

The Commission discussed if they wanted to proceed as they did last year with a memo stating they respectfully decline to participate. They asked to see their last memo at their next regular meeting.

#### **NEW BUSINESS**

#### **INFORMATIONAL MATERIALS**

- A. Memorandum 12-xx, RE: KPB Ordinance 2012-06

City Planner Abboud reviewed his memorandum regarding the Borough's ordinance.

- B. City Manager's Report dated January 23, 2012

#### **COMMENTS OF THE AUDIENCE**

Members of the audience may address the Commission on any subject. (3 minute time limit)

There were no audience comments.

#### **COMMENTS OF STAFF**

#### **COMMENTS OF THE COMMISSION**

Commissioner Venuti said he is amazed they got something resolved on the sandwich boards.

Commissioner Highland commented that she would still like the Commission to talk about the allocated land, but that's the way it goes. Getting through the sign ordinance, she agrees, is a small miracle.

Commissioner Erickson and Sonneborn had no comments.

Chair Minsch said the Commission understands Ms. Highlands's heart regarding the land and encouraged Ms. Highland to attend the Council land allocation plan meeting. Perhaps she will have comments on how to make the process work better.

#### **ADJOURN**

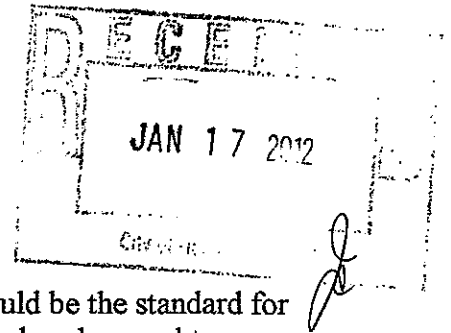
There being no further business to come before the Commission, the meeting adjourned at 9:00 p.m. The next regular meeting is scheduled for March 21, 2012 at 6:30 p.m. in the City Hall Cowles Council Chambers.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: \_\_\_\_\_





To the Homer City Council and Zoning Office,

As a concerned citizen of the city, here is what I believe should be the standard for Homer's sign ordinance. I see many businesses that are for sale or closed around town, and am afraid there will be many more if we don't do all that is possible to help them. There is only one way that the merchants are going to survive this very difficult economic time in our history, and that is to help them gain every dollar from the coming tourist season, and also from what local business there is. If they want to advertise a sale, let them. If they want the public know they are open, let them. Whatever message they need to have in front of, or on their place of business to attract all the customers they can let them do it. I don't understand why we would ever have a sign ordinance that would be detrimental to the very livelihood of our own citizens. I also don't understand why the City of Homer would not do all that is possible to help these owners, not hinder them. If they don't get every tourist dollar they can, they won't make it. Every dollar that is not spent and stays in the tourists pocket will subtract from the sales tax collected, and the city needs every dime it can find to just keep the basic services going right now. These are hard, hard times, do all that you can to help them. I don't want giant billboards put up and don't think that is appropriate at all. I don't think however that there is anything at all wrong or unattractive with sandwich signs out by the street, or temporary signs that are put on the place of business. We have got to let these business owners have every opportunity to attract the visiting public to their shops. I urge you to adopt these measures and try to keep these hard working people in business, and to also get every bit of tax money we can for our city instead of letting it go up the road to be spent somewhere else. I hope, anything other than that doesn't make any sense to anyone that lives here or that is on the City Council. Help these people make it, don't contribute to their going out of business.

ALL CITY COUNCIL

PLEASE READ

**Jo Johnson**

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**From:** Thomas Klinkner [tklinkner@BHB.com]  
**Sent:** Monday, March 26, 2012 5:25 PM  
**To:** Walt Wrede  
**Cc:** Rick Abboud; Jo Johnson  
**Subject:** Sign Code Amendments

Walt,

I have the following comments on Ordinance 12-01(S)(A) as it appears on the agenda for the March 27 Council meeting.

First are three drafting points:

1. Page 12, line 360: amend to read, "Commercial. A temporary sign that bears a commercial message shall be limited..."
2. Page 13, line 417: the deadline for removing a nonconforming banner or temporary sign should be extended to a date after the effective date of the ordinance, for example, May 1, 2012.
3. Page 14, line 454. The effective date of the ordinance should be extended to a date after the date the ordinance is adopted, for example, May 1, 2012.

My last comment is one of policy. The restriction of the display of a temporary commercial sign to not more than 14 days in a 90 day period (page 12, line 371) will be completely unenforceable. A more enforceable alternative limitation would be "14 days in a 90 day period, which days shall be designated on the sign permit."

Let me know if you have any questions.

**Thomas F. Klinkner | Birch Horton Bittner & Cherot**  
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**ORDINANCE REFERENCE SHEET**  
**2012 ORDINANCE**  
**ORDINANCE 12-15**

An Ordinance of the City Council of Homer, Alaska, Repealing and Reenacting HCC Chapter 17.04 Regarding Special Assessment Districts.

Sponsor: Lewis/City Manager

1. City Council Regular Meeting March 27, 2012 Introduction
  - a. Comparison Draft with HCC 17.04
  - b. HCC Chapter 17.04 Improvement Districts
  - c. Ordinance 12-14 (failed 3/12/12)
  - d. Comparison Draft with Ordinance 12-14
2. City Council Regular Meeting April 9, 2012 Public Hearing and Second Reading
  - a. Comparison Draft with HCC 17.04
  - b. HCC Chapter 17.04 Improvement Districts
  - c. Ordinance 12-14 (failed 3/12/12)
  - d. Comparison Draft with Ordinance 12-14



1 CITY OF HOMER  
2 HOMER, ALASKA

Lewis/City Manager

3  
4 ORDINANCE 12-15  
5

6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 REPEALING AND REENACTING HCC CHAPTER 17.04 REGARDING  
8 SPECIAL ASSESSMENT DISTRICTS.  
9

10 WHEREAS, The City of Homer enacted HCC 17.04, regarding special assessments, in  
11 1987; and  
12

13 WHEREAS, In the years following the adoption of HCC 17.04, the City has found the  
14 procedures under this code chapter to be cumbersome and difficult for the public to understand;  
15 and  
16

17 WHEREAS, It also is necessary to revise HCC Chapter 17.04 to accommodate the  
18 financing of a wider range of projects, including infrastructure of privately owned utilities.  
19

20 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:  
21

22 Section 1. HCC Chapter 17.04, Special Assessment Districts, is repealed and reenacted  
23 to read as follows:  
24

25 Chapter 17.04  
26

27 SPECIAL ASSESSMENT DISTRICTS  
28

29 Sections:  
30

- 31 17.04.010 Definitions.
- 32 17.04.020 Purpose of chapter.
- 33 17.04.030 Assessment authority.
- 34 17.04.040 Initiation of district.
- 35 17.04.050 Creation of district.
- 36 17.04.060 Contract award; Approval of increased costs.
- 37 17.04.070 Assessment roll.
- 38 17.04.080 Certification of assessment roll.
- 39 17.04.090 Payment.
- 40 17.04.100 Subdivision after levy of assessments.
- 41 17.04.110 Assessments to be liens.
- 42 17.04.120 Reassessment.
- 43 17.04.130 Objection and appeal.
- 44 17.04.140 Interim financing.
- 45 17.04.150 Special assessment bonds.
- 46 17.04.160 Time limit for special assessment districts.
- 17.04.170 Water and sewer connections required.

17.04.180 Road improvement assessments for lots with two street frontages.

17.04.190 Deferment of assessment payments for senior citizens.

17.04.200 "In lieu of assessment".

17.04.010 Definitions. In this chapter:

a. "Cost" means all expenses incurred by the city for an improvement, including without limitation advertising expenses, fees of engineers, architects and surveyors, legal fees, costs of property acquisition, payments to construction contractors, costs of interim and long-term financing of the improvement, including costs of issuing bonds and notes, and city administrative costs.

b. "District" means a special assessment district created under this chapter.

c. "Improvement" means a capital improvement, including without limitation streets, sidewalks, alleys and bridges; street lighting; drainage and flood control facilities; sanitary sewage collection and treatment facilities; water supply and distribution facilities; natural gas distribution facilities; and parks, playgrounds, public squares and open space.

d. "Record owner" means the person in whose name real property is listed on the property tax roll prepared by the Kenai Peninsula Borough.

17.04.020 Purpose of chapter. a. A special assessment district may be created for the purpose of acquiring, installing or constructing a capital improvement that primarily benefits real property in the district, in contrast to capital improvements that benefit the entire community and are paid for with general government resources.

b. The purpose of this chapter is to prescribe the procedure for initiating a special assessment district, authorizing an improvement in a special assessment district, approving and levying special assessments, payment of special assessments, and the authorization of special assessment bonds, for public information and administrative guidance.

17.04.030 Assessment authority. a. The city may assess all or part of the cost of a capital improvement against real property benefited by the improvement, whether the property is privately or governmentally owned, including real property that is exempt from taxation.

b. A capital improvement that is provided through a special assessment district may be owned by the city, a public utility, or another entity that is qualified to own and operate the capital improvement.

17.04.040 Initiation of district. a. A special assessment district may be initiated by:

1. Resolution approved by a vote of not less than three-fourths of the council;  
or

2. Petition signatures of the record owners of not less than one half in value of the real property in the proposed district received by the city clerk within 60 days after the mailing of the petition to record owners of property in the proposed district. Upon payment of the nonrefundable filing fee in the city fee schedule established by resolution of the council, the city clerk shall prepare a petition for distribution by certified mail to all record owners of property in the proposed district that contains:

i. A statement that it is a petition to form a special assessment district, and describing the capital improvement for which the district is proposed;

92                   ii. For each property in the proposed district, the Kenai Peninsula  
93 Borough tax parcel number and property description, the name and mailing  
94 address of the record owner, the current assessed value, and a place for the record  
95 owner's signature; and

96                   iii. A statement that to support initiation of the proposed district, the  
97 record owner must sign and return the petition to the city clerk within 60 days  
98 after the date the petition was mailed

99           b. Upon adoption of a resolution initiating a special assessment district, or the city  
100 clerk's verification that a petition to initiate a district bears sufficient signatures, the city clerk  
101 shall

102                   1. Schedule a meeting of record owners of real property in the proposed  
103 district, notify the record owners by mail of the date, time and location of the meeting,  
104 and include a copy of the notice in the city's regular meeting advertisement, and

105                   2. Refer the proposed district to the city manager, who shall prepare an  
106 improvement plan for the district that includes final boundaries for the district, the design  
107 of the proposed improvement, a cost estimate for the improvement, the percentage of the  
108 improvement cost to be assessed against properties in the district, a method for allocating  
109 the assessed cost of the improvement among the properties in the district, the time period  
110 over which assessments will be financed, and a preliminary assessment roll for the  
111 district.

112  
113           17.04.050 Creation of district. a. Upon completion of an improvement plan under HCC  
114 §17.04.040, the city clerk shall set a time for a public hearing on the necessity of the  
115 improvement and proposed improvement plan. Notice of the hearing shall be published at least  
116 twice in a newspaper of general circulation in the city, and mailed via certified mail to every  
117 record owner of real property in the proposed district not less than 60 days before the hearing.

118           b. A record owner of real property in the proposed district may file a written  
119 objection to the improvement plan with the city clerk no later than the day before the date of the  
120 public hearing on the improvement plan. If owners of real property that would bear 50 percent  
121 or more of the assessed cost of the improvement file timely written objections, the council may  
122 not proceed with the improvement unless it revises the improvement plan to reduce the assessed  
123 cost of the improvement that is borne by objecting record owners to less than 50 percent of the  
124 assessed cost of the improvement. If the resolution changes the district boundary in the  
125 improvement plan, the city clerk shall notify all record owners of property included in the district  
126 under the improvement plan of the change.

127           c. At the noticed date and time, the council shall hold a public hearing on the  
128 necessity of the improvement and proposed improvement plan. After the public hearing, the  
129 council shall act upon a resolution determining to proceed with the proposed improvement. The  
130 resolution shall find that the improvement is necessary, of benefit to the properties to be  
131 assessed, and if the district is initiated by petition, that the petition is in proper form and bears  
132 sufficient signatures. The findings of the council are conclusive. The resolution shall contain a  
133 description of the improvement, the estimated cost of the improvement, the percentage of the  
134 cost to be assessed against the properties in the district, and a description of the properties to be  
135 assessed.

d. If the owners of 100 percent of the real property in the proposed district waive in writing the notice, protest period and public hearing required under this section, the question of creating the district may be submitted to the council without such notice, protest period or public hearing.

17.04.060 Contract; Approval of increased costs. a. After a special assessment district has been created, the city shall contract for the construction of the improvement. If the city will own the improvement, it shall solicit bids for construction of the improvement. If the city will not own the improvement, it shall contract with the owner of the improvement to provide for its construction.

b. If the cost of constructing the improvement will exceed 115 percent of the estimated cost of construction of the improvement in the improvement plan, the city shall not contract for the construction of the improvement without first:

1. Notifying all record owners of property in the district via certified mail of the increased cost, and

2. Within 30 days after the mailing of notice of the increased cost to record owners of property in the district, receiving written objections from record owners of property that would bear less than one-half of the cost of the improvement.

c. If record owners of property that would bear one-half or more of the cost of the improvement object in writing to the increased cost, the city will not contract to construct the improvement. The council either may levy assessments in the district in an amount sufficient to recover costs incurred for preliminary design and engineering services, or determine that the city shall assume such costs.

17.04.070 Assessment roll. a. After completion of the improvement the council shall assess costs of the improvement by a method that the council determines will assess each property in the district in proportion to the benefit that it receives from the improvement.

b. The city shall prepare an assessment roll stating for each property in the district the name and address of the record owner, Kenai Peninsula Borough parcel number, a description of the property, the amount assessed against the property, and the assessed value of the property as determined by the Borough Assessor.

c. Each property in the district shall be identified and assessed on the assessment roll in accordance with the legal description of the property at the time the council certifies the assessment roll; except that where assessments are in an equal amount per parcel (i.e., without regard to parcel area, dimension or other characteristic), a property that was created by combining parcels after the public hearing under HCC §17.040.050(c) shall be assessed that amount multiplied by the number of parcels that comprised the property at the time of the public hearing.

d. The council shall fix a time to hear objections to the assessment roll. Not less than fifteen days before the hearing, the city clerk shall send notice of the hearing and assessment roll by certified mail to each record owner of an assessed property, and publish notice of the hearing in a newspaper of general circulation in the city.

17.04.080 Certification of assessment roll. After the hearing the council shall correct any errors or inequalities in the assessment roll. If an assessment is increased, a new hearing shall be

set and notice published, except that a new hearing and notice is not required if all record owners of property subject to the increased assessment consent in writing to the increase. Objection to the increased assessment shall be limited to record owners of properties whose assessments were increased. When the assessment roll is corrected, the council shall confirm the assessment roll by resolution. The city clerk shall record the resolution and confirmed assessment roll with the district recorder.

17.04.090 Payment. a. In the resolution confirming the assessment roll, the council shall fix the time or times when assessments or assessment installments are due, the amount of penalty on a delinquent payment and the rate of interest on the unpaid balance of an assessment. An assessment that is to be paid in a single payment shall not be due before 60 days after billing.

b. Within 30 days after fixing the time when payment of the assessments is due, the finance director shall mail a statement to the record owner of each assessed property identifying the property and stating the assessment amount, the payment due date and the amount of the penalty on a delinquent payment. Within five days after mailing the statements, the finance director shall publish notice of mailing the statements in a newspaper of general circulation in the city.

17.04.100 Subdivision after levy of assessments. a. Except as provided in subsection (b) of this section, upon the subdivision of a property assessed as a single parcel, the amount of the assessment shall be allocated among the resulting lots that benefit from the improvement on the same basis that the assessment originally was allocated.

b. Upon the subdivision of a property assessed as a single parcel in an assessment district where assessments were levied in an equal amount per parcel (i.e., without regard to parcel area, dimension or other characteristic), then no resulting parcel, other than the parcel that contains the original connection to the improvement for which the assessment was levied, may connect to the improvement until a subdivided property connection fee is paid for the parcel.

1. The amount of the connection fee shall be equal to the amount of the original assessment, adjusted up or down by a percentage equal to the change in the Consumer Price Index, All Urban Consumers (CPI-U) for Anchorage, Alaska from the end of the calendar year preceding the original assessment date to the end of the calendar year preceding the date the parcel is connected to the improvement.

2. If the original assessment was payable in installments the city may enter into a written agreement for the payment of the connection fee in installments on terms that are substantially the same as those authorized for the payment of the original assessment, secured by a deed of trust on the parcel.

3. Upon receiving connection fee payments, the city shall allocate such payments to each property assessed in the district in proportion to the amount originally assessed against the property, either by adjusting the original assessment amount or disbursing a payment to the record owner at the time of disbursement.

17.04.110 Assessments to be liens. Assessments are liens upon the property assessed and are prior and paramount to all liens except those having priority under State law. They shall be enforced in the same manner as property tax liens.

226 17.04.120 Reassessment. a. The City Council shall within one year correct any  
227 deficiency in a special assessment found by a court, under the procedure for certification of the  
228 assessment roll in HCC §§17.04.070 and 17.04.080.

229 b. Payments on the initial assessment are credited to the property upon reassessment.  
230 The reassessment becomes a charge upon the property notwithstanding failure to comply with  
231 any provision of the assessment procedure.  
232

233 17.04.130 Objection and appeal. a. The regularity or validity of an assessment may not  
234 be contested by a person who did not file with the city clerk a written objection to the assessment  
235 roll before its confirmation. The decision of the council on the objection may be appealed to  
236 the superior court within 30 days after the date of confirmation of the assessment roll.

237 b. If no objection is filed or appeal taken within the time provided in this section, the  
238 assessment procedure shall be considered regular and valid in all respects.  
239

240 17.04.140 Interim financing. a. The council may provide by resolution or ordinance for  
241 the issuance of notes to pay the costs of an improvement that shall be payable from the special  
242 assessments for the improvement. The notes shall bear interest at a rate or rates authorized by  
243 the resolution or ordinance, and shall be redeemed either in cash or bonds for the improvement  
244 project.

245 b. Notes issued against assessments shall be claims against the assessments that are  
246 prior and superior to a right, lien or claim of a surety on the bond given to the city to secure the  
247 performance of the contract for construction of the improvement, or to secure the payment of  
248 persons who have performed work or furnished materials under the contract.

249 c. The finance director may accept notes against special assessments on conditions  
250 prescribed by the council in payment of:

- 251 1. Assessments against which the notes were issued in order of priority;
- 252 2. Judgments rendered against property owners who have become delinquent  
253 in the payment of assessments; and
- 254 3. Certificates of purchase when property has been sold under execution or at  
255 tax sale for failure to pay the assessments.  
256

257 17.04.150 Special assessment bonds. a. The council by ordinance may authorize the  
258 issuance and sale of special assessment bonds to pay all or part of the cost of an improvement in  
259 a special assessment district. The principal and interest of the bonds shall be payable solely from  
260 the special assessments levied against property in the district. The assessment shall constitute a  
261 sinking fund for the payment of principal and interest on the bonds. The benefitted property may  
262 be pledged by the council to secure payment of the bonds.

263 b. On default in a payment due on a special assessment bond, a bondholder may  
264 enforce payment of principal, interest, and costs of collection in a civil action in the same manner  
265 and with the same effect as actions for the foreclosure of mortgages on real property. Foreclosure  
266 shall be against all property on which assessments are in default. The period for redemption is  
267 the same as for a mortgage foreclosure on real property.

268 c. Before the council may issue special assessment bonds, it shall establish a  
269 guarantee fund and appropriate to the fund annually a sum adequate to cover a deficiency in  
270 meeting payments of principal and interest on bonds if the reason for the deficiency is

nonpayment of assessments when due. Money received from actions taken against property for nonpayment of assessments shall be credited to the guarantee fund.

17.04.160 Time limit for special assessment districts. If five or more years elapse between the creation of a special assessment district and the city contracting for construction of the improvement, the city may not enter into the contract unless the council by resolution extends the period for entering into the contract by not more than an additional five years.

b. Before the council acts on a resolution under subsection (a) of this section, the city clerk shall mail notice of the resolution to each current record owner of property listed on the preliminary assessment roll that the city will not contract for construction of the improvement in the district unless the resolution is adopted. The notice also shall include an updated copy of the preliminary assessment roll.

17.04.170 Water and sewer connections required. The owner of property in a water or sewer special assessment district that contains an occupied building shall connect to the improvement constructed in the district within one year after the date that the resolution confirming the assessment roll for the district becomes final.

17.04.180 Road improvement assessments for lots with two street frontages. a. The record owner of a through lot or flag lot may obtain a deferment of the part of an assessment for road improvements that is based on frontage on a road to which the lot does not have access. To obtain the deferment, the owner shall enter into a deferred assessment agreement with the city before the end of the period for filing objections to the district under HCC §17.04.050. The agreement shall provide that the lot has frontage on two streets, to only one of which the lot has access; that the lot owner shall pay the part of the assessment that is based on frontage on the street to which the lot has access; and that the owner shall pay the part of the assessment that is based on the other street frontage when the lot acquires access to the street from that frontage. The agreement shall be recorded with the district recorder's office.

b. The assessment for road improvements against a corner lot shall be based only on the longer of the lot's road frontages.

17.04.190 Deferment of assessment payments for senior citizens. a. A person may obtain a deferment of assessment payments under this section if the person:

1. Will be at least 62 years of age within 12 months after the date of confirmation of the assessment roll;

2. Has an annual family income that would qualify under the United States Department of Housing and Urban Development designation of lower income families adjusted for Alaska and the Kenai-Cook Inlet Region;

3. Owns or has a life tenancy in the assessed property, and permanently resides in a single family dwelling on the property; and

4. Is not determined by the city, after notice and hearing, to have been conveyed the property primarily for the purpose of obtaining the exemption.

b. An assessment payment deferment is subject to approval by the council. A person seeking deferment of an assessment payment shall file a written application with the finance director on or before the first payment is due, supported by documentation showing that the

applicant meets the criteria in subsection (a) of this section. A person receiving an assessment payment deferment must file with the city by April 15th of each subsequent year a new application proving eligibility as of January 1st of that year in order to retain the exemption. Within the same year the city for good cause shown may waive the claimant's failure to make timely application and approve the application as if timely filed.

c. Assessment payment deferments are subject to the availability of funds appropriated for that purpose. An application for an assessment payment deferment shall be submitted to the council with a report from the finance director as to the availability of funds to appropriate for the deferment. Deferred assessments are funded from the following sources:

1. The appropriate utility operating fund for deferred water and sewer assessment payments.

2. The accelerated roads program fund for deferred road improvement assessment payments.

If funds for an assessment payment deferment are not available from the appropriate source, the council may loan the necessary amount to the appropriate source from the general fund.

d. A person who receives an assessment payment deferment shall execute a deed of trust on the property subject to assessment, together with a promissory note payable to the city on demand, to secure the eventual payment of the deferred payment.

e. A deferred assessment payment shall be immediately due and payable upon the earlier to occur of the following events:

1. The sale or lease of the assessed property; or

2. The death of both the deferred assessment applicant and the applicant's surviving spouse, if any.

17.04.200 "In lieu of assessment". a. An "in lieu of assessment" must be paid for a property to receive additional water or sewer service within or beyond the area within a local improvement district.

b. An "in lieu of assessment" shall be computed on the actual cost of the additional water or sewer service, and shall be paid in accordance with HCC §§17.04.090 and 17.04.100.

c. A property on which an "in lieu of assessment" for water or sewer service has been levied in accordance with subsection (a) of this section nonetheless may be included in special assessment district for the same service in the future date, and will be assessed in that district. An amount not exceeding the lesser of (i) the amount of "in lieu of assessment" paid for the property and (ii) the amount of the assessment levied on the property in the future special assessment district shall be a credit against the amount of the assessment levied on the property in the future special assessment district.

Section 2. This Ordinance is of a permanent and general character and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_\_\_ day of  
\_\_\_\_\_ 2012.

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 E. Wrede, City Manager

\_\_\_\_\_  
Thomas F. Klinkner, City Attorney

Date: \_\_\_\_\_

Date: \_\_\_\_\_



## COMPARISON DRAFT WITH HCC 17.04

### Chapter 17.04

#### SPECIAL ASSESSMENT DISTRICTS

##### Sections:

- 17.04.010 Definitions
- 17.04.020 Purpose of chapter
- 17.04.030 Assessment authority
- 17.04.040 Initiation of district
- 17.04.050 Creation of district
- 17.04.060 Contract award; Approval of increased costs
- 17.04.070 Assessment roll
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- 17.04.190 Deferment of assessment payments for senior citizens
- 17.04.200 "In lieu of assessment"

##### 17.04.010 Definitions. In this chapter:

a. "Cost" means all expenses incurred by the city for an improvement, including without limitation advertising expenses, fees of engineers, architects and surveyors, legal fees, costs of property acquisition, payments to construction contractors, costs of interim and long-term financing of the improvement, including costs of issuing bonds and notes, and city administrative costs.

b. "District" means a special assessment district created under this chapter.

c. "Improvement" means a capital improvement, including without limitation streets, sidewalks, alleys and bridges; street lighting; drainage and flood control facilities; sanitary sewage collection and treatment facilities; water supply and distribution facilities; natural gas distribution facilities; and parks, playgrounds, public squares and open space.

d. "Record owner" means the person in whose name real property is listed on the property tax roll prepared by the Kenai Peninsula Borough.

17.04.020 Purpose of chapter. a. A special assessment district may be created for the purpose of acquiring, installing or constructing a capital improvement that primarily benefits real property in the district, in contrast to capital improvements that benefit the entire community and are paid for with general government resources.

b. The purpose of this chapter is to prescribe the procedure for initiating a special assessment district, authorizing an improvement in a special assessment district, approving and

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levying special assessments, payment of special assessments, and the authorization of special assessment bonds, for public information and administrative guidance.

17.04.030 Assessment authority. a. The city may assess all or part of the cost of a capital improvement against real property benefited by the improvement, whether the property is privately or governmentally owned, including real property that is exempt from taxation.

b. A capital improvement that is provided through a special assessment district may be owned by the city, a public utility, or another entity that is qualified to own and operate the capital improvement.

17.04.040 Initiation of district. a. A special assessment district may be initiated by:

1. Resolution approved by a vote of not less than three-fourths of the council;

or

2. Petition signatures of the record owners of not less than one half in value of the real property in the proposed district received by the city clerk within 60 days after the mailing of the petition to record owners of property in the proposed district. Upon payment of the nonrefundable filing fee in the city fee schedule established by resolution of the council, the city clerk shall prepare a petition for distribution by certified mail to all record owners of property in the proposed district that contains:

i. A statement that it is a petition to form a special assessment district, and describing the capital improvement for which the district is proposed;

ii. For each property in the proposed district, the Kenai Peninsula Borough tax parcel number and property description, the name and mailing address of the record owner, the current assessed value, and a place for the record owner's signature; and

iii. A statement that to support initiation of the proposed district, the record owner must sign and return the petition to the city clerk within 60 days after the date the petition was mailed

b. Upon adoption of a resolution initiating a special assessment district, or the city clerk's verification that a petition to initiate a district bears sufficient signatures, the city clerk shall

1. Schedule a meeting of record owners of real property in the proposed district, notify the record owners by mail of the date, time and location of the meeting, and include a copy of the notice in the city's regular meeting advertisement, and

2. Refer the proposed district to the city manager, who shall prepare 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 for the district.

17.04.050 Creation of district. a. Upon completion of an improvement plan under HCC §17.04.040, the city clerk shall set a time for a public hearing on the necessity of the improvement and proposed improvement plan. Notice of the hearing shall be published at least

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twice in a newspaper of general circulation in the city, and mailed via certified mail to every record owner of real property in the proposed district not less than 60 days before the hearing.

b. A record owner of real property in the proposed district may file a written objection to the improvement plan with the city clerk no later than the day before the date of the public hearing on the improvement plan. If owners of real property that would bear 50 percent or more of the assessed cost of the improvement file timely written objections, the council may not proceed with the improvement unless it revises the improvement plan to reduce the assessed cost of the improvement that is borne by objecting record owners to less than 50 percent of the assessed cost of the improvement. If the resolution changes the district boundary in the improvement plan, the city clerk shall notify all record owners of property included in the district under the improvement plan of the change.

c. At the noticed date and time, the council shall hold a public hearing on the necessity of the improvement and proposed improvement plan. After the public hearing, the council shall act upon a resolution determining to proceed with the proposed improvement. The resolution shall find that the improvement is necessary, of benefit to the properties to be assessed, and if the district is initiated by petition, that the petition is in proper form and bears sufficient signatures. The findings of the council are conclusive. The resolution shall contain a description of the improvement, the estimated cost of the improvement, the percentage of the cost to be assessed against the properties in the district, and a description of the properties to be assessed.

d. If the owners of 100 percent of the real property in the proposed district waive in writing the notice, protest period and public hearing required under this section, the question of creating the district may be submitted to the council without such notice, protest period or public hearing.

17.04.060 Contract; Approval of increased costs. a. After a special assessment district has been created, the city shall contract for the construction of the improvement. If the city will own the improvement, it shall solicit bids for construction of the improvement. If the city will not own the improvement, it shall contract with the owner of the improvement to provide for its construction.

b. If the cost of constructing the improvement will exceed 115 percent of the estimated cost of construction of the improvement in the improvement plan, the city shall not contract for the construction of the improvement without first:

1. Notifying all record owners of property in the district via certified mail of the increased cost, and

2. Within 30 days after the mailing of notice of the increased cost to record owners of property in the district, receiving written objections from record owners of property that would bear less than one-half of the cost of the improvement.

c. If record owners of property that would bear one-half or more of the cost of the improvement object in writing to the increased cost, the city will not contract to construct the improvement. The council either may levy assessments in the district in an amount sufficient to recover costs incurred for preliminary design and engineering services, or determine that the city shall assume such costs.

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17.04.070 Assessment roll. a. After completion of the improvement the council shall assess costs of the improvement by a method that the council determines will assess each property in the district in proportion to the benefit that it receives from the improvement.

b. The city shall prepare an assessment roll stating for each property in the district the name and address of the record owner, Kenai Peninsula Borough parcel number, a description of the property, the amount assessed against the property, and the assessed value of the property as determined by the Borough Assessor.

c. Each property in the district shall be identified and assessed on the assessment roll in accordance with the legal description of the property at the time the council certifies the assessment roll; except that where assessments are in an equal amount per parcel (i.e., without regard to parcel area, dimension or other characteristic), a property that was created by combining parcels after the public hearing under HCC §17.040.050(c) shall be assessed that amount multiplied by the number of parcels that comprised the property at the time of the public hearing.

d. The council shall fix a time to hear objections to the assessment roll. Not less than fifteen days before the hearing, the city clerk shall send notice of the hearing and assessment roll by certified mail to each record owner of an assessed property, and publish notice of the hearing in a newspaper of general circulation in the city.

17.04.080 Certification of assessment roll. After the hearing the council shall correct any errors or inequalities in the assessment roll. If an assessment is increased, a new hearing shall be set and notice published, except that a new hearing and notice is not required if all record owners of property subject to the increased assessment consent in writing to the increase. Objection to the increased assessment shall be limited to record owners of properties whose assessments were increased. When the assessment roll is corrected, the council shall confirm the assessment roll by resolution. The city clerk shall record the resolution and confirmed assessment roll with the district recorder.

17.04.090 Payment. a. In the resolution confirming the assessment roll, the council shall fix the time or times when assessments or assessment installments are due, the amount of penalty on a delinquent payment and the rate of interest on the unpaid balance of an assessment. An assessment that is to be paid in a single payment shall not be due before 60 days after billing.

b. Within 30 days after fixing the time when payment of the assessments is due, the finance director shall mail a statement to the record owner of each assessed property identifying the property, and stating the assessment amount, the payment due date and the amount of the penalty on a delinquent payment. Within five days after mailing the statements, the finance director shall publish notice of mailing the statements in a newspaper of general circulation in the city.

17.04.100 Subdivision after levy of assessments. a. Except as provided in subsection (b) of this section, upon the subdivision of a property assessed as a single parcel, the amount of the assessment shall be allocated among the resulting lots that benefit from the improvement on the same basis that the assessment originally was allocated.

b. Upon the subdivision of a property assessed as a single parcel in an assessment district where assessments were levied in an equal amount per parcel (i.e., without regard to parcel area, dimension or other characteristic), then no resulting parcel, other than the parcel that

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contains the original connection to the improvement for which the assessment was levied, may connect to the improvement until a subdivided property connection fee is paid for the parcel.

1. The amount of the connection fee shall be equal to the amount of the original assessment, adjusted up or down by a percentage equal to the change in the Consumer Price Index, All Urban Consumers (CPI-U) for Anchorage, Alaska from the end of the calendar year preceding the original assessment date to the end of the calendar year preceding the date the parcel is connected to the improvement.

2. If the original assessment was payable in installments the city may enter into a written agreement for the payment of the connection fee in installments on terms that are substantially the same as those authorized for the payment of the original assessment, secured by a deed of trust on the parcel.

3. Upon receiving connection fee payments, the city shall allocate such payments to each property assessed in the district in proportion to the amount originally assessed against the property, either by adjusting the original assessment amount or disbursing a payment to the record owner at the time of disbursement.

17.04.110 Assessments to be liens. Assessments are liens upon the property assessed and are prior and paramount to all liens except those having priority under State law. They shall be enforced in the same manner as property tax liens.

17.04.120 Reassessment. a. The City Council shall within one year correct any deficiency in a special assessment found by a court, under the procedure for certification of the assessment roll in HCC §§17.04.070 and 17.04.080.

b. Payments on the initial assessment are credited to the property upon reassessment. The reassessment becomes a charge upon the property notwithstanding failure to comply with any provision of the assessment procedure.

17.04.130 Objection and appeal. a. The regularity or validity of an assessment may not be contested by a person who did not file with the city clerk a written objection to the assessment roll before its confirmation. The decision of the council on the objection may be appealed to the superior court within 30 days after the date of confirmation of the assessment roll.

b. If no objection is filed or appeal taken within the time provided in this section, the assessment procedure shall be considered regular and valid in all respects.

17.04.140 Interim financing. a. The council may provide by resolution or ordinance for the issuance of notes to pay the costs of an improvement that shall be payable from the special assessments for the improvement. The notes shall bear interest at a rate or rates authorized by the resolution or ordinance, and shall be redeemed either in cash or bonds for the improvement project.

b. Notes issued against assessments shall be claims against the assessments that are prior and superior to a right, lien or claim of a surety on the bond given to the city to secure the performance of the contract for construction of the improvement, or to secure the payment of persons who have performed work or furnished materials under the contract.

c. The finance director may accept notes against special assessments on conditions prescribed by the council in payment of:

1. Assessments against which the notes were issued in order of priority;

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2. Judgments rendered against property owners who have become delinquent in the payment of assessments; and
3. Certificates of purchase when property has been sold under execution or at tax sale for failure to pay the assessments.

17.04.150 Special assessment bonds. a. The council by ordinance may authorize the issuance and sale of special assessment bonds to pay all or part of the cost of an improvement in a special assessment district. The principal and interest of the bonds shall be payable solely from the special assessments levied against property in the district. The assessment shall constitute a sinking fund for the payment of principal and interest on the bonds. The benefitted property may be pledged by the council to secure payment of the bonds.

b. On default in a payment due on a special assessment bond, a bondholder may enforce payment of principal, interest, and costs of collection in a civil action in the same manner and with the same effect as actions for the foreclosure of mortgages on real property. Foreclosure shall be against all property on which assessments are in default. The period for redemption is the same as for a mortgage foreclosure on real property.

c. Before the council may issue special assessment bonds, it shall establish a guarantee fund and appropriate to the fund annually a sum adequate to cover a deficiency in meeting payments of principal and interest on bonds if the reason for the deficiency is nonpayment of assessments when due. Money received from actions taken against property for nonpayment of assessments shall be credited to the guarantee fund.

17.04.160 Time limit for special assessment districts. If five or more years elapse between the creation of a special assessment district and the city contracting for construction of the improvement, the city may not enter into the contract unless the council by resolution extends the period for entering into the contract by not more than an additional five years.

b. Before the council acts on a resolution under subsection (a) of this section, the city clerk shall mail notice of the resolution to each current record owner of property listed on the preliminary assessment roll that the city will not contract for construction of the improvement in the district unless the resolution is adopted. The notice also shall include an updated copy of the preliminary assessment roll.

17.04.170 Water and sewer connections required. The owner of property in a water or sewer special assessment district that contains an occupied building shall connect to the improvement constructed in the district within one year after the date that the resolution confirming the assessment roll for the district becomes final.

17.04.180 Road improvement assessments for lots with two street frontages. a. The record owner of a through lot or flag lot may obtain a deferment of the part of an assessment for road improvements that is based on frontage on a road to which the lot does not have access. To obtain the deferment, the owner shall enter into a deferred assessment agreement with the city before the end of the period for filing objections to the district under HCC §17.04.050. The agreement shall provide that the lot has frontage on two streets, to only one of which the lot has access; that the lot owner shall pay the part of the assessment that is based on frontage on the street to which the lot has access; and that the owner shall pay the part of the assessment that is

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based on the other street frontage when the lot acquires access to the street from that frontage. The agreement shall be recorded with the district recorder's office.

b. The assessment for road improvements against a corner lot shall be based only on the longer of the lot's road frontages.

17.04.190 Deferment of assessment payments for senior citizens. a. A person may obtain a deferment of assessment payments under this section if the person:

1. Will be at least 62 years of age within 12 months after the date of confirmation of the assessment roll;

2. Has an annual family income that would qualify under the United States Department of Housing and Urban Development designation of lower income families adjusted for Alaska and the Kenai-Cook Inlet Region;

3. Owns or has a life tenancy in the assessed property, and permanently resides in a single family dwelling on the property; and

4. Is not determined by the city after notice and hearing, to have been conveyed the property primarily for the purpose of obtaining the exemption.

b. An assessment payment deferment is subject to approval by the council. A person seeking deferment of an assessment payment shall file a written application with the finance director on or before the first payment is due, supported by documentation showing that the applicant meets the criteria in subsection (a) of this section. A person receiving an assessment payment deferment must file with the city by April 15th of each subsequent year a new application proving eligibility as of January 1st of that year in order to retain the exemption. Within the same year the city for good cause shown may waive the claimant's failure to make timely application and approve the application as if timely filed.

c. Assessment payment deferments are subject to the availability of funds appropriated for that purpose. An application for an assessment payment deferment shall be submitted to the council with a report from the finance director as to the availability of funds to appropriate for the deferment. Deferred assessments are funded from the following sources:

1. The appropriate utility operating fund for deferred water and sewer assessment payments.

2. The accelerated roads program fund for deferred road improvement assessment payments.

If funds for an assessment payment deferment are not available from the appropriate source, the council may loan the necessary amount to the appropriate source from the general fund.

d. A person who receives an assessment payment deferment shall execute a deed of trust on the property subject to assessment, together with a promissory note payable to the city on demand, to secure the eventual payment of the deferred payment.

e. A deferred assessment payment shall be immediately due and payable upon the earlier to occur of the following events:

1. The sale or lease of the assessed property; or

2. The death of both the deferred assessment applicant and the applicant's surviving spouse, if any.

17.04.200 "In lieu of assessment". a. An "in lieu of assessment" must be paid for a property to receive additional water or sewer service, within or beyond the area within a local improvement district.

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b. An "in lieu of assessment" shall be computed on the actual cost of the additional water or sewer service, and shall be paid in accordance with HCC §§17.04.090 and 17.04.100.

c. A property on which an "in lieu of assessment" for water or sewer service has been levied in accordance with subsection (a) of this section nonetheless may be included in special assessment district for the same service in the future date, and will be assessed in that district. An amount not exceeding the lesser of (i) the amount of "in lieu of assessment" paid for the property and (ii) the amount of the assessment levied on the property in the future special assessment district shall be a credit against the amount of the assessment levied on the property in the future special assessment district.

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# **CURRENT CITY CODE:**

## **Chapter 17.04 Improvement Districts**

### Sections:

- 17.04.010 Definitions
- 17.04.020 General intent.
- 17.04.030 Authorization and Proposals.
- 17.04.040 Necessity of improvement--Improvement plan--Hearing.
- 17.04.050 Improvement Plan--Objections and revisions.
- 17.04.060 Award of project bid.
- 17.04.070 Assessments and assessment roll.
- 17.04.080 Certification of assessment roll.
- 17.04.090 Payment.
- 17.04.095 Terms of payment.
- 17.04.100 Assessments to be liens.
- 17.04.110 Reassessment.
- 17.04.120 Objection and appeal.
- 17.04.125 Interim financing.
- 17.04.130 Special assessment bonds.
- 17.04.140 Time limitations for improvement districts.
- 17.04.150 Connection required.
- 17.04.160 Agreement for deferred assessment (ACRP) double frontage property.
- 17.04.165 Alternative methods of payment--Deferred payments
- 17.04.170 "In lieu of assessments"--determination of amount--terms.
- 17.04.175 "In lieu of assessments", not to prevent inclusion of property in future district.
- 17.04.180 Subdivided property connection fee.

17.04.010 Definitions. In this chapter, unless otherwise provided, or the context otherwise requires, the following words and phrases shall have the meanings set forth in this section:

- a. "A.C.R.P" means the Accelerated Roads Program, criteria for which is set forth in Resolution 88-47, duly adopted by the City Council.
- b. "Cost" means all expenses incurred by the City for making an improvement and includes, but is not limited to advertising expenses, engineering and architect fees, legal fees, construction contracts, costs of interim financing, financing the improvement, including the issuance of bonds and administrative costs as established by the Council of the City.
- c. "Improvement" includes, but is not limited to erecting, building, establishing, laying out, altering, opening, improving and repairing of streets, sewer, water supply and distribution systems, avenues, sidewalks, alleys, bridges, squares and other public highways and places within the City, and draining, sprinkling and street lighting them; removing all obstructions; establishing grades, grading, planking, paving, macadamizing, graveling and curbing them, in whole or in part, and constructing gutters, culverts, sidewalks and crosswalks; acquiring and constructing parks and playgrounds, making changes in channels of streams or watercourses or

constructing, erecting, strengthening or repairing bulkheads, embankments or dikes for streams or watercourses.

d. "Local improvement district" means all parcels and rights-of-way included within the boundaries being benefited by a specific improvement. The term "special assessment district" may be used interchangeably with "local improvement district".

e. "Record owner" means the person in whose name property is listed on the property tax roll as provided by the Kenai Peninsula Borough and is conclusively presumed to be the legal owner of record. If the owner is unknown, the assessment may be made against "unknown owner". (Ord. 88-10 1, 1988; Ord. 87-14 1(part), 1987).

17.04.020 General intent. It is the intent of this section to define the procedures for a local improvement district from its inception to conclusion, step-by-step, for public information as well as administrative guidance.

Generally, the validity of a special or local assessment has been held dependent upon whether the improvement for which the costs are assessed confers a benefit on the owners of property in the assessment district. No assessment can be made unless the property to be assessed is of such a nature that it is capable of actual enhancement in value as the result of the improvement.

An improvement district which is initiated according to procedures outlined in this section shall constitute a legal and valid improvement district and any costs incurred for preliminary design and engineering services will become an assessment on the property owners of the district in the event that at a later date, the district is dissolved by the request of fifty-one percent of the property owners and that the City engineer's estimate is within fifteen percent of the Design Engineer's estimate. (Ord. 87-14 1(part), 1987).

17.04.030 Authorization and proposals. The Council may create local improvement districts and assess the real property benefitting from such capital improvements for all or a portion of the cost of such improvements. An improvement proposal may be initiated by:

a. Property owners filing, with the City Clerk, an application with a non refundable fee, as set by Resolution of the City Council and set forth in the City of Homer Fee Schedule, that an improvement district be formed and stating what specific public improvement is to be made. This application must be on a form provided by the City Clerk and contain the signature of the property owners of record of at least fifty percent of the parcels as defined by Borough tax records in the proposed improvement district.

1. Upon receipt of an application for an improvement district the City Clerk shall verify that the applicants are record owners of the district.

2. If the application has sufficient and proper applicants the City Clerk shall

i. schedule a neighborhood meeting of those property owners to be benefitted by the improvement, notify the property owners by mail and include notice in the City's regular meeting

advertisement, and

ii. forward the application to the Public Works Director for review of the improvement district boundaries and verification of the information to be used in the assessment methodology, which includes an estimated project cost for non Homer Accelerated Road Program improvement districts ; and

iii. prepare a petition containing information that shall include the owner(s) of record, property value, Kenai Peninsula Borough Parcel number, brief legal description, and improvement assessment information including but not limited to the assessment methodology used, which includes an estimated project cost for non Homer Accelerated Road Program improvement districts and assessment amount, and any terms or interest for assessment payments; and

iv. forward a copy of the petition to the Public Works Director or designee and to the Finance Director or designee for a final review prior to issuing the petition; and

v. the City Clerk shall assign a deadline for return/filing of the petition with the City Clerk that shall be sixty days from issuance of the petition; and

vi. petitioners may request an extension, prior to the sixty day deadline up to an additional thirty days.

b. Upon receipt of the petition the City Clerk shall verify that the owners of at least fifty percent or more in value of the property to be benefitted by the improvement have signed the petition. The City Clerk shall forward the petition to the City Council who shall find by resolution whether:

1. The improvement is necessary and should be made;

2. The petition has sufficient and proper petitioners; and

3. The findings adopted by resolution under this section are conclusive.

c. If a petition is found to be insufficient the City Clerk shall forward the information to the City Council who shall find by resolution whether:

1. The petition is found to be insufficient; and

2. That the same local improvement district application and petition may not be submitted for at least six months from the date of the adoption of the resolution; and

3. That the same applicants/property owners may file with the City Clerk an application for the same improvements for a modified area within thirty days from the date of the adoption of the resolution.

d. The City Council may determine that an improvement is needed, and initiate by passing a resolution by approval of not fewer than three-fourths vote of the Council so declaring and shall proceed as provided in Sections 17.04.040 through 17.04.060 of this chapter. (Ord. 05-65(A) §1), 2006; Ord. 05-06(S) §2, 2006; Ord. 03-29(S), 2003; Ord. 87-14 §1(part), 1987).

#### 17.04.040 Necessity of improvement--Improvement plan--Hearing.

a. Upon passage of a resolution as specified in Section 17.04.030 of this chapter, the City Manager shall prepare an improvement plan which shall include the extent of the improvement, boundaries of the district, the estimated cost, percentage of the improvement plan cost to be assessed against the property benefitted, length of time for financing, and a preliminary assessment roll.

b. At the time of the passage of the resolution noted in Section 17.04.030 of this chapter, the City Council shall set a time for public hearing on the necessity of the improvement and proposed

improvement plan. Notice of such hearing shall be published at least once a week for four consecutive weeks in a newspaper of general circulation within the City. Notices shall also be sent to every record owner of property within the improvement district, not less than fifteen days prior to the hearing.

1. If a landowner vacates a property line or property lines for the purposes of combining more than one parcel to form a single parcel of land (including without limitation lots and tracts of any size) originally listed as more than one parcel in a local improvement district where assessments are proposed to be set as a fixed and equal amount per parcel without regard to the characteristics of the parcel, i.e., without regard to the parcel size or dimensions, then that vacation must occur prior to the public hearing notice sent to the property owners pursuant to HCC 17.04.040(b); and

2. A vacation of lot line(s) must occur within the time line stated in HCC 17.04.040(b)(1) for a parcel to be assessed as a single parcel.

c. Property Owner Petitioners Waiver. If there is one hundred percent participation by property owners of the district, such owners may request and give written waiver of notice and right to public hearing as outlined in subsection b. of this section, and waive the sixty-day objection period as outlined in Section 17.04.050(a), whereby the Council shall pass the resolution approving the plan and proceeding with the improvement. If at any time during the preliminary improvement plan process, should added costs appear to cause the total project cost to exceed the engineer's estimate by fifteen percent or more, which was given to the property owners in the preliminary plan, the project may not proceed until the owners of said property have been notified in writing, and the provisions of Section 17.04.060 have been met. (Ord. 87-14 '1(part), 1987; Ord. 06-47(A)§1 (part), 2006).

#### 17.04.050 Improvement plan--Objections and revisions.

a. The owner of property to be assessed may file a written objection to the plan no later than sixty days after the public hearing required in Section 17.04.040(b). At the end of the sixty days, if the owners of property in the district who shall bear fifty percent or more of the total costs have not objected, the Council may pass a resolution approving the plan and proceeding with the improvement.

b. Non responses during the sixty day objection period shall be deemed to be non-objections.

c. If objections are made in writing during the period set forth for objections by owners of property who shall bear fifty percent or more of the total estimated cost of the improvement, the Council may not proceed with the improvement unless the plan is revised to meet the objections and the objections are reduced to less than fifty percent. The Council may then pass a resolution approving the revised plan, which shall now become an original plan, and proceed with the improvement.

d. If a change is made by Council in an improvement district boundary, such change shall be made promptly by the City Clerk after any amendment thereof has been passed. Property owner(s) affected by the change will be notified promptly by the City Clerk in writing. (Ord. 05-06(S) §3, 2005; Ord. 87-14 §1(part), 1987).

17.04.060 Award of project bid. Prior to the award of the contract for the construction of the project, if the bid costs exceed one hundred fifteen percent of the engineer's estimate, the project may not be awarded until such time as all property owners of record have been notified in writing of such costs. If property owners, who shall bear one-half of the estimated cost, do not object in writing to the additional costs, the Council may award the contract for construction. If

the property owners do not consent, and the City Council is unable to reduce the costs, the City will not award the project, and the property owner shall be liable for any and all costs incurred, except where Council specifically assumes such costs. The Council shall dissolve the district. (Ord. 87-14 1(part), 1987).

17.04.070 Assessments and assessment roll. a. At any time after project completion and acceptance, the Council shall assess the properties benefited their proportionate share of the cost of the improvement.

b. The Homer City Council shall be the sole authority for determining the method of assessments to the affected district.

c. An assessment roll shall be prepared which shall contain the name of the record owner, address, description of the properties, the assessment amounts, and the property assessed value as determined by the Borough Assessor.

d. The City Council shall fix a time to hear objections to the roll. The City Clerk shall send an assessment and hearing notice by certified mail to each record owner of an assessed property not less than fifteen days prior to the hearing. A notice shall also be published in a newspaper of general circulation within the City. (Ord. 87-14 1(part), 1987).

17.04.080 Certification of assessment roll. After the hearing the Council shall correct any errors or inequalities in the roll. If an assessment is increased, a new hearing shall be set and notice published, except that a new hearing and notice is not required if all record owners of property subject to the increased assessment consent in writing to the increase. Objection to the increased assessment shall be limited to record owners of property in which the assessment was increased. When the roll is corrected, the Council shall pass a resolution confirming the assessment roll and the City Clerk shall so certify. (Ord. 87-14 1(part), 1987).

17.04.090 Payment. a. The Council shall fix the time of payment, penalties on delinquent payments, and the rate of interest on the unpaid balance of the assessment by resolution at the time the assessment roll is confirmed. Payments may not be required sooner than sixty days after billing, if payment is to be one sum.

b. Within thirty days after fixing the time of payment, the City Treasurer shall mail a statement to the record owner of each property assessed. The statement shall designate the property, the assessment amount, the time of delinquency and penalties.

c. Within five days after the first statements are mailed, the City Treasurer shall have published a notice that the statements have been mailed. (Ord. 87-14 1(part), 1987).

17.04.095 Terms of payment. a. Procedures for handling initial assessment payments, annual payments on assessments financed by the City or other institution and setting of penalties and interest shall be set by Resolution of the City Council.

b. Except as provided in subsection (d), if a landowner subdivides a tract originally assessed as one entire parcel, a proportionate share of the total amount of the assessment may be allocated to each individual lot abutting or benefiting from the improvement; road, waterline and/or sewer line. As individual lots are sold, the purchasers may elect to assume and pay assessment for that lot in installments as set by Council Resolution under section 17.04.090. Full payment shall be made within the same period as the number of years remaining on the installment plan for the specific assessment district.

c. The seller and purchaser of a subdivided lot shall execute an agreement providing for the assignment of the installment plan by the original landowner and an assumption of the terms and conditions of the installment plan by the purchaser. This agreement shall be executed on the date of closing or within five days thereafter. This agreement shall take effect only upon approval thereof by the City and after payment of a transfer fee to the City in the amount of twenty-five dollars. Subsequent purchasers of lots may also elect to assume the balance of any installment plan in the same manner as set forth in this section above.

d. If a landowner subdivides a parcel of land (including without limitation lots and tracts of any size) originally assessed as one parcel in a local improvement district where assessments were set as a fixed and equal amount per parcel without regard to the characteristics of the parcel, i.e., without regard to the parcel size or dimensions, then section 17.04.180 shall govern and subsections 17.04.095(b) - (c) shall not apply. (Ord. 02-48 section 1, 2002; Ord. 95-27, 1995; Prior code 24-400.7)

17.04.100 Assessments to be liens. Assessments are liens upon the property assessed and are prior and paramount to all liens except those having priority under State law. They shall be enforced as provided in Title 9 of this Code. (Ord. 87-14 1(part), 1987).

17.04.110 Reassessment. a. The City Council shall within one year correct any deficiency in a special assessment found by a court. Procedures set forth in Sections 17.04.070 through 17.04.100 shall apply.

b. Payments on the initial assessment are credited to the property upon reassessment. The reassessment becomes a charge upon the property notwithstanding failure to comply with any provision of the assessment procedure. (Ord. 87-14 1(part), 1987).

17.04.120 Objection and appeal. a. The regularity or validity of an assessment may not be contested by a person who did not file with the municipal clerk a written objection to the assessment roll before its confirmation.

b. The decision of the City Council upon an objection may be appealed to the superior court within thirty days of the date of confirmation of the assessment roll.

c. If no objection is filed or an appeal taken within the time provided in this section, the assessment procedure shall be considered regular and valid in all respects. (Ord. 87-14 1(part), 1987).

17.04.125 Interim financing. a. The City Council may provide by resolution or ordinance for the issuance of notes in payment of the costs of a local improvement project, payable out of special assessments for the improvement. The notes shall bear interest at a rate or rates authorized by the resolution or ordinance, and shall be redeemed either in cash or bonds for the improvement project.

b. Notes issued against assessments shall be claims against the assessments that are prior and superior to a right, lien or claim of a surety on the bond given to the municipality to secure the performance of its contract for a local improvement project, or to secure the payment of persons who have performed work or furnished materials under the contract.

c. The municipal treasurer may accept notes against special assessments on conditions prescribed by the Council in payment of:

1. Assessments against which the notes were issued in order of priority;

2. Judgements rendered against property owners who have become delinquent in the payment of assessments; and
3. Certificates of purchase when property has been sold under execution or at tax sale for failure to pay the assessments. (Ord. 87-14 1(part), 1987).

17.04.130 Special assessment bonds. a. The City Council may by ordinance authorize the issuance and sale of special assessment bonds to pay all or part of the cost of an improvement in a special assessment district. The principal and interest of bonds issued shall be payable solely from the levy of special assessments against the property to be benefitted. The assessment shall constitute a sinking fund for the payment of principal and interest on the bonds. The benefitted property may be pledged by the governing body to secure a payment.

b. On default in a payment due on a special assessment bond, a bondholder may enforce payment of principal, interest, and costs of collection in a civil action in the same manner and with the same effect as actions for the foreclosure of mortgages on real property. Foreclosure shall be against all property on which assessments are in default. The period for redemption is the same as for a mortgage foreclosure on real property.

c. Before the Council may issue special assessment bonds, it shall establish a guarantee fund and appropriate to the fund annually a sum adequate to cover a deficiency in meeting payments of principal and interest on bonds if the reason for the deficiency is nonpayment of assessments when due. Money received from actions taken against property for nonpayment of assessments shall be credited to the guarantee fund. (Ord. 87-14 1(part), 1987).

17.04.140 Time limitations for improvement districts. a. In the event that an improvement district is unable to proceed to the construction phase within a period of five years from the date the City Council passes the resolution creating the local improvement district (LID), the LID shall be considered void, unless Council extends the effective period by resolution for not more than five additional years.

b. The City Clerk shall notify the property owners listed on the preliminary assessment roll that the LID is void or of an extension. Notification of the assessment district and any changes shall also be sent to any new property owner of record within the proposed district since the application for the improvement district was initiated.

(Ord. 01-46, 2001; Ord. 97-2, 1997; Ord. 87-14, 1997; Ord. 84-21 S1, 1984).

17.04.150 Connection required. Owners of property within an approved water and/or sewer local improvement district that contains an occupied building shall connect to the utility within one year from the date of final approval of the assessment roll by City Council. (Ord. 87-30 2, 1988).

17.04.160 Agreement for deferred or corner lot assessment double frontage property. a. Through lots in an road reconstruction and/or paving improvement District, having a frontage on two parallel streets, or flag lots having a frontage on two perpendicular streets can be exempt from a double front foot assessment, when only one lot access exists. Corner lots are exempt from a double front footage assessment and the total assessment shall not exceed the longest side of the lot. Previous reconstruction assessments apply to reconstruction assessments and previous paving assessments apply to paving assessments. The owner(s) of property shall file a "Deferred Assessment Agreement" with the City, prior to the end of the filing period for objections to the district noted in Section 17.04.050 of this chapter. The agreement shall contain a statement that

the lot in question fronts two streets; however, the property owner has only one access onto the lot and shall pay the assessment on which the access is located. At such time as another access is made then the property owner agrees to pay the assessed front footage on which the new access has been made. The agreement shall be recorded with the Homer District Recorder's office. (Ord. 94-16(A), 1994. Ord. 88-10 2, 1988.)

17.04.165 Alternative methods of payment--Deferred payments.

A property owner meeting certain requirements as hereinafter set forth, may defer payment of assessments, including principal and interest under the following conditions:

a. Criteria for Eligibility. The property owner must:

1. Be at least sixty-two years of age within twelve months from the date of adoption of the assessment roll.
2. Have an annual family income that would qualify under the United States Department of Housing and Urban Development designation of lower income families adjusted for Alaska and the Kenai-Cook Inlet Region.
3. Actually reside within the boundaries of the property assessed on which is located only his permanent abode which is a single-family residence.
4. Own or have a life tenancy in the assessed real estate.
5. No real property may be exempted which the City determines, after notice and hearing to the parties concerned, has been conveyed to the applicant primarily for the purpose of obtaining the exemption.

b. Availability of Funds. Deferred assessments shall be funded by specific appropriations made by the City Council from available City funds. To determine availability of funds, the Director of Finance shall provide the City Council a financial report as to the availability of funds for appropriation in accordance with criteria outlined in this subsection. This report will accompany the application for deferment:

1. Water and sewer deferred assessments shall be funded by the appropriate utility operating fund.
2. Road improvement deferred assessments shall be funded from the Accelerate Roads Program funds.
3. In the event that funds are not available in the appropriate utility or program funds, the City Council may elect to loan either the utility or program funds from the General fund to cover the applicable deferred assessments.

c. Application for Deferment. A person seeking a deferment of assessment shall file an application with the Director of Finance on or before the first payment is due and furnish suitable proof that the applicant meets the criteria set forth in subsection (a) of this section. Based upon the availability of funds, the City Council shall approve or disapprove the application at a regular Council meeting. A claimant receiving the exemption must file with the City by April 15th of each subsequent year a separate application proving eligibility as of January 1st in order to retain the exemption. Within the same year the City for good cause shown may waive the claimant's failure to make timely application and approve the application as if timely filed.

d. Security Required. Every property owner who qualifies and obtains a deferment of assessment under this section shall execute a mortgage, deed of trust or other appropriate security agreement in favor of the City, together with a promissory note payable on demand, to secure the eventual payment of an assessment deferred hereby.

e. Immediate Payment in case of sale or other transfer. If any property or interest therein, given

as security under subsection d. of this section is sold, leased or otherwise transferred or conveyed, then the balance of any deferred assessment including principal and interest shall become due and payable within thirty days from the date of such sale lease or transfer.

f. Probate Proceedings. Upon the decease of any person

whose assessment has been deferred, the deferral will remain in effect in the event that there is a surviving spouse. Otherwise, the entire balance of any assessment including principal and interest shall immediately become due and payable from the decedent's estate. This preference shall exist whether or not probate or intestacy proceedings are opened.

g. Preemption by State Law. If at some future date legislation is passed by the state to exempt persons meeting some or all of the criteria set forth in subsection a of this section, from assessments for water and/or sewer improvements and the state agrees therein to reimburse municipalities for such assessments,

then any mortgage or other security agreement required under subsection d of this section shall become null and void and of no further effect. (Ord. 95-27, 1995; Ord. 87-30 1, 1988).

17.04.170 "In lieu of assessments"--determination of amount--terms. a. "In lieu of assessments" will be required if any property requires additional service(s) within or beyond an assessed area.

b. "In lieu of assessments" shall be computed on the actual cost of service(s).

c. Terms of payment for such "in lieu of assessments" shall be levied in accordance with sections 17.04.090 and 17.04.095. (Ord. 95-27, 1995; Prior code 24-400.13).

17.04.175 "In lieu of assessments", not to prevent inclusion of property in future district. Any property receiving a water and/or sewer service and/or "in lieu of assessment" in accordance with section 17.04.170 may be included in an water and/or sewer improvement district at a future date and may be assessed for that district at that time. Any amount paid "in lieu of" shall be a credit toward such assessment. If, however, the assessment levied in the future shall be less than the "in lieu of assessment" no refund shall be allowed. (Ord. 95-27, 1995; Prior code 24-400.13).

17.04.180 Subdivided property connection fee. a. If a landowner subdivides a parcel of land (including without limitation lots and tracts of any size) originally assessed as one parcel in a local improvement district where assessments were set as a fixed and equal amount per parcel without regard to the characteristics of the parcel, i.e., without regard to the parcel size or dimensions, then prior to connecting any new parcel, lot or tract created by such subdivision to the improvement, the property owner shall pay a subdivided property connection fee. However, the lot that contains the original connection to the improvement for which the original assessment was paid is exempt from the subdivided property connection fee

b. The amount of the connection fee for each new lot created by the subdivision shall equal the amount of the original per parcel assessment, adjusted up or down by a percentage equal to the change in the Consumer Price Index, All Urban Consumers (CPI-U) for Anchorage, Alaska from the end of the calendar year preceding the original assessment date to the end of the calendar year preceding the date the subdivided property is connected to the improvement.

c. If the owner of such subdivided property refuses to pay the subdivided property connection fee, the subdivided property shall be denied the benefit of the improvement.

d. The City Manager is authorized to negotiate and execute a written payment plan with the property owner on payment terms that are substantially the same as those authorized for the local improvement district by the City Council resolution adopted pursuant to subsection 17.04.090,

subject to the following

- (i) The City Manager will refuse to enter into such a payment plan if the City Manager determines there is insufficient equity in the property to adequately collateralize payment of the amounts due.
  - (ii) The property owner must execute a written agreement and a recorded deed of trust or other instrument creating a lien on the property for the payment of all sums due or to become due.
  - (iii) The City Manager may adjust the interest rate on the payment plan up or down to reflect any change in interest rates from the date of the original assessment to the date of entering into the payment plan. The interest rate on the payment plan will be a fixed rate unless the interest rate on the original assessment set under section 17.04.090 was a variable interest rate.
- e. The subdivided property connection fee paid pursuant to this section, shall, after collection by the City, be disbursed by the City to the owners of the property originally assessed and the City in proportion to the amounts paid by each toward the cost of the improvement. Such disbursements must be paid by the City to the current owner of record of the property at the time the disbursements are made without regard to the identity of the property owner or the payer at the time the original assessments were levied or paid. (Ord. 02-48 2, 2002.)

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**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**ORDINANCE 12-14**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
REPEALING AND REENACTING HCC CHAPTER 17.04 REGARDING  
SPECIAL ASSESSMENT DISTRICTS.

WHEREAS, The City of Homer and others are seeking funding for the construction of a  
natural gas transmission line from Anchor Point to the City; and

WHEREAS, The City Council deems it necessary and in the best interest of the City and  
its residents to form special assessment districts to finance a natural gas distribution system in  
the City upon the completion of the natural gas transmission line, by the issuance of bonds  
secured by special assessments on real property in the City; and

WHEREAS, It is necessary to revise HCC Chapter 17.04, regarding special assessments,  
to allow the formation of special assessment districts for natural gas distribution facilities.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. HCC Chapter 17.04, Special Assessment Districts, is repealed and reenacted  
to read as follows:

Chapter 17.04

SPECIAL ASSESSMENT DISTRICTS

Sections:

- 17.04.010 Definitions.
- 17.04.020 Purpose of chapter.
- 17.04.030 Assessment authority.
- 17.04.040 Initiation of district.
- 17.04.050 Creation of district.
- 17.04.060 Contract award; Approval of increased costs.
- 17.04.070 Assessment roll.
- 17.04.080 Certification of assessment roll.
- 17.04.090 Payment.
- 17.04.100 Subdivision after levy of assessments.
- 17.04.110 Assessments to be liens.
- 17.04.120 Reassessment.
- 17.04.130 Objection and appeal.
- 17.04.140 Interim financing.
- 17.04.150 Special assessment bonds.
- 17.04.160 Time limit for special assessment districts.

17.04.170 Connection required.

17.04.180 Road improvement assessments for lots with two street frontages.

17.04.190 Deferment of assessment payments for senior citizens.

17.04.200 "In lieu of assessment".

17.04.010 Definitions. In this chapter:

a. "Cost" means all expenses incurred by the city for an improvement, including without limitation advertising expenses, fees of engineers, architects and surveyors, legal fees, costs of property acquisition, payments to construction contractors, costs of interim and long-term financing of the improvement, including costs of issuing bonds and notes, and city administrative costs.

b. "District" means a special assessment district created under this chapter.

c. "Improvement" means a capital improvement, including without limitation streets, sidewalks, alleys and bridges; street lighting; drainage and flood control facilities; sanitary sewage collection and treatment facilities; water supply and distribution facilities; natural gas distribution facilities; and parks, playgrounds, public squares and open space.

d. "Record owner" means the person in whose name real property is listed on the property tax roll prepared by the Kenai Peninsula Borough.

17.04.020 Purpose of chapter. a. A special assessment district may be created for the purpose of acquiring, installing or constructing a capital improvement that primarily benefits real property in the district, in contrast to capital improvements that benefit the entire community and are paid for with general government resources.

b. The purpose of this chapter is to prescribe the procedure for initiating a special assessment district, authorizing an improvement in a special assessment district, approving and levying special assessments, payment of special assessments, and the authorization of special assessment bonds, for public information and administrative guidance.

17.04.030 Assessment authority. a. The city may assess all or part of the cost of a capital improvement against real property benefited by the improvement, whether the property is privately or governmentally owned, including real property that is exempt from taxation.

b. A capital improvement that is provided through a special assessment district may be owned by the city, a public utility, or another entity that is qualified to own and operate the capital improvement.

