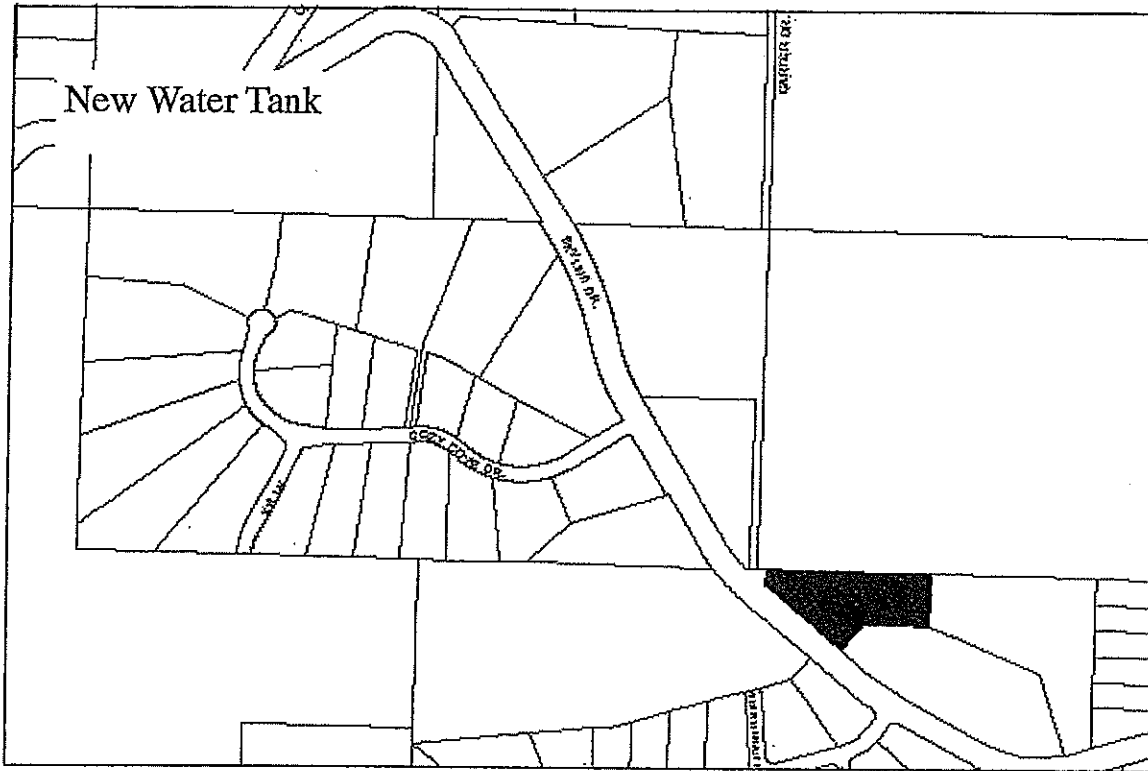
184 SKYLINE DR

Purchase price: \$90,000

Finance Dept. Code:



Designated Use: Water Tank and building/Public Purpose	
Acquisition History:	
Area: 4.32 acres	Parcel Number: 17307032
2009 Assessed Value: \$605,700 (Land: \$57,700 Structure: \$548,000)	
Legal Description: HM T06S R13W S07 NE1/4 SE1/4 LYING NORTHEAST OF SKYLINE DR EXCLUDING THE NORTH 663 FT	
Zoning: Conservation	Wetlands: No
Infrastructure: Paved access, electricity.	
Notes: Location of old water storage tank.	
Finance Dept. Code:	



Designated Use: City Well Reserve Water Tank and building/Public Purpose
Acquisition History: Purchased 1/97 from Tulin.

Area: 3 acres

Parcel Number: 17308034

2009 Assessed Value: \$387,100 (Land: \$85,600 Structure: \$301,500)

Legal Description: HM0960051 T06S R13W S08 TULIN TERRACE SUB UPPER TERRACE LOT 34

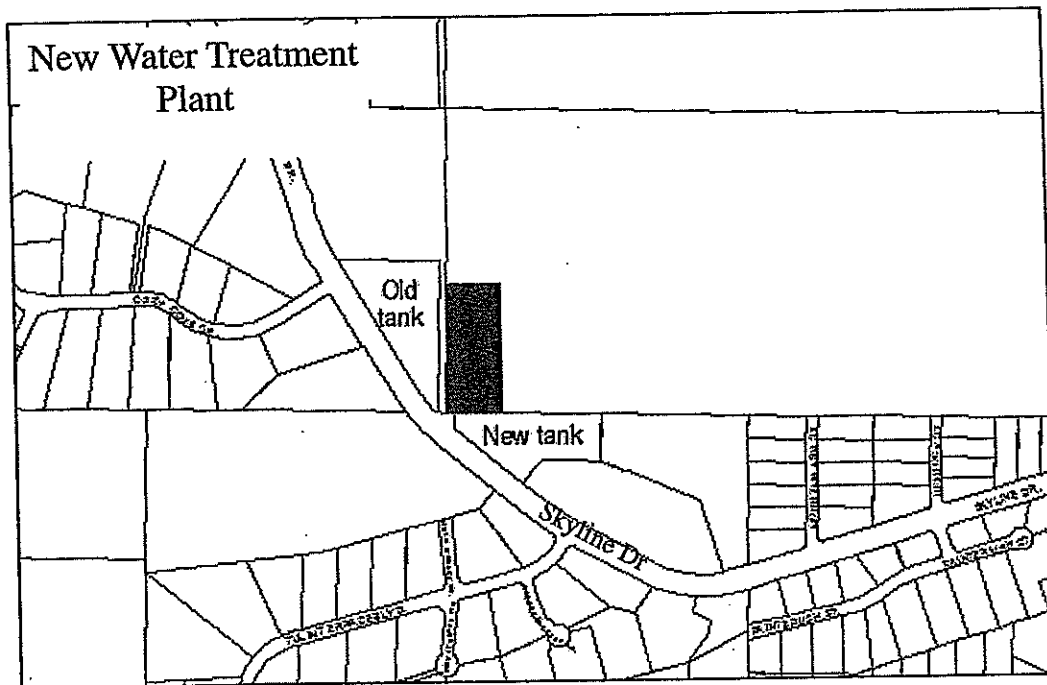
Zoning: Conservation

Wetlands: No

Infrastructure: Paved access, electricity.

Notes: Location of new million gallon water storage tank.

