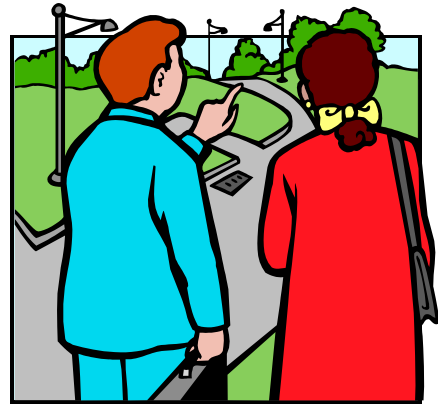


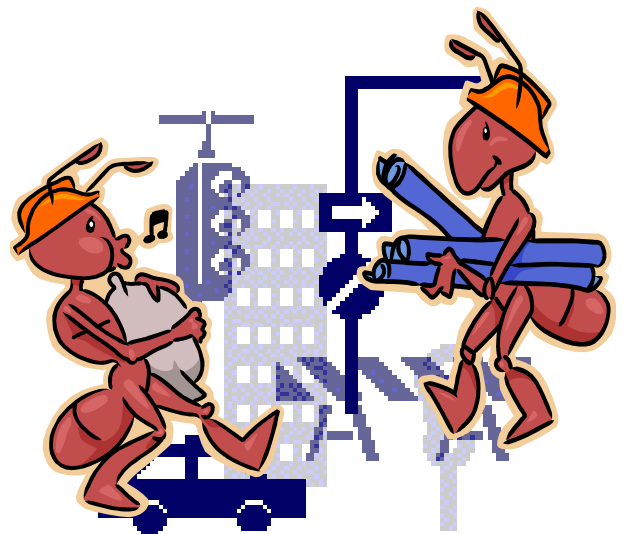
City Council  
March 10, 2014  
Monday



Special Meeting 4:00P.M.  
Worksession 4:30 P.M.  
Committee of the Whole 5:00 P.M.  
Regular Meeting 6:00 P.M.

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

Produced and  
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## March 2014

Monday 10 <sup>th</sup>	<b>CITY COUNCIL</b> Worksession 4:00 p.m., Committee of the Whole 5:00 p.m., and Regular Meeting 6:00 p.m.
Tuesday 11 <sup>th</sup>	<b>ECONOMIC DEVELOPMENT ADVISORY COMMISSION</b> Regular Meeting 6:00 p.m.
Friday 14 <sup>th</sup>	<b>PORT AND HARBOR BUILDING TASK FORCE</b> Meeting 3:30 p.m.
Monday 17 <sup>th</sup>	<b>VESSEL HAUL-OUT TASK FORCE</b> Meeting 3:30 p.m.
Wednesday 19 <sup>th</sup>	<b>PLANNING COMMISSION</b> Worksession 5:30 p.m. and Regular Meeting 6:30 p.m.
Thursday 20 <sup>th</sup>	<b>PARKS AND RECREATION ADVISORY COMMISSION</b> Regular Meeting 5:30 p.m.
Monday 24 <sup>th</sup>	<b>CITY COUNCIL</b> Committee of the Whole 5:00 p.m. and Regular Meeting 6:00 p.m.

### Regular Meeting Schedule

- City Council 2<sup>nd</sup> and 4<sup>th</sup> Mondays 6:00 p.m.
- Library Advisory Board 1<sup>st</sup> Tuesday 5:00 p.m.
- Economic Development Advisory Commission 2<sup>nd</sup> Tuesday 6:00 p.m.
- Parks and Recreation Advisory Commission 3<sup>rd</sup> Thursday of the month with exception of December 5:30 p.m.
- Planning Commission 1<sup>st</sup> and 3<sup>rd</sup> Wednesday 6:30 p.m.
- Port and Harbor Advisory Commission 4<sup>th</sup> Wednesday 5:00 p.m.  
(May – August 6:00 p.m.)
- Transportation Advisory Committee Quarterly 3<sup>rd</sup> Tuesday 5:30 p.m.
- Public Arts Committee Quarterly 3<sup>rd</sup> Thursday 5:00 p.m.
- Lease Committee Quarterly 2<sup>nd</sup> Thursday 3:00 p.m.
- Permanent Fund Committee Quarterly 2<sup>nd</sup> Thursday 5:15 p.m.

### MAYOR AND CITY COUNCILMEMBERS AND TERMS

- BETH WYTHE, MAYOR – 14
- FRANCIE ROBERTS, COUNCILMEMBER – 15
- BARBARA HOWARD, COUNCILMEMBER – 14
- DAVID LEWIS, COUNCILMEMBER – 14
- BRYAN ZAK, COUNCILMEMBER – 16
- BEAUREGARD BURGESS, COUNCILMEMBER – 15
- GUS VAN DYKE, COUNCILMEMBER – 16

City Manager, Walt Wrede  
City Attorney, Thomas Klinkner

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

COWLES COUNCIL CHAMBERS  
491 E. PIONEER AVENUE  
HOMER, ALASKA  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)



**SPECIAL MEETING**  
**4:00 P.M. MONDAY**  
**MARCH 10, 2014**

MAYOR BETH WYTHE  
COUNCIL MEMBER FRANCIE ROBERTS  
COUNCIL MEMBER BARBARA HOWARD  
COUNCIL MEMBER DAVID LEWIS  
COUNCIL MEMBER BRYAN ZAK  
COUNCIL MEMBER BEAUREGARD BURGESS  
COUNCIL MEMBER GUS VAN DYKE  
CITY ATTORNEY THOMAS KLINKNER  
CITY MANAGER WALT WREDE  
CITY CLERK JO JOHNSON

### **SPECIAL MEETING AGENDA**

1. **CALL TO ORDER, 4:00 P.M.**
2. **AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)
3. **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**
4. **PENDING BUSINESS**
5. **NEW BUSINESS**
  - A. **Memorandum 14-042**, From City Clerk Re: Request for Executive Session Pursuant to AS 44.62.310 (a-c)(1 & 5) Matters, the Immediate Knowledge of Which Would Clearly Have an Adverse Effect Upon the Finances of the Government Unit, and Matters that are Attorney-Client Privilege (Kachemak City Intergovernmental Wastewater Agreement). *Page 7*
6. **COMMENTS OF THE AUDIENCE**
7. **ADJOURNMENT NO LATER THAN 4:30 P.M.**  
Next Regular Meeting is Monday, March 24, 2014 at 6:00 p.m. and Committee of the Whole 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

(p) 907-235-3130

(f) 907-235-3143

## Memorandum 14-042

TO: MAYOR WYTHE AND CITY COUNCIL

FROM: JO JOHNSON, MMC, CITY CLERK

DATE: MARCH 5, 2014

SUBJECT: REQUEST FOR EXECUTIVE SESSION PURSUANT TO AS 44.62.310 (A-C)(1 & 5) MATTERS, THE IMMEDIATE KNOWLEDGE OF WHICH WOULD CLEARLY HAVE AN ADVERSE EFFECT UPON THE FINANCES OF THE PUBLIC ENTITY AND MATTERS THAT ARE ATTORNEY-CLIENT PRIVILEGE.

---

Pursuant to Council's Operating Manual – "Any Councilmember, the Mayor or City Manager may place consideration of an executive session on the agenda..."

Mayor Wythe requested an Executive Session regarding "Kachemak City Intergovernmental Wastewater Agreement" for the Special Meeting of March 10, 2014. This has been publicly and internally noticed since that time.

Attorney Klinkner will be present and staff will participate.

### RECOMMENDATION:

Approve the request for Executive Session and conduct immediately in the Conference Room.





HOMER CITY COUNCIL  
491 E. PIONEER AVENUE  
HOMER, ALASKA  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)



**WORKSESSION**  
**4:30 P.M. MONDAY**  
**MARCH 10, 2014**  
**COWLES COUNCIL CHAMBERS**

MAYOR BETH WYTHE  
COUNCIL MEMBER FRANCIE ROBERTS  
COUNCIL MEMBER BARBARA HOWARD  
COUNCIL MEMBER DAVID LEWIS  
COUNCIL MEMBER BRYAN ZAK  
COUNCIL MEMBER BEAUREGARD BURGESS  
COUNCIL MEMBER GUS VAN DYKE  
CITY ATTORNEY THOMAS KLINKNER  
CITY MANAGER WALT WREDE  
CITY CLERK JO JOHNSON

### **WORKSESSION AGENDA**

1. **CALL TO ORDER, 4:30 P.M.**
2. **AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)
3. **LAND ALLOCATION PLAN**  
  
Memorandum 14-037 from Deputy City Planner as backup. *Page 11*
4. **COMMENTS OF THE AUDIENCE**
5. **ADJOURNMENT NO LATER THAN 4:50 P.M.**  
Next Regular Meeting is Monday, March 24, 2014 at 6:00 p.m. and Committee of the Whole 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.





# City of Homer

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## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-3106

(f) 907-235-3118

## Memorandum 14-037

TO: Mayor Beth Wythe and Homer City Council  
THROUGH: Walt Wrede, City Manager  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: March 4, 2014  
SUBJECT: 2014 Land Allocation Plan

---

### Background

Each year, the City Council reviews and approves which city properties should be made available for lease through the Land Allocation Plan. The Council requests the Commissions provide comments on which lands should be offered for lease.

Page 5 of the Property Management Policy and Procures Lease Policy, states, "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."

In previous years, Commissions and bodies have reviewed all the City lands, and there is usually a joint work session between the Council and Commissions. This year, in an effort to streamline the process, no joint work session was scheduled. Instead, each Commission provided comments via memorandum. Comments from the Economic Development, Planning, Parks and Recreation and Port and Harbor Commissions are attached. In general, the Commissions are interested in the opportunity to comment on City lands, but not specifically interested in leases. The Port and Harbor Commission is the exception; they have historically been an active in deciding what lands should be leased and which reserved for port facilities.

### Recommended future process

1. The Port and Harbor Commission will recommend which lots to lease on the Spit. Those recommendations will be shared with the other Commissions for their comments, and forwarded to Council. Council will continue to pass an annual resolution for lease properties.
2. The full land allocation plan will be published after Council's annual review. The plan will be available on the City website and through the clerk's office, like the annual report. If the Commissions want to review more of the plan, or have questions about a specific lot, they can

place the plan on their agenda. Otherwise, the Commissions review of the plan will pertain only to which lands should be available for lease on the Spit.

**Staff recommendations:** Council decide which lands be made available for lease during the work session. This will be brought back in a future resolution.

**Attachments**

1. Commission recommendations and minutes
2. 2014 Draft Land Allocation Plan



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## Planning

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Attachment to Land Allocation Memorandum 14-037

Please see attachments for the minutes from each Commission and their discussion. Below are the motions that each Commission passed. The Planning Commission did not have any comments.

### Commission Recommendations

**EDC:** BARTH/ARNO MOVED TO RECOMMEND THAT THE CITY COUNCIL MAKE LOT 11 AVAILABLE FOR PUBLIC LEASE. VOTE: UNANIMOUS CONSENT.

**Parks and Recreation:** MOVED TO RETAIN ALL GREEN SPACE, PARKS AND/OR RECREATION DESIGNATIONS ON CITY PARCELS AND FURTHER RECOMMEND THAT ANY PARCELS THAT COME AVAILABLE FOR LEASE NEXT TO AN EXISTING PARCEL THAT IS DESIGNATED AS RECREATION, PARKS OR GREENSPACE THAT THE COMMISSION BE NOTIFIED. VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

### Port and Harbor:

ZIMMERMAN/HARTLEY MOVED TO RECOMMEND THAT, FOR THE TIME BEING, LEAVING THE AVAILABLE LAND FOR LEASE AS AVAILABLE FOR LEASE.

HARTLEY/DONICH MOVED TO AMEND THAT LOTS 10, 11, AND 12 BE LEASED ONLY FOR SHORT TERM AT THE PRESENT TIME. Motion carried.

ZIMMERMAN/DONICH MOVED TO RECOMMEND TO RECOMMEND TO COUNCIL THAT IT'S THE COMMISSIONS WISHES TO SUPPORT A MARINE HAUL OUT AND VESSEL REPAIR FACILITY IN THE AREA OF LOT 11 AND THAT WOULD BE THE PREFERENCE OF THE COMMISSION FOR USE IN THE TERMS OF LONG TERM USE, THAT IS WHY THE COMMISSION RECOMMENDS SHORT TERM IN THE AREA.

VOTE: YES: ULMER, DONICH, CARROLL, HARTLEY, ZIMMERMAN, STOCKBURGER

### Attachments

Minutes excerpts from Advisory Commissions:

February 19 Planning

February 11 Economic Development

February 20 Parks and Recreation and

February 26 Port and Harbor



**Minutes excerpts from Commissions:**

**Planning 2/19/14:** The Planning Commission had made no recommendation to Council on the Land Allocation Plan.

**EDC 2/11/14:**

The Commission reviewed the Land Allocation Plan.

Discussion ensued questioning the status of the lot where Pier One Theater is located and on the importance of having the 10,000 square feet available for RFP so the Wooden Boat Society would have an opportunity to submit a proposal and acquire a lease to use the 10,000 area.

SARNO/WAGNER MOVED THAT THE COMMISSION RECOMMEND TO CITY COUNCIL THAT A 10,000 SQUARE FOOT PIECE BE MADE AVAILABLE FOR LEASE AND RFP.

There was discussion recalling some history of the previous work Wooden Boat Society trying to lease the property and the Harbor not being interested in that because of the financial implication of reducing the lease rate. They recognized that the property would have to go out to RFP and the Wooden Boat Society would be able to apply.

It was pointed out that the note in the Land Allocation Plan refers to 11-037(A) and that it is in progress. It isn't clear what that refers to and whether it is tied to something specific that is in progress and it would be helpful to know, before voting on the motion. Concern was raised that this motion could harm the efforts of the Wooden Boat Society in acquiring the portion of the lot for their use. It would be beneficial to know more before sending this message to council.

The Commission agreed to include in their memo that they support the notion of having the 10,000 square feet made available to the Wooden Boat Society but because of the question regarding the status relating to Resolution 11-037(A), they were reluctant to make a specific recommendation at this time.

VOTE: NO: BARTH, SARNO, WAGNER, ROSS, ARNO

Motion failed.

The Commission considered lots 11, 20, and 11B Homer Spit Subdivision Amended on page E-31. It was suggested that Lot 11 could be used for more business as it is right next to an existing boardwalk and promote more economic development in the area. They weighed the options for other lots in that area as they felt there is potential if there is a potential user for the area. There were also comments that developing the area would reduce recreational space for the public.

ARNO/ROSS MOVED THAT LOT 11, 11B, AND 20 BE PUT UP FOR AVAILABLE LEASE.

Comment was made that these are park areas and it may be an issue for parks and recreation. It is a prime area and having all 3 out there for lease is a concern as there isn't all that much natural open

space, Lot 11 only would be a preferred option for some members. It was suggested that Council would look at the recommendation and choose most appropriate of the three lots for potential economic development. It was also suggested that when Council sees the recommendation for 3 lots, they could say no to the whole thing.

VOTE: YES: ARNO, BARTH, ROSS  
NO: WAGNER, SARNO

Motion failed.

BARTH/ARNO MOVED TO RECOMMEND THAT THE CITY COUNCIL MAKE LOT 11 AVAILABLE FOR PUBLIC LEASE.

The Commissioner's felt that this lot is next to one that already has development on it, and would be a more appropriate option for potential development. They recognized that there space available out there now is full, and that only recommending lot 11 would minimize the impact to the overall area.

VOTE: UNANIMOUS CONSENT.

Motion carried.

**Parks and Recreation 2/20/14:**

Chair Steffy read the title into the record and requested more clarification and direction from Ms. Engebretsen.

Ms. Engebretsen explained that the process has been changed a bit this year. She provided a brief outline on what used to be done with the Land Allocation Plan (LAP) each year. Now the commissioners are being asked to review if there is any city owned land that should be put up for lease. She asked the commissioners to focus on any land they would like to make any recommendations for leasing.

She stated that she understands that this is the first time and usually the only time that the commission gets to review all the city property and she recommended to schedule that for another meeting.

Ms. Engebretsen provided the status update on the HERC building restrictions and she said it is still at the Borough legal department regarding lifting the restrictions.

There is no update on the ownership of Mariner Park. She has not done a title search. She responded that she has recommended a second opinion on ownership of lots along Kachemak Drive but was directed to postpone further action until a later date.

The area that was previously used for Short term leases is going to have a new rest area/overlook for the new spit trail extension. It is hoped that no more sale vehicle parking is conducted in this area.

Ms. Engebretsen stated that the Land Allocation plan is amended by resolution each year but does not necessarily drive the policy of what the city will do with the property.

Commissioner Lowney commented that what frustrates her is that not only should they be looking at what could be green spaces but used for green space walking trails. Commissioner Archibald agreed



that connectivity is important. Further brief discussion continued on livability and safer pedestrian ways ensued.

Ms. Engebretsen commented that there is a committee to discuss the feasibility of a large vessel haul out and repair facility on the spit but that is all she knew about it. Ms. Krause elaborated on the committee in response to the commission's questions. It was noted that Pier One was safe since it had a three year lease.

There was more discussion on the parcels in the new overlook area; the ability for outside entities can approach the city to lease a parcel. Keep existing designations on parcels.

LOWNEY/MACCAMPBELL – MOVED TO RETAIN ALL GREEN SPACE, PARKS AND/OR RECREATION DESIGNATIONS ON CITY PARCELS AND FURTHER RECOMMEND THAT ANY PARCELS THAT COME AVAILABLE FOR LEASE NEXT TO AN EXISTING PARCEL THAT IS DESIGNATED AS RECREATION, PARKS OR GREENSPACE THAT THE COMMISSION BE NOTIFIED.

There was a brief discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Commissioner Lillibridge asked how a committee can be created to determine what can be done on city land that already houses recreational activities and why this commission isn't included. Ms. Engebretsen stated that this is a conversation to have with Council. Commissioner Lillibridge stated they could use the land that will be opposite the new harbormaster office. A brief discussion on the reason why those parcels would not be advantageous to a Haul out facility ensued and that this was enterprise property which would bring in jobs and revenue to the residents of the city.

Commissioner Lowney then turned the discussion to further a walkable community that they could take a parcel in the Lillian Walli parcels to install a trail.

Commissioner Archibald also brought up the fact that there are areas that are designated campgrounds but there are no names or indication as such. Ms. Engebretsen responded that she will bring this up with Ms. Otteson and getting those campground identified.

Commissioner Lowney then brought up the new trail on the spit and the staking she then stated that she would like to see on a future agenda utilizing the two parks effectively, Coal Point Park and the Beach Park. The other idea to further discuss is Walkable Homer.

Ms. Engebretsen stated that the Planning Commission is working on that which means she is working on that and she can provide an update maybe in May. She noted that some of the issue is creating a HART project but they still have an execution problem in the city on that. Commissioner Brann asked if the Trail Plan was being used and she stated some of that is it but went on to explain a bit more and then noted that they were way off the Land Allocation Plan.

Chair Steffy reiterated the recommendation.

**Port and Harbor Commission 2/26/14:**

The Commission reviewed the Land Allocation Plan lease lands and Harbormaster Hawkins reviewed some of the activities that are happening on the properties around the harbor.

The Commission was optimistic that when the large vessel haul out is in operation they will need to have lots 10, 11, and 12 as well as the chip pad to accommodate those activities. They discussed that short term leases would be preferred on those lots so the lots can more easily be made available when the need arises.

ZIMMERMAN/HARTLEY MOVED TO RECOMMEND THAT, FOR THE TIME BEING, LEAVING THE AVAILABLE LAND FOR LEASE AS AVAILABLE FOR LEASE.

Concern was raised about having long term leases on some of the properties because they could paint themselves into a corner. There was discussion that proposals would come before the Commission for consideration and they could make recommendation.

Discussion continued on how to address short term leases on particular lots.

HARTLEY/DONICH MOVED TO AMEND THAT LOTS 10, 11, AND 12 BE LEASED ONLY FOR SHORT TERM AT THE PRESENT TIME.

It was suggested that could prohibit someone from making proposals on those lots. People won't want to invest money into a project if it is only short term. They can make recommendations on leases when they come before the Commission. Harbormaster Hawkins noted that city policy is that a short term lease is 6 months. Point was raised that instead of short term lease they could limit them to shorter leases so they can be leased for small projects.

VOTE: YES: ULMER, DONICH, CARROLL, HARTLEY, ZIMMERMAN  
NO: STOCKBURGER

Motion carried.

Question was raised that if someone wants to come to that area with something long term, would they be bound for a year to short term. Harbormaster Hawkins responded that there were steps that could be taken for the Commission to recommend something longer term and Council to consider it and make the determination to change the availability.

Further discussion ensued about the importance of having lots 10, 11, and 12 available for vessel haul out support, but not have them so restricted that they could still be used until the haul out is completed. It was noted that there isn't a real rush right now for the lots along the back, but having only short term availability will inhibit future proposals. Harbormaster Hawkins use in the area right now is sporadic and related to deep water dock related. It was further noted that if we are developing a deep water dock it's important we keep adequate staging area for all the stuff coming off.

Harbormaster Hawkins suggested the Commission could also make a recommendation to Council that it's the commissions wishes to support a marine haul out and vessel repair facility in the area of lot 11

and that would be the preference of the commission for use in the terms of long term use, that is why the commission recommends short term in the area.

VOTE (Main motion as amended): YES: STOCKBURGER, ULMER, DONICH, CARROLL, HARTLEY, ZIMMERMAN

Motion carried.

ZIMMERMAN/DONICH MOVED TO RECOMMEND TO RECOMMEND TO COUNCIL THAT IT'S THE COMMISSIONS WISHES TO SUPPORT A MARINE HAUL OUT AND VESSEL REPAIR FACILITY IN THE AREA OF LOT 11 AND THAT WOULD BE THE PREFERENCE OF THE COMMISSION FOR USE IN THE TERMS OF LONG TERM USE, THAT IS WHY THE COMMISSION RECOMMENDS SHORT TERM IN THE AREA.

There was no discussion.

VOTE: YES: ULMER, DONICH, CARROLL, HARTLEY, ZIMMERMAN, STOCKBURGER

Motion carried.



**2014 Land Allocation Plan  
City of Homer**

**DRAFT**



## **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**

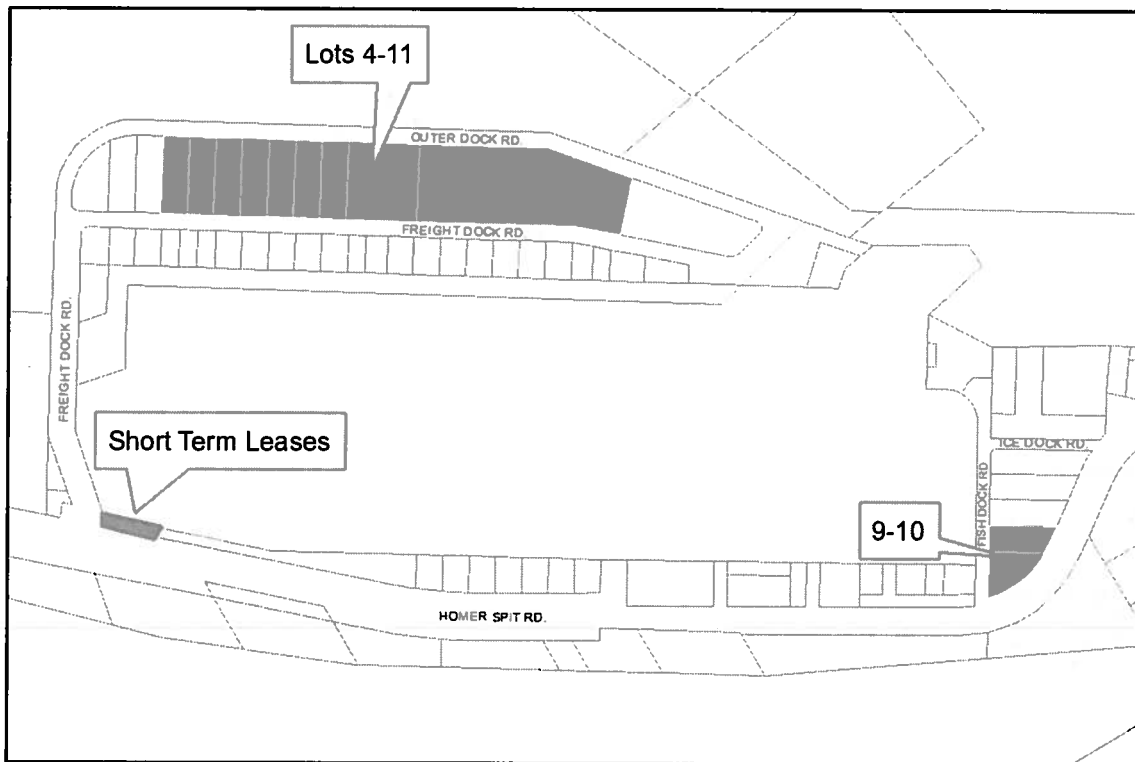
**Appendix - Homer Harbor Map**

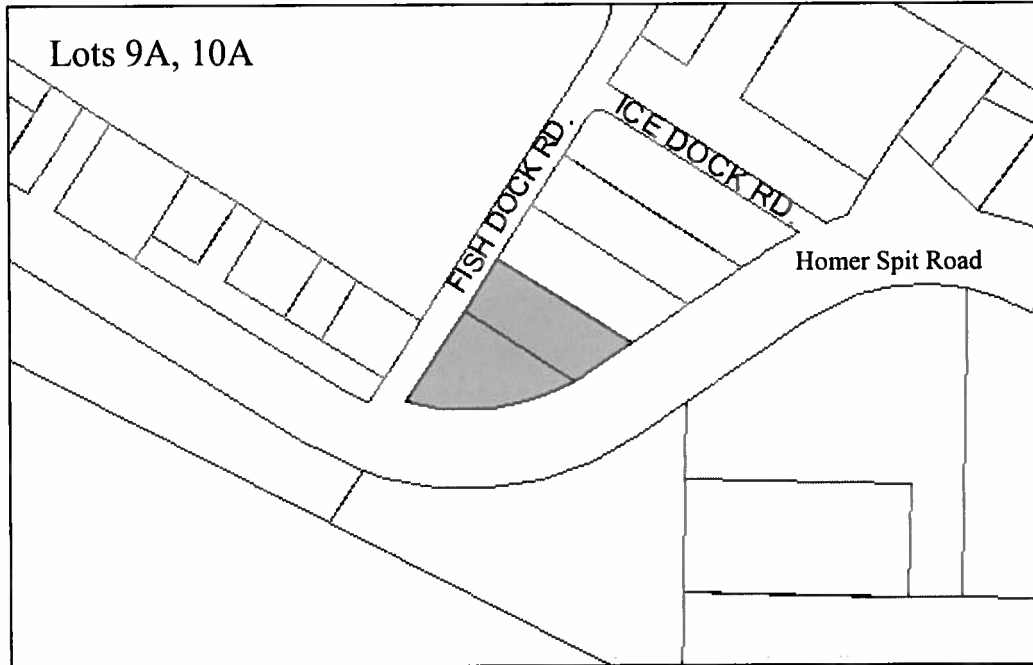
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

# Section A

## Lands available for lease

The following lots are available for lease in 2013. 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