17.04.040 Initiation of district. a. A special assessment district may be initiated by:

1. Resolution of the council; or

2. Petition signatures of the record owners of not less than one half in value of the real property in the proposed district received by the city clerk within 60 days after the mailing of the petition to record owners of property in the proposed district. Upon payment of the nonrefundable filing fee in the city fee schedule established by resolution of the council, the city clerk shall prepare a petition for distribution by certified mail to all record owners of property in the proposed district that contains:

i. A statement that it is a petition to form a special assessment district, and describing the capital improvement for which the district is proposed;

ii. For each property in the proposed district, the Kenai Peninsula Borough tax parcel number and property description, the name and mailing address of the record owner, the current assessed value, and a place for the record owner's signature; and

iii. A statement that to support initiation of the proposed district, the record owner must sign and return the petition to the city clerk within 60 days after the date the petition was mailed.

b. Upon adoption of a resolution initiating a special assessment district, or the city clerk's verification that a petition to initiate a district bears sufficient signatures, the city clerk shall:

1. Schedule a meeting of record owners of real property in the proposed district, notify the record owners by mail of the date, time and location of the meeting, and include a copy of the notice in the city's regular meeting advertisement, and

2. Refer the proposed district to the city manager, who shall prepare 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 for the district.

17.04.050 Creation of district. a. Upon completion of an improvement plan under HCC §17.04.040, the city clerk shall set a time for a public hearing on the necessity of the improvement and proposed improvement plan. Notice of the hearing shall be published at least once in a newspaper of general circulation in the city, and mailed via certified mail to every record owner of real property in the proposed district not less than 60 days before the hearing.

b. A record owner of real property in the proposed district may file a written objection to the improvement plan with the city clerk no later than the day before the date of the public hearing on the improvement plan. If owners of real property that would bear 50 percent or more of the assessed cost of the improvement file timely written objections, the council may not proceed with the improvement unless it revises the improvement plan to reduce the assessed cost of the improvement that is borne by objecting record owners to less than 50 percent of the assessed cost of the improvement. If the resolution changes the district boundary in the improvement plan, the city clerk shall notify all record owners of property included in the district under the improvement plan of the change.

c. At the noticed date and time, the council shall hold a public hearing on the necessity of the improvement and proposed improvement plan. After the public hearing, the council shall act upon a resolution determining to proceed with the proposed improvement. The resolution shall find that the improvement is necessary, of benefit to the properties to be assessed, and if the district is initiated by petition, that the petition is in proper form and bears sufficient signatures. The findings of the council are conclusive. The resolution shall contain a description of the improvement, the estimated cost of the improvement, the percentage of the cost to be assessed against the properties in the district, and a description of the properties to be assessed.

d. If the owners of 100 percent of the real property in the proposed district waive in writing the notice, protest period and public hearing required under this section, the question of creating the district may be submitted to the council without such notice, protest period or public hearing.

17.04.060 Contract; Approval of increased costs. a. After a special assessment district has been created, the city shall contract for the construction of the improvement. If the city will own the improvement, it shall solicit bids for construction of the improvement. If the city will not own the improvement, it shall contract with the owner of the improvement to provide for its construction.

b. If the cost of constructing the improvement will exceed 115 percent of the estimated cost of construction of the improvement in the improvement plan, the city shall not contract for the construction of the improvement without first:

1. Notifying all record owners of property in the district via certified mail of the increased cost, and

2. Within 30 days after the mailing of notice of the increased cost to record owners of property in the district, receiving written objections from record owners of property that would bear less than one-half of the cost of the improvement.

c. If record owners of property that would bear one-half or more of the cost of the improvement object in writing to the increased cost, the city will not contract to construct the improvement. The council either may levy assessments in the district in an amount sufficient to recover costs incurred for preliminary design and engineering services, or determine that the city shall assume such costs.

17.04.070 Assessment roll. a. After completion of the improvement the council shall assess costs of the improvement by a method that the council determines will assess each property in the district in proportion to the benefit that it receives from the improvement.

b. The city shall prepare an assessment roll stating for each property in the district the name and address of the record owner, Kenai Peninsula Borough parcel number, a description of the property, the amount assessed against the property, and the assessed value of the property as determined by the Borough Assessor.

c. Each property in the district shall be identified and assessed on the assessment roll in accordance with the legal description of the property at the time the council certifies the assessment roll; except that where assessments are in an equal amount per parcel (i.e., without regard to parcel area, dimension or other characteristic), a property that was created by combining parcels after the public hearing under HCC §17.040.050(c) shall be assessed that amount multiplied by the number of parcels that comprised the property at the time of the public hearing.

d. The council shall fix a time to hear objections to the assessment roll. Not less than fifteen days before the hearing, the city clerk shall send notice of the hearing and assessment roll by certified mail to each record owner of an assessed property, and publish the notice in a newspaper of general circulation in the city.

17.04.080 Certification of assessment roll. After the hearing the council shall correct any errors or inequalities in the assessment roll. If an assessment is increased, a new hearing shall be

set and notice published, except that a new hearing and notice is not required if all record owners of property subject to the increased assessment consent in writing to the increase. Objection to the increased assessment shall be limited to record owners of properties whose assessments were increased. When the assessment roll is corrected, the council shall confirm the assessment roll by resolution. The city clerk shall record the resolution and confirmed assessment roll with the district recorder.

17.04.090 Payment. a. In the resolution confirming the assessment roll, the council shall fix the time or times when assessments or assessment installments are due, the amount of penalty on a delinquent payment and the rate of interest on the unpaid balance of an assessment. An assessment that is to be paid in a single payment shall not be due before 60 days after billing.

b. Within 30 days after fixing the time when payment of the assessments is due, the finance director shall mail a statement to the record owner of each assessed property identifying the property and stating the assessment amount, the payment due date and the amount of the penalty on a delinquent payment. Within five days after mailing the statements, the finance director shall publish notice of mailing the statements in a newspaper of general circulation in the city.

17.04.100 Subdivision after levy of assessments. a. Except as provided in subsection (b) of this section, upon the subdivision of a property assessed as a single parcel, the amount of the assessment shall be allocated among the resulting lots that benefit from the improvement on the same basis that the assessment originally was allocated.

b. Upon the subdivision of a property assessed as a single parcel in an assessment district where assessments were levied in an equal amount per parcel (i.e., without regard to parcel area, dimension or other characteristic), then no resulting parcel, other than the parcel that contains the original connection to the improvement for which the assessment was levied, may connect to the improvement until a subdivided property connection fee is paid for the parcel.

1. The amount of the connection fee shall be equal to the amount of the original assessment, adjusted up or down by a percentage equal to the change in the Consumer Price Index, All Urban Consumers (CPI-U) for Anchorage, Alaska, from the end of the calendar year preceding the original assessment date to the end of the calendar year preceding the date the parcel is connected to the improvement.

2. If the original assessment was payable in installments the city may enter into a written agreement for the payment of the connection fee in installments on terms that are substantially the same as those authorized for the payment of the original assessment, secured by a deed of trust on the parcel.

3. The city shall adjust the original assessment amount or disburse payments to the record owner at the time of disbursement of each property assessed in the district in proportion to the amount originally assessed against the district.

17.04.110 Assessments to be liens. Assessments are liens upon the property assessed and are prior and paramount to all liens except those having priority under State law. They shall be enforced as provided in Title 9 of this Code.

225 17.04.120 Reassessment. a. The City Council shall within one year correct any  
226 deficiency in a special assessment found by a court, under the procedure for certification of the  
227 assessment roll in HCC §§17.04.070 and 17.04.080.

228 b. Payments on the initial assessment are credited to the property upon reassessment.  
229 The reassessment becomes a charge upon the property notwithstanding failure to comply with  
230 any provision of the assessment procedure.  
231

232 17.04.130 Objection and appeal. a. The regularity or validity of an assessment may not  
233 be contested by a person who did not file with the city clerk a written objection to the assessment  
234 roll before its confirmation. The decision of the council on the objection may be appealed to  
235 the superior court within 30 days after the date of confirmation of the assessment roll.

236 b. If no objection is filed or appeal taken within the time provided in this section, the  
237 assessment procedure shall be considered regular and valid in all respects.  
238

239 17.04.140 Interim financing. a. The council may provide by resolution or ordinance for  
240 the issuance of notes to pay the costs of an improvement that shall be payable from the special  
241 assessments for the improvement. The notes shall bear interest at a rate or rates authorized by  
242 the resolution or ordinance, and shall be redeemed either in cash or bonds for the improvement  
243 project.

244 b. Notes issued against assessments shall be claims against the assessments that are  
245 prior and superior to a right, lien or claim of a surety on the bond given to the city to secure the  
246 performance of the contract for construction of the improvement, or to secure the payment of  
247 persons who have performed work or furnished materials under the contract.

248 c. The finance director may accept notes against special assessments on conditions  
249 prescribed by the council in payment of:

- 250 1. Assessments against which the notes were issued in order of priority;
- 251 2. Judgments rendered against property owners who have become delinquent  
252 in the payment of assessments; and
- 253 3. Certificates of purchase when property has been sold under execution or at  
254 tax sale for failure to pay the assessments.  
255

256 17.04.150 Special assessment bonds. a. The council by ordinance may authorize the  
257 issuance and sale of special assessment bonds to pay all or part of the cost of an improvement in  
258 a special assessment district. The principal and interest of the bonds shall be payable solely from  
259 the special assessments levied against property in the district. The assessment shall constitute a  
260 sinking fund for the payment of principal and interest on the bonds. The benefited property may  
261 be pledged by the council to secure payment of the bonds.

262 b. On default in a payment due on a special assessment bond, a bondholder may  
263 enforce payment of principal, interest, and costs of collection in a civil action in the same manner  
264 and with the same effect as actions for the foreclosure of mortgages on real property. Foreclosure  
265 shall be against all property on which assessments are in default. The period for redemption is  
266 the same as for a mortgage foreclosure on real property.

267 c. Before the council may issue special assessment bonds, it shall establish a  
268 guarantee fund and appropriate to the fund annually a sum adequate to cover a deficiency in  
269 meeting payments of principal and interest on bonds if the reason for the deficiency is

nonpayment of assessments when due. Money received from actions taken against property for nonpayment of assessments shall be credited to the guarantee fund.

17.04.160 Time limit for special assessment districts. If five or more years elapse between the creation of an improvement district and the city contracting for construction of the improvement, the city may not enter into the contract unless the council by resolution extends the period for entering into the contract by not more than an additional five years.

b. Before the council acts on a resolution under subsection (a) of this section, the city clerk shall mail notice of the resolution to each current record owner of property listed on the preliminary assessment roll that the city will not contract for construction of the improvement in the district unless the resolution is adopted. The notice also shall include an updated copy of the preliminary assessment roll.

17.04.170 Water and sewer connections required. The owner of property in a water or sewer special assessment district that contains an occupied building shall connect to the improvement constructed in the district within one year after the date that the resolution confirming the assessment roll for the district becomes final.

17.04.180 Road improvement assessments for lots with two street frontages. a. The record owner of a through lot or flag lot may obtain a deferment of the part of an assessment for road improvements that is based on frontage on a road to which the lot does not have access. To obtain the deferment, the owner shall enter into a deferred assessment agreement with the city before the end of the period for filing objections to the district under HCC §17.04.050. The agreement shall provide that the lot has frontage on two streets, to only one of which the lot has access; that the lot owner shall pay the part of the assessment that is based on frontage on the street to which the lot has access; and that the owner shall pay the part of the assessment that is based on the other street frontage when the lot acquires access to the street from that frontage. The agreement shall be recorded with the district recorder's office.

b. The assessment for road improvements against a corner lot shall be based only on the longer of the lot's road frontages.

17.04.190 Deferment of assessment payments for senior citizens. a. A person may obtain a deferment of assessment payments under this section if the person:

1. Will be at least 62 years of age within 12 months after the date of confirmation of the assessment roll;

2. Has an annual family income that would qualify under the United States Department of Housing and Urban Development designation of lower income families adjusted for Alaska and the Kenai-Cook Inlet Region;

3. Owns or has a life tenancy in the assessed property, and permanently resides in a single family dwelling on the property; and

4. Is not determined by the city, after notice and hearing, to have been conveyed the property primarily for the purpose of obtaining the exemption.

b. An assessment payment deferment is subject to approval by the council. A person seeking deferment of an assessment payment shall file a written application with the finance director on or before the first payment is due, supported by documentation showing that the

applicant meets the criteria in subsection (a) of this section. A person receiving an assessment payment deferment must file with the city by April 15th of each subsequent year a new application proving eligibility as of January 1st of that year in order to retain the exemption. Within the same year the city for good cause shown may waive the claimant's failure to make timely application and approve the application as if timely filed.

c. Assessment payment deferments are subject to the availability of funds appropriated for that purpose. An application for an assessment payment deferment shall be submitted to the council with a report from the finance director as to the availability of funds to appropriate for the deferment. Deferred assessments are funded from the following sources:

1. The appropriate utility operating fund for deferred water and sewer assessment payments.

2. The accelerated roads program fund for deferred road improvement assessment payments.

If funds for an assessment payment deferment are not available from the appropriate source, the council may loan the necessary amount to the appropriate source from the general fund.

d. A person who receives an assessment payment deferment shall execute a deed of trust on the property subject to assessment, together with a promissory note payable to the city on demand, to secure the eventual payment of the deferred payment.

e. A deferred assessment payment shall be immediately due and payable upon the earlier to occur of the following events:

1. The sale or lease of the assessed property; or

2. The death of both the deferred assessment applicant and the applicant's surviving spouse, if any.

17.04.200 "In lieu of assessment" a. An "in lieu of assessment" must be paid for a property to receive additional water or sewer service within or beyond the area within a local improvement district.

b. An "in lieu of assessment" shall be computed on the actual cost of the additional water or sewer service, and shall be paid in accordance with HCC §§17.04.090 and 17.04.100.

c. A property on which an "in lieu of assessment" for water or sewer service has been levied in accordance with subsection (a) of this section nonetheless may be included in special assessment district for the same service in the future date, and will be assessed in that district. An amount not exceeding the lesser of (i) the amount of "in lieu of assessment" paid for the property and (ii) the amount of the assessment levied on the property in the future special assessment district shall be a credit against the amount of the assessment levied on the property in the future special assessment district.

Section 2. This Ordinance is of a permanent and general character and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_\_\_ day of \_\_\_\_\_ 2012.

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 E. Wrede, City Manager

Thomas F. Klinkner, City Attorney

Date: \_\_\_\_\_

Date: \_\_\_\_\_



## COMPARISON DRAFT WITH ORDINANCE 12-14

### Chapter 17.04

#### SPECIAL ASSESSMENT DISTRICTS

##### Sections:

- 17.04.010 Definitions
- 17.04.020 Purpose of chapter
- 17.04.030 Assessment authority
- 17.04.040 Initiation of district
- 17.04.050 Creation of district
- 17.04.060 Contract award; Approval of increased costs
- 17.04.070 Assessment roll
- 17.04.080 Certification of assessment roll
- 17.04.090 Payment
- 17.04.100 Subdivision after levy of assessments
- 17.04.110 Assessments to be liens
- 17.04.120 Reassessment
- 17.04.130 Objection and appeal
- 17.04.140 Interim financing
- 17.04.150 Special assessment bonds
- 17.04.160 Time limit for special assessment districts
- 17.04.170 Water and sewer connections required.
- 17.04.180 Road improvement assessments for lots with two street frontages
- 17.04.190 Deferment of assessment payments for senior citizens
- 17.04.200 "In lieu of assessment"

##### 17.04.010 Definitions. In this chapter:

- a. "Cost" means all expenses incurred by the city for an improvement, including without limitation advertising expenses, fees of engineers, architects and surveyors, legal fees, costs of property acquisition, payments to construction contractors, costs of interim and long-term financing of the improvement, including costs of issuing bonds and notes, and city administrative costs.
- b. "District" means a special assessment district created under this chapter.
- c. "Improvement" means a capital improvement, including without limitation streets, sidewalks, alleys and bridges; street lighting; drainage and flood control facilities; sanitary sewage collection and treatment facilities; water supply and distribution facilities; natural gas distribution facilities; and parks, playgrounds, public squares and open space.
- d. "Record owner" means the person in whose name real property is listed on the property tax roll prepared by the Kenai Peninsula Borough.

17.04.020 Purpose of chapter. a. A special assessment district may be created for the purpose of acquiring, installing or constructing a capital improvement that primarily benefits real property in the district, in contrast to capital improvements that benefit the entire community and are paid for with general government resources.

b. The purpose of this chapter is to prescribe the procedure for initiating a special assessment district, authorizing an improvement in a special assessment district, approving and

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levying special assessments, payment of special assessments, and the authorization of special assessment bonds, for public information and administrative guidance.

17.04.030 Assessment authority. a. The city may assess all or part of the cost of a capital improvement against real property benefited by the improvement, whether the property is privately or governmentally owned, including real property that is exempt from taxation.

b. A capital improvement that is provided through a special assessment district may be owned by the city, a public utility, or another entity that is qualified to own and operate the capital improvement.

17.04.040 Initiation of district. a. A special assessment district may be initiated by:

1. Resolution approved by a vote of not less than three-fourths of the council;  
or

2. Petition signatures of the record owners of not less than one half in value of the real property in the proposed district received by the city clerk within 60 days after the mailing of the petition to record owners of property in the proposed district. Upon payment of the nonrefundable filing fee in the city fee schedule established by resolution of the council, the city clerk shall prepare a petition for distribution by certified mail to all record owners of property in the proposed district that contains:

i. A statement that it is a petition to form a special assessment district, and describing the capital improvement for which the district is proposed;

ii. For each property in the proposed district, the Kenai Peninsula Borough tax parcel number and property description, the name and mailing address of the record owner, the current assessed value, and a place for the record owner's signature; and

iii. A statement that to support initiation of the proposed district, the record owner must sign and return the petition to the city clerk within 60 days after the date the petition was mailed

b. Upon adoption of a resolution initiating a special assessment district, or the city clerk's verification that a petition to initiate a district bears sufficient signatures, the city clerk shall

1. Schedule a meeting of record owners of real property in the proposed district, notify the record owners by mail of the date, time and location of the meeting, and include a copy of the notice in the city's regular meeting advertisement, and

2. Refer the proposed district to the city manager, who shall prepare 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 for the district.

17.04.050 Creation of district. a. Upon completion of an improvement plan under HCC §17.04.040, the city clerk shall set a time for a public hearing on the necessity of the improvement and proposed improvement plan. Notice of the hearing shall be published at least

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twice in a newspaper of general circulation in the city, and mailed via certified mail to every record owner of real property in the proposed district not less than 60 days before the hearing.

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b. A record owner of real property in the proposed district may file a written objection to the improvement plan with the city clerk no later than the day before the date of the public hearing on the improvement plan. If owners of real property that would bear 50 percent or more of the assessed cost of the improvement file timely written objections, the council may not proceed with the improvement unless it revises the improvement plan to reduce the assessed cost of the improvement that is borne by objecting record owners to less than 50 percent of the assessed cost of the improvement. If the resolution changes the district boundary in the improvement plan, the city clerk shall notify all record owners of property included in the district under the improvement plan of the change.

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c. At the noticed date and time, the council shall hold a public hearing on the necessity of the improvement and proposed improvement plan. After the public hearing, the council shall act upon a resolution determining to proceed with the proposed improvement. The resolution shall find that the improvement is necessary, of benefit to the properties to be assessed, and if the district is initiated by petition, that the petition is in proper form and bears sufficient signatures. The findings of the council are conclusive. The resolution shall contain a description of the improvement, the estimated cost of the improvement, the percentage of the cost to be assessed against the properties in the district, and a description of the properties to be assessed.

d. If the owners of 100 percent of the real property in the proposed district waive in writing the notice, protest period and public hearing required under this section, the question of creating the district may be submitted to the council without such notice, protest period or public hearing.

17.04.060 Contract: Approval of increased costs. a. After a special assessment district has been created, the city shall contract for the construction of the improvement. If the city will own the improvement, it shall solicit bids for construction of the improvement. If the city will not own the improvement, it shall contract with the owner of the improvement to provide for its construction.

b. If the cost of constructing the improvement will exceed 115 percent of the estimated cost of construction of the improvement in the improvement plan, the city shall not contract for the construction of the improvement without first:

1. Notifying all record owners of property in the district via certified mail of the increased cost, and

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2. Within 30 days after the mailing of notice of the increased cost to record owners of property in the district, receiving written objections from record owners of property that would bear less than one-half of the cost of the improvement.

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c. If record owners of property that would bear one-half or more of the cost of the improvement object in writing to the increased cost, the city will not contract to construct the improvement. The council either may levy assessments in the district in an amount sufficient to recover costs incurred for preliminary design and engineering services, or determine that the city shall assume such costs.

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17.04.070 Assessment roll. a. After completion of the improvement the council shall assess costs of the improvement by a method that the council determines will assess each property in the district in proportion to the benefit that it receives from the improvement.

b. The city shall prepare an assessment roll stating for each property in the district the name and address of the record owner, Kenai Peninsula Borough parcel number, a description of the property, the amount assessed against the property, and the assessed value of the property as determined by the Borough Assessor.

c. Each property in the district shall be identified and assessed on the assessment roll in accordance with the legal description of the property at the time the council certifies the assessment roll; except that where assessments are in an equal amount per parcel (i.e., without regard to parcel area, dimension or other characteristic), a property that was created by combining parcels after the public hearing under HCC §17.040.050(c) shall be assessed that amount multiplied by the number of parcels that comprised the property at the time of the public hearing.

d. The council shall fix a time to hear objections to the assessment roll. Not less than fifteen days before the hearing, the city clerk shall send notice of the hearing and assessment roll by certified mail to each record owner of an assessed property, and publish notice of the hearing in a newspaper of general circulation in the city.

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17.04.080 Certification of assessment roll. After the hearing the council shall correct any errors or inequalities in the assessment roll. If an assessment is increased, a new hearing shall be set and notice published, except that a new hearing and notice is not required if all record owners of property subject to the increased assessment consent in writing to the increase. Objection to the increased assessment shall be limited to record owners of properties whose assessments were increased. When the assessment roll is corrected, the council shall confirm the assessment roll by resolution. The city clerk shall record the resolution and confirmed assessment roll with the district recorder.

17.04.090 Payment. a. In the resolution confirming the assessment roll, the council shall fix the time or times when assessments or assessment installments are due, the amount of penalty on a delinquent payment and the rate of interest on the unpaid balance of an assessment. An assessment that is to be paid in a single payment shall not be due before 60 days after billing.

b. Within 30 days after fixing the time when payment of the assessments is due, the finance director shall mail a statement to the record owner of each assessed property identifying the property and stating the assessment amount, the payment due date and the amount of the penalty on a delinquent payment. Within five days after mailing the statements, the finance director shall publish notice of mailing the statements in a newspaper of general circulation in the city.

17.04.100 Subdivision after levy of assessments. a. Except as provided in subsection (b) of this section, upon the subdivision of a property assessed as a single parcel, the amount of the assessment shall be allocated among the resulting lots that benefit from the improvement on the same basis that the assessment originally was allocated.

b. Upon the subdivision of a property assessed as a single parcel in an assessment district where assessments were levied in an equal amount per parcel (i.e., without regard to parcel area, dimension or other characteristic), then no resulting parcel, other than the parcel that

contains the original connection to the improvement for which the assessment was levied, may connect to the improvement until a subdivided property connection fee is paid for the parcel.

1. The amount of the connection fee shall be equal to the amount of the original assessment, adjusted up or down by a percentage equal to the change in the Consumer Price Index, All Urban Consumers (CPI-U) for Anchorage, Alaska from the end of the calendar year preceding the original assessment date to the end of the calendar year preceding the date the parcel is connected to the improvement.

2. If the original assessment was payable in installments the city may enter into a written agreement for the payment of the connection fee in installments on terms that are substantially the same as those authorized for the payment of the original assessment, secured by a deed of trust on the parcel.

3. Upon receiving connection fee payments, the city shall allocate such payments to each property assessed in the district in proportion to the amount originally assessed against the property, either by adjusting the original assessment amount or disbursing a payment to the record owner at the time of disbursement.

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17.04.110 Assessments to be liens. Assessments are liens upon the property assessed and are prior and paramount to all liens except those having priority under State law. They shall be enforced in the same manner as property tax liens.

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17.04.120 Reassessment. a. The City Council shall within one year correct any deficiency in a special assessment found by a court, under the procedure for certification of the assessment roll in HCC §§17.04.070 and 17.04.080.

b. Payments on the initial assessment are credited to the property upon reassessment. The reassessment becomes a charge upon the property notwithstanding failure to comply with any provision of the assessment procedure.

17.04.130 Objection and appeal. a. The regularity or validity of an assessment may not be contested by a person who did not file with the city clerk a written objection to the assessment roll before its confirmation. The decision of the council on the objection may be appealed to the superior court within 30 days after the date of confirmation of the assessment roll.

b. If no objection is filed or appeal taken within the time provided in this section, the assessment procedure shall be considered regular and valid in all respects.

17.04.140 Interim financing. a. The council may provide by resolution or ordinance for the issuance of notes to pay the costs of an improvement that shall be payable from the special assessments for the improvement. The notes shall bear interest at a rate or rates authorized by the resolution or ordinance, and shall be redeemed either in cash or bonds for the improvement project.

b. Notes issued against assessments shall be claims against the assessments that are prior and superior to a right, lien or claim of a surety on the bond given to the city to secure the performance of the contract for construction of the improvement, or to secure the payment of persons who have performed work or furnished materials under the contract.

c. The finance director may accept notes against special assessments on conditions prescribed by the council in payment of:

1. Assessments against which the notes were issued in order of priority;

2. Judgments rendered against property owners who have become delinquent in the payment of assessments; and

3. Certificates of purchase when property has been sold under execution or at tax sale for failure to pay the assessments.

17.04.150 Special assessment bonds. a. The council by ordinance may authorize the issuance and sale of special assessment bonds to pay all or part of the cost of an improvement in a special assessment district. The principal and interest of the bonds shall be payable solely from the special assessments levied against property in the district. The assessment shall constitute a sinking fund for the payment of principal and interest on the bonds. The benefitted property may be pledged by the council to secure payment of the bonds.

b. On default in a payment due on a special assessment bond, a bondholder may enforce payment of principal, interest, and costs of collection in a civil action in the same manner and with the same effect as actions for the foreclosure of mortgages on real property. Foreclosure shall be against all property on which assessments are in default. The period for redemption is the same as for a mortgage foreclosure on real property.

c. Before the council may issue special assessment bonds, it shall establish a guarantee fund and appropriate to the fund annually a sum adequate to cover a deficiency in meeting payments of principal and interest on bonds if the reason for the deficiency is nonpayment of assessments when due. Money received from actions taken against property for nonpayment of assessments shall be credited to the guarantee fund.

17.04.160 Time limit for special assessment districts. If five or more years elapse between the creation of a special assessment district and the city contracting for construction of the improvement, the city may not enter into the contract unless the council by resolution extends the period for entering into the contract by not more than an additional five years.

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b. Before the council acts on a resolution under subsection (a) of this section, the city clerk shall mail notice of the resolution to each current record owner of property listed on the preliminary assessment roll that the city will not contract for construction of the improvement in the district unless the resolution is adopted. The notice also shall include an updated copy of the preliminary assessment roll.

17.04.170 Water and sewer connections required. The owner of property in a water or sewer special assessment district that contains an occupied building shall connect to the improvement constructed in the district within one year after the date that the resolution confirming the assessment roll for the district becomes final.

17.04.180 Road improvement assessments for lots with two street frontages. a. The record owner of a through lot or flag lot may obtain a deferment of the part of an assessment for road improvements that is based on frontage on a road to which the lot does not have access. To obtain the deferment, the owner shall enter into a deferred assessment agreement with the city before the end of the period for filing objections to the district under HCC §17.04.050. The agreement shall provide that the lot has frontage on two streets, to only one of which the lot has access; that the lot owner shall pay the part of the assessment that is based on frontage on the street to which the lot has access; and that the owner shall pay the part of the assessment that is

based on the other street frontage when the lot acquires access to the street from that frontage.  
The agreement shall be recorded with the district recorder's office.

Deleted:

b. The assessment for road improvements against a corner lot shall be based only on the longer of the lot's road frontages.

17.04.190 Deferment of assessment payments for senior citizens. a. A person may obtain a deferment of assessment payments under this section if the person:

1. Will be at least 62 years of age within 12 months after the date of confirmation of the assessment roll;
2. Has an annual family income that would qualify under the United States Department of Housing and Urban Development designation of lower income families adjusted for Alaska and the Kenai-Cook Inlet Region;
3. Owns or has a life tenancy in the assessed property, and permanently resides in a single family dwelling on the property; and
4. Is not determined by the city, after notice and hearing, to have been conveyed the property primarily for the purpose of obtaining the exemption.

b. An assessment payment deferment is subject to approval by the council. A person seeking deferment of an assessment payment shall file a written application with the finance director on or before the first payment is due, supported by documentation showing that the applicant meets the criteria in subsection (a) of this section. A person receiving an assessment payment deferment must file with the city by April 15th of each subsequent year a new application proving eligibility as of January 1st of that year in order to retain the exemption. Within the same year the city for good cause shown may waive the claimant's failure to make timely application and approve the application as if timely filed.

c. Assessment payment deferments are subject to the availability of funds appropriated for that purpose. An application for an assessment payment deferment shall be submitted to the council with a report from the finance director as to the availability of funds to appropriate for the deferment. Deferred assessments are funded from the following sources:

1. The appropriate utility operating fund for deferred water and sewer assessment payments.
2. The accelerated roads program fund for deferred road improvement assessment payments.

If funds for an assessment payment deferment are not available from the appropriate source, the council may loan the necessary amount to the appropriate source from the general fund.

d. A person who receives an assessment payment deferment shall execute a deed of trust on the property subject to assessment, together with a promissory note payable to the city on demand, to secure the eventual payment of the deferred payment.

e. A deferred assessment payment shall be immediately due and payable upon the earlier to occur of the following events:

1. The sale or lease of the assessed property; or
2. The death of both the deferred assessment applicant and the applicant's surviving spouse, if any.

17.04.200 "In lieu of assessment". a. An "in lieu of assessment" must be paid for a property to receive additional water or sewer service within or beyond the area within a local improvement district.

b. An "in lieu of assessment" shall be computed on the actual cost of the additional water or sewer service, and shall be paid in accordance with HCC §§17.04.090 and 17.04.100.

c. A property on which an "in lieu of assessment" for water or sewer service has been levied in accordance with subsection (a) of this section nonetheless may be included in special assessment district for the same service in the future date, and will be assessed in that district. An amount not exceeding the lesser of (i) the amount of "in lieu of assessment" paid for the property and (ii) the amount of the assessment levied on the property in the future special assessment district shall be a credit against the amount of the assessment levied on the property in the future special assessment district

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1 CITY OF HOMER  
2 HOMER, ALASKA

3 City Clerk/  
4 Port and Harbor Advisory Commission

5 RESOLUTION 12-023  
6

7 A RESOLUTION OF THE CITY COUNCIL OF HOMER,  
8 ALASKA, AMENDING THE FEE SCHEDULE FOR PORT  
9 AND HARBOR LONG TERM PARKING FEES.  
10

11 WHEREAS, The Port and Harbor Advisory Commission reviewed the 2011 parking  
12 season that included the new parking requirements; and  
13

14 WHEREAS, To accommodate the customers who need to park their vehicle for more  
15 than seven days and likely less than ninety days in a calendar year, the commission  
16 recommended a monthly parking fee option for long-term parking; and  
17

18 WHEREAS, The option of a month-to-month long-term parking fee will decrease the  
19 amount of office transactions and reduce enforcement efforts to encourage compliance.  
20

21 NOW, THEREFORE, BE IT RESOLVED that the City Council hereby amends the City  
22 of Homer Fee Schedule as follows:  
23

24 PARKING FEES

25 Parking fees to be collected at Ramp 1, Ramp 2, Ramp 3 and Ramp 4 seasonally (Memorial Day  
26 through Labor Day). Parking fee is \$5 per calendar day. Posted parking time limits will be  
27 established and enforced as per Homer city code 10.04.100.

28 Seasonal permits for day use parking (Ramps 1-4): \$250.00.

29 Long Term parking permits required for Vehicles 20' or less parked in excess of seven (7)  
30 consecutive 24-hour days.

31 Long Term Parking annual permit (January 1<sup>st</sup> through December 31<sup>st</sup>): fee \$200.00.

32 Long Term Parking annual permit fee for vessel owners paying annual moorage in the Homer  
33 Harbor: fee \$100.00.

34 Vehicles over 20' and trailers are not  
35 eligible for long term parking permits.

36 **Monthly parking permit for vehicles less than 20': fee \$70.00 for 30 consecutive days.**

37 **Monthly parking permit for vehicles over 20': fee \$85.00 for 30 consecutive days in a**  
38 **portion of Lot 9 only.**

39 Long term parking will be enforced year around.

40 Parking lot restrictions for long term parking, May 1 through October 1, as depicted on attached  
41 map (Attachment A).

42 Existing code definitions for restricted parking, vehicles, junk vehicles, and fines for violations  
43 apply.

44 Fines, \$25.00 per calendar day, limited to \$250.00 fine per calendar year, with \$200.00 of the  
45 fine credited towards the long term parking annual permit.  
46

PASSED AND ADOPTED by the City Council of Homer, Alaska, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

CITY OF HOMER

\_\_\_\_\_  
JAMES C. HORNADAY, MAYOR

ATTEST:

\_\_\_\_\_  
JO JOHNSON, CMC, CITY CLERK

Fiscal Note: Revenue amounts not defined in CY2012 budget.



# City of Homer

## Port / Harbor

4350 Homer Spit Road  
Homer, Alaska 99603-8005

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Fax (907) 235-3152

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Web Site <http://port.ci.homer.ak.us>

### MEMORANDUM 12-050

TO: HOMER CITY COUNCIL & CITY MANAGER WALT WREDE  
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER  
DATE: MARCH 16, 2012  
SUBJECT: CHANGES TO HOMER SPIT PARKING PLAN TO INCLUDE MONTHLY PARKING FEES

#### Background

The 2011 parking season and possible changes to the Spit parking plan was discussed at the Port and Harbor Advisory Commission's last two regular meetings, dated January 25 and February 22, 2012. The commission recommended to staff to research the process for council action and code changes to put a monthly parking fee in place.

After much review and public feedback, staff recommends including monthly parking pass fees for long-term parking to the Port of Homer Terminal Tariff No. 600. The two proposed rates are described as follows:

1. A monthly pass for vehicles less than 20 feet. Proposed fee: \$70.00. This fee is set at a rate to encourage parkers to purchase an annual if they are planning to park longer than one month. In other words, we don't want to have folks purchase month-to-month passes instead of an annual because that would increase the amount of office transactions and the level of effort on enforcement needed in order to encourage compliance.
2. A monthly pass for oversize vehicles (over 20 feet). Proposed fee: \$85.00. A portion of Lot 9 will be designated for these oversize vehicles parking long-term. This will help accommodate the AMHS ferry customers who are traveling for more than seven days and want to park on the Spit, commonly their motor home. Currently our Tariff has a fee for non-fishing gear storage at a rate of \$0.17 per square foot, minimum of 1,000 square feet for a total of \$170.00 per month. Due to the fact that you can park two of these oversized vehicles on one lot, we came to the amount of \$85.00 per month per vehicle.

Both passes would require special mirror tags and the pay through date would be based on 30 consecutive days rather than a calendar month.

#### Recommendations

Approve Resolution 12-023 amending the City of Homer Fee Schedule Long Term Parking and Resolution 12-024 amending Port of Homer Terminal Tariff No. 600 to include monthly parking pass fees of \$70.00 for vehicles less than 20 feet, and \$85 for oversized vehicles (over 20 feet).

Attached: PHC Regular Meeting Minutes dated January 25, 2012  
PHC Regular Meeting Minutes dated February 22, 2012



PORT AND HARBOR ADVISORY COMMISSION  
REGULAR MEETING  
JANUARY 25, 2012

Hawkins noted that he anticipates seeing the results of the engineer's estimates in early February. He outlined a set of parameters for the consultant to consider on the Harbormaster's office building, including public restrooms and possibly public showers as well office space and a small workshop. There were comments that the City shouldn't build office space to lease. The building needs to be built to accommodate the harbor's needs as it grows in the years to come.

HOWARD/WEDIN MOVED TO FORWARD THE RANKINGS OF THE SIX PROJECTS TO THE PORT AND HARBOR IMPROVEMENT COMMITTEE.

The Commission discussed that this ranking is a recommendation of order of precedence for the funding of the projects.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- B. Memorandum to Port and Harbor Advisory Commission regarding amending the Bylaws regarding the Regular Meeting time for the months of May, June, July, and August from 5:00 p.m. to 6:00 p.m.

HOWARD/HARTLEY MOVED TO APPROVE THE RECOMMENDATION FOR THE MEETING SCHEDULE AND FORWARD IT TO COUNCIL FOR ADOPTION.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

**NEW BUSINESS**

A. Memorandum to Port and Harbor Commission from Port Director Re: Homer Moorage Rates dated November 28, 2011

- a) Letter from Christens Regarding Parking dated February 2, 2011
- b) Email from Homer Hockey Assoc. Regarding Kevin Bell Arena Parking dated June 24, 2011
- c) Letter from Ilia Dillon Regarding Parking dated July 14, 2011
- d) Letter from Seldovia City Manager Regarding Parking dated July 28, 2011
- e) 2011 Parking Pass Revenue Stats
- f) 2011 Ramp 1-4 Parking Revenue Stats
- g) 2012 Parking Passes

Harbormaster Hawkins reviewed his parking report and explained that the staff worked to be proactive using warnings and courtesy calls before issuing tickets. Their goal is compliance and changing behavior, not to write a bunch of tickets. Although some people don't like it, he feels that folks are getting used to it.

There was discussion of the idea of monthly parking fees. The reviewed the suggestions in the staff report, which includes a monthly rate of \$70 for vehicles less than 20 feet and

PORT AND HARBOR ADVISORY COMMISSION  
REGULAR MEETING  
JANUARY 25, 2012

designating a portion of Lot 9 for oversized vehicles (longer than 20 feet) at a rate of \$85. There was concurrence that the monthly fee will help resolve some people's issues.

WEDIN/HARTLEY MOVED TO ASK STAFF TO RESEARCH PROCESS FOR COUNCIL ACTION AND CODE CHANGES TO PUT THE MONTHLY PARKING FEES IN PLACE.

There was brief discussion that the monthly fee breaks down to be slightly higher than the annual fee. It was noted that the goal is to keep people who benefit from the annual pass from purchasing several monthly passes and thereby increasing administrative costs.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

The Commission briefly addressed the park and sell corner. Comments were made that there could be a fee set to park there to sell the vehicle. Another approach would be to put the lot out for RFP and see if someone in the private sector would be interested in pursuing something like that.

**B. 2012 Strategic Plan Update**

Chair Ulmer asked that a revised copy of their strategic plan be brought back that shows what the group has completed and for Commissioners to come back with ideas for their 2012 plan.

**INFORMATIONAL ITEMS**

- A. Monthly Statistical & Performance Report
- B. Weekly Crane and Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report & Pioneer Dock Ferry Landings Report
- E. Memorandum from Port and Harbor Director Re: End of Year Update
- F. Commissioner Attendance Schedule for City Council Meetings 2012
- G. Lease Expirations as of 1/5/12

There was brief discussion of the parking signs.

**COMMENTS OF THE AUDIENCE**

There were no audience comments.

**COMMENTS OF CITY STAFF**

Harbormaster Hawkins advised that tomorrow they will be taking public comments at the LIO office regarding HB184. It's a winner for Homer.

**COMMENTS OF THE COUNCILMEMBER**

No Councilmembers were present.

**COMMENTS OF THE CHAIR**

Chair Ulmer had no comment.

**Port Maintenance**

In addition to routine maintenance tasks around the Port, we have been busy with snow removal, especially the week of January 30. The increased snow fall has led to a number of equipment failures on snow blowers, the Sweepster, and the snow plow frame on Truck 426. All were repaired and returned to service in a timely manner. We're also glad to do our part to facilitate the increased dock and barge ramp traffic by sanding/plowing/ice removal.

- Maintenance assisted Harbor Officers in the dewatering of a 30 foot vessel to prevent it from sinking. It was a good collaboration of Team Port!

**B. Lease Committee**

Commissioner Zimmerman reported that the Lease Committee met last week to discuss a lease for Dockside II. The proposal was incomplete and the applicant didn't show up so it got put aside and the property might go out for RFP. The four leases that have been approved for signing by City haven't been completed for various reasons and Administration is working to get them done.

**PUBLIC HEARING**

None

**PENDING BUSINESS**

- A. Memorandum to the Port and Harbor Commission fro Port Director Re: Parking Results & Review of 2011 Season
- a.) Memorandum from Deputy City Clerk Re: Correction of Notice for Parking Results & Review of the 2011 Season and Adoption of the Motion Regarding Monthly Parking Fees

HOWARD/WEDIN MOVED TO APPROVE THIS MEMORANDUM TO RESOLVE IMPROPER MEETING NOTICE AND THEREBY ADOPT THE MOTION RECOMMENDING STAFF MOVE FORWARD ON THE MONTHLY PARKING FEES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**NEW BUSINESS**

- A. Harbor Improvement Cost Estimate Summary

Barbara Howard, Chair of the Port and Harbor Improvement Committee reviewed her power point presentation that was also included in the meeting packet. The presentation included information regarding:

- A brief history of the Committees work to date.
- Engineer's Estimated Project Costs for the five projects is \$12,468,000
- Alternatives for the harbor office building, including availability of two properties available for sale.
- Availability of matching funds.



**CITY OF HOMER  
HOMER, ALASKA**

City Clerk/  
Port and Harbor Advisory Commission

**RESOLUTION 12-024**

A RESOLUTION OF THE CITY COUNCIL OF HOMER,  
ALASKA, AMENDING THE PORT OF HOMER TERMINAL  
TARIFF NO. 600 TO PROVIDE FOR LONG TERM PARKING  
FEES.

WHEREAS, A Long Term Parking Plan was adopted via Resolution 11-034(S), with parking fees included in the Port of Homer Terminal Tariff No. 600 via Resolution 11-040(A); and

WHEREAS, To accommodate the customers who need to park their vehicle for more than seven days and likely less than ninety days in a calendar year, the commission recommended a monthly parking fee option for long-term parking; and

WHEREAS, The option of a month-to-month long-term parking fee will decrease the amount of office transactions and reduce enforcement efforts to encourage compliance.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby amends the Port of Homer Terminal Tariff No. 600 as follows:

### RULE: 34.31 – PARKING FEES

Parking fees to be collected at Ramp 1, Ramp 2, Ramp 3 and Ramp 4 seasonally (Memorial Day through Labor Day). Parking fee is \$5 per calendar day. Posted parking time limits will be established and enforced as per Homer City Code 10.04.100.

(a) LONG TERM PARKING PERMITS

Vehicles over 20' and trailers are not eligible for long term parking permits.

(1) Seasonal permits for day use parking (Ramps 1-4): \$250.00.

(2) Long Term parking permits required for vehicles 20' or less parked in excess of seven (7) consecutive 24-hour days.

(3) Long Term Parking annual permit fee for vessel owners paying annual moorage in the Homer Harbor: fee \$100.00.

(4) Long Term parking annual permit (January 1st through December 31st): fee \$200.00.

**(5) Monthly parking permit for vehicles less than 20': fee \$70.00 for 30 consecutive days.**

**(6) Monthly parking permit for vehicles over 20': fee \$85.00 for 30 consecutive days in a portion of Lot 9 only.**

~~(57)~~ Long term parking will be enforced year around.

~~(68)~~ Parking lot restrictions for long term parking, May 1 through October 1, as depicted on harbor map (Resolution 11-036(A)).

~~(79)~~ Existing code definitions for restricted parking, vehicles, junk vehicles, and fines for violations apply. Fines, \$25.00 per calendar day, provided that the fine for overtime parking in long term parking area will be limited to \$250.00 fine per calendar year, with \$200.00 of the fine credited towards the long term parking annual permit.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

CITY OF HOMER

\_\_\_\_\_  
JAMES C. HORNADAY, MAYOR

ATTEST:

\_\_\_\_\_  
JO JOHNSON, CMC, CITY CLERK

Fiscal Note: Revenue amounts not defined in CY2012 budget.



# City of Homer

## Port / Harbor

4350 Homer Spit Road  
Homer, Alaska 99603-8005

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---

### MEMORANDUM 12-050

TO: HOMER CITY COUNCIL & CITY MANAGER WALT WREDE  
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER  
DATE: MARCH 16, 2012  
SUBJECT: CHANGES TO HOMER SPIT PARKING PLAN TO INCLUDE MONTHLY PARKING FEES

#### Background

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After much review and public feedback, staff recommends including monthly parking pass fees for long-term parking to the Port of Homer Terminal Tariff No. 600. The two proposed rates are described as follows:

1. A monthly pass for vehicles less than 20 feet. Proposed fee: \$70.00. This fee is set at a rate to encourage parkers to purchase an annual if they are planning to park longer than one month. In other words, we don't want to have folks purchase month-to-month passes instead of an annual because that would increase the amount of office transactions and the level of effort on enforcement needed in order to encourage compliance.
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Both passes would require special mirror tags and the pay through date would be based on 30 consecutive days rather than a calendar month.

#### Recommendations

Approve Resolution 12-023 amending the City of Homer Fee Schedule Long Term Parking and Resolution 12-024 amending Port of Homer Terminal Tariff No. 600 to include monthly parking pass fees of \$70.00 for vehicles less than 20 feet, and \$85 for oversized vehicles (over 20 feet).

Attached: PHC Regular Meeting Minutes dated January 25, 2012  
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PORT AND HARBOR ADVISORY COMMISSION  
REGULAR MEETING  
JANUARY 25, 2012

Hawkins noted that he anticipates seeing the results of the engineer's estimates in early February. He outlined a set of parameters for the consultant to consider on the Harbormaster's office building, including public restrooms and possibly public showers as well office space and a small workshop. There were comments that the City shouldn't build office space to lease. The building needs to be built to accommodate the harbor's needs as it grows in the years to come.

HOWARD/WEDIN MOVED TO FORWARD THE RANKINGS OF THE SIX PROJECTS TO THE PORT AND HARBOR IMPROVEMENT COMMITTEE.

The Commission discussed that this ranking is a recommendation of order of precedence for the funding of the projects.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- B. Memorandum to Port and Harbor Advisory Commission regarding amending the Bylaws regarding the Regular Meeting time for the months of May, June, July, and August from 5:00 p.m. to 6:00 p.m.

HOWARD/HARTLEY MOVED TO APPROVE THE RECOMMENDATION FOR THE MEETING SCHEDULE AND FORWARD IT TO COUNCIL FOR ADOPTION.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

**NEW BUSINESS**

A. Memorandum to Port and Harbor Commission from Port Director Re: Homer Moorage Rates dated November 28, 2011

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PORT AND HARBOR ADVISORY COMMISSION  
REGULAR MEETING  
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Chair Ulmer asked that a revised copy of their strategic plan be brought back that shows what the group has completed and for Commissioners to come back with ideas for their 2012 plan.

**INFORMATIONAL ITEMS**

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**COMMENTS OF THE AUDIENCE**

There were no audience comments.

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Harbormaster Hawkins advised that tomorrow they will be taking public comments at the LIO office regarding HB184. It's a winner for Homer.

**COMMENTS OF THE COUNCILMEMBER**

No Councilmembers were present.

**COMMENTS OF THE CHAIR**

Chair Ulmer had no comment.

PORT AND HARBOR ADVISORY COMMISSION  
REGULAR MEETING  
FEBRUARY 22, 2011

Port Maintenance

In addition to routine maintenance tasks around the Port, we have been busy with snow removal, especially the week of January 30. The increased snow fall has led to a number of equipment failures on snow blowers, the Sweepster, and the snow plow frame on Truck 426. All were repaired and returned to service in a timely manner. We're also glad to do our part to facilitate the increased dock and barge ramp traffic by sanding/plowing/ice removal.

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**PUBLIC HEARING**

None

**PENDING BUSINESS**

- A. Memorandum to the Port and Harbor Commission fro Port Director Re: Parking Results & Review of 2011 Season
- a.) Memorandum from Deputy City Clerk Re: Correction of Notice for Parking Results & Review of the 2011 Season and Adoption of the Motion Regarding Monthly Parking Fees

HOWARD/WEDIN MOVED TO APPROVE THIS MEMORANDUM TO RESOLVE IMPROPER MEETING NOTICE AND THEREBY ADOPT THE MOTION RECOMMENDING STAFF MOVE FORWARD ON THE MONTHLY PARKING FEES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**NEW BUSINESS**

- A. Harbor Improvement Cost Estimate Summary

Barbara Howard, Chair of the Port and Harbor Improvement Committee reviewed her power point presentation that was also included in the meeting packet. The presentation included information regarding:

- A brief history of the Committees work to date.
- Engineer's Estimated Project Costs for the five projects is \$12,468,000
- Alternatives for the harbor office building, including availability of two properties available for sale.
- Availability of matching funds.



## ORDINANCE(S)



# CITY MANAGER'S REPORT



## MANAGERS REPORT

April 9, 2012

TO: MAYOR HORNADAY / HOMER CITY COUNCIL

FROM: WALT WREDE 

### UPDATES / FOLLOW-UP

1. Land Allocation Plan: The Council reviewed the Land Allocation Plan during a Special Meeting on March 26<sup>th</sup>. During the discussion, Council expressed some dissatisfaction with the process. One of the issues that came up was whether the Council needed to do this every year and to what extent the Commissions need to be involved. Since the meeting, the Clerk's office took another look at this. There are no requirements regarding the Land Allocation Plan that could be found in the City Code. It appears that the process we have been using is mostly tradition. The adopted Lease Policies do address the issue at 3.2 (B), a copy of which is attached. So, it looks as though the Council could change the process by adopting a resolution amending the Lease Policies. That would be the easiest approach. An ordinance inserting language into the code is another option.
2. Future Council Workshops: Based upon the discussion last week, we have scheduled workshops from 5-7 PM on Monday April 16 and Monday April 30. The workshop on the 16<sup>th</sup> will be focused on Council e-mails and records retention. Amending the City code regarding e-mail records retention may also be on the agenda. On April 30<sup>th</sup>, the Council is scheduled to discuss both the Community Recreation Program and the CEDS. At the time this report was written, we were waiting on confirmation from Holly Wells that she will be available on the 16<sup>th</sup>. Holly has been out of the office but was expected back on the 4<sup>th</sup>.
3. Presentation by AML/JIA: As you know, the Karen Hornaday Park Playground Project is moving ahead and we expect to see construction this spring during build week in May. HoPP has recruited an impressive number of volunteers and has consulted regularly with the City. City staff is providing guidance and general oversight. Carey, Angie, and Mike have been especially involved. Several Council members have expressed concern about the liability associated with have a large group of volunteers doing work within a City park. We have been taking that issue very seriously and are looking for ways to minimize the risk, from developing release forms, to training and oversight, to site control. Mike Illg has been heading up this effort and has acted as a liaison between HoPP and the City insurance carrier AML/JIA. Kevin Smith the AML/JIA Executive Director and Sean Dewalt, a risk manager will be at the meeting to provide a short briefing on this topic.
4. Presentation by Port Bond Committee: At the Committee of the Whole, the Port Improvement Bond Committee will give an overview of its activities to date and its recommendations going forward. The Committee is recommending fee

increases phased in over two years in order to repay about \$ 6 Million in revenue bonds. The bond proceeds would be used to leverage a like amount of funds through the State Municipal Harbor Matching Grant Program. The Committee has embarked on a public education and information campaign which includes numerous strategies to get the word out about this topic. This presentation is part of the process.

5. Health Insurance Consultant Presentation: At the last meeting, the Council heard a presentation from the City's health insurance broker / consultant. To my knowledge, this is the first time the Council has ever received a briefing on the City's self insured plan in that amount of detail. I hope you found it to be helpful. We would be interested in any comments you might have and suggestions about future briefings.
6. Damaged Piles / Emergency Appropriation: There are three piles supporting floats in the harbor that are severely damaged. I believe you will see pictures of them at the meeting. Replacing these piles is part of the Port Improvement Bond Committee discussion however, we cannot wait for two years to conduct the work. This is a big safety and liability issue for the City right now. If the condition of the piles worsen, we might have to shut down an entire float(s). I bring this up now because we may have a unique opportunity to address this quickly. This agenda contains a resolution approving a contract for a company to do repair work on the Deep Water Dock. This company has barge and crane in the vicinity and if the contract is approved by Council, we could enter into a change order and use that equipment to replace the damaged piles as well. It is rare that we have this type of equipment available and we could do the work without paying the mobilization costs since the equipment will already be here. I would like to discuss this some because I believe an emergency procurement is justified.

#### ATTACHMENTS

1. April Employee Anniversaries
2. Chapter 3.2 (B) of Lease Policies re: land Allocation Plan



## *City of Homer*

### **Memorandum**

To: Mayor Hornaday and Homer City Council

From: Walt Wrede, City Manager

Date: April 3, 2012

Re: April Employee Anniversaries

---

I want to thank the following employees for the dedication, commitment 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	21	Years
Chris Dabney,	Port & Harbor	13	Years
Joe Young,	Public Works	5	Years
Rick Pitta,	Police	3	Years
Rachel Tussey	Port & Harbor	2	Years
Andrea Petersen,	Administartion	1	Year

## Walt Wrede

---

**From:** Jo Johnson  
**Sent:** Friday, March 30, 2012 10:33 AM  
**To:** Walt Wrede  
**Subject:** Land Allocation Plan Question

Walt,  
The LAP is defined in the Lease Policy:

### 3.2 PROCEDURES

- A. The Lease Committee shall maintain a list of all City properties that have been authorized for lease by the City Council. This list shall be made readily available to the public. The Lease Committee may also develop a list of additional properties, for City Council review, that it recommends should be made available for lease.
- B. The City Council shall identify which City properties are available for lease through its annual land allocation workshop process which includes the Lease Committee, the Planning Commission, the Port and Harbor Commission, and the Parks and Recreation Commission.
- C. All properties identified as available for lease by the City Council shall be subject to the lease policies and procedures contained herein.
- D. All uses and activities on lands made available for lease are subject to the City Comprehensive Plan, zoning ordinances, flood ordinance, subdivision ordinance, and other applicable local, state, and federal laws and regulations.
- E. The City Council may restrict specific City properties to certain uses or classes of use. Such properties will be available for leasing only such uses. The City Council has in the past restricted the use of lots immediately adjacent to the Fish Dock to activities directly related to commercial fishing. Similarly, it has restricted uses on lots adjacent to the Deep Water Dock to marine industrial uses with an emphasis on shipping and cargo handling. The purpose for these restrictions is to encourage growth in targeted economic sectors, to insure that the City receives the maximum benefits from the large investment the public has made in those docks, and to provide land for businesses that require close proximity to the docks in order to operate efficiently and profitably.

*Jo Johnson*

City Clerk  
City of Homer  
491 E. Pioneer Ave.  
Homer, AK 99603  
907-235-3130 Fax 907-235-3143

*PUBLIC RECORDS LAW DISCLOSURE: Most e-mails from or to this address will be available for public inspection under Alaska public records law.*

# 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 *lj*  
DATE: APRIL 3, 2012  
SUBJECT: BID REPORT

Homer Airport General Concession Lease and Car Rental Concession Lease - Sealed proposals for the leasing of two (2) general concession spaces at the Homer Airport Terminal and Sealed proposals for the leasing of three (3) car rental concession spaces at the Homer Airport Terminal will be received at the office of the City Clerk, 491 E. Pioneer Avenue, Homer, AK 99603 prior to 2:00 p.m. on Wednesday, April 11, 2012. General concession leases could include, but are not limited to businesses such as: food vendors, coffee stands, and other airport related services. The time of receipt will be determined by the City Clerk's time stamp. Proposals received after the time fixed for the receipt of the proposals shall not be considered. Proposals are required to be on the plan holder's list to be considered responsive. The City reserves the right to accept or reject any and all proposals and to waive irregularities or informalities in the proposals.



# CITY ATTORNEY REPORT



# COMMITTEE REPORT(S)



**PENDING BUSINESS**



# NEW BUSINESS



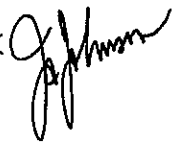
# Office of the City Clerk

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  
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ext: 2224, 2226, or 2227  
Fax: (907) 235-3143  
Email: clerk@ci.homer.ak.us

## MEMORANDUM 12-058

TO: MAYOR HORNADAY AND HOMER CITY COUNCIL  
FROM: JO JOHNSON, CMC, CITY CLERK   
DATE: APRIL 4, 2012  
SUBJECT: SELECTION/APPOINTMENT OF COUNCILMEMBER TO FILL VACANCY

A vacancy exists on the City Council with the March 12<sup>th</sup> resignation of Kevin Hogan. The following persons have applied for the vacant Council seat:

Sharon Minsch  
Donald Stead  
Beauregard Burgess

Nominations are made on the floor and voting can be done by voice vote or secret ballot.

The person appointed will be sworn in at the regular meeting on April 9, 2012 and will serve until the next regular election.

A simple majority, not a quorum, vote of the remaining Councilmembers is required to select and appoint persons to fill Council vacancies.

### RECOMMENDATION:

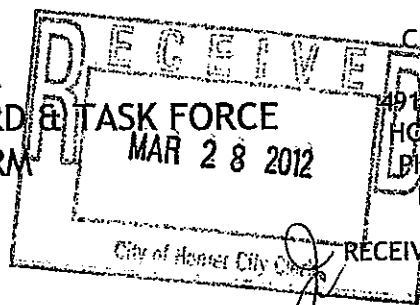
Select one person to fill the vacant Council seat.

Fiscal Note: NA





CITY OF HOMER  
COMMISSION, COMMITTEE, BOARD & TASK FORCE  
APPLICATION FORM



*Mayor 3/28/12*  
CITY CLERKS OFFICE  
CITY OF HOMER  
491 E. PIONEER AVENUE  
HOMER, ALASKA 99603  
PHONE 907-235-3130  
FAX 907-235-3143

RECEIVED BY CLERK'S OFFICE

The information below provides some basic background for the Mayor and Council.  
This information is public and will be included in the Council Information packet.

Name  Date

Physical Address  City

Mailing Address  Zip Code

Phone  Work #  Cell #

Email Address

**NOTE:** The above information will be published in the City Directory and within the City web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council.

Please indicate the commission(s), committee(s), board or task force you are interested in:

Select	COMMISSION/COMMITTEE/BOARD.TASK FORCE	REGULAR MEETING SCHEDULE
<input type="checkbox"/>	ADVISORY PLANNING COMMISSION	1ST & 3RD WEDNESDAY OF THE MONTH AT 7:00 P.M. WORKSESSIONS AT 5:30 P.M.
<input type="checkbox"/>	ECONOMIC DEVELOPMENT ADVISORY COMMISSION	2ND TUESDAY OF THE MONTH AT 6:00 P.M.
<input type="checkbox"/>	LIBRARY ADVISORY BOARD	1ST TUESDAY OF THE MONTH AT 5:00 P.M.
<input type="checkbox"/>	PARKS & RECREATION ADVISORY COMMISSION	3RD THURSDAY OF THE MONTH AT 5:30 P.M.
<input type="checkbox"/>	PORT & HARBOR ADVISORY COMMISSION	4TH WEDNESDAY OF THE MONTH AT 5:00 P.M.
<input type="checkbox"/>	PUBLIC ARTS COMMITTEE	QUARTERLY - 2ND THURSDAY OF THE MONTH AT 5:00 P.M.
<input type="checkbox"/>	TRANSPORTATION ADVISORY COMMITTEE	3RD TUESDAY OF THE MONTH AT 5:30 P.M.
<input type="checkbox"/>	PERMANENT FUND COMMITTEE	QUARTERLY - 2ND THURSDAY OF THE MONTH AT 6:00 P.M.
<input type="checkbox"/>	LEASE COMMITTEE	QUARTERLY - 2ND THURSDAY OF THE MONTH AT 3:00 P.M.
<input checked="" type="checkbox"/>	OTHER - PLEASE ENTER THE	City Council Vacancy

*MINSCH 103 437*

I have been a resident of the City for  ☐ mos. ☒ yrs I have been a resident of the area for  ☐ mos. ☒ yrs.

I am presently employed as:

List any special training, education or background you have which is related to your choice of commission, committee, board or task force:

Attended annual training provided for Planning Commissioners as well as Boards and Commissions since 2006. Training included Ethics, Due Process & Fair Hearings, Open Meetings Act, Homer City Ethics Code and Conflict of Interest. Already have a working knowledge of Homer City Code as well as most of the guiding documents for Homer from Comp Plans to Beach Policy to Climate Action Plan etc. Familiarity with HARP, HAWSP, Long Range Transportation Plans, Water/ Sewer Plans, Non Motorized Trails, City Council Operating Manual etc.

Have you ever served on a similar commission, committee, board or task force?

If so when and where?

Homer Advisory Planning Commission, Chugiak Community Council, On Site Water and Waste Water Technical Review Board, Various City and State Tasks Force Groups relating to local and state issues on water/septic/sewer/public water

When are you available for meetings? ☒ Weekly ☐ Monthly ☐ Bi-Monthly

I am interested in serving on the above because:

Training and knowledge about Homer acquired while on the HAPC would be valuable to a person serving at the City Council level. I am well prepared and well qualified to fill the vacancy. HAPC is an excellent training ground before moving up to the Council. I believe in community service and the public process. If you do not participate on some level in your community you are missing a wonderful opportunity.

Do you currently belong to any organizations specifically related to the area of your choice(s) you wish to serve on?

☐ Yes ☒ No

If yes, please list organizations:

Questions regarding the Homer Advisory Planning Commission:

Have you ever developed real property, other than your personal residence? ☐

If yes, briefly describe the development:

Questions regarding the Port & Harbor Advisory Commission:

Do you use the Homer Port and/ or Harbor on a regular basis? ☐

If yes, is you use primarily: ☐ Commercial ☐ Recreational ☐ Both

Please include any additional information that may assist the Mayor in his decision:

See attached

When you have completed the form please review all the information and then click on the submit or print button.

Attachment to City of Homer Commission, Committee, Board & Task Force Application Form

My name is Sharon Minsch and I was born in the Territory of Alaska. I grew up in Anchorage and I have been hanging out in Homer since I was 5 years old

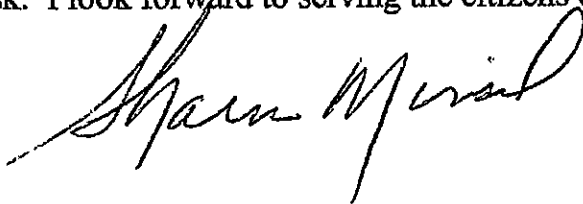
I have been married since 1978 to the same man. We have a 31 year old son, our first grand daughter and a cabin we built in 1989 in Peterson Bay. I am the Owner /Broker of Alaska Real Estate in Homer. I have been listing and selling Alaska real estate since 1984. I am Past President of the Kachemak Board of Realtors and Past President of the Homer Kachemak Bay Rotary Club. Currently I serve as the Coordinator for the Rotary Health Fair and Club Treasurer.

I have a demonstrated commitment to community service. I have many skills that would be transferable and useful on the City Council. I will be able to hit the ground running with little disruption to the Council. I offer the following:

1. Familiarity with the meeting practices and procedures of the City of Homer and the City Council.
2. Familiarity with the Cities projects and future goals as well as basic knowledge of the issues we are currently dealing with as a City.
3. Commitment to competency and fair play in making decisions that are in the best interest of all the residents of Homer.
4. Experience working with City, Borough, State and Federal government departments on issues of community interest.
5. Understanding of utility rates and structures learned while working on water, sewer and natural gas models for WID/ LID process's within the Municipality of Anchorage.
6. I am always prepared with my homework done and ready to work. I am not afraid of hard work or making tough decisions.
7. A demonstrated track record. I take pride in public policy and the benefits for the good of the whole.
8. I have been reading the minutes and agenda's of the Council as well as the various boards and commissions of Homer since before I was appointed to the HAPC. Since E packets became available I read the Council packets on line .

Thank you for your consideration of my appointment to the vacant council seat. If you have any questions, do not hesitate to ask. I look forward to serving the citizens of Homer.

Sharon Minsch 399-4266



Minsch 31 439





CITY OF HOMER  
COMMISSION, COMMITTEE, BOARD & TASK FORCE  
APPLICATION FORM

CITY CLERKS OFFICE  
CITY OF HOMER  
491 E. PIONEER AVENUE  
HOMER, ALASKA 99603  
PHONE 907-235-3130  
FAX 907-235-3143

RECEIVED BY CLERK'S OFFICE  
APR 03 2012 PM 02:07 Rk

The information below provides some basic background for the Mayor and Council.  
This information is public and will be included in the Council Information packet.

Name DONALD P. STEAD Date APRIL 3, 2012

Physical Address 1401 CANDLELIGHT COURT City HOMER

Mailing Address P.O. Box 2159 Zip Code 99603

Phone 235-1320 Work # 235-3394 Cell # 399-1445

Email Address sdstead@gmail.com

NOTE: The above information will be published in the City Directory and within the City web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council.

Please indicate the commission(s), committee(s), board or task force you are interested in:

Select	COMMISSION/COMMITTEE/BOARD.TASK FORCE	REGULAR MEETING SCHEDULE
<input type="checkbox"/>	ADVISORY PLANNING COMMISSION	1ST & 3RD WEDNESDAY OF THE MONTH AT 6:30 P.M. WORKSESSIONS AT 5:30 P.M.
<input type="checkbox"/>	ECONOMIC DEVELOPMENT ADVISORY COMMISSION	2ND TUESDAY OF THE MONTH AT 6:00 P.M.
<input type="checkbox"/>	LIBRARY ADVISORY BOARD	1ST TUESDAY OF THE MONTH AT 5:00 P.M.
<input type="checkbox"/>	PARKS & RECREATION ADVISORY COMMISSION	3RD THURSDAY OF THE MONTH AT 5:30 P.M.
<input type="checkbox"/>	PORT & HARBOR ADVISORY COMMISSION	4TH WEDNESDAY - JANUARY TO APRIL & SEPTEMBER TO DECEMBER AT 5:00 P.M. 4TH WEDNESDAY - MAY - AUGUST AT 6:00 P.M.
<input type="checkbox"/>	PUBLIC ARTS COMMITTEE	QUARTERLY - 2ND THURSDAY OF THE MONTH AT 5:00 P.M.
<input type="checkbox"/>	TRANSPORTATION ADVISORY COMMITTEE	3RD TUESDAY OF THE MONTH AT 5:30 P.M.
<input type="checkbox"/>	PERMANENT FUND COMMITTEE	QUARTERLY - 2ND THURSDAY OF THE MONTH AT 5:15 P.M.
<input type="checkbox"/>	LEASE COMMITTEE	QUARTERLY - 2ND THURSDAY OF THE MONTH AT 3:00 P.M.
<input checked="" type="checkbox"/>	OTHER - PLEASE ENTER THE COMMITTEE/TASK FORCE	<u>OPEN COUNCIL SEAT.</u>

I have been a resident of the City for  ☐ mos. ☒ yrs I have been a resident of the area for  ☐ mos. ☒ yrs.