Finance Dept. Code:



Designated Use: New Water Treatment Plant
Acquisition History: Undergoing eminent domain proceedings

Area: 4 acres (proposed)

Parcel Number:

200x Assessed Value:

Legal Description:

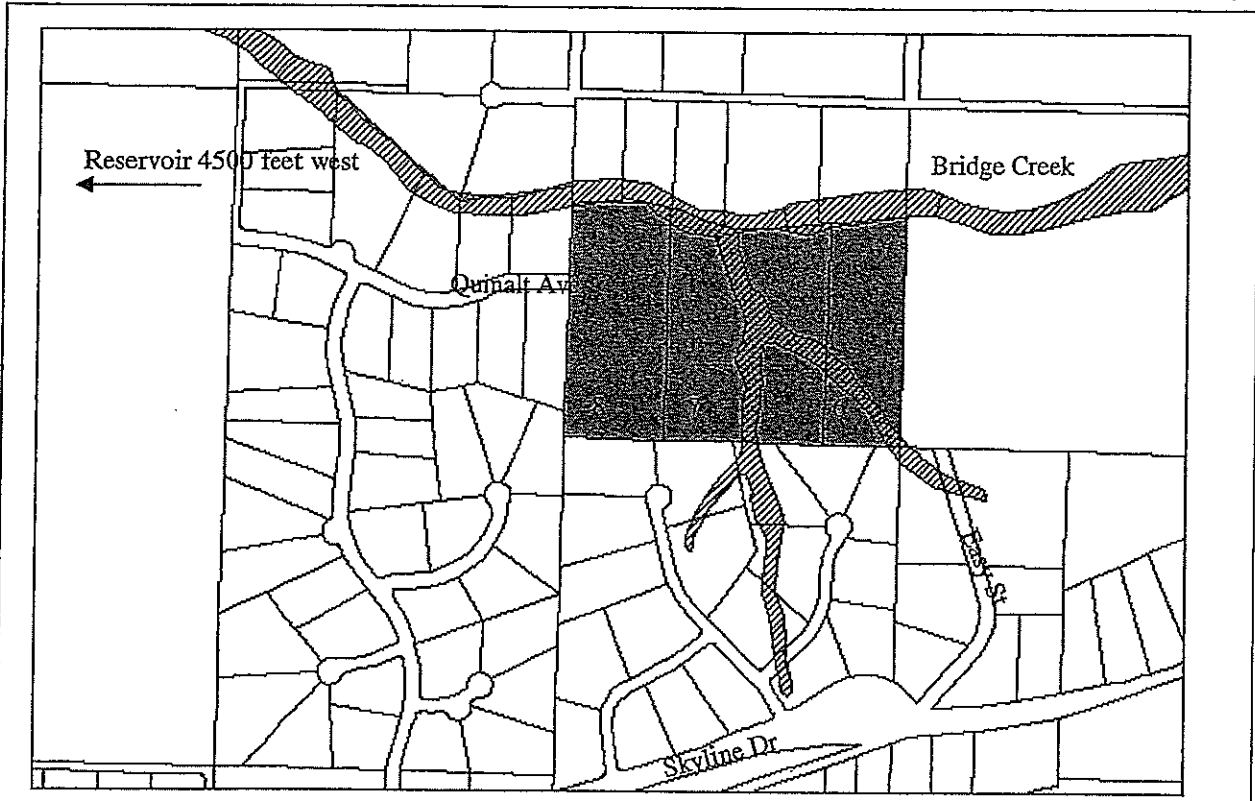
Zoning: Not in city limits

Wetlands: No

Infrastructure: Paved access, electricity, water

Notes: Location of new water treatment plant. Completion scheduled for 2009. Undergoing eminent domain proceedings to acquire land.

Finance Dept. Code:



Designated Use: Watershed Protection Purposes
Acquisition History: Ordinance 2009-08(A)

Area: Lot 6: 6.91 acres, Lot 7: 13.38 acres
 Lot 8: 8.89 acres Total: 28.81 acres

Parcel Numbers: 1736600 6, 7, 8

2009 Assessed Value: \$137,400 (all lots)

Legal Description: Lots 6,7 and 8, Roehl Parcels Record of Survey Amended

Zoning: Not in city limits.

Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.

Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

Notes:

Lots purchased 2/25/09
 Lot 6, \$58,735, recorded document 2009-000612-0
 Lot 7, \$113,730, recorded document 2009-000613-0
 Lot 8, \$75,565, recorded document 2009-000611-0
 Total Cost: \$248,030

The northern lot line of these lots is bridge creek, and meanders as the creek meanders.

Finance Dept. Code:

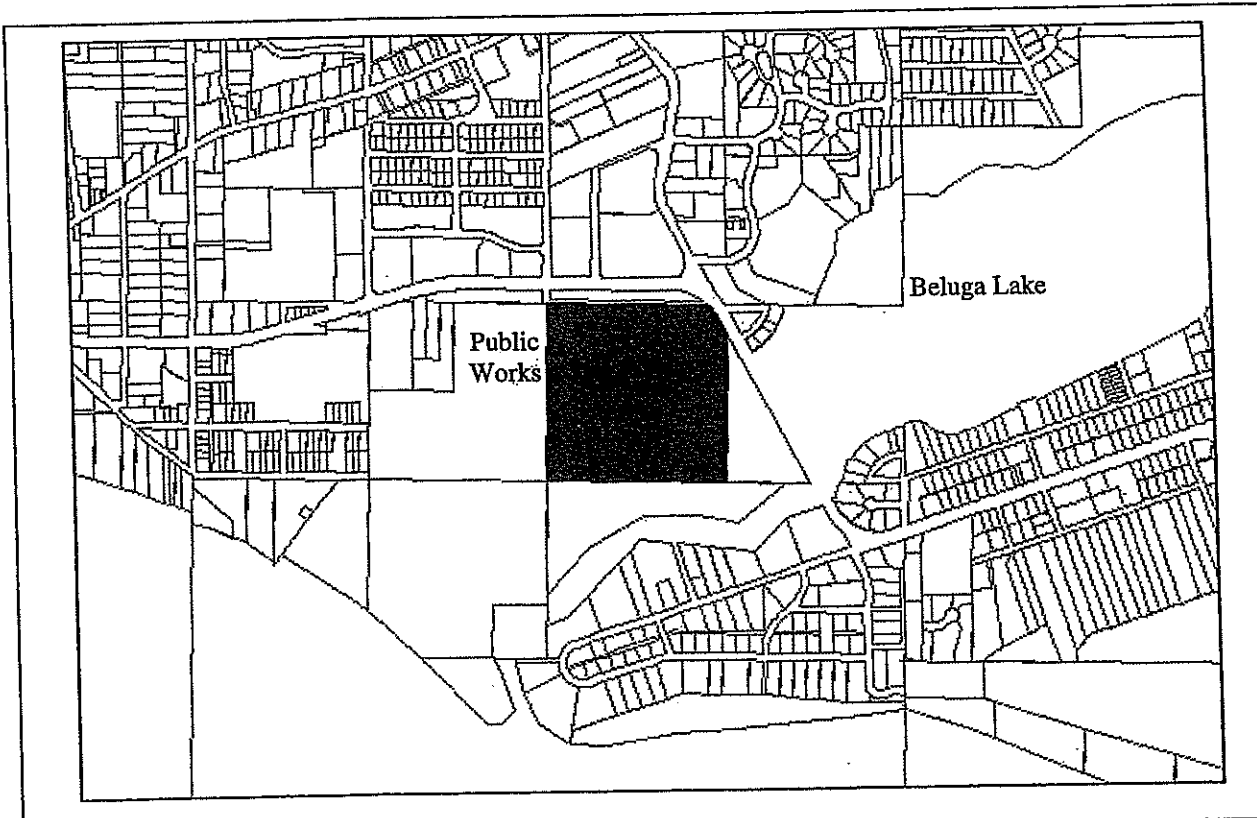
Homer Conservation Easement Lands

Existing conservation lands in Homer were mainly acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by the Kachemak Heritage Land Trust.