**2012 Assessed Value:** Land value \$312,200

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

**Zoning:** Marine Industrial

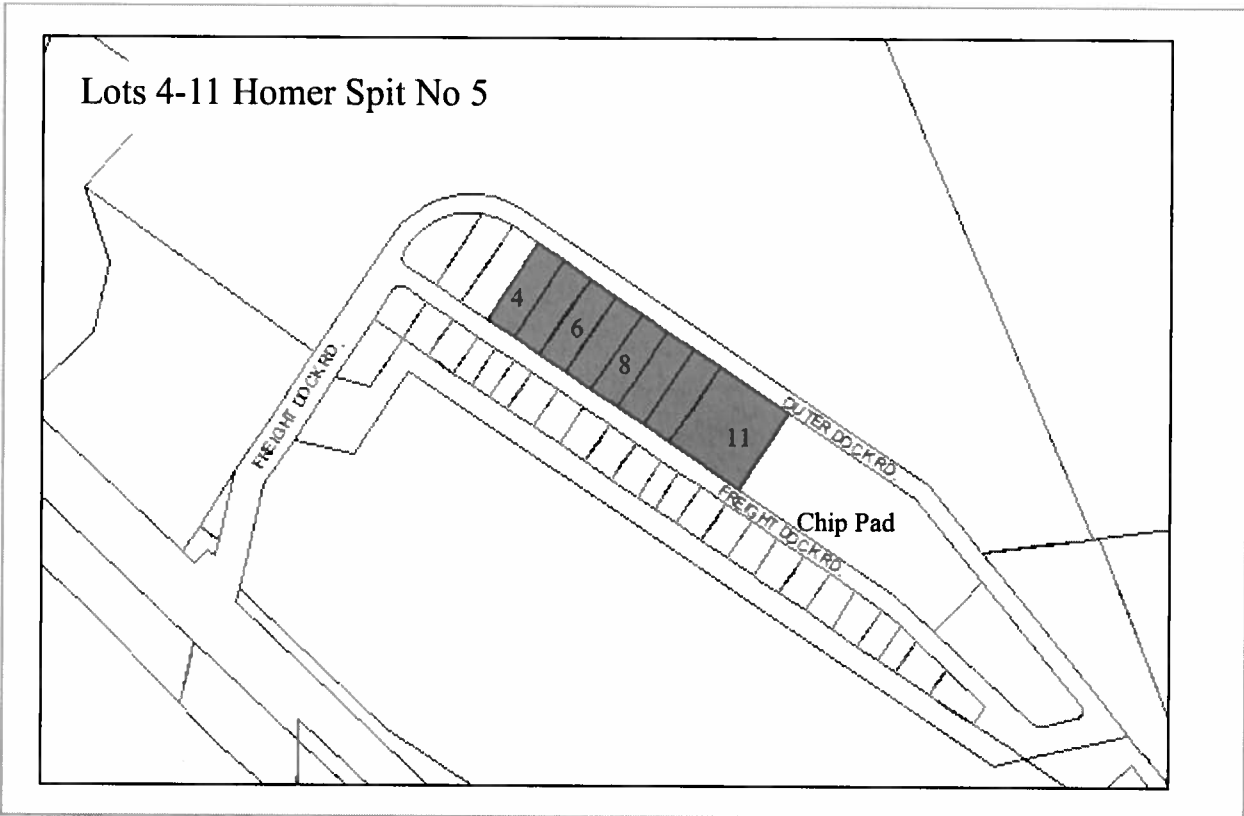
**Infrastructure:** Water, sewer, paved road access

**Address:**

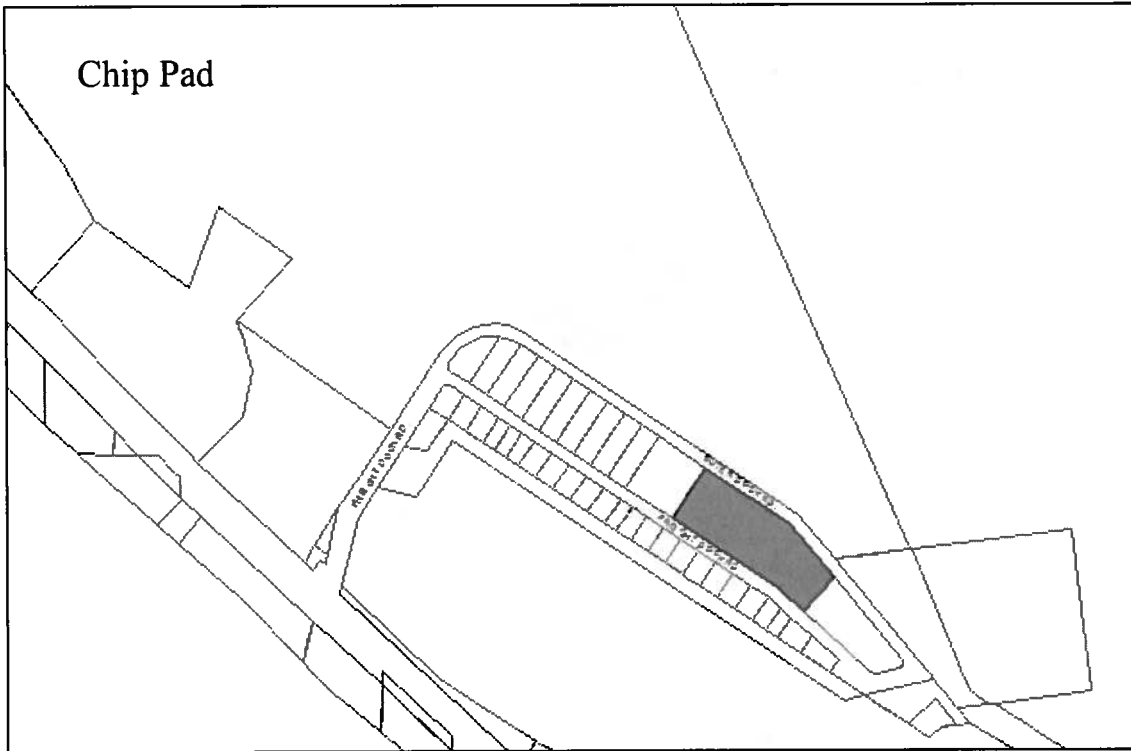
Former Manley building lots.

**Finance Dept. Code:**





<b>Designated Use:</b> Lease Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 6.47 acres. Small lots are 0.67 acres, large lot is 1.78 acres	<b>Parcel Number:</b> 181032 23-30
<b>2012 Assessed Value:</b> \$1,742,400. Smaller lots valued at \$189,700. One large lot valued at \$414,500	
<b>Legal Description:</b> Homer Spit Subdivision No. 5 Lots 4 through 11	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<p>Not available for long term lease. Used for seasonal summer parking. May be available for short term winter leases.</p> <p>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.</p> <p>Resolution 10-35(A) prepare a plan for organized parking and fee collection.</p>	
<b>Finance Dept. Code:</b>	



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

**Area:** 5 acres

**Parcel Number:** 18103220

**2012 Assessed Value:** \$1,487,100 (Land: \$947,100, Structure/Improvements: \$540,000)

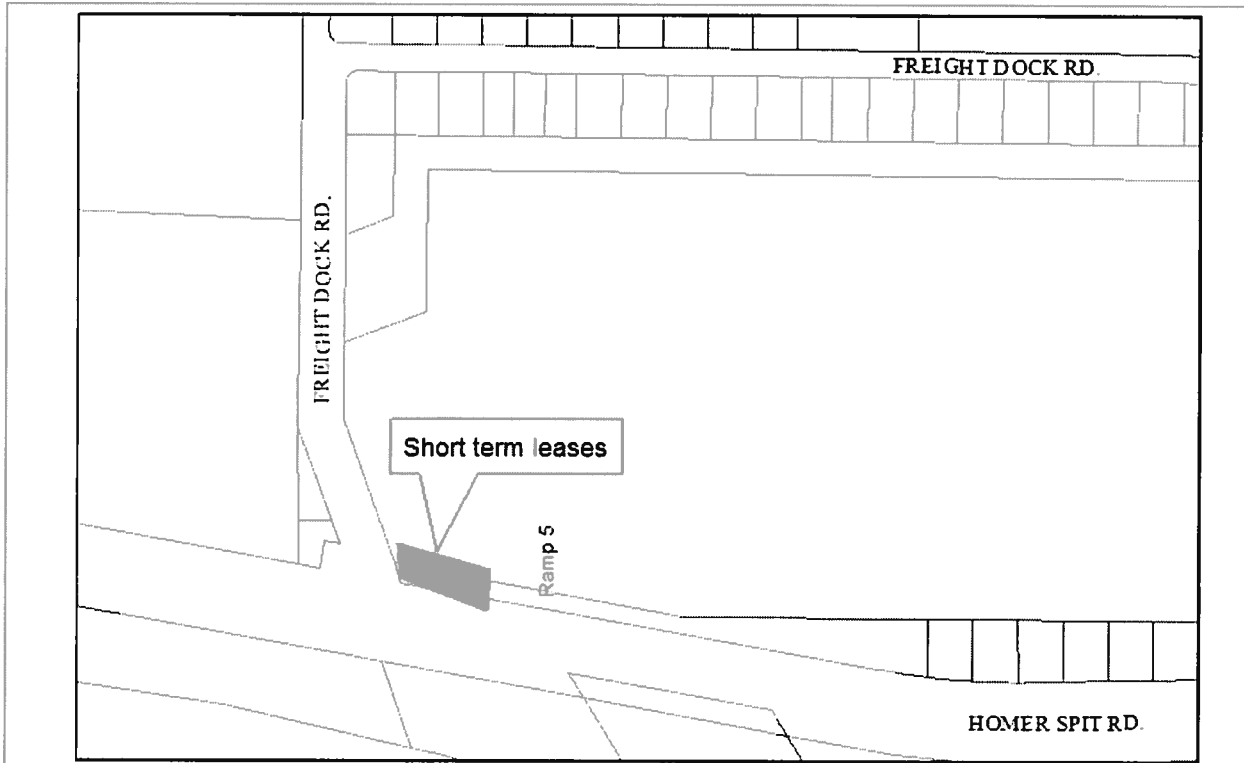
**Legal Description:** Homer Spit Subdivision no 5 Lot 12

**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 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

**2012 Assessed Value:**

**Legal Description:** Homer Spit No 2 Lot 12-A

**Zoning:** Marine Commercial

**Wetlands:** N/A

**Infrastructure:** paved 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.

2013 update: Extension of the Spit Trail in 2013/2014 may affect this area.

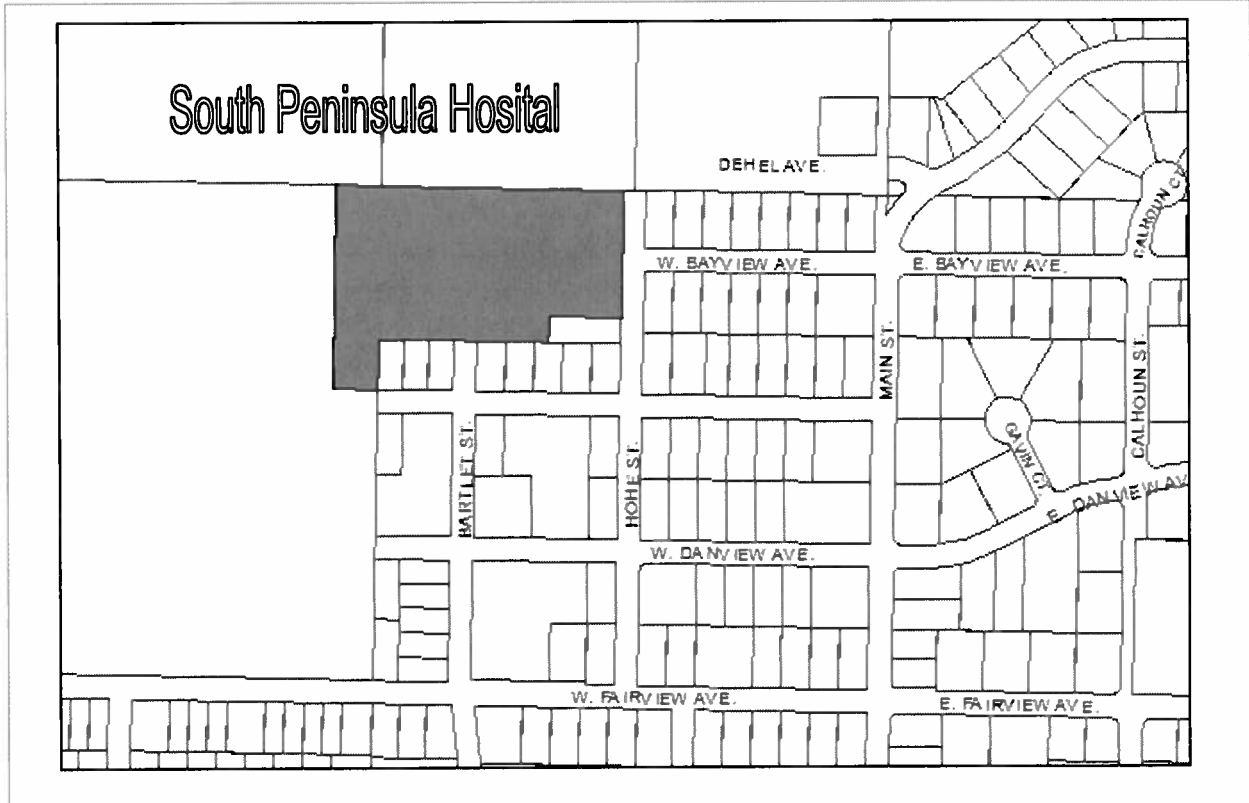
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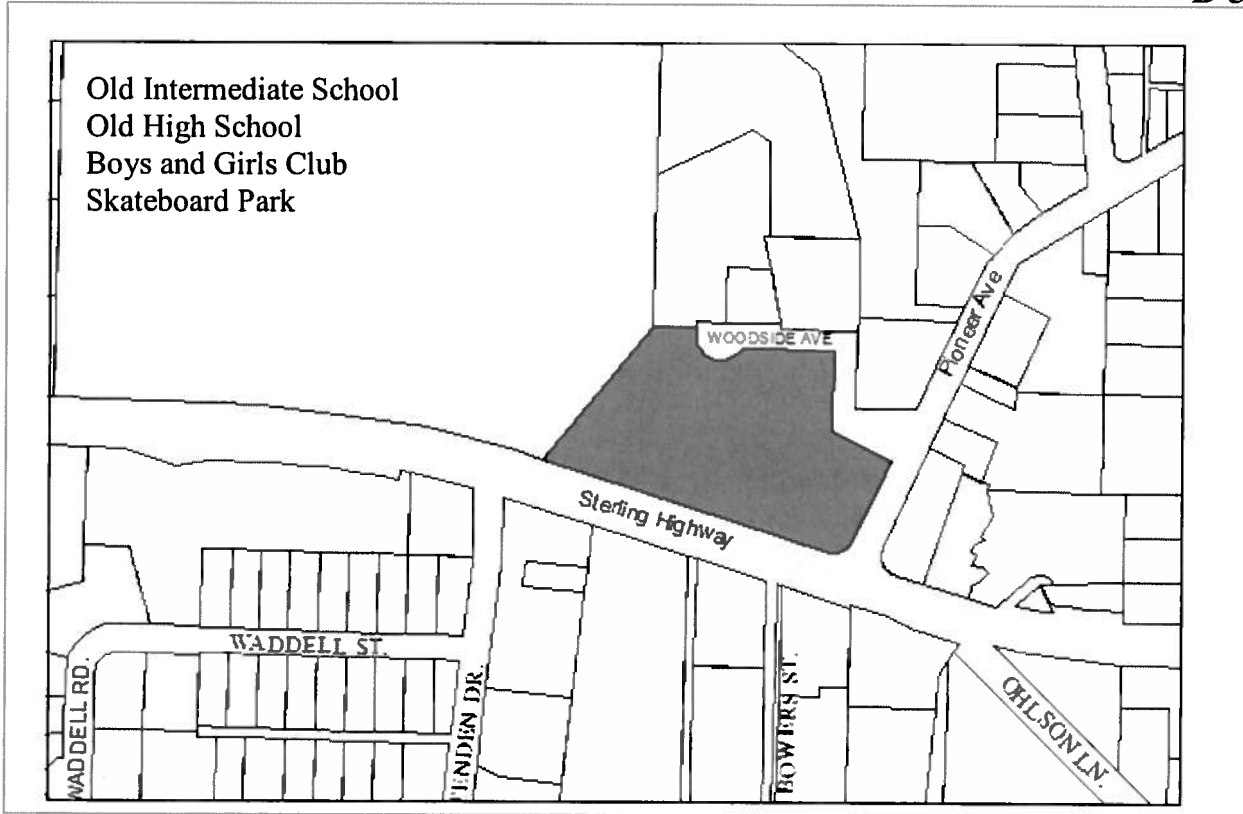
## **Section B**

### **Leased Lands**

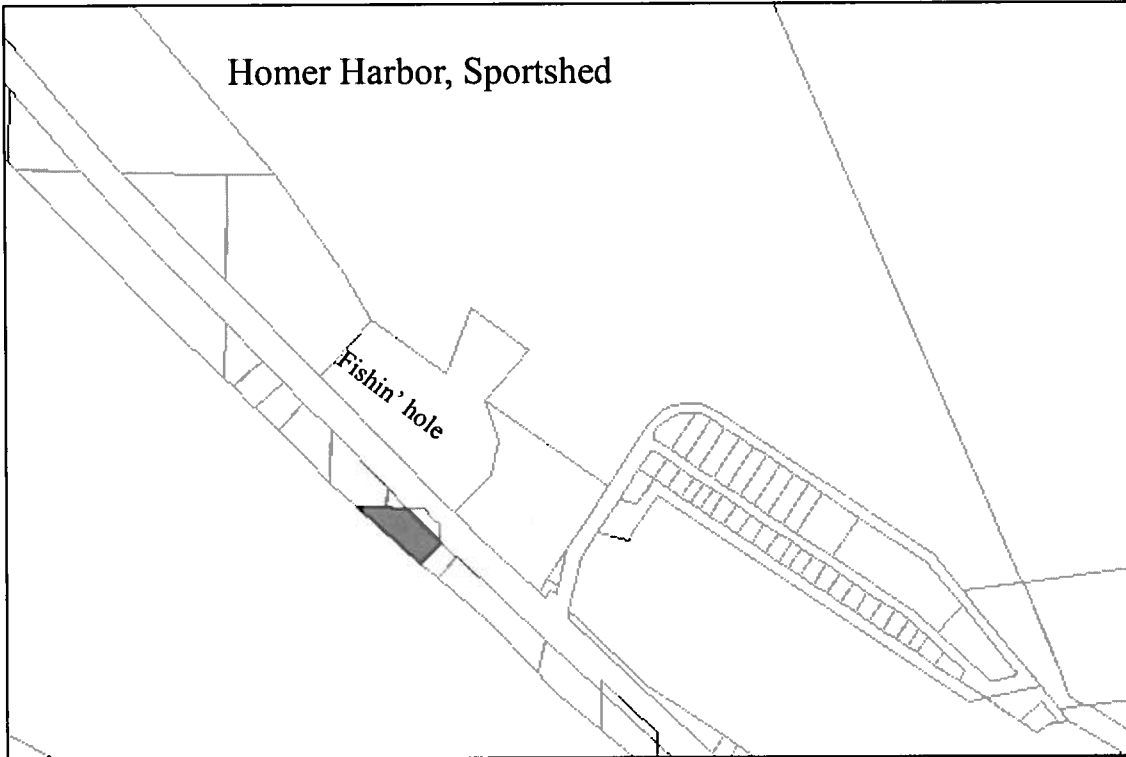
These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. The Kenai Peninsula Borough tax assessment is given as information only. It is not the basis for lease negotiations or fees. The KPB tax assessor takes into account the duration of the lease.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



<b>Designated Use:</b> South Peninsula Hospital	
<b>Acquisition History:</b>	
<b>Area:</b> 7.12 acres	<b>Parcel Number:</b> 17504024
<b>2012 Assessed Value:</b> \$19,943,500 (Land \$256,400, Structures \$19,687,100)	
<b>Legal Description:</b> HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	
<b>Notes:</b> Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KP.B.	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Public Government Lands with the intent to use for community purposes	
<b>Acquisition History:</b> Given to the City by KPB. Old Middle School and HS. Reso 98-63	
<b>Area:</b> 4.3 acres	<b>Parcel Number:</b> 17510070
<b>2012 Assessed Value:</b> \$4,809,400 (Land \$809,400 Structure, built in 1956 25,000 sq ft \$4,000,000)	
<b>Legal Description:</b> HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Creek on western edge
<b>Infrastructure:</b> Paved access and parking. Water and Sewer.	
<b>Notes:</b> Currently Leased to the Boys and Girls Club.	
<ul style="list-style-type: none"> <li>• Skateboard Park on premises.</li> <li>• Old Intermediate School has flooding problems in the basement.</li> <li>• Older building has asbestos.</li> <li>• Deed restrictions on the property for school or community purpose; may not be able to sell for commercial purposes.</li> </ul>	
<b>Finance Dept. Code:</b> 170.0032 175.100.05	



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 1.6 acres

**Parcel Number:** 18103105

**2012 Assessed Value:** \$338,500 (Land: \$155,800 Structure: \$182,700)

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

**Zoning:** Marine Commercial

**Wetlands:** None

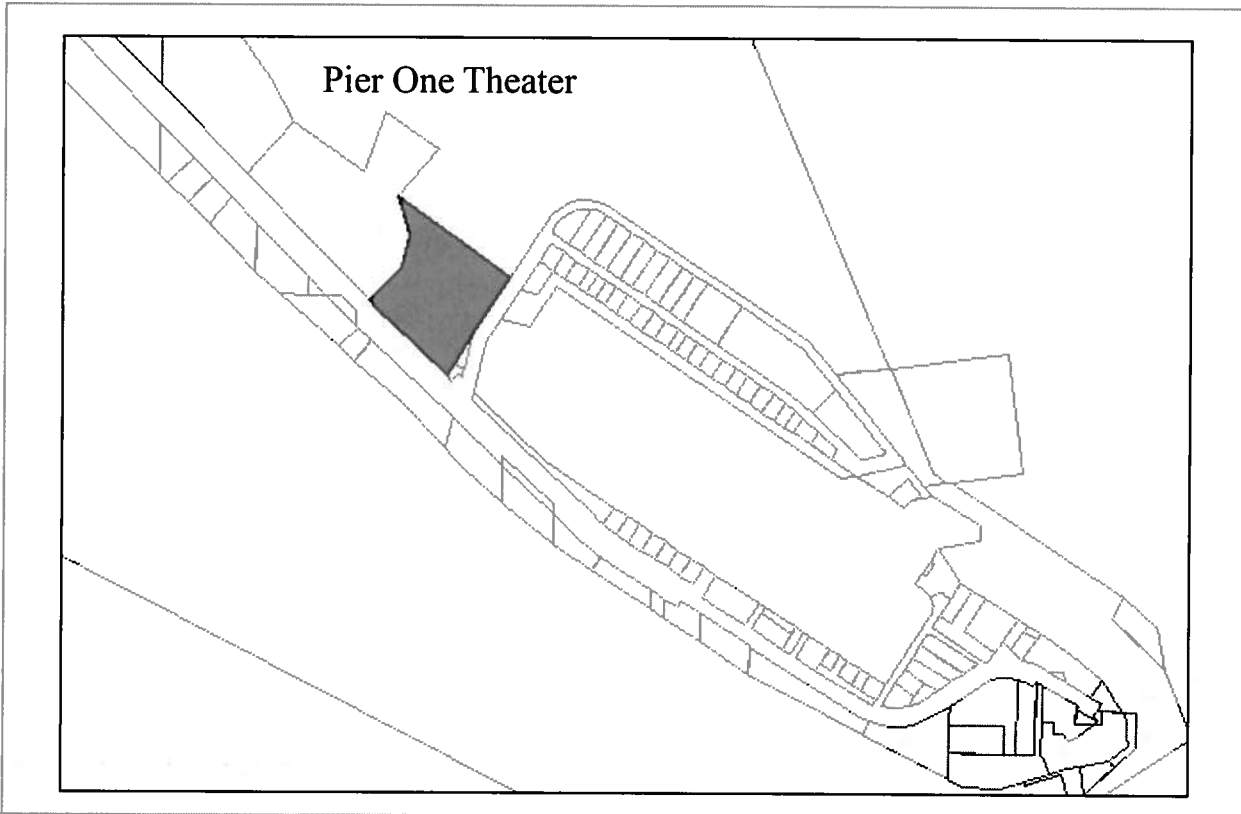
**Infrastructure:** Paved road, water and sewer.