I am presently employed as:

List any special training, education or background you have which is related to your choice of commission, committee, board or task force:

ENGINEERING & BUSINESS - DEGREE FROM NATIONAL UNIVERSITY  
BACKGROUND IN MANAGEMENT & ENGINEERING  
CEO OF A SMALL UTILITY IN MINNESOTA.

Have you ever served on a similar commission, committee, board or task force?

If so when and where?

When are you available for meetings? ☐ Weekly ☒ Monthly ☐ Bi-Monthly

I am interested in serving on the above because:

Want to serve the community and assist w/ problem solving.

Do you currently belong to any organizations specifically related to the area of your choice(s) you wish to serve on?

☐ Yes ☒ No

If yes, please list organizations:

Questions regarding the Homer Advisory Planning Commission:

Have you ever developed real property, other than your personal residence? ☐

If yes, briefly describe the development:

Questions regarding the Port & Harbor Advisory Commission:

Do you use the Homer Port and/ or Harbor on a regular basis? ☐

If yes, is you use primarily: ☐ Commercial ☐ Recreational ☐ Both

Please include any additional information that may assist the Mayor in his decision:

When you have completed the form please review all the information and then click on the print button.



**CITY OF HOMER  
COMMISSION, COMMITTEE, BOARD & TASK FORCE  
APPLICATION FORM**

APR 03 2012 PM03:03

CITY CLERKS OFFICE  
CITY OF HOMER  
491 E. PIONEER AVENUE  
HOMER, ALASKA 99603  
PHONE 907-235-3130  
FAX 907-235-3143

RECEIVED BY CLERK'S OFFICE

The information below provides some basic background for the Mayor and Council.  
This information is public and will be included in the Council Information packet.

Name	Beauregard Burgess	Date	04/02/2012
Physical Address	4860 Diamond Creek Place	City	Homer
Mailing Address	PO Box 2311	Zip Code	99603
Phone	907-235-2352	Work #	907-235-3217
		Cell #	907-299-8280
Email Address	bburgess@HomerBookkeepers.com		

**NOTE:** The above information will be published in the City Directory and within the City web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council.

Please indicate the commission(s), committee(s), board or task force you are interested in:

Select	COMMISSION/COMMITTEE/BOARD.TASK FORCE	REGULAR MEETING SCHEDULE
<input checked="" type="checkbox"/>	ADVISORY PLANNING COMMISSION	1ST & 3RD WEDNESDAY OF THE MONTH AT 6:30 P.M. WORKSESSIONS AT 5:30 P.M.
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<input type="checkbox"/>	LEASE COMMITTEE	QUARTERLY - 2ND THURSDAY OF THE MONTH AT 3:00 P.M.
<input checked="" type="checkbox"/>	OTHER - PLEASE ENTER THE COMMITTEE/TASK FORCE	Special Appointment (open City Council Seat)

I have been a resident of the City for  ☐ mos. ☒ yrs I have been a resident of the area for  ☐ mos. ☒ yrs.

I am presently employed as:

List any special training, education or background you have which is related to your choice of commission, committee, board or task force:

As a general contractor my job has provided me with insight into the workings of Homer's zoning codes and permitting processes for land use activities. I have also worked with the ACOE conducting wetland delineations and evaluating ecological impacts of proposed development plans. Being a bookkeeper has provided essential insight into the local business and non-profit community, with clients ranging from the Homer Chamber of Commerce to Bald Mountain Air Service.

I have an educational background in accounting, and as a contractor have taken continuing education courses in everything from building code standards to septic system installation certifications. I am a fluent Spanish speaker and have a basic level of proficiency in Mandarin.

Have you ever served on a similar commission, committee, board or task force?

If so when and where?

When are you available for meetings? ☒ Weekly ☒ Monthly ☒ Bi-Monthly

I am interested in serving on the above because:

(1) Both the City Council and Planning & Zoning Commission stand to gain from the perspective of a member who actually works in business and industry day to day (in something other than just sales or consulting). Too often have I seen recommendations leave P&Z or be passed into code by the Council that are ill attuned to the needs and realities of business and the public. (2) A youthful perspective, tempered by the realities of real life, but still possessing a desire to effect meaningful and farsighted development and change, never hurts.

Do you currently belong to any organizations specifically related to the area of your choice(s) you wish to serve on?

☒ Yes ☐ No

If yes, please list organizations:

Questions regarding the Homer Advisory Planning Commission:

Have you ever developed real property, other than your personal residence?

If yes, briefly describe the development:

As a GC I have directed development for several local area homes and have performed remodels, extensive excavation and landscaping work and other improvements on hundreds of other properties across the Peninsula.

Questions regarding the Port & Harbor Advisory Commission:

Do you use the Homer Port and/ or Harbor on a regular basis?

If yes, is you use primarily: ☐ Commercial ☐ Recreational ☒ Both

Please include any additional information that may assist the Mayor in his decision:

I am a team player who strives for consensus and appreciates, on topic, constructive dialogue. My agenda is to see Homer, its residents and our economy grow and prosper in a manageable, sustainable and efficient manner. I am a strong proponent of bringing natural gas to Homer. I am opposed to Pebble Mine. I'm a vocal advocate for bringing as many State and Borough resources to Homer as possible. I write my representatives regularly.

When you have completed the form please review all the information and then click on the print button.

# 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](mailto:clerk@ci.homer.ak.us)

## MEMORANDUM 12-059

TO: MAYOR HORNADAY AND HOMER CITY COUNCIL

FROM: JO JOHNSON, CMC, CITY CLERK

DATE: APRIL 4, 2012

SUBJECT: OATH OF OFFICE TO NEW COUNCILMEMBER

The Oath of Office is administered to the new councilmember by the City Clerk. Following the Clerk administering the Oath of Office, the new councilmember may participate in all matters within the meeting.

### RECOMMENDATION:

Informational only.

Fiscal Note: NA



**RESOLUTION(S)**



**CITY OF HOMER  
HOMER, ALASKA**

Mayor/City Council

**RESOLUTION 12-029**

**A RESOLUTION OF THE CITY COUNCIL APPROVING THE  
CITY OF HOMER 2012 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 27, 2012; and

WHEREAS, The recommendations via Memorandums 12-041, 12-042, 12-043, 12-044, 12-045, and 12-046 from the Economic Development Advisory Commission, Parks and Recreation Advisory Commission, Library Advisory Board, Lease Committee, Port and Harbor Advisory Commission, and Planning Commission were considered; and

WHEREAS, Council had no recommendations to amend the plan as presented.

NOW, THEREFORE, BE IT RESOLVED by the City Council that the City of Homer 2012 Land Allocation Plan is hereby approved as presented.

PASSED AND ADOPTED by the Homer City Council this 9<sup>th</sup> day of April, 2012.

CITY OF HOMER

\_\_\_\_\_  
JAMES C. HORNADAY, MAYOR

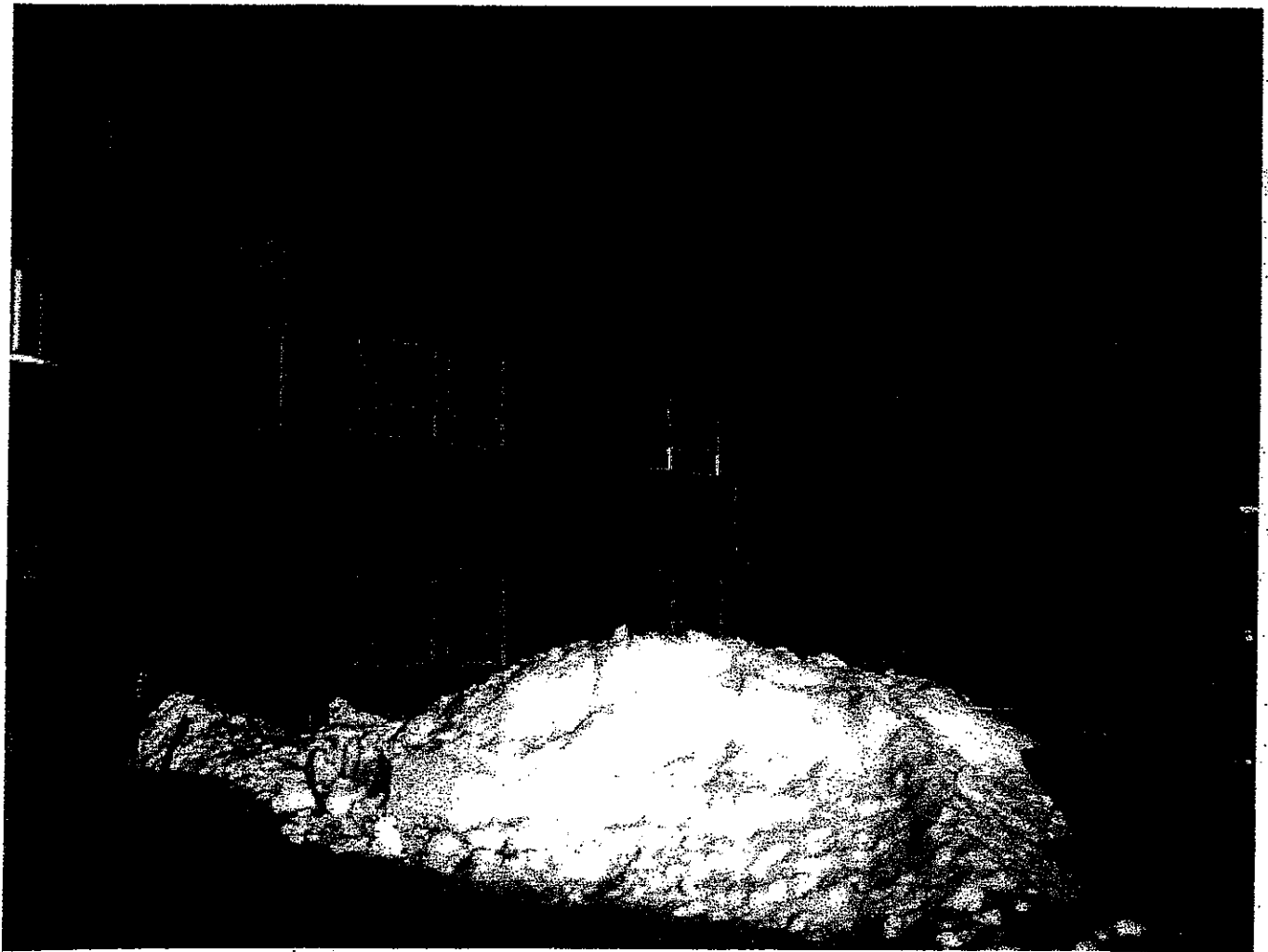
ATTEST:

\_\_\_\_\_  
JO JOHNSON, CMC, CITY CLERK

Fiscal Note: N/A



**2012 Land Allocation Plan** \*  
**City of Homer**  
**DRAFT**  
Adopted by Resolution 2012-



## **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**

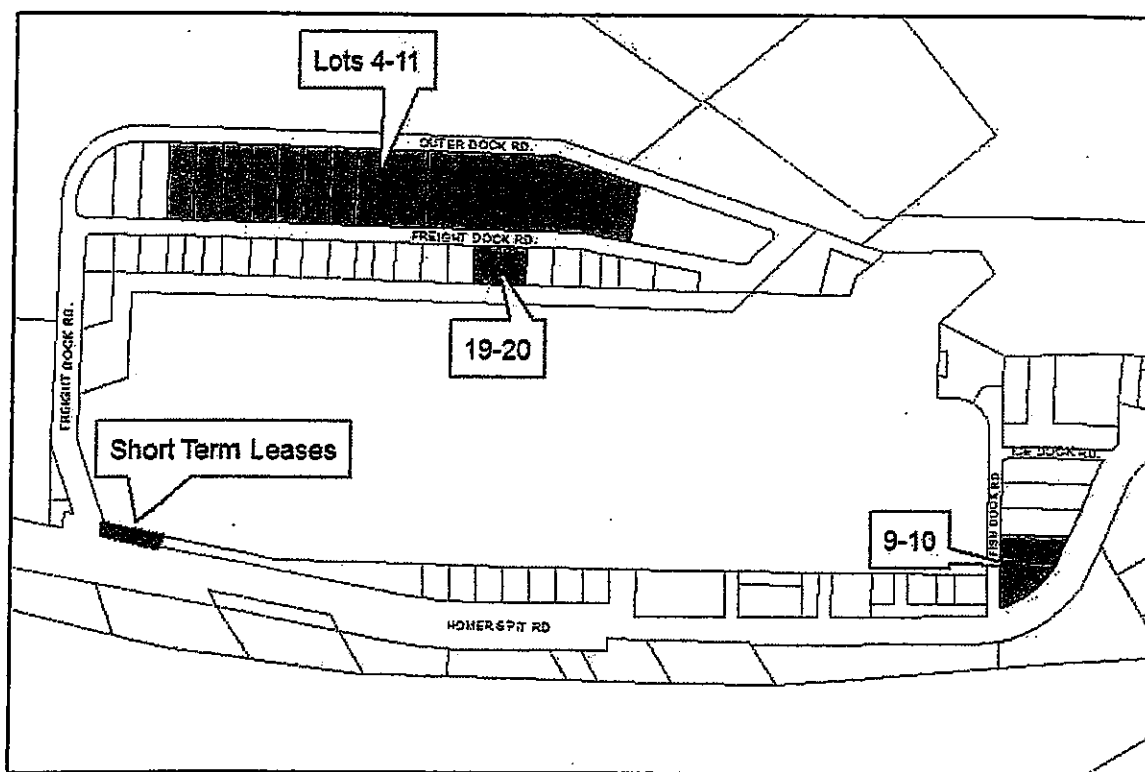
**Index—City lands listed by parcel number**  
**Appendix - Homer Harbor Map**

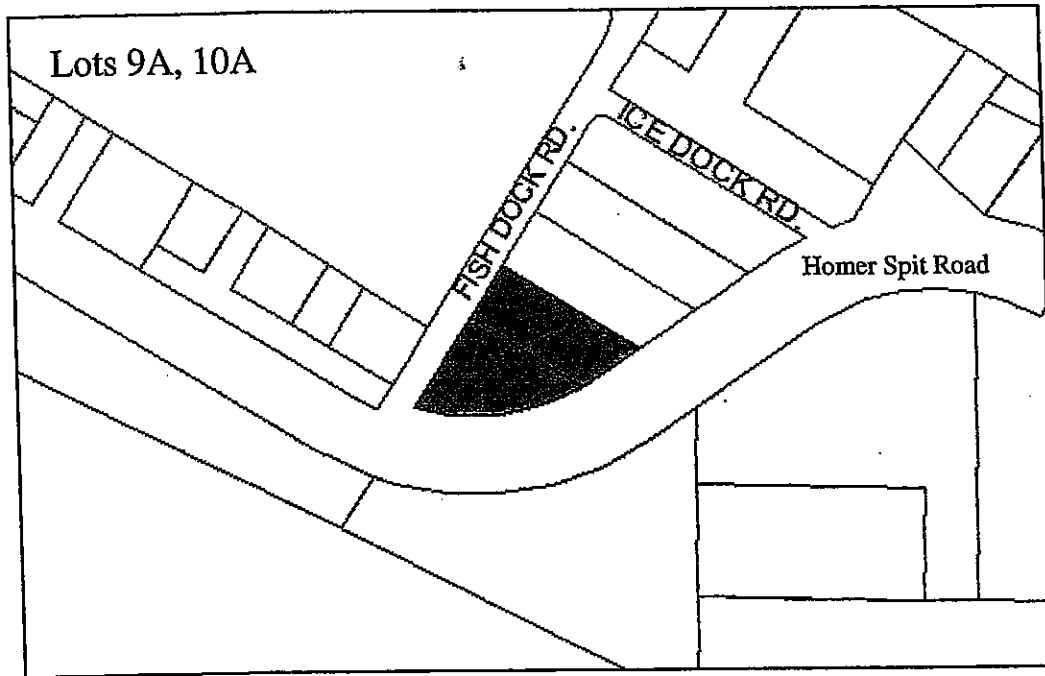
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

## Section A

### Lands available for lease

The following lots are available for lease in 2012. Lease procedures follow the City of Homer Lease Policy, and City 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

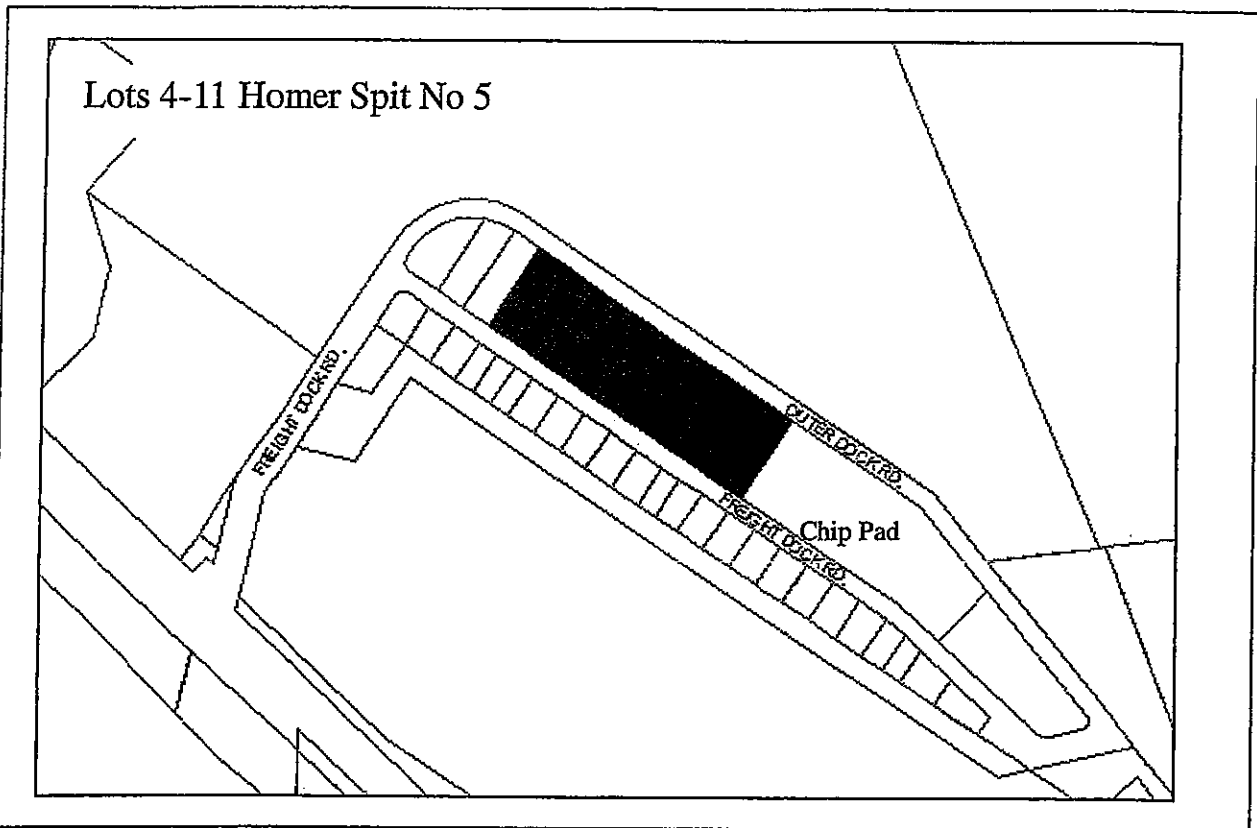
**Zoning:** Marine Industrial

**Infrastructure:** Water, sewer, paved road access

**Address:**

Former Manley building lots.

**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

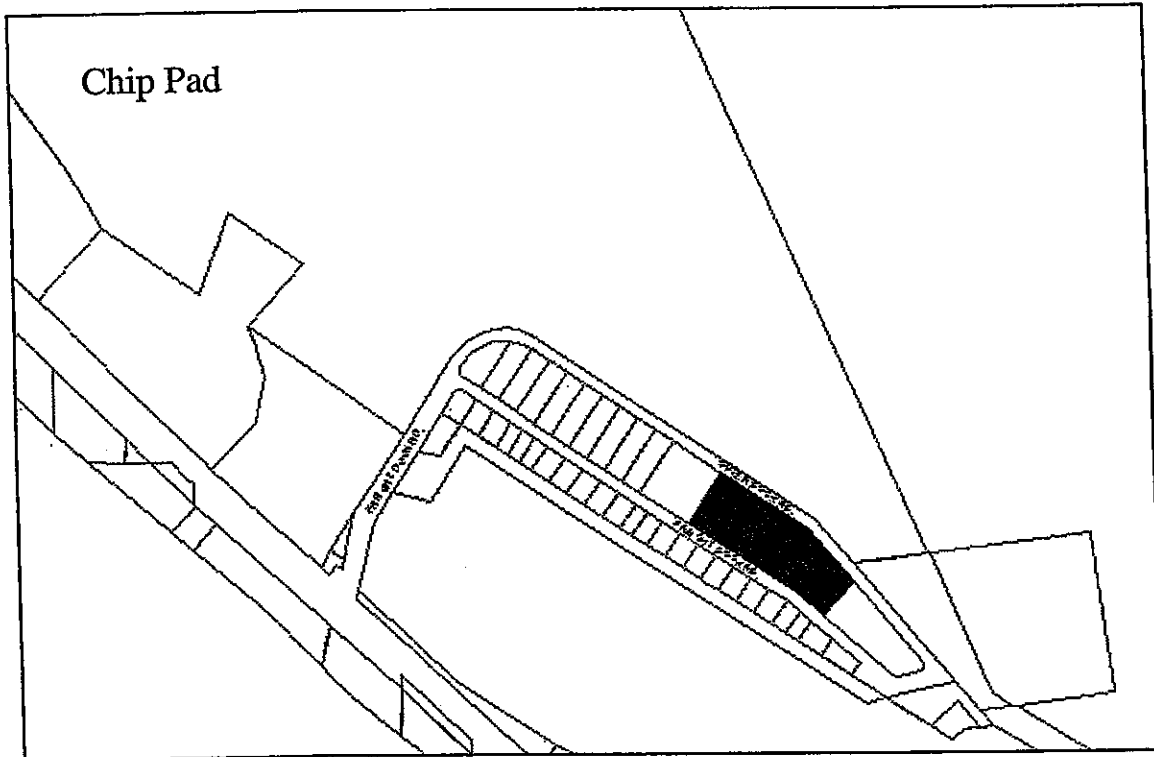
**Address:**

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

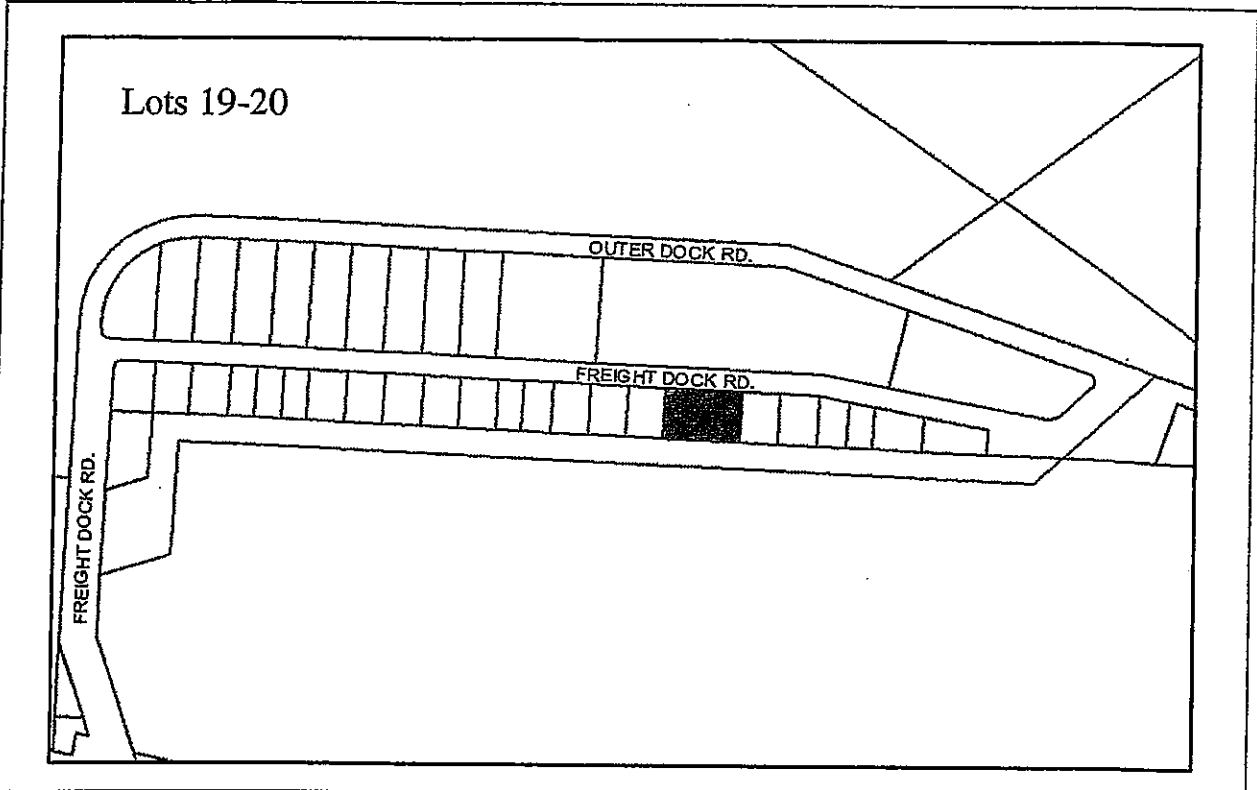
**Zoning:** Marine Industrial

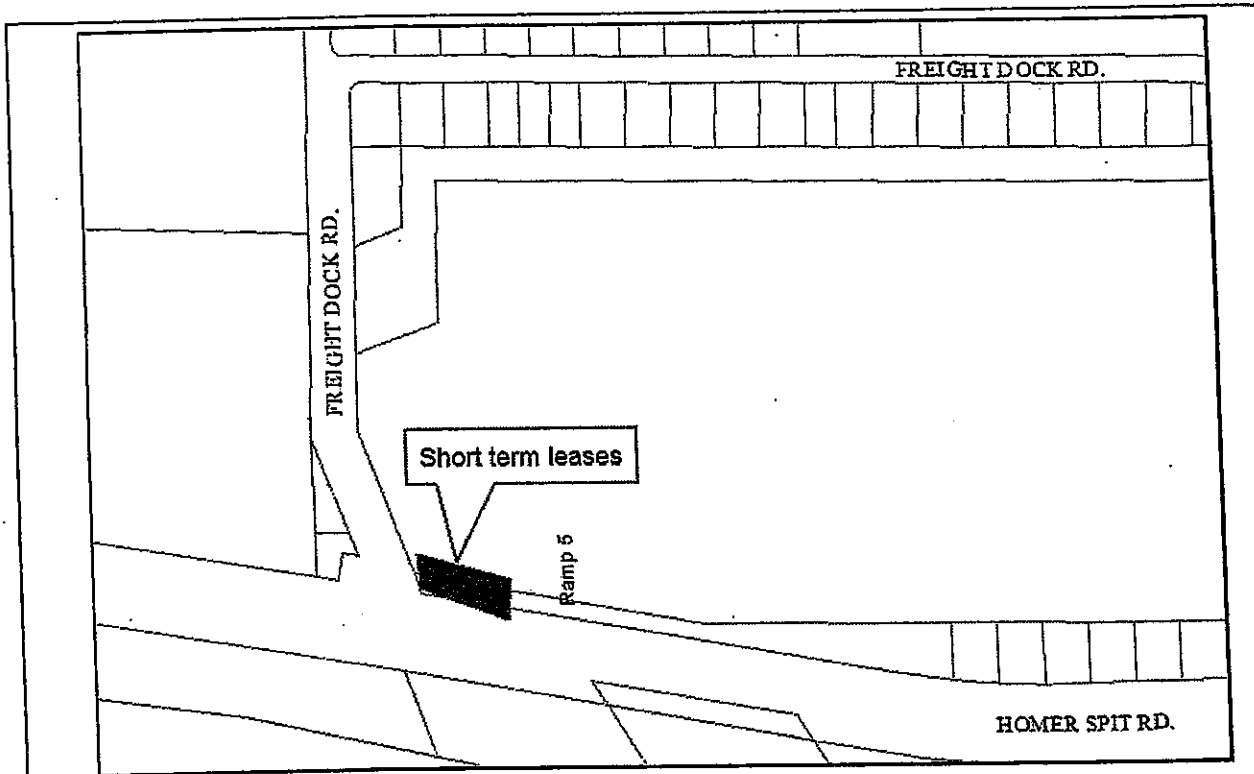
**Infrastructure:** Water, sewer, paved road access

**Address:** 4380 Homer Spit Road

**Old Chip Pad**

Peninsula Scrap and Salvage has been leasing part of the part intermittently to barge out scrap metal.

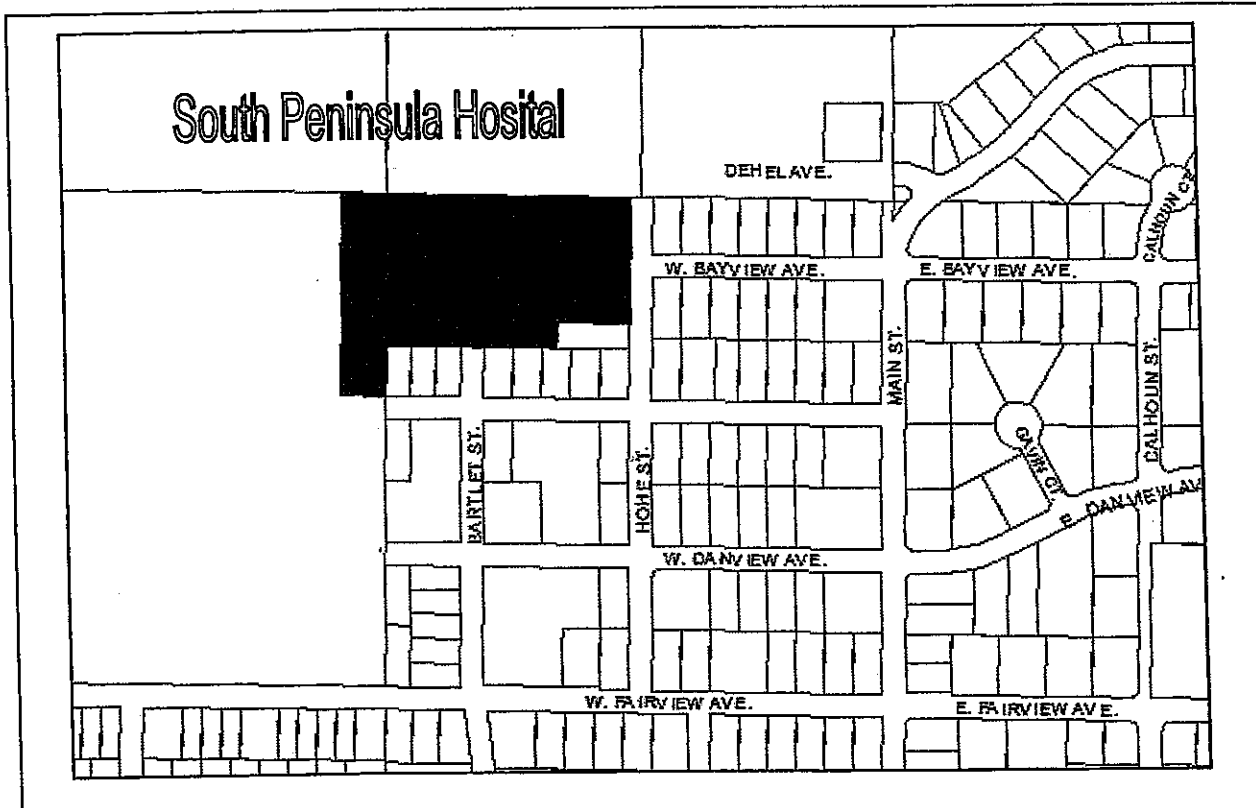
**Designated Use:** Lease (Resolution 09-33)**Acquisition History:****Area:** 0.96 acres, 0.32 acres each**Parcel Number:** 181032 38, 39**2009 Assessed Value:** \$134,900 each**Legal Description:** Homer Spit No 5 Lots 19-20**Zoning:** Marine Industrial**Wetlands:** N/A**Infrastructure:** gravel road, 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.



**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

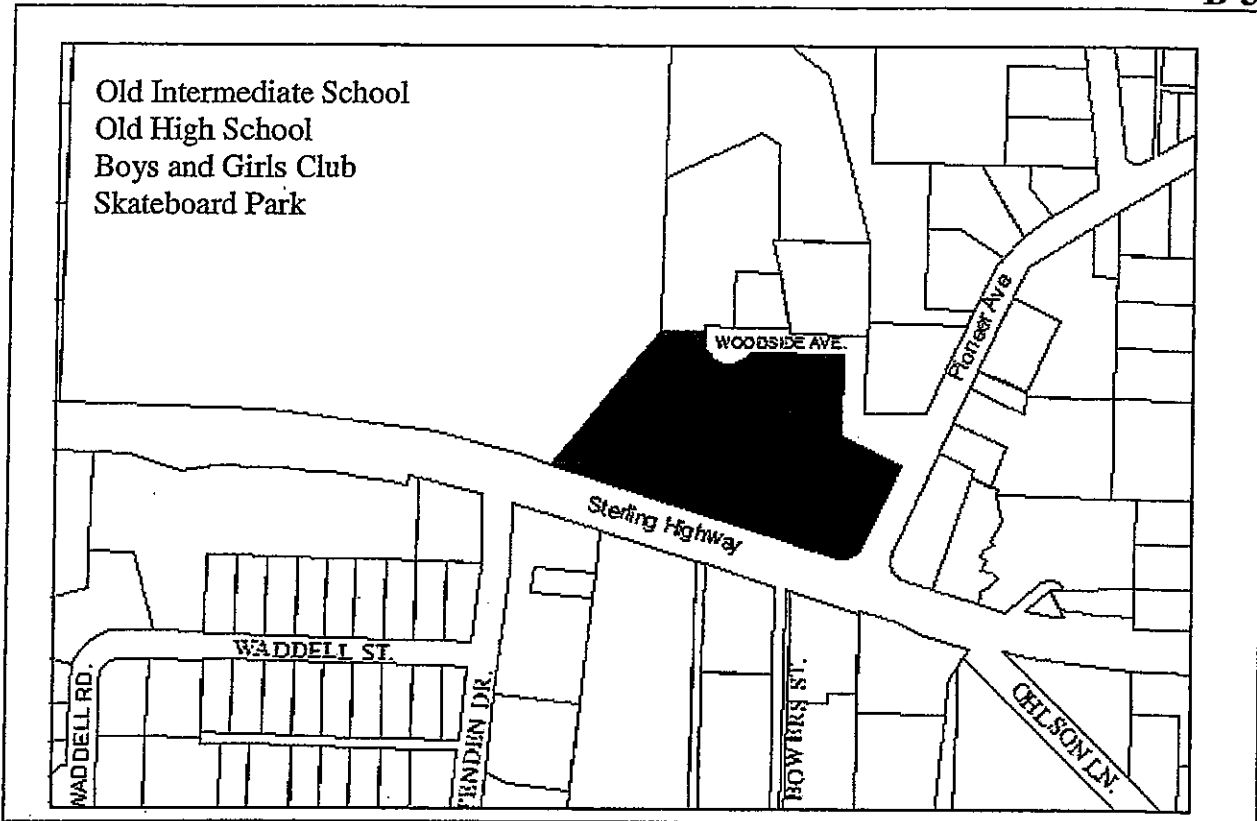
**Zoning:** Residential Office

**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

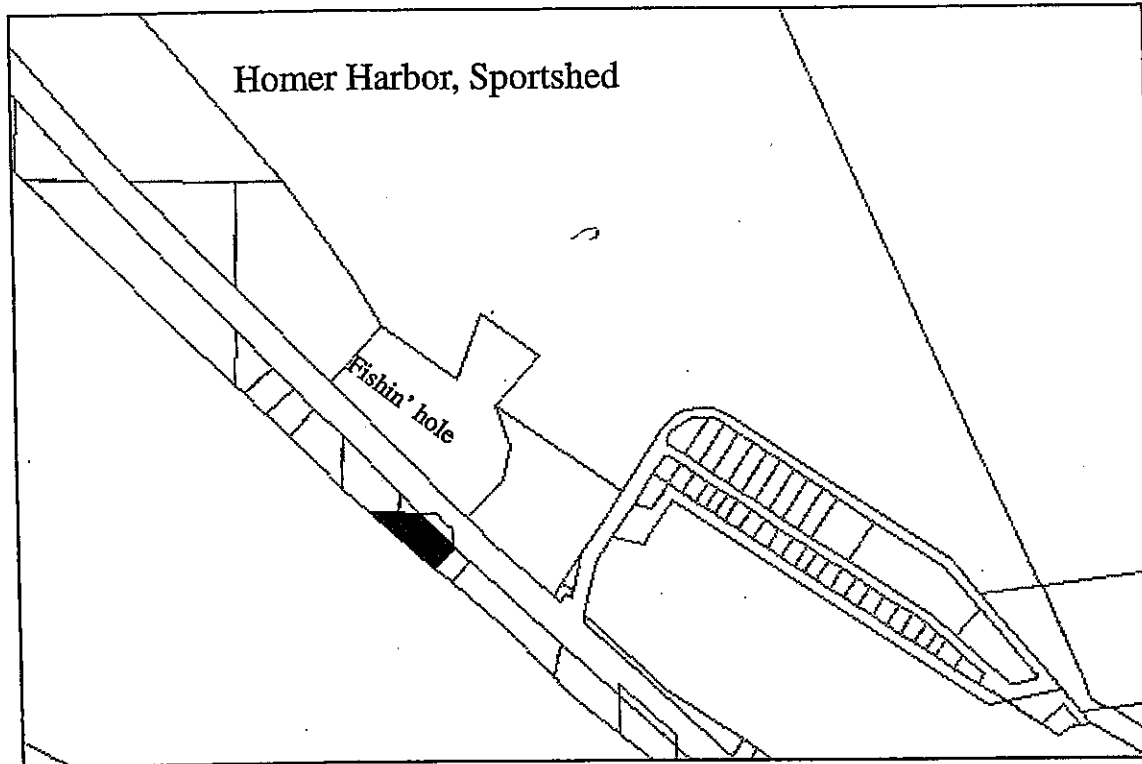
**Wetlands:** Creek on western edge

**Infrastructure:** Paved access and parking. Water and Sewer.

**Notes:** Currently Leased to the Boys and Girls Club.

- 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

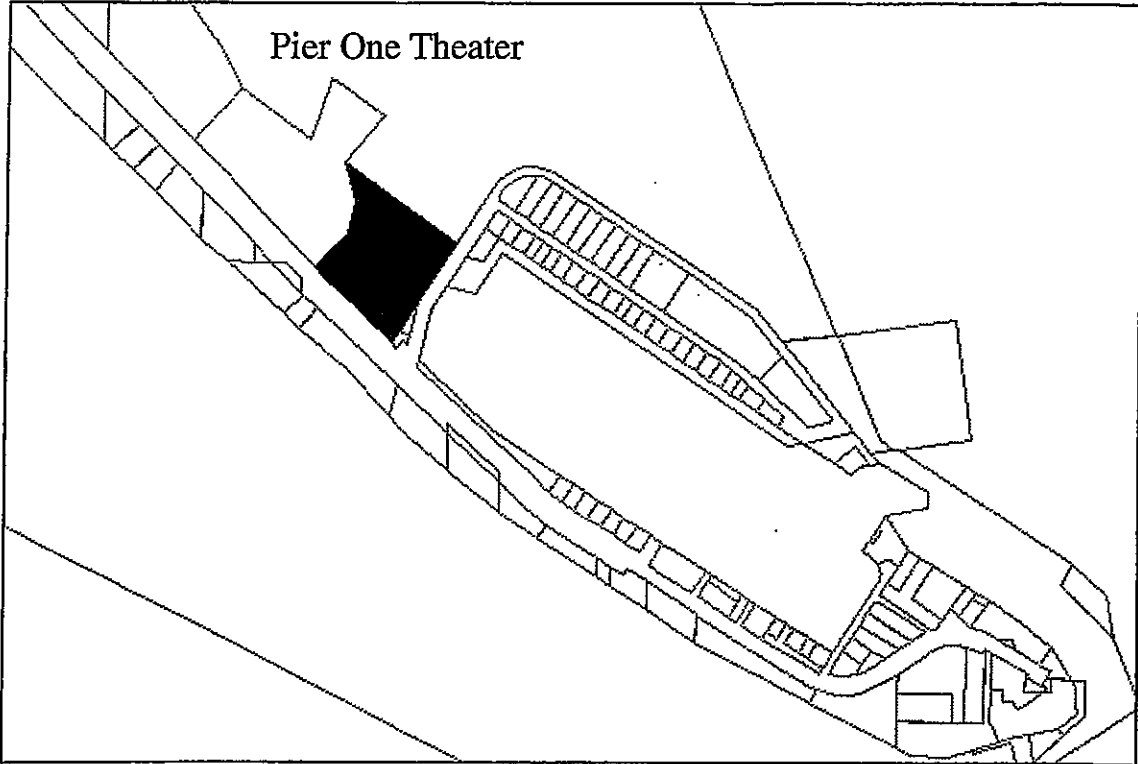
**Wetlands:** None

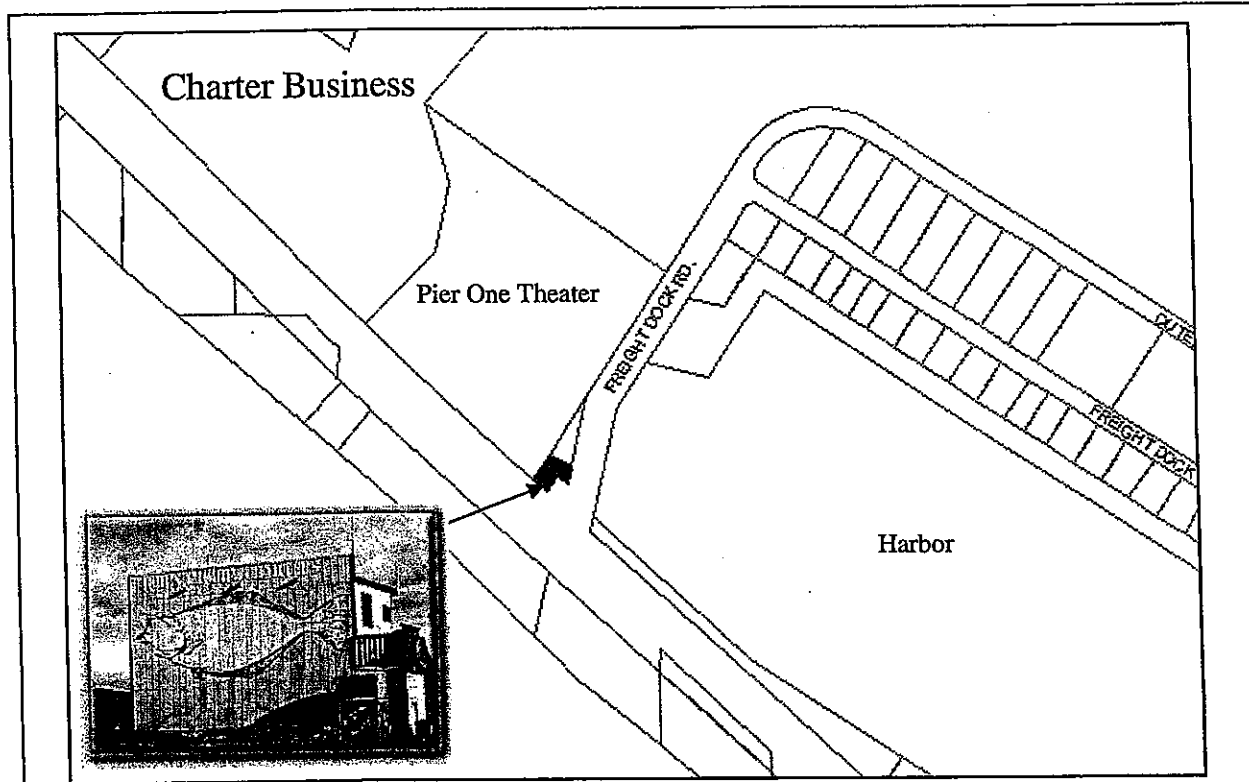
**Infrastructure:** Paved road, water and sewer.

**Address:** 3815 Homer Spit Road

**Leased to:** Sportshed/Homer Enterprises. Resolution 09-25(S), 09-76(S) Sublease  
**Expiration:** 2029 two 5 year options

**Finance Dept. Code:**

	
<b>Designated Use:</b> Fishing Lagoon	
<b>Acquisition History:</b> Ordinance 83-26. Purchase from World Seafood.	
<b>Area:</b> 11.27 acres	<b>Parcel Number:</b> 18103117
<b>2009 Assessed Value:</b> \$1,719,400 (Land: \$1,570,600 Structure: \$148,800)	
<b>Legal Description:</b> HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 3854 Homer Spit Road
<p>This is a large parcel that is used several ways.</p> <ul style="list-style-type: none"> <li>• Dredge spoils dewatering and storage</li> <li>• City RV park/campground, and access to the only public RV dump on the spit</li> <li>• Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.</li> <li>• Other summer only leases</li> </ul> <p><b>Resolution 2011-37(A):</b> Develop a plan which will consider designation of a 10,000 sq. ft. portion to make the land available for Request for Proposals.</p> <p><b>Leased to:</b> Pier One Theater  Resolution 2011-104(A). Lease in progress.  The Homer Spit Trail currently ends on this lot.</p>	
<b>Finance Dept. Code:</b>	



**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

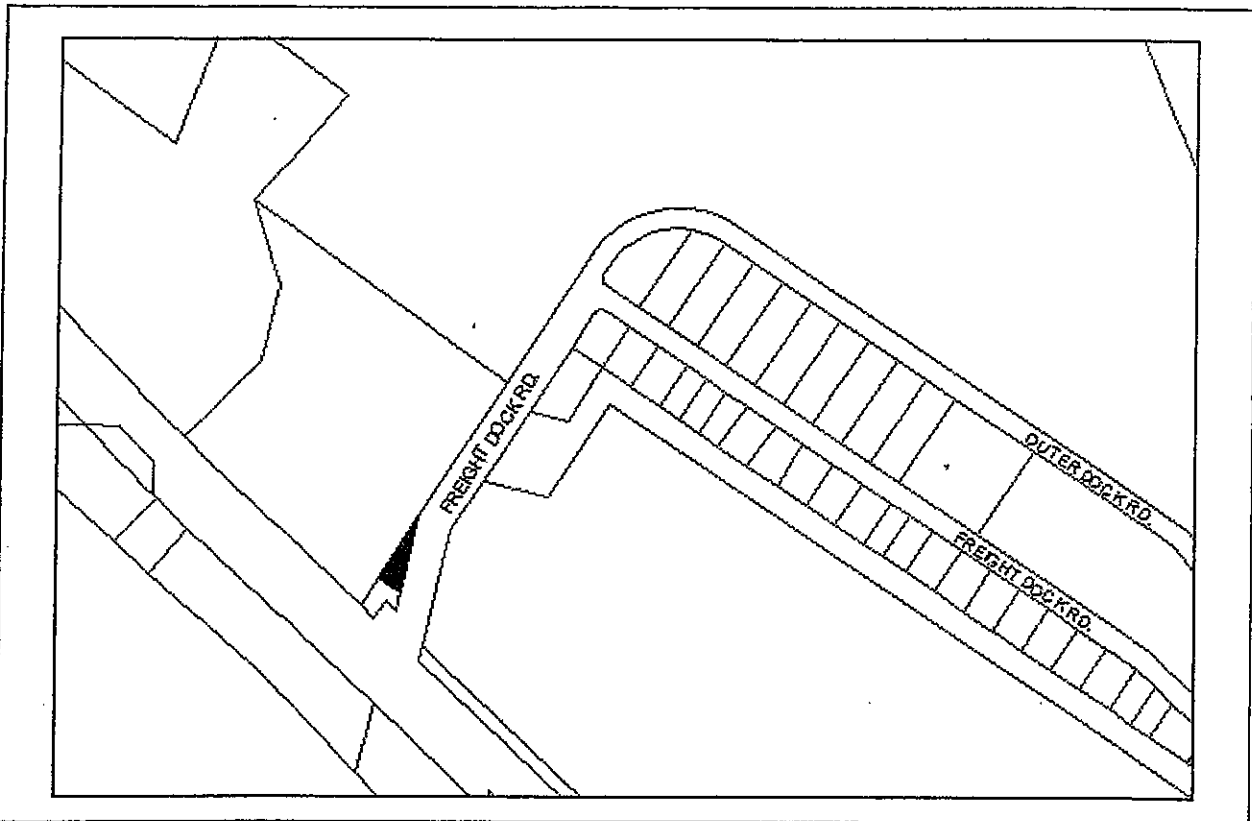
**Infrastructure:** Paved road, water and sewer.

**Address:** 3978 Homer Spit Road

Leased to: Alaska High Hopes Charters Co. (Bob's Trophy Charters)

Expiration: March 31, 2013, one 5 year option

**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

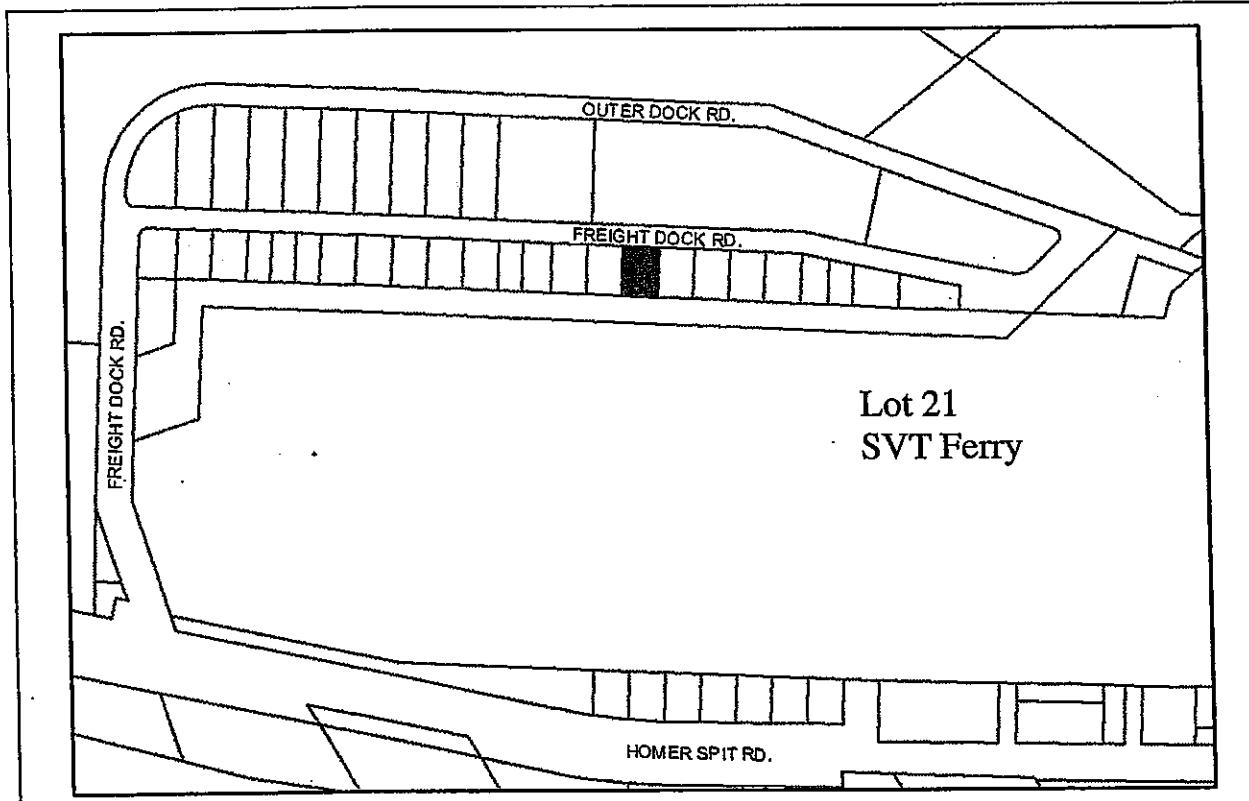
**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

**Address:** 1114 Freight Dock Road

**Leased to:** L.H. and Marcia Pierce. Sportsman Supply/RV  
**Expiration:** March 31, 2013, one 5 year option

**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

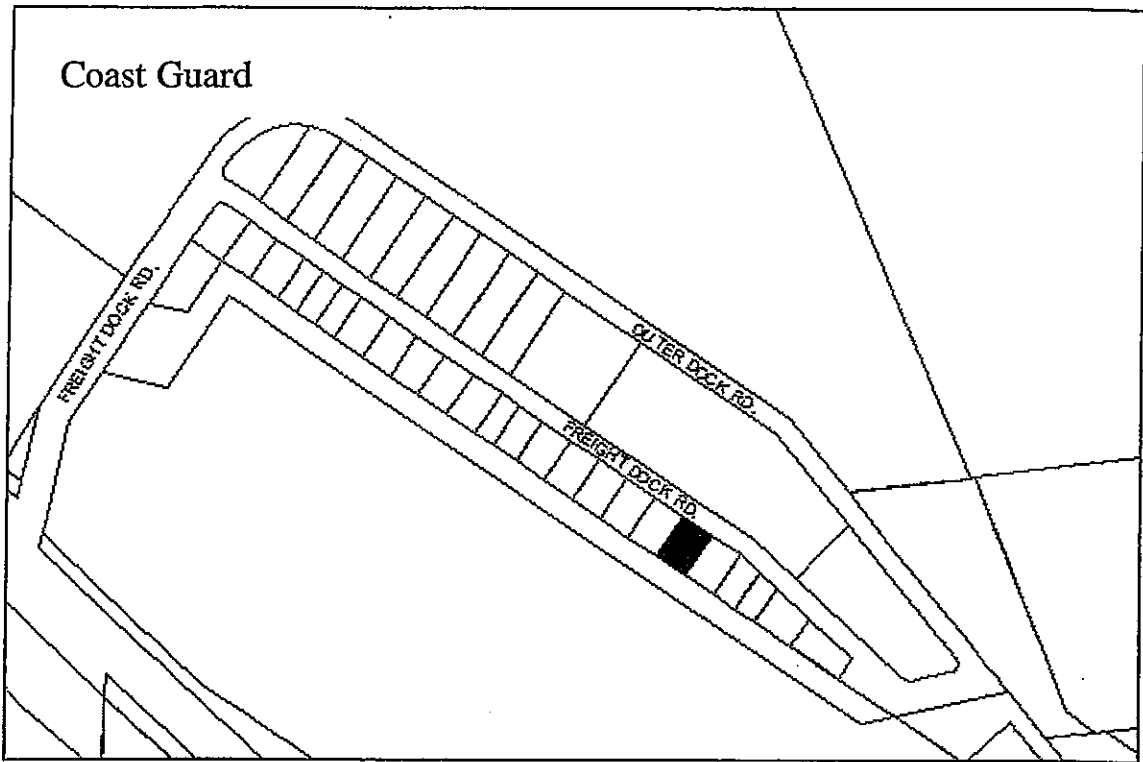
**Wetlands:** N/A

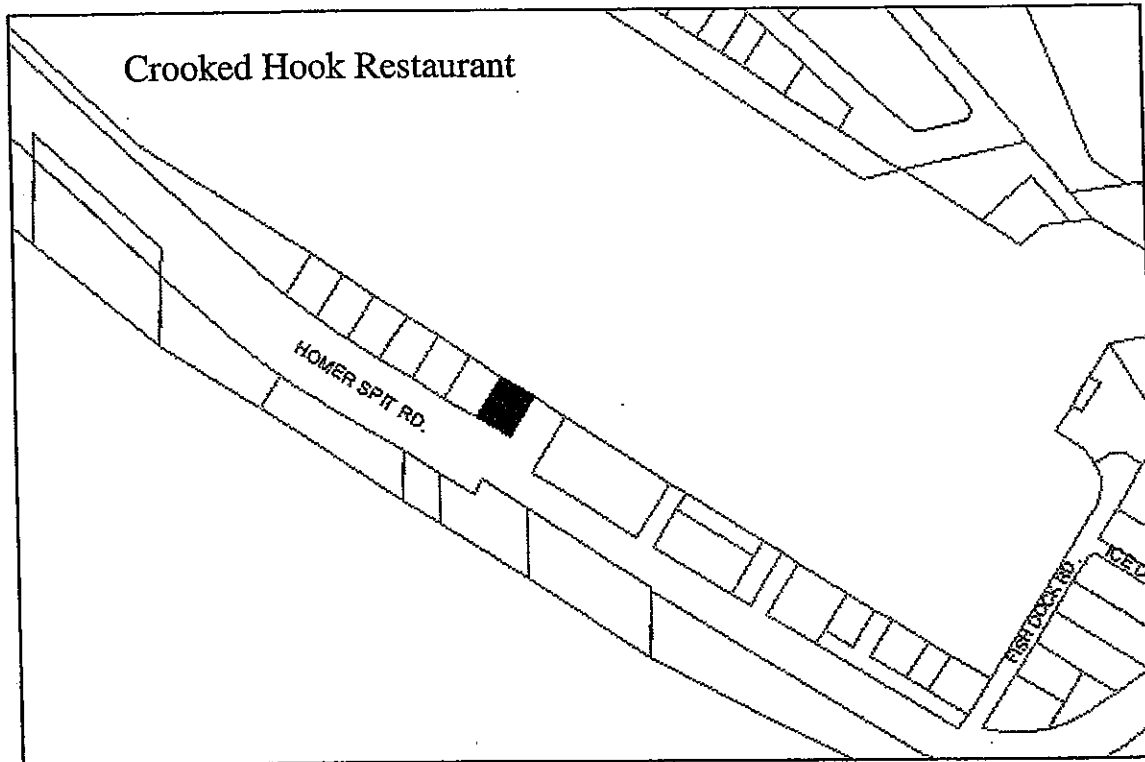
**Infrastructure:** Water, sewer, paved road access

**Address:** 4323 Freight Dock Road

**Leased to:** Seldovia Village Tribe, for Kachemak Bay Ferry  
Resolution 10-41. Expiration May 31, 2030, two 5 year options

**Finance Dept. Code:** 400.600.4650

	
<b>Designated Use:</b> Leased to USCG	
<b>Acquisition History:</b>	
<b>Area:</b> 0.34 acres	<b>Parcel Number:</b> 18103218
<b>2009 Assessed Value:</b> \$570,800 (Land: \$142,200 Structure: \$428,600)	
<b>Legal Description:</b> Homer Spit Four subdivision Lot 2	
<b>Zoning:</b>	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<b>Leased to:</b> USCG <b>Lease Renewal Options:</b> None <b>Expiration:</b> September 30, 2016	
<b>Finance Dept. Code:</b>	



**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

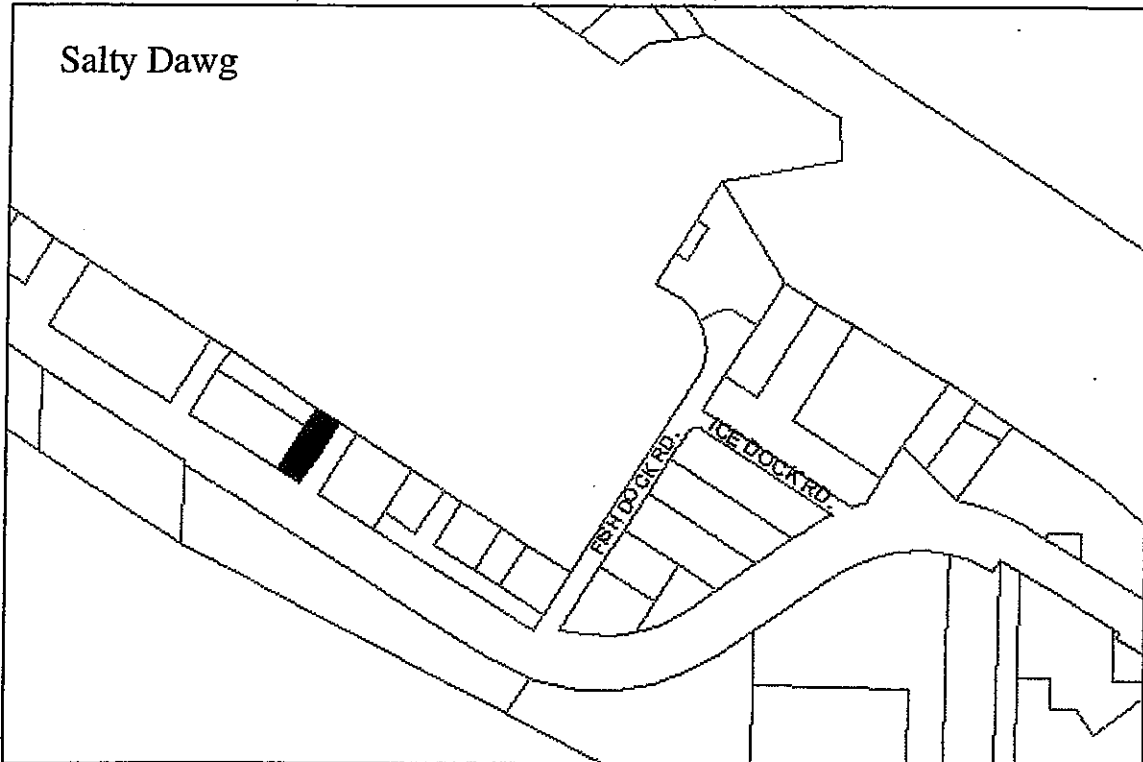
**Wetlands:** None

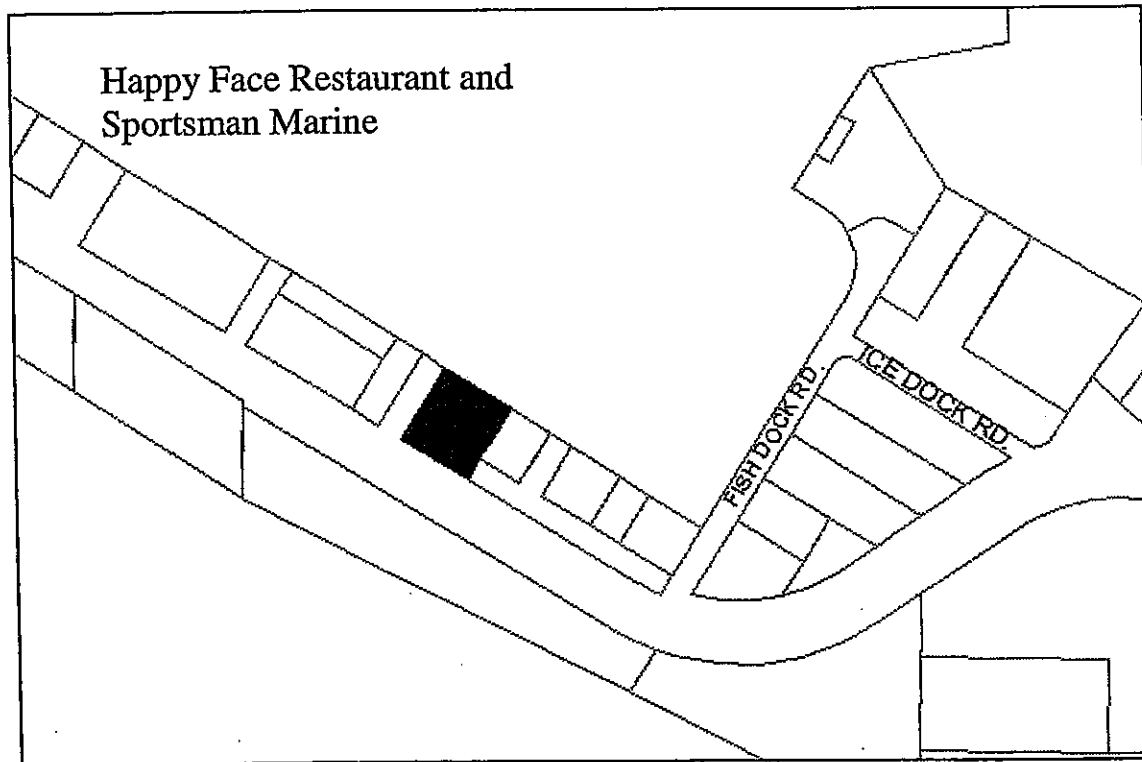
**Infrastructure:** Paved road, water and sewer

**Address:** 4262 Homer Spit Road

**Leased to:** Jose Ramos/El Pescador, Restaurant is now Crooked Hook  
**Expiration:** Lease expires 2/1/2016, no options.

