

CITY OF HOMER
HOMER, ALASKA

City Clerk

RESOLUTION 14-027

A RESOLUTION OF THE HOMER CITY COUNCIL CONFIRMING THE ASSESSMENT ROLL, ESTABLISHING DATES FOR PAYMENT OF SPECIAL ASSESSMENTS AND ESTABLISHING DELINQUENCY, PENALTY, AND INTEREST PROVISIONS FOR THE WEBBER SUBDIVISION ROAD RECONSTRUCTION AND PAVING SPECIAL ASSESSMENT DISTRICT.

WHEREAS, In compliance with Homer City Code Chapter 17, Improvement Districts, the Homer City Council created a Webber Subdivision Road Reconstruction and Paving Special Assessment District on March 11, 2013 via Resolution 13-023(S) at the \$30 per front foot for road reconstruction and \$17 per front foot for road paving owner share of assessments; and

WHEREAS, A public hearing was held on May 13, 2013 to hear objections to the formation of such district; and

WHEREAS, The objection deadline for written protests was May 10, 2013 and two written objections were received, totaling three parcels; and

WHEREAS, Resolution 13-044(S)(A) was adopted by Council on May 13, 2013 authorizing the formation of the Webber Subdivision Road Reconstruction and Paving Special Assessment District; and

WHEREAS, The Webber Subdivision Road Reconstruction and Paving Special Assessment District was completed and accepted by Public Works for city maintenance; and

WHEREAS, All assessment per parcel corrections deemed necessary have been made and a final assessment roll was prepared and a public hearing scheduled for January 27, 2014; and

WHEREAS, All record property owners within the district were mailed the final assessment roll, notice of their right to object, and notice of the January 27th public hearing; and

WHEREAS, The final assessment roll as presented by the City Clerk and reviewed and corrected where necessary and attached hereto as Attachment A, is hereby confirmed as the official assessment roll for the Webber Subdivision Road Reconstruction and Paving Special Assessment District and the Mayor and Clerk shall be directed to sign same.

44 NOW, THEREFORE, BE IT RESOLVED THAT ON OR BEFORE 5:00 p.m. on May 1, 2014,
45 all assessments in the Webber Subdivision Road Reconstruction and Paving Assessment
46 District shall become due and payable in full. All assessments not paid in full by this date shall
47 be considered delinquent and in default and shall have added a penalty of ten percent (10%)
48 which penalty and principal amount of the assessment shall both draw interest at a rate of
49 three percent (3%) per annum until paid. Should default occur, the City of Homer will institute
50 a civil action for a foreclosure of the assessment lien. Foreclosure shall be against all property
51 on which assessments are in default. All costs including collection and legal fees resulting from
52 such action, shall be added and incorporated into the assessed amount due plus interest and
53 penalties and shall be reimbursed from the proceeds of foreclosure sale of the assessed real
54 property; and
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56 BE IT FURTHER RESOLVED that an optional ten (10) year payment plan is offered
57 whereby the assessment may be paid in ten (10) equal yearly installments plus interest of three
58 percent (3%) on the unpaid balance of the assessment. The first such installment shall be due
59 and payable without interest on or before 5:00 p.m. May 1, 2014 and each installment
60 thereafter shall be due on or before May 1st of each year, plus interest on the unpaid balance of
61 the assessment. If any annual installment payment is not received when due, the entire
62 outstanding principal amount of the assessment shall be in default and shall be immediately
63 due and payable. The entire outstanding assessment principal (including the annual
64 installment) shall have added a penalty of ten percent (10%) on the outstanding principal. The
65 principal and penalty shall draw interest at the rate of fifteen percent (15%) per annum until
66 paid. Should default occur, the City will institute civil action for foreclosure of the assessment
67 lien. Foreclosure shall be against all property on which assessments are in default. All costs
68 including collection and legal fees resulting from such action shall be added and incorporated
69 into the assessed amount due plus interest and penalties, and shall be reimbursed from the
70 proceeds of foreclosure sale of the assessed real property.
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72 PASSED AND ADOPTED by the Homer City Council on this 10th day of February, 2014.
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74 CITY OF HOMER
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79 MARY E. WYTHE, MAYOR
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82 ATTEST:

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86 JO JOHNSON, MMC, CITY CLERK
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88 Fiscal Note: Total project costs are \$461,045.00; property owner share is \$61,601.16;
89 \$399,443.84 paid by HART.
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FINAL ASSESSMENT ROLL – ATTACHMENT A

PROJECT NAME: WEBBER SUBDIVISION ROAD RECONSTRUCTION AND PAVING SPECIAL ASSESSMENT DISTRICT

DATE: FEBRUARY 4, 2014

TOTAL PROJECT COST: \$461,045

Abutting Property Owners Assessed \$30 per front foot for reconstruction and \$17 per front foot for paving: \$61,601.16
 Homer Accelerated Roads and Trails Program (HART) Share: \$399,443.84