**Address:** 3815 Homer Spit Road

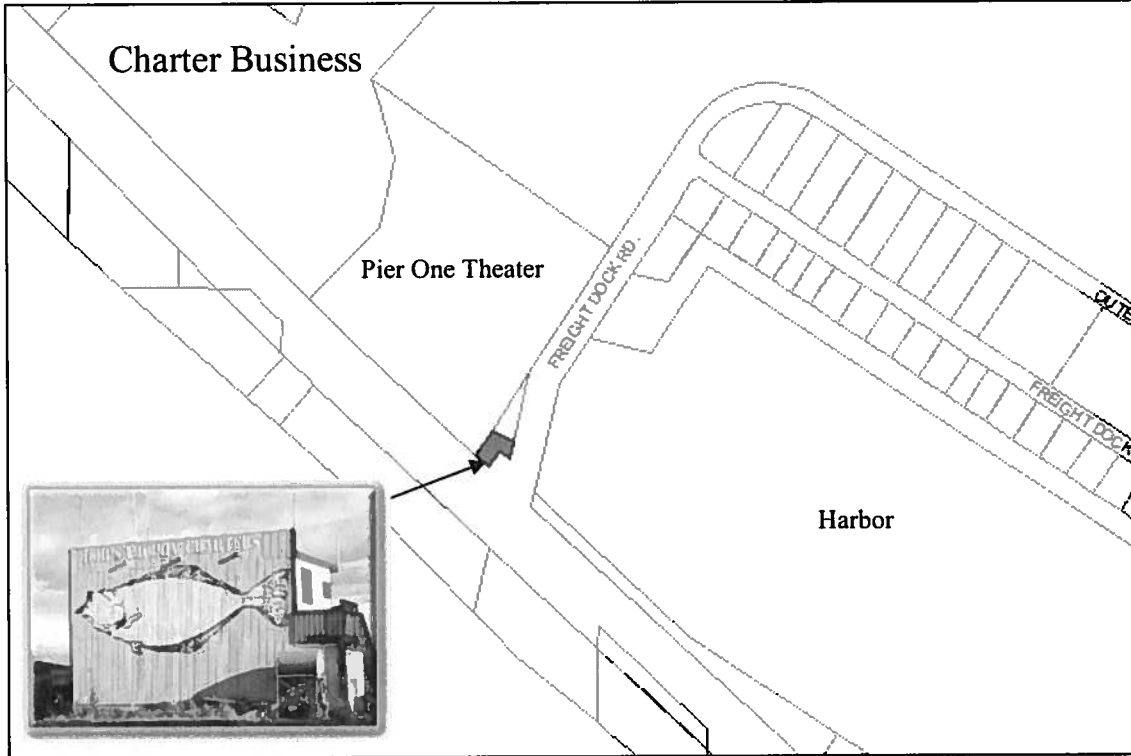
**Leased to:** Sportshed/Homer Enterprises. Resolution 09-25(S), 09-76(S) Sublease  
**Expiration:** 2029 two 5 year options

**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>2012 Assessed Value:</b> \$1,719,900 (Land: \$1,568,000 Structure: \$151,900)	
<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> </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. (in progress)</p> <p><b>Resolution 13-020:</b> Designated the north east corner of the lot for use as a trailhead for the Kachemak Bay Water Trail.</p> <p><b>Leased to:</b> Pier One Theater Resolution 2011-104(A). 5 Year Lease, Fire Marshal review required. 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

**2012 Assessed Value:** \$117,700 Land \$57,300 Structure \$60,400

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

**Zoning:** Marine Commercial

**Wetlands:** None

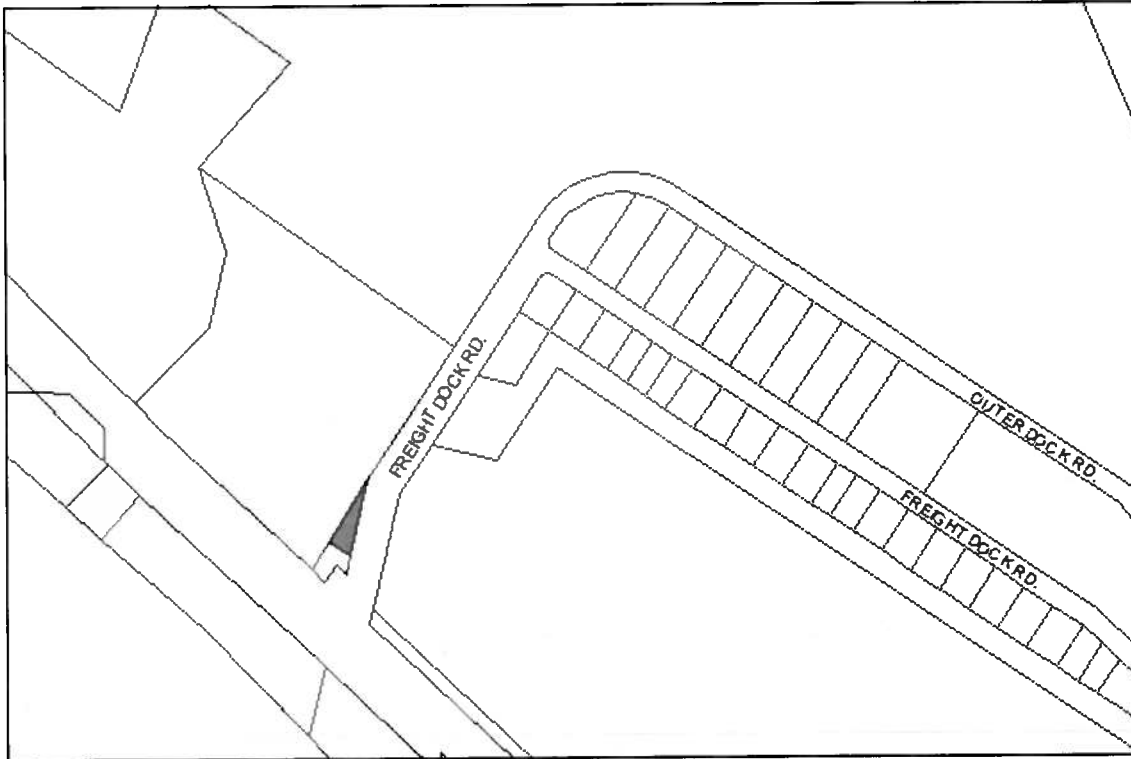
**Infrastructure:** Paved road, water and sewer.

**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

**2012 Assessed Value:** \$123,100 (Land: \$66,600 Structure \$56,800)

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

**Zoning:** Marine Commercial

**Wetlands:** N/A

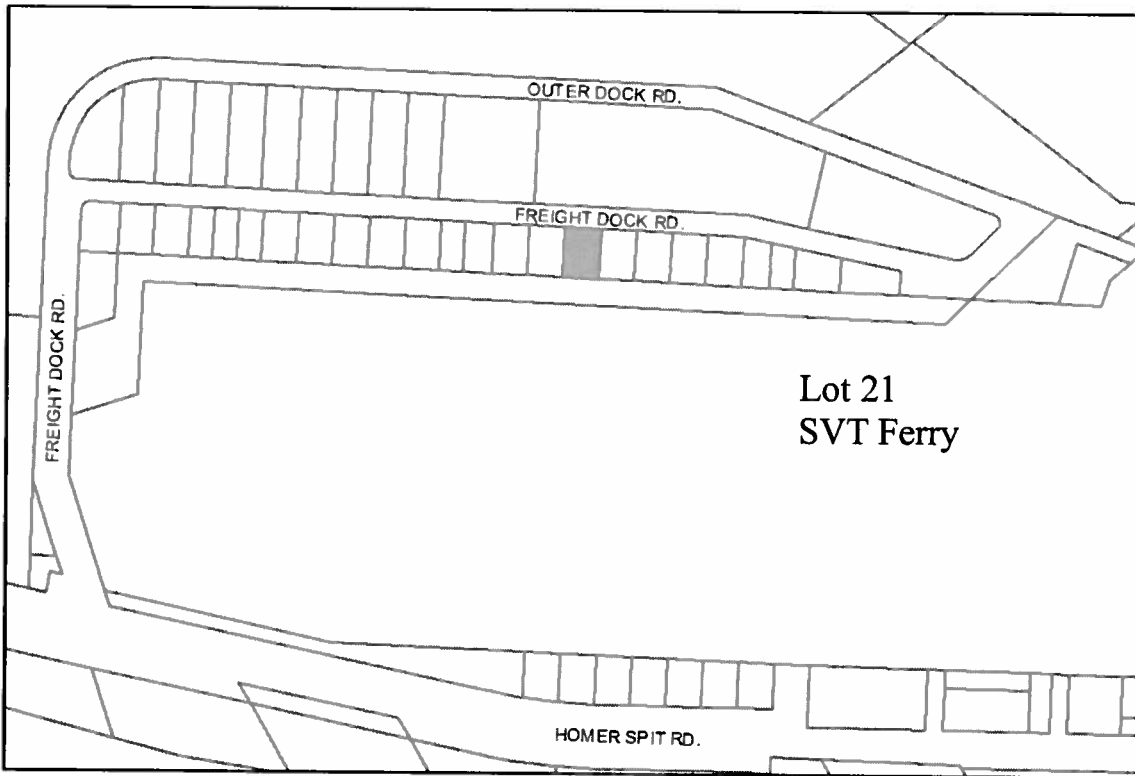
**Infrastructure:** Water, sewer, paved road access

**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

**2012 Assessed Value:** \$105,000

**Legal Description:** Homer Spit No 5 Lot 21

**Zoning:** Marine Industrial

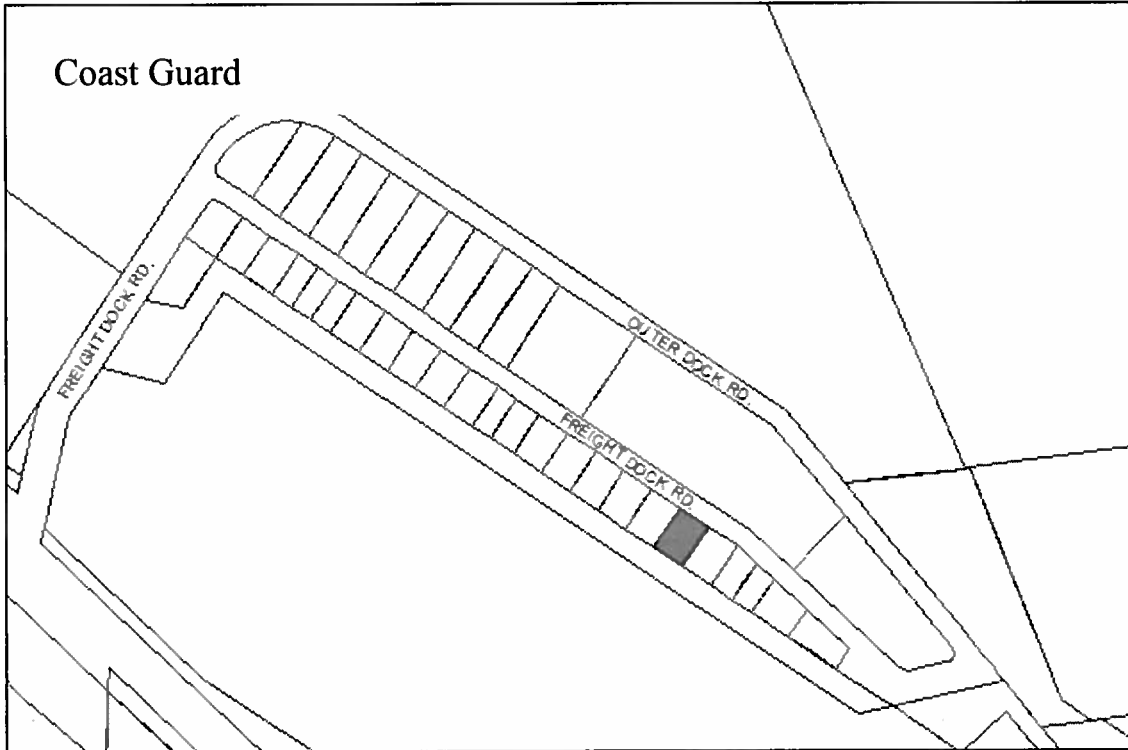
**Wetlands:** N/A

**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



**Designated Use:** Leased to USCG

**Acquisition History:**

**Area:** 0.34 acres

**Parcel Number:** 18103218

**2012 Assessed Value:** \$567,300 (Land: \$105,000 Structure: \$462,300)

**Legal Description:** Homer Spit Four subdivision Lot 2

**Zoning:** Marine Industrial

**Wetlands:** N/A

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

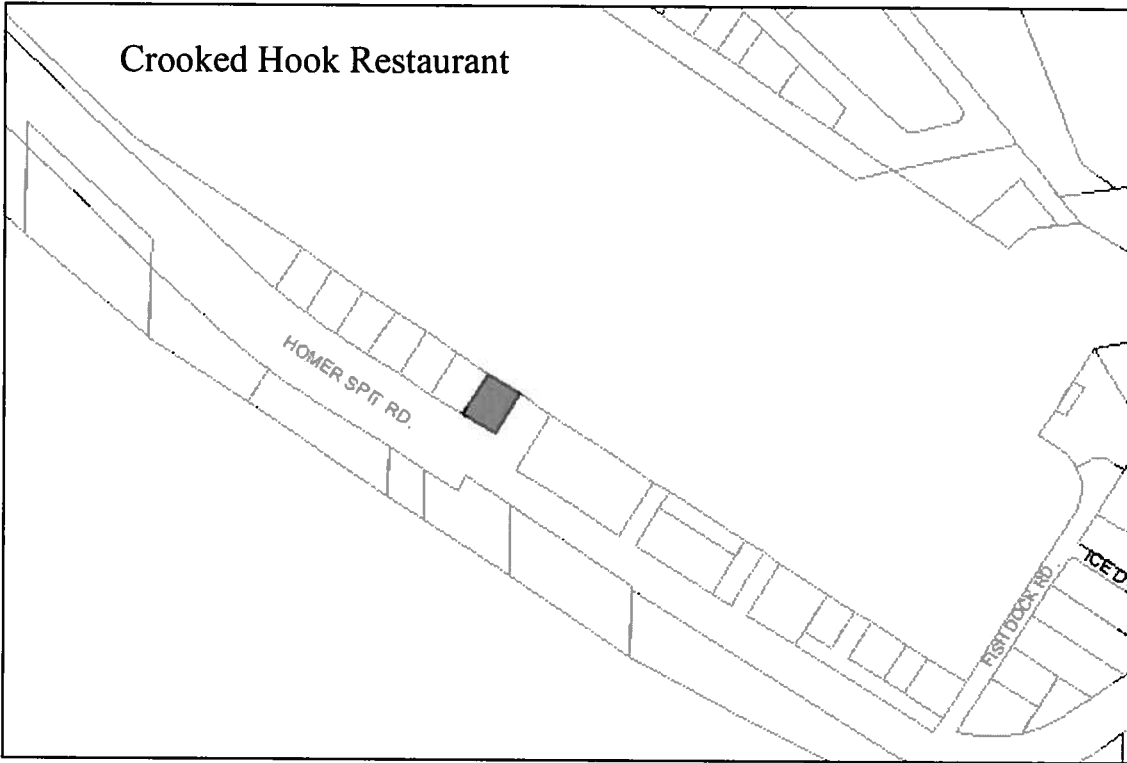
**Address:** 4373 Freight Dock Rd

**Leased to:** USCG

Lease Renewal Options: None

Expiration: September 30, 2016

**Finance Dept. Code:**



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 12,700 sq ft

**Parcel Number:** 18103316

**2012 Assessed Value:** \$543,400 (Land: \$97,100 Structure: \$446,300)

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

**Zoning:** Marine Commercial

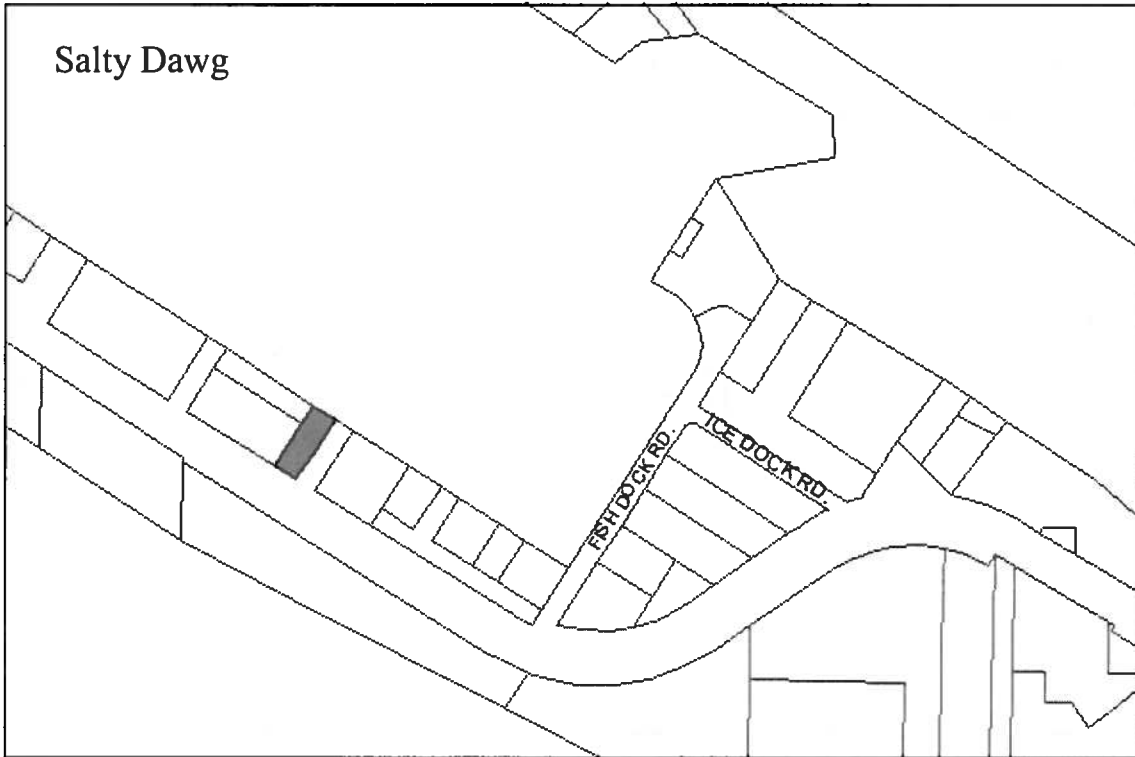
**Wetlands:** None

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

**Address:** 4262 Homer Spit Road

**Leased to:** Jose Ramos/El Pescador, Restaurant is now Harbor Bar & Grill  
 Expiration: Lease expires 2/1/2016, no options.

**Finance Dept. Code:**



**Designated Use:** Leased Lands  
**Acquisition History:**

**Area:** 0.23 acres

**Parcel Number:** 18103309

**2009 Assessed Value:** \$238,200 (Land: \$80,700 Structure: \$157,500)

**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30

**Zoning:** Marine Commercial

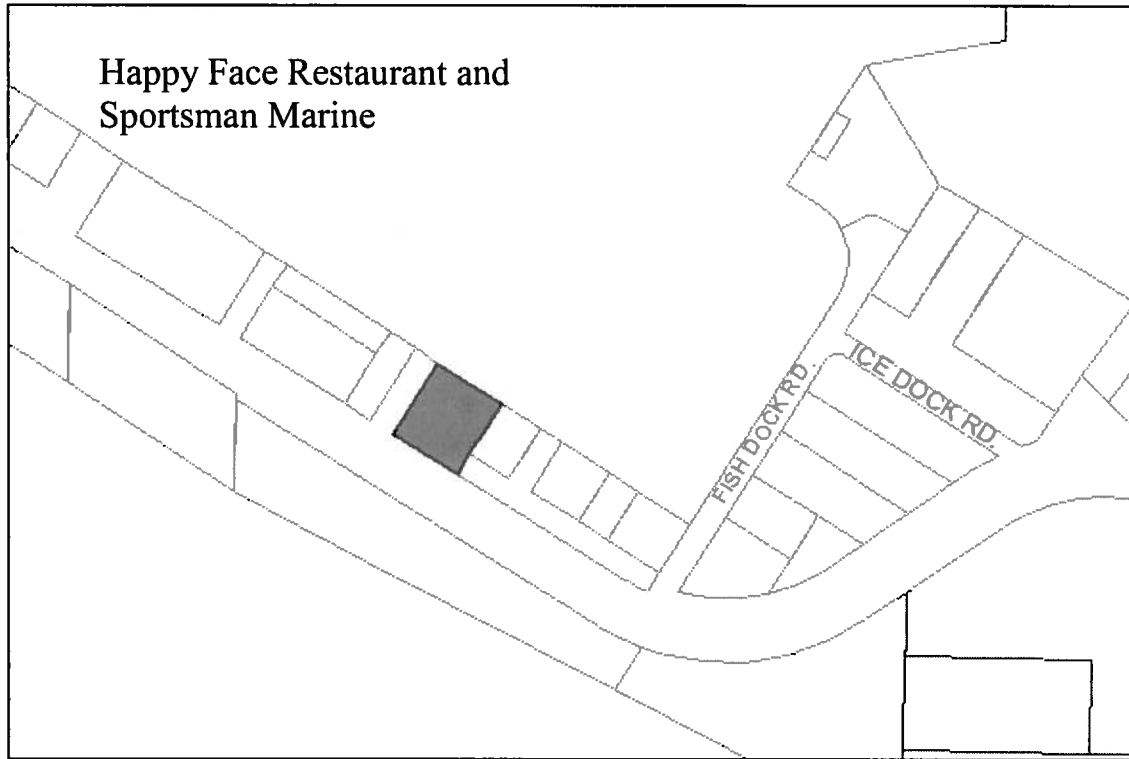
**Wetlands:** N/A

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

**Address:** 4390 Homer Spit Road

**Leased to:** John Warren, Salty Dawg  
**Expiration:** 1/31/2026. No options.

**Finance Dept. Code:**



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 24,639 sq ft (0.57 acres)

**Parcel Number:** 18103432

**2012 Assessed Value:** \$619,800 (Land: \$166,700 Structure: \$453,100)

**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT AMENDED LOT 32

**Zoning:** Marine Commercial

**Wetlands:** None

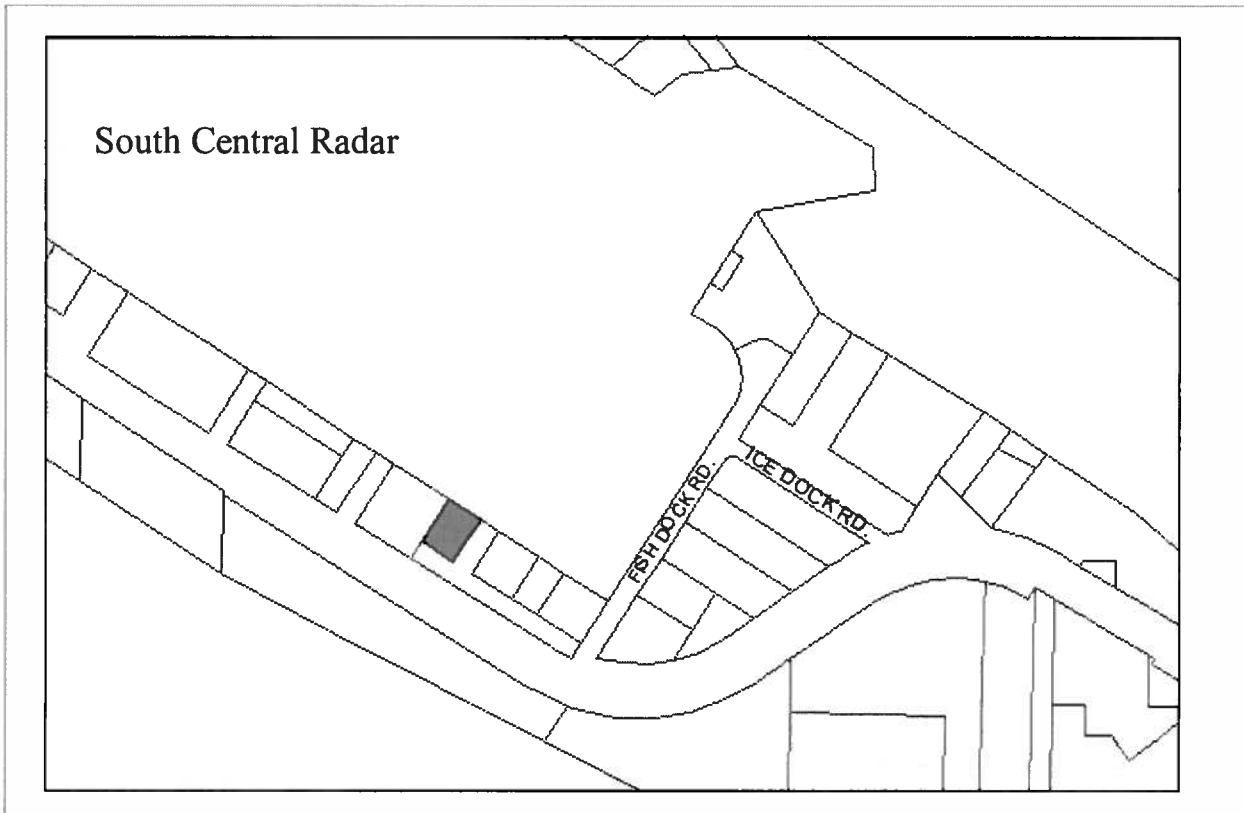
**Infrastructure:** Paved road, water and sewer.

**Address:** 4400 Homer Spit Road

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

**Finance Dept. Code:**





**Designated Use:** Leased Land  
**Acquisition History:**

<b>Area:</b> 0.2 acres	<b>Parcel Number:</b> 18103431
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**2012 Assessed Value:** \$162,900 (Land: \$72,100 Structure: \$90,800)

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

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
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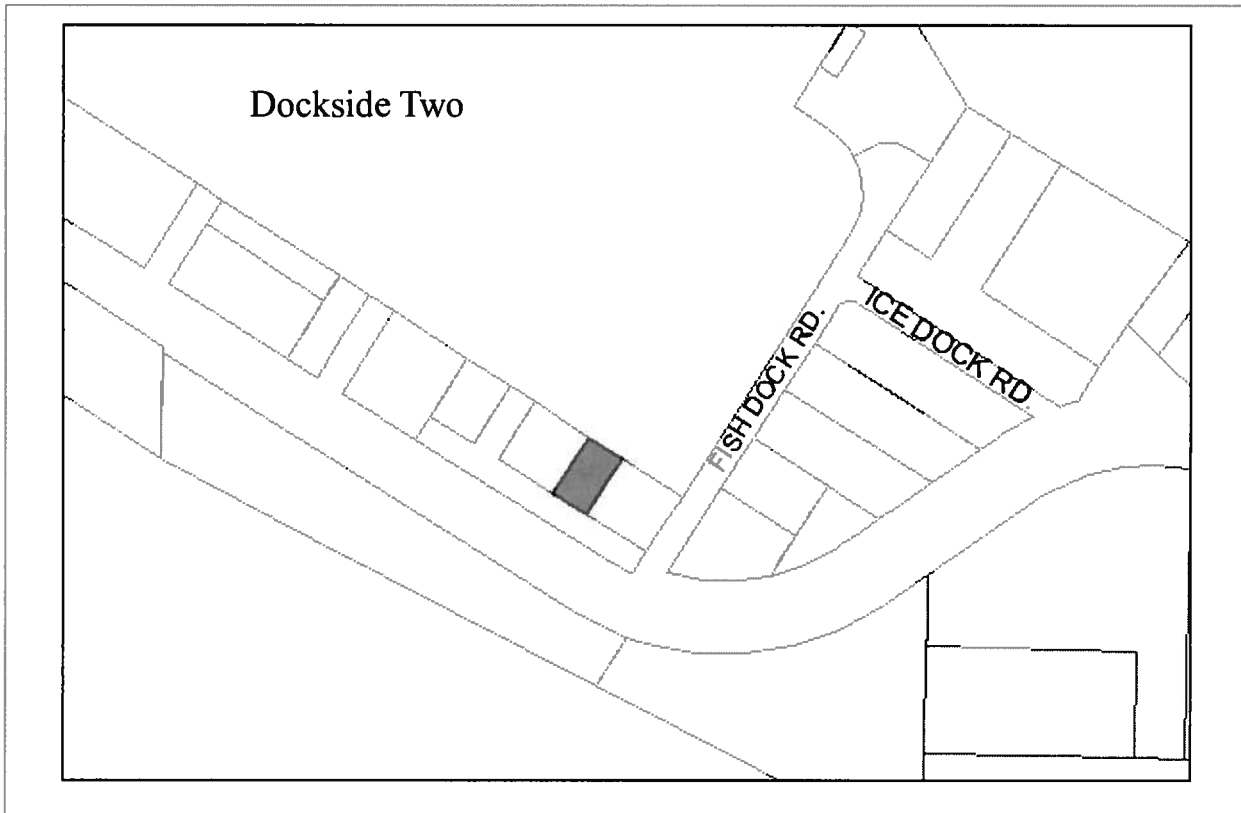
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4406 Homer Spit Road
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**Leased to:** Mark & Laura Zeiset dba South Central Radar  
**Expiration:** 11/1/2022, two additional 5 year renewal options

**Finance Dept. Code:**



<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 0.29 acres	<b>Parcel Number:</b> 18103442
<b>2012 Assessed Value:</b> \$277,500 (Land: \$97,100 Structure: \$180,400)	
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4460 Homer Spit Road
<p><b>Leased to:</b> Mike Yourkowski                  Lease Renewal Options: one 10 year renewal option.                  Expiration: 11/30/15, plus renewal option.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Leased Land  
**Acquisition History:**

<b>Area:</b> 7,749 sq ft. (0.18 acres)	<b>Parcel Number:</b> 18103443
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**2012 Assessed Value:** \$115,400 (Land: \$66,300, Structure: \$49,100)