**Finance Dept. Code:**

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



**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

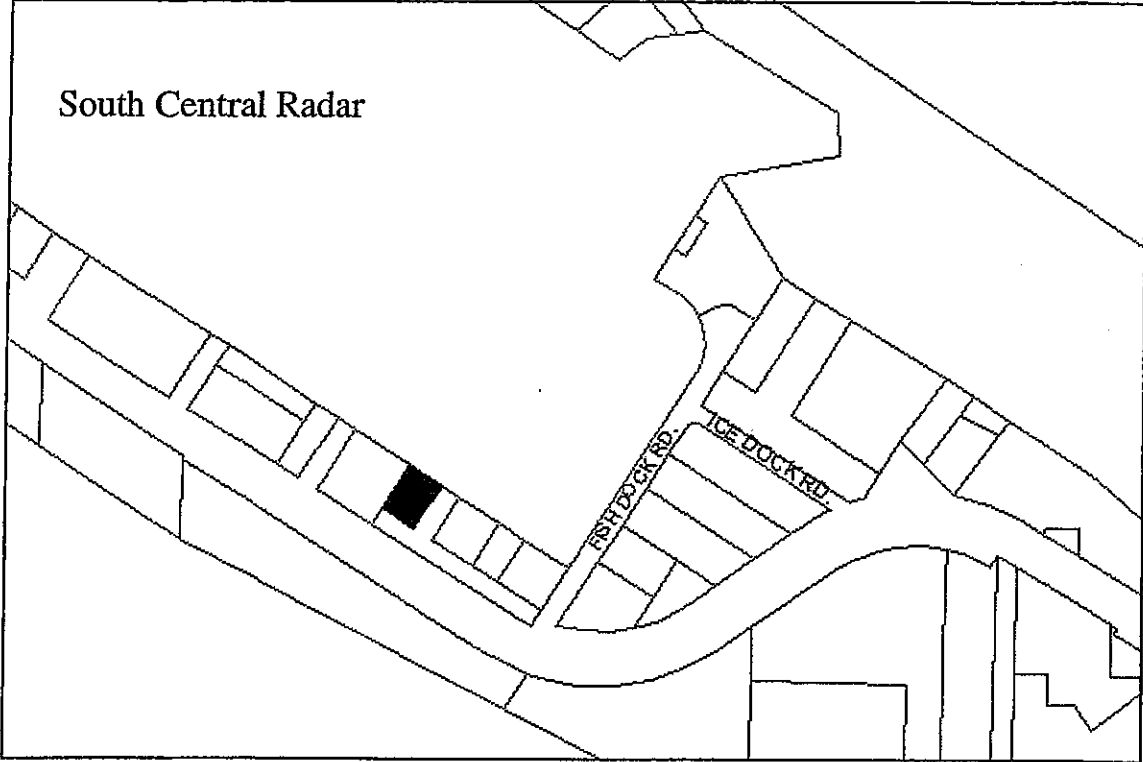
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

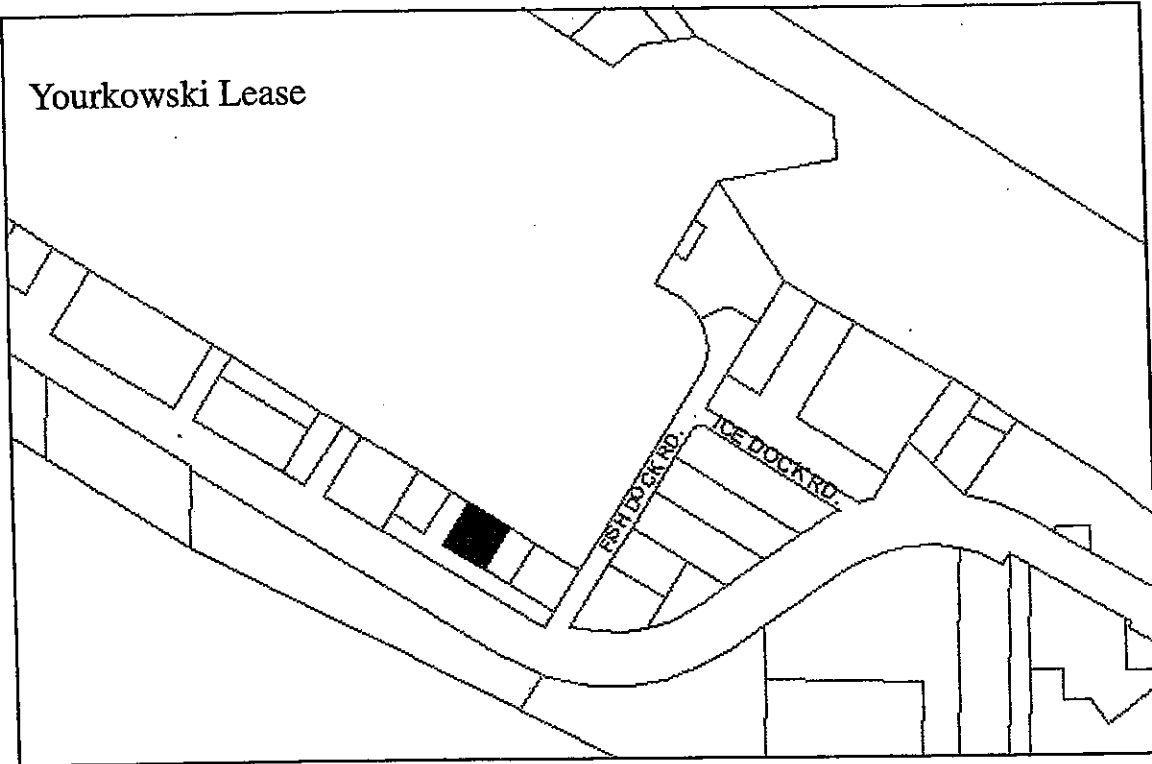
**Address:** 4400 Homer Spit Road

**Leased to:** Happy Face Restaurant and Sportsman Marine  
**Expiration:** 12/31/2014. No options.

**Finance Dept. Code:**

	
<b>Designated Use:</b> Leased Land	
<b>Acquisition History:</b>	
<b>Area:</b> 0.2 acres	<b>Parcel Number:</b> 18103431
<b>2009 Assessed Value:</b> \$150,100 (Land: \$83,400 Structure: \$66,700)	
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4406 Homer Spit Road
<b>Leased to:</b> William Tener dba South Central Radar <b>Expiration:</b> 11/1/2013, two additional 5 year renewal options	
<b>Finance Dept. Code:</b>	

Yourkowski Lease



**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

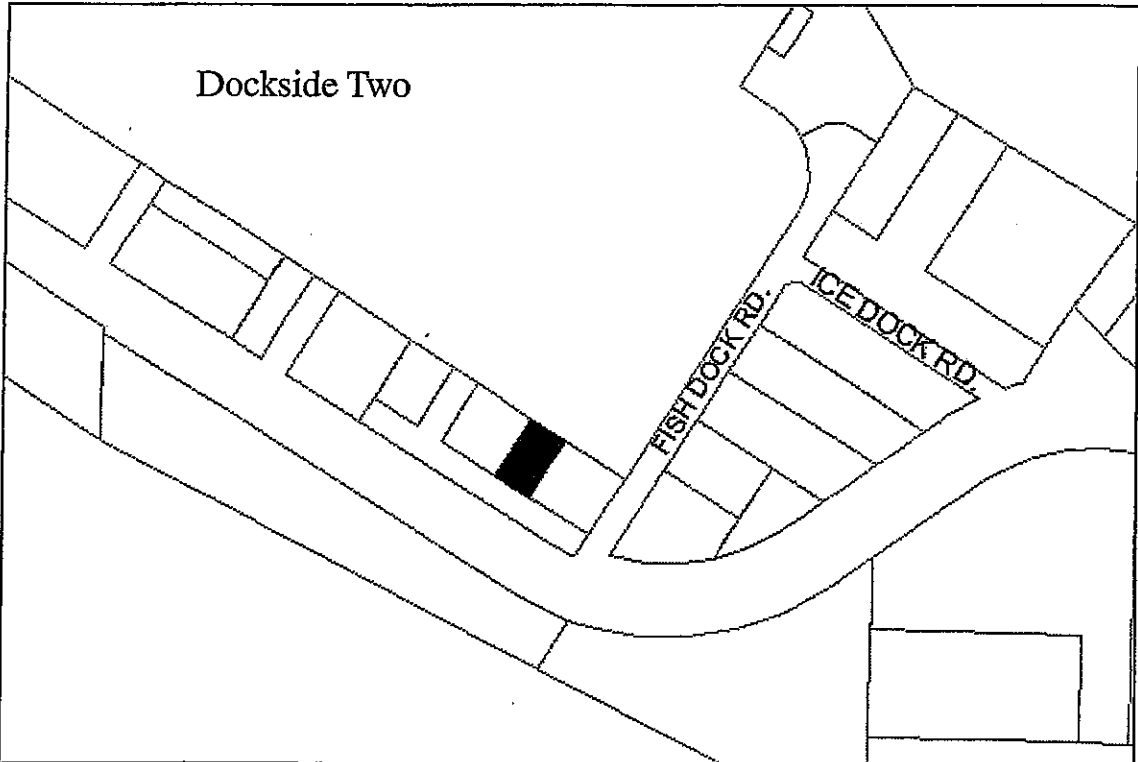
**Wetlands:** N/A

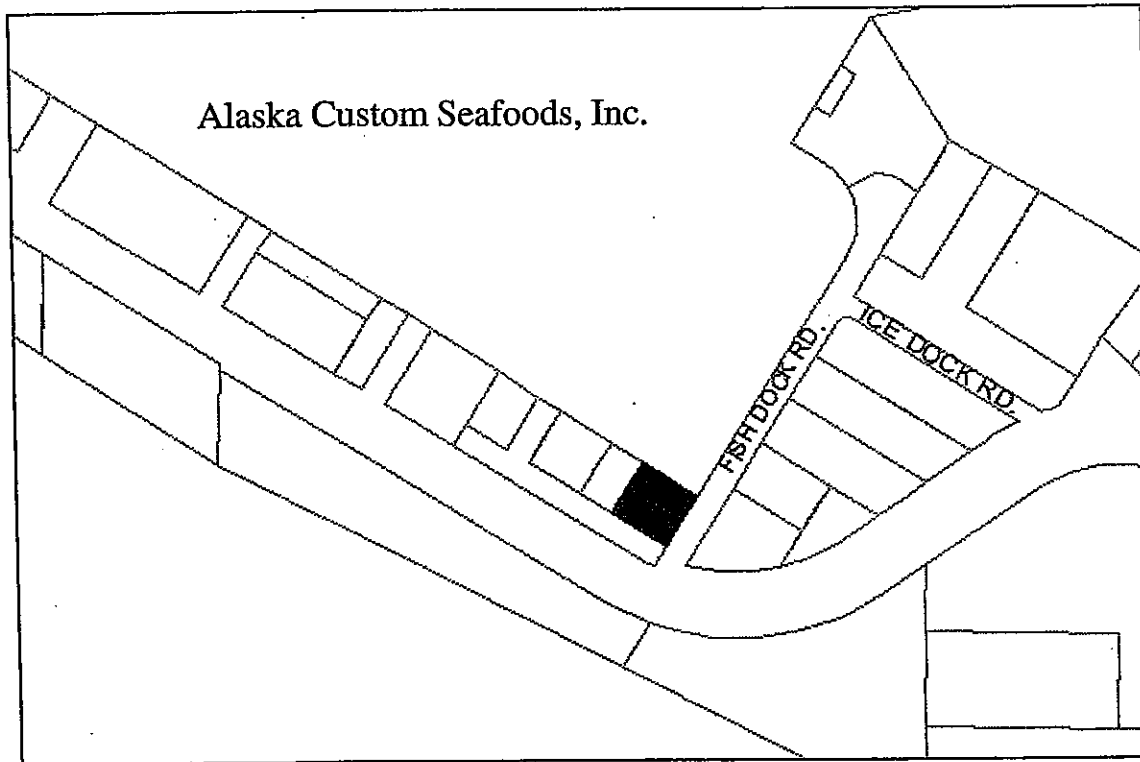
**Infrastructure:** Water, sewer, paved road access

**Address:** 4460 Homer Spit Road

**Leased to:** Mike Yourkowski  
**Lease Renewal Options:** one 10 year renewal option.  
**Expiration:** 11/30/15, plus renewal option.

**Finance Dept. Code:**

	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b>	
<b>Area:</b> 7,749 sq ft. (0.18 acres)	<b>Parcel Number:</b> 18103443
<b>2009 Assessed Value:</b> \$93,600 (Land: \$43,700, Structure: \$44,900)	
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4470 Homer Spit Road
<b>Leased to:</b> William Sullivan dba Dockside Two <b>Expiration:</b> 4/15/2012, no more options	
<b>Finance Dept. Code:</b>	



**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

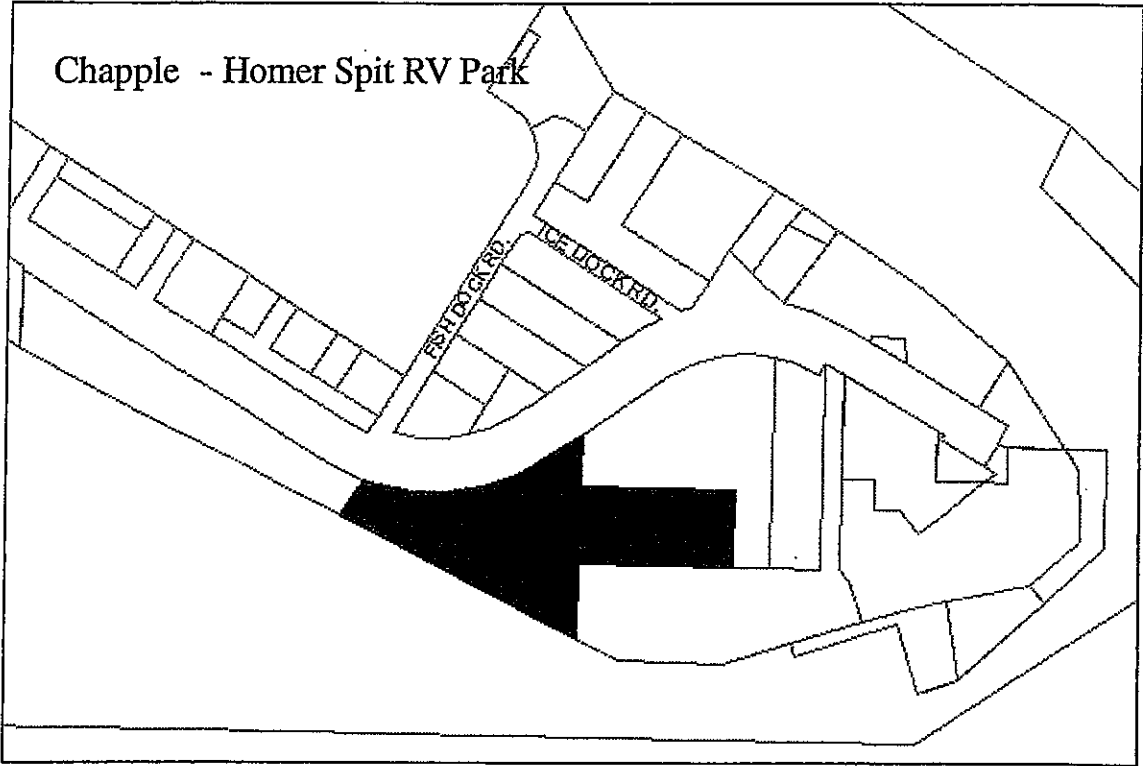
**Infrastructure:** Paved road, water and sewer.

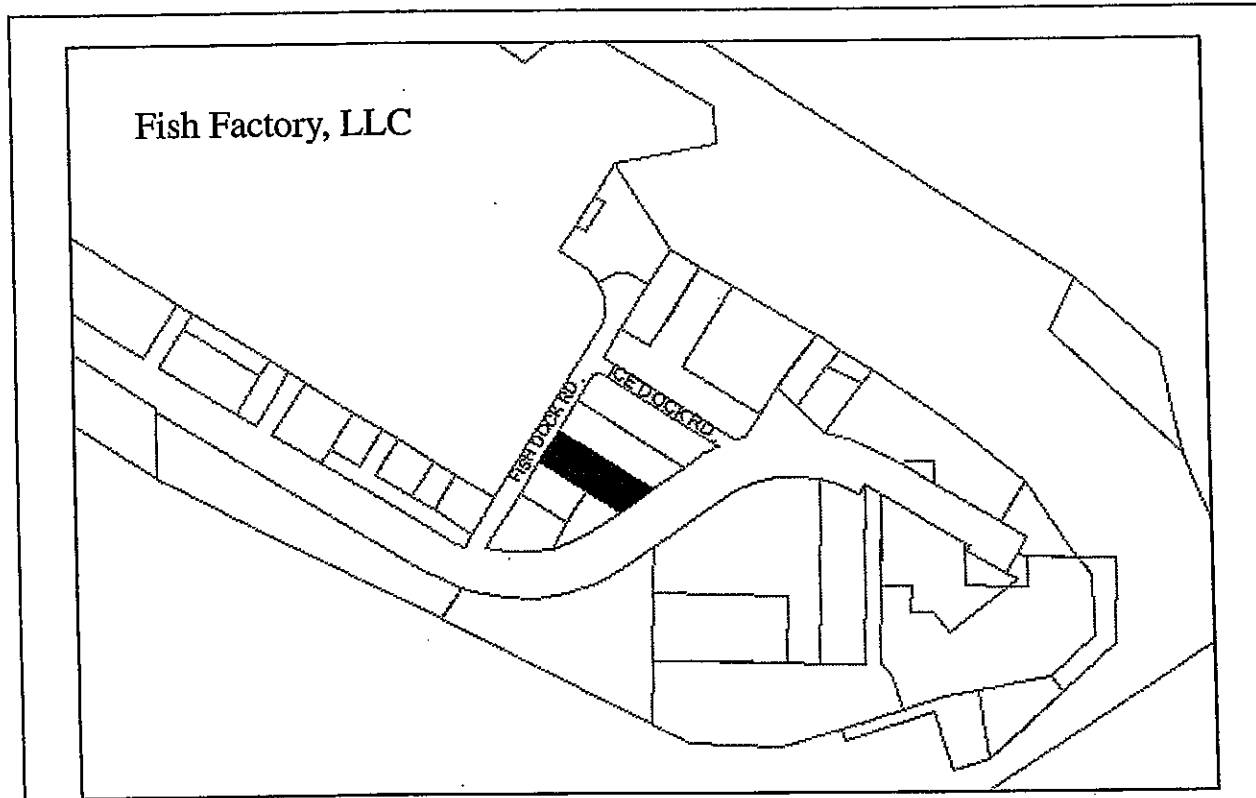
**Address:** 4474 Homer Spit Road

**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:**

 <p>Chapple - Homer Spit RV Park</p>	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b>	
<b>Area:</b> 192,970 sq ft	<b>Parcel Number:</b> 18103402, 03
<b>2009 Assessed Value:</b> Total: \$593,400 Land: \$474,600 Structures: \$118,800	
<b>Legal Description:</b> 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.	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4535 Homer Spit Road
<b>Leased to:</b> John & Margaret Chapple. Homer Spit Campground <b>Expiration:</b> 9/10/2011, no more options.	
<b>Finance Dept. Code:</b>	



**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

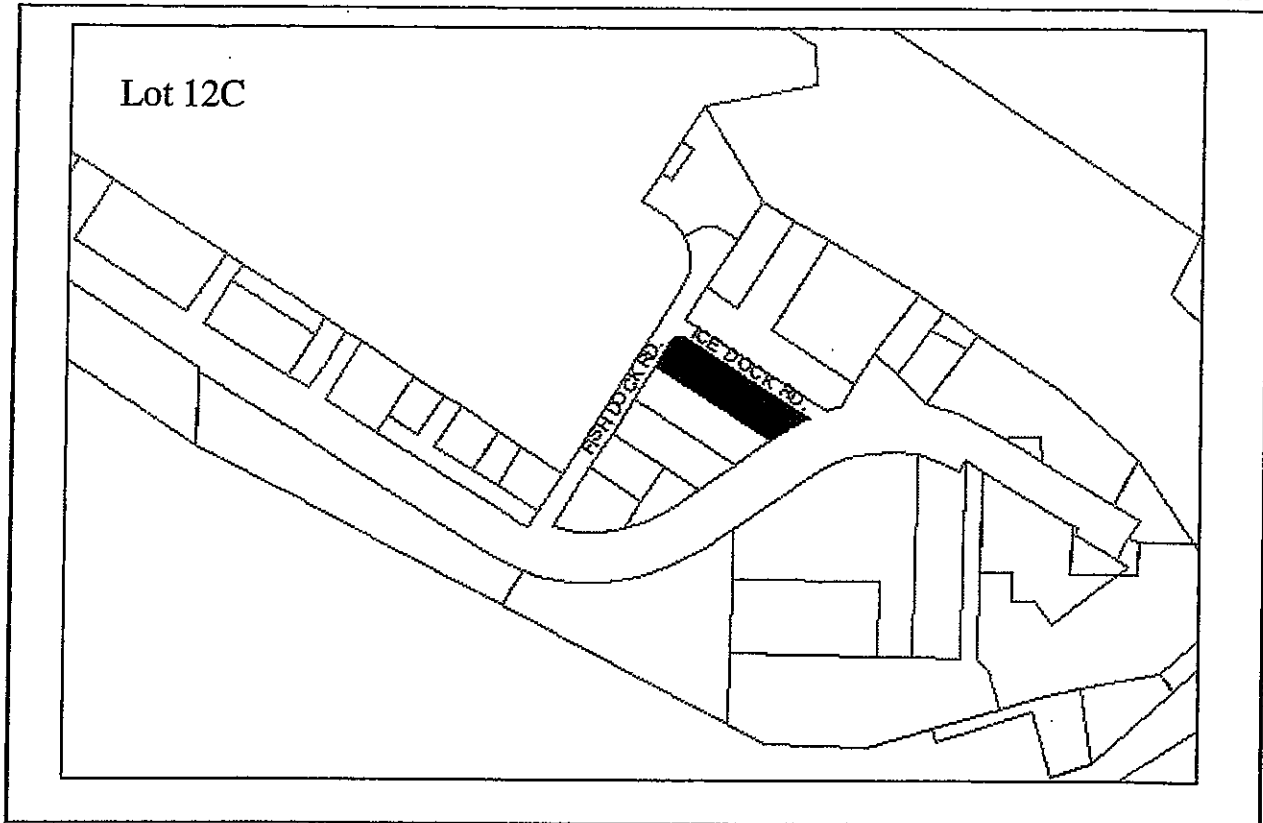
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 800 Fish Dock Road

**Leased to:** Fish Factory, LLC  
**Expiration:** 3/31/2020 with two 10 year options

**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

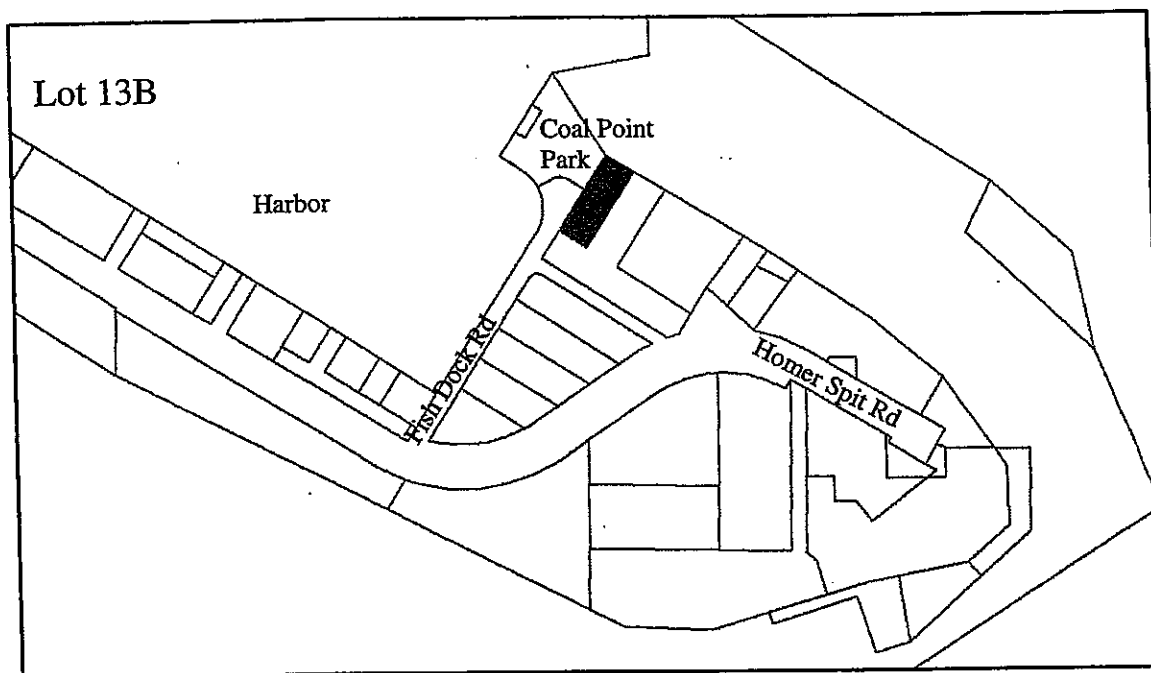
**Zoning:** Marine Industrial

**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:** 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

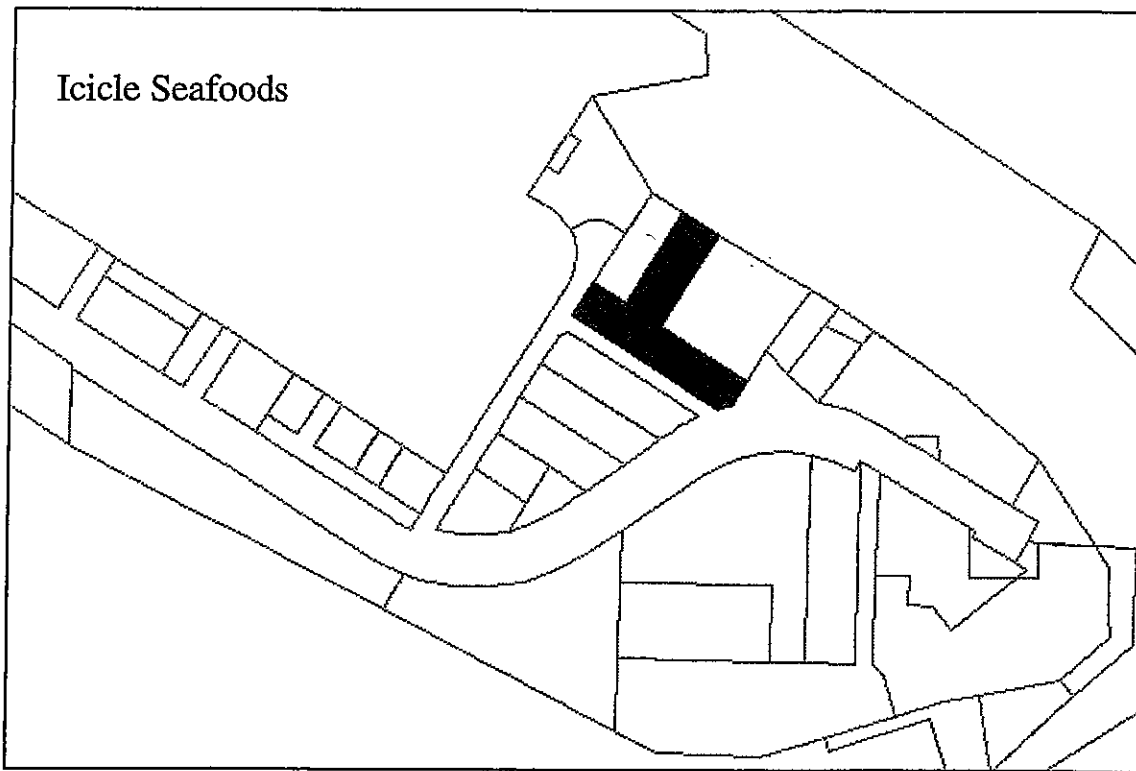
**Infrastructure:** Water, sewer, paved/gravel road access

**Address:** Fish Dock Road

Snug Harbor is in negotiations to lease this lot and construct a building. Resolution 10-98.

Former Porpoise Room lot. Fisheries use encouraged but not required.

**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

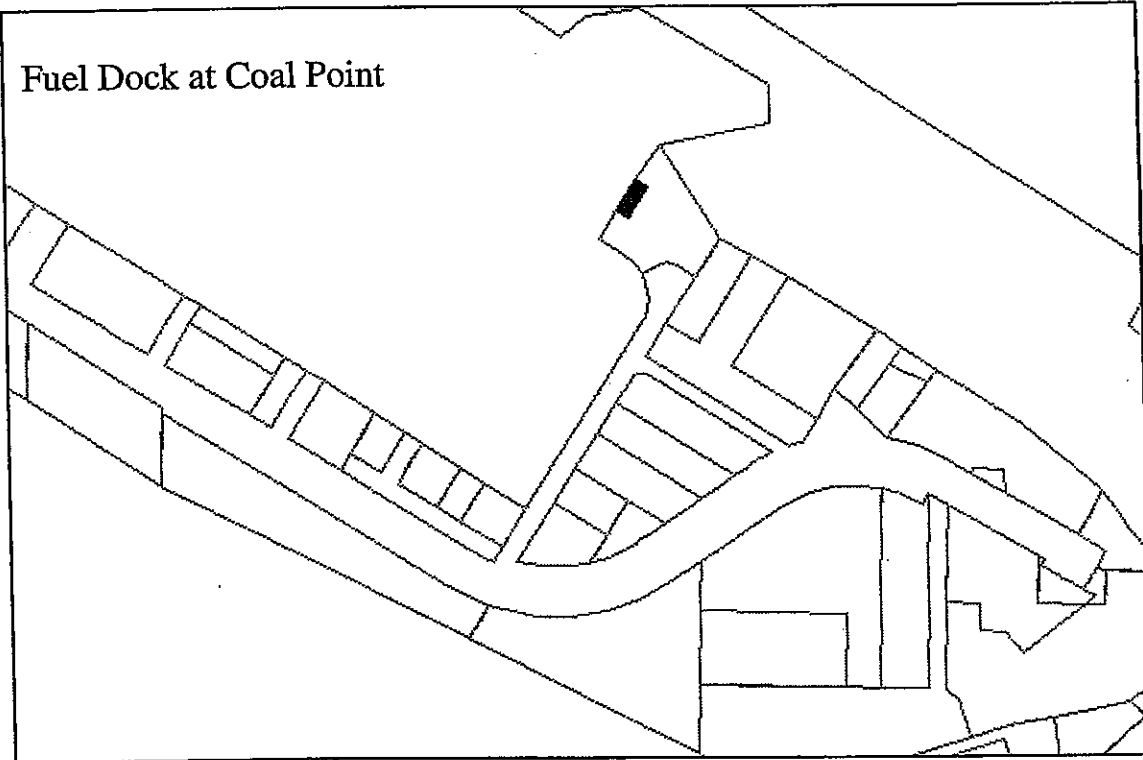
**Infrastructure:** Water, sewer, paved road access

**Address:**

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

**Finance Dept. Code:**

Fuel Dock at Coal Point



**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

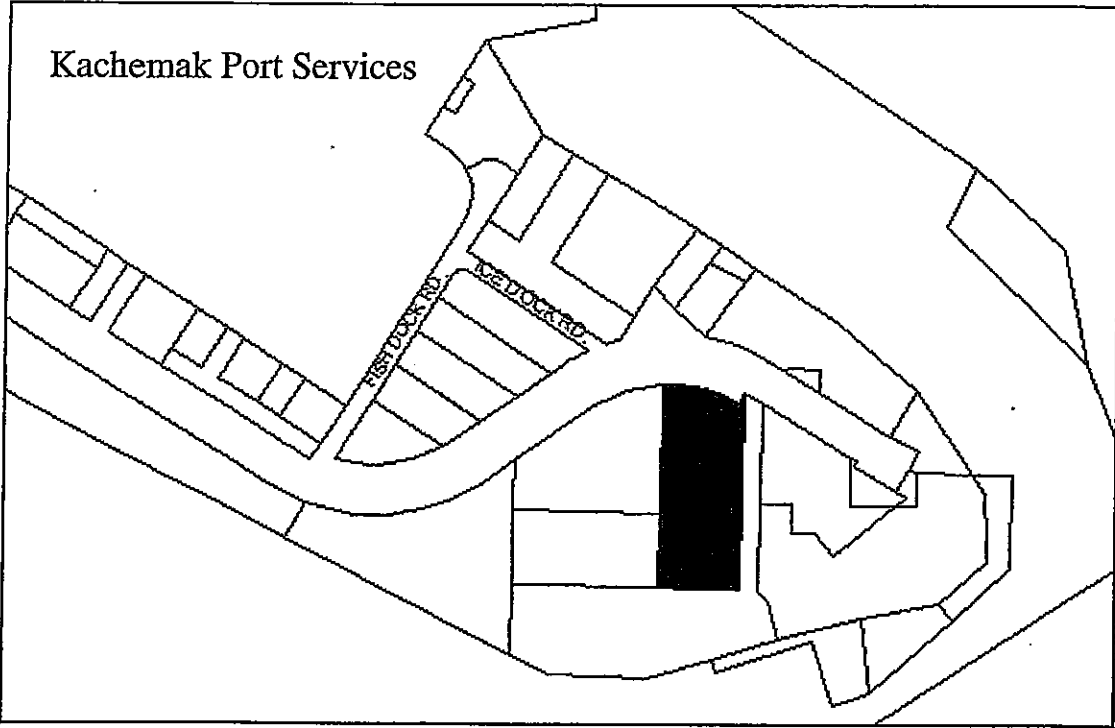
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

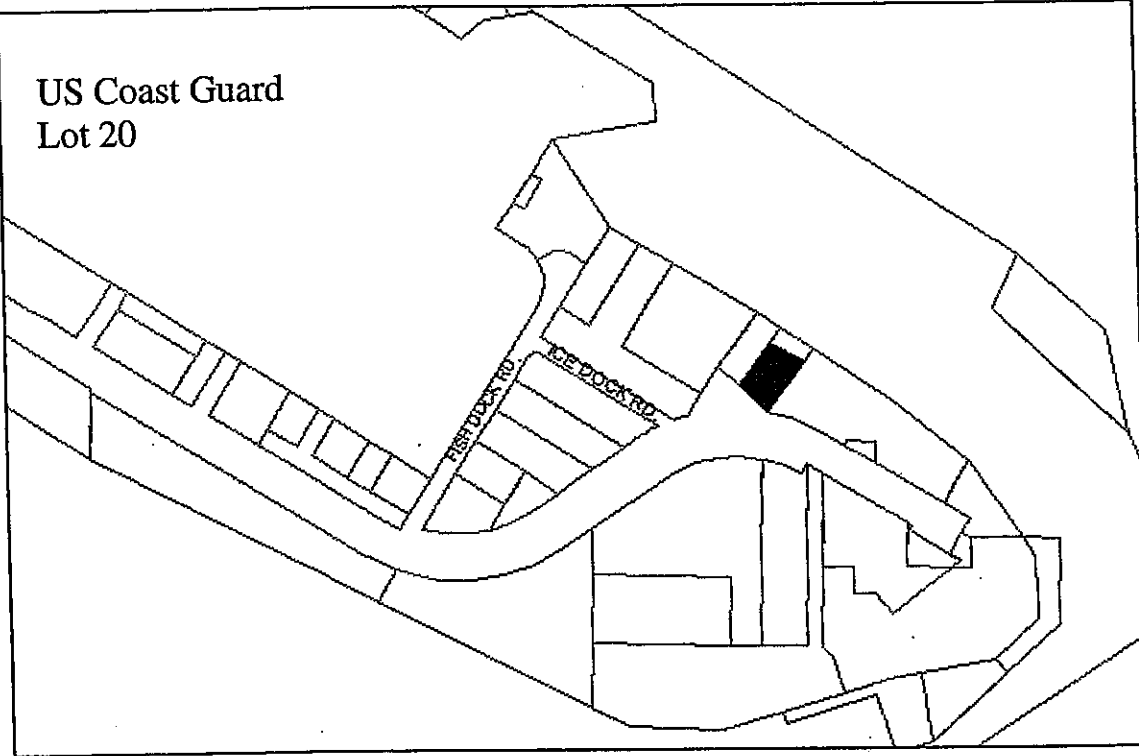
**Address:**

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

**Finance Dept. Code:**

	
<b>Designated Use:</b> Leased Land. Also includes the Port Maintenance Shop and a large tank. <b>Acquisition History:</b>	
<b>Area:</b> 2.23 acres (Lease is for a small portion of the lot)	<b>Parcel Number:</b> 18103404
<b>2009 Assessed Value:</b> 1,397,700 (\$Land: \$353,700 Structure: \$1,044,000)	
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 48 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4667 Homer Spit Road
<b>Leased to:</b> 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.  <b>ACS MACTel lease:</b> Expires 3/3/2014, with two additional one year options. (999 sq ft lease)  <b>Alaska Marine Highway lease:</b> Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)  The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.	
<b>Finance Dept. Code:</b>	

US Coast Guard  
Lot 20



**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

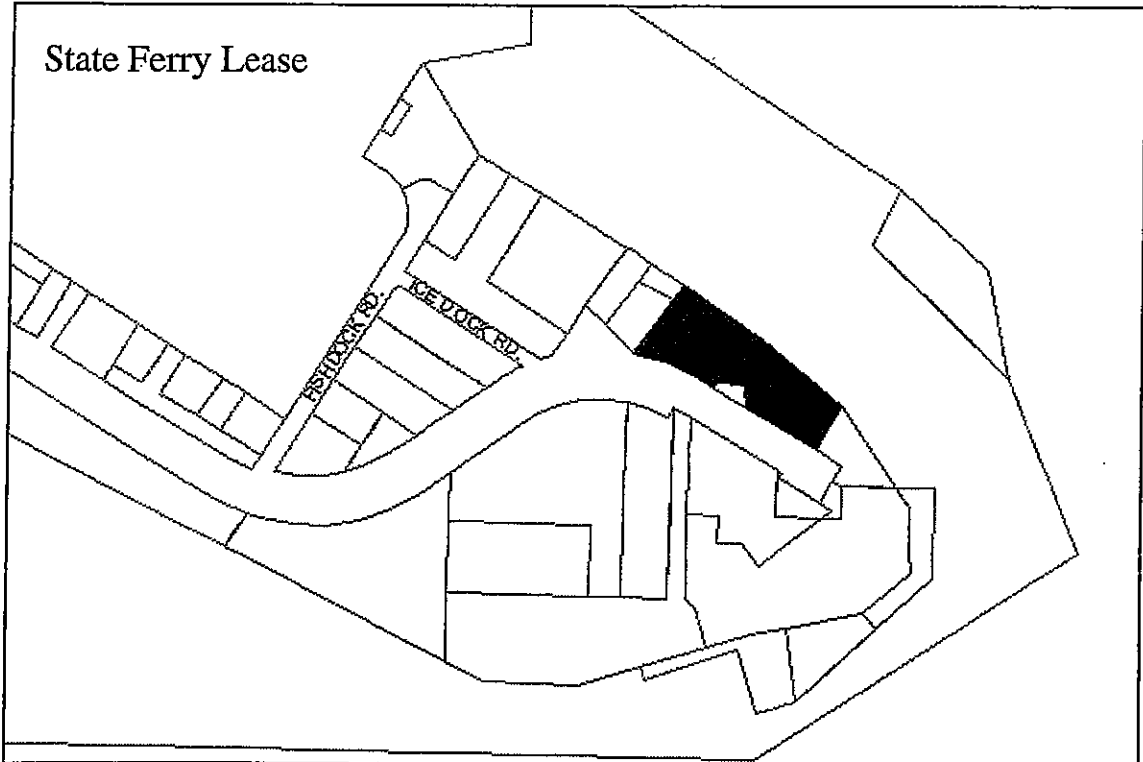
**Wetlands:** N/A

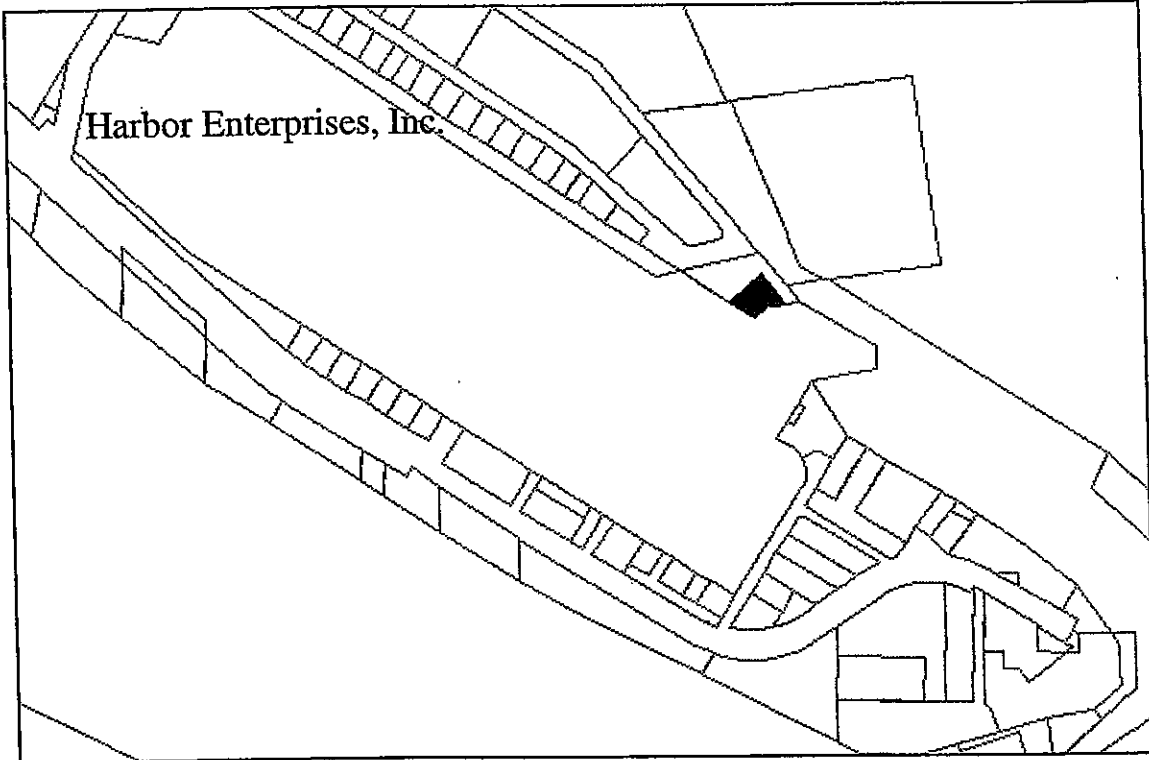
**Infrastructure:** Water, sewer, paved road access

**Address:** 4688 Homer Spit Road

**Leased to:** US Coast Guard.  
Lease expires September 30, 2023

**Finance Dept. Code:**

 <p>State Ferry Lease</p>	
<b>Designated Use:</b> Ferry Terminal and Staging <b>Acquisition History:</b> 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.	
<b>Area:</b> 1.83 acres or 79,799 sq ft	<b>Parcel Number:</b> 18103447
<b>2009 Assessed Value:</b> \$1,126,000 (\$460,000 Land, \$666,000 Structure)	
<b>Legal Description:</b> HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4690 Homer Spit Road
<b>Leased to:</b> Alaska Marine Highway <b>Expiration:</b> April 30, 2060 MOA on file regarding ferry terminal and city maintenance shop.	
<b>Finance Dept. Code:</b>	



**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

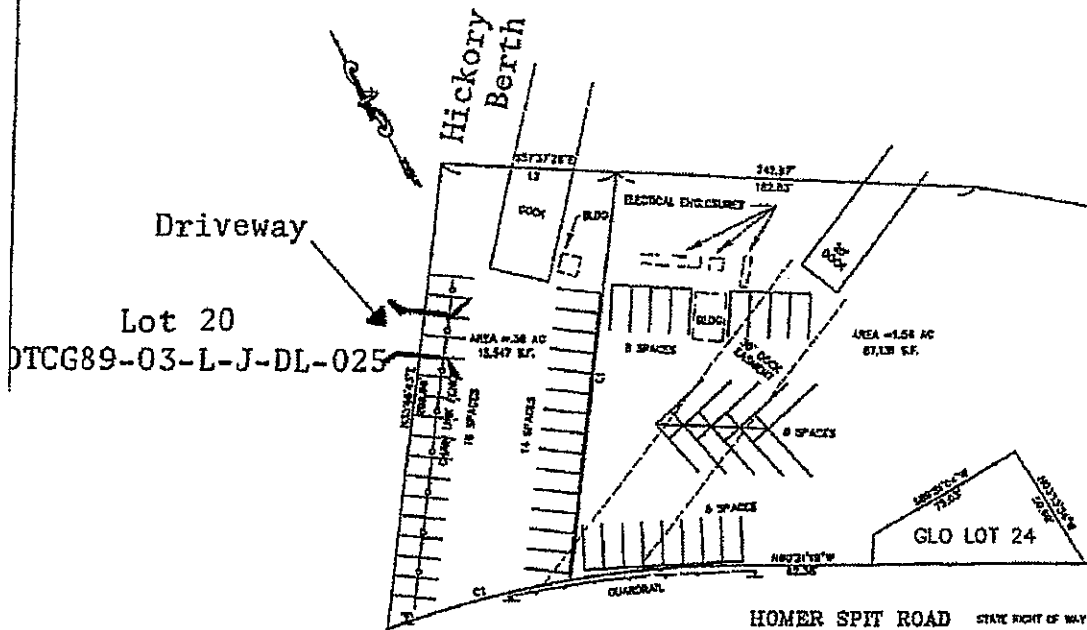
**Infrastructure:** Paved road, water and sewer.

**Address:** 4607 Freight Dock Road

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

**Finance Dept. Code:**

## Hickory Lease



**Designated Use:**  
**Acquisition History:**

**Area:**

**Parcel Number:**

**2009 Assessed Value:**

**Legal Description:**

**Zoning:**

**Wetlands:**

**Infrastructure:** Paved road, water and sewer.

**Address:**

**West trestle of the Pioneer Dock, for mooring and parking on west trestle and Lot 45A.**

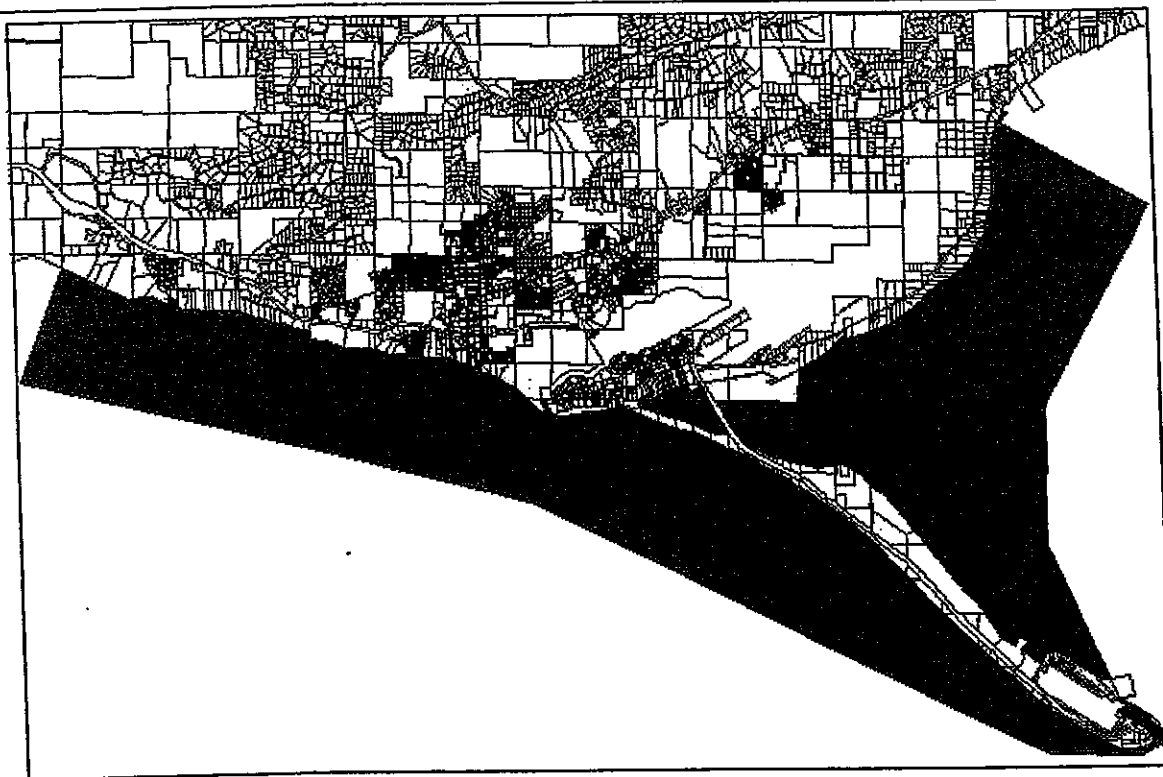
**Leased to:** Coast Guard. Expiration September 30, 2022. DTCG89-03-L-J-DL-034.

**Finance Dept. Code:**



## **Section C**

Other City Lands  
Generally Undesignated



**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.

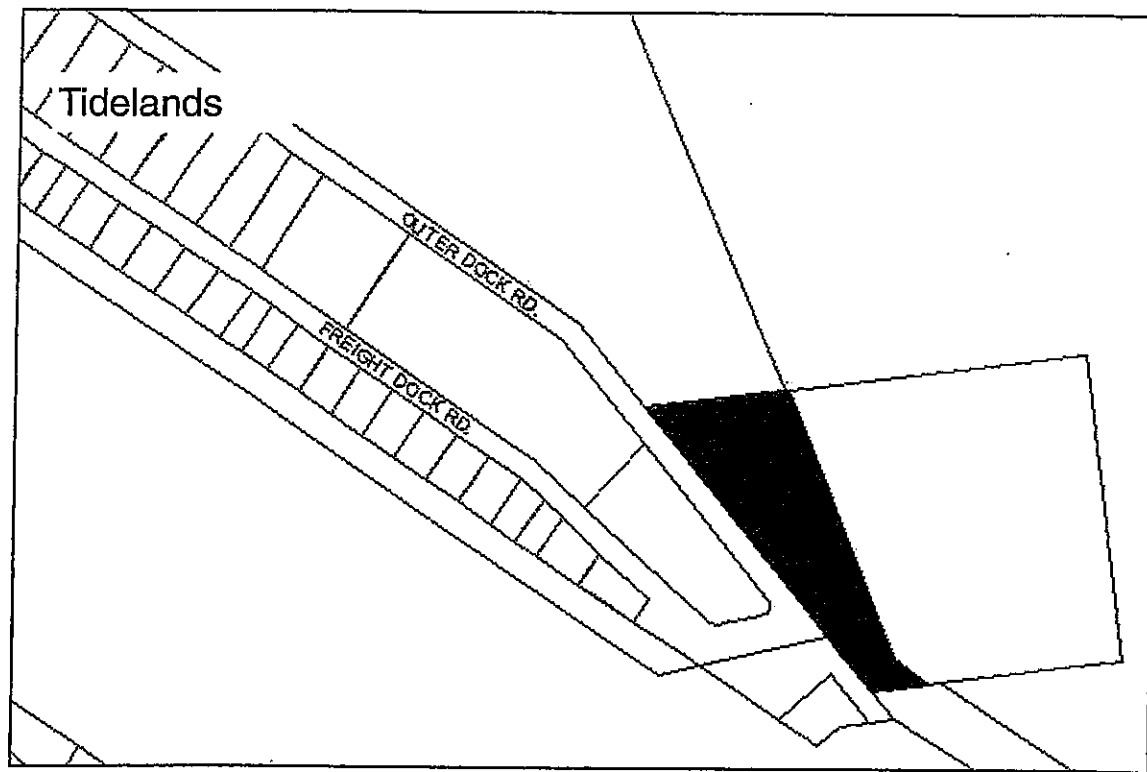
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$83,400. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

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

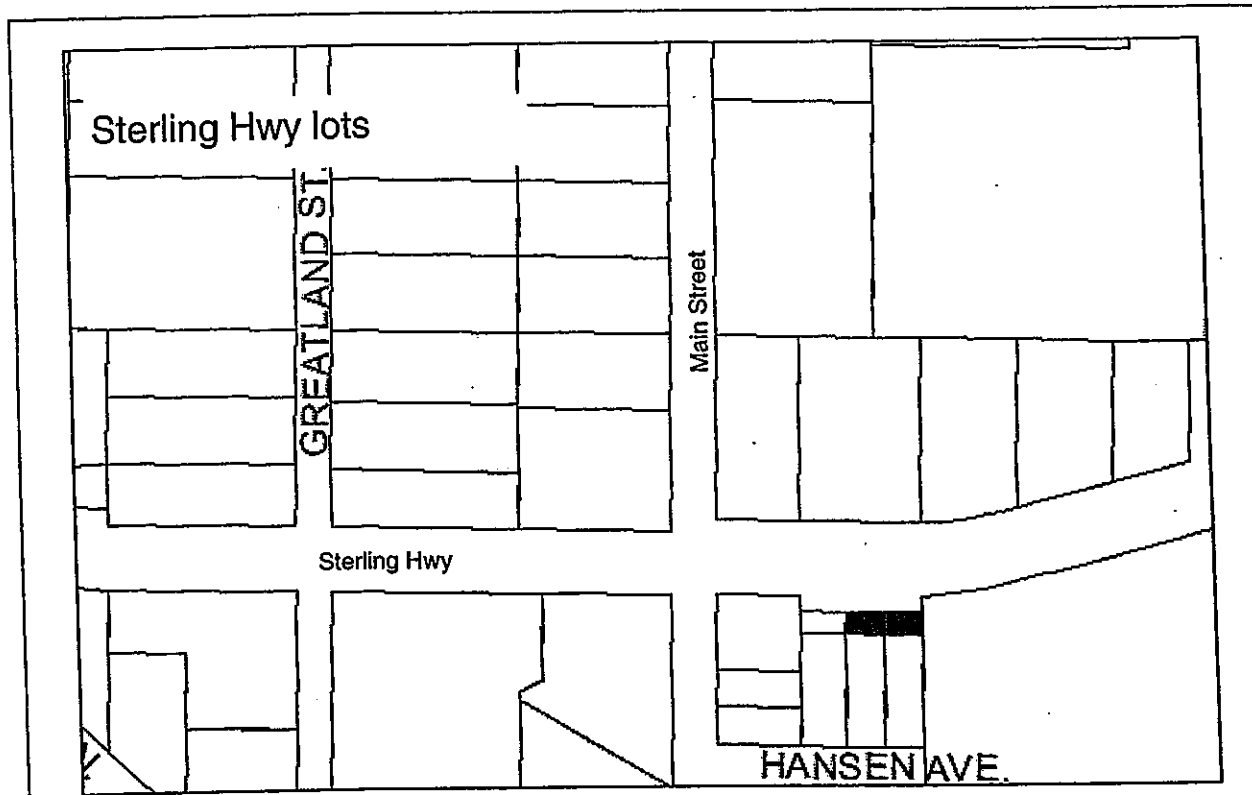
**Zoning:** Not zoned

**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– July 2044

**Finance Dept. Code:**

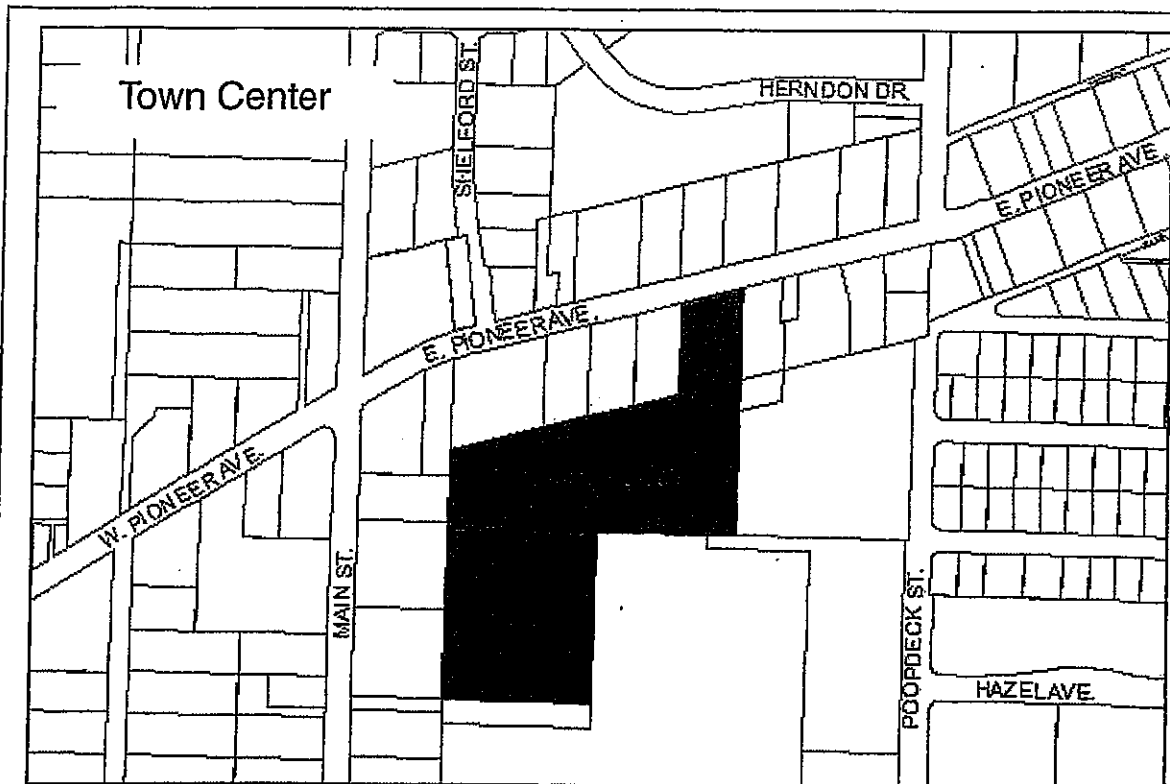
**Designated Use:** Undesignated**Acquisition History:** Detling Deed 6/10/82**Area:** 0.03 acres each. Total of 2,613 sq ft**Parcel Number:** 177154 02, 03**2009 Assessed Value:** \$1,400

**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:** 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

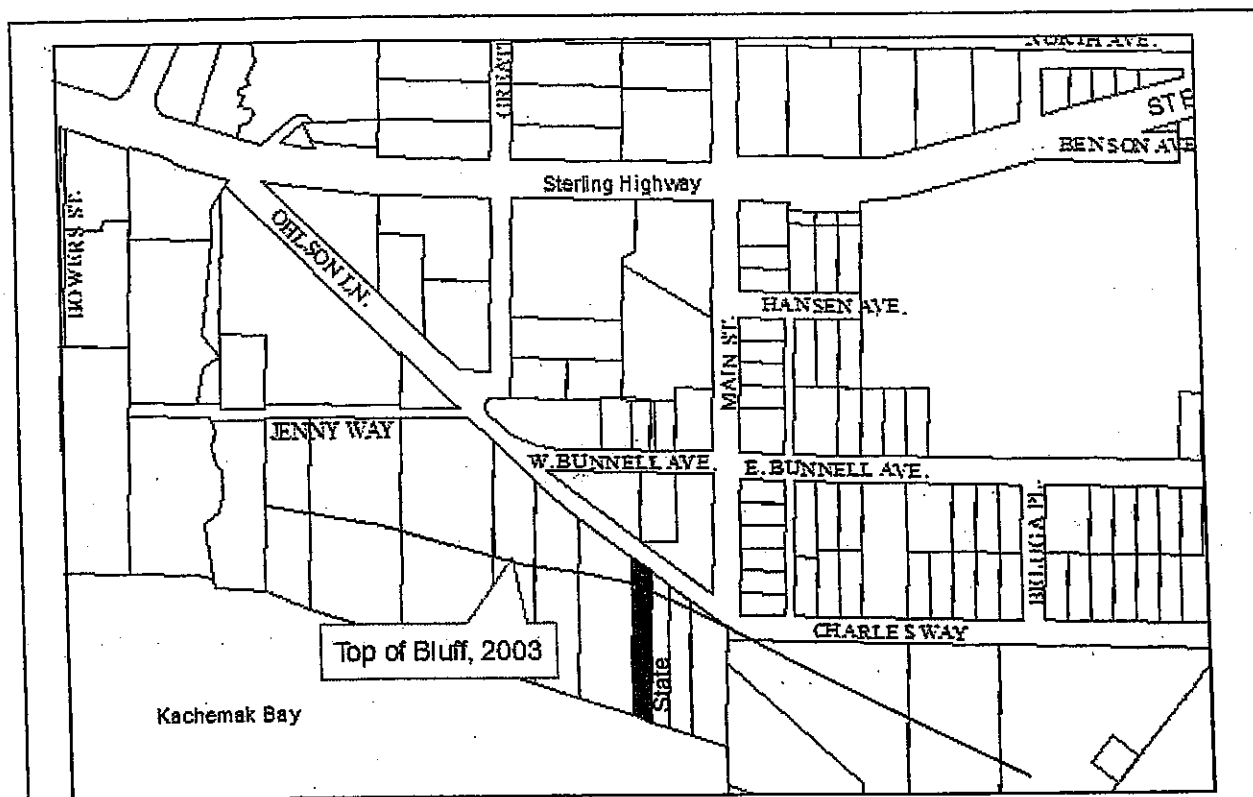
**Legal Description:** Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.

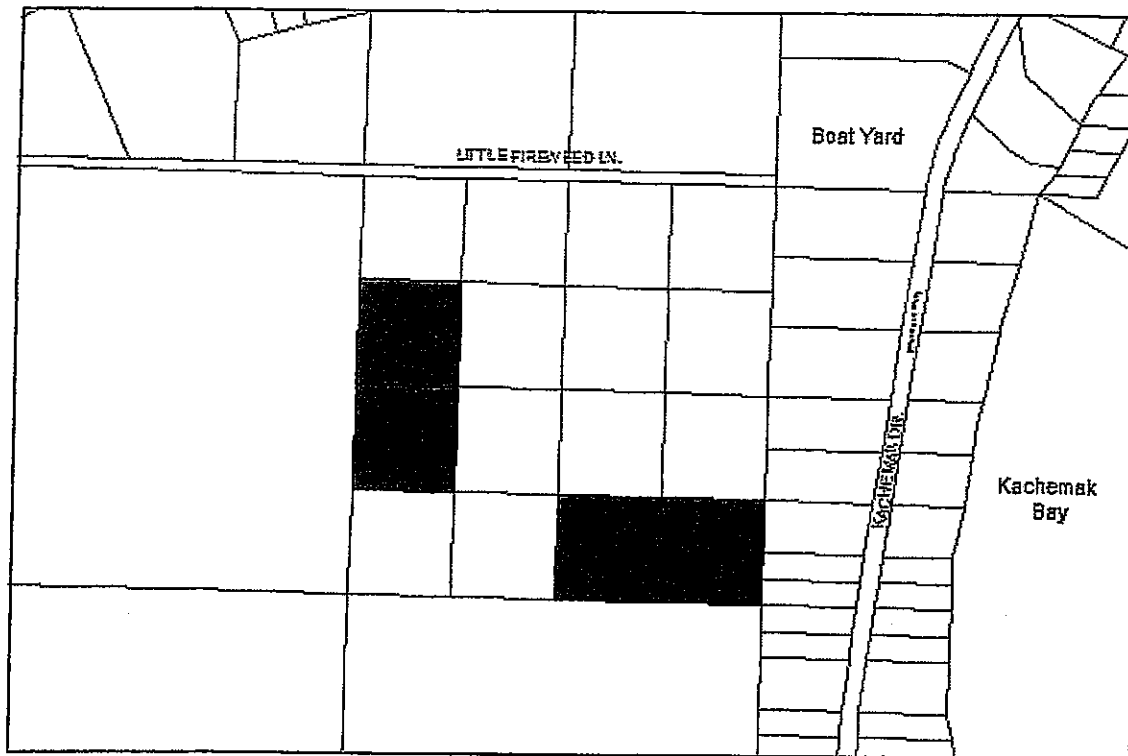
**Zoning:** Central Business District

**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

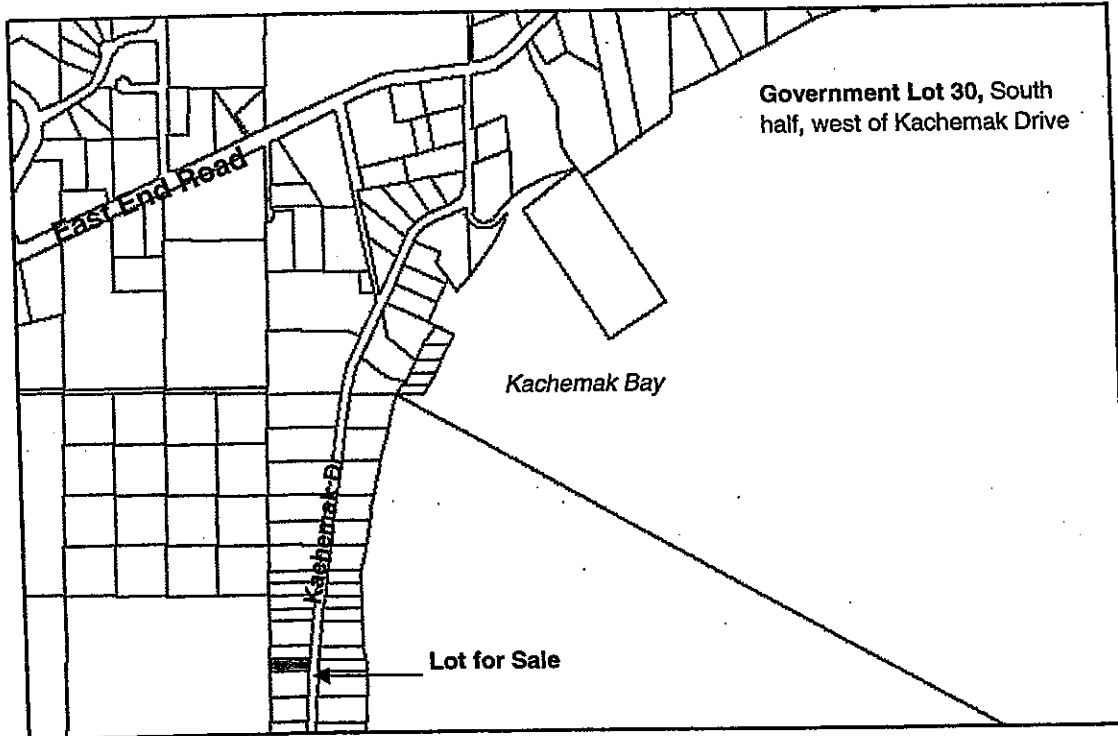
**Wetlands:** Lots are mostly wetlands. Formal delineation would be needed prior to any project planning.