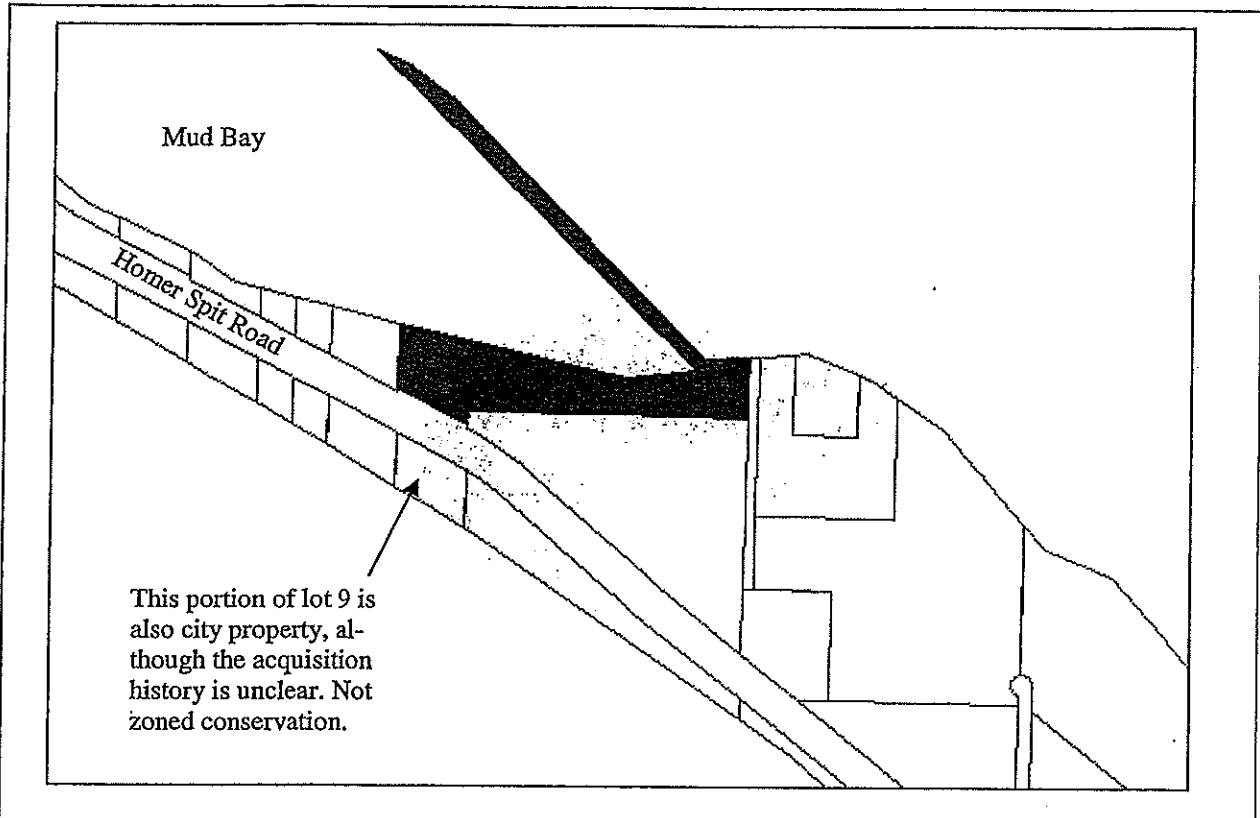
Total acreage: 169.72 acres.



This section updated 1/14/2010



Designated Use:	
Acquisition History: EVOS purchase and conservation easement.	
Area: 39.24 acres	Parcel Number: 17714006
2009 Assessed Value: \$48,400	
Legal Description: HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD	
Zoning: Conservation	Wetlands: Beluga Slough Estuary
Notes: <ul style="list-style-type: none"> • Conservation Easement document recorded in Book 0275, Page 243, Homer Recording District, 4/21/98. • Parcel is within a FEMA-mapped floodplain. 	
Finance Dept. Code: 392.0013	



Designated Use:

Acquisition History: EVOS purchase and conservation easement. Resolution 97-72 and 104.

Area: Lot 7: 7.1 acres
 Lot 8: 3.94 acres
 Lot 9: 3.00 acres
 Lot 9 S of Road: 2.16 acres

Parcel Number: 181020 02, 01, 18101023, 24

2009 Assessed Value: Lot 7: \$115,800 Lot 8: \$76,600 Lot 9: \$65,100 Lot 9S: \$10,300

Legal Description: HM T06S R13W S27 GOVT LOT 7 (east) and 8 (west)
 HM T06S R13W S28 THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD

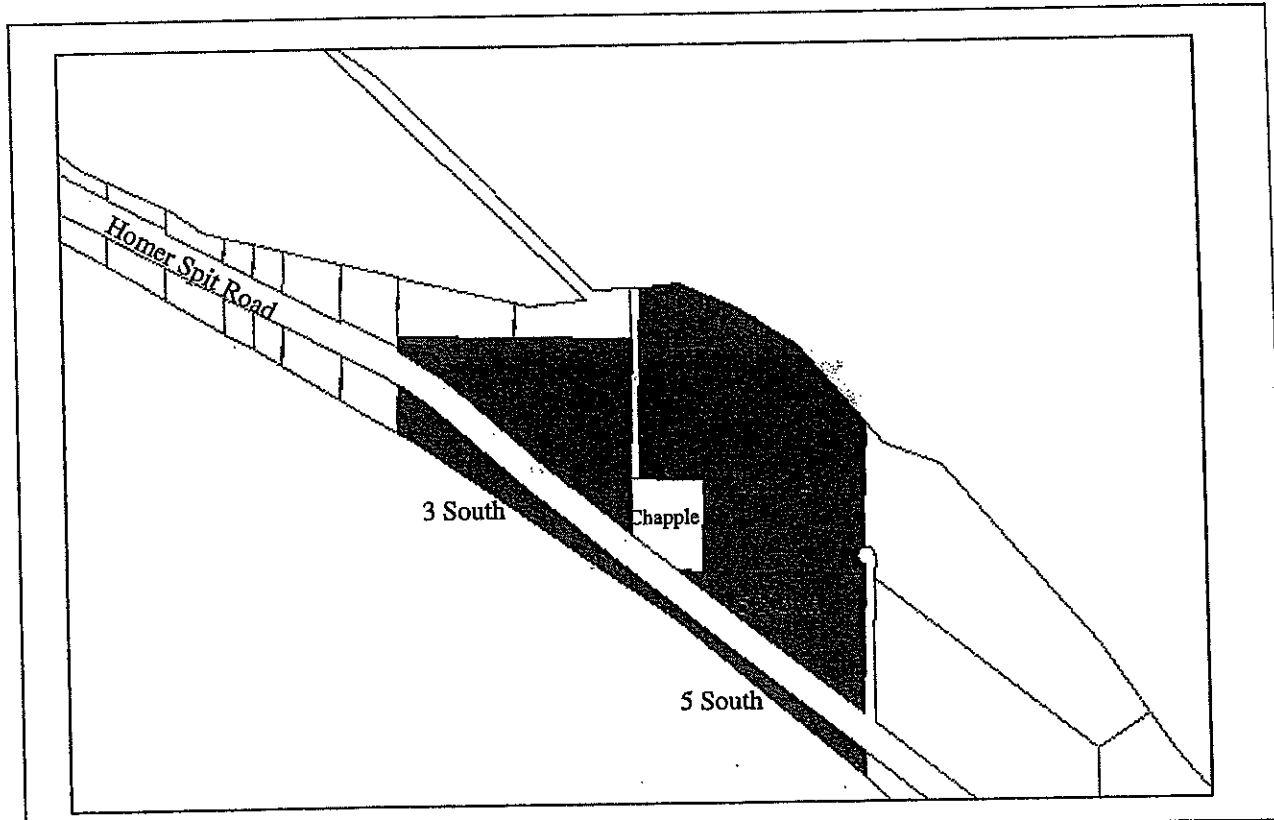
Zoning: Conservation—lots 7 and 8
 Open Space Recreation—Lot 9

Environment: State Critical Habitat Area below 17.4 ft. mean high tide line.