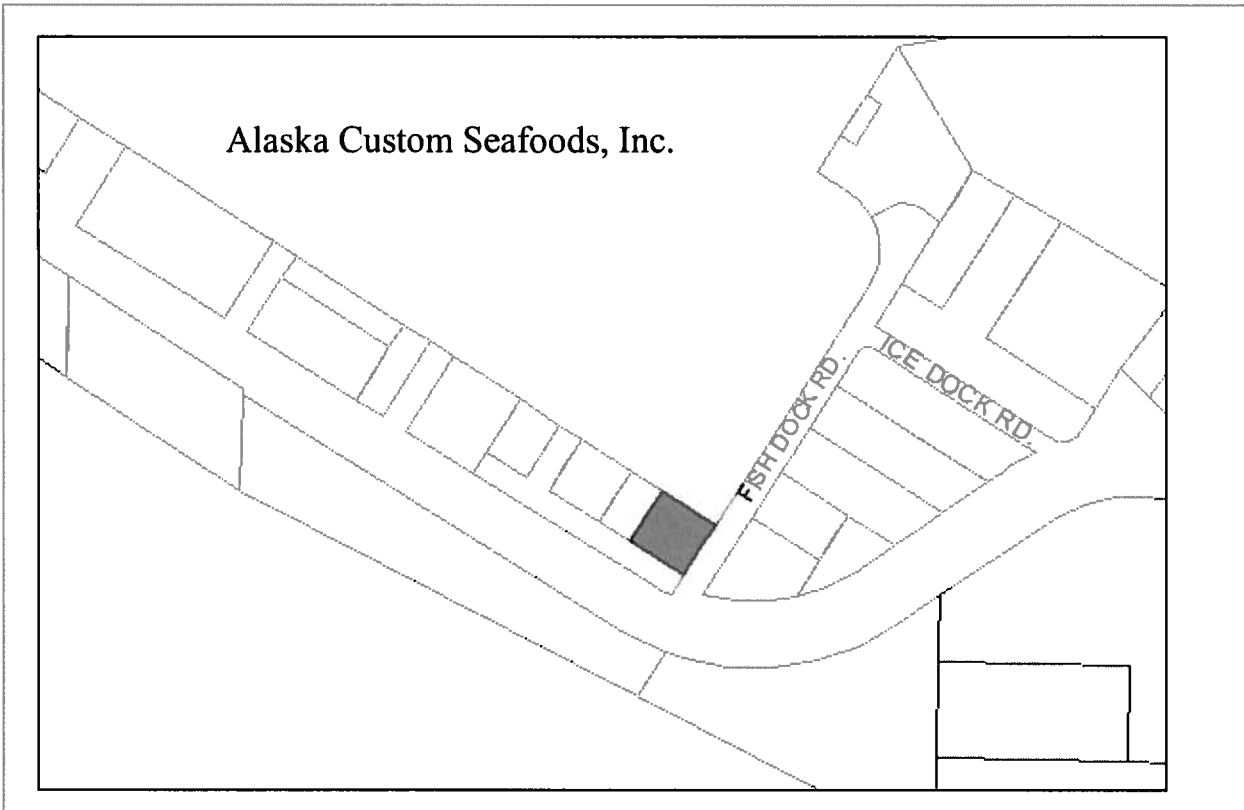
**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
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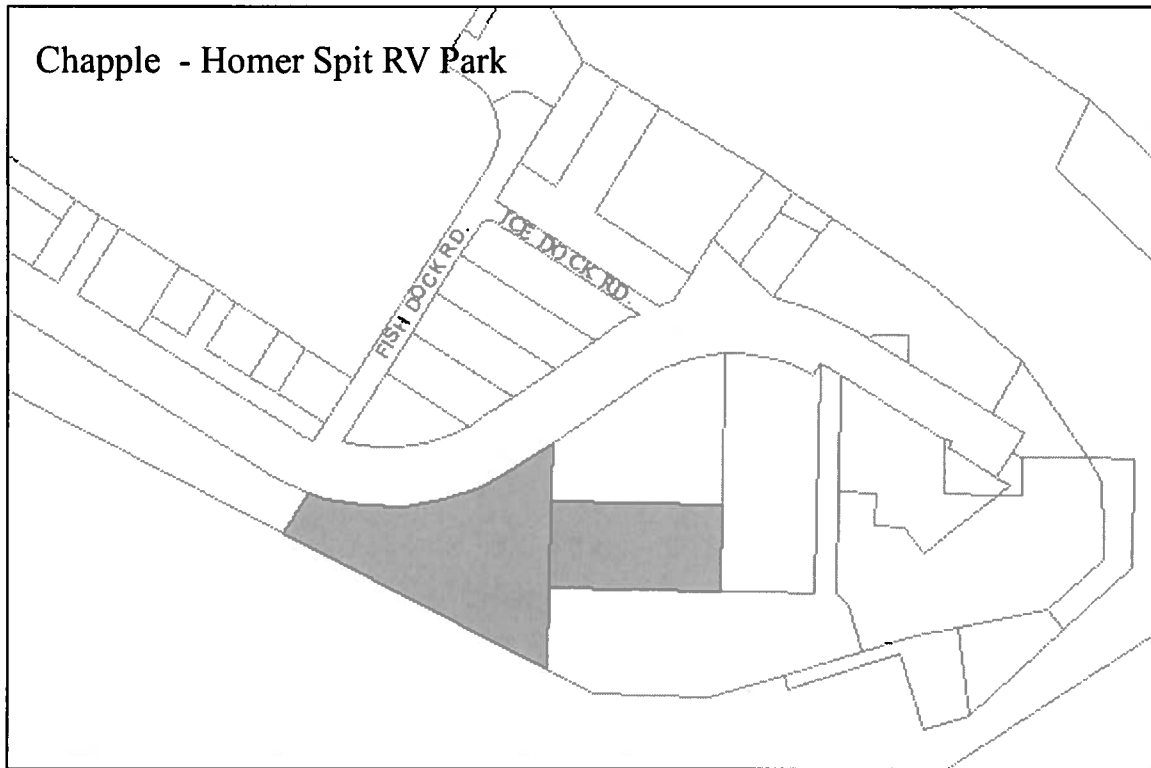
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4470 Homer Spit Road
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**Leased to:** William Sullivan dba Docks Two  
**Expiration:** 4/15/2012. 2012/13 new lease under negotiation

**Finance Dept. Code:**



<b>Designated Use:</b> Leased land	
<b>Acquisition History:</b>	
<b>Area:</b> 0.31 acres, or 13,383 sq ft	<b>Parcel Number:</b> 18103444
<b>2012 Assessed Value:</b> \$222,400 Land Value - \$102,400 Structure Value - \$120,000	
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4474 Homer Spit Road
<p><b>Leased to:</b> Brad Faulkner DBA Alaska Custom Seafoods, Inc.                  Leased month to month. New lease is in progress.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 192,970 sq ft

**Parcel Number:** 18103402, 03

**2009 Assessed Value:** Total: \$593,400 Land: \$474,600 Structures: \$118,800

**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50.  
 HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 205/928.

**Zoning:** Marine Industrial

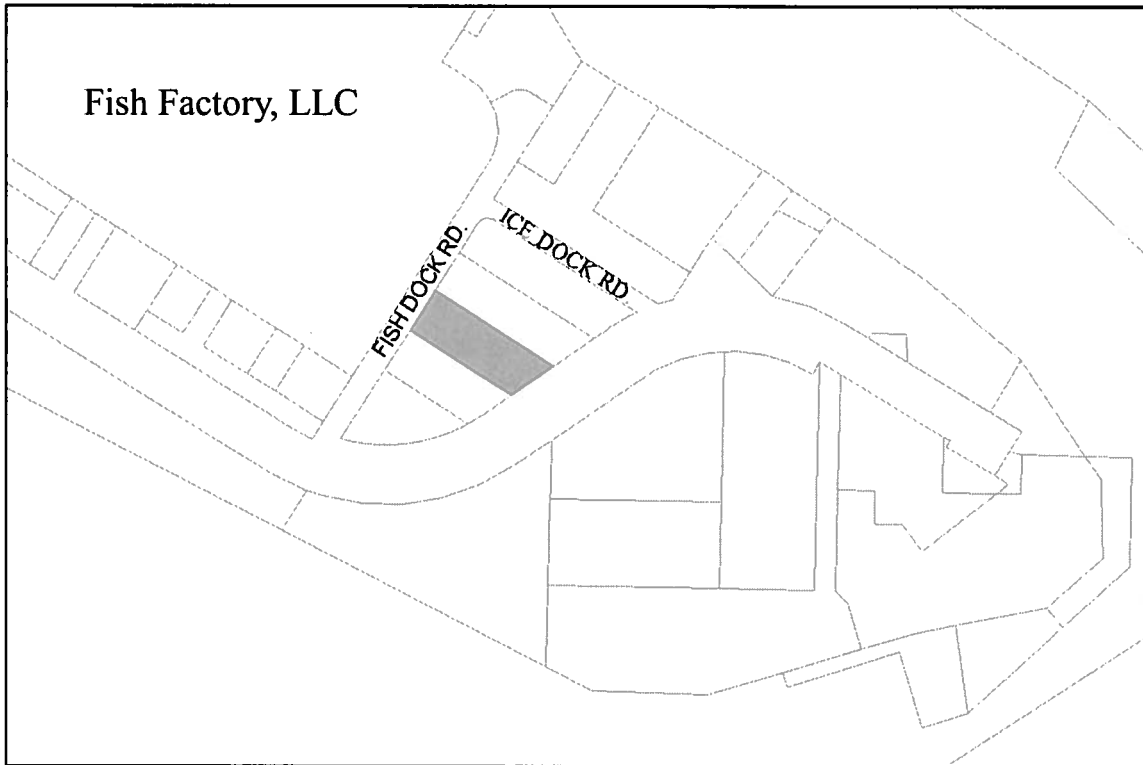
**Wetlands:** None

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

**Address:** 4535 Homer Spit Road

**Leased to:** John & Margaret Chapple. Homer Spit Campground  
 Expiration: 12/31/2026, two addition 3 year options.

**Finance Dept. Code:** 400.600.4650



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 27,470 sq ft (0.63 acres)

**Parcel Number:** 18103421

**2012 Assessed Value:** \$841,900 (Land: \$180,600 Structure: \$661,300)

**Legal Description:** HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1

**Zoning:** Marine Industrial

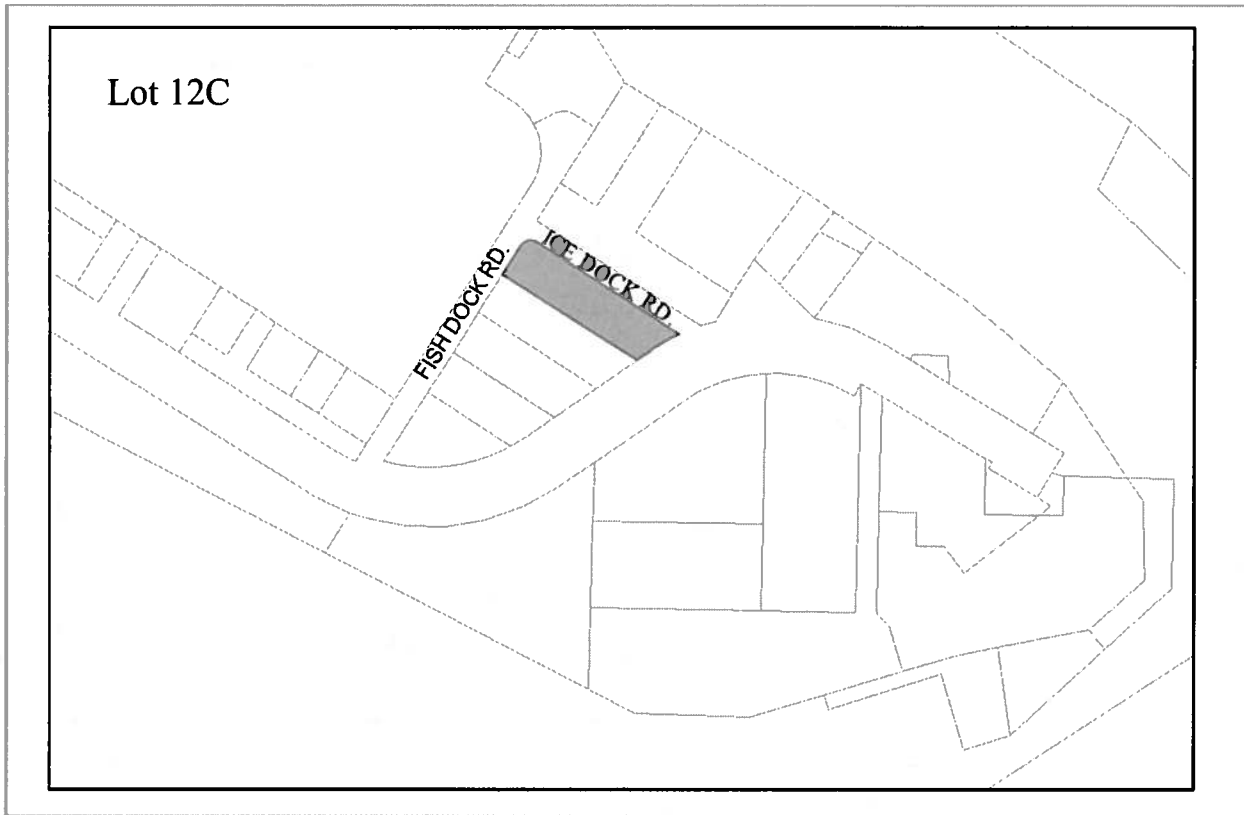
**Wetlands:** None

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

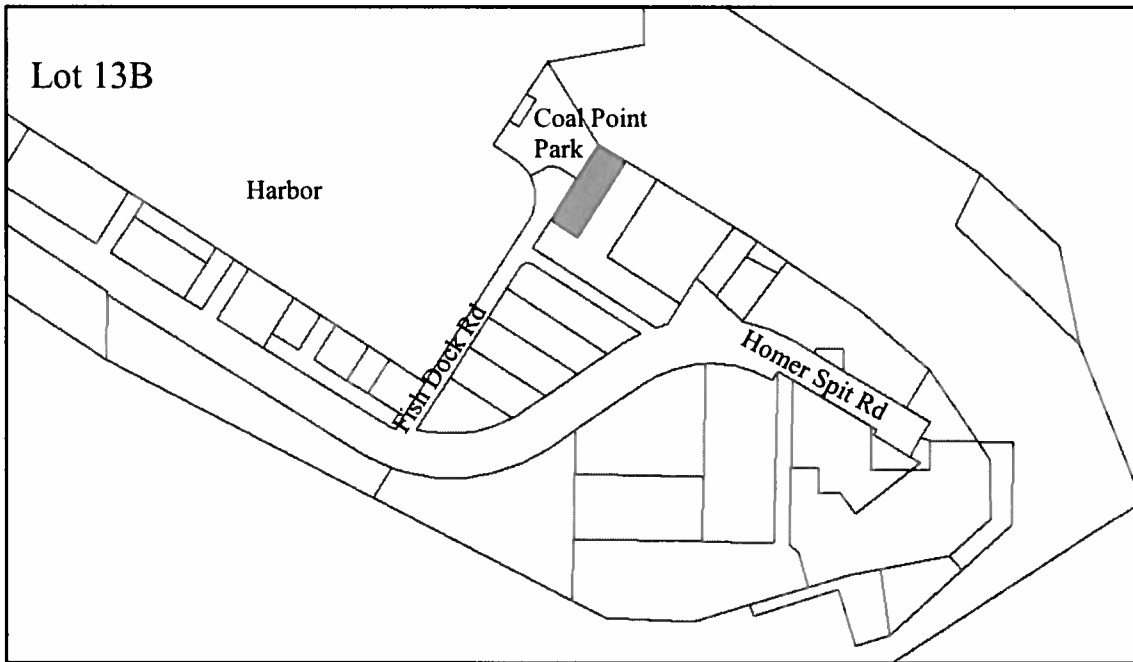
**Address:** 800 Fish Dock Road

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

**Finance Dept. Code:**



<b>Designated Use:</b> Lease land	
<b>Acquisition History:</b>	
<b>Area:</b> 0.79 Acres	<b>Parcel Number:</b> 18103452
<b>2012 Assessed Value:</b> \$802,000 (Land: \$216,400 Structure: \$586,300)	
<b>Legal Description:</b> City of Homer Port Industrial No 2 Lot 12C	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4501 Ice Dock Road
<p>Leased by Resolution 2008-37 to Harbor Leasing (Auction Block)                  Expiration: 3/31/2028                  Options: two additional 5 year options</p>	
<b>Finance Dept. Code:</b>	



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

**Area:** 0.52 acres

**Parcel Number:** 18103425

**2012 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

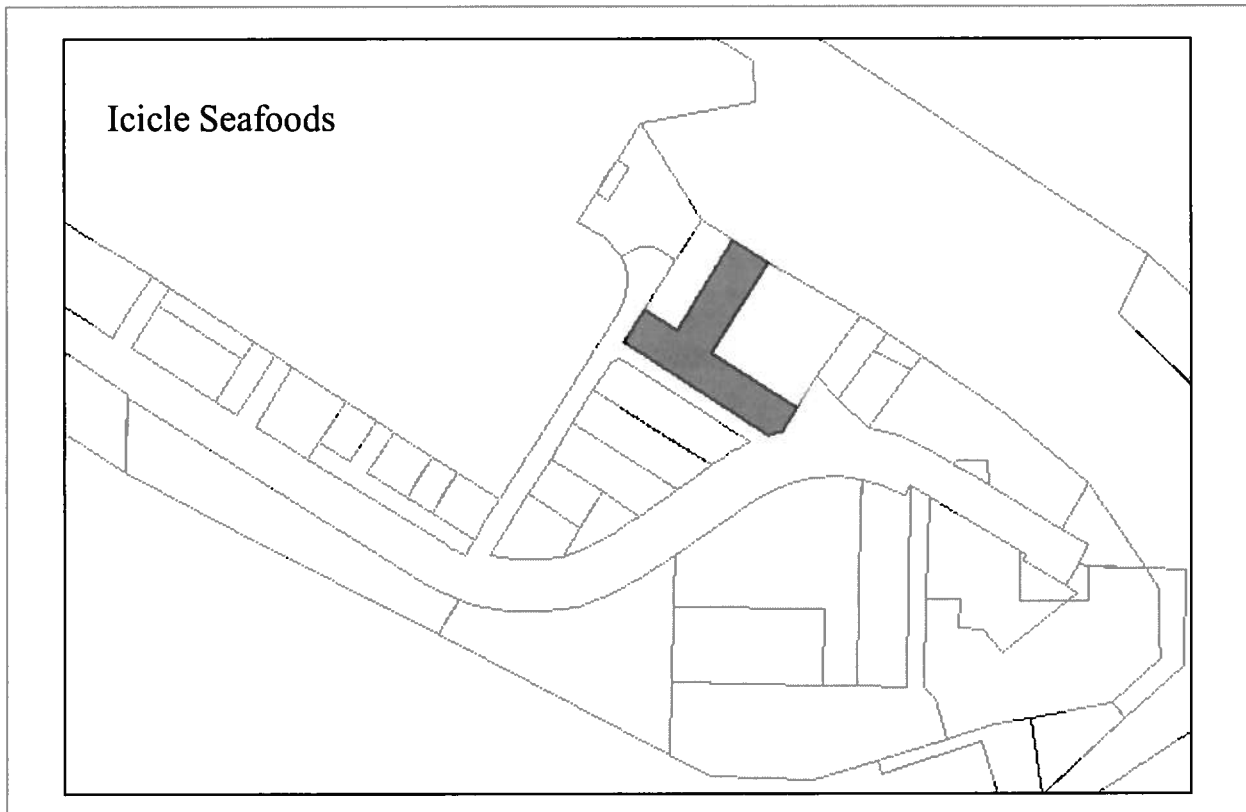
**Address:** Fish Dock Road

Resolution 10-98. 2012: Snug Harbor has discussed leasing this lot and constructing a building.

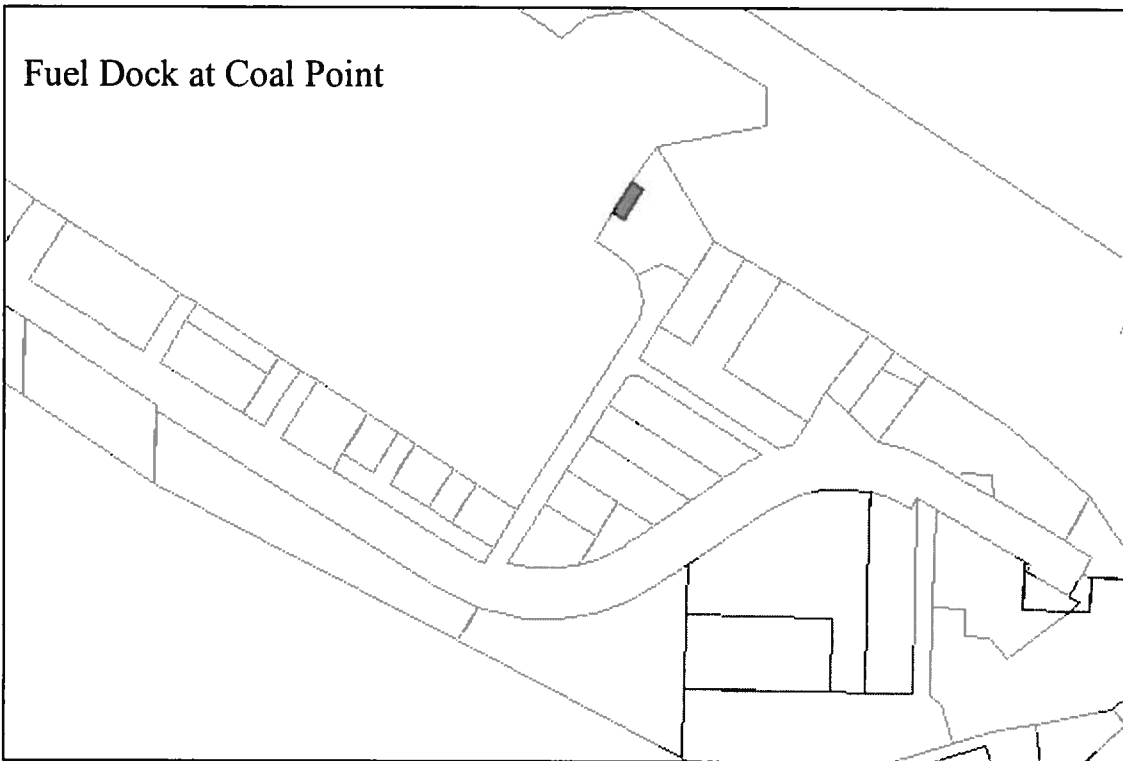
Former Porpoise Room lot. Fisheries use encouraged but not required.

**Finance Dept. Code:**





<b>Designated Use:</b> Leased Land	
<b>Acquisition History:</b>	
<b>Area:</b> 1.49 acres	<b>Parcel Number:</b> 18103419
<b>2012 Assessed Value:</b> \$534,900 (Land: \$359,600 Structure: \$175,300)	
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 842 Fish Dock Road
<p><b>Leased to:</b> Icicle Seafoods, Inc  <b>Expiration:</b> 9/14/2029. No options.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 0.07 acres

**Parcel Number:** 18103427

**2012 Assessed Value:** \$476,100 (Land: \$31,100 Structure: \$476,100)

**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

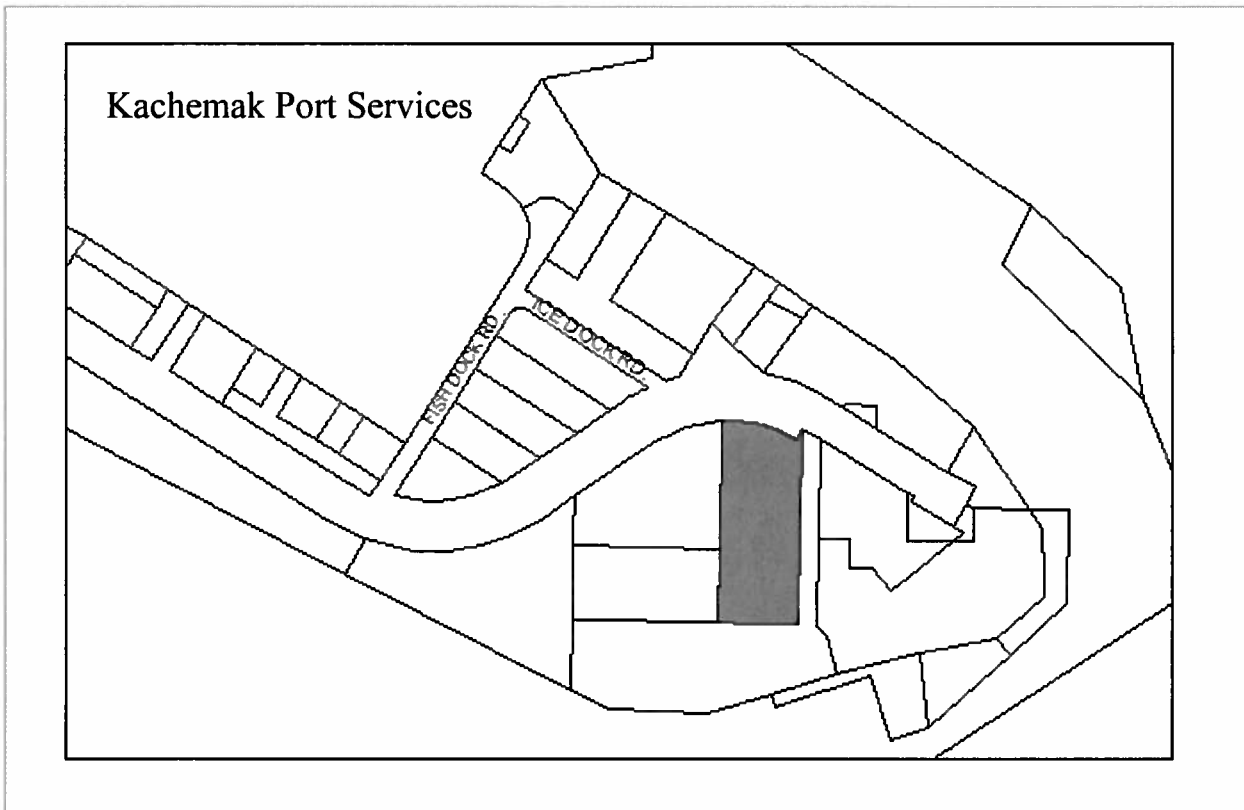
**Wetlands:** None

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

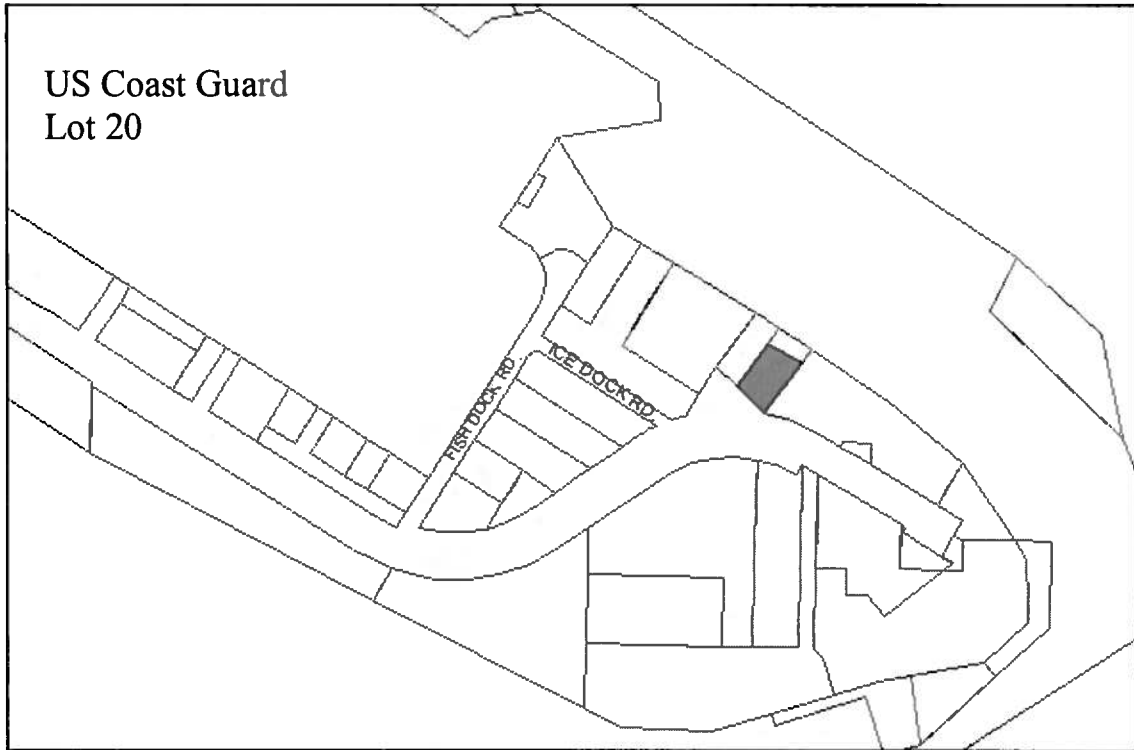
**Address:** 843 Fish Dock Road

**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>2012 Assessed Value:</b> 1,540,500 (\$Land: \$496,500 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
<p><b>Leased to:</b> Kachemak Port Services. See KPB 18103464.                  Total value: \$33,700. Land Value - \$1500, Structure Value - \$32200</p> <p>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.</p> <p><b>ACS MACTel lease:</b> Expires 3/3/2014, with two additional one year options. (999 sq ft lease)</p> <p><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)</p> <p>The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.</p>	
<b>Finance Dept. Code:</b>	