**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:** Sell (Resolution 2011-37(A))

**Acquisition History:** Tax foreclosure, Ord 2010-24(S)

**Area:** 0.49 acres

**Parcel Number:** 17908050

**2009 Assessed Value:** \$2,300

**Legal Description:** South half of Government Lot 30 Lying West of Kachemak Drive

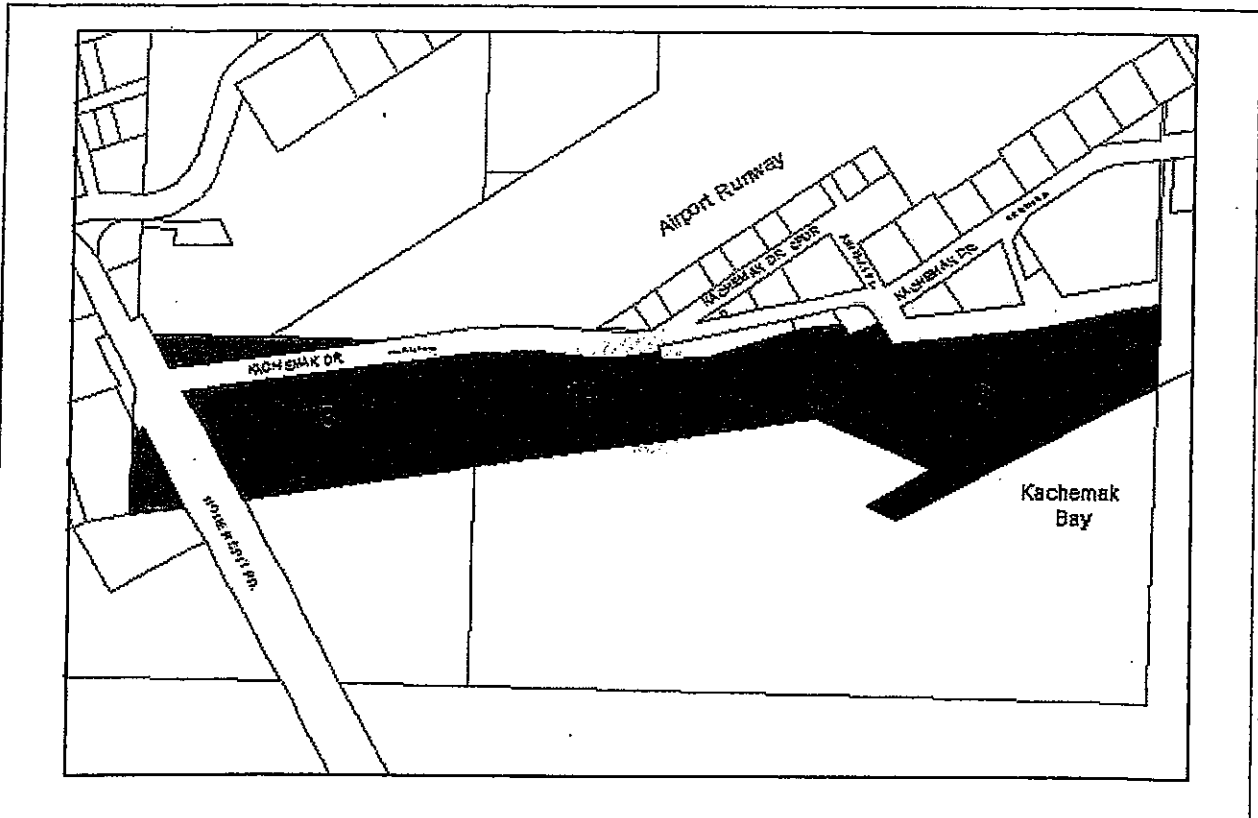
**Zoning:** Rural Residential

**Wetlands:** Will require wetland permit for development

**Infrastructure:** Paved road, power lines. Part of Phase II Kachemak Drive Water and Sewer LID.

**Notes:** Acquired from the Kenai Peninsula Borough through tax foreclosure. Parcel is wetlands.

**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

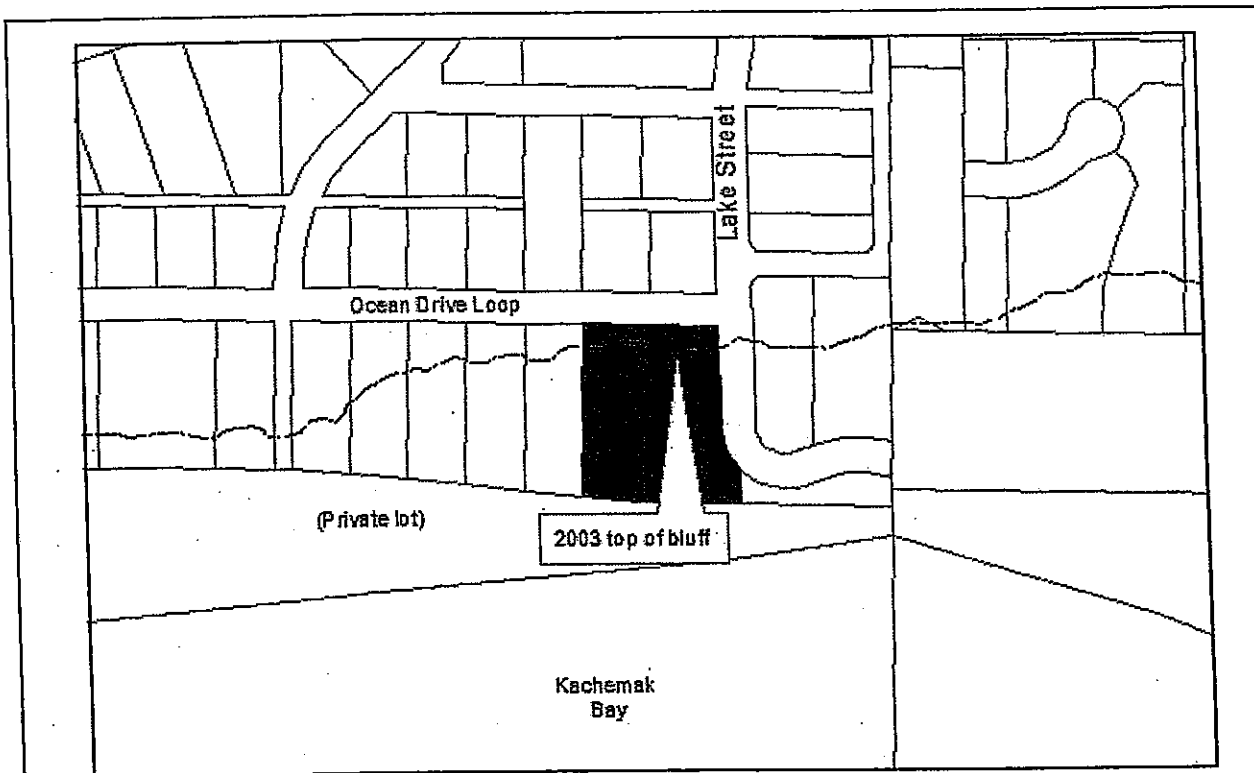
**Wetlands:** Coastal wetlands and critical habitat. Flood Hazard area.

**Infrastructure:** Water, sewer and paved road access

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

See also section E page 25.

**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 (combined value)

**Legal Description:** Lot 43 and 44, Oscar Munson Subdivision

**Zoning:** Rural Residential

**Wetlands:** Most of these lots are tidal and critical habitat.

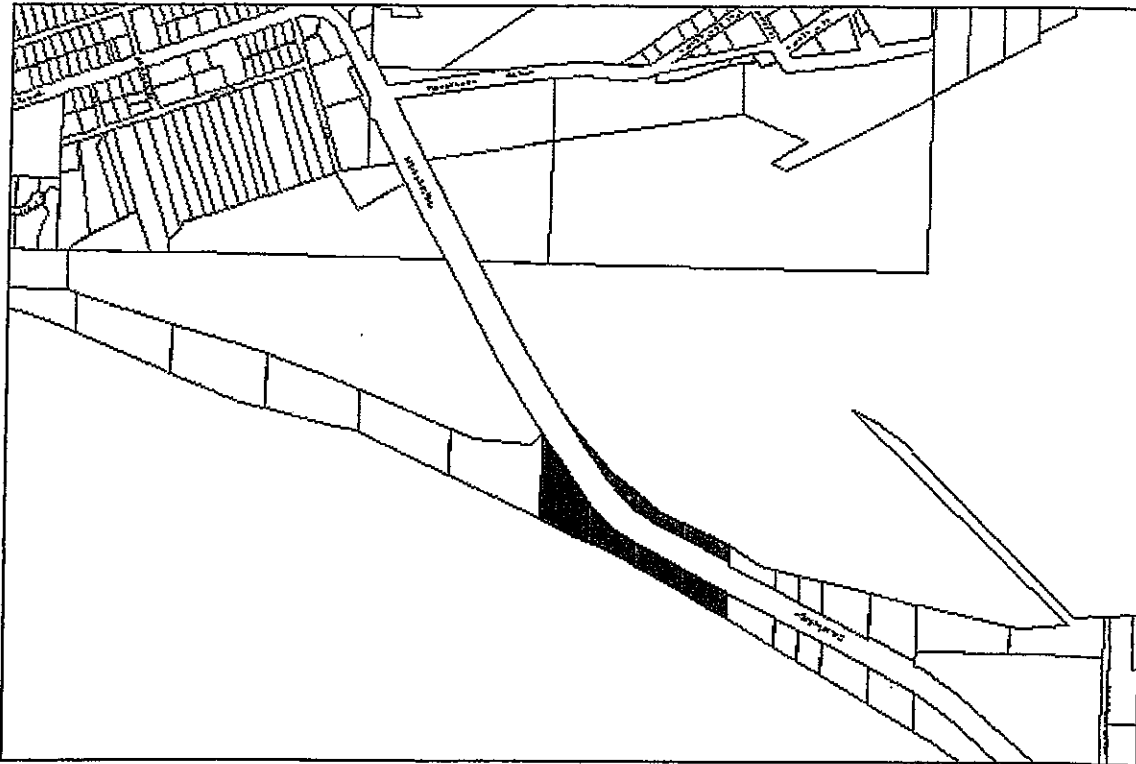
**Infrastructure:** Gravel road, water and sewer, seawall.

**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.

Resolution 2009-33: Sell Lots 43 and 44 Oscar Munson Subdivision.

February 2012 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. No local appraisers were able to appraise the property because there are no comparable properties, and the land has limited to no value for residential development.

**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

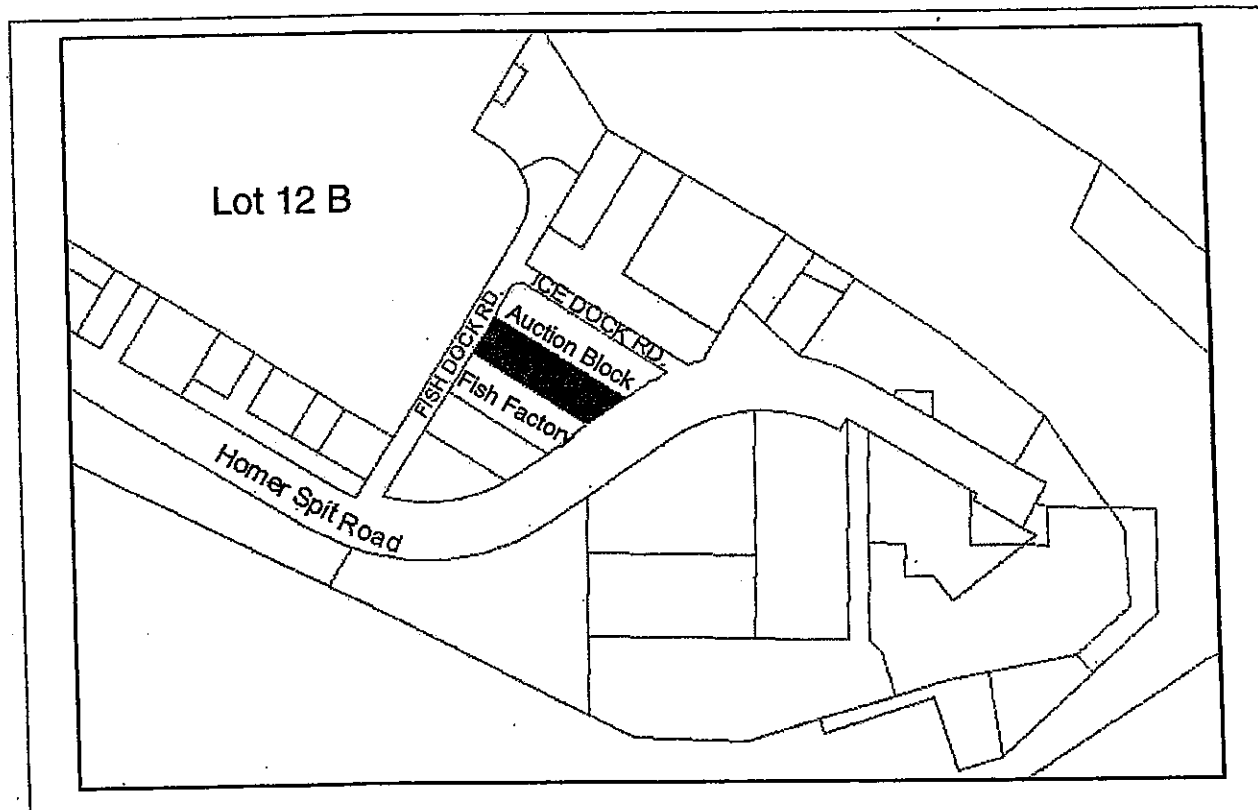
**Zoning:** N of Homer Spit Rd: Marine Industrial.  
 S of road, Open Space Recreation

**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

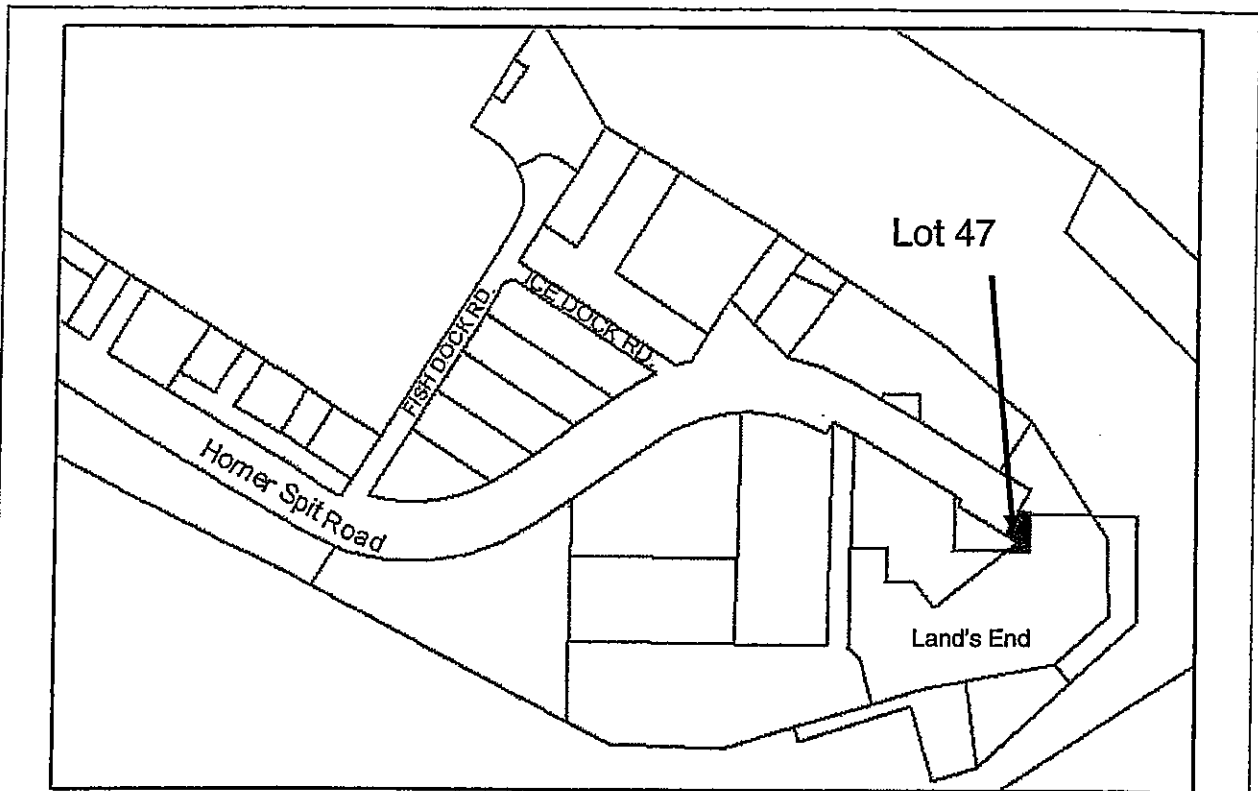
**Address:**

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

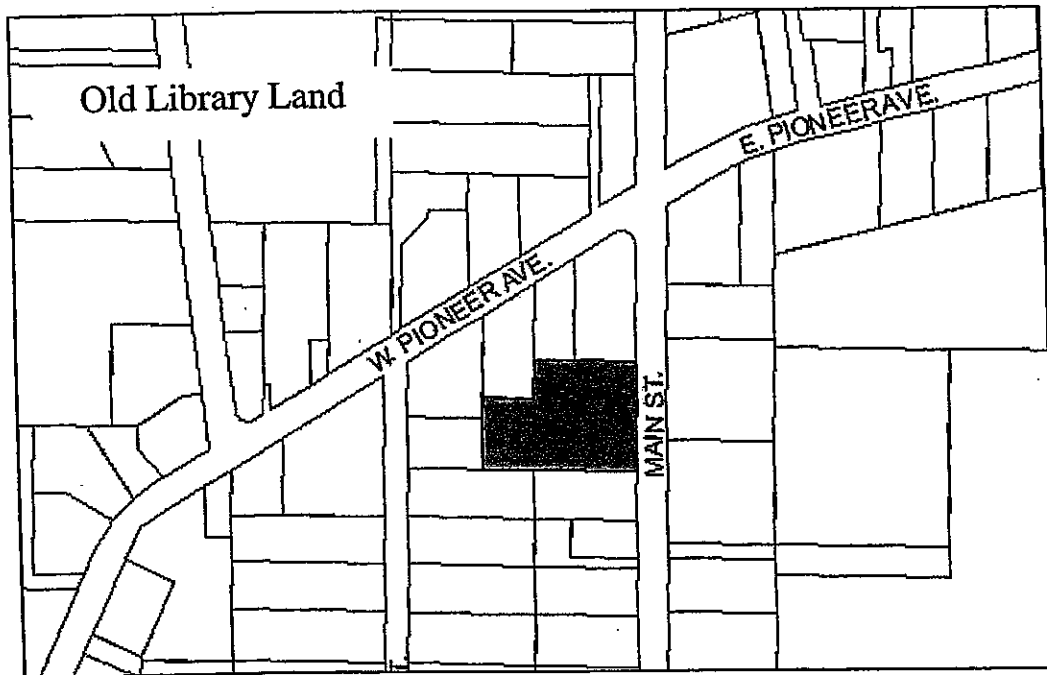
**Notes:**

**Finance Dept. Code:**



**Section D**

**City Facilities**



**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

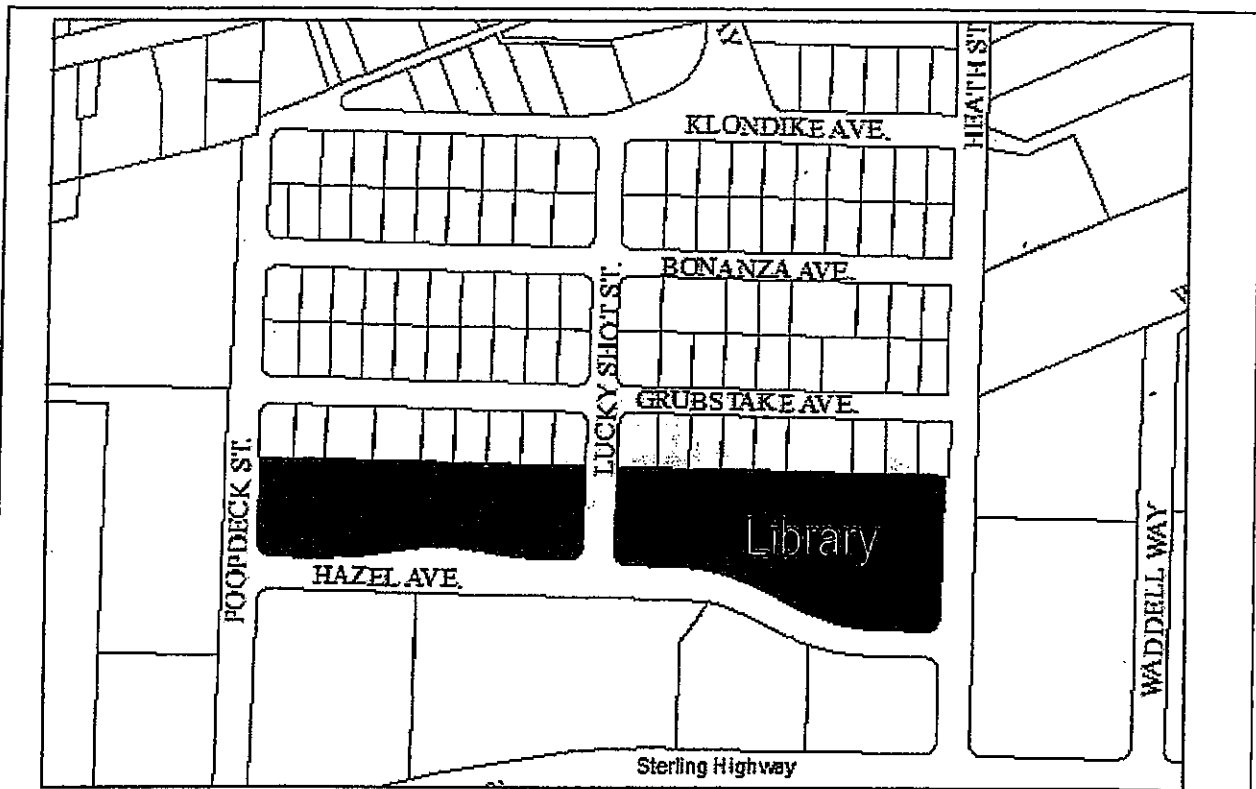
**Infrastructure:** Paved road, water, sewer

**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. Resolution 11-037(A) Offer for sale, and if not sold, designate as a conservation buffer. February 2012 update: Land will be put on the market again in the spring.

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:** 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

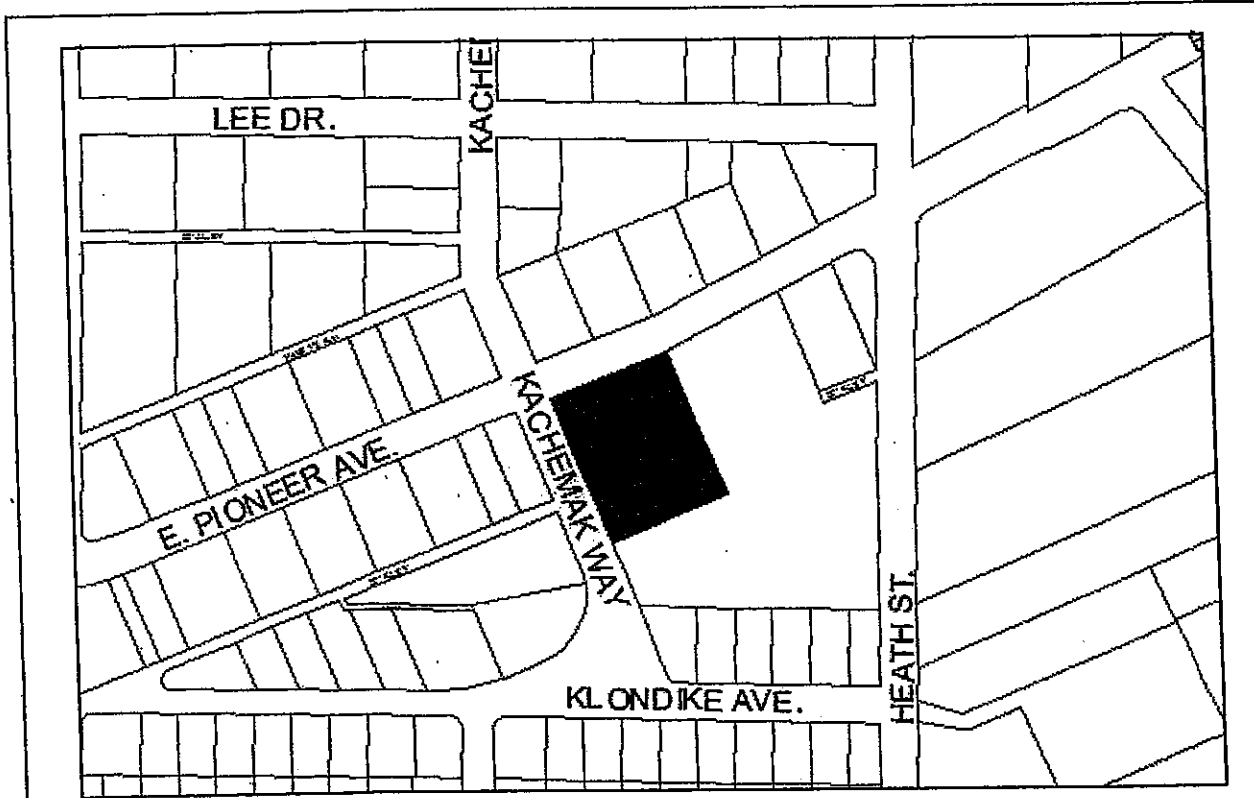
**Zoning:** Central Business District

**Wetlands:** Some wetlands present

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

**Notes:**

**Finance Dept. Code:**



**Designated Use:** 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

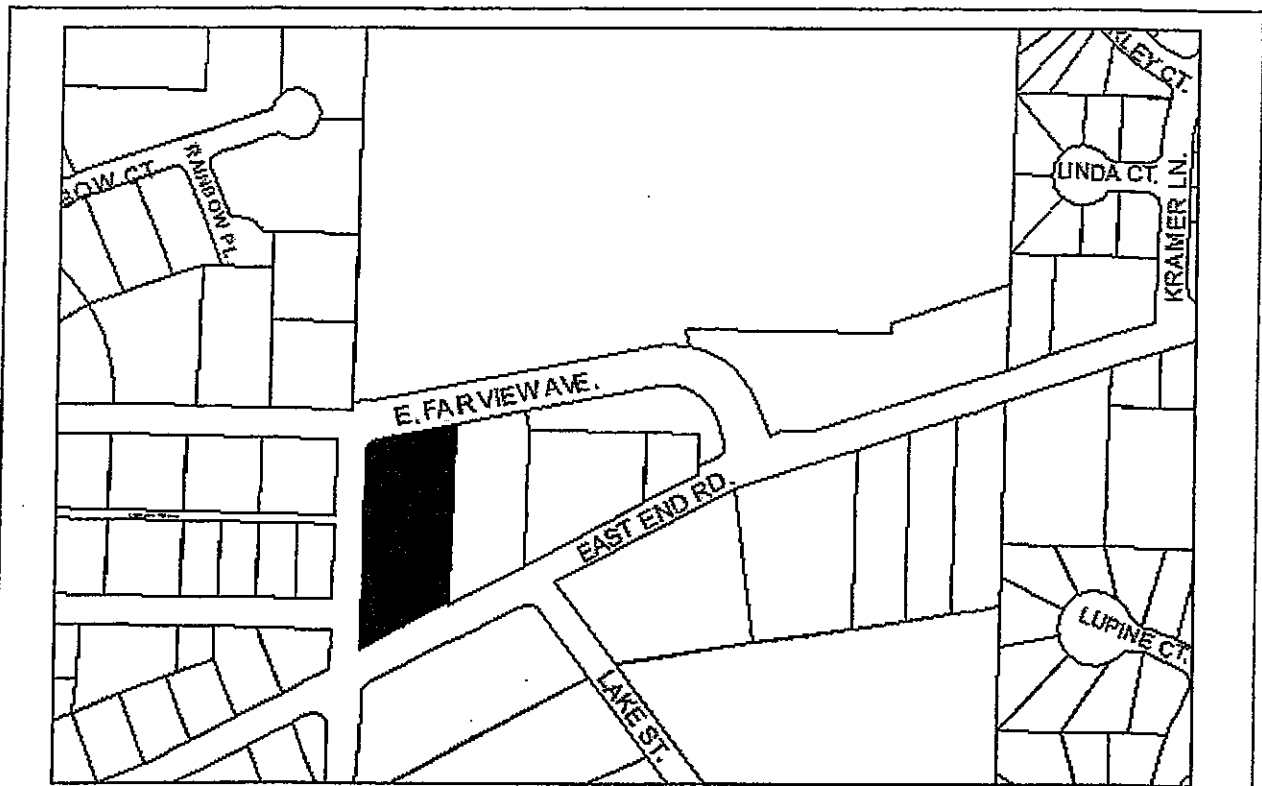
**Zoning:** Central Business District

**Wetlands:** None

**Infrastructure:** Paved road access, water and sewer.

**Notes:** New addition and remodel 2011/12. Lower parking area paved.

**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

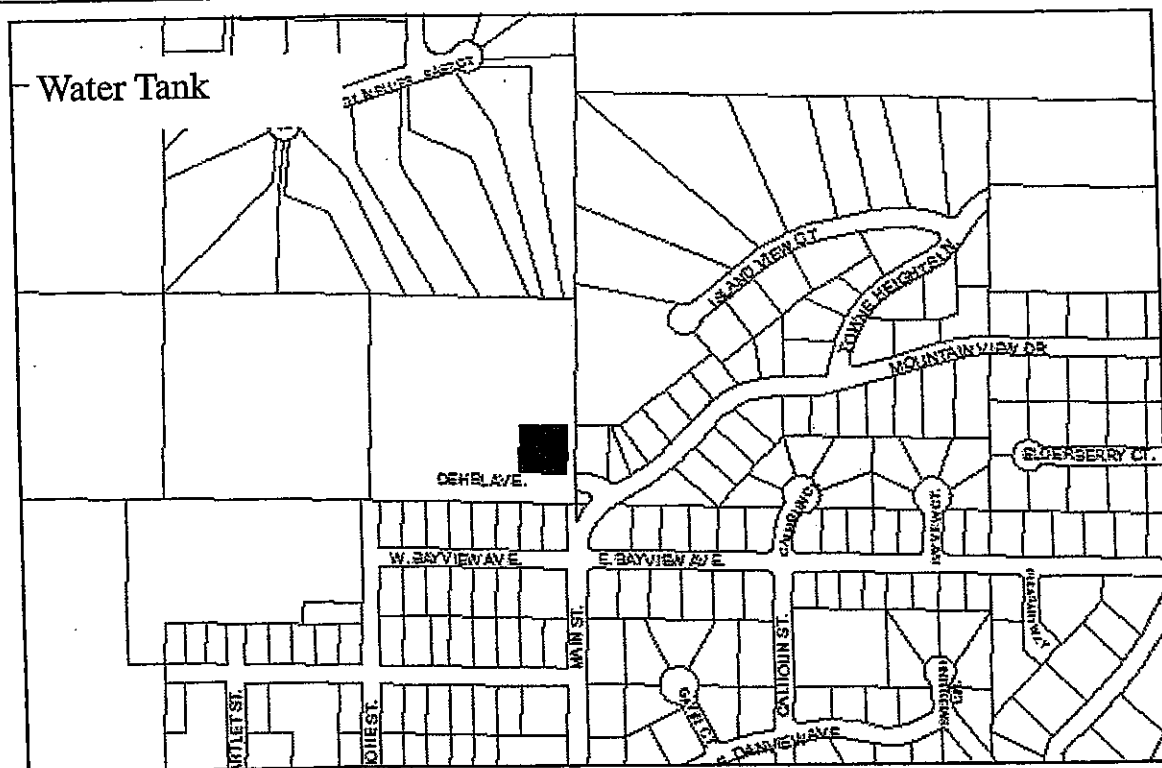
**Zoning:** Central Business District

**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

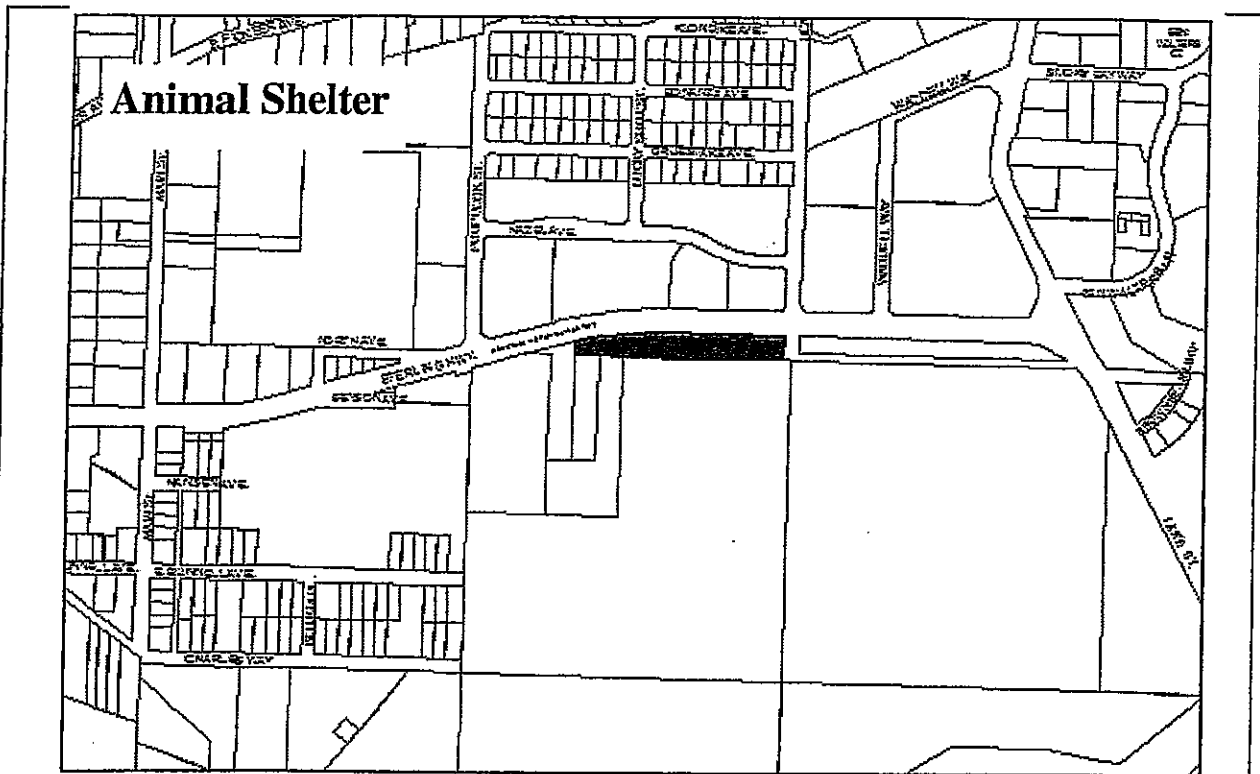
**Zoning:** Rural Residential

**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

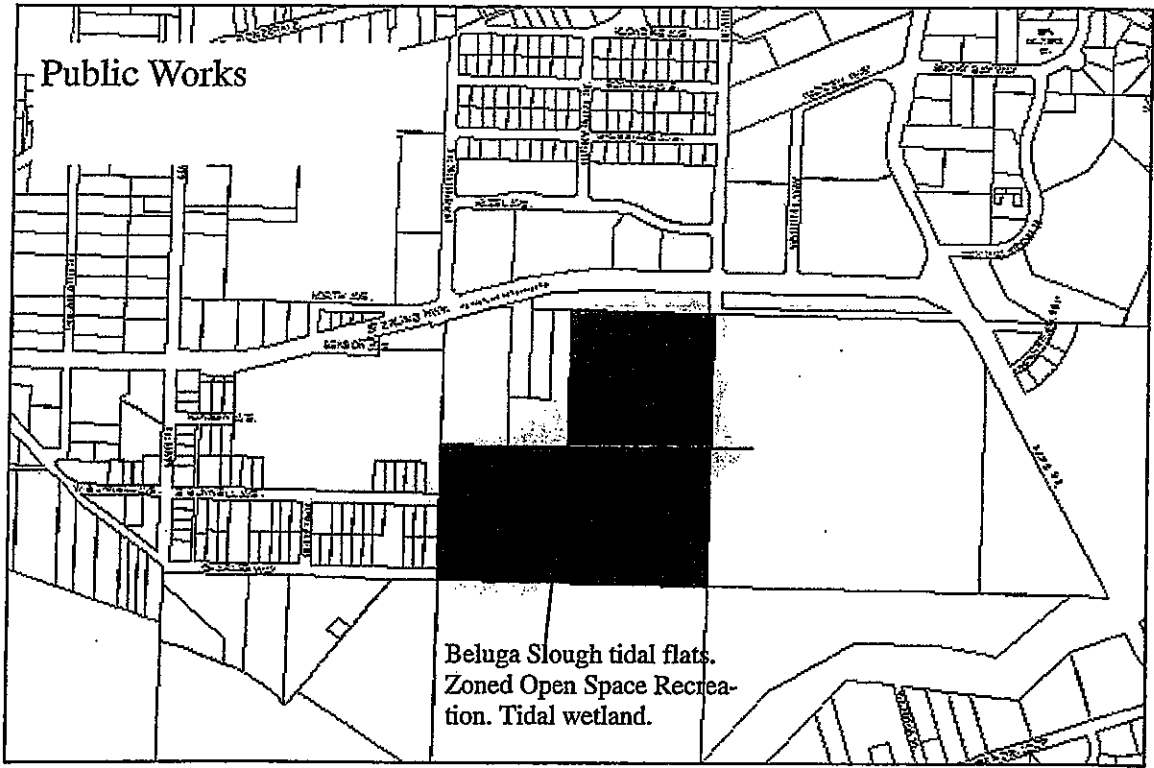
**Infrastructure:** Water, Sewer, gravel access via Public Works

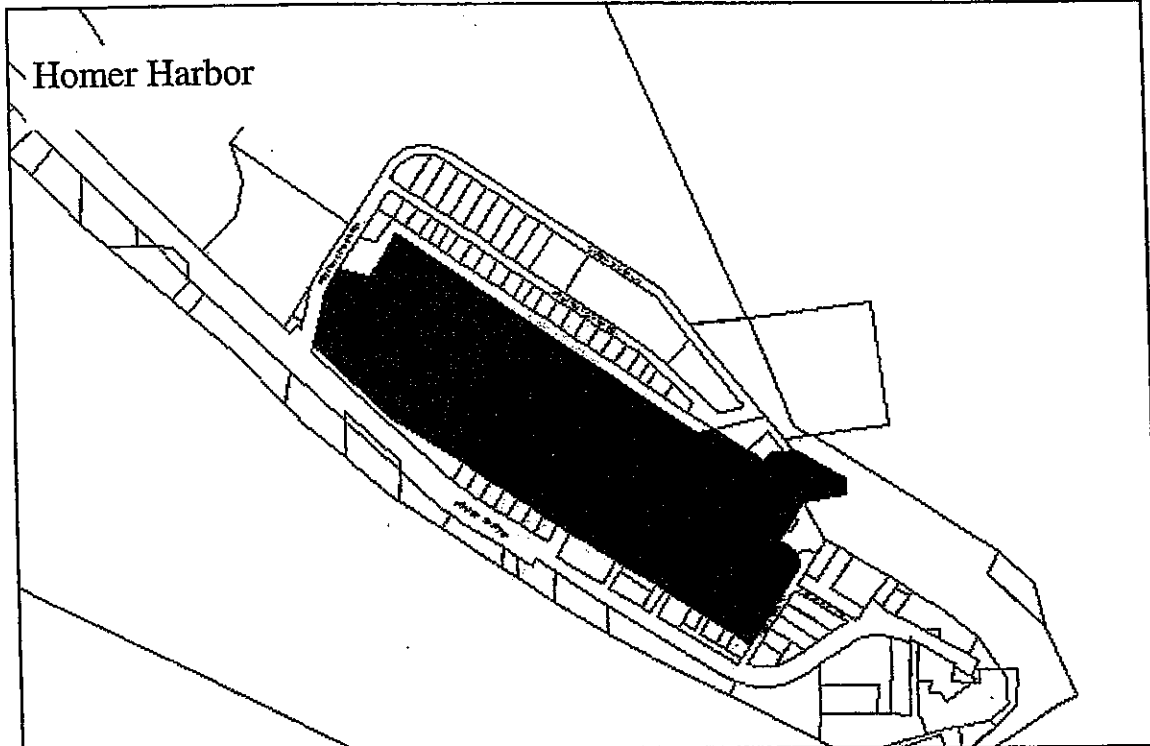
**Notes:** Also includes landscaped area along the Sterling Highway maintained by Parks and Recreation, and named Superintendent's Park.

Constructed in 2004. 3,828 sq feet.

**Finance Dept. Code:**



	
<b>Designated Use:</b> Public Works	
<b>Acquisition History:</b> Heath Dead 3/10/71	
<b>Area:</b> 30 acres	<b>Parcel Number:</b> 17714016
<b>2009 Assessed Value:</b> \$1,778,500 (Land: \$585,500, Structures: \$1,203,000)	
<b>Legal Description:</b> T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	
<b>Zoning:</b> Central Business/Open Space	<b>Wetlands:</b> Yes
<b>Infrastructure:</b> Paved Road, water and sewer	
<b>Notes:</b> Within a FEMA mapped flood hazard area.	
<b>Finance Dept. Code:</b>	



**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

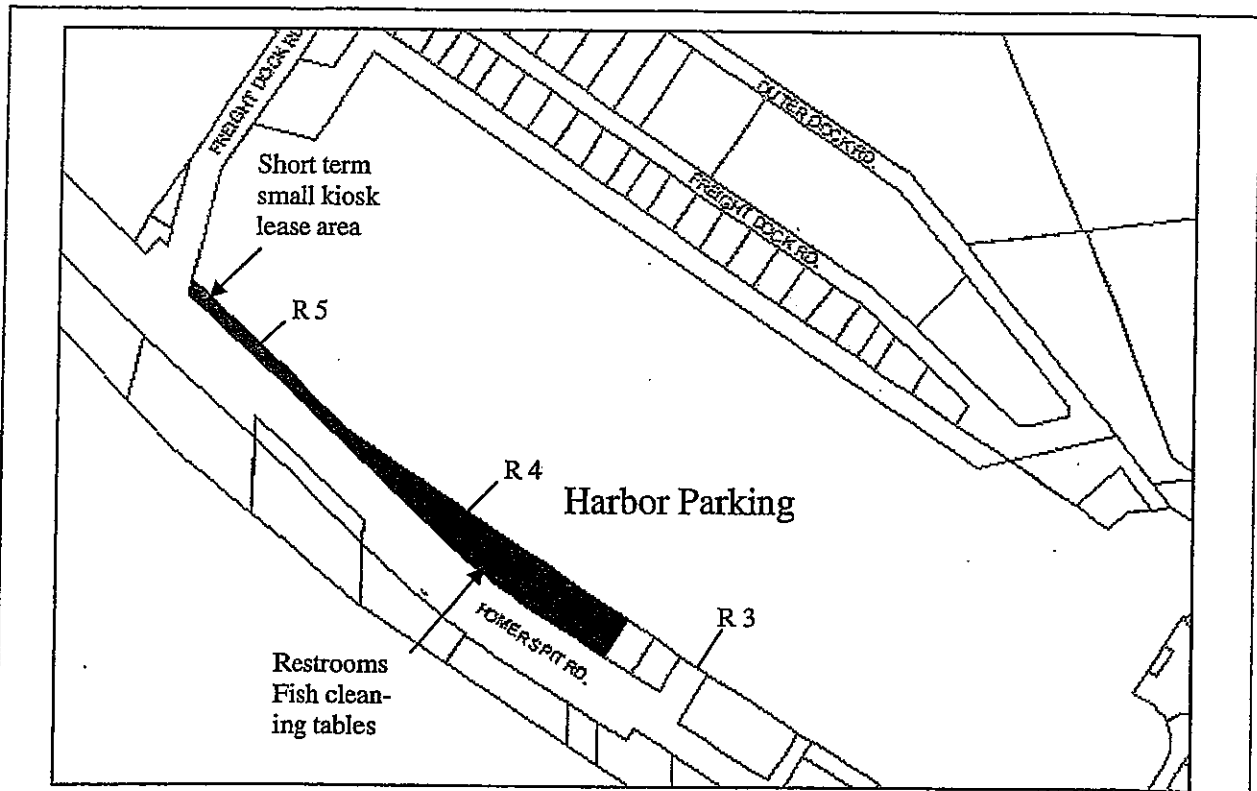
**Zoning:** Marine Commercial

**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

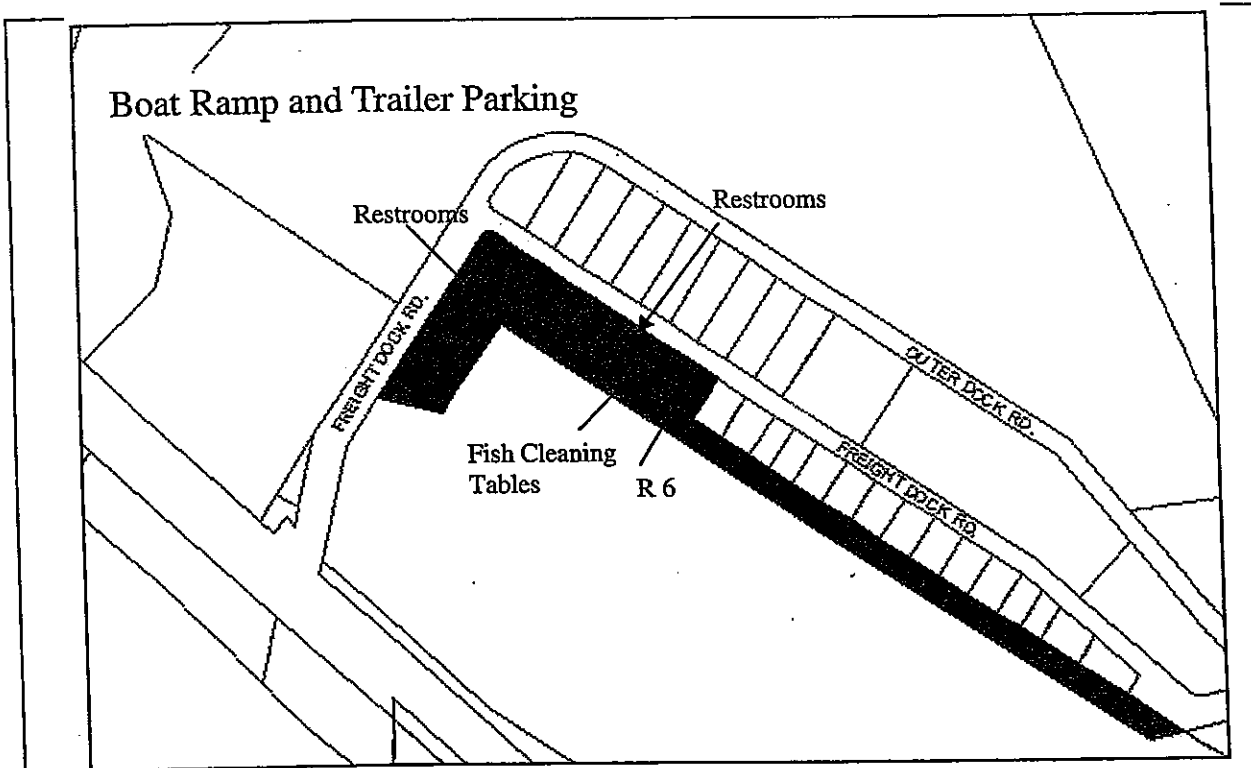
**Zoning:** Marine Commercial

**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

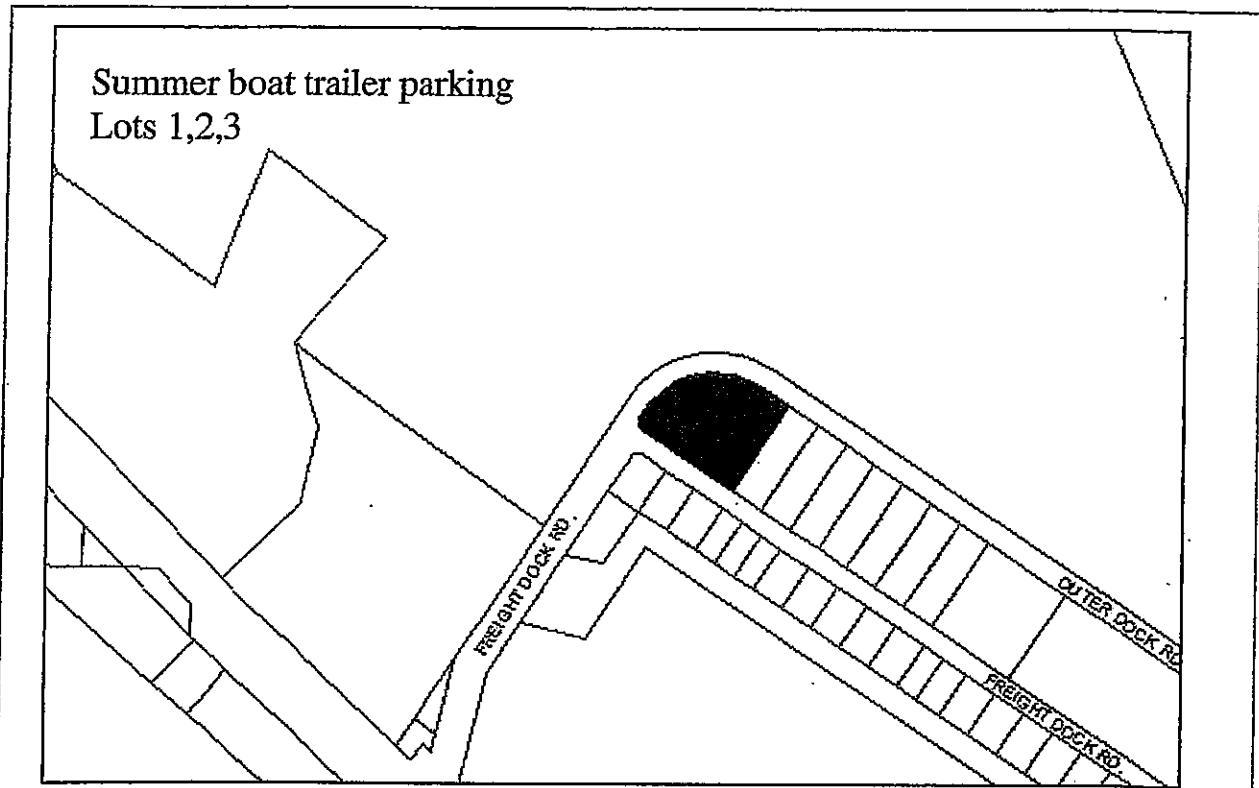
**Wetlands:** N/A

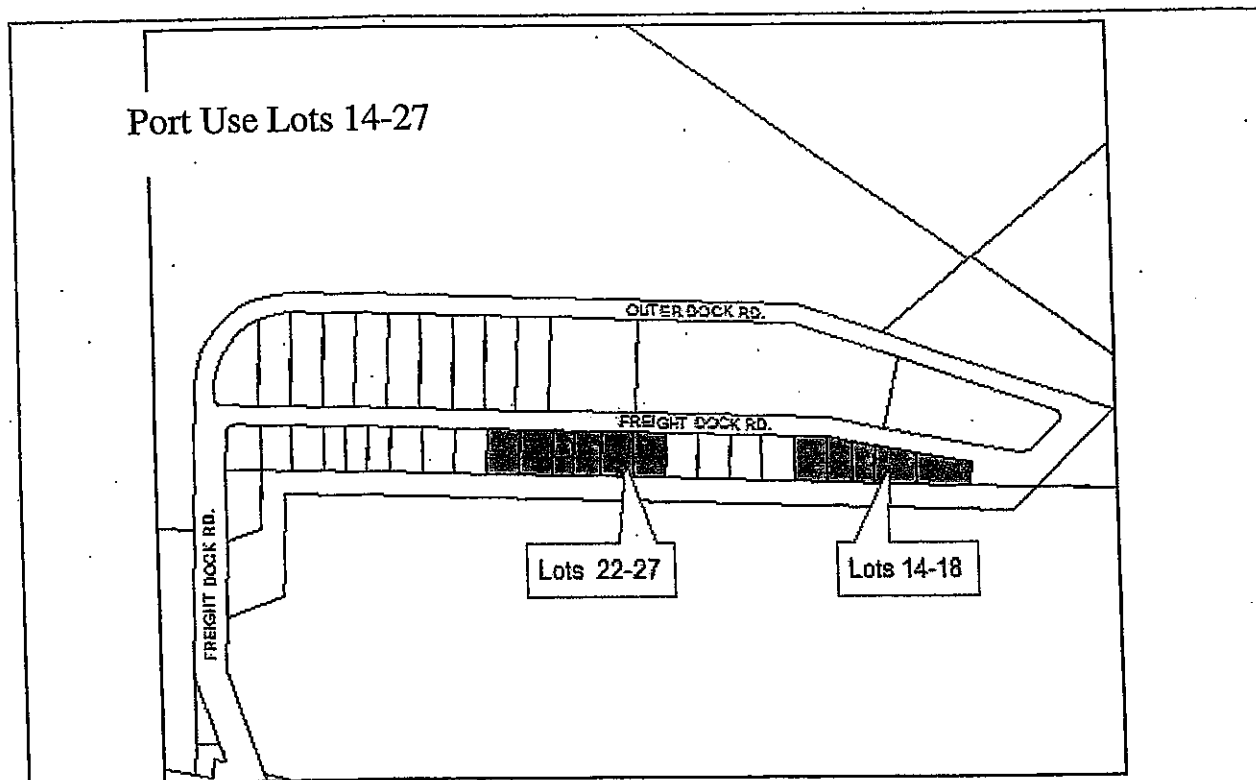
**Infrastructure:** Gravel road access, water and sewer, public restrooms

**Notes:** Includes boat launch and most of the trailer parking, two newly constructed public restrooms and over slope area along the harbor.

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.

**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:** 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

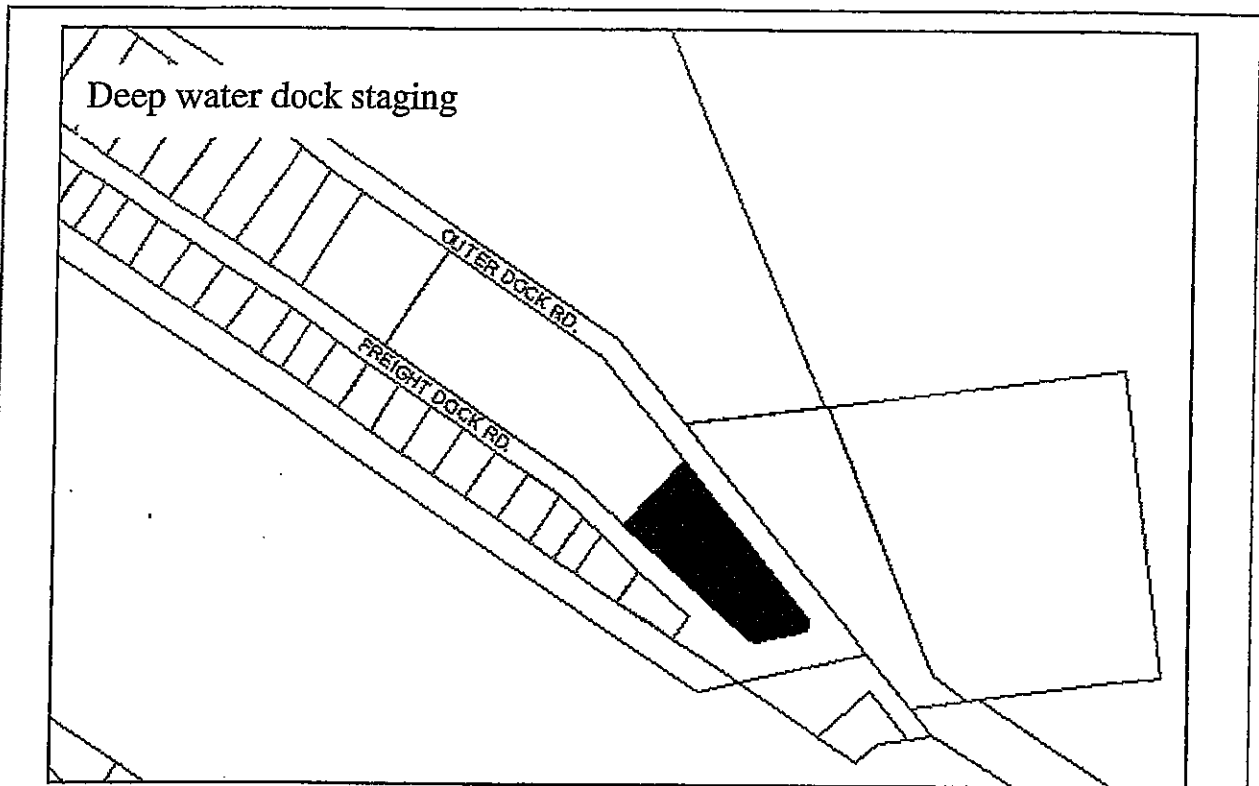
**Infrastructure:** gravel road, water and sewer

**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:** 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

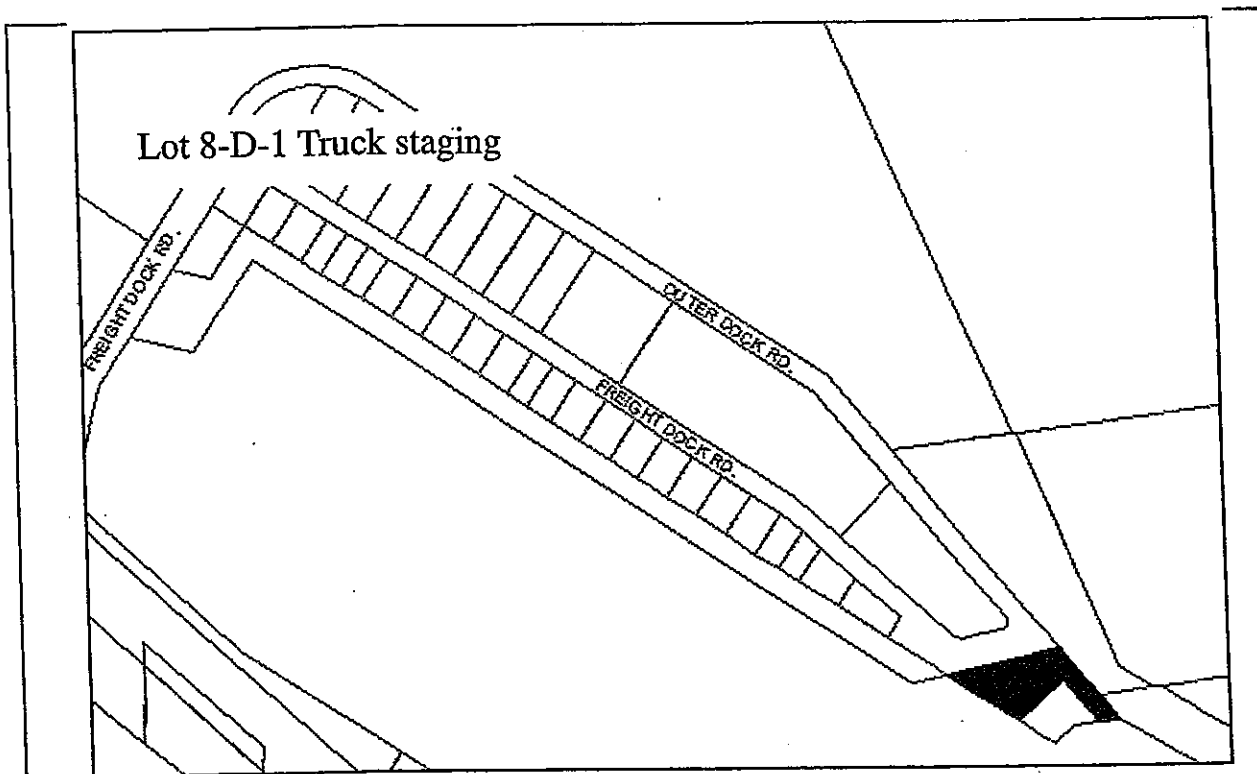
**Wetlands:** N/A

**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:** 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

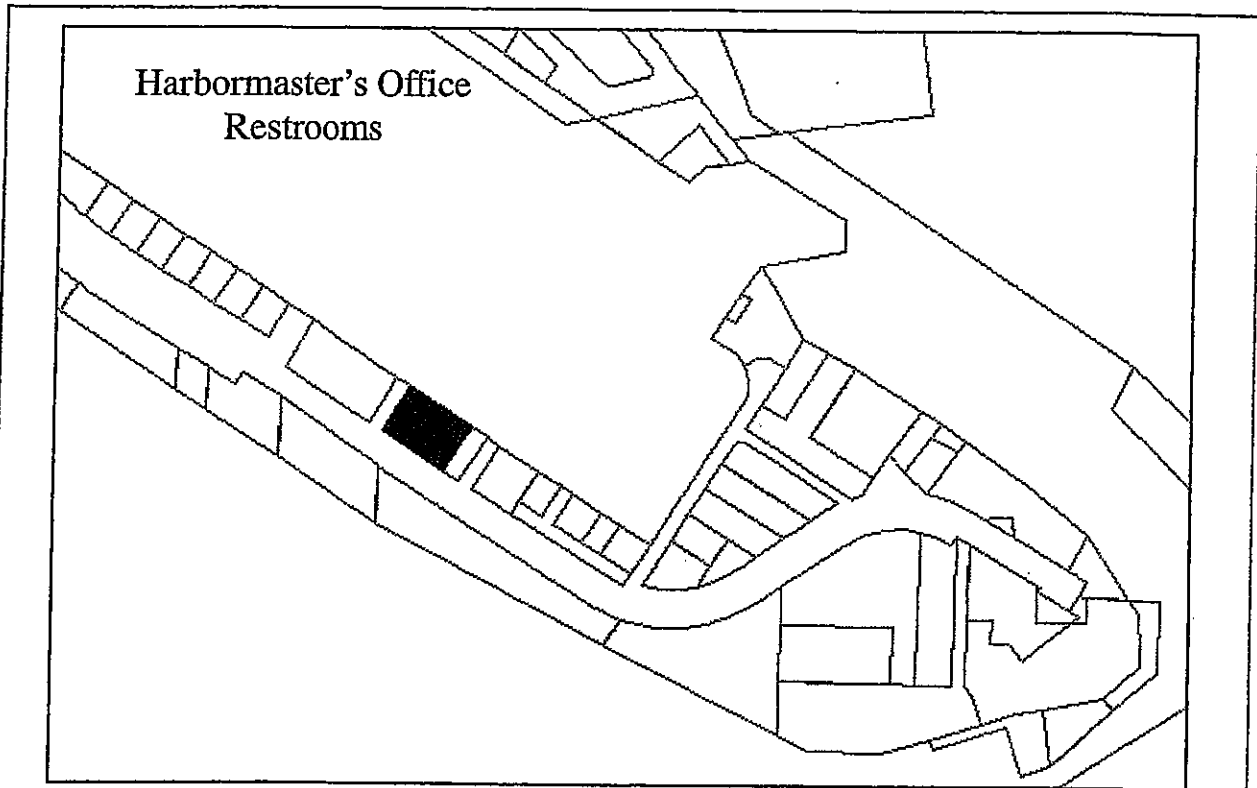
**Wetlands:** N/A

**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)

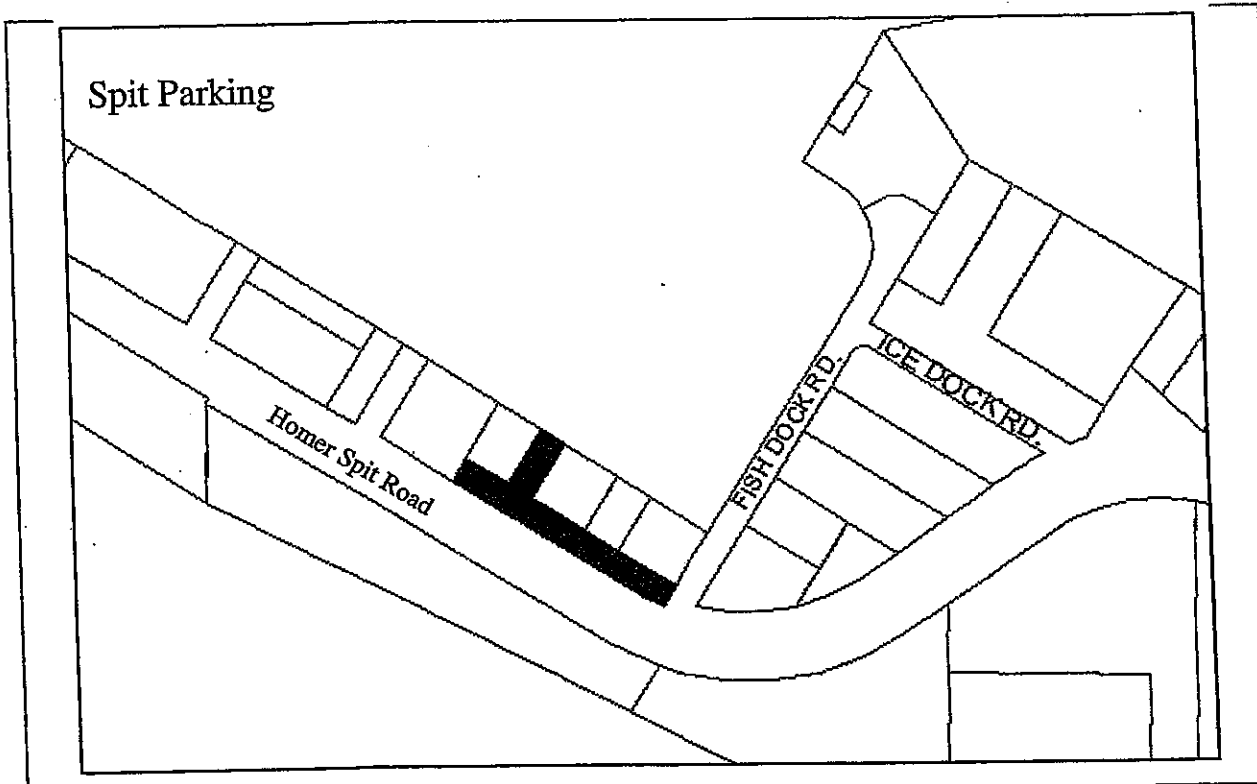
**Legal Description:** Homer Spit Subdivision Amended, Lots 28 and 29