OWNER/ADDRESS	LEGAL DESCRIPTION PARCEL NO.	ASSESSED PROPERTY VALUE	FRONT FOOTAGE	ASSESSED PROPERTY OWNER SHARE OF ASSESSMENT
Rex D. Kaufman PO Box 15362 Fritz Creek, AK 99603	Lot 1, Bluff Park No. 4 Harmon Porter Addn. 175-100-54	\$222,500	166.2' (paving only)	\$2,825.40
Wilfred V. Jr. & Jacqueline J. Dentz 656 Waddell St. Homer, AK 99603	Lot 2, Bluff Park No. 4 Harmon Porter Addn. 175-100-55	\$331,800	75.68' (paving only)	\$1,286.56
Kevin L. Gottlieb 1842 Bootlegger Cove Dr. Anchorage, AK 99501	Lot 3, Bluff Park No. 4 Harmon Porter Addn. 175-100-56	\$369,200	75.0' (paving only)	\$1,275.00
John & Barbara Valensi 418 Mt. Vernon Dr. Council Bluffs, IA 51503	Lot 4, Bluff Park No. 4 Harmon Porter Addn. 175-100-57	\$115,900	127.9' (paving only)	\$2,174.30
Charles A. Gibson & Deborah A. Poore 710 Waddell St. Homer, AK 99603	Lot 5, Bluff Park No. 4 Harmon Porter Addn. 175-100-58	\$231,800	72.8' (paving only)	\$1,237.60
Thomas D. Renfrew & Carol L. Porter- Renfrew 645 Waddell St. Homer, AK 99603	Lot 8, Bluff Park No. 4 Harmon Porter Addn. 175-100-61	\$265,700	155.8' (paving only)	\$2,648.60

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Matthew Early 609 Waddell St. Homer, AK 99603	Lot 9, Bluff Park No. 4 Harmon Porter Addn. 175-100-62	\$230,200	109.9' (paving only)	\$1,868.30
Kurt St. Jean 722 Waddell St. Homer, AK 99603	Lot 6A, Bluff Park Harmon Porter 1997 Addn. 175-100-64	\$220,200	77.1' (paving only)	\$1,310.70
David K. & Jennifer A. Olsen PO Box 3944 Homer, AK 99603	Lot 7A, Bluff Park Harmon Porter 1997 Addn. 175-100-66	\$196,000	109.1' (paving only)	\$1,854.70
John Phillip Rummery 579 Waddell St. Homer, AK 99603	Lot 2 Block 2, Webber Subdivision 175-182-02	\$145,000	60.0'	\$2,820.00
Danile B. Perry PO Box 572 Homer, AK 99603	Lot 4 Block 2, Webber Subdivision 175-182-04	\$140,000	60.0'	\$2,820.00
Kary B. Greeley 3430 Main St. Ste B2 Homer, AK 99603	Lot 5 Block 2, Webber Subdivision 175-182-05	\$182,500	60.0'	\$2,820.00

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Kyoko Haseo PO Box 1972 Soldotna, AK 99669	Lot 6 Block 2, Webber Subdivision 175-182-06 Lot 7 Block 2, Webber Subdivision 175-182-07 Lot 8 Block 2, Webber Subdivision 175-182-08	\$40,200 \$40,200 \$139,100	60.0' 60.0' 60.0'	\$2,820.00 \$2,820.00 \$2,820.00
Homer Hotels, LLC 575 Sterling Hwy Homer, AK 99603	Lot 11-A, Webber Subdivision No. 7 175-183-11	\$123,100	60.0'	\$2,820.00
Leonard H. Van Sandt 2020 Campbell Pl. Anchorage, AK 99507	Lot 13-A, Webber Subdivision No. 7 175-183-13	\$140,200	60.0'	\$2,820.00
Stephen R. & Kathleen A. Boyle 544 Waddell St. Homer, AK 99603	Lot 14-A, Webber Subdivision No. 7 175-183-14	\$126,500	60.0'	\$2,820.00
John R. & Judith E. Johnson 236 W. Rezanof Dr. Kodiak, AK 99615	Lot 15-A, Webber Subdivision No. 7 175-183-15	\$184,200	60.0'	\$2,820.00
Laura L. Todd PO Box 688 Homer, AK 99603	Lot 16-A, Webber Subdivision No. 7 175-183-16	\$96,200	60.0'	\$2,820.00

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Michael C. & Rebecca B. Frye 580 Waddell St. Homer, AK 99603	Lot 17-A, Webber Subdivision 175-183-17	\$221,100	60.0'	\$2,820.00
Paul D. Gutzler 567 Waddell St. Homer, AK 99603	Lot 3 Block 2, Webber Subdivision 175-182-03	\$141,500	60.0'	\$2,820.00
Charles & Barbara Deal PO Box 2584 Homer, AK 99603	Lot 18-A, Webber Subdivision No. 7 175-183-18	\$145,200	60.0'	\$2,820.00
Douglas L. Tuttle & Barbara D. Kaun PO Box 3542 Homer, AK 99603	Lot 12-A, Webber Subdivision No. 7 175-183-12	\$150,600	60.0'	\$2,820.00
Claudia L. Carlson PO Box 124 Homer, AK 99603	Lot 1 Block 2, Webber Subdivision 175-182-01	\$159,600	60.0'	\$2,820.00

Mary E Wythe
Mayor
Johnson, City Clerk 2/11/14