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

**Area:** 0.35 acres

**Parcel Number:** 18103445

**2012 Assessed Value:** \$112,800

**Legal Description:** Portion of Government Lot 20

**Zoning:** Marine Industrial

**Wetlands:** N/A

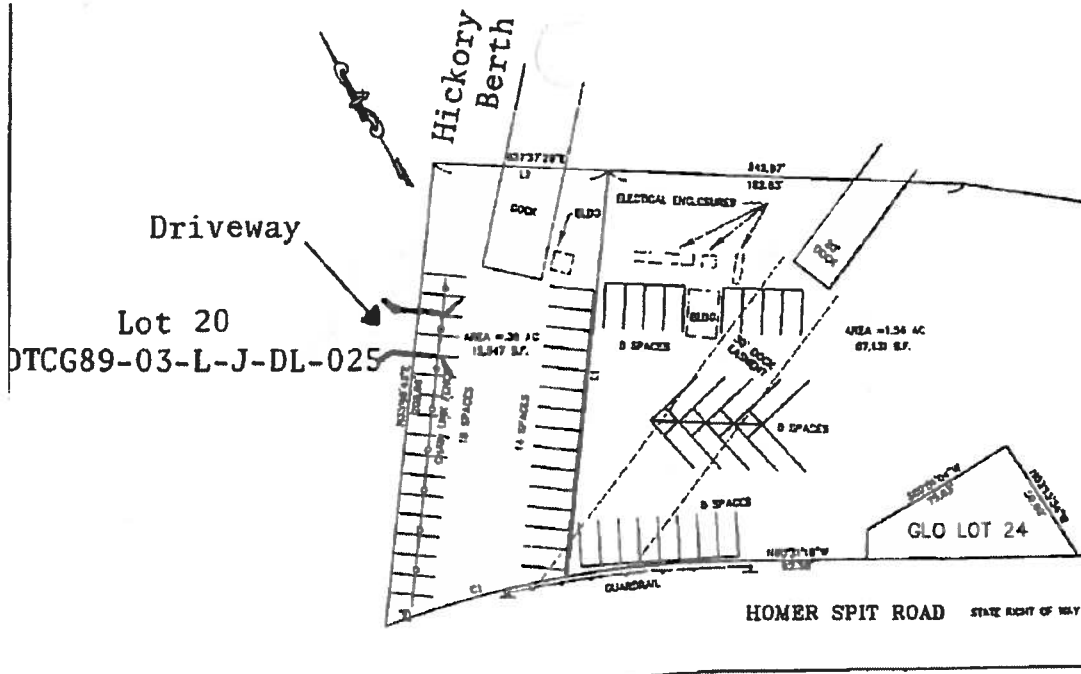
**Infrastructure:** Water, sewer, paved road access

**Address:** 4688 Homer Spit Road

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

**Finance Dept. Code:**

Hickory Lease

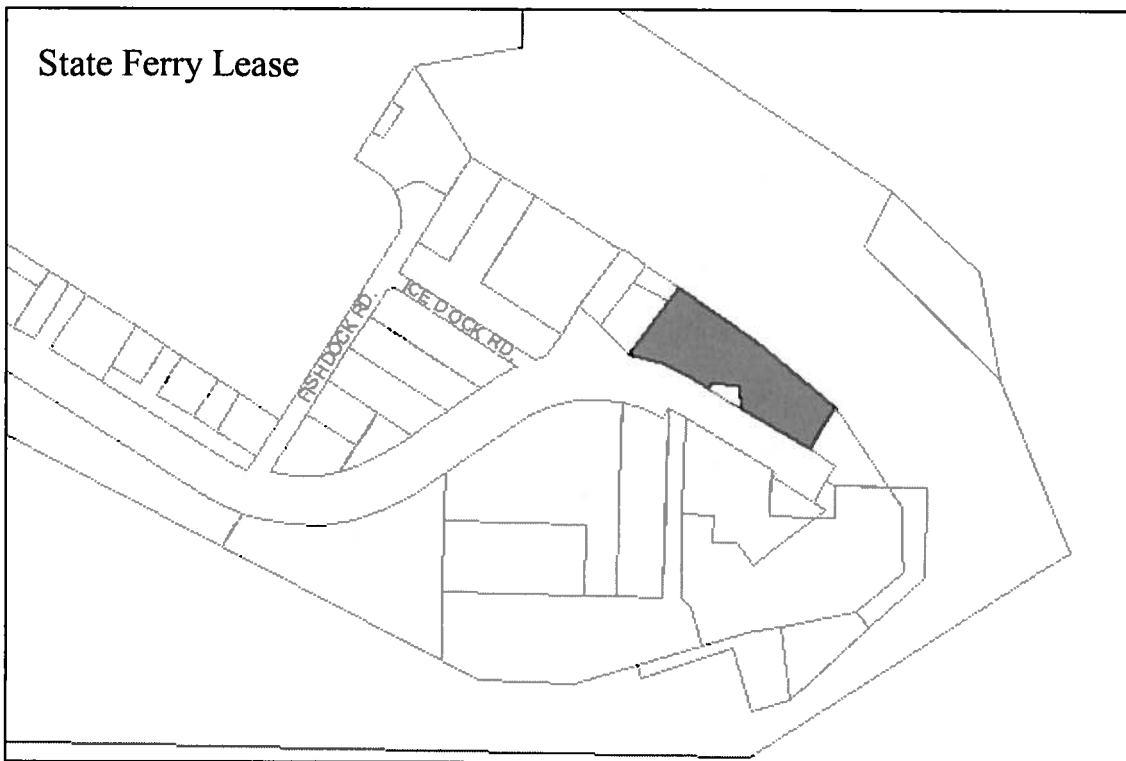


See page B-25. This lease is a portion of the Pioneer Dock.

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:



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

**Area:** 1.83 acres or 79,799 sq ft

**Parcel Number:** 18103447

**2012 Assessed Value:** \$1,076,900 (\$423,800 Land, \$653,100 Structure)

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

**Zoning:** Marine Industrial

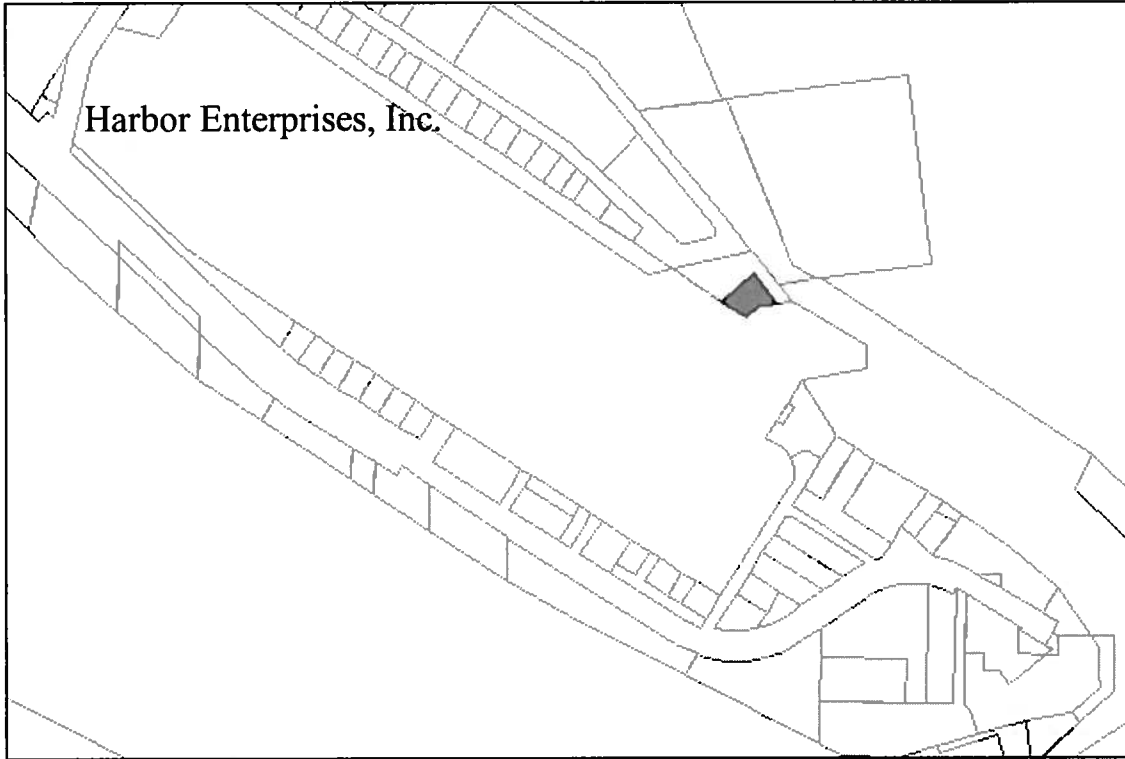
**Wetlands:** None

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

**Address:** 4690 Homer Spit Road

**Leased to:** Alaska Marine Highway  
 Expiration: April 30, 2060  
 MOA on file regarding ferry terminal and city maintenance shop.

**Finance Dept. Code:**



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

**Area:** 20,000 sq ft (0.459 acres)

**Parcel Number:** 18103260

**2012 Assessed Value:** \$361,800 (Land: \$140,400 Structure: \$221,400)

**Legal Description:** HM0970072 T07S R13W S01 HOMER SPIT NO 6 8-E-1

**Zoning:** Marine Industrial

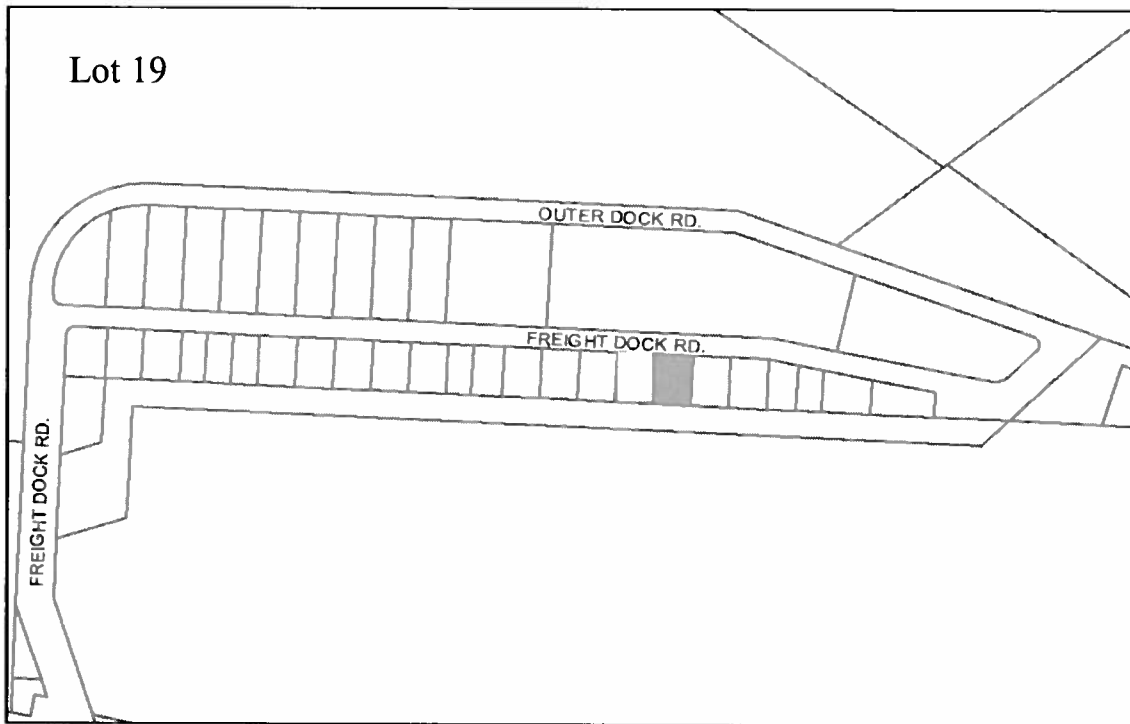
**Wetlands:** None

**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:**



**Designated Use:** Lease (Resolution 09-33)  
**Acquisition History:**

**Area:** 0.96 acres, 0.32 acres

**Parcel Number:** 181032 38

**2012 Assessed Value:** \$105,000

**Legal Description:** Homer Spit No 5 Lots 19

**Zoning:** Marine Industrial

**Wetlands:** N/A

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

**Notes:** Leased to Fortune Sea LLC, 10 year lease expires 4/30/2023

**Finance Dept. Code:**







# Section C

Other City Lands  
Generally Undesignated



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

**Area:** 6,784 acres

**Parcel Number:** 18107001, 17728001, 17528001  
 1810125, 1810126

**2012 Assessed Value:** \$22,345,000

**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.

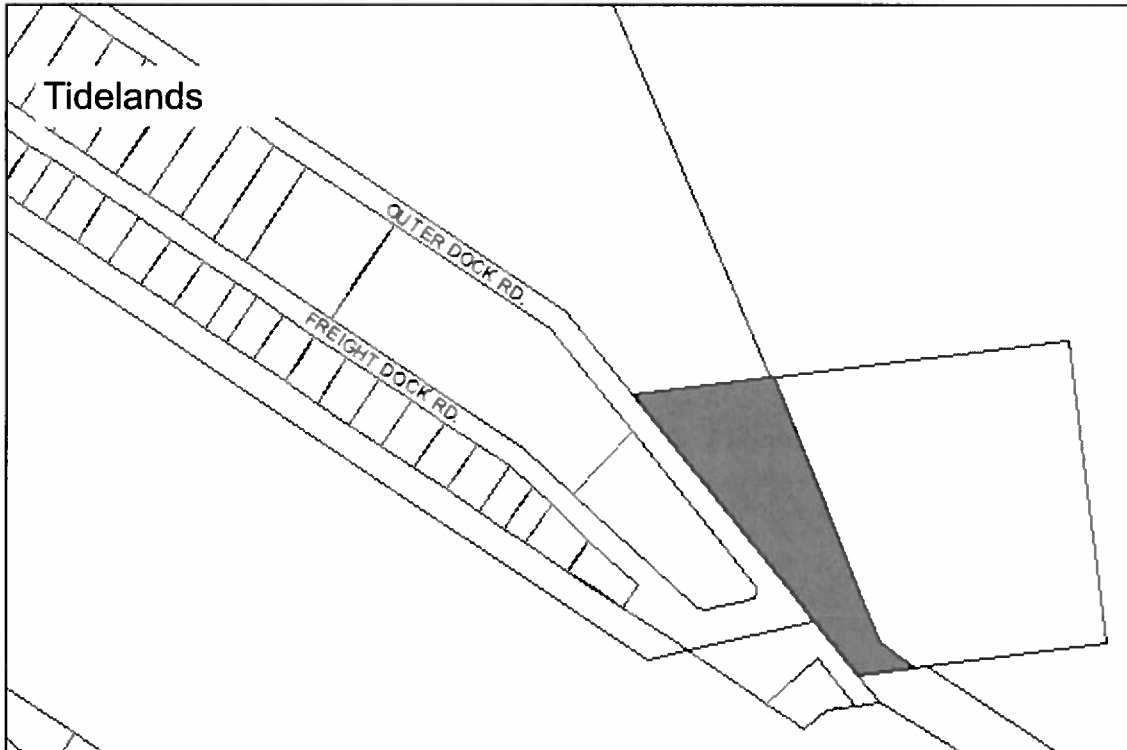
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$83,400. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

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

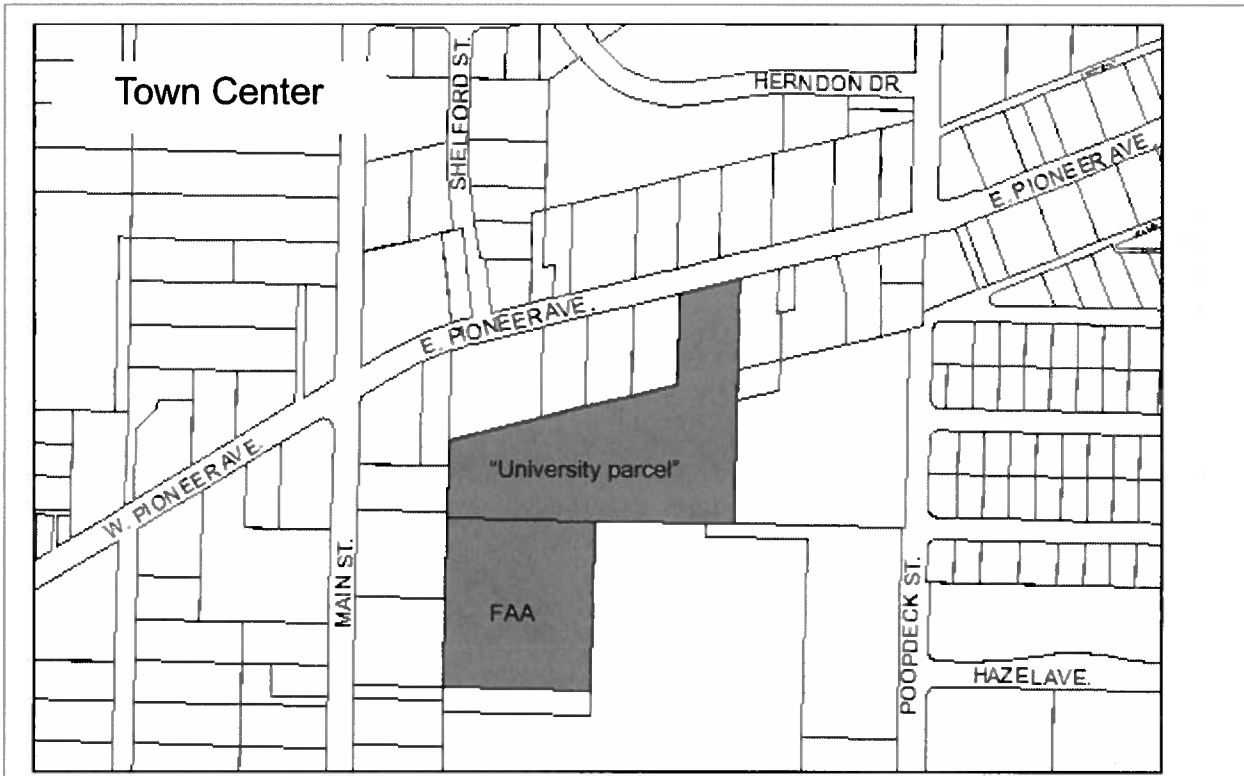
**Legal Description:** T6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD, T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD\*

**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.

<b>Area:</b> 7.71 acres	<b>Parcel Number:</b> 17719209, 17708015
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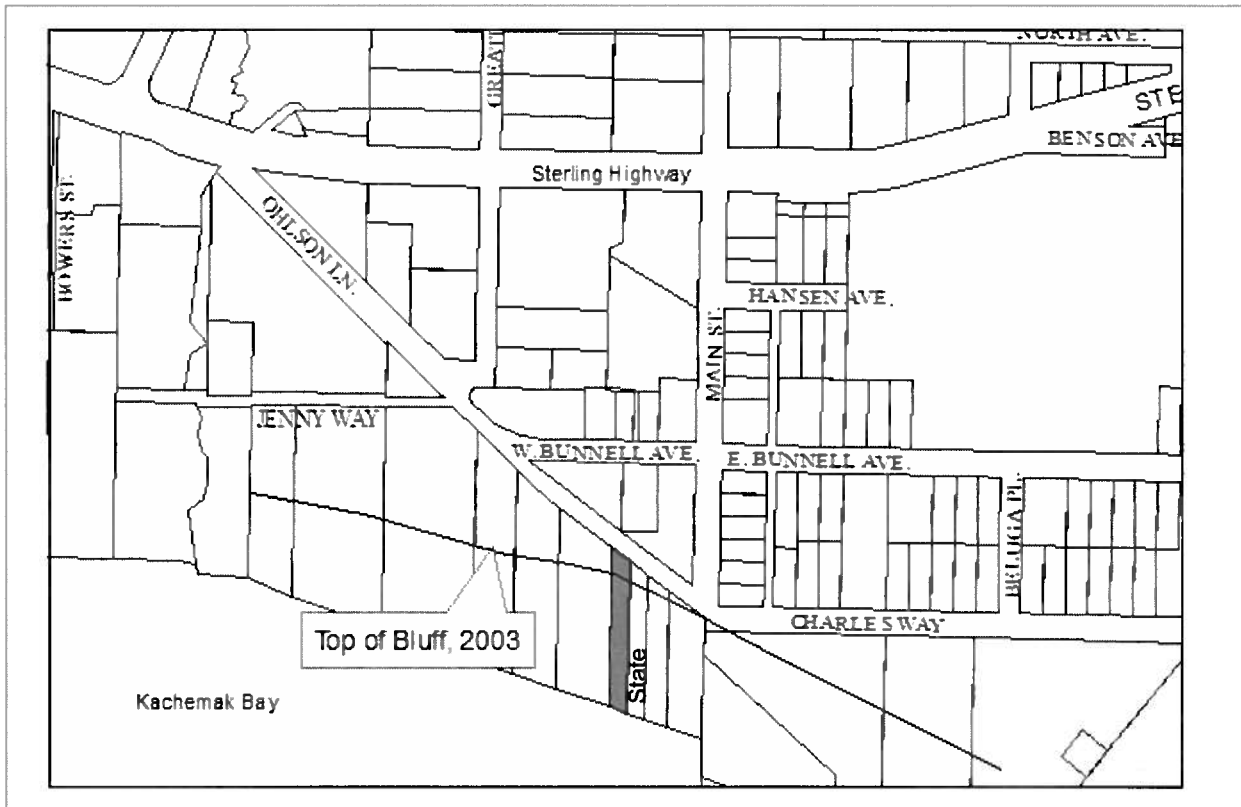
**2009 Assessed Value:** \$520,200

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

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.
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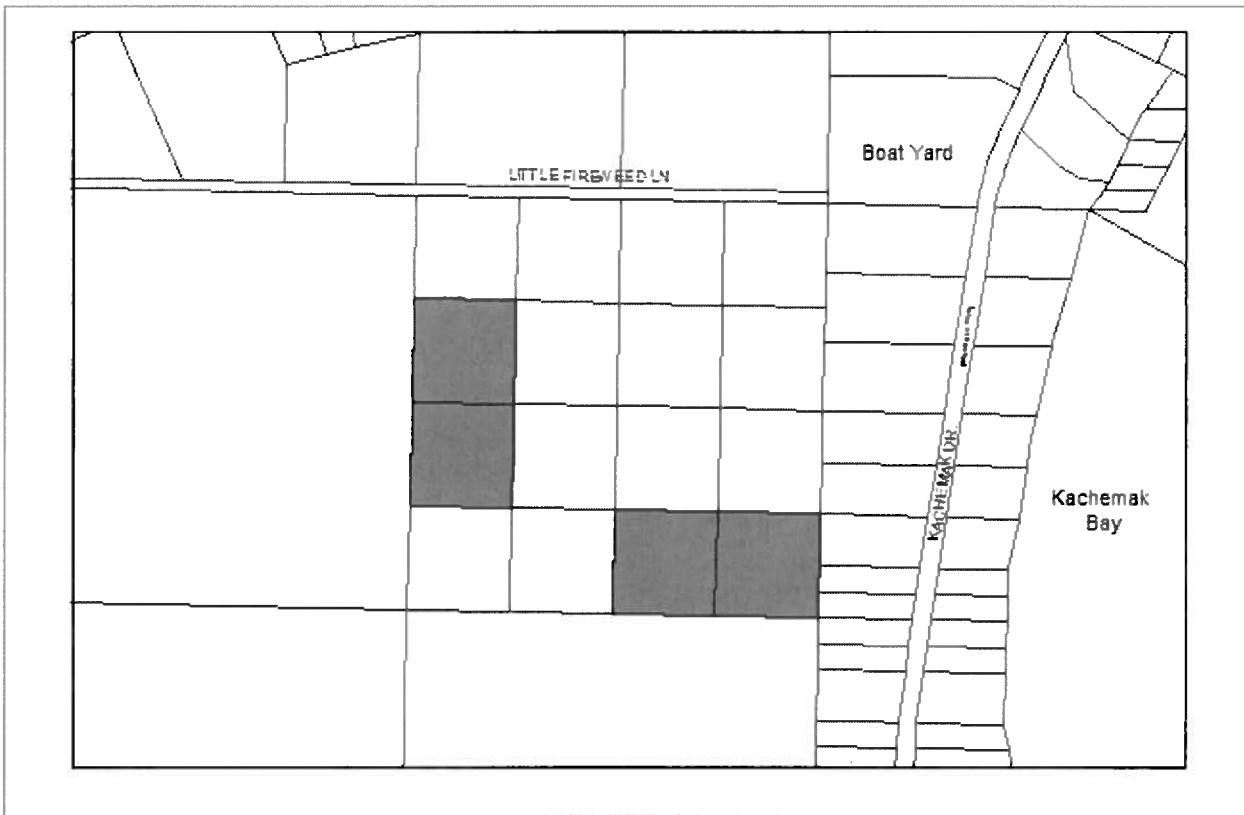
**Infrastructure:** Must be built as land is developed.