**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

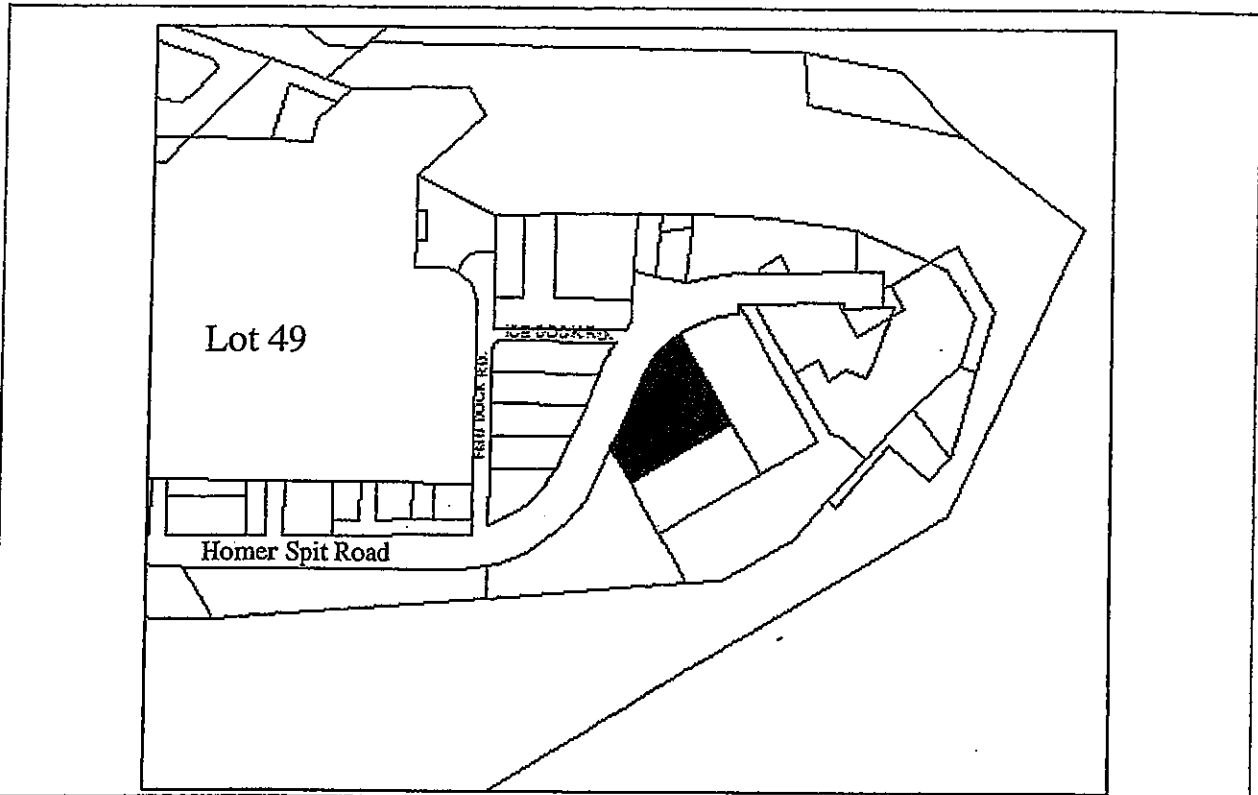
**Wetlands:** N/A

**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.

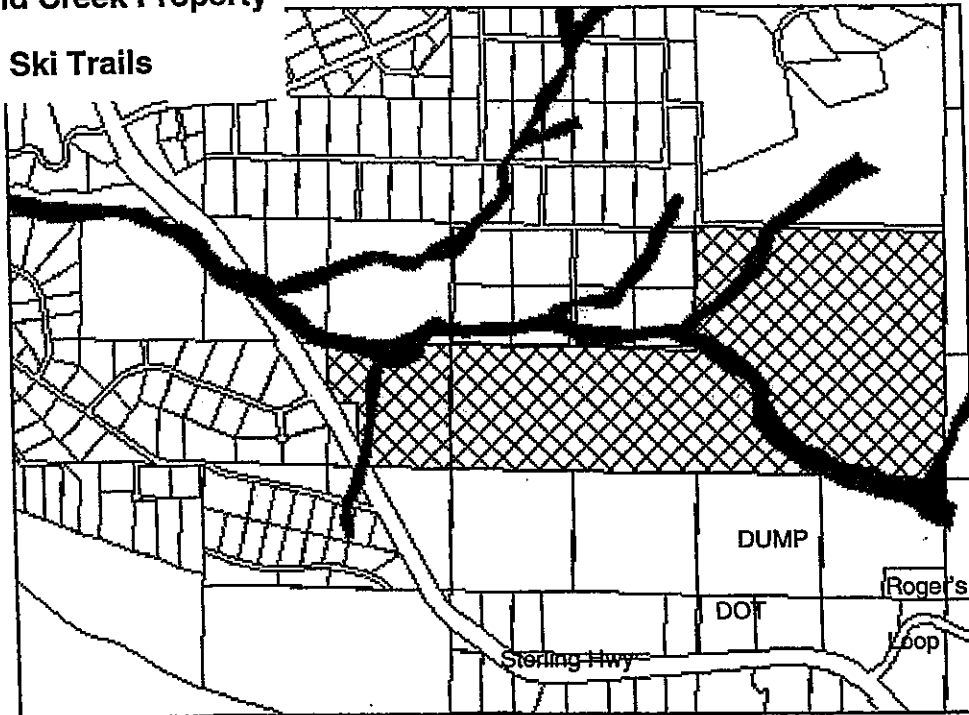
**Finance Dept. Code:**



## **Section E**

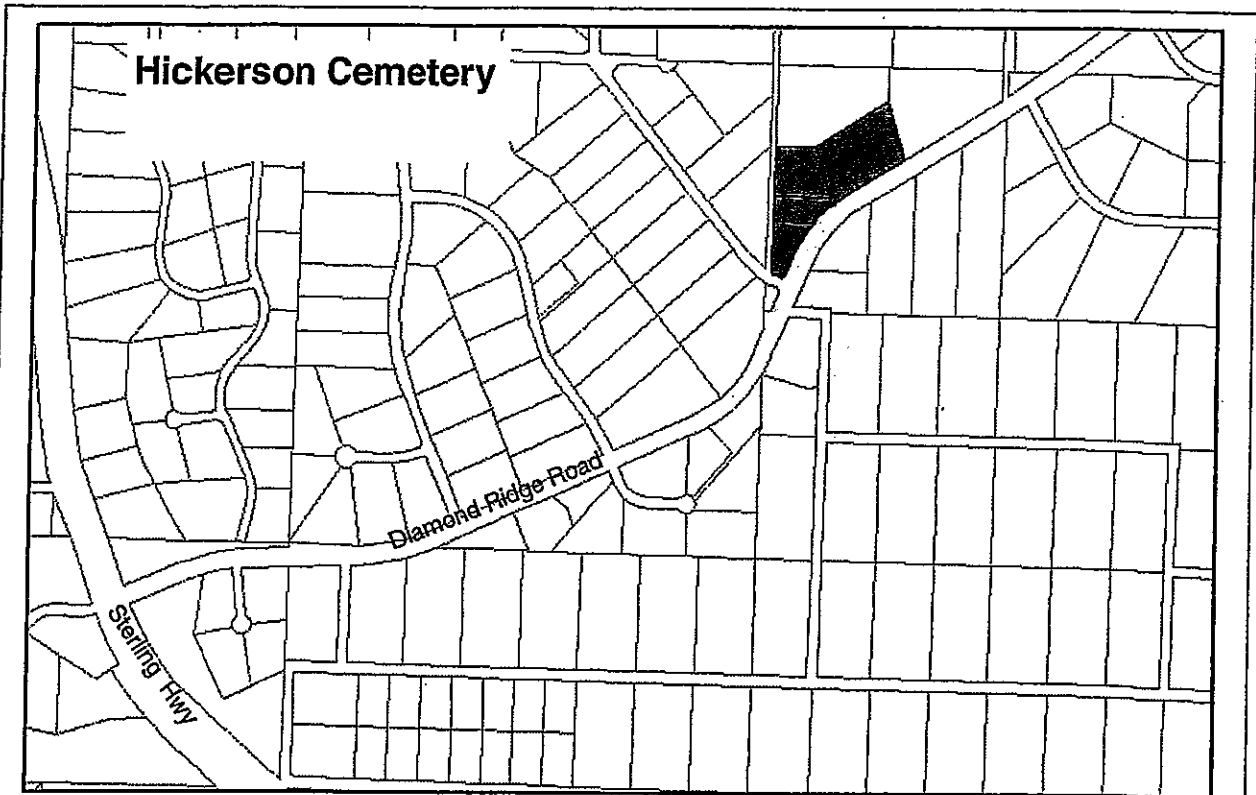
Parks + Beaches

Cemeteries + Green Space

**Diamond Creek Property****Ski Trails****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 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

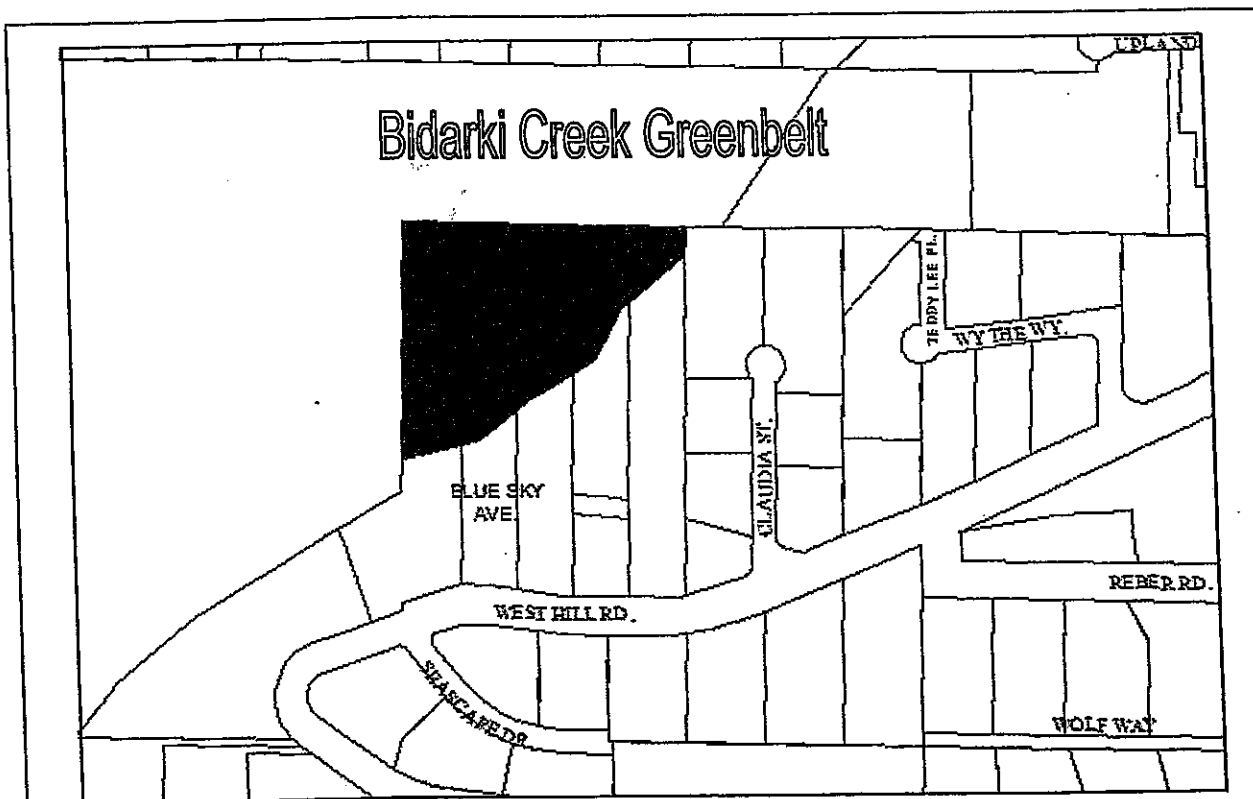
**Zoning:** Not within city limits

**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

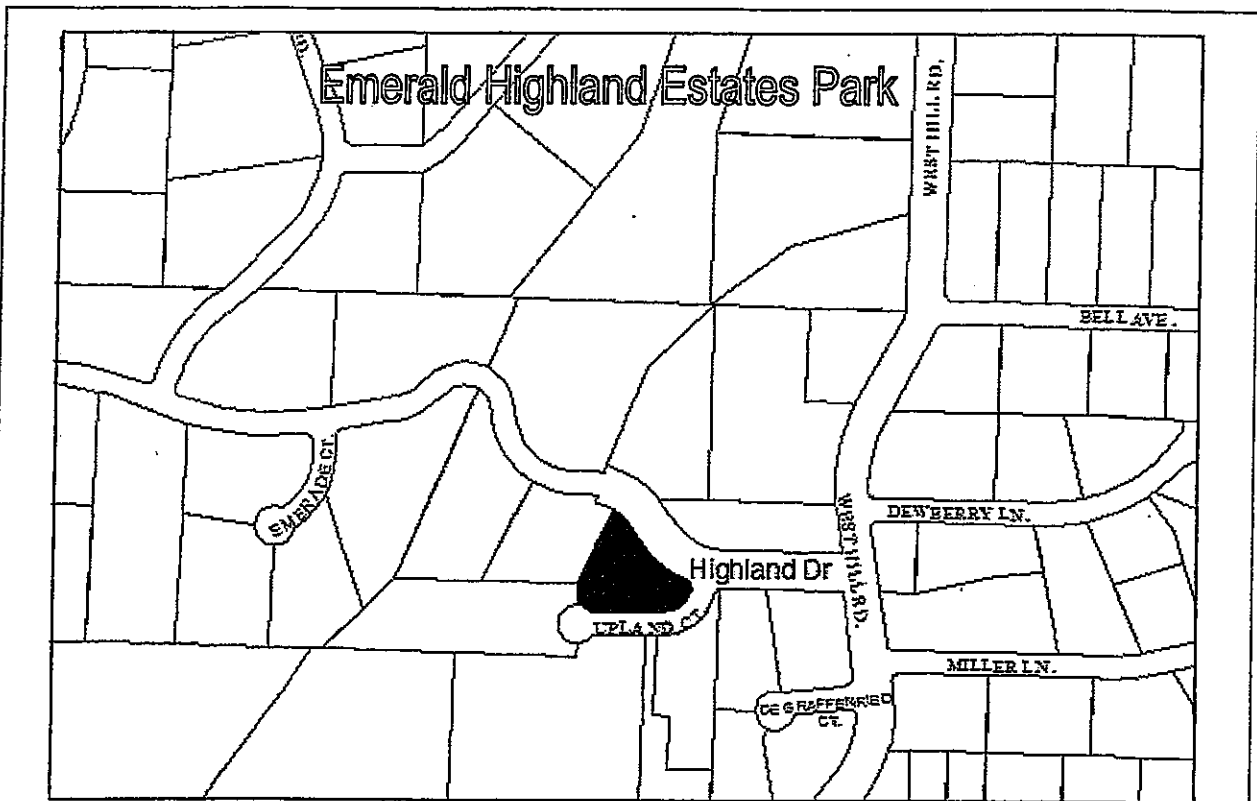
**Zoning:** Rural Residential

**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.

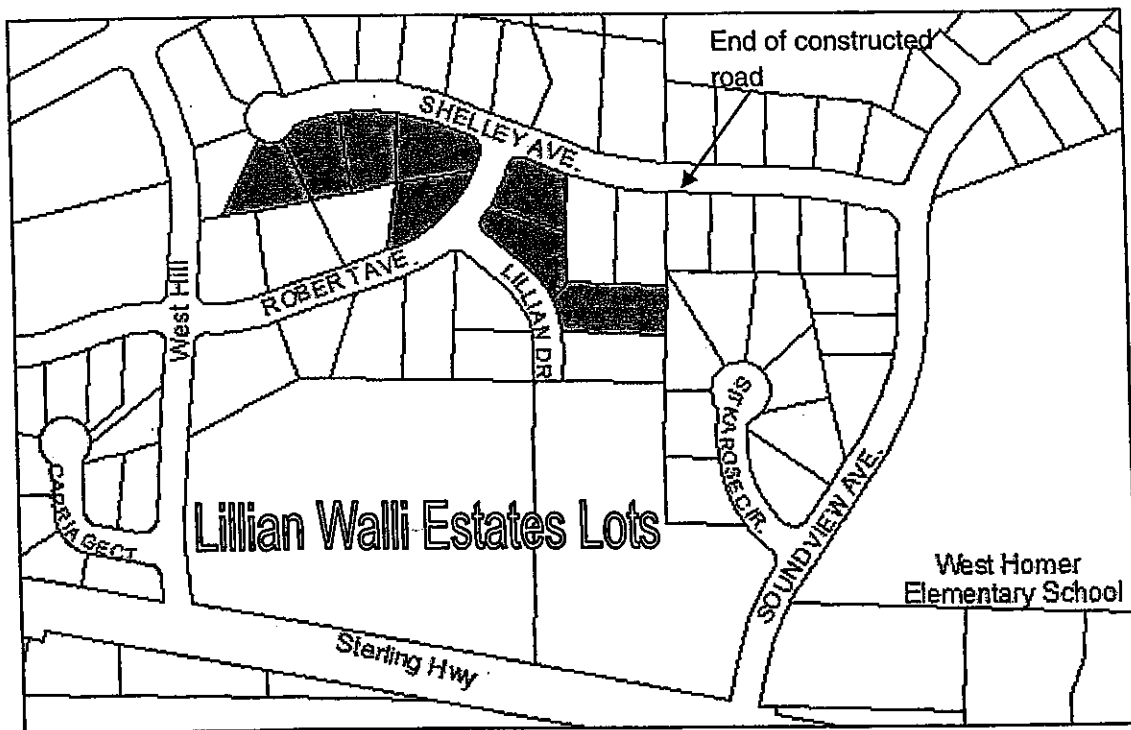
**Infrastructure:** Gravel road access

**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

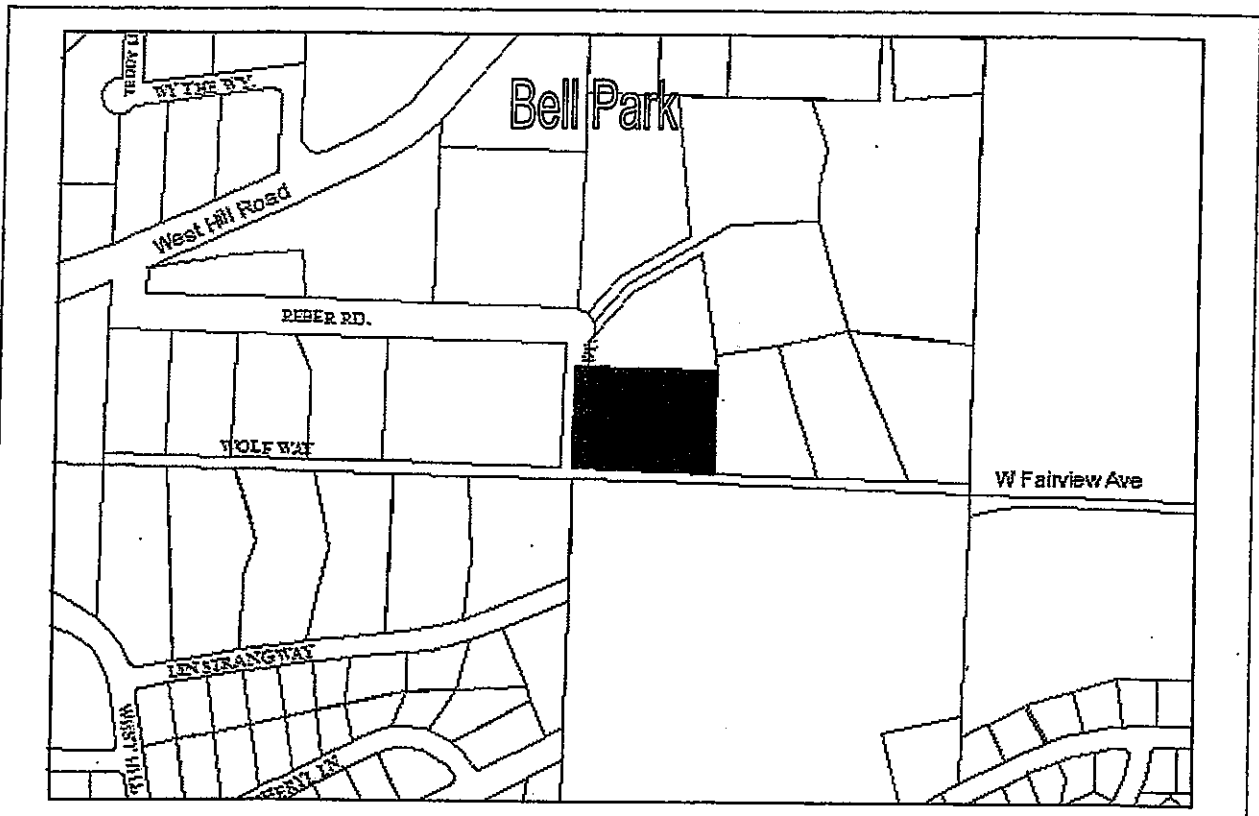
**Wetlands:** All lots mapped as potential wetlands

**Infrastructure:** No roads, water or sewer immediately adjacent to these lots.

**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.

These lots were previously assessed for the Sterling Highway Sewer line.

**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.

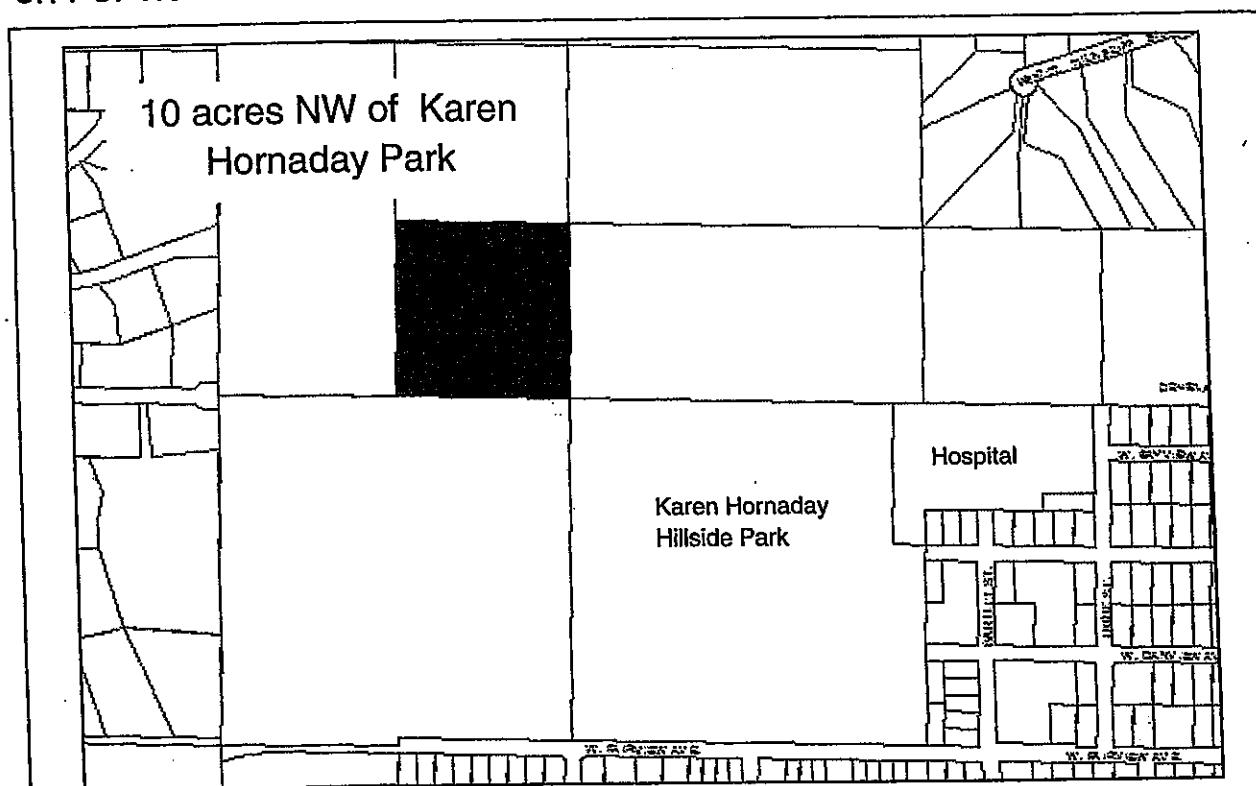
**Notes:**

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.

2009: Completion of Reber Trail, with HART funds and a state trails grant.

**Finance Dept. Code:**



**Designated Use:** Retain for a future park Resolution 2011-37(A)

**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

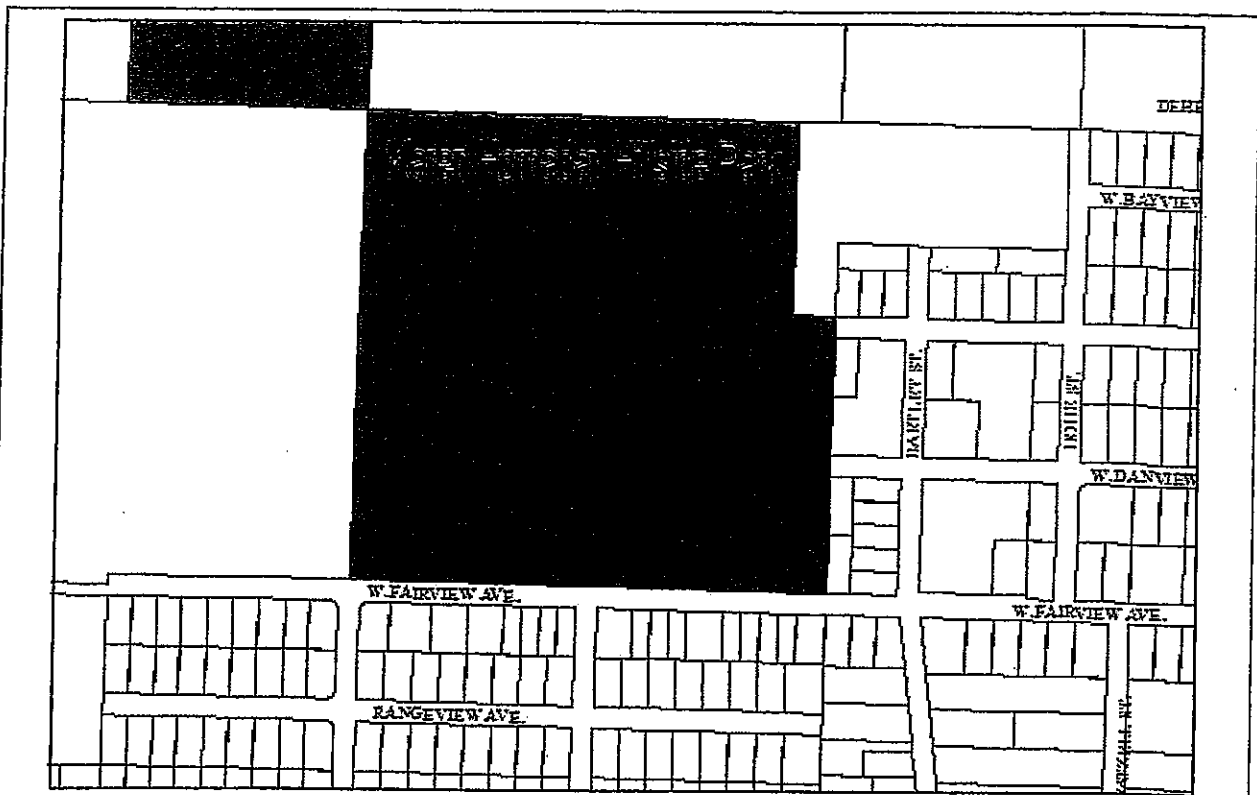
**Zoning:** Rural Residential

**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:** 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

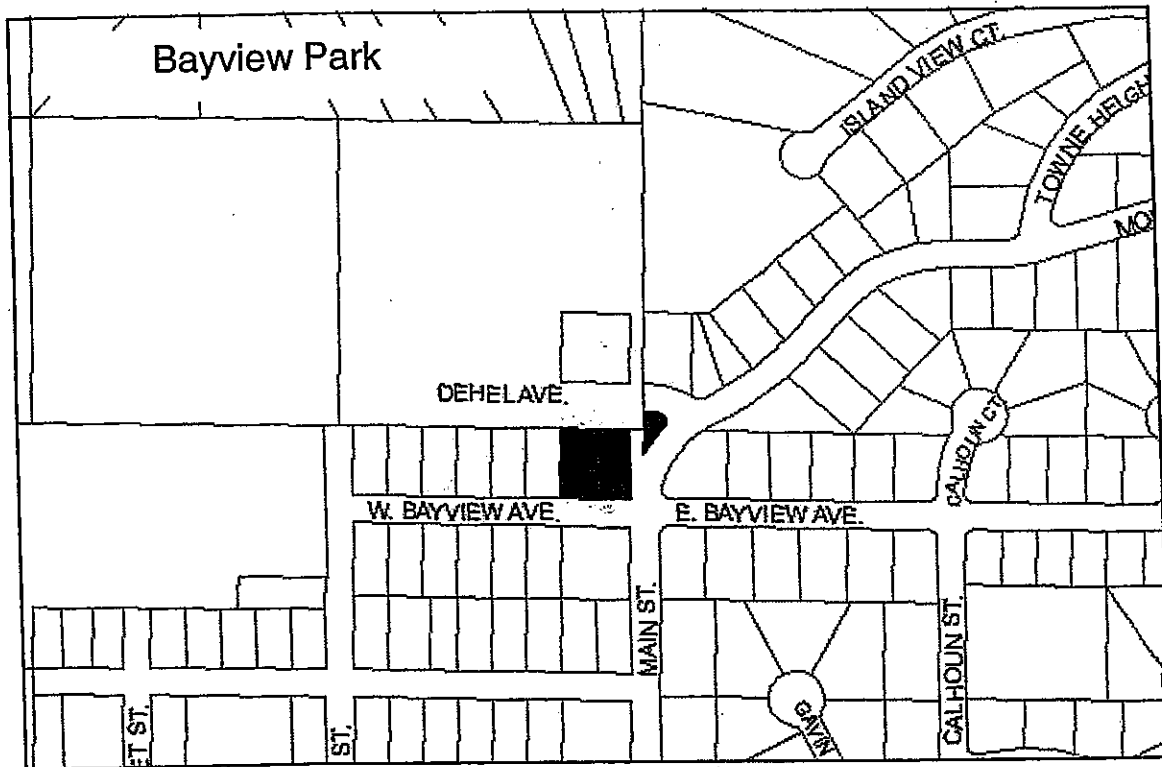
**Wetlands:** Some drainages

**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

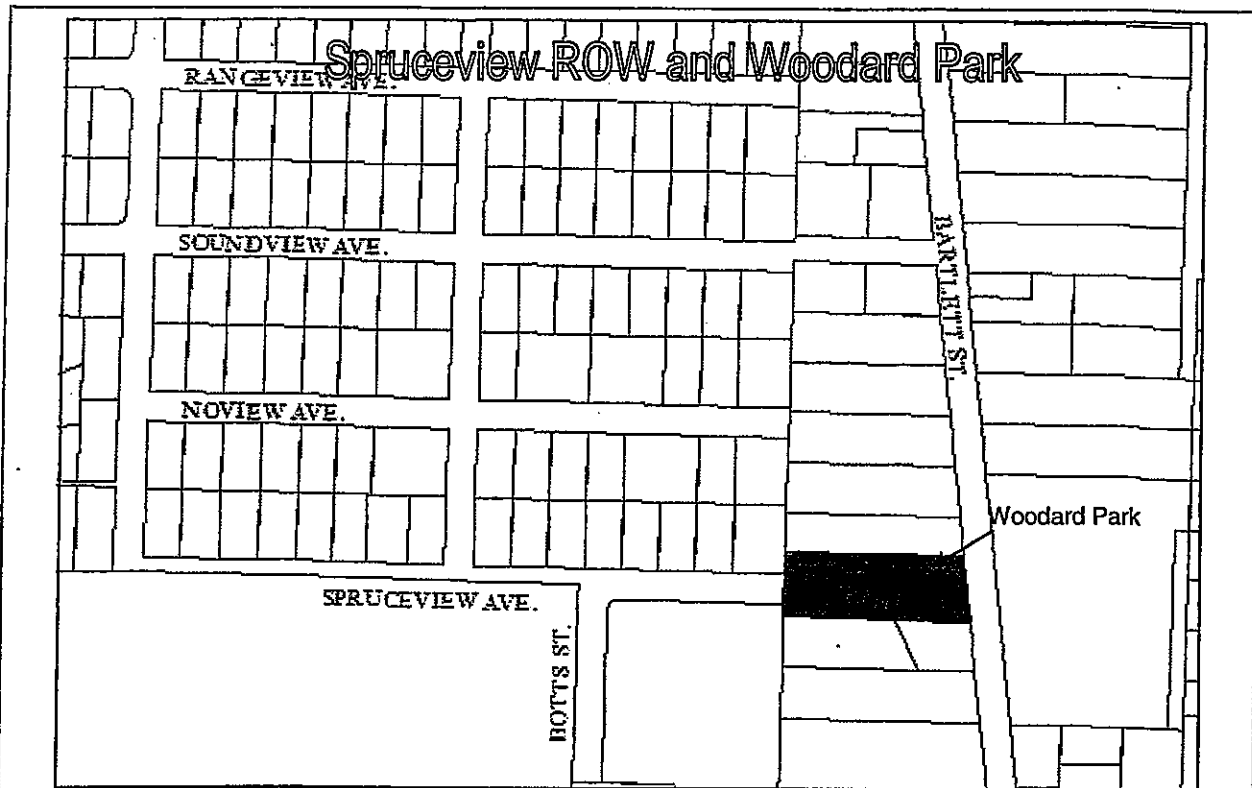
**Zoning:** Rural Residential

**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

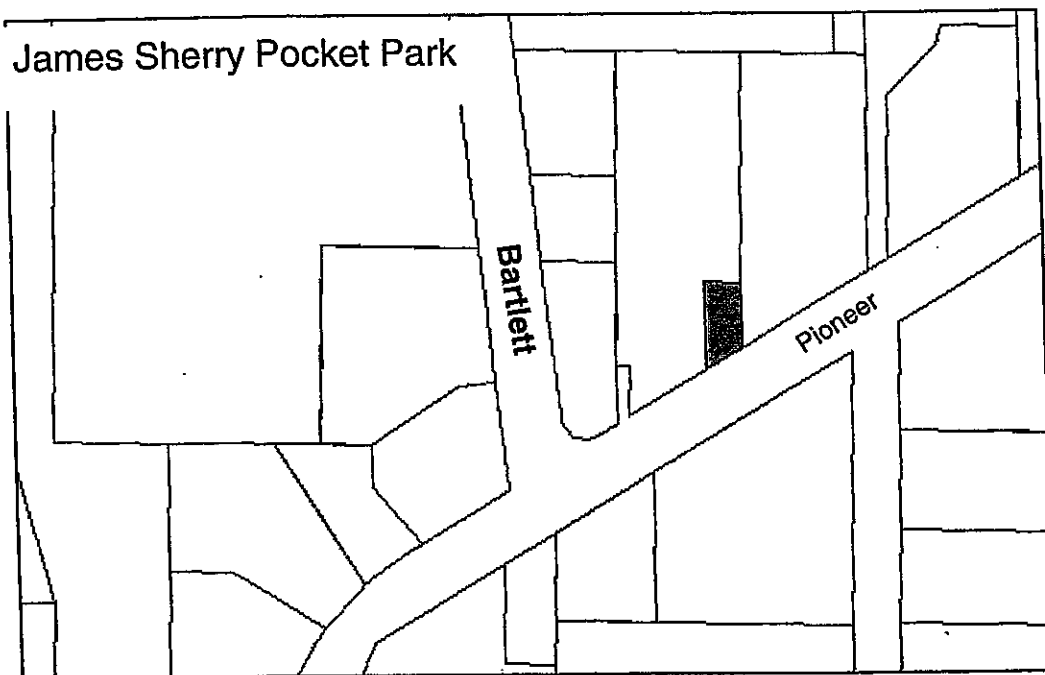
**Zoning:** Residential Office

**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

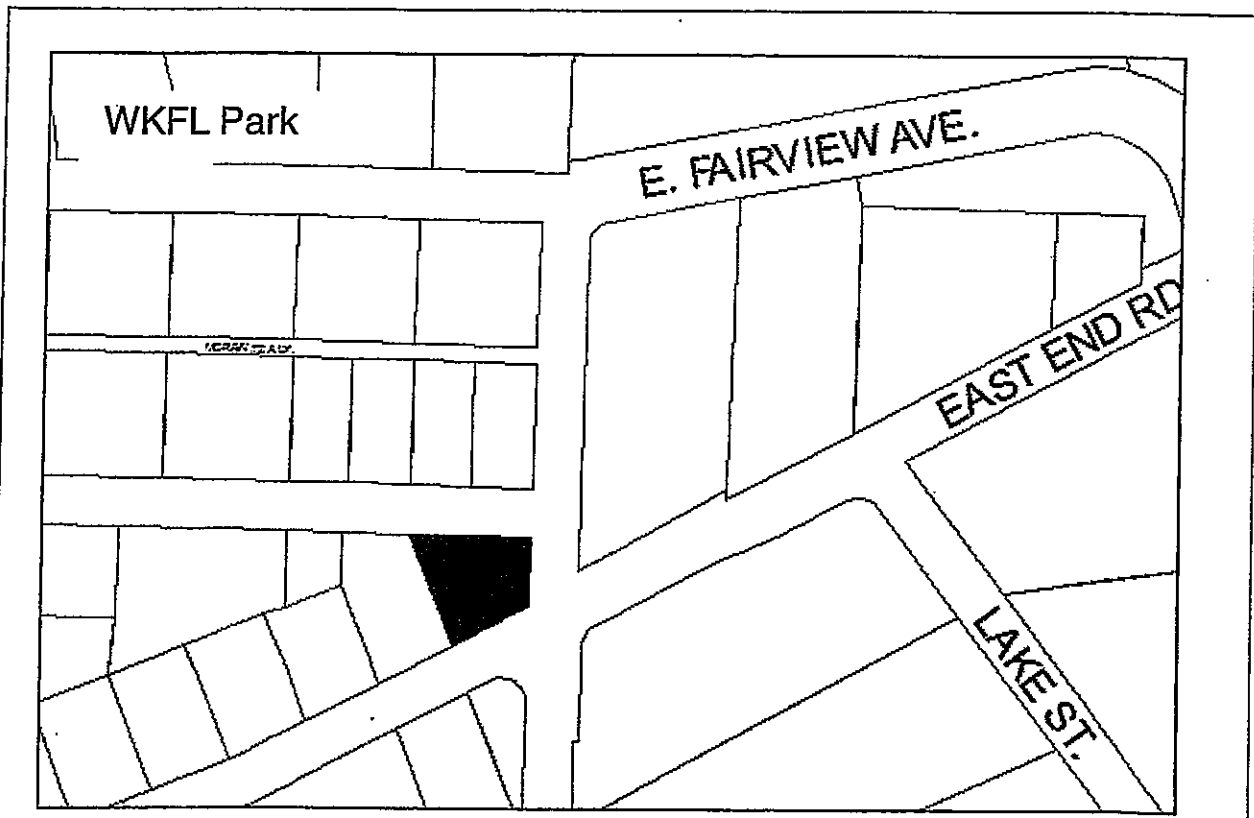
**Wetlands:** Ditch across property

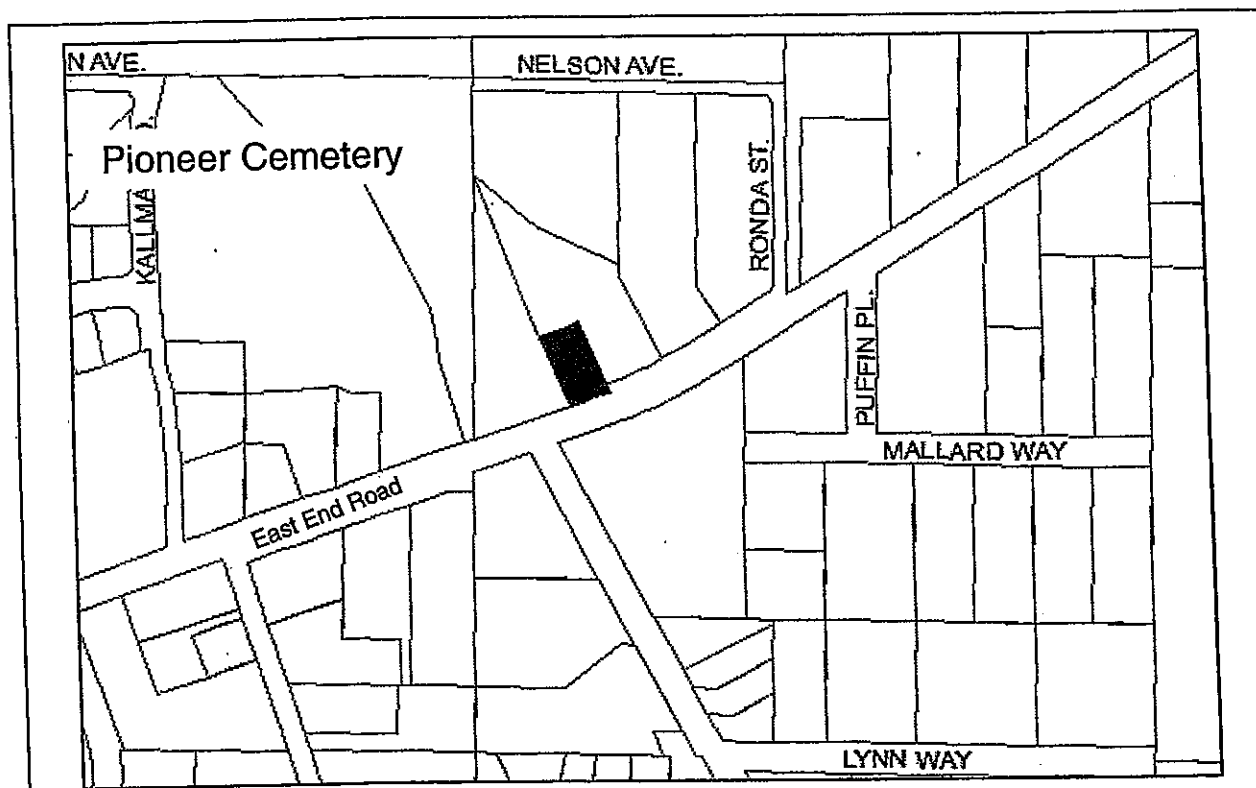
**Infrastructure:** Water and Sewer, paved sidewalk

**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

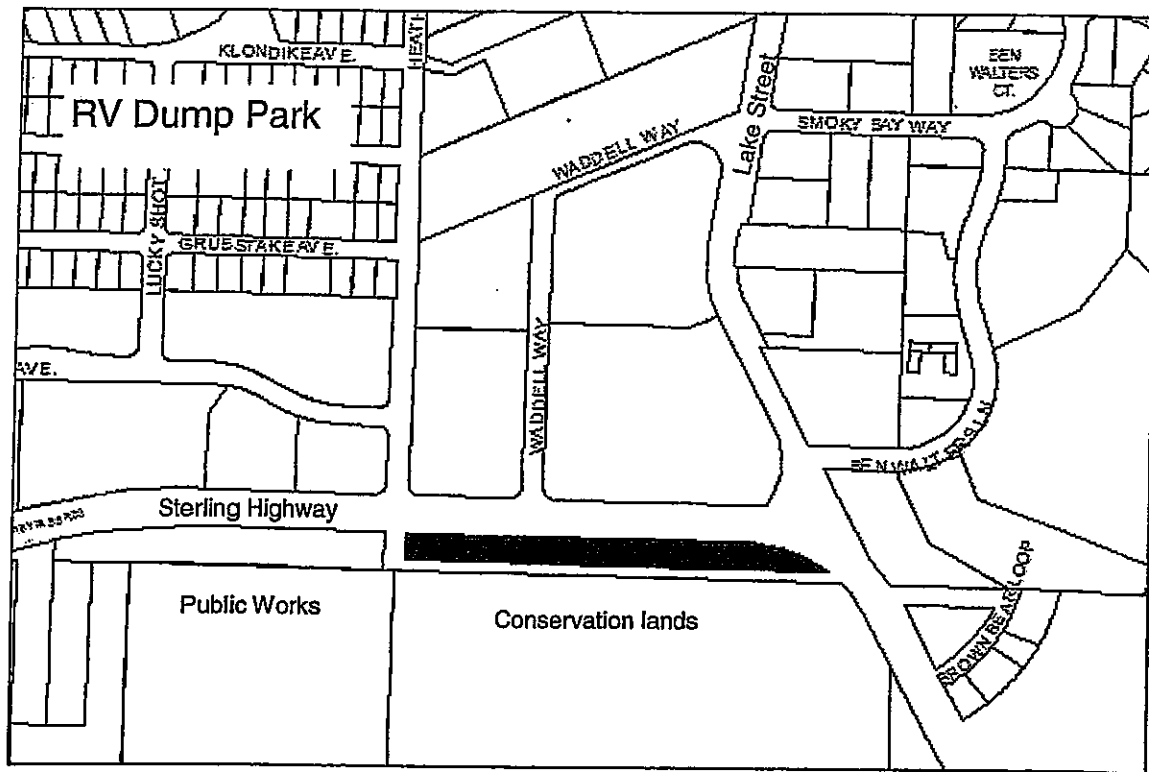
**Legal Description:** James Waddell Survey of Tract 4 Lot 4A

**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

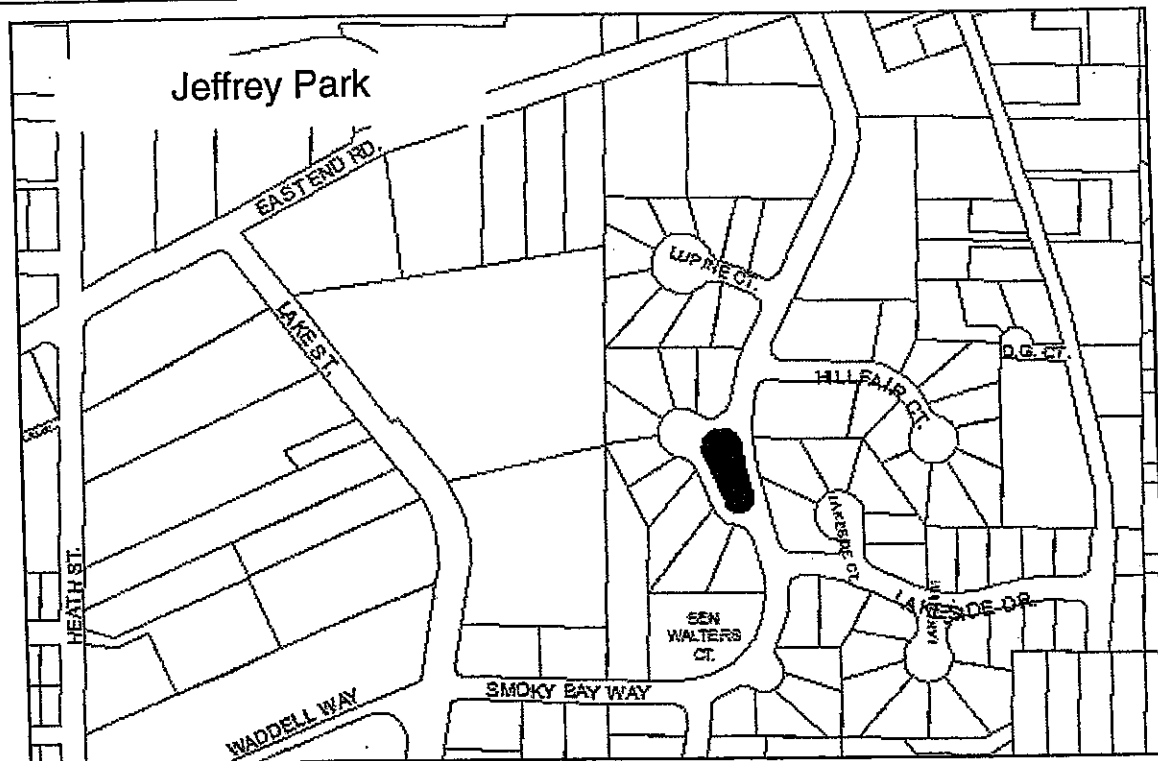
**Zoning:** Central Business District

**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

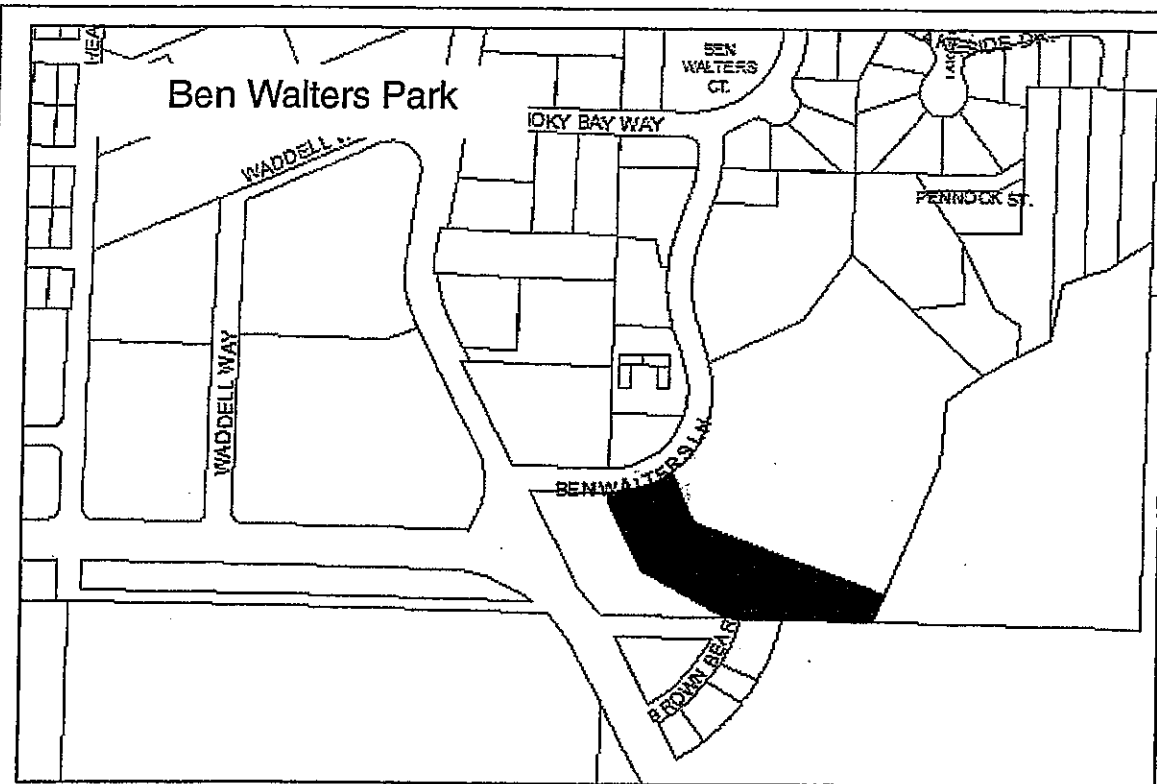
**Zoning:** Urban Residential

**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

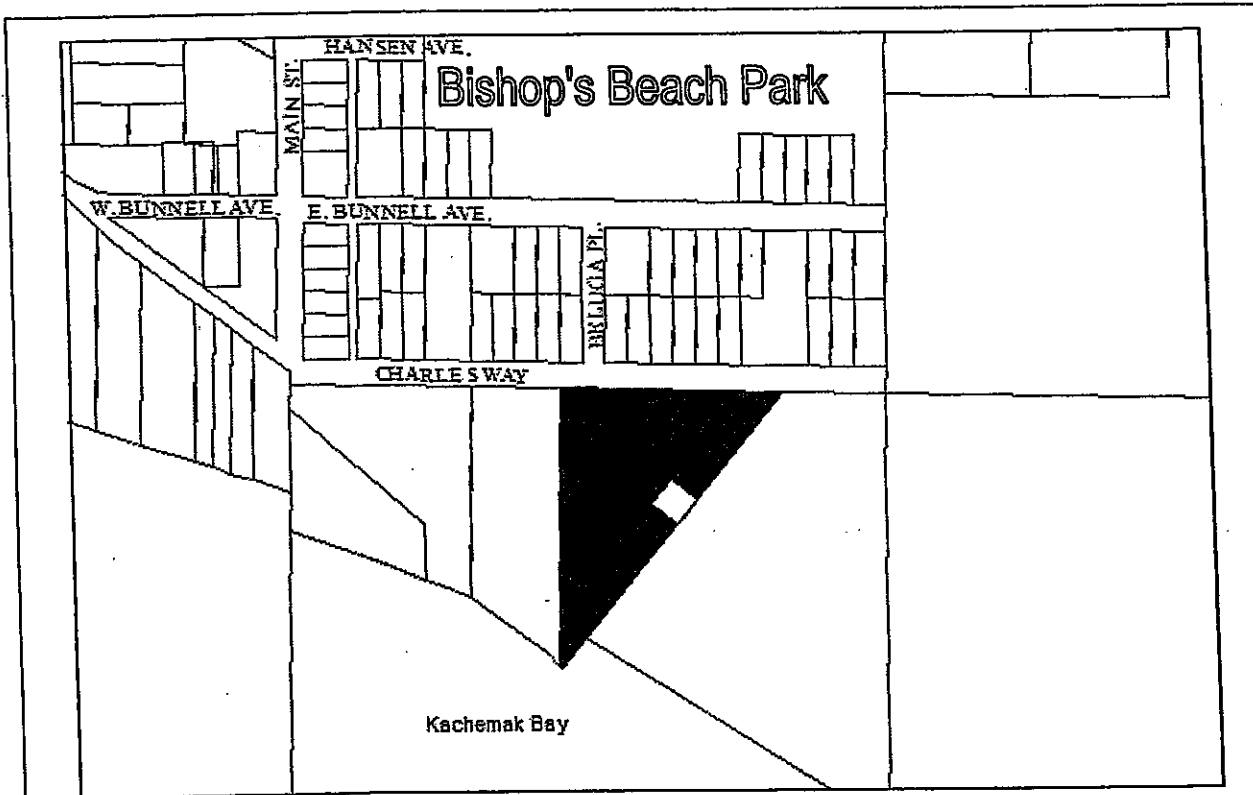
**Zoning:** Central Business District

**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

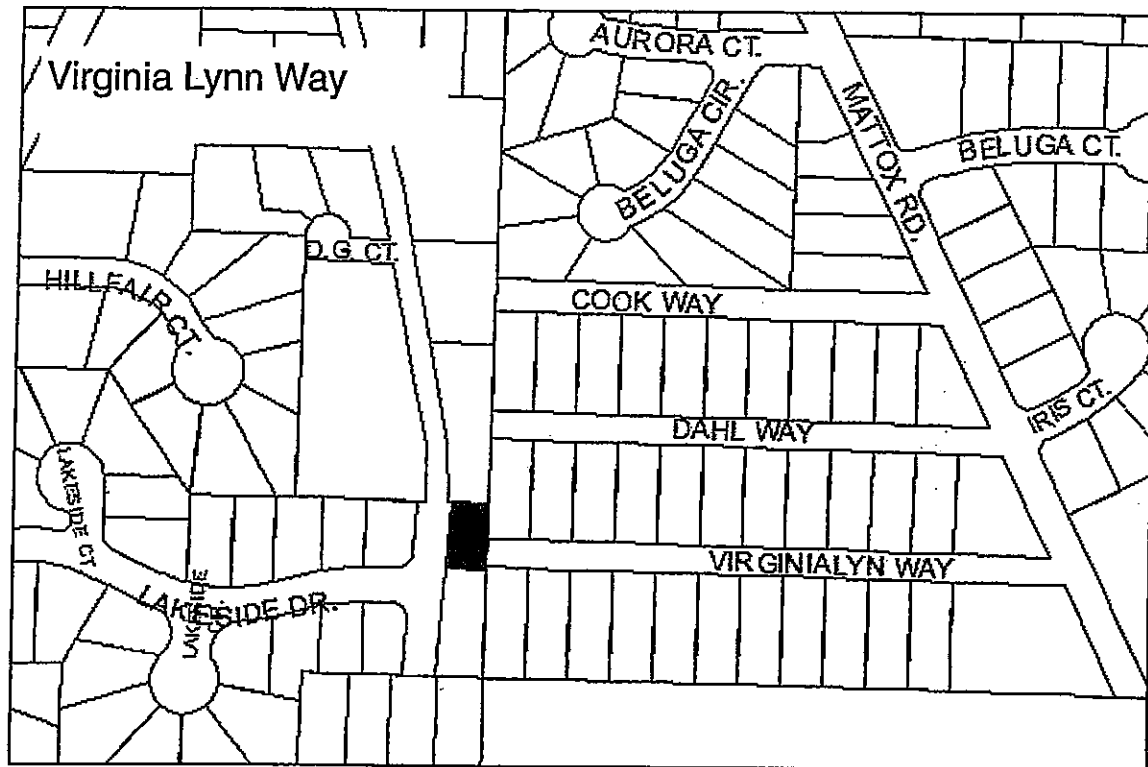
**Zoning:** Central Business District

**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 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

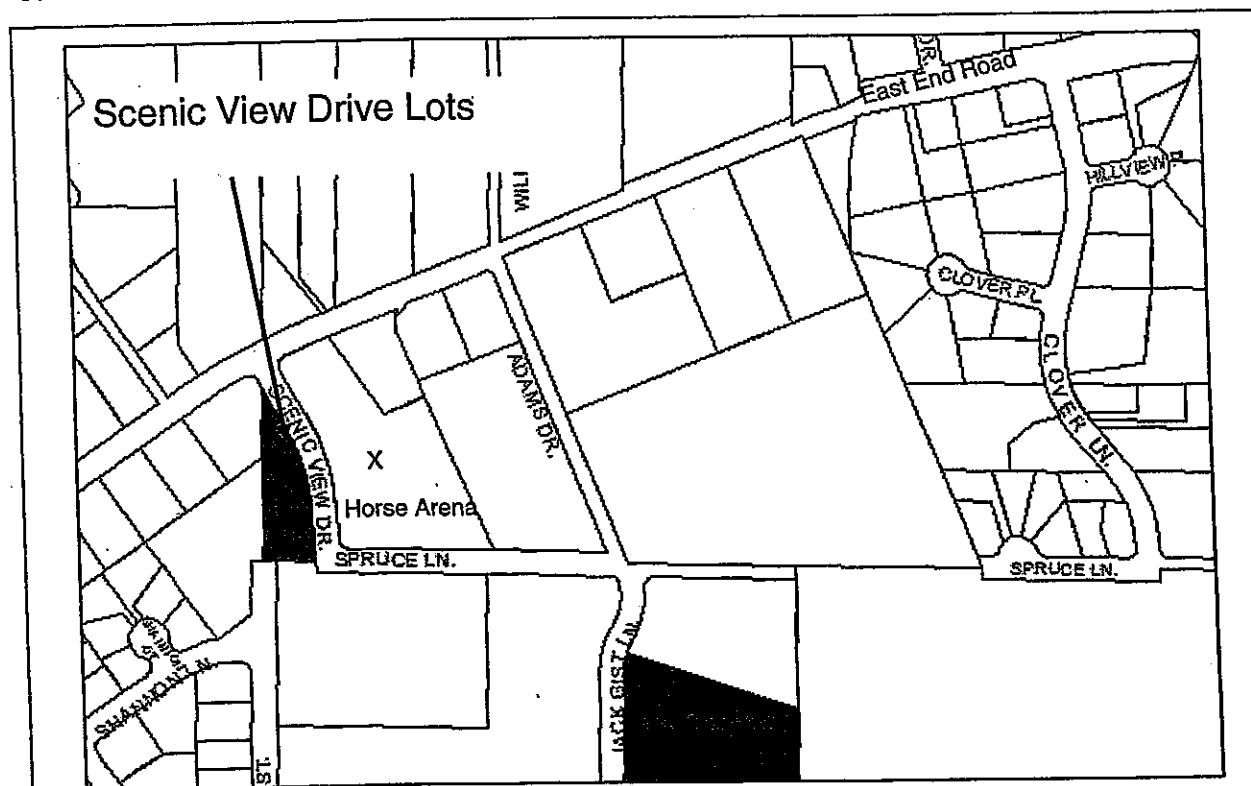
**Wetlands:** possibly on a small portion

**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 known 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. 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:** 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

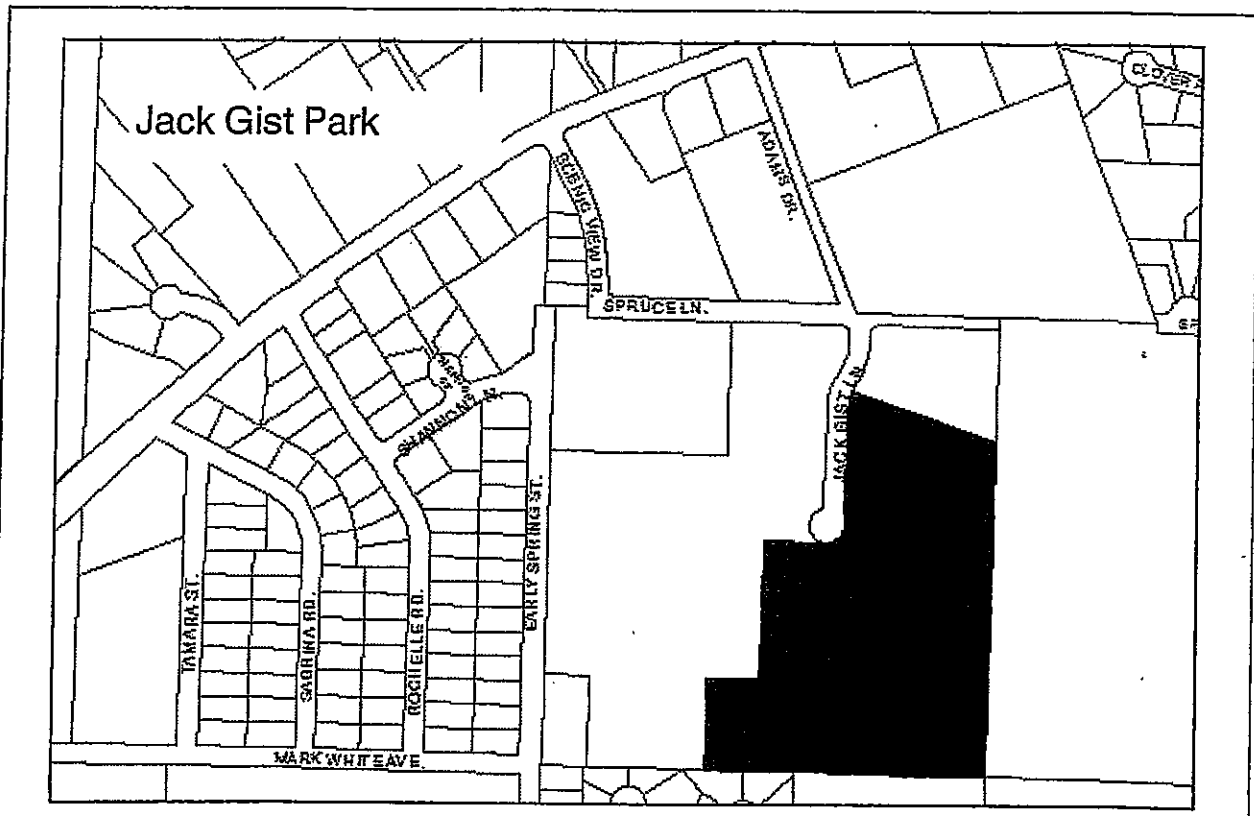
**Zoning:** Rural Residential

**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

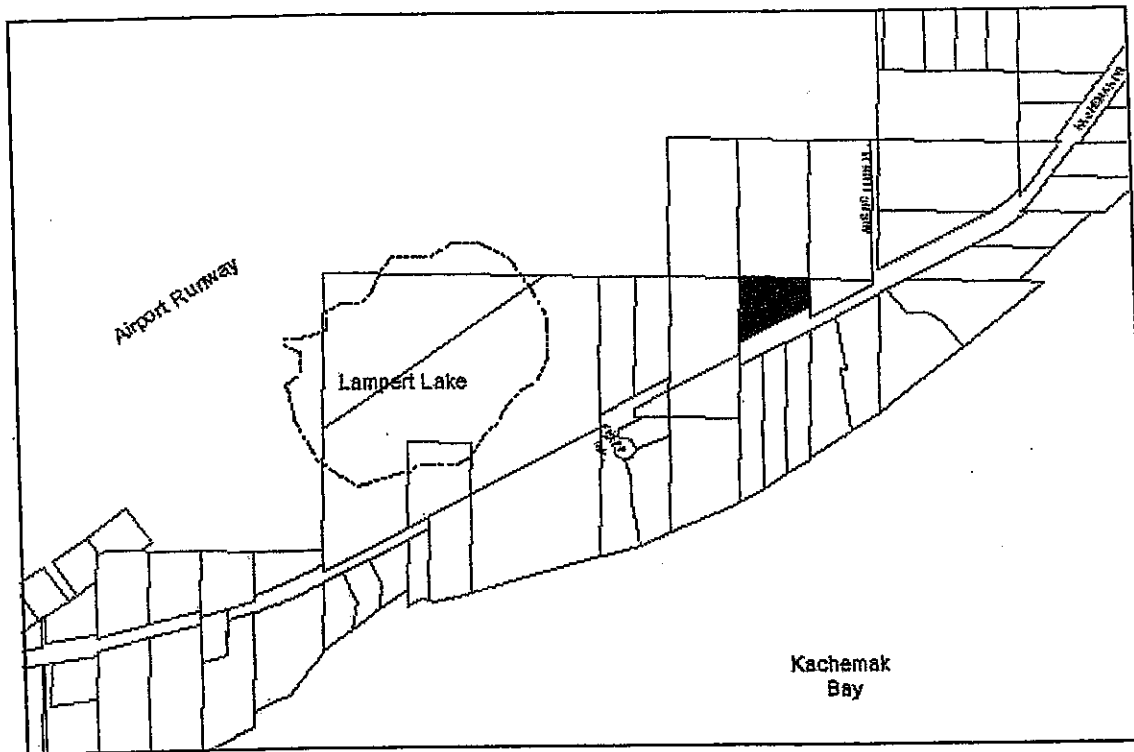
**Zoning:** Rural Residential

**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:** Future Kacheamk Drive Trail and rest area Resolution 2011-37(A)  
**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

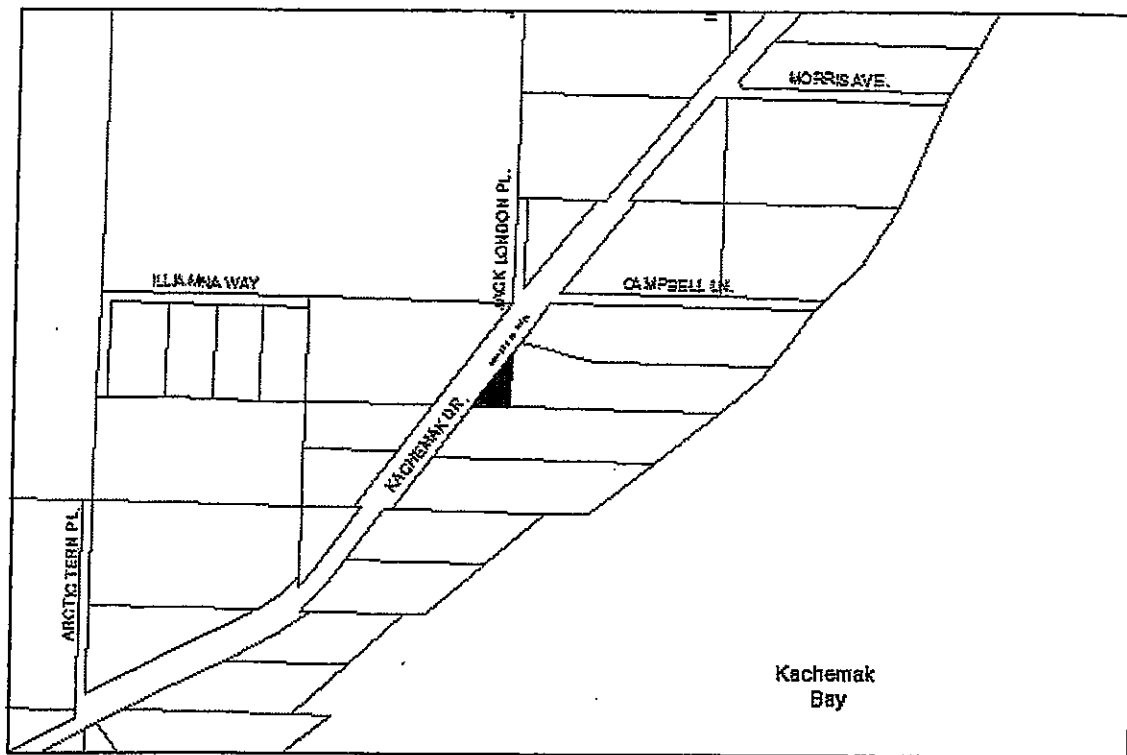
**Zoning:** General Commercial 2

**Wetlands:** 100% Wetlands

**Infrastructure:** Paved Road

**Notes:**

**Finance Dept. Code:**



**Designated Use:** 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

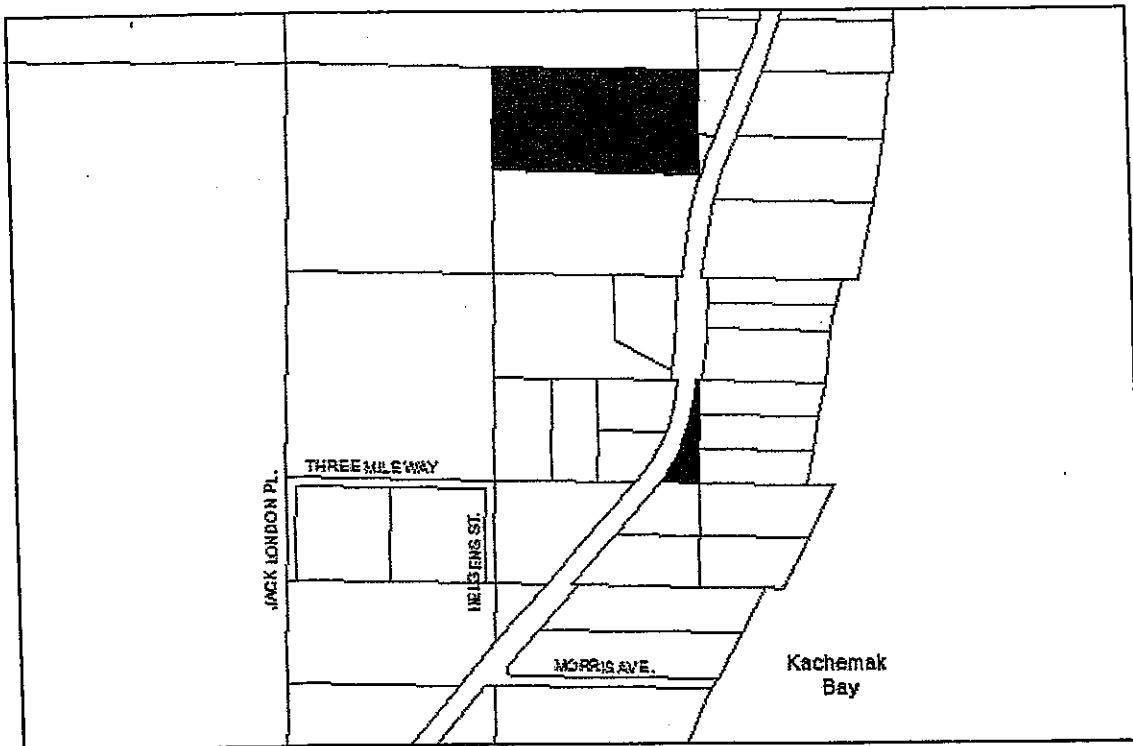
**Zoning:** Rural Residential

**Wetlands:** No wetlands

**Infrastructure:** Paved road access

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

**Finance Dept. Code:**



**Designated Use:** Large lot—undesignated. Small lot: Public Purpose Undesignated.  
**Acquisition History:** No history for Gov't Lot 36. Lot 1: Ordinance 97-06(S) KPB

**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

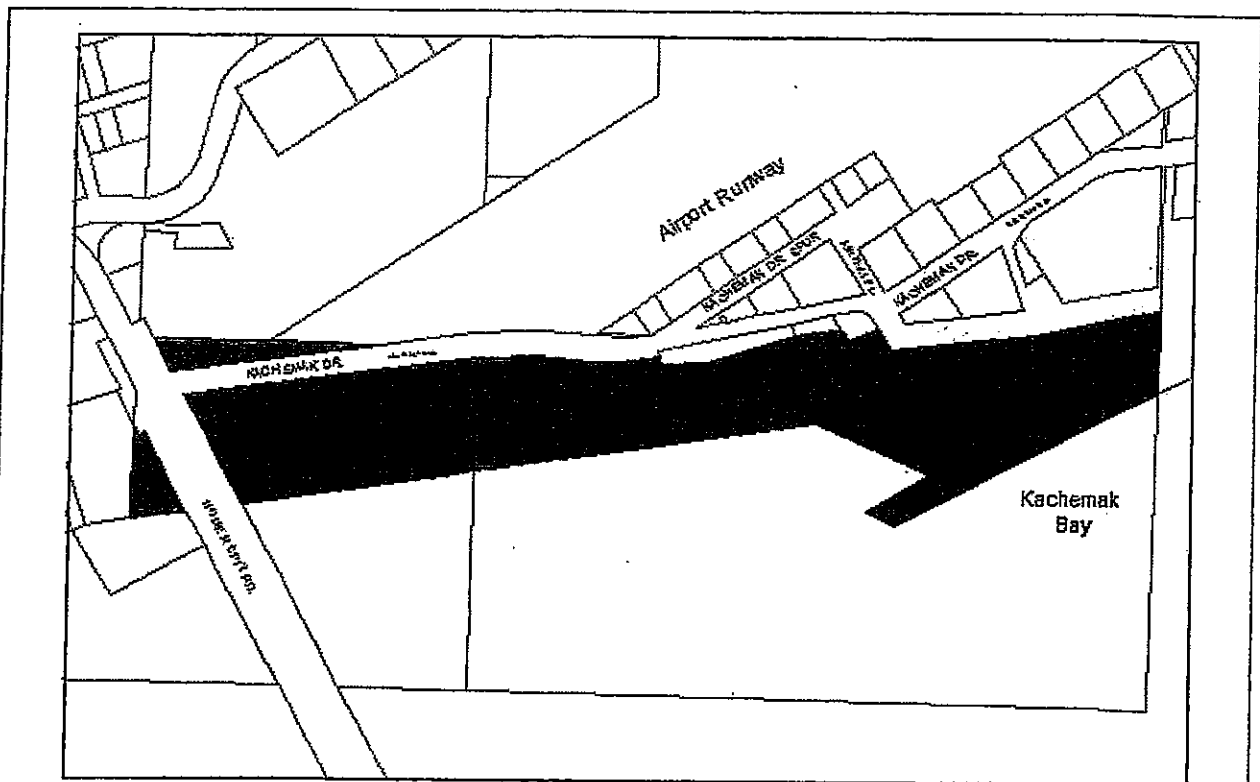
**Wetlands:** Lot 36 is wetland. Lot 1 is not.