Notes:

- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:



Designated Use:

Acquisition History: EVOS purchase and conservation easement.

Area: Total: 70.97 acres

Parcel Number: 18102 03, 04, 05, 06, 09, 10, 14

2009 Assessed Value: Total: \$989,500

Legal Description: T 6S R 13W SEC 27 SEWARD MERIDIAN HM:

- 0630660 WALTER DUFOUR SUB LOT 1, 0630060 WALTER DUFOUR SUB TRACT A
- THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD
- PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY
- 0770055 WALTER DUFOUR SUB TRACT B TRACT B

Zoning: Conservation

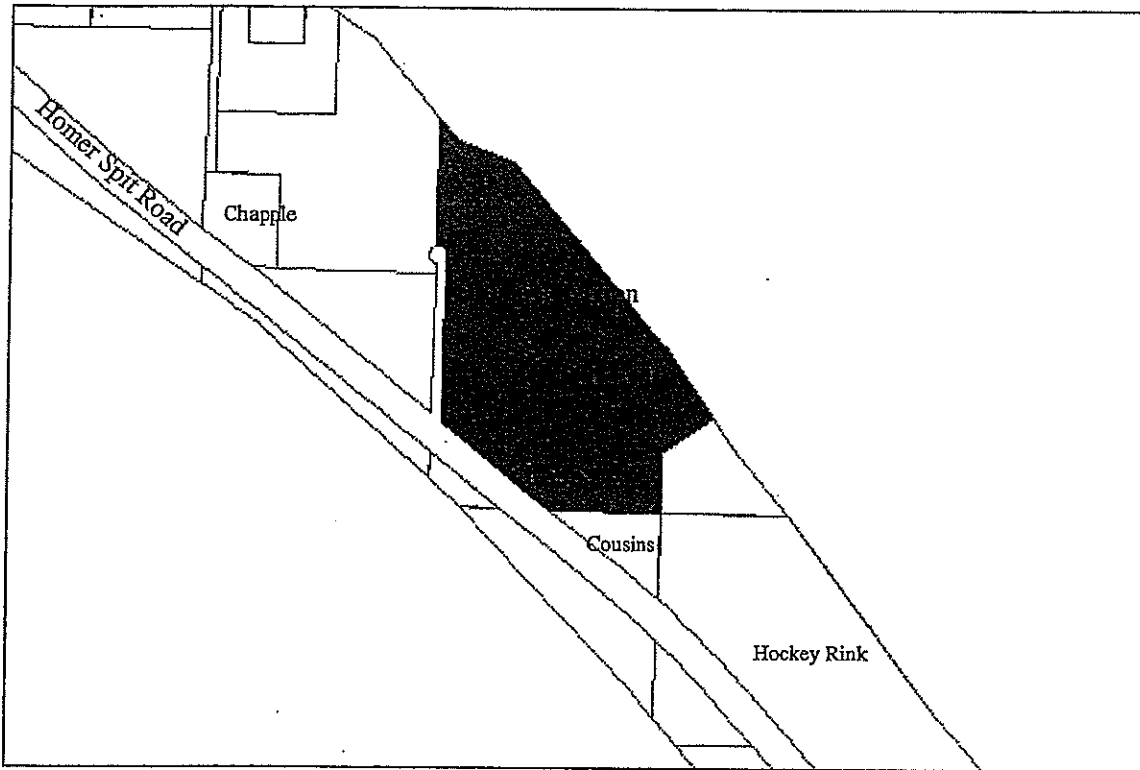
South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.

Environment: State Critical Habitat Area below 17.4 ft. mean high tide line.

Notes:

- Conservation easement recorded in Book 0275, Page 222, Homer Recording District ,4/21/98.
- Deeded to the City on same date, Book 0275, Page 236, HRD.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:



Designated Use:

Acquisition History: EVOS purchase and conservation easement.

Area: Total: 45.47 acres

Parcel Number: 181-020 - 18, 19

2009 Assessed Value: Total: \$747,300

Legal Description: HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-A
HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-B

Zoning: Conservation

Environment: State Critical Habitat Area below 17.4 ft. mean high tide line.

Notes:

- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. This easement covers former Lot 6. See plat 2001-008.
- Conservation easement with Kachemak Heritage Land Trust on Lot 6B. Executed 10/4/02, document 2004-004843-0 HRD.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:

1000

City Lands, Sorted by Tax ID Number

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17302201		33.00	T 6S R 14W SEC 9 SEWARD MERIDIAN HM S1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4	F-3
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM S1/4 & S1/2 SW1/4	E-3
17305111		60.00	T 6S R 13W SEC 5 & 6 SEWARD MERIDIAN HM S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 OF SEC 5 & S1/2 SE1/4 OF SEC 6	F-2
17305120		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 & N1/2 SE1/4 SW1/4	F-3
17305234		80.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM E1/2 SE1/4	F-3
17305235		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NW1/4 SE1/4 & E1/2 SW1/4	F-3
17305236		10.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4	F-2
17305301		30.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NE1/4 & N1/2 NE1/4 NW1/4	F-2
17307031	184 SKYLINE DR	10.42	T 6S R 13W SEC 7 SEWARD MERIDIAN HM N1/2 SE1/4 LYING E OF SKYLINE DR EXCL PTN PER DEED 79/404	F-5
17307032	188 SKYLINE DR	4.32	T 6S R 13W SEC 7 SEWARD MERIDIAN HM NE1/4 SE1/4 LYING NORTHEAST OF SKYLINE DR EXCLUDING THE NORTH 663 FT	F-6
17307053		0.41	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD	F-2
17307057		1.47	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307059		0.13	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307060		4.60	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF	F-2
17307062	160 CROSSMAN RIDGE RD	7.35	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF	F-2
17307064		6.94	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF	F-2

City Lands, Sorted by Tax ID Number

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17307076	5601 CARTER DR	5.93	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0840119 PIONEER VALLEY SUB LOT 2	F-4
17308034	192 SKYLINE DR	3.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0960051 TULIN TERRACE SUB UPPER TERRACE LOT 34	F-7
17321011		3.34	T 6S R 14W SEC 3 SEWARD MERIDIAN HM 0631146 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY	E-4
17321013	40722 STACEY ST	1.68	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-A	E-4
17321014	40746 STACEY ST	0.94	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-B	E-4
17321015	41170 BELNAP DR	0.95	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-C	E-4
17366006		6.95	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CNL/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 1020 FT TO POB; TH N 995 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK TO N-S CEN	F-9
17366007		13.55	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CNL/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK 650 FT; TH	F-9
17366008		9.10	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN OF NE1/4 NW1/4 STARTING @ 1/4 CORNER OF SECS 4 & 9; TH S 1320 FT TO CNL/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH W ON THREAD OF BRIDGE CREEK 400	F-9
17502056		1.04	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 0770024 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLK 3	E-6
17503025		6.57	T 6S R 14W SEC 13 SEWARD MERIDIAN HM SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	E-5
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	C-7