**Finance Dept. Code:**

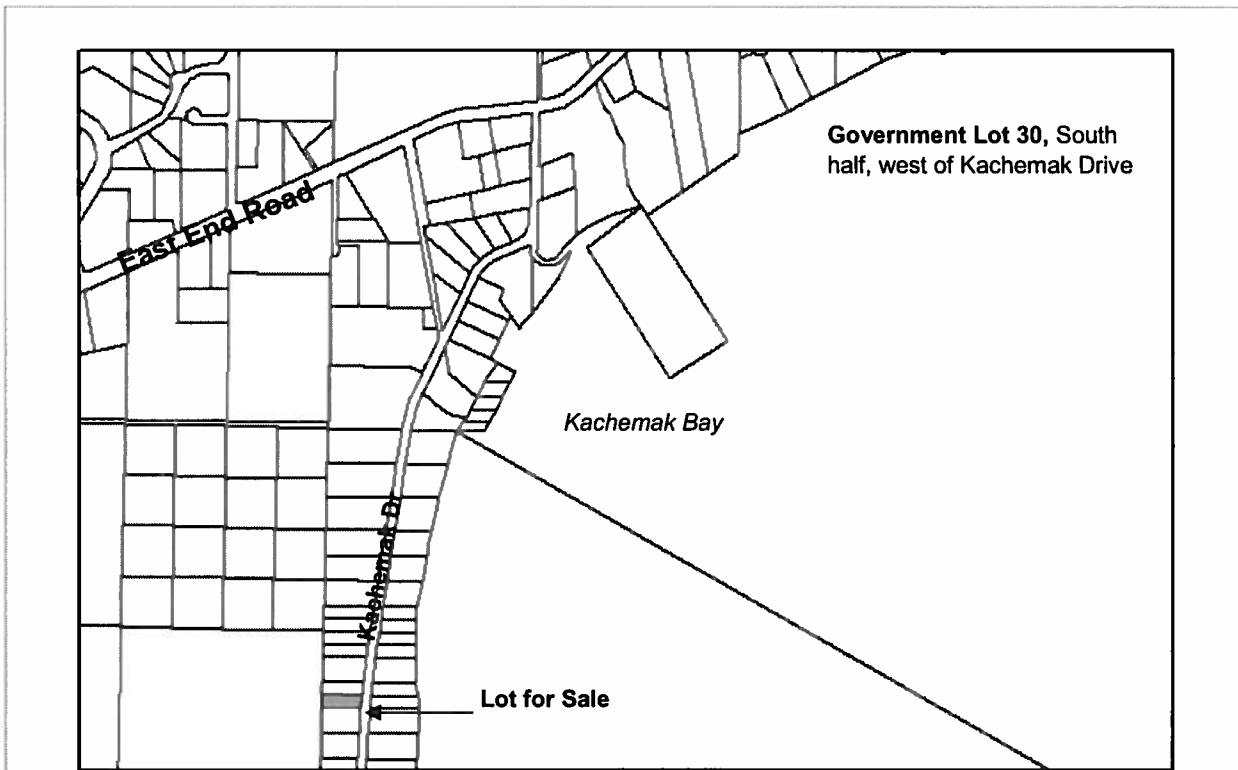


<b>Designated Use:</b> Undesignated	
<b>Acquisition History:</b> Donated by Herrick, Resolution 90-7	
<b>Area:</b> 0.32 acres	<b>Parcel Number:</b> 17520009
<b>2009 Assessed Value:</b> \$27,500	
<b>Legal Description:</b> HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE	
<b>Zoning:</b> Central Business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

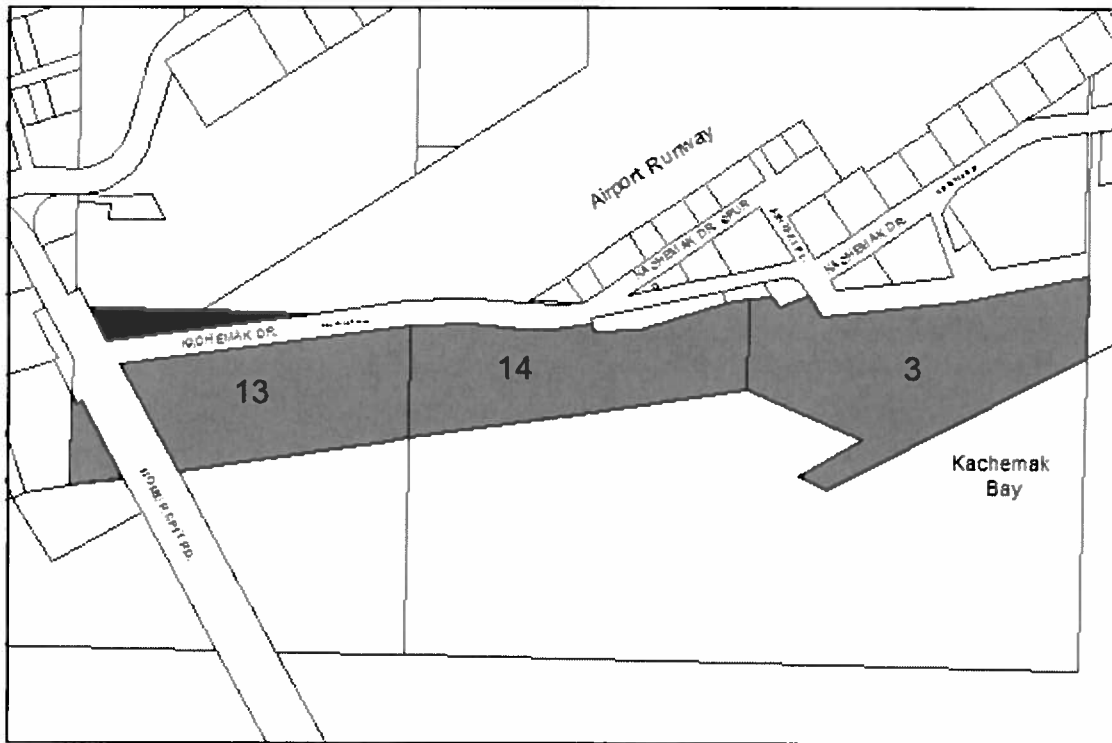




<b>Designated Use:</b> Undesignated	
<b>Acquisition History:</b> The western lots were granted by State Patent.	
<b>Area:</b> 10 acres total. Each lot is 2.5 acres.	<b>Parcel Number:</b> 179080 09,15,25,26
<b>2009 Assessed Value:</b> Each lot: \$20,400. Total: \$81,600	
<b>Legal Description:</b> Government Lots 10, 21, 24, 25, HM T06S R13W S14	
<b>Zoning:</b> General Commercial 2	<b>Wetlands:</b> Lots are mostly wetlands. Formal delineation would be needed prior to any project planning.
<b>Infrastructure:</b> No infrastructure currently available.	
<b>Notes:</b> 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.	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Sell (Resolution 2011-37(A))	
<b>Acquisition History:</b> Tax foreclosure, Ord 2010-24(S)	
<b>Area:</b> 0.49 acres	<b>Parcel Number:</b> 17908050
<b>2009 Assessed Value:</b> \$2,300	
<b>Legal Description:</b> South half of Government Lot 30 Lying West of Kachemak Drive	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Will require wetland permit for development
<b>Infrastructure:</b> Paved road, power lines. Part of Phase II Kachemak Drive Water and Sewer LID.	
<b>Notes:</b> Acquired from the Kenai Peninsula Borough through tax foreclosure. Parcel is wetlands.	
<b>Finance Dept. Code:</b>	



**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

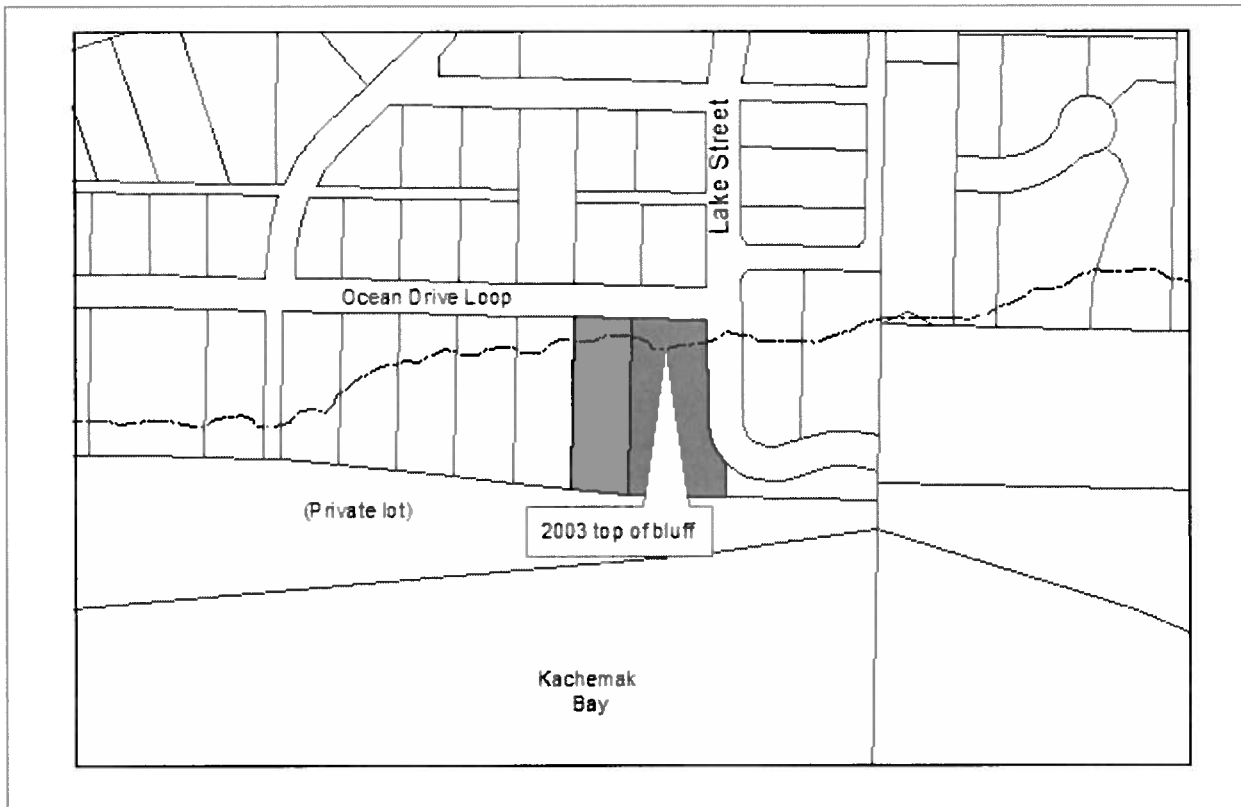
**Wetlands:** Coastal wetlands and critical habitat. Flood Hazard area.

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

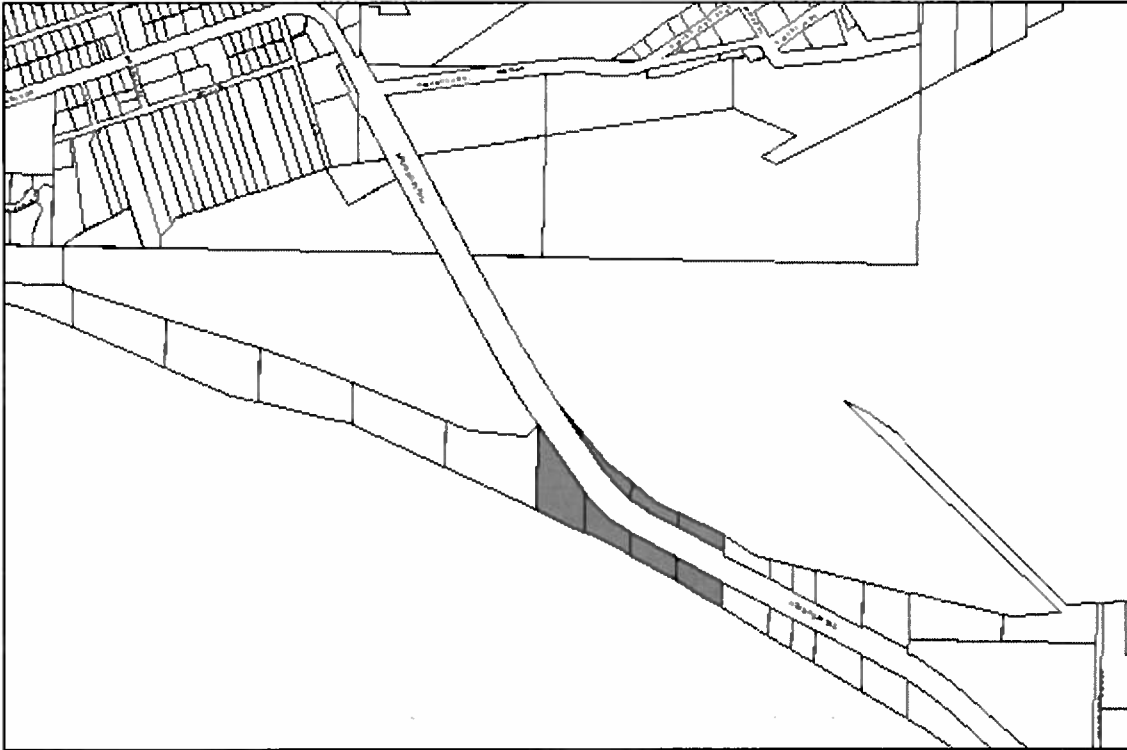
**Notes:** 2009, Lot 13: the Spit trailhead parking was expanded.

See also section E page 25.

**Finance Dept. Code:**



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



**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

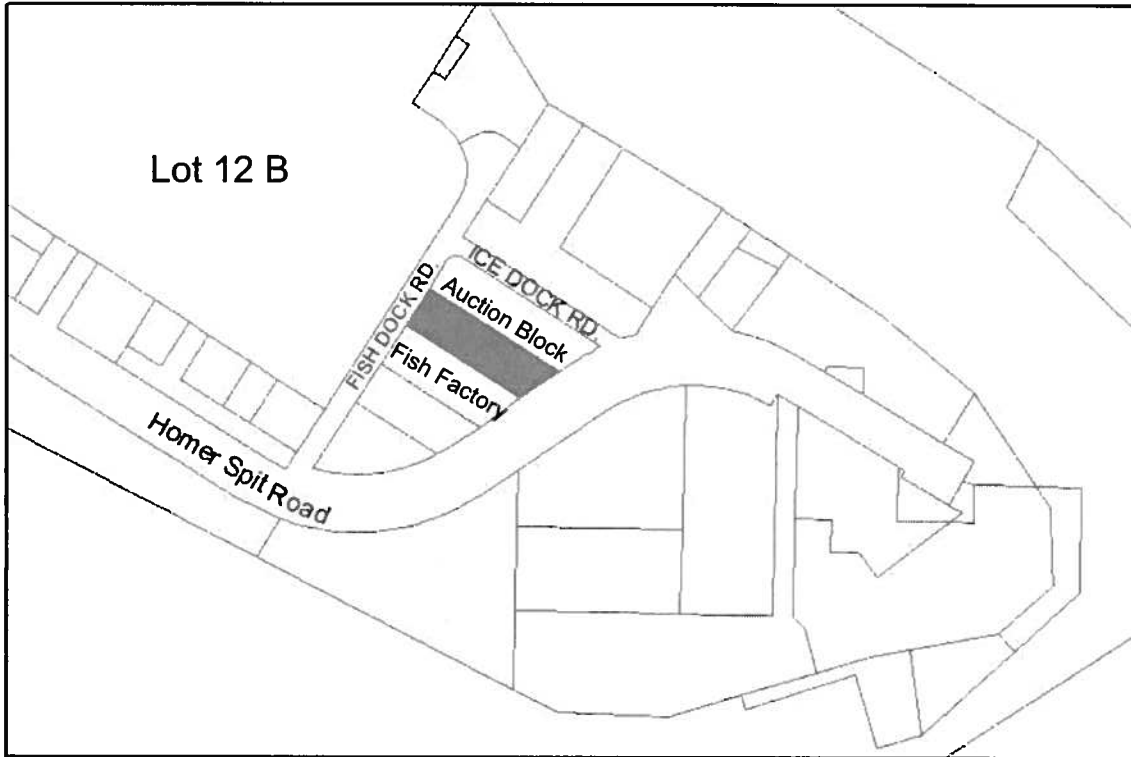
**Zoning:** N of Homer Spit Rd: Marine Industrial.  
 S of road, Open Space Recreation

**Wetlands:** Tidal

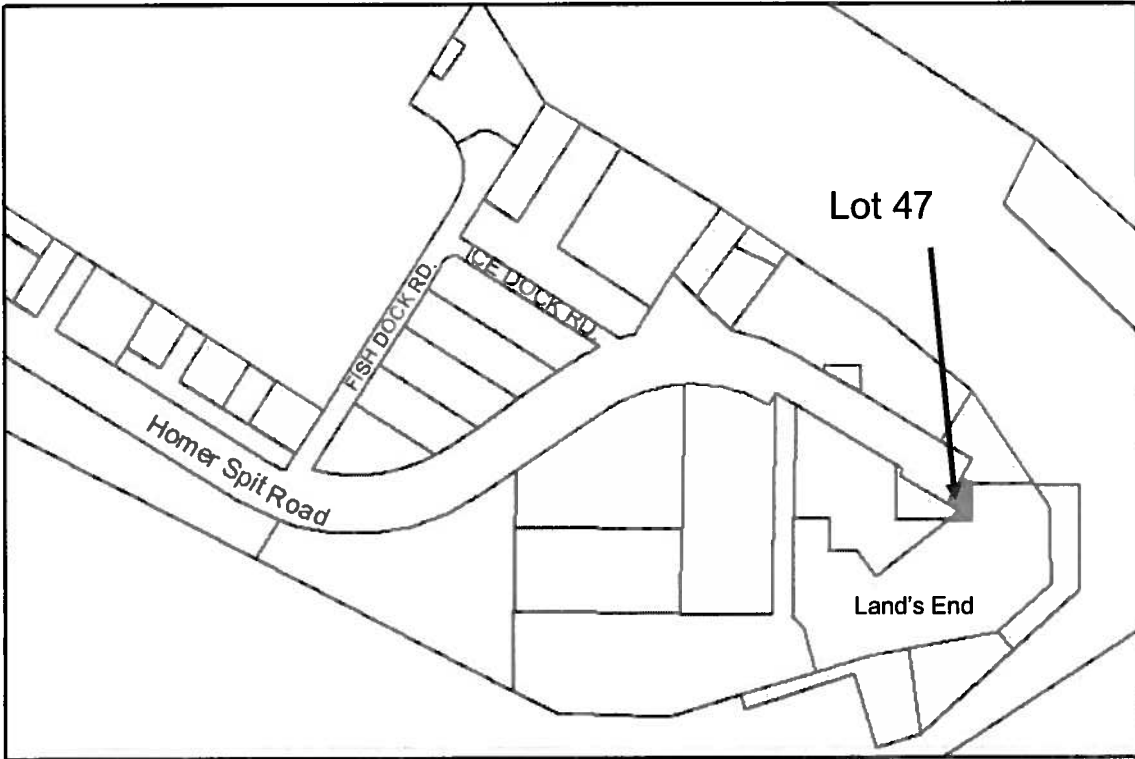
**Infrastructure:** Paved road, Homer Spit Trail

**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:**



<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 0.68 acres	<b>Parcel Number:</b> 18103451
<b>2009 Assessed Value:</b> \$265,300	
<b>Legal Description:</b> City of Homer Port Industrial Subdivision No 4 Lot 12-B	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<p>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.</p> <p>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.</p> <p>Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.</p>	
<b>Finance Dept. Code:</b>	



**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:**

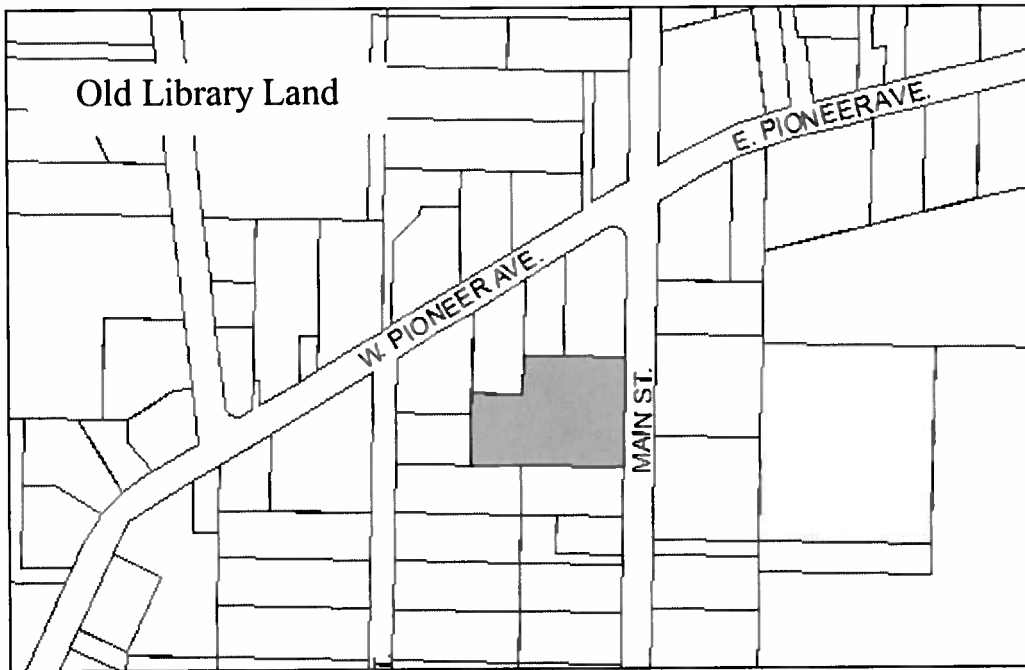
In the process of selling to Lands End, spring 2014

**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

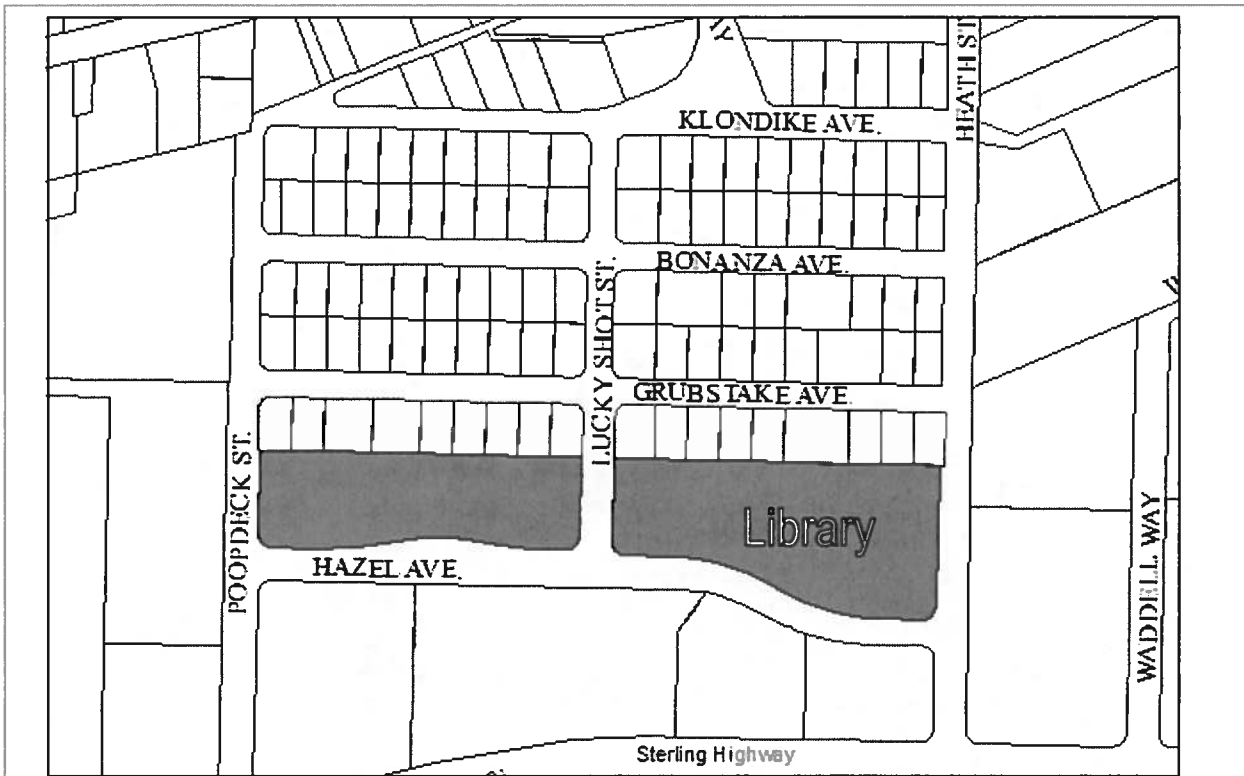
**Infrastructure:** Paved road, water, sewer

**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.

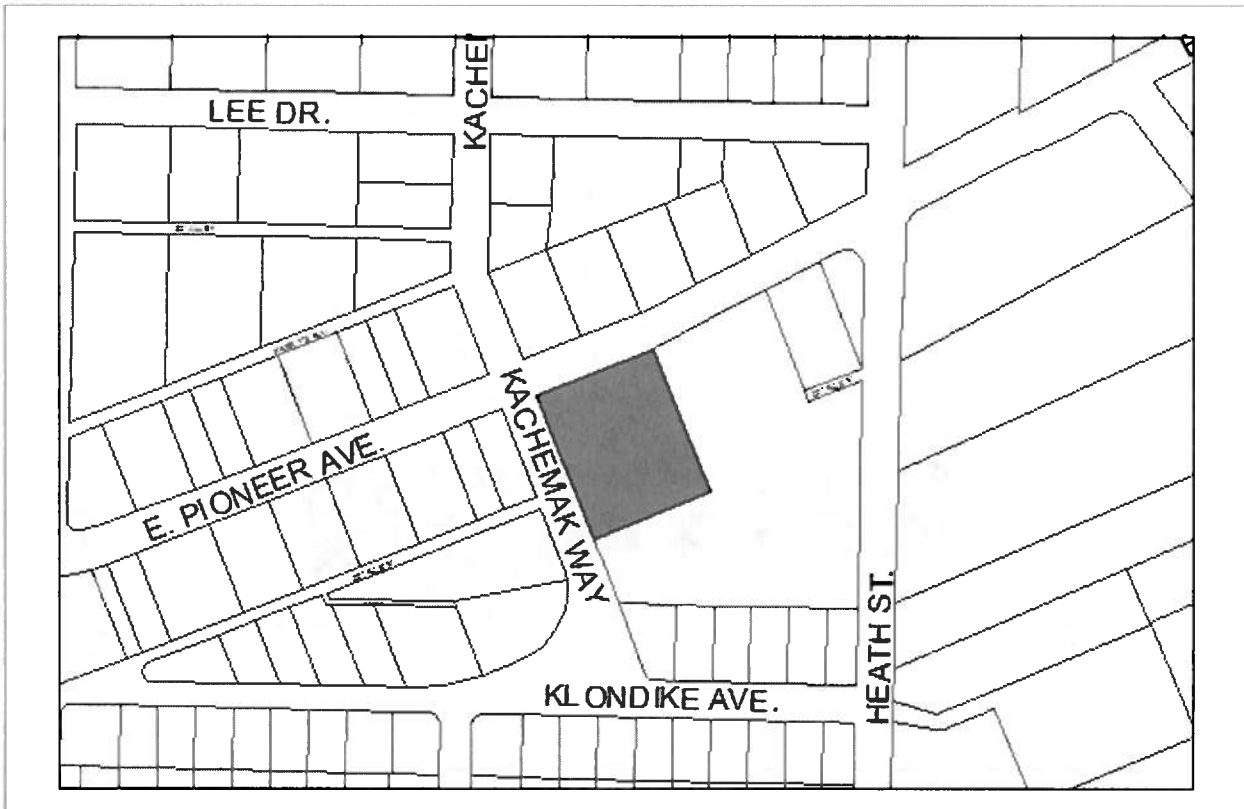
Land was put on the market again in 2009 with a minimum bid of \$228,000, and no bids were received. Resolution 11-037(A) Offer for sale, and if not sold, designate as a conservation buffer. February 2012 update: Land will be put on the market again in the spring.