**Infrastructure:** Paved Road access, power.

**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.

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.

**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.

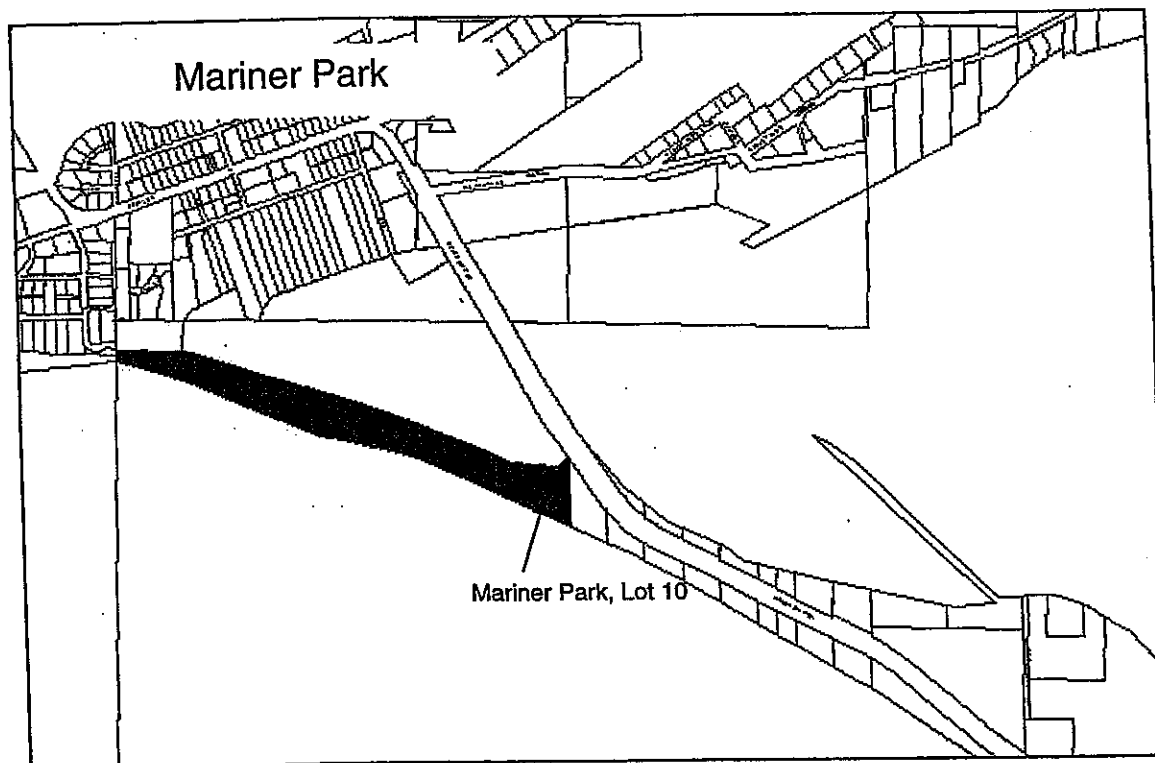
**Infrastructure:** Water, sewer and paved road access

**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 ("whissem"). They are recognized as sites of international importance. <http://www.whsrn.org/>

See also section C page 9.

**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

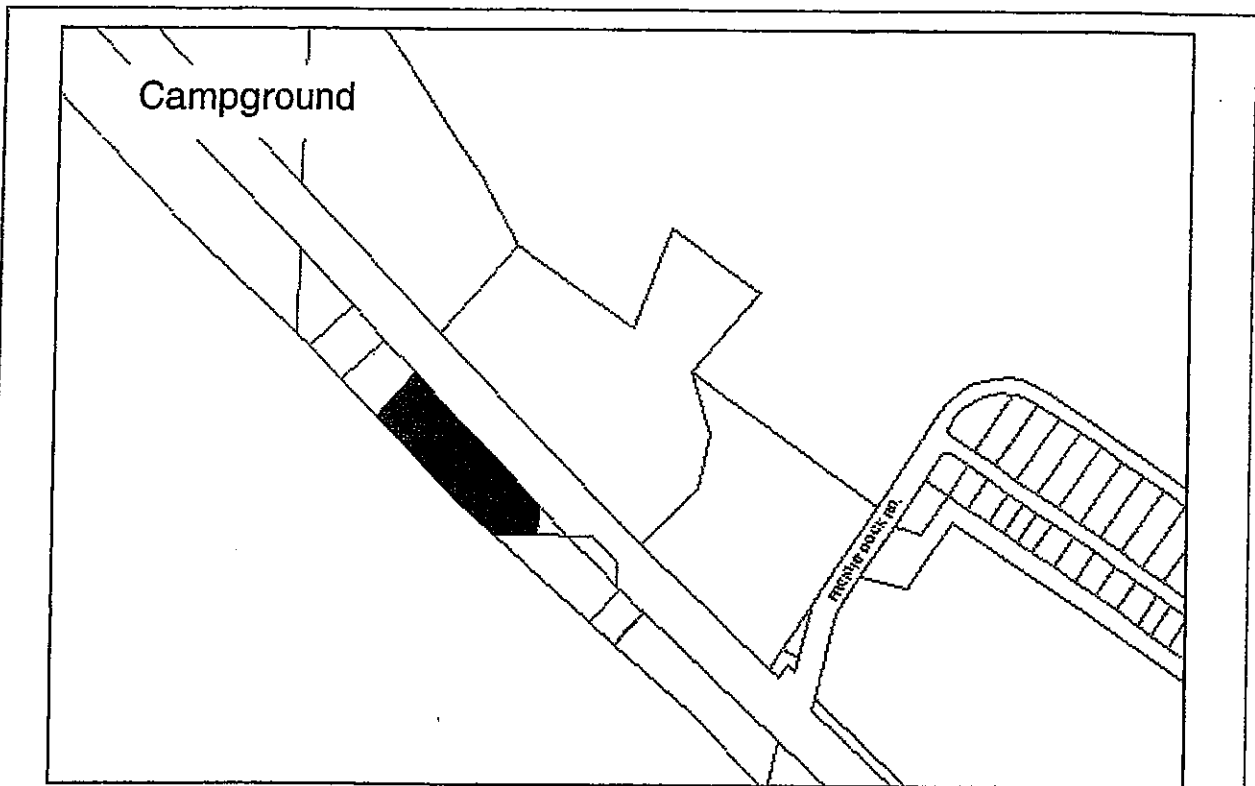
**Infrastructure:** No infrastructure

**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 ("whissem"). 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)

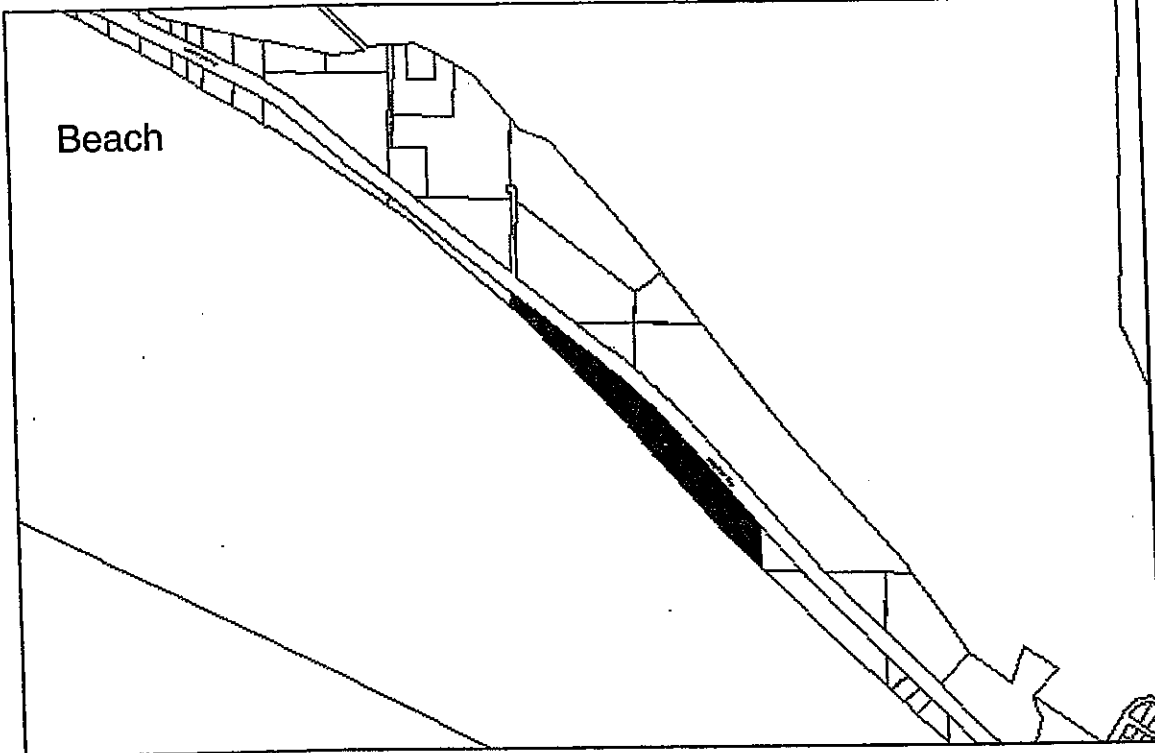
**Legal Description:** Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

**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

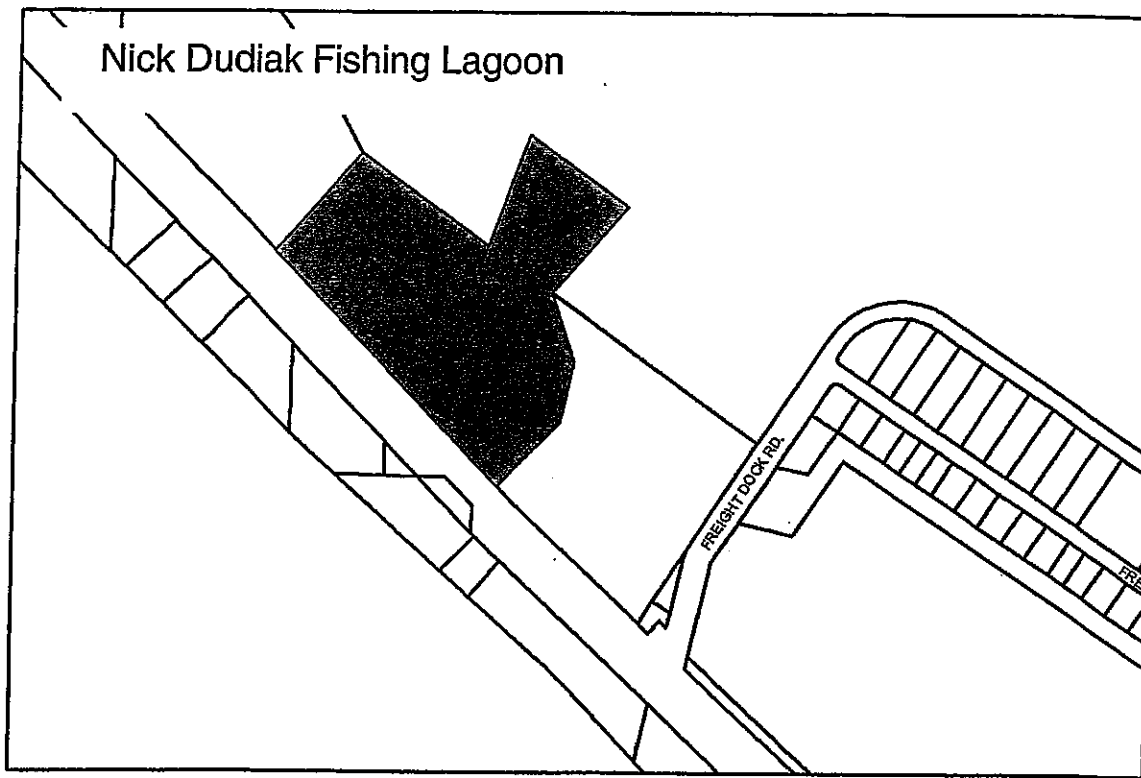
**Wetlands:** Tidal

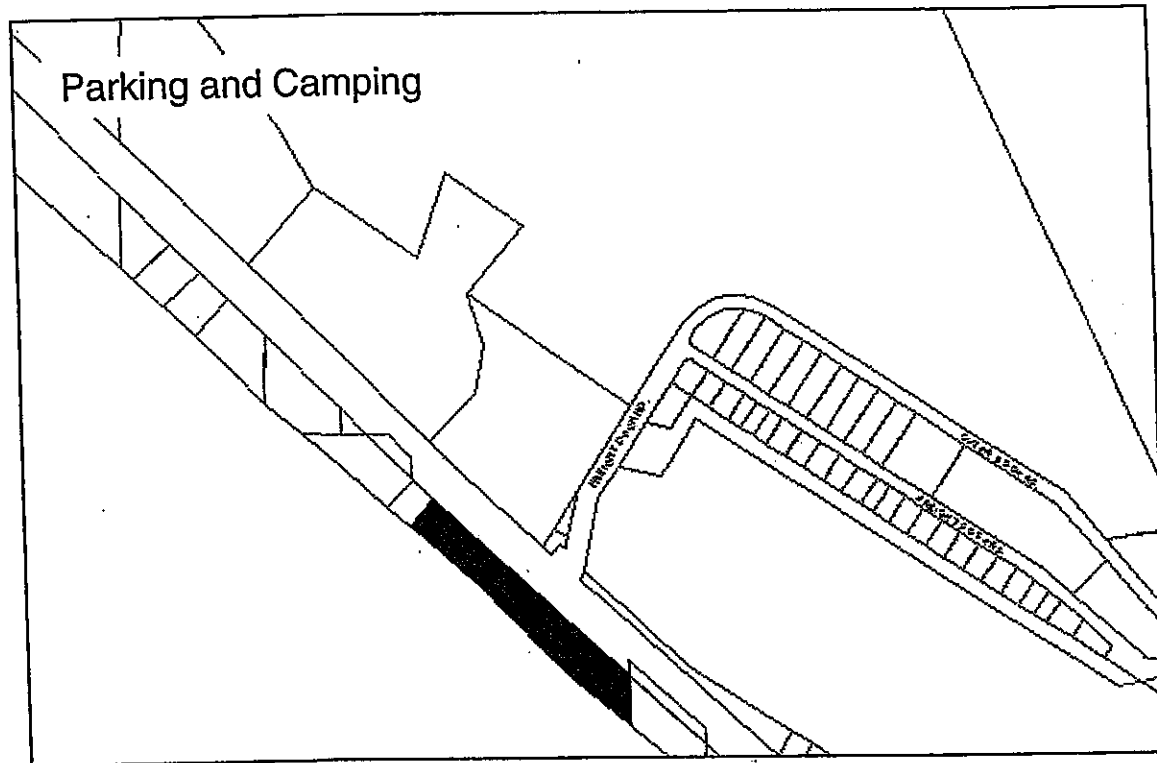
**Infrastructure:** Paved Road access

**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

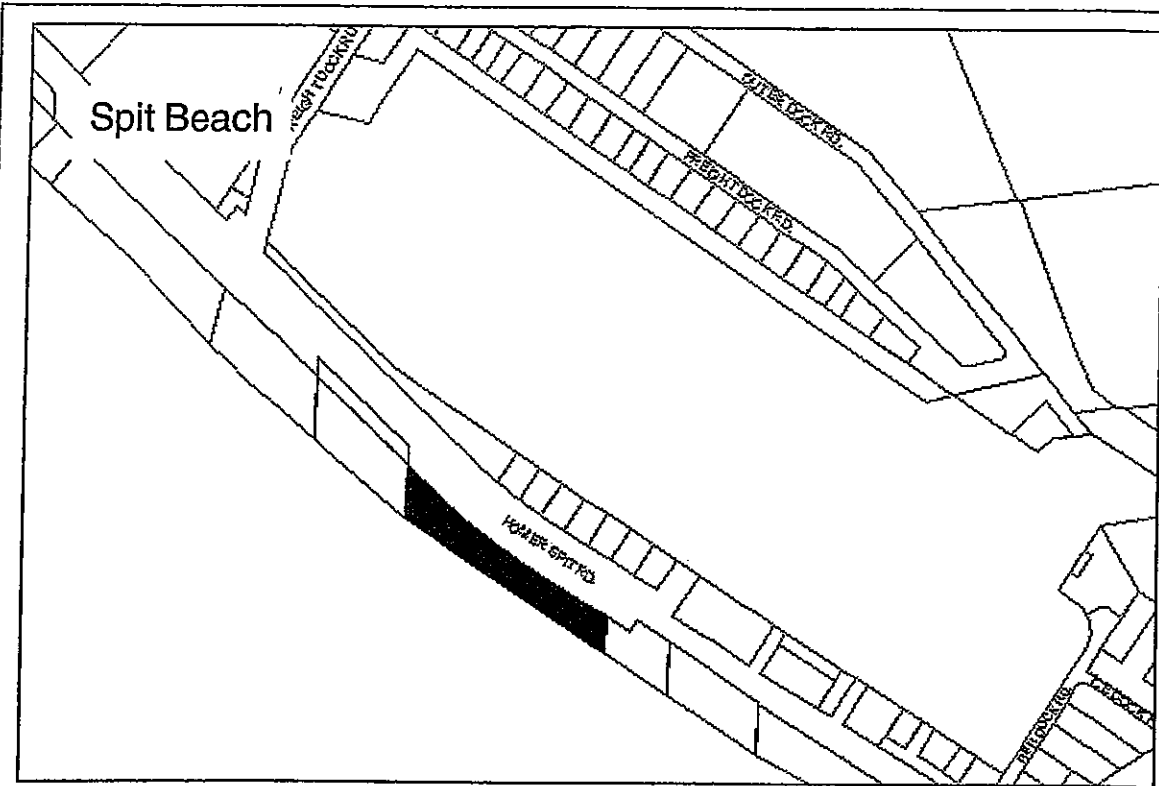
**Legal Description:** Homer Spit Amended Lots 7 and 9

**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.

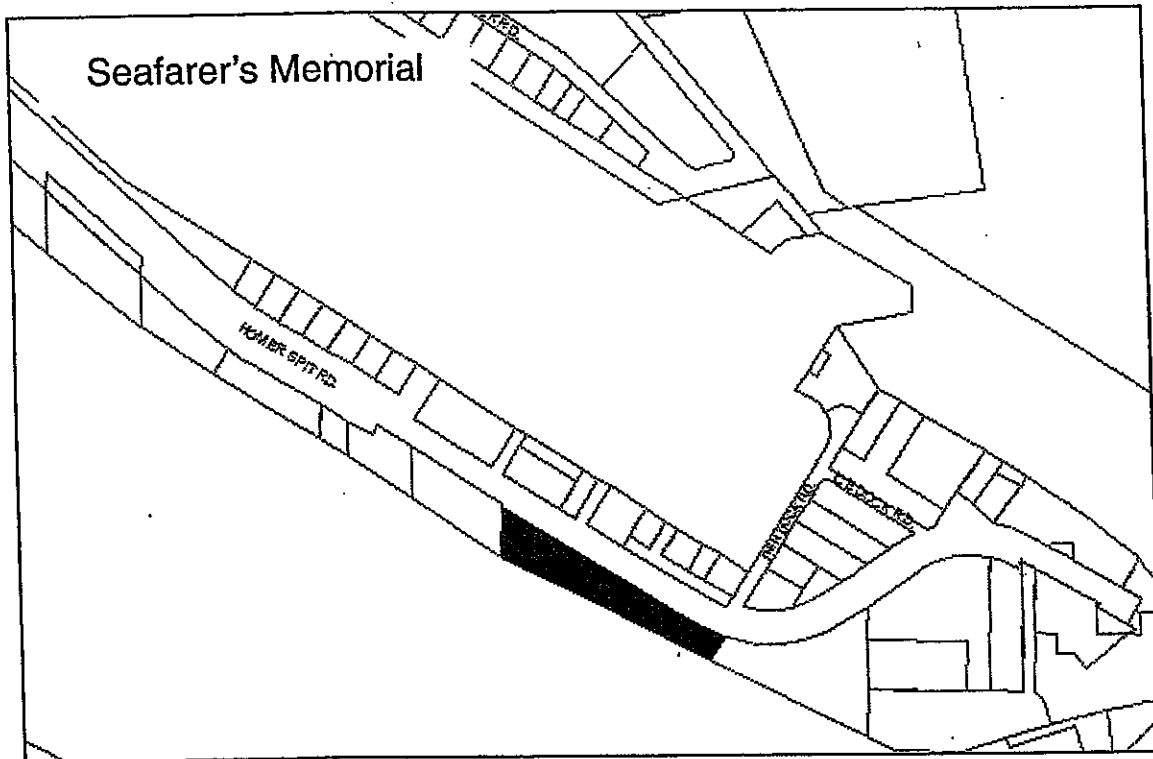
**Zoning:** Open Space Recreation

**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

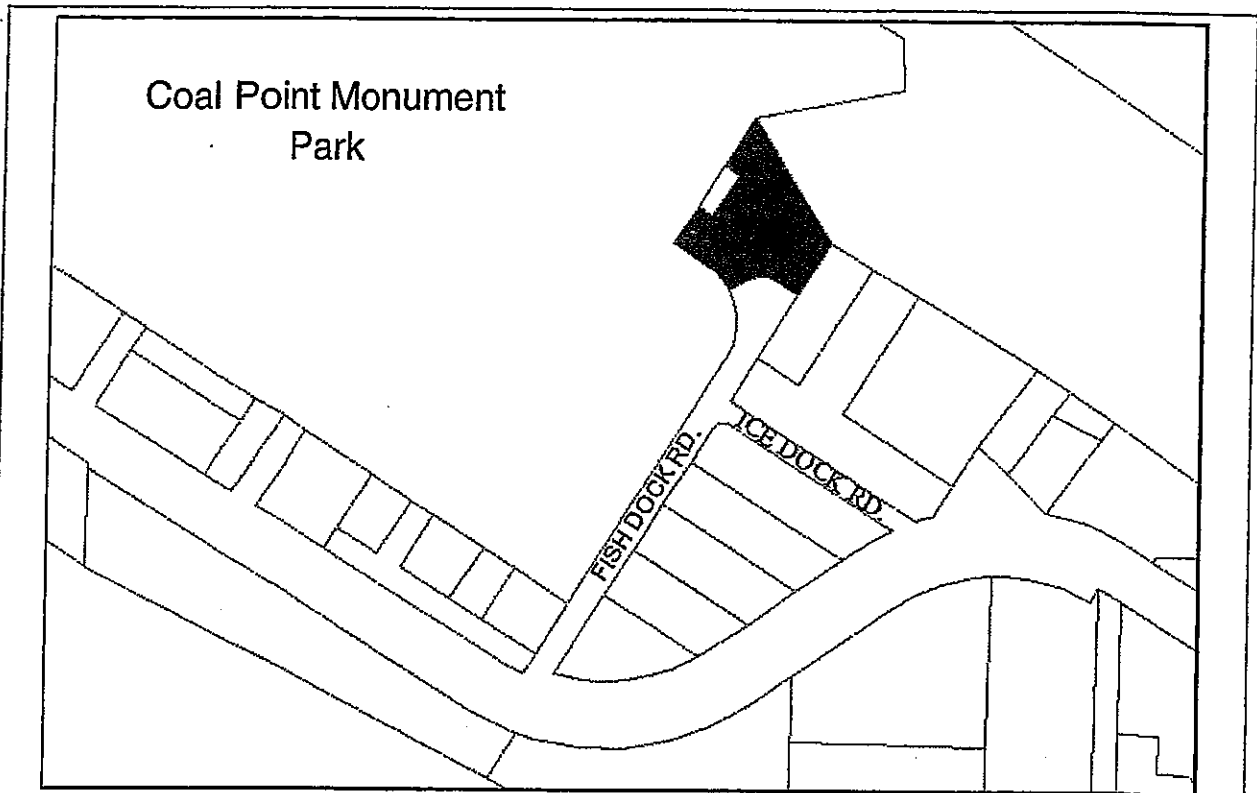
**Legal Description:** Homer Spit Amended Lot 31

**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

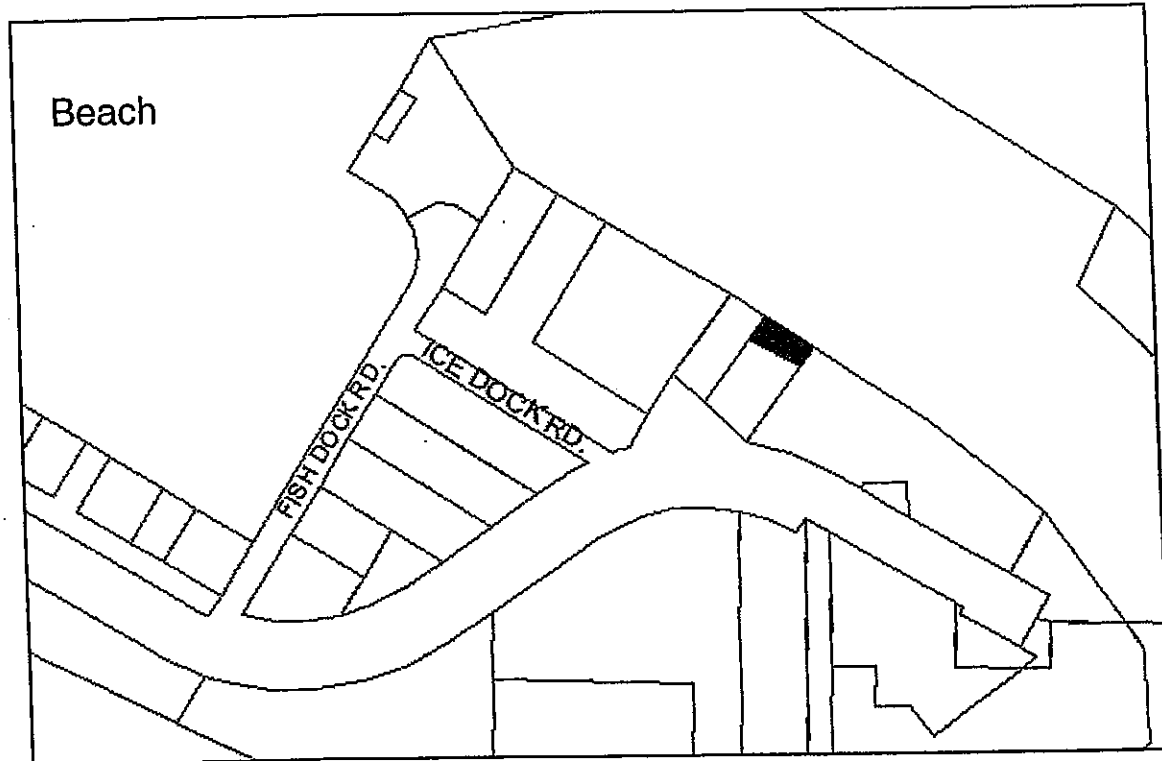
**Zoning:** Marine Industrial

**Wetlands:**

**Infrastructure:** gravel 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

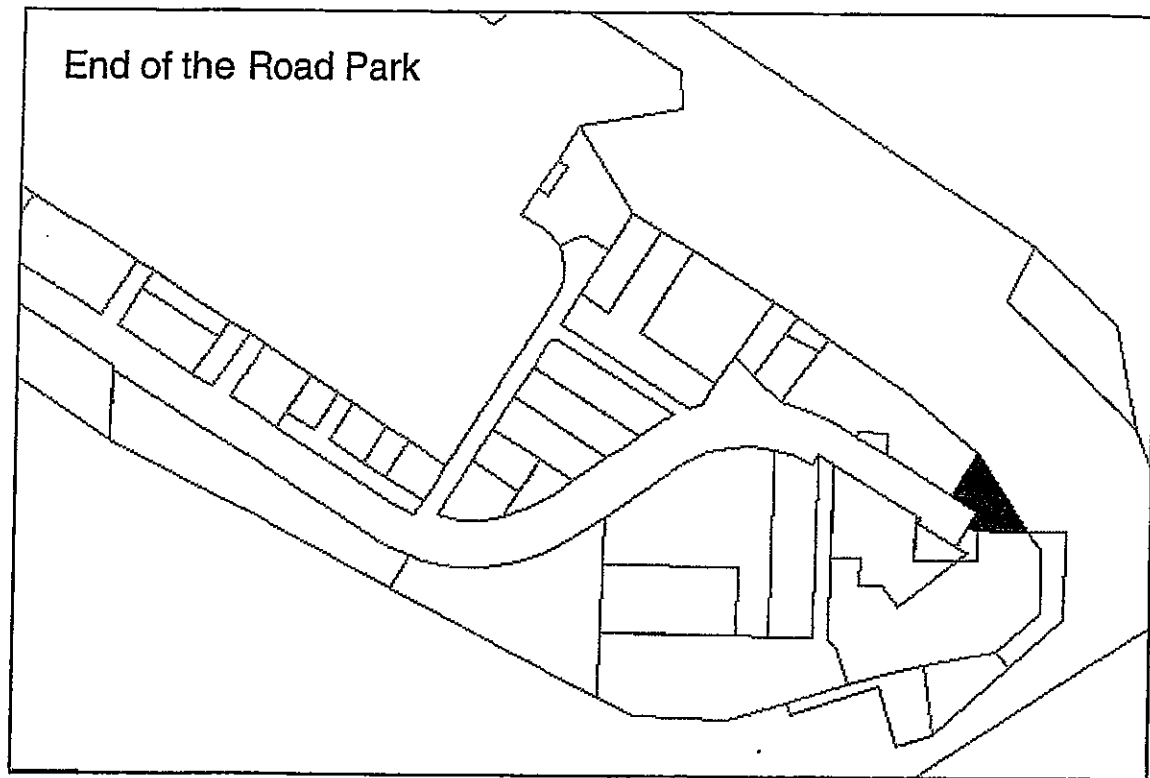
**Zoning:** Marine Industrial

**Wetlands:** N/A tidal, flood plain

**Infrastructure:**

**Notes:**

**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.

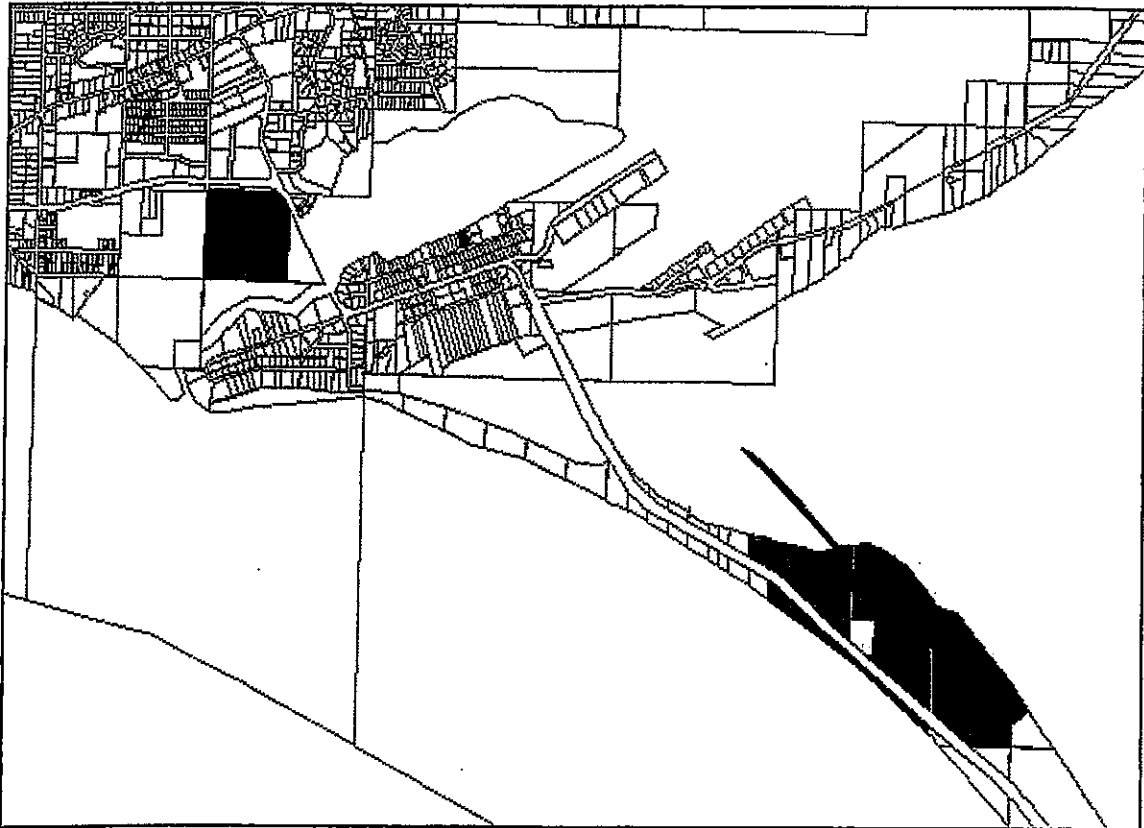
**Finance Dept. Code:**



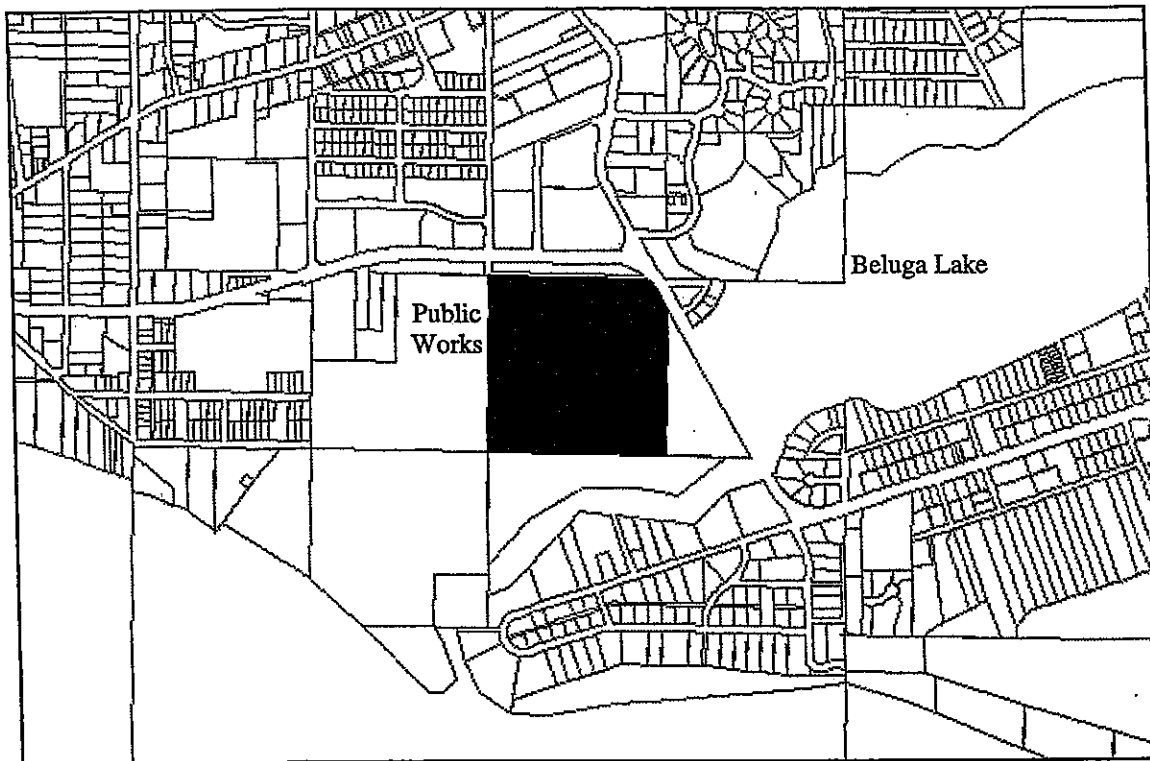
## Homer Conservation Easement Lands

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.

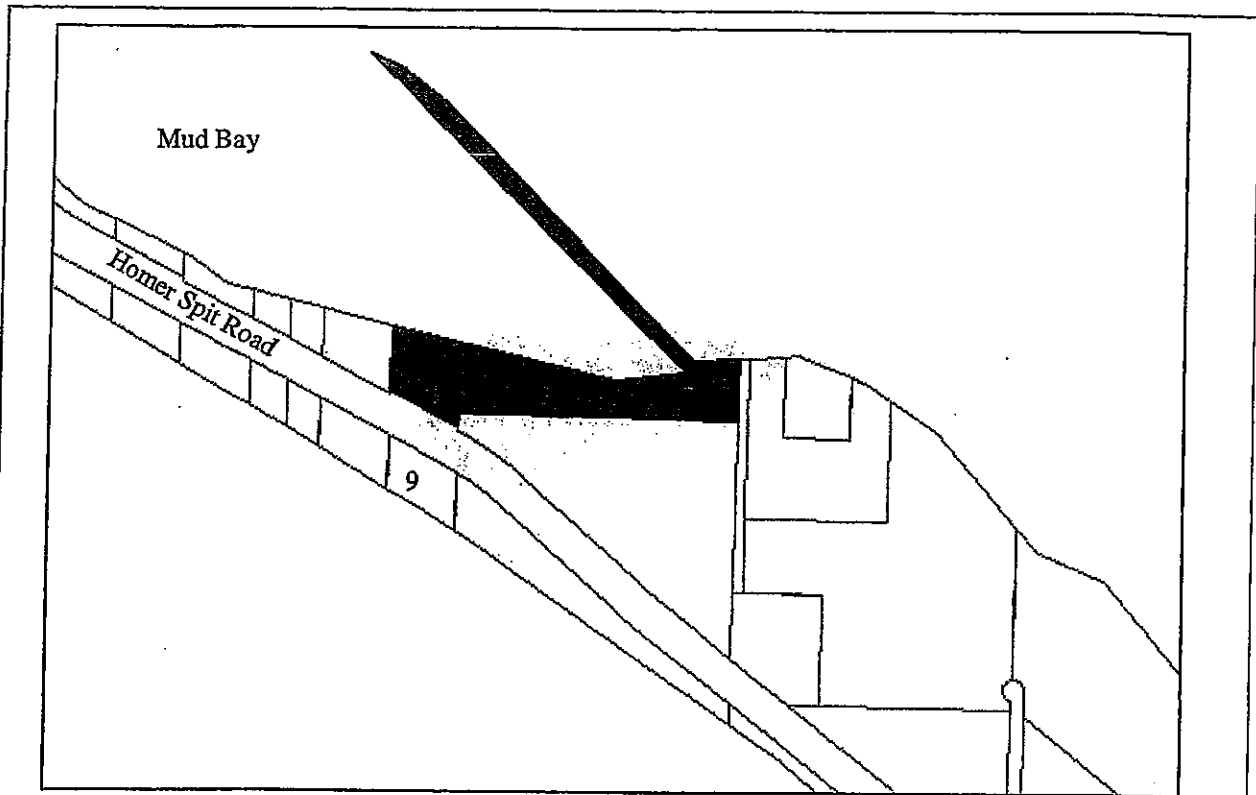


This section updated 1/27/2012

**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:**

- 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 (no EVOS  
 Conservation Easement

**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

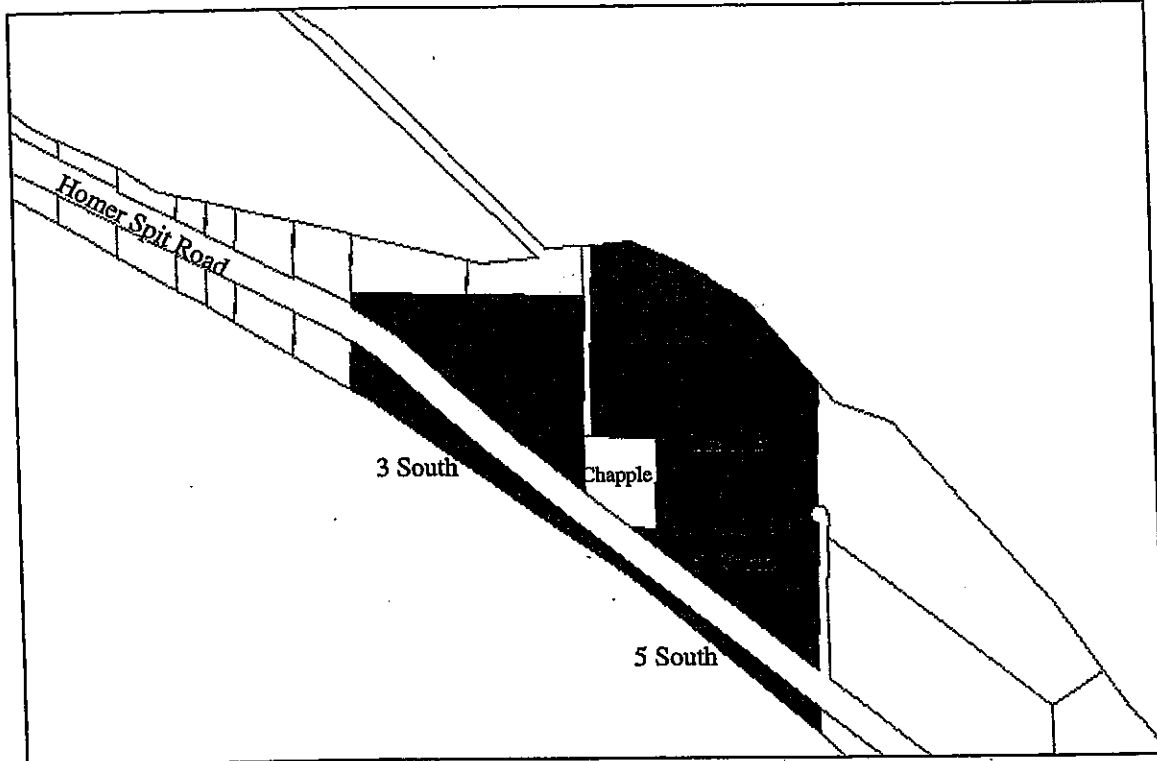
**Legal Description:** HM T06S R13W S27 GOVT LOT 7 (east) and 8 (west)  
 HM T06S R13W S28 THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD

**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

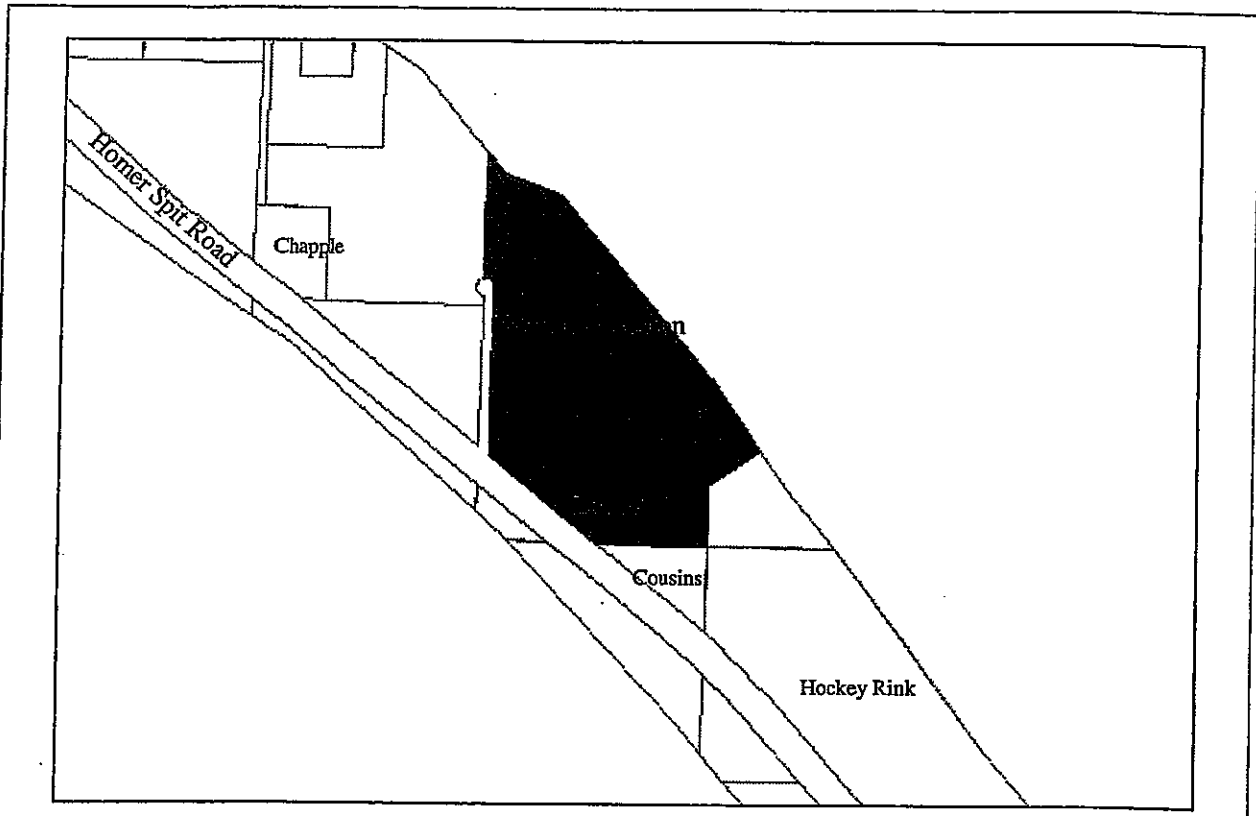
South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.

**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.

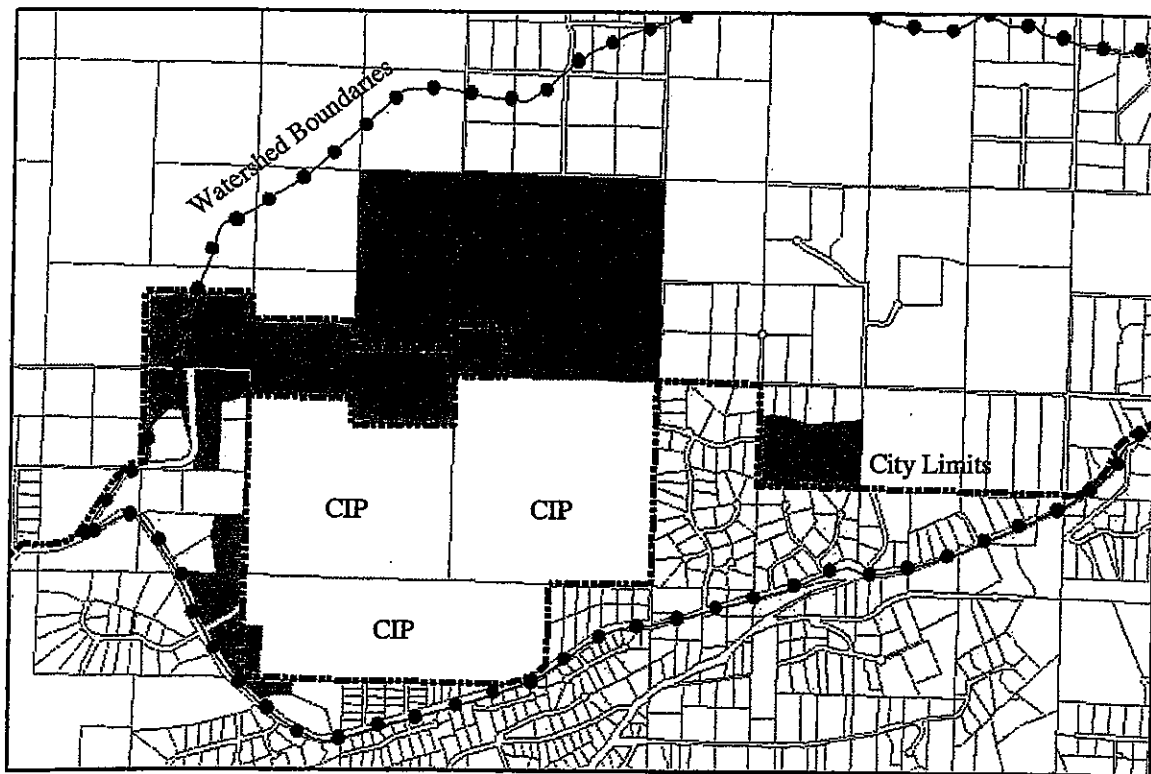
**Finance Dept. Code:**



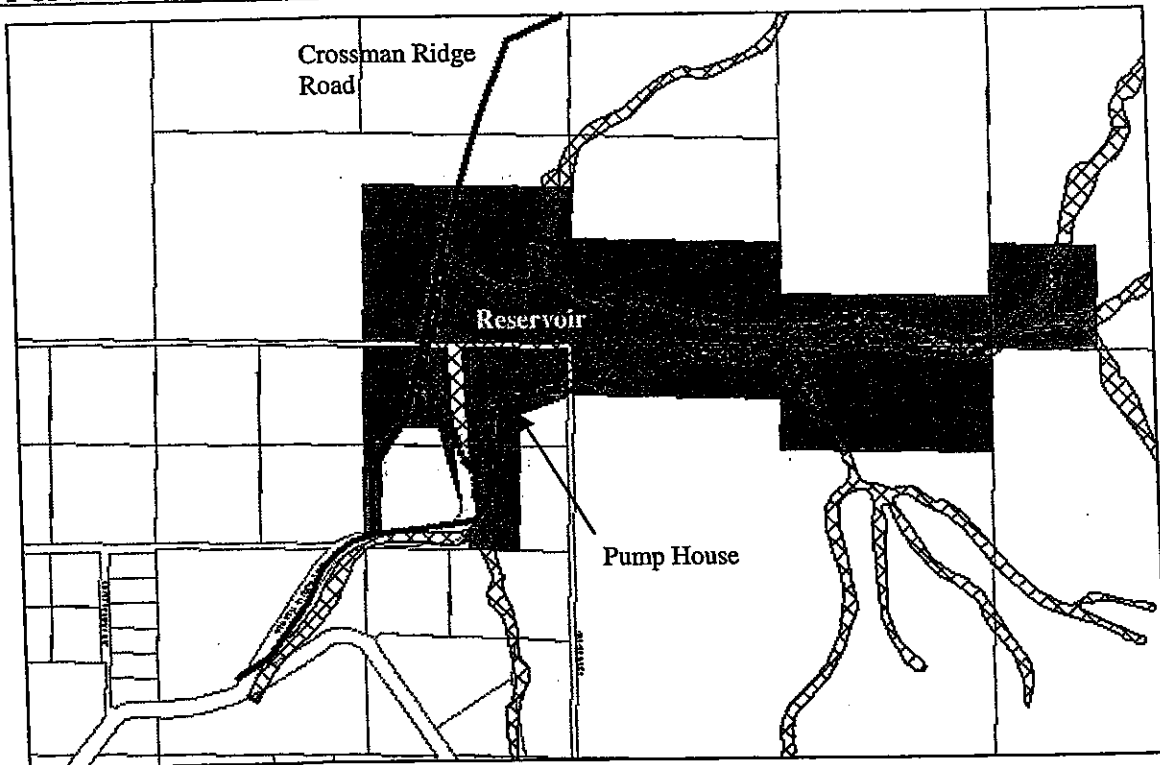
### City Lands within the Bridge Creek Watershed Protection District

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 395.6 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 February 6, 2012



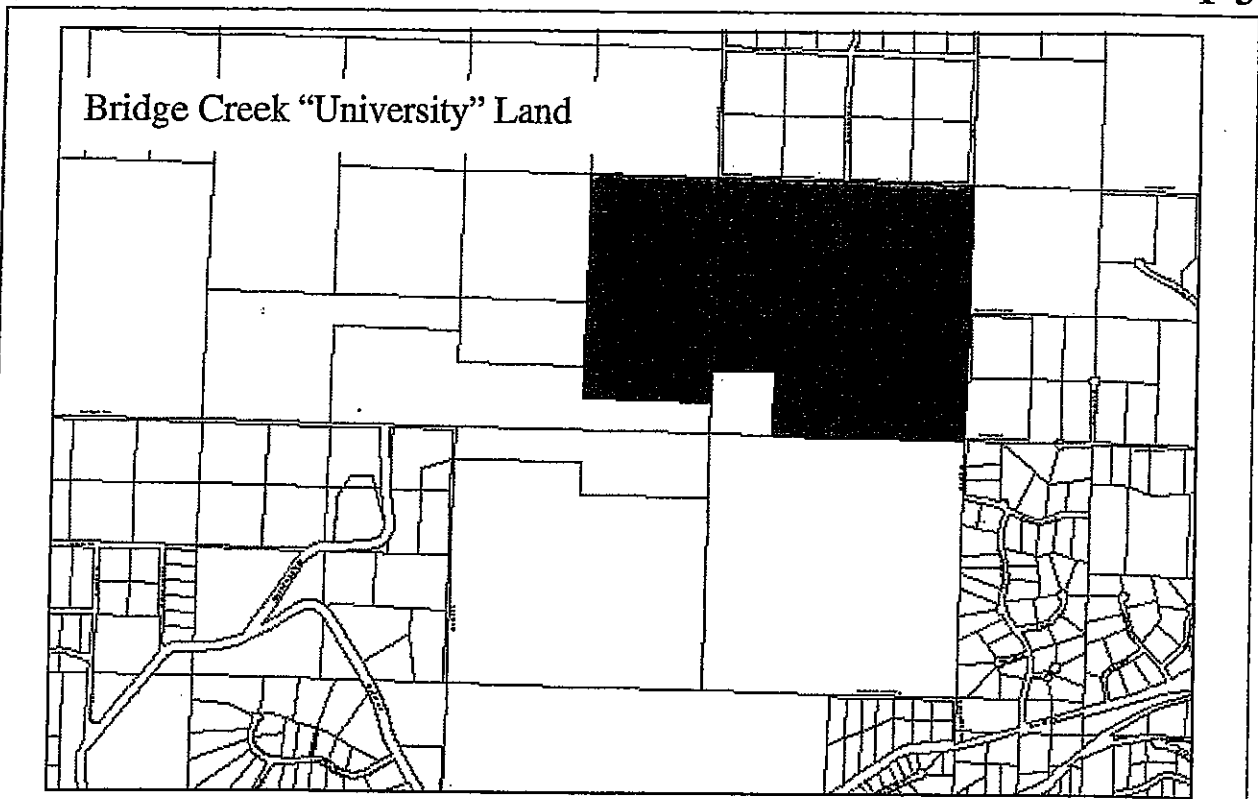
**Designated Use:** Bridge Creek Watershed, Reservoir and pump house  
**Acquisition History:**

**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.

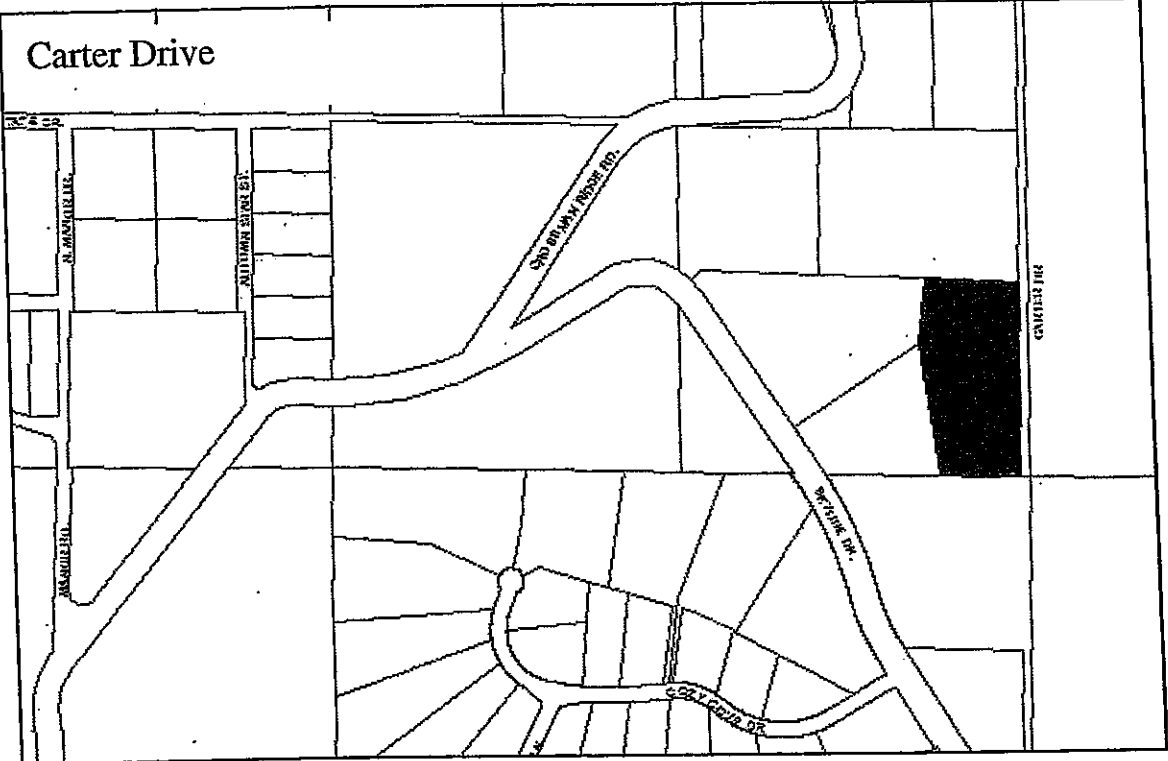
**Wetlands:** Some wetlands. Bridge Creek flows through the property.

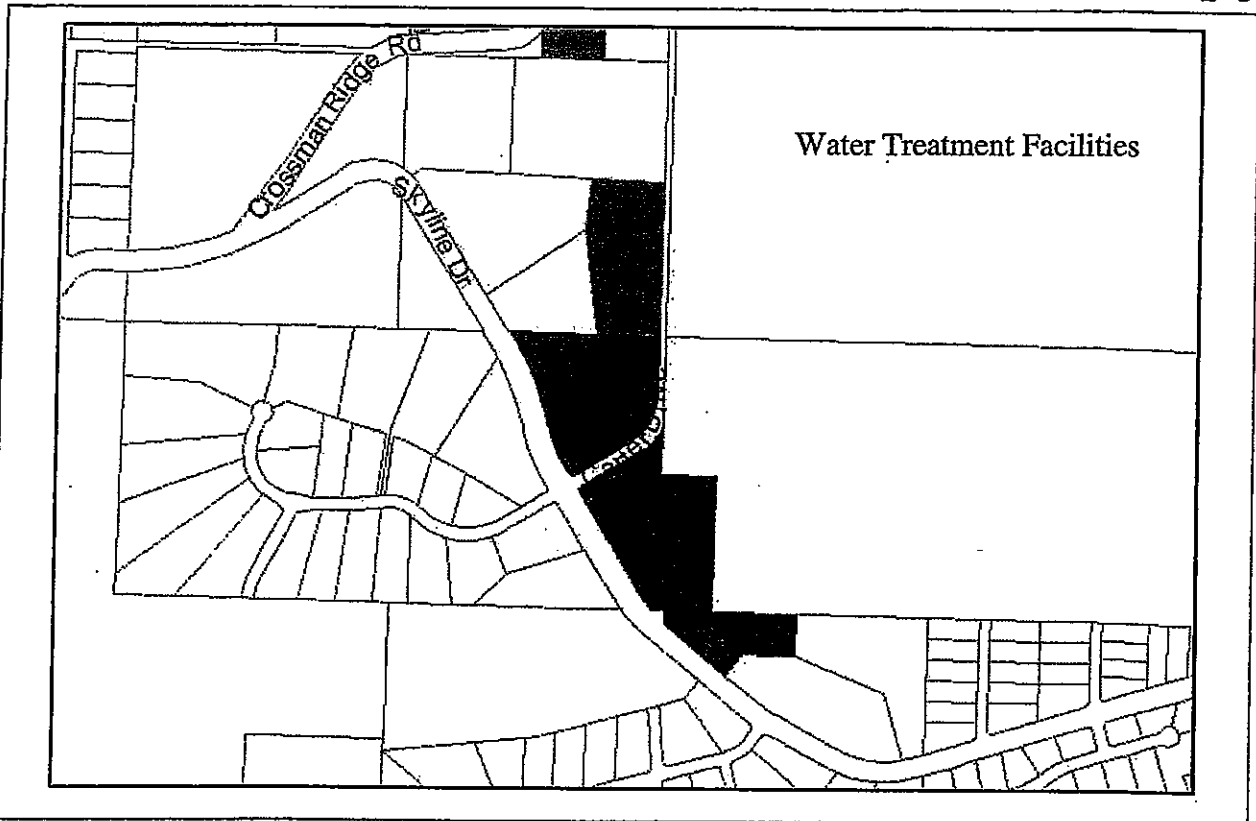
**Infrastructure:** None. Limited legal and physical access.