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17504011	102 DEHEL AVE	0.50	T 6S R 13W SEC 18 SEWARD MERIDIAN HM N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	D-7
17504023	360 W FAIRVIEW AVE	38.30	T 6S R 13W SEC 18 SEWARD MERIDIAN HM THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB AND SOUTH PENINSULA HOSPITAL SUB 2008 ADDN	E-9
17504024	4300 BARTLETT ST	7.12	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2	B-3
17505107	122 W BAYVIEW AVE	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 TRACT A	E-10
17505108	110 MOUNTAIN VIEW DR	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 TRACT A	E-10
17510070	450 STERLING HWY	4.30	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	B-4
17513328	3859 BARTLETT ST	0.25	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-B	E-11
17513329		0.85	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 12-A	E-11
17514235	224 W PIONEER AVE	0.06	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1	E-12
17514416	3713 MAIN ST	1.31	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2	D-3
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	C-9
17524006		2.75	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W R BELL SUB TRACT E	E-8
17524110		0.49	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 70	E-7
17524111		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 66	E-7
17524112		0.34	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 67	E-7
17524126		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 60	E-7
17524127		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 59	E-7
17524128		0.38	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 58	E-7

City Lands, Sorted by Tax ID Number

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17524129		0.39	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 57	E-7
17524130		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 65	E-7
17528001		1641.24	T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY NO 612	C-5
17702057	604 E PIONEER AVE	1.57	T 6S R 13W SEC 17 & 20 SEWARD MERIDIAN HM 0870011 NEW HOMER HIGH SCHOOL NO 2 TRACT 1-B	D-6
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	C-8
17710739	400 HAZEL AVE	2.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT B	D-4
17710740	500 HAZEL AVE	3.01	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT A	D-4
17712014		1.73	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0003743 WADDELL SUB THAT PORTION S OF HOMER BY PASS RD	E-15
17712022	3664 BEN WALTERS LN	2.48	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840122 LAKESIDE VILLAGE PARK ADDN REPIAT LOT 1A-2	E-17
17714006		39.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4 EXC HOMER BY PASS RD	G-2
17714010	3300 BELUGA PL	3.46	T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DE	E-18
17714014	3575 HEATH ST	0.92	T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NEL/4 SW1/4 PER D-60-164	D-9
17714015	3575 HEATH ST	3.16	T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NEL/4 SW1/4 PER D-60 @ 05	D-9
17714016	3575 HEATH ST	30.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NEL/4 NEL/4 SW1/4 & S1/2 NEL/4 SW1/4	D-10
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-8
17715402		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY- PASS ROAD	C-3

City Lands, Sorted by Tax ID Number

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17715403		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	C-3
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	C-14
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	C-14
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000251 - A NILS O SVEDLUND SUB LOT 7 TRACT B & PTN OF TR B AS FOLLOWS: BEG AT SE CORNER OF LOT 7 TH N 0 DEG 2' W 545 FT TO S ROW OF STERLING HWY, CORNER 2; TH N 75 DEG 15' E ALONG ROW 62.6 FT TO CORNER 3 TH S 00 DE	C-8
17720204	580 E PIONEER AVE	0.31	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0750018 GLACIER VIEW SUB NO 1 REPLAT LTS 1 8 & 9 BLK 4 LOT 9-A	E-13
17720408	491 E PIONEER AVE	1.12	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2004048 GLACIER VIEW SUB CAMPUS ADDN LOT 6-A-2	D-5
17726038		0.02	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760026 KAPINGEN SUB UNIT 3 PARK RESERVE	E-10
17727049		0.04	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065 ISLAND VIEW SUB PARK	E-10
17728001		499.54	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM 0742265 ALASKA TIDELAND SURVEY 612	C-5
17730239		0.21	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	C-4
17730251		0.38	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-16
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 JACK GIST SUB LOT 2	E-20
17903007	1136 EAST END RD	0.28	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003373 JAMES WADDELL SURVEY OF TRACT 4 LOT 4A	E-14
17908009		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 10	C-10
17908015		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 21	C-10
17908025		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 24	C-10

City Lands, Sorted by Tax ID Number

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17908026		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 25	C-10
17910001		5.00	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 36	C-11
17911005		0.39	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712 HARRY FEYER SUB LOT 1	C-11
17915003		0.24	T 6S R 13W SEC 23 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHEASTERLY OF KACHEMAK BAY DRIVE	E-21
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087 SCENIC BAY SUB LOT 4	C-12
17939003		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 5	E-19
17939004		0.16	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 4	E-19
17939005		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 3	E-19
17939006		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 2	E-19
17939007		0.19	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 1	E-19
17940107		14.08	T 6S R 13W SEC 22 SEWARD MERIDIAN HM POR GOVT LOT 3 S OF BLKS 300 & 400A HOMER AIRPORT LEASED LANDS	E-22
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-23
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-23
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-23
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-23
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-23
18101007		6.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-23
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	C-15

City Lands, Sorted by Tax ID Number

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18101009		1.44	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING SOUTH OF HOMER SPIT RD	C-15
18101010	1920 HOMER SPIT RD	0.81	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING NORTH OF HOMER SPIT RD	C-15
18101011		0.77	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING NORTH OF HOMER SPIT RD	C-15
18101012		1.20	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING SOUTH OF HOMER SPIT RD	C-15
18101013		1.32	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT RD	C-15
18101014		0.82	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	C-15
18101023		3.00	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	G-3
18101024		2.16	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING SOUTH OF HOMER SPIT RD	G-3
18101030		10.30	T 6S R 13W SEC 21 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 13 EXCLUDING HOMER SPIT RD & KACHEMAK BAY DR	E-22
18101032		10.78	T 6S R 13W SEC 21 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 EXCLUDING KACHEMAK BAY DR	E-22
18102001		3.94	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 8	G-3
18102002	3079 HOMER SPIT RD	7.10	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 7	G-3
18102003		1.02	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630660 WALTER DUFOUR SUB LOT 1	G-4
18102004		6.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630060 WALTER DUFOUR SUB TRACT A	G-4
18102005		17.46	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD	G-4

City Lands, Sorted by Tax ID Number

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18102006		7.50	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD	G-4
18102009		9.00	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	G-4
18102010		3.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY	G-4
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-25
18102014		25.19	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0770055 WALTER DUFOUR SUB TRACT B TRACT B	G-4
18102018		19.66	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-A	G-5
18102019		25.81	T 6S R 13W SEC 26 & 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-B	G-5
18103002		7.51	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-25
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-25
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-25
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 2	E-24
18103102	3735 HOMER SPIT RD	2.10	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-24
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-5
18103108		3.72	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-27
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-26
18103117	3854 HOMER SPIT RD	11.27	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-6
18103118	3978 HOMER SPIT RD	0.15	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B	B-7
18103119	1114 FREIGHT DOCK RD	0.18	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-C	B-8

City Lands, Sorted by Tax ID Number

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103213	4666 FREIGHT DOCK RD	4.19	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A	C-6
18103214	795 FISH DOCK RD	72.94	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR	D-11
18103216		5.22	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT G-8	D-13
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-10
18103220	4380 FREIGHT DOCK RD	5.00	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 12	A-6
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	D-14
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	D-14
18103223		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 4	A-5
18103224		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 5	A-5
18103225		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 6	A-5
18103226		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 7	A-5
18103227		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 8	A-5
18103228	4290 FREIGHT DOCK RD	0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 9	A-5
18103229		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 10	A-5
18103230		1.78	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 11	A-5
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	D-14
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	D-16
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	D-15

