

# Office of the City Clerk

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November 1, 2012

## *RE: HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT*

Dear Property Owner(s):

On July 23, 2012 the Homer City Council declared via Resolution 12-069 their intent to create the Homer Natural Gas Special Assessment District. The City Manager has prepared an improvement plan for the district that includes final boundaries for the district, the design of the proposed improvement, a cost estimate for the improvement, the percentage of the improvement cost to be assessed against properties in the district, a method for allocating the assessed cost of the improvement among the properties in the district, the time period over which assessments will be financed, and a preliminary assessment roll.

**Public hearings have been scheduled for Monday, January 14 and 28, 2013 during the regular City Council meetings that begin at 6:00 p.m.** The meetings will be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. If you have a concern or objection about the district boundaries, assessment, or any other part of the improvement, the public hearing is the time to voice your concerns to the Council.

**Objections** to the formation of this district **must be entered in written form and filed at the Office of the City Clerk no later than January 25, 2013 at 5:00 p.m.** Non responses during the objection period shall be deemed to be non-objections. A Property Owner's Statement of Objection is enclosed for your convenience in expressing your objection. ***Please take note, if you have an objection, you must file this in written form with the City Clerk.*** The Office of the City Clerk is located on the lower level of City Hall at 491 E. Pioneer Avenue, Homer, Alaska.

The Preliminary Assessment Roll includes your name, borough parcel number, current assessed property value from Borough records, and the estimated amount of each assessment. The Preliminary Assessment Roll is available for review at the City Clerk's Office, the Library, or on our website: [www.cityofhomer-ak.gov/naturalgas/roll](http://www.cityofhomer-ak.gov/naturalgas/roll)

The construction map for the proposed Homer Natural Gas Special Assessment District can be viewed at City Hall or on our website: <http://www.cityofhomer-ak.gov/naturalgas/construction-map>

Please notify the City Clerk if you find any errors or discrepancies on the roll. You will also find the Public Hearing Notice that is scheduled for advertisement in the local newspapers as required by city code. Natural gas assessments are payable over a period of ten years, with an annual payment plan. The interest rate is estimated to be 4% at this time. The City will take whatever interest rate it receives from the lender and pass it on to the property owner. The City will make no money on interest. Nothing will be assessed until the project is

complete, and the City of Homer Public Works has accepted the project, and the property owners have been given another opportunity to comment regarding any errors or inequalities resulting from the project.

Please take the time to review the enclosed materials carefully and come to the public hearings on January 14 and 28, 2013. At those meetings you may express your concerns and comments of the formation of this district to the Council. If your schedule does not permit your attendance, you may send written correspondence for Council to consider.

If you have any questions concerning the enclosed information or the contents of this letter, please call me at 235-3130.

Sincerely,

CITY OF HOMER

Jo Johnson, CMC, City Clerk

Enclosures:   Notice of Public Hearings  
                  Notice of Right to Object  
                  Resolution 12-069  
                  Natural Gas Distribution System Improvement Plan  
                  Property Owner's Statement of Objection

**PLEASE NOTE: OBJECTIONS MUST BE IN WRITTEN FORM AND FILED AT THE OFFICE OF THE CITY CLERK BY JANUARY 25, 2013 at 5:00 P.M.**