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.

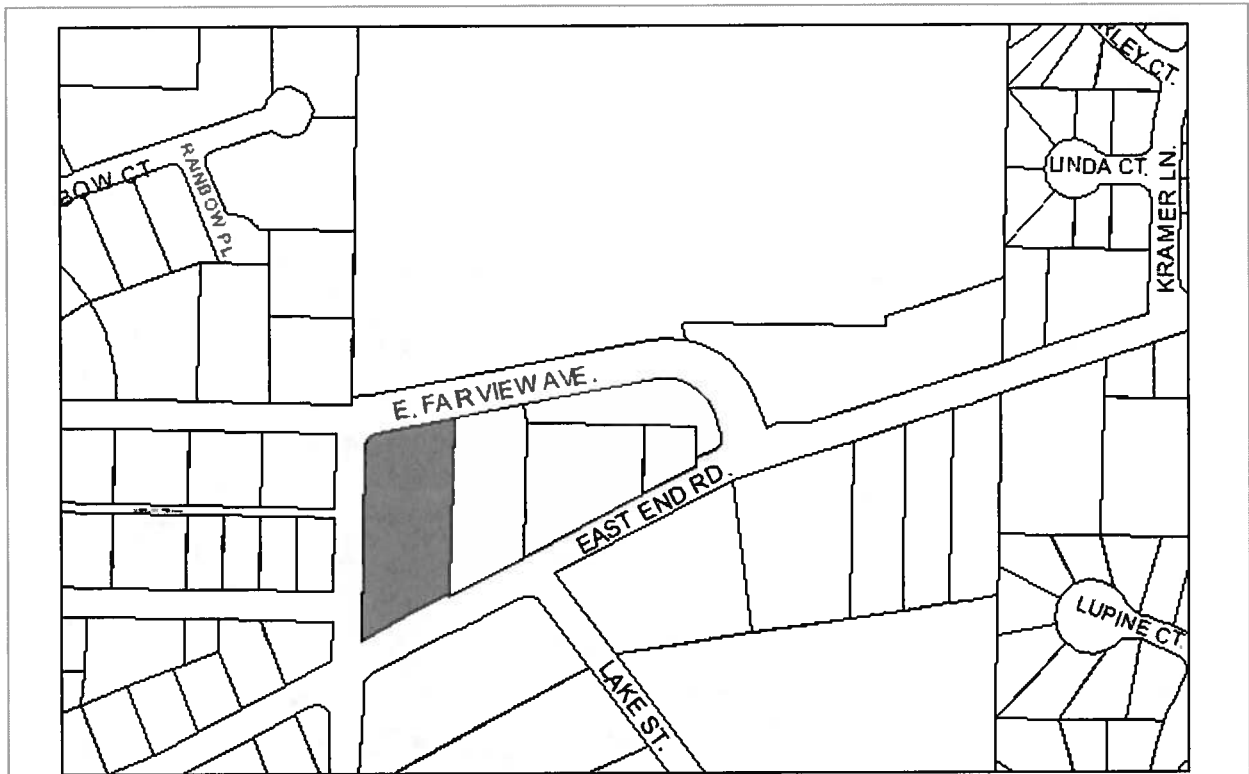
**Finance Dept. Code:**



<b>Designated Use:</b> Library. Resolution 2003-72	
<b>Acquisition History:</b> KPB Ord 93-09	
<b>Area:</b> 5.25 acres	<b>Parcel Number:</b> 17710739, 17710740
<b>2009 Assessed Value:</b> \$3,335,200 (Land 335,200, Structure 3,000,000)	
<b>Legal Description:</b> HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands present
<b>Infrastructure:</b> Paved road access, trail access, water and sewer available.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> City Hall	
<b>Acquisition History:</b> Purchased, Schoulz 12/31/86	
<b>Area:</b> 1.12 acres	<b>Parcel Number:</b> 17720408
<b>2009 Assessed Value:</b> \$1,082,100 (Land 172,300 Structure 909,800)	
<b>Legal Description:</b> HM2004048 T06S R13W S20 Glacier View Subdivision Campus Addition Lot 6-A-2	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road access, water and sewer.	
<b>Notes:</b> New addition and remodel 2011/12. Lower parking area paved.	
<b>Finance Dept. Code:</b>	



**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

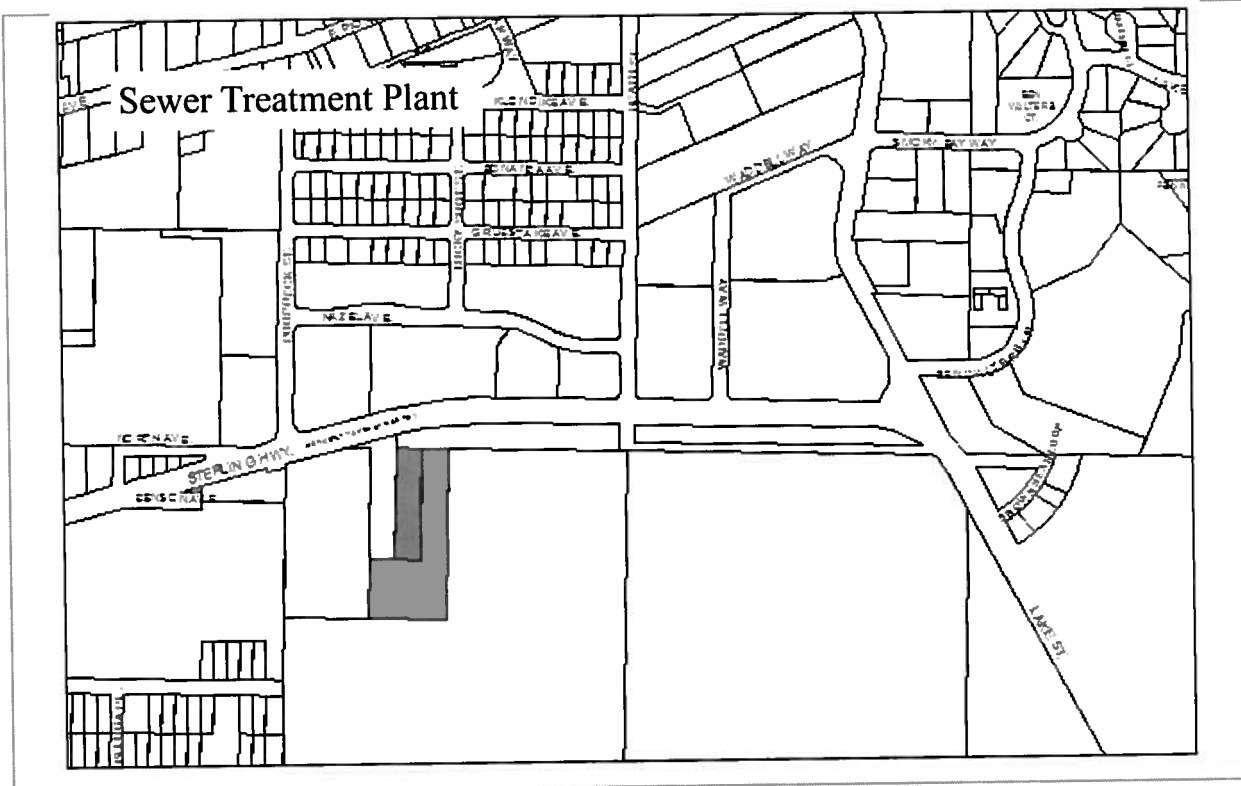
**Infrastructure:** Water, Sewer, Paved access

**Notes:**

**Finance Dept. Code:**

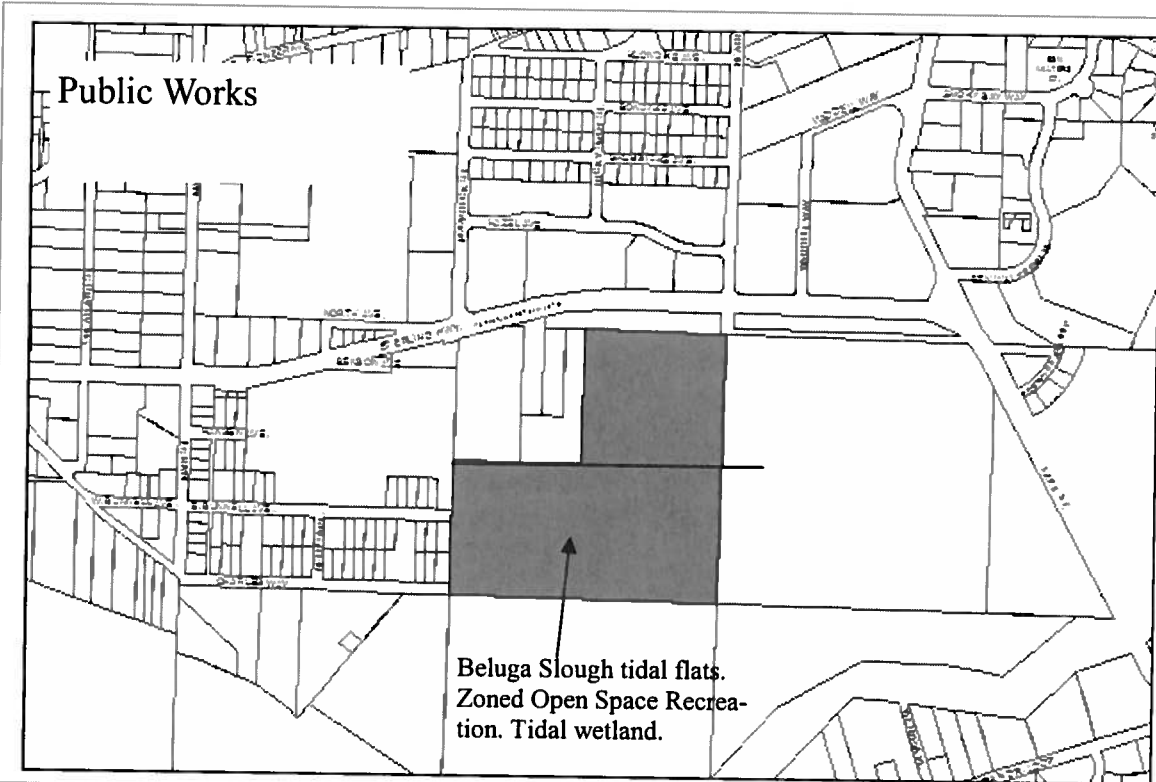




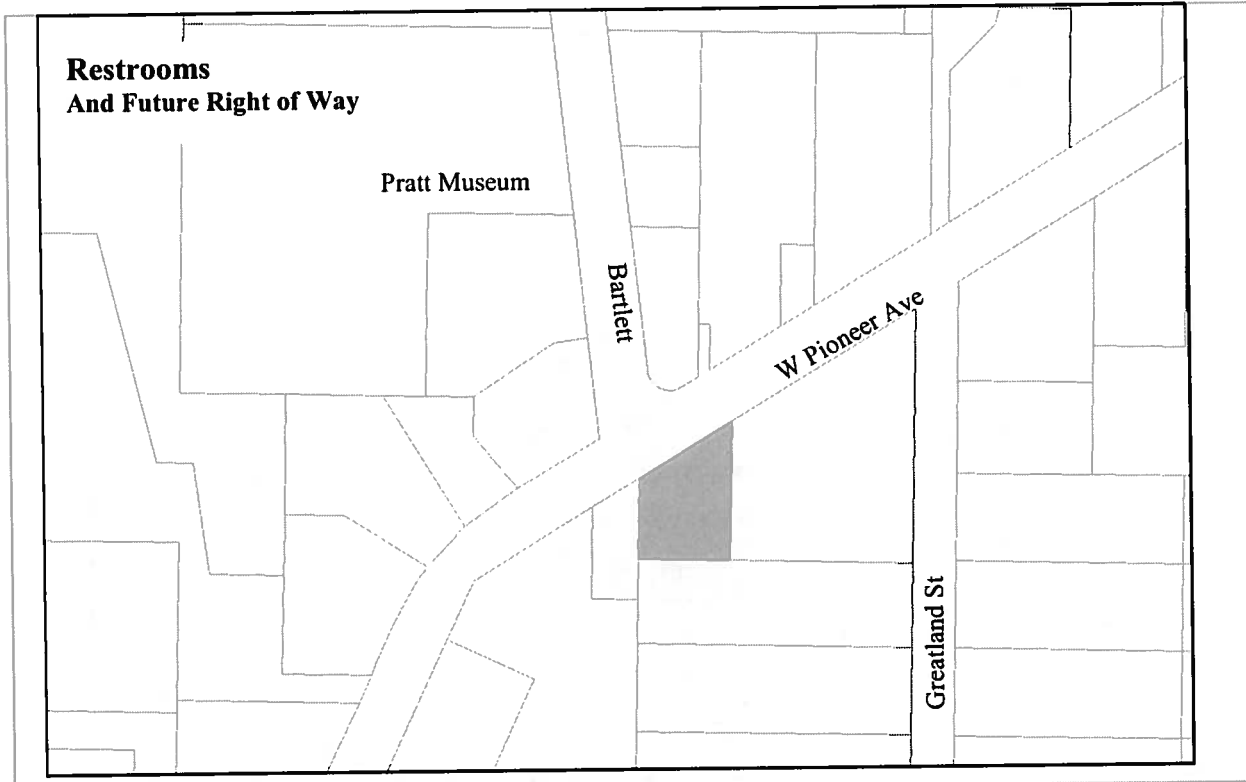


<b>Designated Use:</b> Sewage Treatment	
<b>Acquisition History:</b> see below	
<b>Area:</b> 4.08 acres	<b>Parcel Number:</b> 177140 14, 15
<b>2009 Assessed Value:</b> \$2,528,100 (Land: \$448,900 Structures/Improvements: \$2,079,200)	
<b>Legal Description:</b> T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR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





<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:** Restroom and Future right of way  
**Acquisition History:** Ordinance 2012-42

**Area:** 0.27 acres

**Parcel Number:** 17514301

**2012 Assessed Value:** \$58,800

**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 000049 BUNNELLS SUB LOT 75

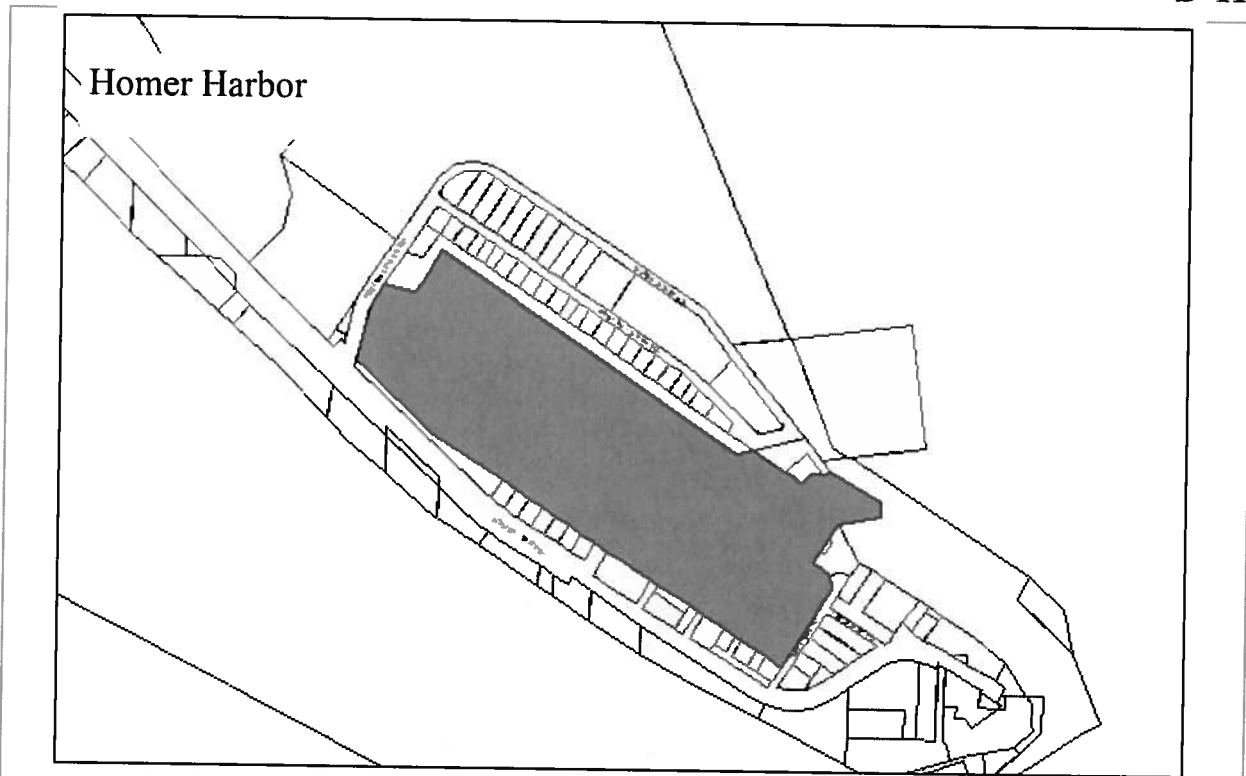
**Zoning:** Central Business District

**Wetlands:** Yes

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

**Notes:**  
 Public restroom constructed 2013-2014  
 Future road extension for Bartlett.

**Finance Dept. Code:**



**Designated Use:** Homer Small Boat Harbor  
**Acquisition History:** Reso 99-51 Reconveyed from ACOE

**Area:** 72.94

**Parcel Number:** 18103214

**2009 Assessed Value:** \$5,607,100

**Legal Description:** T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN

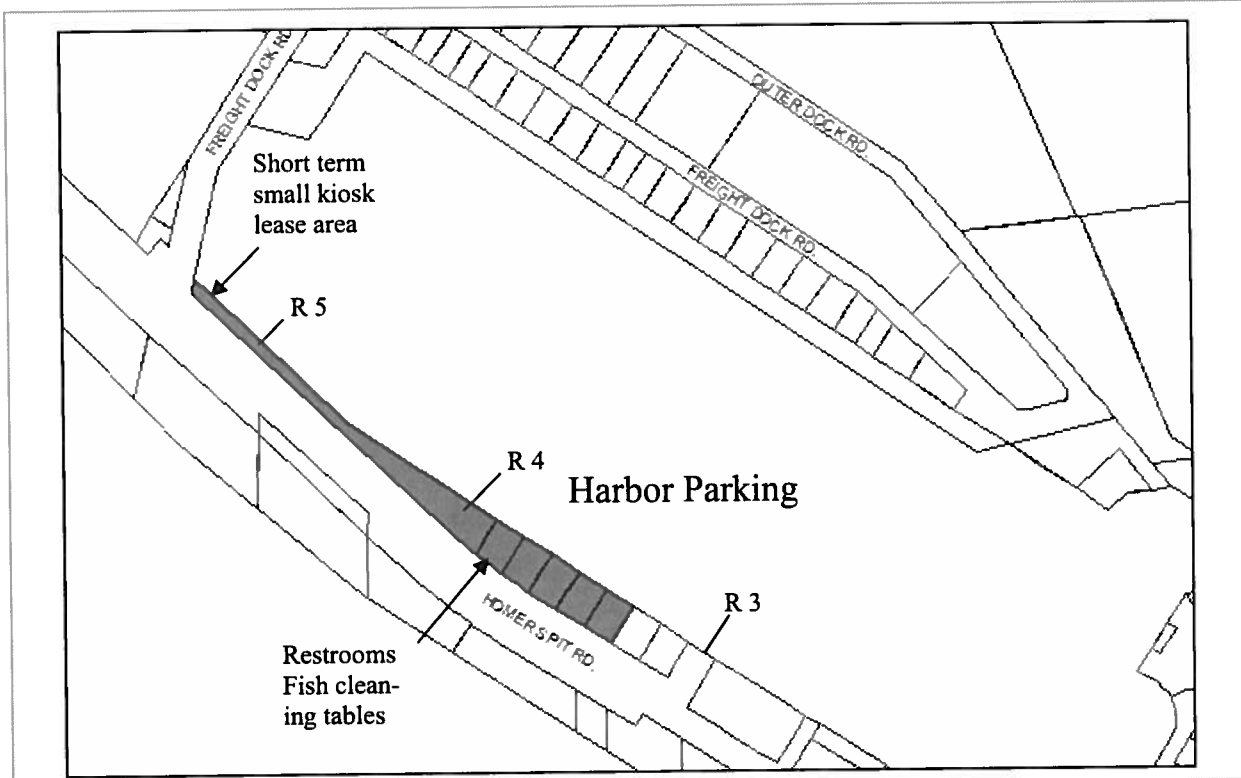
**Zoning:** Marine Commercial

**Wetlands:** N/A

**Infrastructure:** floats, road access, water and sewer

**Notes:**

**Finance Dept. Code:**



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

**Area:** 3.12 acres

**Parcel Number:** 181033 18-22, 24

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

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

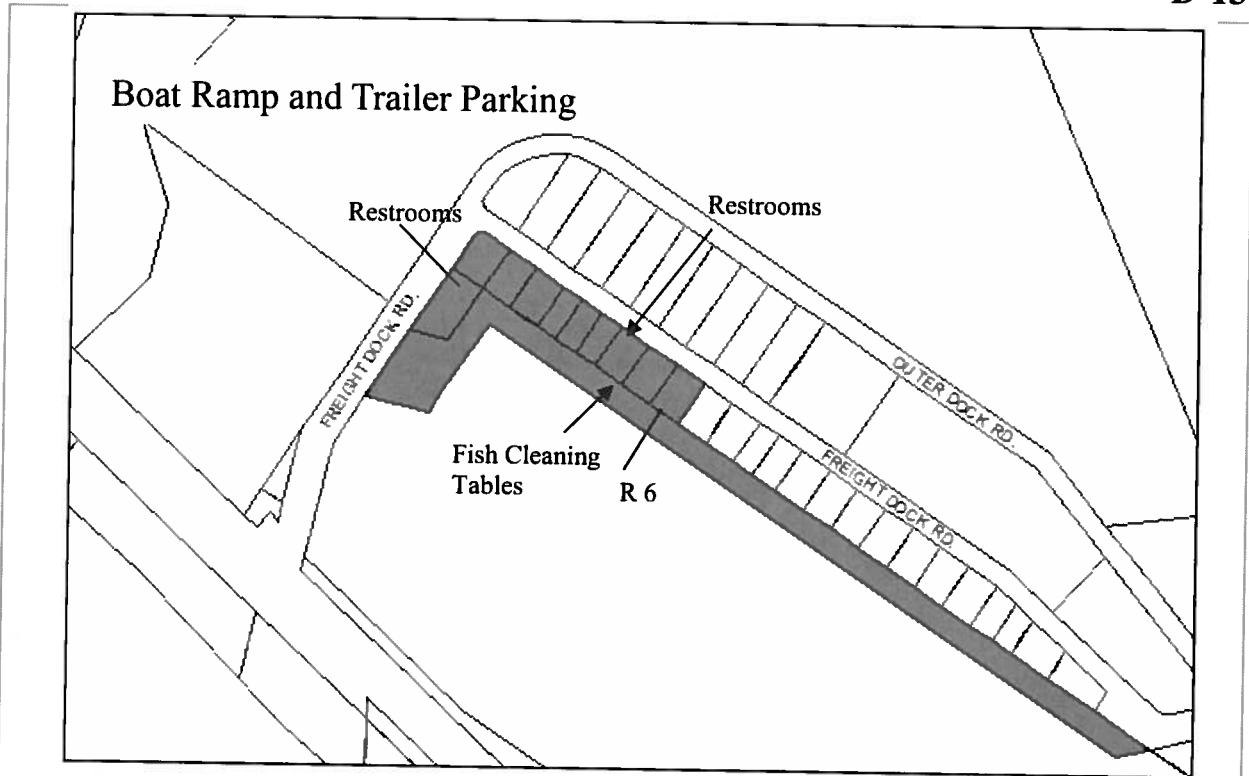
**Zoning:** Marine Commercial

**Wetlands:** N/A

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

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Boat ramp and trailer parking  
**Acquisition History:**