City Lands, Sorted by Tax ID Number

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	D-15
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	D-15
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	D-15
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	D-15
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	A-7
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	A-7
18103240	4323 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 21	B-9
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	D-15
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	D-15
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	D-15
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	D-15
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	D-15
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	D-15
18103247	4171 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 28	D-13
18103248	4155 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 29	D-13
18103249	4147 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 30	D-13
18103250	4123 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 31	D-13
18103251	4109 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 32	D-13
18103252	4081 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 33	D-13

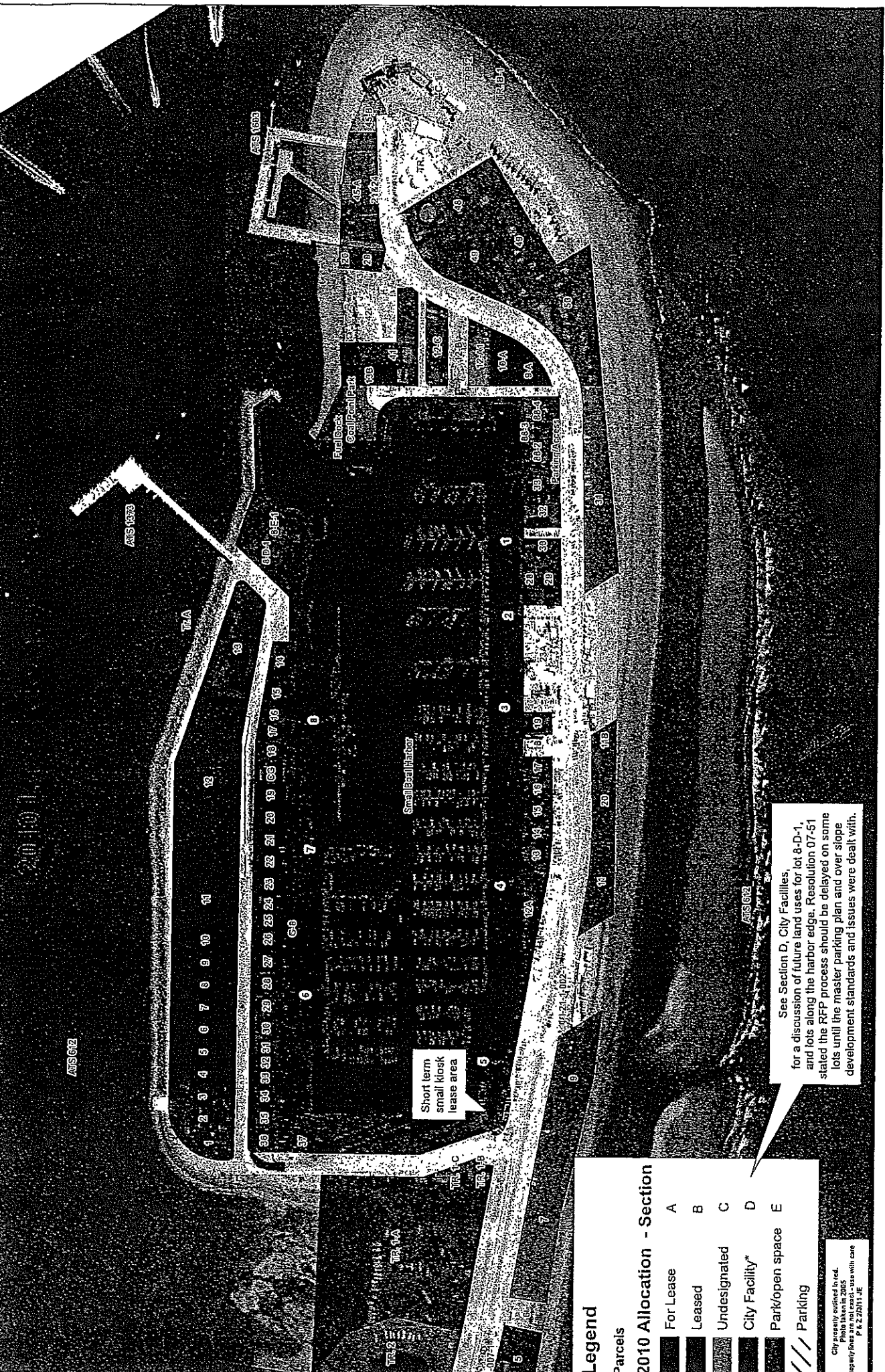
PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103253	4065 FREIGHT DOCK RD	0.32	T 65 R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 34	D-13
18103254	4035 FREIGHT DOCK RD	0.31	T 65 R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 35	D-13
18103255	4001 FREIGHT DOCK RD	0.35	T 65 R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 36	D-13
18103256		0.50	T 65 R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	D-13
18103259		1.12	T 75 R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	D-17
18103260	4607 FREIGHT DOCK RD	0.46	T 75 R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-E-1	B-26
18103301		1.98	T 75 R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-27
18103304		1.08	T 75 R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-28
18103305		0.99	T 75 R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-28
18103306	4225 HOMER SPIT RD	0.29	T 75 R 13W SEC 1 SEWARD MERIDIAN HM 0640816 SUB OF LOT 11 HOMER SPIT ALASKA LOT 11B EXCLUDING THE HOMER SPIT RD	E-28
18103309	4390 HOMER SPIT RD	0.23	T 75 R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	B-12
18103310	4348 HOMER SPIT RD	0.65	T 75 R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-18
18103311	4350 HOMER SPIT RD	0.28	T 75 R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 28	D-18
18103316	4262 HOMER SPIT RD	0.29	T 75 R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	B-11
18103318		0.30	T 75 R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	D-12
18103319		0.31	T 75 R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	D-12
18103320		0.31	T 75 R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	D-12
18103321		0.31	T 75 R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	D-12
18103322	4166 HOMER SPIT RD	0.30	T 75 R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	D-12

City Lands, Sorted by Tax ID Number

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103324	4166 HOMER SPIT RD	1.59	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0910003 HOMER SPIT SUB NO TWO LOT 12A	D-12
18103324		Portion	Homer Spit Sub No 2 Lot 12-A	A-8
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-29
18103402	4535 HOMER SPIT RD	2.93	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	B-18
18103403		1.50	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER LEASE 205/928	B-18
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-23
18103408		0.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47	C-17
18103419	842 FISH DOCK RD	1.49	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	B-21
18103421	800 FISH DOCK RD	0.63	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0800092 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	B-19
18103425	874 FISH DOCK RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	A-4
18103426		1.09	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	E-30
18103427	843 FISH DOCK RD	0.07	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	B-22
18103431	4406 HOMER SPIT RD	0.20	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB NO TWO AMD LOT 88-1	B-14
18103432	4400 HOMER SPIT RD	0.57	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	B-13
18103436	4603 HOMER SPIT RD	2.00	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE @ 205/928	D-20

City Lands, Sorted by Tax ID Number

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	D-19
18103442	4460 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	B-15
18103443	4470 HOMER SPIT RD	0.18	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	B-16
18103444	4474 HOMER SPIT RD	0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	B-17
18103445	4688 HOMER SPIT RD	0.35	T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF GOVT LOT 20 PER A/L 207 @ 73	B-24
18103446		0.11	T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	E-31
18103447	4690 HOMER SPIT RD	1.83	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	B-25
18103448		0.43	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	E-32
18103451	810 FISH DOCK RD	0.68	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-B	C-16
18103452	4501 ICE DOCK RD	0.79	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-C	B-20
18103477	4480 HOMER SPIT RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A	A-3
18103478		0.53	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	A-3
18107001		4573.00	T 6S & 7S R 13W SEC 13 22 24 27 33 35 01 & 14 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY 612 THAT PTN LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T6S & WITHIN SEC 1 & 2 OF T7S EXCLUDING THAT PTN OF TIDELANDS VESTED TO S	C-5



See Section D, City Facilities, for a discussion of future land uses for lot 8-D-1, and lots along the harbor edge. Resolution 07-51 stated the RFP process should be delayed on some lots until the master parking plan and over slope development standards and issues were dealt with.