**Notes:**

Paid \$265,000 for land in 2003.

**Finance Dept. Code:**

	
<b>Designated Use:</b> A public use to protect and enhance the City's Bridge Creek Watershed and thereby protect its water quality. <b>Acquisition History:</b> Emergency Ordinance 2005-40, 2005-45.	
<b>Area:</b> 5.93 acres	<b>Parcel Number:</b> 173070760
<b>2009 Assessed Value:</b> \$105,900 (Land \$69,500 Structure \$36,400)	
<b>Legal Description:</b> HM0840119 T06S R13W S07 Pioneer Valley Subdivision Lot 2	
<b>Zoning:</b> Rural Residential, Bridge Creek WPD	<b>Wetlands:</b> Some discharge slope wetland, possibly a creek to the Reservoir.
<b>Infrastructure:</b> Driveway access to property.	
<b>Notes:</b> Property includes a small cabin.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Protecting the watershed and providing alternate access to property north of the City's water treatment plant, Water Tank and building, City Well Reserve Water Tank and building/Public Purpose.

**Acquisition History:** Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97-Tulin

**Area:** Lot 1: 3.873 acres  
Lot 2: 8.34 acres  
Lot 34: 3 acres

**Parcel Number:** 17907094, 95, 96, 17308034

**2010 Assessed Value:** Lot 34: land \$85,600, Improvements \$301,500

**Legal Description:** Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34

**Zoning:** Rural Residential, Bridge Creek WPD

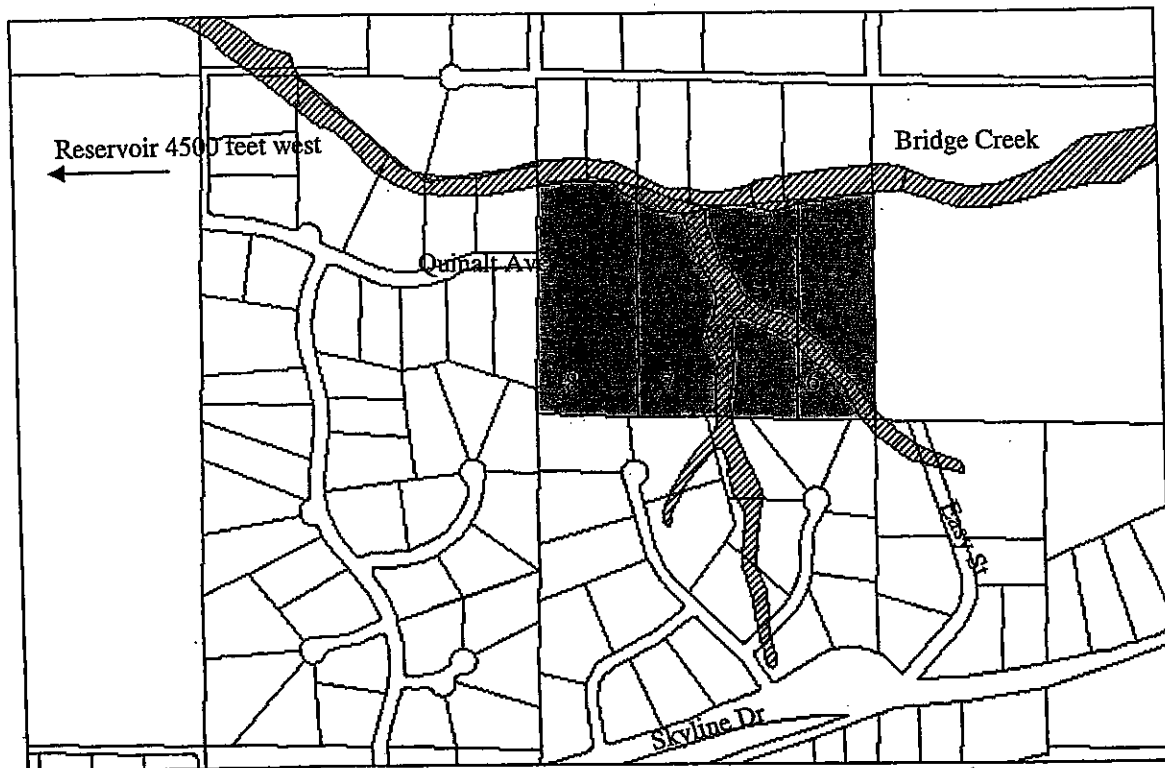
**Wetlands:** Some discharge slope wetland, possibly a creek to the Reservoir.

**Infrastructure:** Paved road, electricity

**Notes:**

Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr  
Western half of lot 2 has old water tank. Former water treatment plant site.  
Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant.  
Lot 34 site of 1 million gallon water tank.

**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:**

City Lands

1

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-2
18103478		0.53	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	A-2
18103223		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 4	A-3
18103224		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 5	A-3
18103225		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 6	A-3
18103226		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 7	A-3
18103227		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 8	A-3
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-3
18103229		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 10	A-3
18103230		1.78	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 11	A-3
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-4
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	A-5
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	A-5
18103324		Portion	Homer Spit Sub No 2 Lot 12-A	A-6
18103316	4262 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	B-10
18103309	4390 HOMER SPIT RD	0.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	B-11
18103432	4400 HOMER SPIT RD	0.57	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	B-12
18103431	4406 HOMER SPIT RD	0.20	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMD LOT 88-1	B-13
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-14
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-15

## City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-16
18103402	4535 HOMER SPIT RD	2.93	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	B-17
18103403		1.50	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052 HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER LEASE 205/928	B-17
18103421	800 FISH DOCK RD	0.63	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900043 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	B-18
18103452	4501 ICE DOCK RD	0.79	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2008092 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-C	B-19
17504024	4300 BARTLETT ST	7.12	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0800092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2	B-2
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	B-20
18103419	842 FISH DOCK RD	1.49	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	B-21
18103427	843 FISH DOCK RD	0.07	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-22
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF GOVT LOT 20 PER A/L 207 @ 73	B-23
18103445	4688 HOMER SPIT RD	0.35	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	B-24
18103447	4690 HOMER SPIT RD	1.83	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT SUB NO 6 8-E-1	B-25
18103260	4607 FREIGHT DOCK RD	0.46	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	B-26
17510070	450 STERLING HWY	4.30	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-3
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-4
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-B	B-5
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-C	B-6
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-7

## City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-8
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-9
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	C-10
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	C-10
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	C-11
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-11
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-11
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-11
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-11
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-11
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-11
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-12
18103408		0.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47	C-13
17528001		1641.24	T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY NO 612	C-2
17728001		499.54	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM 0742265 ALASKA TIDELAND SURVEY 612	C-2

## City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-2
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-3
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-4
17715403		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	C-5
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	C-4
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-5
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	C-6
17908009		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 10	C-7
17908015		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 21	C-7
17908025		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 24	C-7
17908026		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 25	C-7
17908050	4757 Kachemak Drive	0.49	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 25 SOUTH HALF OF GOVERNMENT LOT 30 LYING WEST O KACHEMAK DRIVE	C-8
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-10
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	D-11

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PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	D-11
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	D-11
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	D-11
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	D-11
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-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-12
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-12
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-12
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-12
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-12
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-12
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-12
18103253	4065 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 34	D-12
18103254	4035 FREIGHT DOCK RD	0.31	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 35	D-12
18103255	4001 FREIGHT DOCK RD	0.35	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 36	D-12
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	D-12
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	D-13
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	D-13
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	D-13

## City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	D-14
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	D-14
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	D-14
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	D-14
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	D-14
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	D-14
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	D-14
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	D-14
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	D-14
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	D-14
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	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-15
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	D-16
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-17
18103311	4350 HOMER SPIT RD	0.28	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 28	D-17
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS	D-18
18103441		0.60	AREA T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE	D-19
18103436	4603 HOMER SPIT RD	2.00	@ 205/928 T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016	D-2
17514416	3713 MAIN ST	1.31	HOMER PUBLIC LIBRARY NO 2 LOT 2 T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036	D-3
17710739	400 HAZEL AVE	2.24	GLACIER VIEW SUB NO 26 TRACT B	

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PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17710740	500 HAZEL AVE	3.01	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT A	D-3
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-4
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-5
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-6
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-7
17714014	3575 HEATH ST	0.92	T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164	D-8
17714015	3575 HEATH ST	3.16	T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	D-8
17714016	3575 HEATH ST	30.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	D-9
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
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
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
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
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
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
17730251		0.38	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-16

## City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17712022	3664 BEN WALTERS LN	2.48	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840122 LAKESIDE VILLAGE PARK ADDN REPLAT LOT 1A-2	E-17
			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
17714010	3300 BELUGA PL	3.46	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	E-19
17730239		0.21	T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4	E-2
17302201		33.00	EXCLUDING THE W1/2 SW1/4 SE1/4	E-2
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4	E-20
17939003		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 5	E-20
17939004		0.16	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 4	E-20
17939005		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 3	E-20
17939006		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 2	E-20
17939007		0.19	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 SCENIC VIEW SUB NO 6 LOT 1	E-21
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0830087 JACK GIST SUB LOT 2	E-22
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 23 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHEASTERLY OF KACHEMAK BAY	E-23
17915003		0.24	DRIVE	E-24
17910001		5.00	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 36	E-24
17911005		0.39	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712 HARRY FEYER SUB LOT 1	E-24
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-25

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PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-25
18101032		10.78	T 6S R 13W SEC 21 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 EXCLUDING KACHEMAK BAY DR	E-25
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-26
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-26
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-26
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-26
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-26
18101007		6.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-26
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 2	E-27
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-27
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-28
18103002		7.51	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-28
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-28
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-28
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-29
18103108		3.72	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-30
18103301		1.98	T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-30
18103304		1.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-31

## City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103305		0.99	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-31
18103306	4225 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0640816 SUB OF LOT 11 HOMER SPIT ALASKA LOT 11B-EXCLUDING THE HOMER SPIT RD	E-31
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-32
18103426		1.09 @ 921	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187	E-33
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-34
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-35
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
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
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
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

## City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
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
17524006		2.75	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W R BELL SUB TRACT E	E-8
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	E-9
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
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 SE1/4 & S1/2 N1/2 SE1/4 OF SEC 6	F-2
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 NW1/4 & N1/2 NE1/4 NW1/4	F-2
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

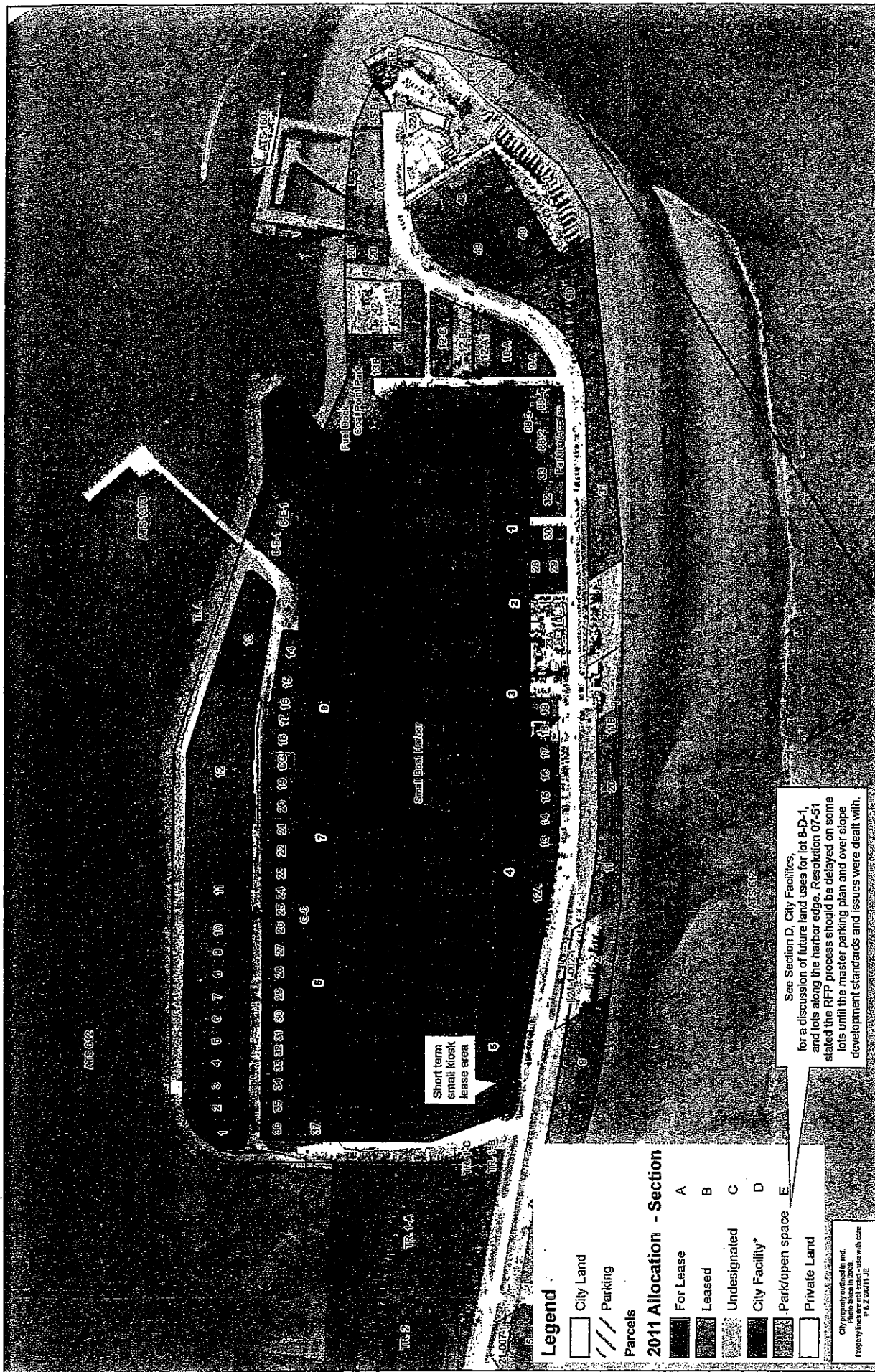
## City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17307064		6.94	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF	F-2
17305120		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 & NW1/2 SE1/4 SW1/4 & N1/2 S1/2 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 SE1/4 & NW1/4 SW1/4 SE1/4	F-3
17307076	5601 CARTER DR	5.93	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0840119 PIONEER VALLEY SUB LOT 2	F-4
17307094	184 SKYLINE DR	7.83	Hillstrands Homestead Lot 1	F-5
17308034	192 SKYLINE DR	3.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0960051 TULIN TERRACE SUB UPPER TERRACE LOT 34	F-5
17307095,6	188 SKYLINE DR	8.34	Hillstrands Homestead Lot 2	F-5
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 CN1/16 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-6
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 CN1/16 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-6
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 CN1/16 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-6
17714006		39.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4 EXC HOMER BY PASS RD	G-2
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

## City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
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
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









**CITY OF HOMER  
CITY HALL**

**MEMORANDUM 12-041**

To: Mayor and Council  
From: Economic Development Advisory Commission  
Date: March 14, 2012  
Subject: 2012 Land Use Allocation Plan

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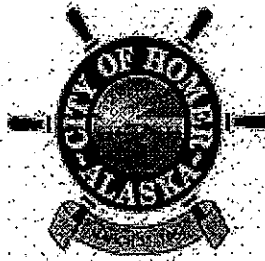
At the March 13<sup>th</sup> meeting of the Economic Development Commission the four members present discussed the 2012 Land Use Allocation Plan. The Commission examined each parcel in the plan and at this time have no specific recommendations to forward to the Council.



# 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  
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Extension: 2224

Fax: (907) 235-3143  
Email: clerk@ci.homer.ak.us

## MEMORANDUM 12-042

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**TO:** MAYOR HORNADAY AND CITY COUNCIL  
**THRU:** WALT WREDE, CITY MANAGER  
**FROM:** PARKS AND RECREATION ADVISORY COMMISSION  
**DATE:** FEBRUARY 29, 2012  
**RE:** RECOMMENDATIONS FOR THE 2012 LAND ALLOCATION PLAN

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### BACKGROUND

At the regular meeting on February 16, 2012 the Commissioners discussed the 2012 Draft Land Allocation Plan. The following is an excerpt from the minutes of that discussion and resulting recommendations:

#### *A. Review and Recommendations for the 2012 Land Allocation Plan*

*Chair Bremicker thanked staff for including directions on how to proceed with the recommendations.*

*Staff provided a brief summary of what action the commission need to take and that there will be a Joint Worksession at 4:00 p.m. with City Council and Commissions, Committees and Board on the 2012 Land Allocation Plan.*

*Discussion ensued on various city owned parcels and made the following recommendations:*

*BRANN/LOWNEY - MOVED TO RECOMMEND PARCEL NUMBER 17719209, PAGE C-5, BE RETAINED FOR GREEN SPACE RECREATIONAL USES AND NOT BE CONSIDERED FOR LAND TRADE AND CHANGE THE ZONING AS REQUIRED.*

*There was a brief discussion that this would be a good spot for soccer fields or some similar sports field.*

*VOTE. YES. BRANN, LOWNEY, BREMICKER, ARCHIBALD*

*Motion carried.*

*BRANN/ARCHIBALD - MOVED TO RECOMMEND THAT PARCEL NUMBER 18103117, PAGE B-5, BE IMPROVED AS RECOMMENDED IN THE SPIT COMPREHENSIVE PLAN, THAT THE CAMPGROUND BE UPGRADED AND IMPROVED AND PROHIBIT DREDGE SPOILS FROM BEING PLACED ON THE PARCEL.*

*There was a brief discussion.*

*VOTE. YES. LOWNEY, ARCHIBALD, BREMICKER, BRANN*

*Motion carried.*

*LOWNEY/BREMICKER - MOVED TO FURTHER RECOMMEND THAT PARCELS USED FOR RECREATIONAL PURPOSES OR INTENT ON THE HOMER SPIT HAVE THE ZONING CHANGED FROM MARINE INDUSTRIAL TO OPEN SPACE RECREATIONAL, TO INCREASE THE DIVERSITY OF THE HOMER SPIT.*

*There was a brief discussion on the possible opposition and the value that recreation brings to the Spit and the City as a whole.*

*VOTE: YES. LOWNEY, BREMICKER, BRANN, ARCHIBALD*

*Motion carried.*

*BREMICKER/ARCHIBALD - MOVED TO RECOMMEND PARCEL NUMBER 17910001, 17911005 PAGE E-25 BE OFFERED FOR SALE TO A CONSERVATION GROUP OR SIMILAR PURPOSE AND THE FUNDS RECEIVED DESIGNATED FOR IMPROVEMENTS TO EXISTING RECREATIONAL FACILITIES.*

*There was a brief discussion.*

*VOTE: YES. BRANN, ARCHIBALD, BREMICKER, LOWNEY*

*Motion carried.*

*ARCHIBALD/BRANN - MOVED TO RECOMMEND PARCEL NUMBERS 18101030, 18101032 AND 17940107, PAGE E-25 REMAINS AS PREVIOUSLY DESIGNATED.*

*There was a brief discussion on the benefits that the proposed Pedestrian Bike path would be for part of this area.*

*VOTE: YES. BRANN, ARCHIBALD, LOWNEY, BREMICKER*

*Motion carried.*

*MOVED TO RECOMMEND PARCEL NUMBERS 1810108 AND 1810114, PAGE C-11, HAVE CLARIFICATION ON DESIGNATION FOR APPROPRIATE RECOMMENDATION TO BE MADE.*

*There was a brief discussion.*

*VOTE: YES. BRANN, ARCHIBALD, BREMICKER, LOWNEY*

*Motion carried.*

*BRANN/ARCHIBALD - MOVED TO RECOMMEND PARCEL 17717406 AND 17717407, PAGE C-10, BE RETAINED AS OPEN VIEW SPACE AND PUBLIC BEACH ACCESS AND NOT BE SOLD.*

*There was a brief discussion on the lack of beach access in this area.*

*VOTE: YES. BRANN, ARCHIBALD, LOWNEY, BREMICKER*

*Motion carried.*

*BREMICKER/BRANN - MOVED TO SELL PARCEL NUMBER 17908050, PAGE C-8, TO A CONSERVATION GROUP OR SIMILAR PURPOSE AND RETAIN FUNDS FOR USE IMPROVEING EXISTING RECREATIONAL FACILITIES.*

*There was a brief discussion.*

*VOTE: YES. BREMICKER, LOWNEY, BRANN, ARCHIBALD*

*Motion carried.*

*BRANN/ARCHIBALD - MOVED TO RECOMMEND PARCEL NUMBER 17520009, PAGE C-6, BE MAINTAINED AND DESIGNATED AS A PUBLIC TRAIL AND BEACH ACCESS ROUTE.*

*There was a brief discussion.*

*VOTE. YES. ARCHIBALD, LOWNEY, BREMICKER, BRANN*

*Motion carried.*

*ARCHIBALD/LOWNEY - MOVED TO RETAIN PARCEL 17504003, PAGE E-8, FOR FUTURE PARK EXPANSION.*

*There was a brief discussion.*

*VOTE. YES. ARCHIBALD, BRANN, LOWNEY, BREMICKER*

*Motion carried.*

### **Recommendation**

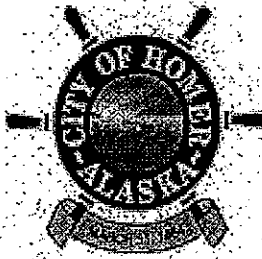
Parks and Recreation Advisory Commission recommend the City Council approve these recommendations and have the 2012 Land Allocation Plan reflect the designations.



## Office of the City Clerk

Jo Johnson, CMC, City Clerk

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



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Email: [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)

## MEMORANDUM 12-043

TO: MAYOR HORNADAY AND CITY COUNCIL  
FROM: LIBRARY ADVISORY BOARD  
DATE: MARCH 19, 2012  
SUBJ: RECOMMENDATIONS FOR THE 2012 LAND ALLOCATION PLAN

### Background

At the February regular meeting the Library Advisory Board discussed the parcel on page D2 of the draft Land Allocation Plan. The following recommendations were made:

#### New Business

##### A. Review and Recommendations for the 2012 Land Allocation Plan

Chair Faulkner opened discussion on the purpose of the Land Allocation Plan and what the Board's responsibilities were in regards to the annual review.

A brief discussion on the history of the parcel that the Board was interested in on page D2 of the draft land allocation plan; the likelihood that it would ever be bought due to the extreme slope and stumps make it just about impossible for sale; the Board questioned access also to the parcel and agreed it should be designated as conservation area if it cannot be sold.

SEAMAN/SCHROEDER — MOVED TO RECOMMEND THE PARCEL ON PAGE D-2 OF THE LAND ALLOCATION PLAN BE SOLD AND THE PROCEEDS USED TO PAY DOWN THE LOAN ON THE HOMER LIBRARY AND THE BOARD. ADDITIONALLY RECOMMENDS IF THE PARCEL IS NOT SOLD IT SHOULD BE DESIGNATED AS A CONSERVATION BUFFER.

There was no further discussion.

VOTE, YES, NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### Recommendation

No Action required. Informational only.



## Office of the City Clerk

Jo Johnson, CMC, City Clerk

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



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## MEMORANDUM 12-044

**TO:** MAYOR HORNADAY AND CITY COUNCIL  
**THROUGH:** WALT WREDE, CITY MANAGER  
**FROM:** LEASE COMMITTEE  
**DATE:** FEBRUARY 29, 2012  
**RE:** RECOMMENDATIONS FOR THE 2012 LAND ALLOCATION PLAN

### Background

The Lease Committee discussed recommendations for the 2012 Land Allocation Plan at their February 16, 2012 special meeting under New Business Item B. An excerpt from the unapproved minutes follows:

#### *B. Land Allocation Plan 2012 – Review and Recommendations to City Council*

*Chair Yager brought to item to the floor for discussion.*

#### *ABBOUD/MAURAS – MOVED TO DISCUSS.*

*Discussion on the parcels that are currently under negotiation remove or keep included until a lease has been negotiated. It would be reasonable to include in the recommendation to council lands that are currently approved for lease but do not have a lease executed can be added to the lands available for RFP.*

*Mr. Hawkins brought up the recommendation that the Committee sent to Council last year included verbiage that was not included in Resolution that was approved by Council. He suggested that the committee make the recommendation again this year.*

*HAWKINS/MAURAS - MOVED TO RECOMMEND 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.*

*There was a brief discussion.*

*VOTE, YES. NON-OBJECTION. UNANIMOUS CONSENT.*

*Motion carried.*

*Chair Yager inquired if there were additional recommendations for the land allocation plan.*

*ABBOUD/MAURAS – MOVED TO RECOMMEND ADDING LOT 88-3 TO LANDS AVAILABLE FOR LEASE.*

*There was no discussion.*

*VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.*

*Motion carried.*

*Staff recommended that the committee restate the individual lots to be available for lease.*

*ZIMMERMAN/NEECE - MOVED TO RECOMMEND CITY COUNCIL OFFER THE FOLLOWING LOTS AVAILABLE FOR LEASE. LOTS 4-12 ON FREIGHTDOCK RD; LOT 19-20 ON FREIGHTDOCK ROAD, AND LOTS 9-10 ON FISHDOCK ROAD AS LANDS AVAILABLE FOR REQUEST FOR PROPOSAL.*

*There was a brief discussion on description of lot 12.*

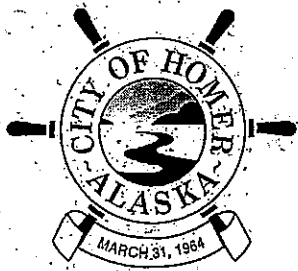
*VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.*

*Motion carried.*

#### **RECOMMENDATION**

The Lease Committee recommends offering for Lease by Request for Proposal Lots 4-12, 19 and 20 on Freightdock Road and Lots 9-10 on Fishdock Road; and Lot 88-3 on the Homer Spit Road in those lands as available for Lease for 2012.

The Lease Committee further recommends that the Lot 12 A, an area from Freight Dock Road to within 150 feet from Ramp five be designated for short term, one to two year leases for small kiosk businesses for a flat rate with the square footage and location to be determined as needed by the Harbormaster or City Manager. The Lease Committee additionally recommends that lands previously awarded for lease be put back into the land available for lease and issue a Request for Proposal if those leases cannot be negotiated within a reasonable time period this year.



# City of Homer

## Port / Harbor

4350 Homer Spit Road  
Homer, Alaska 99603-8005

Telephone (907) 235-3160

Fax (907) 235-3152

E-mail [port@ci.homer.ak.us](mailto:port@ci.homer.ak.us)

Web Site <http://port.ci.homer.ak.us>

### MEMORANDUM 12-045

TO: HOMER CITY COUNCIL & CITY MANAGER WALT WREDE  
FROM: PORT & HARBOR ADVISORY COMMISSION  
DATE: MARCH 5, 2012  
RE: LAND ALLOCATION PLAN 2012 RECOMMENDATION

#### Background

The Port and Harbor Advisory Commission discussed recommendations for the 2012 Land Allocation Plan at their February 22, 2012 regular meeting under New Business Item B. An excerpt from the unapproved minutes follows:

#### B. Land Allocation Plan

The Commission briefly discussed the recommendations from last year and the recommendation the Lease Committee proposed at their last meeting.

HOWARD/WEDIN MOVED TO CONTINUE TO HAVE LOTS 4-12 AND LOTS 19 AND 20 ON NORTHEASTERLY SIDE OF THE HARBOR; MAINTAIN SHORT TERM SMALL KIOSK AREA FOR LEASE, HAVE LOTS 9A AND 10A AVAILABLE FOR LEASE, AND SOLICIT RFP FOR LOT 88-3.

There was brief discussion.

VOTE: YES: HOTTMAN, ULMER, WEDIN, HARTLEY, ZIMMERMAN, HOWARD

Motion carried.

#### Recommendation

Port and Harbor Advisory Commission recommends to continue to have available for lease Lots 4 - 12 and Lots 19 and 20 on the northeasterly side of the harbor, short-term small kiosk areas, and Lots 9A and 10A; and to solicit RFP's for Lot 88-3.





## 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](mailto:Planning@ci.homer.ak.us)  
*Web Site* [www.ci.homer.ak.us](http://www.ci.homer.ak.us)

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### MEMORANDUM 12-046

TO: Mayor Hornaday and Homer City Council  
FROM: Homer Advisory Planning Commission  
DATE: March 9, 2012  
SUBJ: 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  
HOMER, ALASKA**

City Clerk

**RESOLUTION 12-030**

A RESOLUTION OF THE CITY COUNCIL OF HOMER,  
ALASKA, AUTHORIZING THE FORMATION OF THE  
CRITTENDEN DRIVE ROAD RECONSTRUCTION AND  
PAVING IMPROVEMENT ASSESSMENT DISTRICT AND  
AUTHORIZING THE CITY MANAGER TO PROCEED WITH  
THE PREPARATION AND CONSTRUCTION OF THE  
RECONSTRUCTION AND PAVING PROJECT.

WHEREAS, The Crittenden Drive Reconstruction and Paving Improvement District  
boundary includes Webber Subdivision Lots 2, 3, 8-A1, 9, 10, 10-A, and Tract 1-A; and

WHEREAS, Resolution 11-108 was adopted on November 28, 2011 declaring Council's  
intent to create Crittenden Drive Road Reconstruction and Paving Improvement District and to  
set a public hearing date and objection period; and

WHEREAS, A Public Hearing was held on Monday, February 13, 2012 and there were  
no people testifying on this matter; and

WHEREAS, The objection deadline for written protests was March 23, 2012 and no  
written objections were received.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Homer, Alaska, that  
the formation of the Crittenden Drive Road Reconstruction and Paving Improvement District is  
hereby authorized and that the City Manager is hereby authorized to proceed with the preparation  
and construction of said project.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 9<sup>th</sup> day of April,  
2012.

CITY OF HOMER

\_\_\_\_\_  
JAMES C. HORNADAY, MAYOR

ATTEST:

\_\_\_\_\_  
JO JOHNSON, CMC, CITY CLERK

47 Fiscal Note: Project No: 160-774: Property owner share of road reconstruction is \$39,083.40 and  
48 \$22,147.26 for paving, for a total of \$61,230.66 for property owner share. Total front footage is  
49 1,302.78. All other costs of the project are paid by the Homer Accelerated Roads and Trails  
50 Program that is funded by sales tax dollars.  
51

**CITY OF HOMER  
PROJECT BUDGET**

REQUEST FOR PROJECT # 160-774 DATE 4/3/12

Project Name: Crittenden Drive Road LID  
 Project Start Date: 4/1/2012 Project End Date: 12/31/2013

Project Description: Pave Crittenden Drive (from Sterling Highway to Hidden Way)

Funding Source: Homer Accelerated Road and Trail Program (HART)

Other Comments:  
no grants or loans

		Project Budget	
Codes	Expense Description	Grant	Match
5101/2	Project -Salaries & Benefits		\$ 21,000.00
5202	Materials		
5210	Professional Services		
	Project Management		
	Inspection		16,500.00
5212	Engr / Arch / Design		41,000.00
5216	Postage / Freight		
5227	Advertising		2,000.00
5261	Construction		360,000.00
5262	Contingency		54,000.00
5901	c/o Equipment, Furnishing >\$1,000		
5903	c/o Buildings & Improve >\$1,000		
TOTAL		\$ -	\$ 494,500.00

Approvals

<u>Cathy Meyer</u> Requesting Department	<u>4/3/12</u> Date
<u>Paula Moore</u> Finance Department	<u>4/3/12</u> Date
<u>[Signature]</u> City Manager	<u>4/3/12</u> Date

Resolution : \_\_\_\_\_ Ordinance: \_\_\_\_\_

Copies Sent: City Clerk: \_\_\_\_\_ Finance Dept.: \_\_\_\_\_  
 Requesting Dept.: \_\_\_\_\_ Project File: \_\_\_\_\_



# 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  
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Email: clerk@ci.homer.ak.us

January 27, 2012

*RE: RESCHEDULING OF THE PUBLIC HEARING  
REGARDING THE  
CRITTENDEN DRIVE ROAD RECONSTRUCTION AND PAVING IMPROVEMENT/  
ASSESSMENT DISTRICT*

Dear Property Owner(s):

On November 28, 2011 the Homer City Council declared via Resolution 11-108 their intent to create the Crittenden Drive Road Reconstruction and Paving Local Improvement District (LID).

Property owners were advised that a public hearing would be held on January 23, 2012, however because of a scheduling error the public hearing is rescheduled to **MONDAY, FEBRUARY 13, 2012** during the regular City Council meeting that begins at 6:00 p.m. The meeting 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 between January 23, 2012 and March 23, 2012.** Non responses during the sixty day objection period shall be deemed to be non-objections. A Property Owner's Statement of Objection or Non-objection is enclosed for your convenience in expressing your objection or non-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.

If you have any questions concerning the enclosed information or the contents of this letter, please call the City Clerk's office at 235-3130.

Sincerely,

CITY OF HOMER

Melissa Jacobsen, CMC, Deputy City Clerk

**PLEASE NOTE: OBJECTIONS MUST BE IN WRITTEN FORM AND FILED AT THE OFFICE OF THE CITY CLERK BETWEEN JANUARY 23, 2012 AND MARCH 23, 2012.**

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**"WHERE THE LAND ENDS AND THE SEA BEGINS"**  
To access City Clerk's Home Page on the Internet: <http://clerk.ci.homer.ak.us>

# PRELIMINARY ASSESSMENT ROLL

PROJECT NAME: CRITTENDEN DRIVE ROAD RECONSTRUCTION AND PAVING IMPROVEMENT DISTRICT

Total Estimated Project Cost: \$492,390  
 Abutting Property Owners Assessed \$30 per front foot for gravel and \$17 per front foot for paving: \$61,230.66  
 Homer Accelerated Roads and Trails Program (HART) Share: \$431,159.34

OWNER/ADDRESS	LEGAL DESCRIPTION PARCEL NO.	FRONT FOOTAGE	ASSESSED PROPERTY VALUE	APPROXIMATE ASSESSED ESTIMATED PROPERTY OWNER SHARE OF ASSESSMENT
Clayton & Joan Ellington PO Box 833 Homer, AK 99603	Lot 8-A1, Webber Subdivision 175-183-24	137.7	\$409,800	\$6,471.90
Homer Hotels LLC 575 Sterling Hwy Homer, AK 99603	Lot 10-A, Webber Subdivision No. 7 175-183-10	160.66	\$156,300	\$7,551.02
Kyoko Haseo C/O PO Box 1972 Soldotna, AK 99669	Lot 9 Block 2, Webber Subdivision 175-182-09	150.76	\$26,200	\$7,085.72
Virginia M. Harris 3945 Balchen Dr. Anchorage, AK 99517	Lot 10 Block 2, Webber Subdivision 175-182-10	150.76	\$36,700	\$7,085.72
Michael J. Warburton 3500 Crittenden Rd. Homer, AK 99603	Lot 2, Webber Subdivision No. 6 175-184-05	387.90	\$405,200	\$18,231.30
	Tract 1-A, Webber Subdivision No. 8 175-184-07	155	\$427,100	\$7,285.00
	Lot 3, Webber Subdivision No. 6 175-184-06	-160	\$737,200	\$7,520.00

CITY OF HOMER  
HOMER, ALASKA

RESOLUTION 11-108

City Clerk

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
FINDING THE NEED TO CREATE THE CRITTENDEN DRIVE  
RECONSTRUCTION AND PAVING LOCAL IMPROVEMENT  
DISTRICT (LID) AND SETTING A PUBLIC HEARING FOR  
JANUARY 23, 2012.

WHEREAS, The owners of property fronting Crittenden Drive signed the application for road reconstruction and paving improvements at the required level of at least 50% thereby forwarding this LID to the petition phase; and

WHEREAS, A neighborhood meeting was held on August 9, 2011 at 5:00 p.m. regarding the requested improvements and one property owner and staff were in attendance; and

WHEREAS, Property owners signing the petition equal \$1,725,800.00 in property value or 78%; and

WHEREAS, The Homer City Council finds the need to create the Crittenden Road Reconstruction and Paving LID pursuant to HCC 17.04.030; and

WHEREAS, The deadline for this LID Petition was October 28, 2011.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds the need to create the Crittenden Road Reconstruction and Paving Local Improvement District and sets the date for public hearing as January 23, 2012 during the Regular City Council meeting that begins at 6 p.m. for the purpose of hearing protests against the formation of said improvement district.

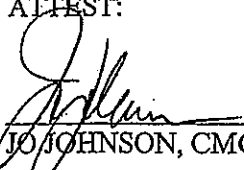
BE IT FURTHER RESOLVED by the City Council that should the rest of the property owners, excluding the governmental agencies, sign the petition between now and the public hearing that the Council may agree to waive the 60 day objection period provided that the involved property owners agree thereto in writing by signing a waiver to that effect.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 28<sup>th</sup> day of November, 2011.

CITY OF HOMER

  
MARY E. WYTHE, MAYOR PRO TEMPORE

ATTEST:

  
JO JOHNSON, CMC, CITY CLERK

Fiscal Note: N/A



City Manager/  
Public Works Director

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, AWARDED A TERM CONTRACT FOR ROAD, TRAIL, AND DRAINAGE PROFESSIONAL ENGINEERING SERVICES TO THE FIRMS OF KINNEY ENGINEERING, LLC OF ANCHORAGE, ALASKA, AND NELSON ENGINEERING OF KENAI, ALASKA, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The Request for Proposals was advertised in the Homer News on March 1, in the Homer Tribune on March 7, and in the Anchorage Daily News on February 26, 2012, posted on the Clerk's home page, and sent to in-state plans rooms; and

WHEREAS, The proposals were reviewed and scored by a review committee; and

WHEREAS, Based on the scoring of the committee, Kinney Engineering, LLC of Anchorage, Alaska was determined to be the most qualified large firm. Nelson Engineering of Kenai, Alaska was determined to be the most qualified smaller firm.

NOW, THEREFORE, BE IT RESOLVED that the City Council awards a term contract for professional engineering services for roads, trails, and drainage projects to Kinney Engineering, LLC of Anchorage, Alaska, and Nelson Engineering of Kenai, Alaska, and authorizes the City Manager to execute the appropriate documents.

CITY OF HOMER

605

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48 ATTEST:

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52 JO JOHNSON, CMC, CITY CLERK

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54 Fiscal Note: Each project completed under this term contract will have a separate account  
55 number/project number associated for engineering/design.

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**CITY OF HOMER  
PUBLIC WORKS**

3575 HEATH STREET HOMER, AK 99603

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

## MEMORANDUM 12-060

TO: Walt Wrede, City Manager

FROM: Carey Meyer, Public Works Director

DATE: April 4, 2012

RE: **Term Contract –Professional Engineering Services  
Road, Trail and Drainage Projects  
RFP Results and Award Recommendations**

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In April of 2011, the City Council passed Resolution 11-043 authorizing the City Manager to “prepare and issue a set of RFP’s” ... “one for civil work, one for water and sewer, and one for port and harbor”. Term contracts increase the City’s efficiency and productivity, especially now when there are many public works projects funded and scheduled for design in the next few years. These civil projects include:

- Homer Spit Trail Extension – from the Fishing Hole to the End of the Spit
- Various road upgrade projects created through the City’s Local Improvement District process.
- Cruise Ship Passenger Enhancement Project – including trails and appurtenances, restrooms, bus loading shelter.
- Creation of a City of Homer Drainage Master Plan.
- Waddell Way Road Improvements – including new central business district road improvement between Lake St. and Heath St.
- Preparation of new Roads and Drainage Design Criteria Manual.
- Updating City of Homer’s 2005 Transportation Plan

The intent of the Public Works Director, with the support of the City Manager, was to select a large multi-disciplined firm to complete larger, more complex projects; and a smaller, local firm which could respond quickly and cost effectively to smaller projects.

In February 2012, Public Works issued an RFP for professional engineering services for road, trails and drainage projects, in accordance with the City’s Procurement Manual. 10 proposals were received. The proposals were reviewed and scored by a committee comprised of City Hall and Public Works employees in accordance with the following criteria:

A.	Proposed Project Manager	30 points
B.	Proposed Project Team	45 points
C.	References	10 points
D.	Cost	<u>15 points</u>
	Maximum Score	100 points

Based on the scoring of the committee, Kinney Engineering, LLC of Anchorage, Alaska was determined to be the most qualified large firm. Nelson Engineering of Kenai, Alaska was determined to be the most qualified smaller firm.

**Recommendations:** The City Council pass a resolution awarding a term contract for professional engineering services for roads, trails and drainage projects to Kinney Engineering, LLC of Anchorage, Alaska; and Nelson Engineering of Kenai, Alaska.

**CITY OF HOMER  
BID TALLY SHEET**

Page 1 of 2

**PROJECT:** Engineering Design Services Term Contract - Road, Trail, and Drainage Projects  
**DUE DATE & TIME:** March 16, 2012 4:30 p.m.  
**CITY CLERK'S OFFICE**

<b>BIDDER NO.</b>	<b>BIDDER NAME &amp; ADDRESS</b>	<b>Date &amp; Time Received</b>
1.	Nelson Engineering 155 Bidarka St. Kenai, AK 99611	3/15/12 10:05 a.m.
2.	Wince-Corthell-Bryson Consulting Engineers 609 Main St. Kenai, AK 99611	3/16/12 8:18 a.m.
3.	CRW Engineering 3940 Arctic Blvd., Ste. 300 Anchorage, AK 99503	3/16/12 10:11 a.m.
4.	Dowl HKM 4041 B Street Anchorage, AK 99503	3/16/12 12:39 p.m.
5.	Kinney Engineering 750 W. Dimond Blvd., Ste. 203 Anchorage, AK 99515	3/16/12 1:10 p.m.
6.	Bristol Engineering Services 111 W. 16 <sup>th</sup> Avenue, Suite 301 Anchorage, AK 99501	3/16/12 2:00 p.m.
7.	Larson Engineering & Design 215 Fidalgo Ave., Ste. 203 Kenai, AK 99611	3/16/12 2:00 p.m.
8.	WHPacific, Inc. 300 West 31 <sup>st</sup> Ave. Anchorage, AK 99503	3/16/12 2:53 p.m.
9.	Michael Baker Jr., Inc. 1400 W. Benson Blvd., Ste. 200 Anchorage, AK 99503	3/16/12 3:35 p.m.

10.	Schmueser Gordon Meyer, Inc. (SGM) P.O. Box 182 Kasilof, AK 99610	3/16/12 4:03 p.m.
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Staff Present: Jo Johnson, City Clerk

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

\_\_\_\_\_

Request for Proposal  
Engineering Design Services Term Contracts  
Water and Sewer Projects  
and  
Road, Trail, Drainage Projects  
City of Homer, Alaska

FEB 21 2012

Proposals to provide professional engineering services for water and sewer projects and separate proposals for road, trail and drainage projects will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until **4:30 pm, Friday, March 16, 2012 (Roads, Trails and Drainage) and March 30 (Water and Sewer)**. Proposers are required to be on the City's RFP holder's list for their proposal to be considered. To get on the list and to access the RFP contact: City Clerk, 491 E. Pioneer Avenue, Homer, Alaska 99603, (907) 235-3130.

Please direct all technical questions regarding this project to: Carey Meyer, City of Homer, Public Works Department, 3575 Heath Street, Homer, Alaska 99603, (907) 235-3170

The City of Homer reserves the right to accept or reject any or all proposals, to waive irregularities or informalities in the proposals, and to award contracts to the most qualified proposer.

DATED this 21th day of February, 2012.

CITY OF HOMER

  
Walt Wrede, City Manager

*Tribune*  
Homer ~~News~~ - February 29 & March 7, 2012  
Anchorage Daily News - February 26, 2012

Fiscal Note: 456-380-5227

## **REQUEST FOR PROPOSAL**

### **PROFESSIONAL ENGINEERING SERVICES FOR THE**

#### **Planning, Design and Construction Administration of Road, Trails, and Drainage Improvements City of Homer, Alaska**

The City of Homer, Alaska is requesting proposals from qualified firms to provide engineering services under a multi-year term contract. The intent is to select at least two firms to complete small and large road, trail and drainage improvement projects. Although it is not known specifically what services will be needed over the term of the contract; this RFP describes several projects that are expected to be completed under the contract, to help the proposer focus their team's capabilities on the City's expected needs. The City reserves the right to accept or reject any or all proposals, to waive irregularities or informalities in the proposals, and to award a contract to the respondent that best meets the selection criteria and the City's needs.

**SCOPE OF SERVICES** - The projects, awarded through individual task orders, may include the following:

- Homer Spit Trail Extension – from the Fishing Hole to the End of the Spit
- Various road upgrade projects created through the City's Local Improvement District process.
- Cruise Ship Passenger Enhancement Project – including trails and appurtenances, restrooms, bus loading shelter.
- Creation of a City of Homer Drainage Master Plan.
- Waddell Way Road Improvements – including new central business district road improvement between Lake St. and Heath St.
- Preparation of new Roads and Drainage Design Criteria Manual.
- Updating City of Homer's 2005 Transportation Plan

The services provided by the successful proposer(s) will consists mainly of planning, cost estimating and bid document preparation; and provide project management support. The design stage would consist of selecting the most economically feasible and cost effective alternative (based on user needs and construction/maintenance costs) and preparing 35%, 95% and 100% bid documents (including environmental/regulatory permit submittals). The construction phase would consist of providing bidding assistance, construction contract management, inspection and project close-out services. Grant writing, design criteria/master planning, and major maintenance project support may also be the subject of task orders issues under the proposed term contract.

**RFP GENERAL REQUIREMENTS** - To achieve a uniform review process and obtain the maximum degree of comparability, it is required that the proposals be organized in the manner specified below. Proposals that do not address the items listed in this section may be considered incomplete and may be deemed non-responsive by the City. Interested firms can submit one original and six copies of the completed proposal in an opaque envelope marked as follows:

Road, Trail, and Drainage Engineering Services Term Contract  
Homer, Alaska  
PROPOSAL DATED: \_\_\_\_\_

or)

Proposals in .pdf format can be emailed to the City Clerk at [jjohnson@ci.homer.ak.us](mailto:jjohnson@ci.homer.ak.us). If you chose to submit your proposal via email, no hard copies are required.

Hard copy Proposal submittals shall be addressed to:

City of Homer, City Clerk  
491 E. Pioneer Ave.  
Homer, Alaska 99603

Proposals shall be received at the office of the City Clerk until 4:30 PM, March 16, 2012.

- a) Direct technical questions regarding this proposal to Carey Meyer, Public Works Director, City of Homer, (907) 235-3170. Direct proposal submission questions to Jo Johnson, City Clerk, (907) 235-3130.

## **PROPOSAL FORMAT AND CONTENT**

**Letter of Transmittal (one page maximum)** – The transmittal letter shall identify the project for which the proposal has been prepared; briefly state your firm's understanding of the services to be provided; make a positive commitment to provide the services specified; and give the name, title, address, and phone number of the person(s) authorized to make representations for your firm. The letter shall be signed by a corporate officer or other individual who has the authority to bind the firm.

**Proposal Narrative (five pages maximum)** – The proposal narrative shall provide the following information:

*A. Proposed Project Manager (Single Point of Contact)* – This section shall present the proposed project manager and at a minimum address:

- Specific project management experience
- Technical experience on Alaska road, trail and drainage projects

*B. Proposed Project Team* – This section shall present no more than four key professionals who will actively participate in technical project activities (no need for full resumes, paragraph or two is sufficient) and at a minimum address the following:

- Proposed project assignment and qualifications
- Experience with similar projects and with other team members

Do not include survey, construction inspection, or geotechnical personnel. Do include sub-consultant design engineering personnel only if these individuals will be a significant part of the design team.

*C. References* – List the names, titles, and phone numbers of at least three clients who obtained similar services from your firm. Ideally, projects/contracts managed by the proposed project manager and completed by the proposed project team should be referenced.

D. *Cost* – Each proposer shall submit a standard billing rate schedule that they propose to use in the first year of the term contract. This information for the Cost portion of the RFP can be provided in either of two ways:

- a) Provide the firm's published standard billing rate schedule reflecting the hourly rates for Principal, Senior Engineer, Senior Technician and Administrative Assistant. Since these rates include overhead and profit, the proposer will not need to provide an indirect/overhead multiplier. If the standard billing rate schedule presents a range of costs for a particular position, the City will use the average to compute a "unit team cost".
- b) Provide the direct labor hourly rate for the Principal, Senior Engineer, Senior Technician and Administrative Assistant who will be significantly involved in the project; and the indirect/overhead multiplier proposed to be utilized. This multiplier shall "fully loaded", including profit.

## EVALUATION CRITERIA AND SELECTION PROCESS

The City of Homer reserves the right to reject any and all proposals submitted and shall not be liable for any costs incurred by any proposer in response to this solicitation or for any work done prior to the issuance of a notice to proceed.

A selection committee will evaluate the proposals and make a recommendation to the City Manager. Evaluators may discuss factual knowledge of and may investigate proposer's prior work experience and performance, including projects referenced in the proposal, available written evaluations and may contact listed references or other persons knowledgeable of a proposer's past performance. Factors such as overall experience relative to the proposed contract, quality of work, cost control, and the ability to meet schedules may be address during the evaluation.

Submittals will be evaluated and scored in accordance with the following criteria:

A.	Proposed Project Manager	30 points
B.	Proposed Project Team	45 points
C.	References	10 points
D.	Cost*	<u>15 points</u>

Maximum Score      100 points

\* - The cost of one hour of principal time + one hour of project manager time + four hours of senior engineer time + eight hours of senior technician time + four hours of administrative staff time will be used to calculate a "unit team cost". The lowest unit team cost firm will be awarded the maximum 15 points; the highest cost firm will be awarded 5 points, and the other firms will be awarded prorated points between 15 and 5 based on their unit team cost. Example – if low firm a has a unit cost of \$3,500, and the second low firm has a unit cost of \$3,750; the highest firm has a unit cost of \$4,000; the low firm is awarded 15 points and the second low firm is awarded 10 points and the highest unit team cost firm is awarded 5 points.)

The RFP is designed to be qualifications based, with cost playing a secondary role in the selection process. Providing actual proposed key staff rates for the "unit team cost" calculation is not the goal of the RFP. The City will work with the selected firm during individual task order negotiations to provide a budget that takes into account specific staff requirements of that particular project/work effort.

The City of Homer reserves the right to award a contract to the highest ranked firm based solely on the written proposal or request oral interviews with a "short list" of the highest ranked firms. The highest ranked proposer will be invited to enter into negotiations with the City of Homer for the purposes of contract award. If an agreement with any proposer cannot be reached, the next highest ranked proposer may be contacted for negotiations. The City of Homer reserves the right to terminate negotiations with any proposer should it be in the City of Homer's best interest.

#### **PROPOSED TERM CONTRACT AWARD SCHEDULE**

Proposals Due	March 16, 2012
Selection Committee Recommends Consultant Selection	March 23, 2012
City Council Award	March 26, 2012
First Task Order Notice to Proceed to Consultant	April, 2012



1 CITY OF HOMER  
2 HOMER, ALASKA

3 City Manager/  
4 Public Works Director

5 RESOLUTION 12-032  
6

7 A RESOLUTION OF THE CITY COUNCIL OF HOMER,  
8 ALASKA, AWARDED A TERM CONTRACT FOR WATER  
9 AND SEWER PROFESSIONAL ENGINEERING SERVICES TO  
10 THE FIRMS OF \_\_\_\_\_ OF \_\_\_\_\_, \_\_\_\_\_ AND  
11 \_\_\_\_\_ OF \_\_\_\_\_, \_\_\_\_\_, AND  
12 AUTHORIZING THE CITY MANAGER TO EXECUTE THE  
13 APPROPRIATE DOCUMENTS.  
14

15 WHEREAS, In February 2012, Public Works issued an RFP for professional engineering  
16 services for water and sewer projects, in accordance with the City's Procurement Manual; and  
17

18 WHEREAS, The Request for Proposals was advertised in the Homer News on March 1,  
19 in the Homer Tribune on March 7, and in the Anchorage Daily News on February 26, 2012,  
20 posted on the Clerk's home page, and sent to in-state plans rooms; and  
21

22 WHEREAS, Sealed proposals were due by 4:30 p.m. on Friday, March 30, 2012 and nine  
23 proposals were received; and  
24

25 WHEREAS, The proposals were reviewed and scored by a review committee; and  
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27 WHEREAS, Based on the scoring of the committee, \_\_\_\_\_  
28 was determined to be the most qualified large firm. \_\_\_\_\_ was  
29 determined to be the most qualified smaller firm.  
30

31 NOW, THEREFORE, BE IT RESOLVED that the City Council awards a term contract  
32 for professional engineering services for water and sewer projects to \_\_\_\_\_ of  
33 \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_ of \_\_\_\_\_,  
34 \_\_\_\_\_, and authorizes the City Manager to execute the appropriate documents.  
35

36 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 9th day of April,  
37 2012.  
38

39 CITY OF HOMER  
40

41  
42 \_\_\_\_\_  
43 JAMES C. HORNADAY, MAYOR  
44  
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48 ATTEST:

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52 JO JOHNSON, CMC, CITY CLERK

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54 Fiscal Note: Each project completed under this term contract will have a separate account  
55 number/project number associated for engineering/design.



## CITY OF HOMER

### PUBLIC WORKS

3575 HEATH STREET HOMER, AK 99603

TELEPHONE (907)235-3170

FACSIMILE (907)235-3145

## MEMORANDUM 12-061

TO: Walt Wrede, City Manager

FROM: Carey Meyer, Public Works Director

DATE: April 4, 2012

RE: **Term Contract –Professional Engineering Services**  
**Water and Sewer Projects**  
**RFP Results and Award Recommendations**

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In April of 2011, the City Council passed Resolution 11-043 authorizing the City Manager to “prepare and issue a set of RFP’s” ... “one for civil work, one for water and sewer, and one for port and harbor”. Term contracts increase the City’s efficiency and productivity, especially now when there are many public works projects funded and scheduled for design in the next few years. These water and sewer projects include:

- Sewer Treatment Plant Improvements, including intake, treatment and outfall component renovations.
- Various sanitary sewer collection and water distribution system extension projects established through the City’s Local Improvement District (LID) process.
- Water Storage/Distribution System Improvements, including construction of a new water tank, transmission main extension, and pressure reduction vault installation.
- Update of City’s 2005 water/sewer master plan.
- Alternative Water Source feasibility study.
- Micro-Hydro turbine installation in transmission main PRV vaults.

The intent of the Public Works Director, with the support of the City Manager, was to select a large multi-disciplined firm to complete larger, more complex projects; and a smaller, local firm which could respond quickly and cost effectively to smaller projects.

In February 2012, Public Works issued an RFP for professional engineering services for water and sewer projects, in accordance with the City’s Procurement Manual. 9 proposals were received. The proposals were reviewed and scored by a committee comprised of City Hall and Public Works employees in accordance with the following criteria:

A.	Proposed Project Manager	30 points
B.	Proposed Project Team	45 points
C.	References	10 points
D.	Cost	<u>15 points</u>
Maximum Score		100 points

Based on the scoring of the committee, \_\_\_\_\_ was determined to be the most qualified large firm. \_\_\_\_\_ was determined to be the most qualified smaller firm.

**Recommendations:** The City Council pass a resolution awarding a term contract for professional engineering services for water and sewer projects to \_\_\_\_\_ ; and  
\_\_\_\_\_.

**CITY OF HOMER  
RFP Receipt Log**

**PROJECT:** Engineering Design Services Term Contract – Water and Sewer Projects

**DUE DATE & TIME:** March 30, 2012 4:30 p.m.

**CITY CLERK'S OFFICE**

<b>BIDDER NO.</b>	<b>BIDDER NAME &amp; ADDRESS</b>	<b>Date &amp; Time Received</b>
1.	Bristol Engineering 111 W. 16 <sup>th</sup> Ave. Anchorage, AK 99501	3/28/12 3:54 p.m.
2.	CRW Engineering 3940 Arctic Blvd., Ste. 300 Anchorage, AK 99503	3/29/12 10:00 a.m.
3.	Nelson Engineering 155 Bidarka St. Kenai, AK 99611	3/30/12 4:00 p.m.
4.	DOWL HKM 4041 B Street Anchorage, AK 99503	3/30/12 11:15 a.m.
5.	Michael L. Foster & Associates 13135 Old Glenn Hwy Ste 200 Eagle River, AK 99577	3/30/12
6.	R&M Consultants, Inc 9101 Vanguard Drived Anchorage, AK 99507	3/30/12
7.	Larson Engineering & Design 215 Fidalgo Ave., Ste. 203 Kenai, AK 99611	3/30/12
8.	HDR Alaska 2525 C St. Ste 305 Anchorage, AK 99503	3/30/12
9.	Schmueser Gordon Meyer, Inc. (SGM) P.O. Box 182 Kasilof, AK 99610	3/30/12 4:26 p.m.
10.		

**Staff Present:** Melissa Jacobsen, Deputy City Clerk

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



Request for Proposal  
Engineering Design Services Term Contracts  
Water and Sewer Projects  
and  
Road, Trail, Drainage Projects  
City of Homer, Alaska

FEB 21 2012

Proposals to provide professional engineering services for water and sewer projects and separate proposals for road, trail and drainage projects will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until **4:30 pm, Friday, March 16, 2012 (Roads, Trails and Drainage) and March 30 (Water and Sewer)**. Proposers are required to be on the City's RFP holder's list for their proposal to be considered. To get on the list and to access the RFP contact: City Clerk, 491 E. Pioneer Avenue, Homer, Alaska 99603, (907) 235-3130.

Please direct all technical questions regarding this project to: Carey Meyer, City of Homer, Public Works Department, 3575 Heath Street, Homer, Alaska 99603, (907) 235-3170

The City of Homer reserves the right to accept or reject any or all proposals, to waive irregularities or informalities in the proposals, and to award contracts to the most qualified proposer.

DATED this 21th day of February, 2012.

CITY OF HOMER

  
Walt Wrede, City Manager

*Tribune*  
Homer ~~News~~ - February 29 & March 7, 2012  
Anchorage Daily News - February 26, 2012

Fiscal Note: 456-380-5227

## **REQUEST FOR PROPOSALS**

### **PROFESSIONAL ENGINEERING SERVICES FOR THE**

#### **Planning, Design and Construction Administration of Water and Sewer Projects City of Homer, Alaska**

The City of Homer, Alaska is requesting proposals from qualified firms to provide engineering services under a multi-year term contract. The intent is to select at least two firms to complete small and large water and sewer treatment, water distribution and storage, and sewer collection projects. Although it is not known specifically what services will be needed over the term of the contract; this RFP describes several projects that are expected to be completed under the contract, to help the proposer focus their team's capabilities on the City's expected needs. The City reserves the right to accept or reject any or all proposals, to waive irregularities or informalities in the proposals, and to award a contract to the respondent that best meets the selection criteria and the City's needs.

**SCOPE OF SERVICES** - The projects, awarded through individual task orders, may include the following:

- Sewer Treatment Plant Improvements, including intake, treatment and outfall component renovations.
- Various sanitary sewer collection and water distribution system extension projects established through the City's Local Improvement District (LID) process.
- Water Storage/Distribution System Improvements, including construction of a new water tank, transmission main extension, and pressure reduction vault installation.
- Update of City's 2005 water/sewer master plan.
- Alternative Water Source feasibility study.
- Micro-Hydro turbine installation in transmission main PRV vaults.

The services provided by the successful proposer(s) will consists mainly of planning, cost estimating and bid document preparation; and provide project management support. The design stage would consist of selecting the most economically feasible and cost effective alternative (based on user needs and construction/maintenance costs) and preparing 35%, 95% and 100% bid documents (including environmental/regulatory permit submittals). The construction phase would consist of providing bidding assistance, construction contract management, inspection and project close-out services. Grant writing, water/sewer system computer modeling, and major maintenance project support may also be the subject of task orders issues under the proposed term contract.

**RFP GENERAL REQUIREMENTS** - To achieve a uniform review process and obtain the maximum degree of comparability, it is required that the proposals be organized in the manner specified below. Proposals that do not address the items listed in this section may be considered incomplete and may be deemed non-responsive by the City. Interested firms can submit one original and six copies of the completed proposal in an opaque envelope marked as follows:

Water/Sewer Engineering Services Term Contract  
Homer, Alaska  
PROPOSAL DATED: \_\_\_\_\_

or)

Proposals in .pdf format can be emailed to the City Clerk at [jjohnson@ci.homer.ak.us](mailto:jjohnson@ci.homer.ak.us). If you chose to submit your proposal via email, no hard copies are required.

Hard copy Proposal submittals shall be addressed to:

City of Homer, City Clerk  
491 E. Pioneer Ave.  
Homer, Alaska 99603

Proposals shall be received at the office of the City Clerk until 4:30 PM, March 30, 2012.

- a) Direct technical questions regarding this proposal to Carey Meyer, Public Works Director, City of Homer, (907) 235-3170. Direct proposal submission questions to Jo Johnson, City Clerk, (907) 235-3130.

## **PROPOSAL FORMAT AND CONTENT**

**Letter of Transmittal (one page maximum)** – The transmittal letter shall identify the project for which the proposal has been prepared; briefly state your firm's understanding of the services to be provided; make a positive commitment to provide the services specified; and give the name, title, address, and phone number of the person(s) authorized to make representations for your firm. The letter shall be signed by a corporate officer or other individual who has the authority to bind the firm.

**Proposal Narrative (five pages maximum)** – The proposal narrative shall provide the following information:

**A. Proposed Project Manager (Single Point of Contact)** – This section shall present the proposed project manager and at a minimum address:

- Specific project management experience
- Technical experience on Alaska water and sewer projects

**B. Proposed Project Team** – This section shall present no more than four key professionals who will actively participate in technical project activities (no need for full resumes, paragraph or two is sufficient) and at a minimum address the following:

- Proposed project assignment and qualifications
- Experience with similar projects and with other team members

Do not include survey, construction inspection, or geotechnical personnel. Do include sub-consultant design engineering personnel only if these individuals will be a significant part of the design team.

**C. References** – List the names, titles, and phone numbers of at least three clients who obtained similar services from your firm. Ideally, projects/contracts managed by the proposed project manager and completed by the proposed project team should be referenced.

D. *Cost* – Each proposer shall submit a standard billing rate schedule that they propose to use in the first year of the term contract. This information for the Cost portion of the RFP can be provided in either of two ways:

- a) Provide the firm's published standard billing rate schedule reflecting the hourly rates for Principal, Senior Engineer, Senior Technician and Administrative Assistant. Since these rates include overhead and profit, the proposer will not need to provide an indirect/overhead multiplier. If the standard billing rate schedule presents a range of costs for a particular position, the City will use the average to compute a "unit team cost".
- b) Provide the direct labor hourly rate for the Principal, Senior Engineer, Senior Technician and Administrative Assistant who will be significantly involved in the project; and the indirect/overhead multiplier proposed to be utilized. This multiplier shall "fully loaded", including profit.

## EVALUATION CRITERIA AND SELECTION PROCESS

The City of Homer reserves the right to reject any and all proposals submitted and shall not be liable for any costs incurred by any proposer in response to this solicitation or for any work done prior to the issuance of a notice to proceed.

A selection committee will evaluate the proposals and make a recommendation to the City Manager. Evaluators may discuss factual knowledge of and may investigate proposer's prior work experience and performance, including projects referenced in the proposal, available written evaluations and may contact listed references or other persons knowledgeable of a proposer's past performance. Factors such as overall experience relative to the proposed contract, quality of work, cost control, and the ability to meet schedules may be address during the evaluation.

Submittals will be evaluated and scored in accordance with the following criteria:

A.	Proposed Project Manager	30 points
B.	Proposed Project Team	45 points
C.	References	10 points
D.	Cost*	<u>15 points</u>

Maximum Score      100 points

\* - The cost of one hour of principal time + one hour of project manager time + four hours of senior engineer time + eight hours of senior technician time + four hours of administrative staff time will be used to calculate a "unit team cost". The lowest unit team cost firm will be awarded the maximum 15 points; the highest cost firm will be awarded 5 points, and the other firms will be awarded prorated points between 15 and 5 based on their unit team cost. Example – if low firm a has a unit cost of \$3,500, and the second low firm has a unit cost of \$3,750; the highest firm has a unit cost of \$4,000; the low firm is awarded 15 points and the second low firm is awarded 10 points and the highest unit team cost firm is awarded 5 points.)

The RFP is designed to be qualifications based, with cost playing a secondary role in the selection process. Providing actual proposed key staff rates for the "unit team cost" calculation is not the goal of the RFP. The City will work with the selected firm during individual task order negotiations to provide a budget that takes into account specific staff requirements of that particular project/work effort.

The City of Homer reserves the right to award a contract to the highest ranked firm based solely on the written proposal or request oral interviews with a "short list" of the highest ranked firms. The highest ranked proposer will be invited to enter into negotiations with the City of Homer for the purposes of contract award. If an agreement with any proposer cannot be reached, the next highest ranked proposer may be contacted for negotiations. The City of Homer reserves the right to terminate negotiations with any proposer should it be in the City of Homer's best interest.

#### **PROPOSED TERM CONTRACT AWARD SCHEDULE**

Proposals Due	March 30, 2012
Selection Committee Recommends Consultant Selection	April 6, 2012
City Council Award	April 8, 2012
First Task Order Notice to Proceed to Consultant	June/July, 2012



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