Legend

Parcels

2010 Allocation - Section

For Lease	A
Leased	B
Undesignated	C
City Facility*	D
Park/open space	E
Parking	///

City property outlined in red.
 Photo taken in 2005.
 Property for use with care
 P & Z 2/20/11, E

**CITY OF HOMER
HOMER, ALASKA**

Public Works Director

RESOLUTION 11-038

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, AWARDING A CONTRACT FOR THE SEWER TREATMENT PLANT BIO-SOLIDS DISPOSAL FEASIBILITY STUDY (\$49,940) AND THE DESIGN OF THE REPLACEMENT OF SEWER TREATMENT PLANT POLYMER INJECTION EQUIPMENT (\$9,988), FOR A COMBINED TOTAL OF \$59,928, TO HDR ALASKA, INC. OF ANCHORAGE, ALASKA, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The City Council approved in the City's 2011 operating budget, funds to complete the Sewer Treatment Plant Polymer Injection Equipment Replacement project (\$35,000), and the Sewer Treatment Plant Bio-solids Disposal Feasibility Study (\$50,000); and

WHEREAS, HDR, Alaska, Inc. of Anchorage, Alaska, is currently completing work for the City under our existing water treatment plant design/construction administration contract; and

WHEREAS, HDR Alaska, Inc. is uniquely qualified to complete the design work due to their familiarity with our treatment processes and their experience working in Homer; and

WHEREAS, The City benefits from the shared travel cost efficiencies that result in awarding both projects to one firm and using a consultant who is already traveling to Homer to complete other similar ongoing work; and

WHEREAS, This award is not final until written notification is received by HDR Alaska, Inc. of Anchorage, Alaska, from the City of Homer.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Homer, Alaska, approves the award of the design of the Sewer Treatment Plant Polymer Injection Equipment Replacement project in the amount of \$9,988, and the completion of the Sewer Treatment Plant Bio-Solids Disposal Feasibility Study in the amount of \$49,940, for a combined total of \$59,928, to HDR Alaska, Inc., utilizing a change order under the existing water treatment plant design/construction administration contract, and authorizes the City Manager to execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 11th day of April, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: \$59,928 (Sewer Reserve Account)



CITY OF HOMER
PUBLIC WORKS
3575 HEATH STREET HOMER, AK 99603

TELEPHONE (907)235-3170
FACSIMILE (907)235-3145

MEMORANDUM 11-055

TO: Walt Wrede, City Manager

FROM: Carey Meyer, Public Works Director

DATE: April 5, 2011

RE: **Award of Contracts to HDR Alaska, Inc.**
Sewer Treatment Plant Polymer Injection Equipment Replacement
Sewer Treatment Plant Bio-solids Disposal Feasibility Study

The City Council approved in the City's 2011 operating budget, funds to complete the above referenced projects in the amounts shown below:

Sewer Treatment Plant Polymer Injection Equipment Replacement	\$35,000
Sewer Treatment Plant Bio-solids Disposal Feasibility Study	\$50,000

Public Works proposes to award the design of these two projects utilizing our existing water treatment plant design contract with HDR Alaska, Inc (HDR).

HDR is familiar with the City of Homer's treatment processes, and is uniquely qualified to complete the design work. Issuing an RFP for engineering services for these two small projects would not be cost effective. HDR, with their familiarity of our systems and previous experience in Homer would very likely be found to be the most qualified under a qualification based RFP selection process.

In addition, HDR engineers that will complete these two projects are also finishing final inspections/ approvals of the construction of the new water treatment plant and can most effectively complete the new work by combining site visit efforts.

Public Works has prepared a scope of work for these two projects and negotiated a cost to complete. These proposed contract amounts are reasonable and provide the work effort needed to complete the design work. The costs take into account the shared travel cost efficiencies that result in awarding both projects to one firm and using a consultant who is already traveling to Homer to complete other ongoing work.

Recommendations: The City Council pass a resolution awarding the design of the Sewer Treatment Plant Polymer Injection Equipment Replacement project in the amount of \$9,988; and the completion of the Sewer Treatment Plant Bio-solids Disposal Feasibility Study in the amount of \$49,940 to HDR Alaska, Inc., utilizing a change order under our the existing water treatment plant design/construction administration contract.

CITY OF HOMER
HOMER, ALASKA

Zak

RESOLUTION 11-039

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, SUPPORTING A BILL TO END REQUIREMENTS THAT EMPLOYERS WHO TERMINATE SOME OR ALL PARTICIPATION IN THE PUBLIC EMPLOYEES' RETIREMENT SYSTEM OF ALASKA PAY TERMINATION COSTS, AND MAKING THE CHANGES RETROACTIVE.

WHEREAS, The Alaska State Legislature, in SB 125, helped Alaska's PERS employers tremendously by adopting the flat statutory 22% rate of salary to help fund current costs and the unfunded liability of the PERS system; and

WHEREAS, Our legislators, in crafting SB 125 struggled hard to come up with a fair and equitable solution to a problem that most of them did not create. Further, in crafting SB 125, legislators never envisioned, intended, nor did they want to create any inequitable financial damage to any PERS member employer, nor negatively interfere with the current or future delivery of any member's services or programs because of SB 125, which the termination studies law does do; and

WHEREAS, 2 AAC 35.235. Calculation of termination costs states: (a) An employer that proposes to terminate coverage of a department, group, or other classification of employees under AS 39.35.615 or 39.35.957, or terminate participation of the employer under AS 39.35.620 or 39.35.958, **must have a termination study completed by the plan actuary** to determine the actuarial cost to the employer for future benefits due employees whose coverage is terminated. And (b): **In addition** to the costs calculated in (a) ...**the employer** under AS 39.35.620 or 39.35.958, **is required to pay to the plan until the past service liability of the plan is extinguished an amount calculated by applying the current past service rate adopted by the board to salaries of the terminated employees** as required by AS 39.35.625 (a). This payment shall be made each payroll period or the employer may enter into a payment plan acceptable to the administrator for each fiscal year;and

WHEREAS, If a PERS employer reduces its employee count because it made a decision to alter or suspend one of its programs or services, per 2 AAC 35.235 PERS might send it three bills. The first bill will be for the cost of doing a termination study. The second bill will be what the study says you owe the System, due to the employee change(s) you made. The third bill, the big bill, is the one that will require the employer to pay the past service cost (PSC) on each position's salary PERS said needed to be opted out of PERS. The employer will be required to pay the PSC (currently 18.63%) on the salary(s) of the position(s) PERS said the employer needed to opt out, until the unfunded obligation is paid off, maybe 30 years from now. These three bills cumulatively can run from hundreds of thousands of dollars to several millions of dollars; and

WHEREAS, The underlying fear that certain employers would purposely act in a manner that jeopardized payment of the unfunded obligation, and thus shrink the salary base that pays off the unfunded obligations, has simply not happened. The total PERS salary base must be sustained and have reasonable growth, which it has to the tune of about 19% since the 6/30/2008 last pay period floor was set; and

WHEREAS, The future financial stability of PERS employers, and their ability to efficiently and effectively manage the delivery of their programs and services, is being directly impacted and undermined by 2 AAC 35.235; and

WHEREAS, Equitable and consistent application of the State's termination law does not seem to be occurring, nor likely can it ever occur given the uniqueness of all PERS employers' positions. A law like this that has such a material financial impact on PERS employers should at a minimum be able to be fairly, equitably, and consistently applied to all PERS employers, yet the Division of Retirement and Benefits has taken the position that the State, with half of the PERS salary base is exempt from termination studies and their financial impacts; and

WHEREAS, There is an inescapably inequitable impact to small PERS employers. This State law, or its application by PERS creates a clear and unconscionable inequitable impact on small PERS employers, versus larger PERS employers. Many smaller communities only have

“one” employee for a program or service. If they lose a grant, or simply are faced with budget constraints and they have to cut a person, say a nurse in a school, they’d be required to have a termination study done, then pay all of the related costs because they actually cut a “function or a group;” and

WHEREAS, Termination studies negatively impact our decision, and our ability to accept grants because of the potential future liability. Grant funded positions may become subject to the termination studies, once the positions are terminated due to grant funding ending. Employers will find themselves paying the past service cost rate on former grant funded position salaries with other revenues. Essentially, if an employer accepts a grant it is possible, depending upon the circumstances, that once those grant funded positions are ended that employer will need to use other dollars to pay the PSC on those former grant funded salaries that the employer is no longer paying; and

WHEREAS, There are no offsets taken into account for salary increases in one area, for decreases in other areas. In other words, the ability for entities to adjust their programs and services to meet their constituent’s needs is negatively impacted. If an employer needs to cut in Area A, and add in Area B, that employer could find itself paying the PSC rate times the salary(s) it is no longer paying in Area A because it shifted its employees to Area B where there is more need, whether driven by local need or a mandate; and

WHEREAS, Over time, more and more resources will go toward paying for positions that no longer exist than go to the delivery of services such as fire protection, law enforcement, teaching, recreational services, landfill services, library services, flood control services, emergency response services, and the list goes on from here. Once you start shifting employee resources from one area of responsibility to another, you start a negative downward spiraling in your programs and services;and

WHEREAS, An employer will pay more toward the unfunded obligation every pay period on positions that no longer exist than they will for existing paid positions. This is true because the rate set by statute is capped at 22%. The 22% first covers the current normal cost

rate then the difference is applied to the unfunded obligation. The current (FY '11) normal cost rate is 9.33%; therefore, an employer pays 11.67% times the working employee's salary toward the unfunded obligation. This same employer is required to pay 18.63% times the salary of an employee they are no longer paying toward the unfunded obligation. That employer is paying almost 7% more for positions that no longer exist because of the unfunded obligation than it pays on salary dollars for existing positions; and

WHEREAS, Termination studies nullify the intent of SB 125 that employers pay the exact same rate. It is clear that one result of these termination studies is that different employers will in fact be paying different net rates, and therefore, there will not be a single uniform contribution rate for PERS employers. The adoption of SB 125 was based on the acknowledgement that we do not have a single-agent, multiple employer PERS system, but rather we have had a consolidated un-equitable cost share system. The intent of SB 125 was that all employers would pay the same exact rate. That cannot happen when each employer pays a different termination cost amount, or pays none at all; and

WHEREAS, The Borough supports a sustainable salary base to pay off the PERS unfunded obligations; and

WHEREAS, The termination language in SB 125 was a solution to a problem that never materialized, and it's not needed. The negative consequences, the additional charges and the payments that result from the termination language, were never contemplated or intended by the legislature, and they are destructive; and

WHEREAS, A.S. 39.35.625, that requires termination studies, and any other similar statutes or regulations, should be repealed.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, while supporting a sustainable salary base to pay off the PERS unfunded obligation, believe that AS 39.35.625 and any other similar statutes or regulations that require termination studies, should be

repealed and supports adoption and passage of a bill removing termination study requirements from the law.

PASSED AND ADOPTED by the Homer City Council this 11th day of April, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: N/A

**ALASKA MUNICIPAL LEAGUE
RESOLUTION #2011-03**

**A RESOLUTION SUPPORTING A SUSTAINABLE SALARY BASE TO PAY OFF THE
PERS UNFUNDED OBLIGATIONS AND REPEALING AS 39.35.625, A STATUTE
REQUIRING TERMINATION STUDIES**

WHEREAS, the Alaska State Legislature has helped Alaska's municipalities tremendously in adopting the 22% rate of salary to help fund the current costs and the unfunded liability of the PERS/TRS system; and

WHEREAS, AS 39.35.625 states that:

- (a) Notwithstanding AS 39.35.255, an employer that terminates participation of a department, group, or other classification of employees in the plan, under AS 39.35.615 or that terminates participation in the plan under AS 39.35.620, shall pay to the plan each payroll period until the past service liability of the plan is extinguished, an amount calculated by applying the current past service contribution rate adopted by the board, to the greater of total base salaries paid.....
 - (1) during the payroll period to employees in positions for which coverage has been terminated;
 - (2) at the time of termination to employees in positions for which coverage has been terminated; or
 - (3) during the corresponding payroll period for the fiscal year ending June 30, 2008, to employees in positions for which coverage has been terminated.
- (b) Notwithstanding (a) of this section, the administrator may enter into a payment plan acceptable to the administrator for payment of an employer's liability for termination costs. Termination costs not paid as prescribed by (a) of this section, or in accordance with an approved payment plan, may be collected by the administrator in accordance with AS 39.35.610(b).
- (c) An employer requesting termination of all participation in the plan, termination of participation in the plan of a department, group, or other classification of employees, or a payment plan for payment of termination costs, shall pay the cost associated with obtaining a termination cost study associated with the employer's termination; and

WHEREAS, the Alaska Municipal League believes that the above statute should be repealed, as it removes equitable and consistent application of state law; and

WHEREAS, this application also creates an inequitable impact on small PERS employers versus larger PERS employers; and

WHEREAS, grant funded positions may become subject to termination studies, thus raising the question as to whether municipalities should accept grants that will entail personnel; and

WHEREAS, municipalities, in the future, will find themselves paying more towards the unfunded obligation every pay period for positions that no longer exist, than they will for existing and/or current positions.

NOW, THEREFORE BE IT RESOLVED that the Alaska Municipal League, while supporting a sustainable salary base to pay of the PERS unfunded obligation, believe that AS 39.35.625 and any other similar statutes or regulations that require termination studies, should be repealed.

BE IT FURTHER RESOLVED that the Alaska Municipal League urges the Legislature to amend AS 39.35.255(a)(2), with inflation adjustment language, to provide a more efficient, cost-effective and equitable method of ensuring that the required PERS salary base is maintained.

PASSED AND APPROVED by the Alaska Municipal League on this 19th day of November, 2010.

Signed: _____
Hal Smalley, President, Alaska Municipal League

Attest: _____
Kathie Wasserman, Executive Director, Alaska Municipal League

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