**Area:** 8.32 acres

**Parcel Number:** 181032 47-58, 18103216

**2009 Assessed Value:** \$2,323,400

**Legal Description:** Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8

**Zoning:** Marine Industrial, over slope area is Marine Commercial

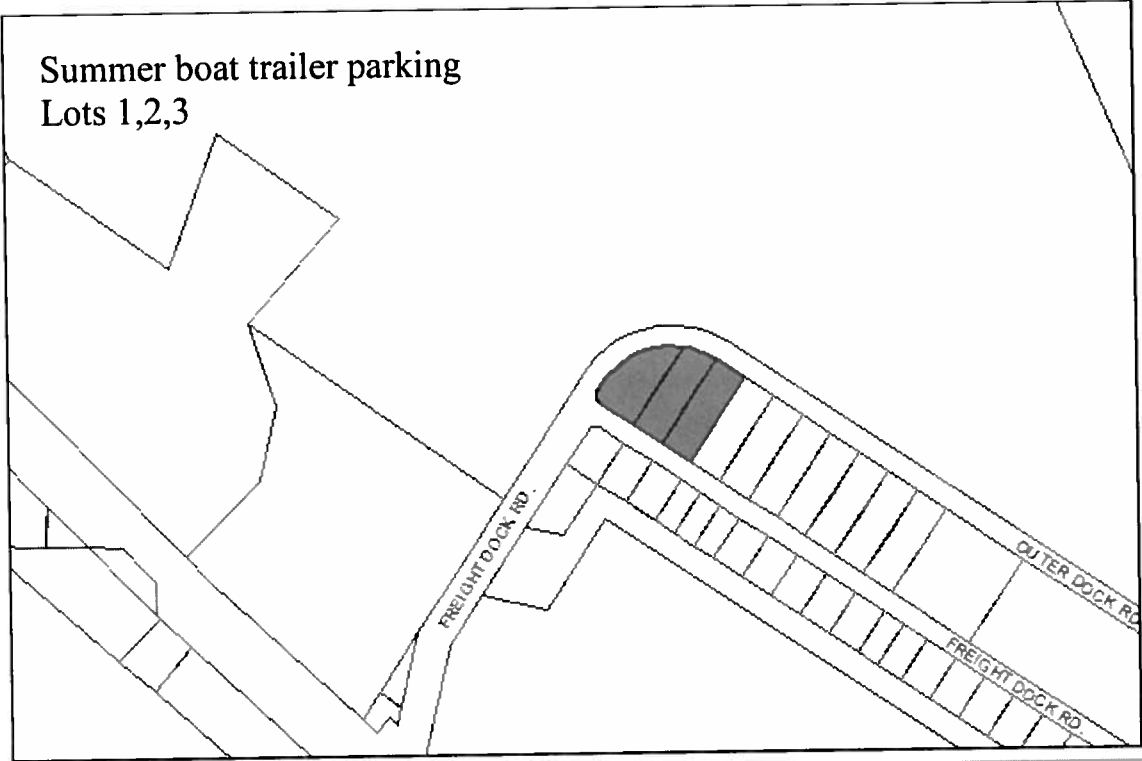
**Wetlands:** N/A

**Infrastructure:** paved road, 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

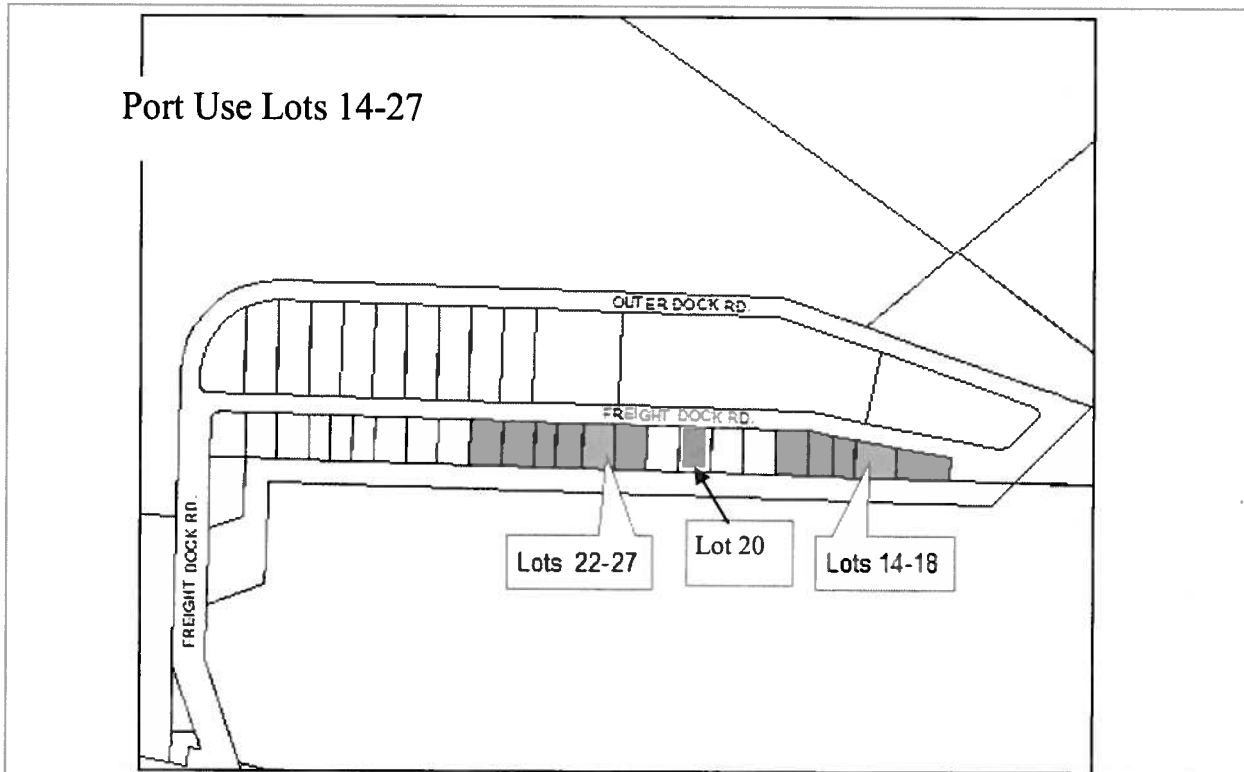
**Zoning:** Marine Industrial

**Wetlands:** N/A

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

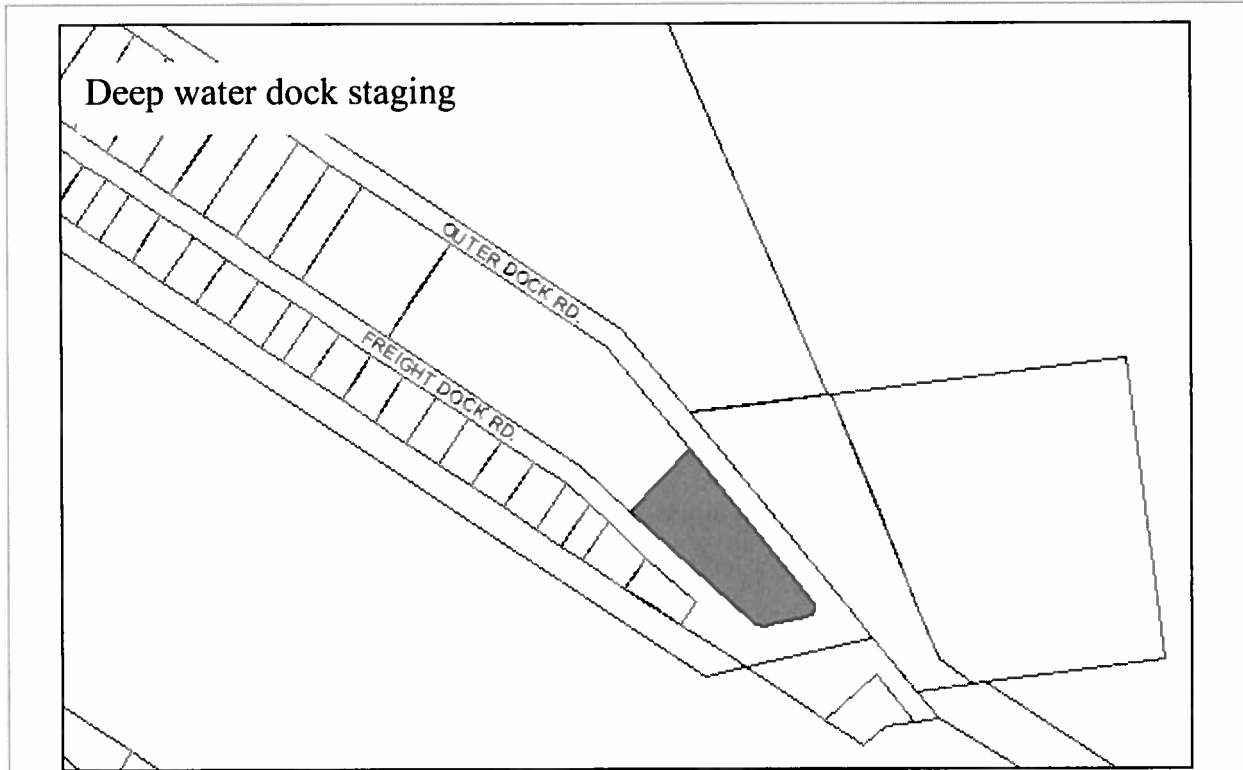
**Notes:**

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.

Lots 22 and 23 are under design for a new harbormaster office, construction scheduled for 2014

Lot 20 reserved for future travel lift Resolution 13-032

**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

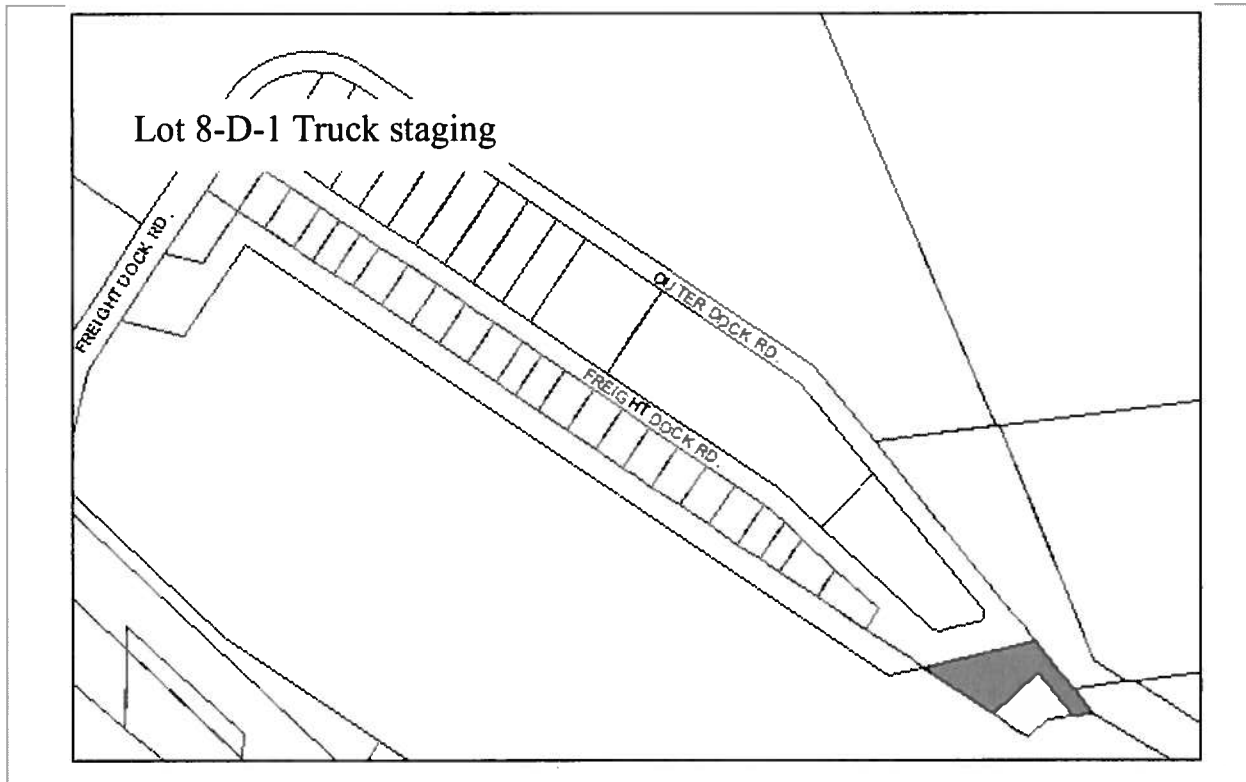
**Infrastructure:** paved road, water and sewer

**Notes:**

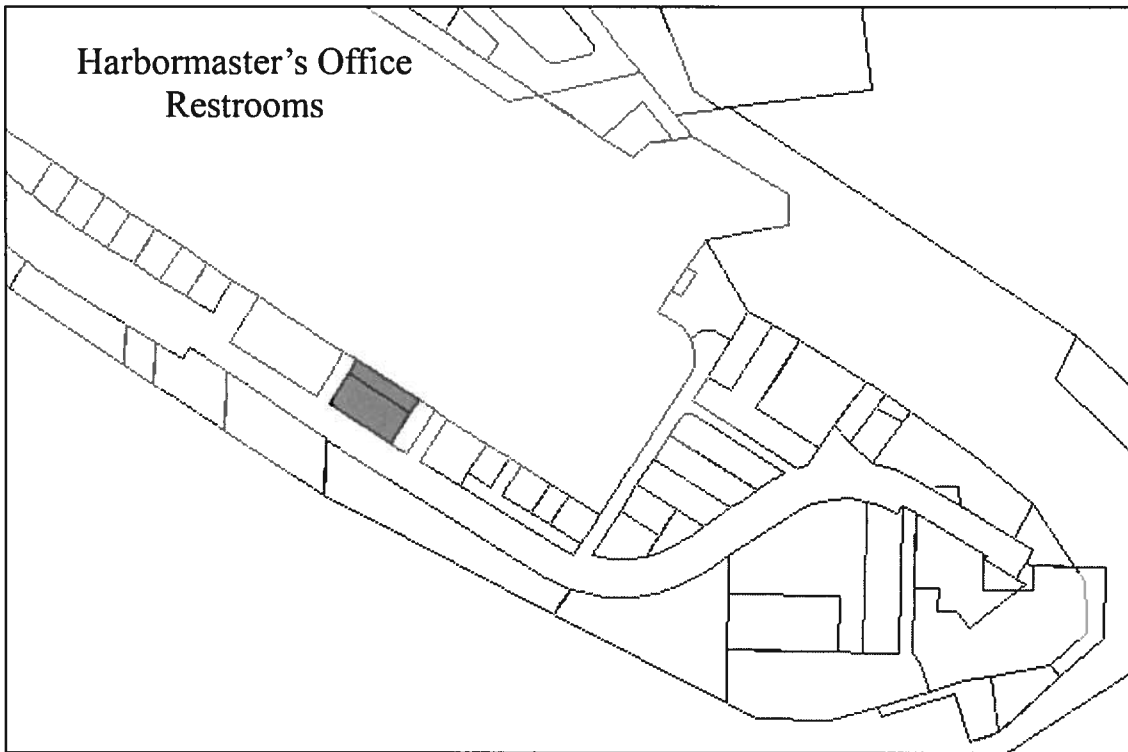
Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.

**Finance Dept. Code:**





<b>Designated Use:</b> Commercial Truck Staging	
<b>Acquisition History:</b>	
<b>Area:</b> 1.12 acres	<b>Parcel Number:</b> 18103259
<b>2009 Assessed Value:</b> \$342,800 (Land: \$329,600, Structures: \$13,200)	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Gravel road access, water and sewer	
<b>Notes:</b>  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.	
<b>Finance Dept. Code:</b>	



**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)

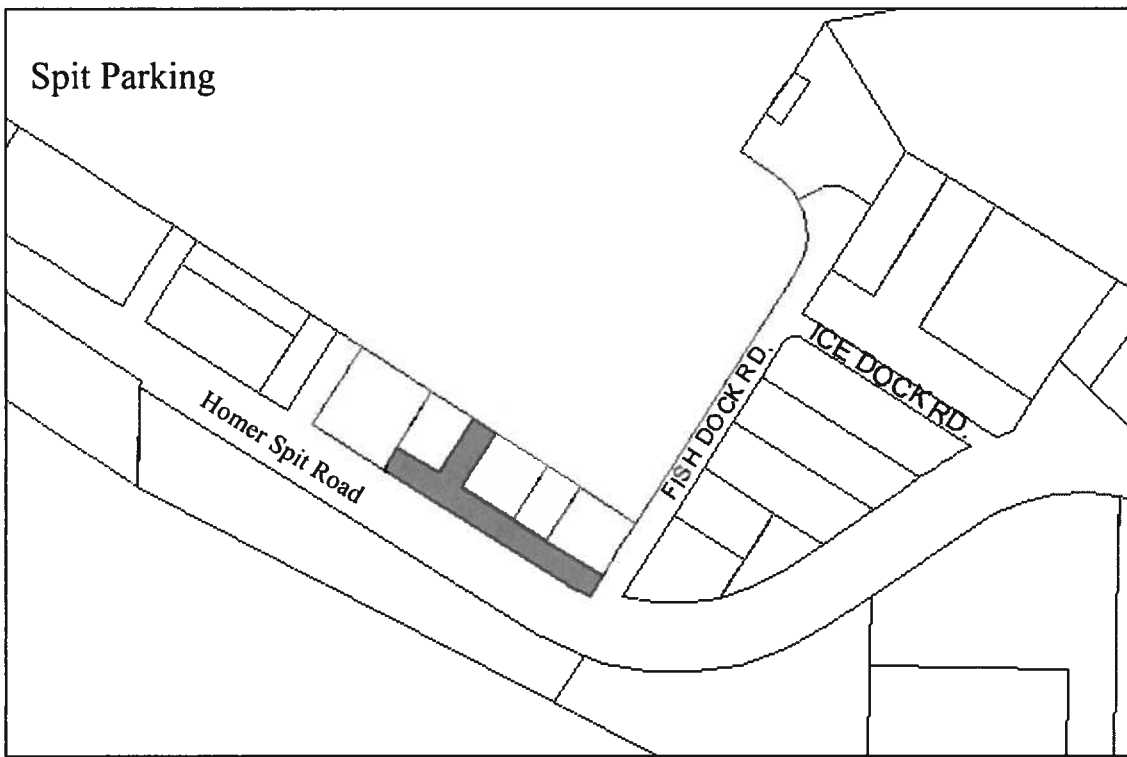
**Legal Description:** Homer Spit Subdivision Amended, Lots 28 and 29

**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

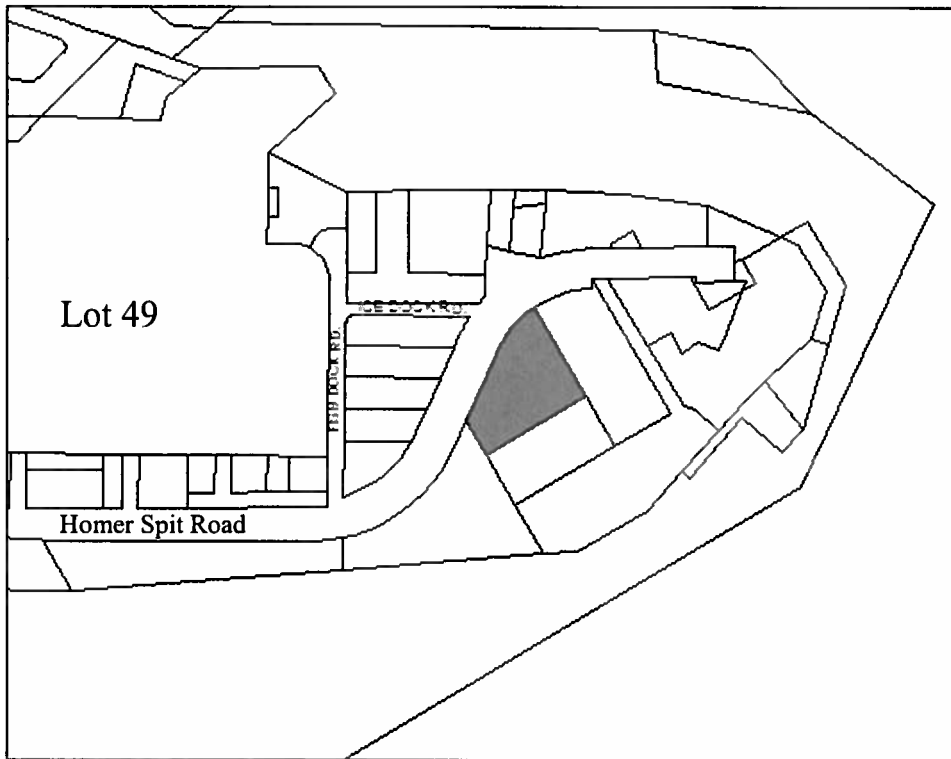
**Wetlands:** N/A

**Infrastructure:** Paved road

**Notes:**

Provides parking for adjacent businesses, and harbor access.

**Finance Dept. Code:**



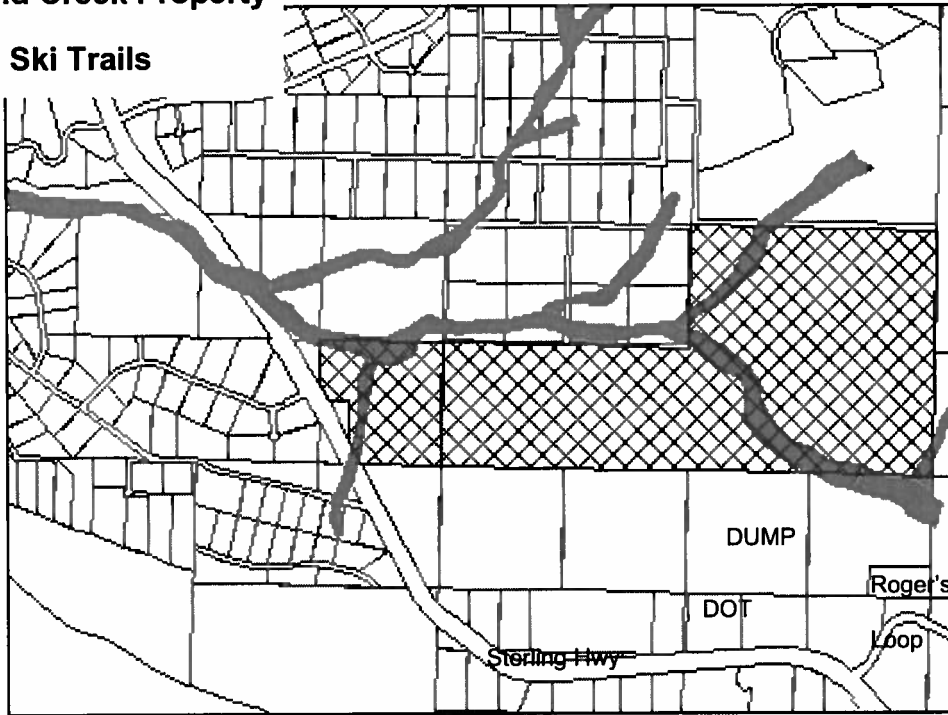
<b>Designated Use:</b> Main Dock Staging	
<b>Acquisition History:</b>	
<b>Area:</b> 2 acres	<b>Parcel Number:</b> 18103436
<b>2009 Assessed Value:</b> \$688,400 (Land: \$651,200 Structure: \$37,200)	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE @ 205/928	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved road, water and sewer	
<b>Notes:</b> Resolution 2007-51: Continue to use for dredge material dewatering.	
<b>Finance Dept. Code:</b>	

# **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 SE1/4 and HM T06S R14W S10 SE1/4 & S1/2 SW1/4.

**Zoning:** Not in city limits

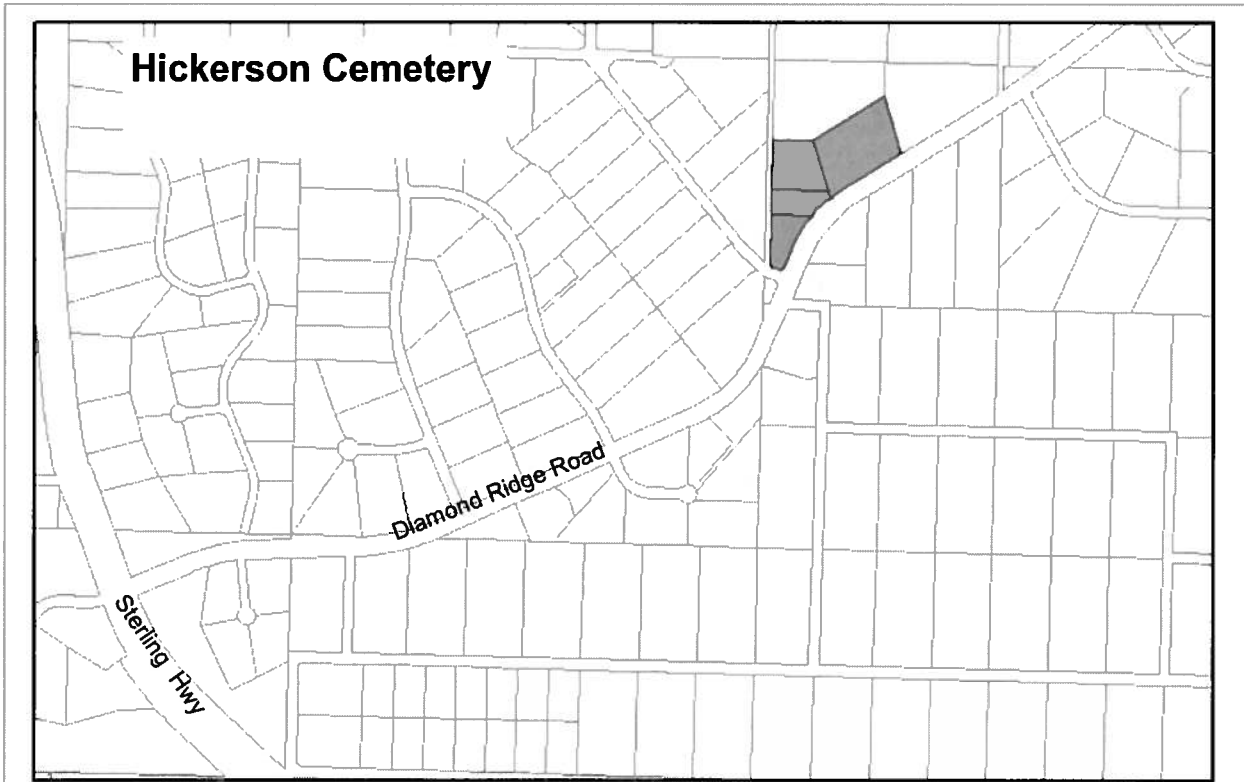
**Wetlands:** Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.

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

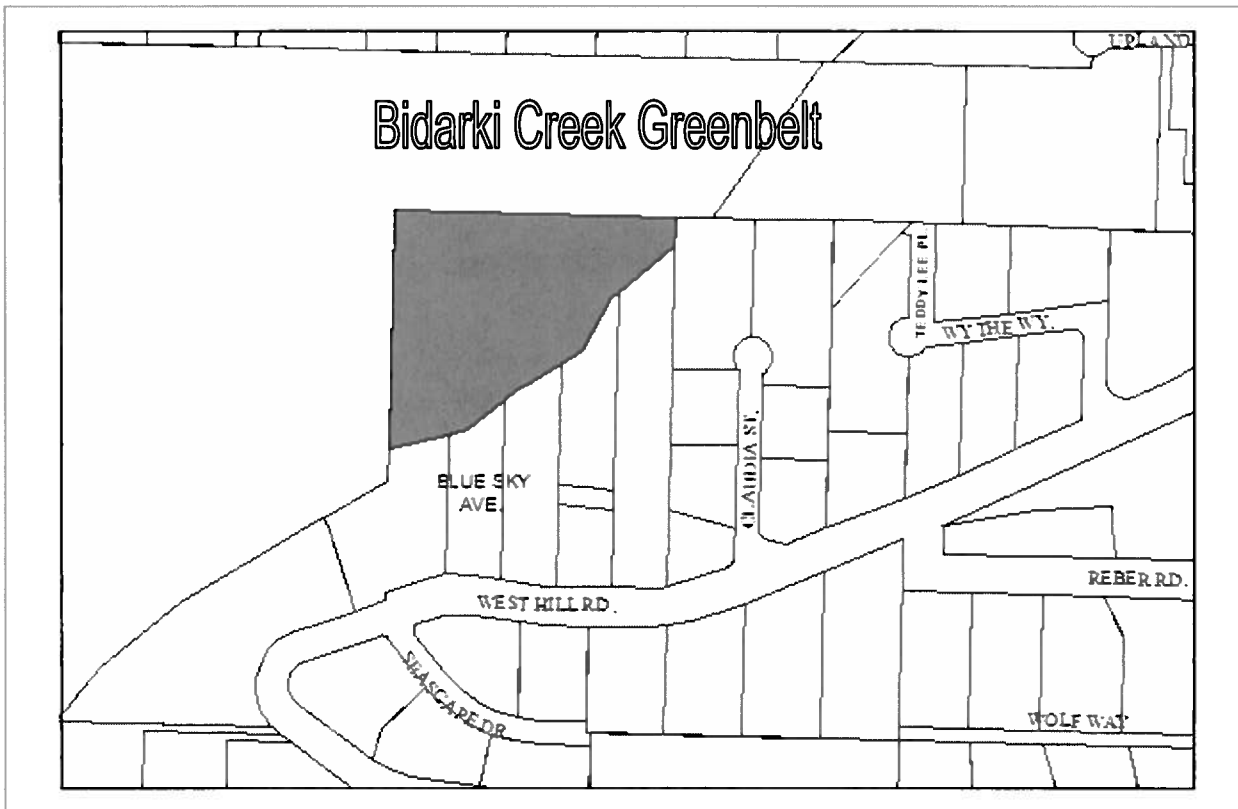
**Notes:** Ski trails, managed by Kachemak Nordic Ski Club

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:**



<b>Designated Use:</b> Hickerson Memorial Cemetery	
<b>Acquisition History:</b> Deed American Legion Gen Buckner Post 16 4/23/70. Ordinance 10-30	
<b>Area:</b> 6.91 acres	<b>Parcel Number:</b> 17321011, 13, 14, 15
<b>2010 Assessed Value:</b> \$111,990 (Land \$113,100, Structure \$6,800)	
<b>Legal Description:</b> HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C	
<b>Zoning:</b> Not within city limits	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved access	
<b>Notes:</b> Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30.	
<b>Finance Dept. Code:</b>	



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

<b>Area:</b> 6.57 acres	<b>Parcel Number:</b> 17503025
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**2009 Assessed Value:** \$70,100

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

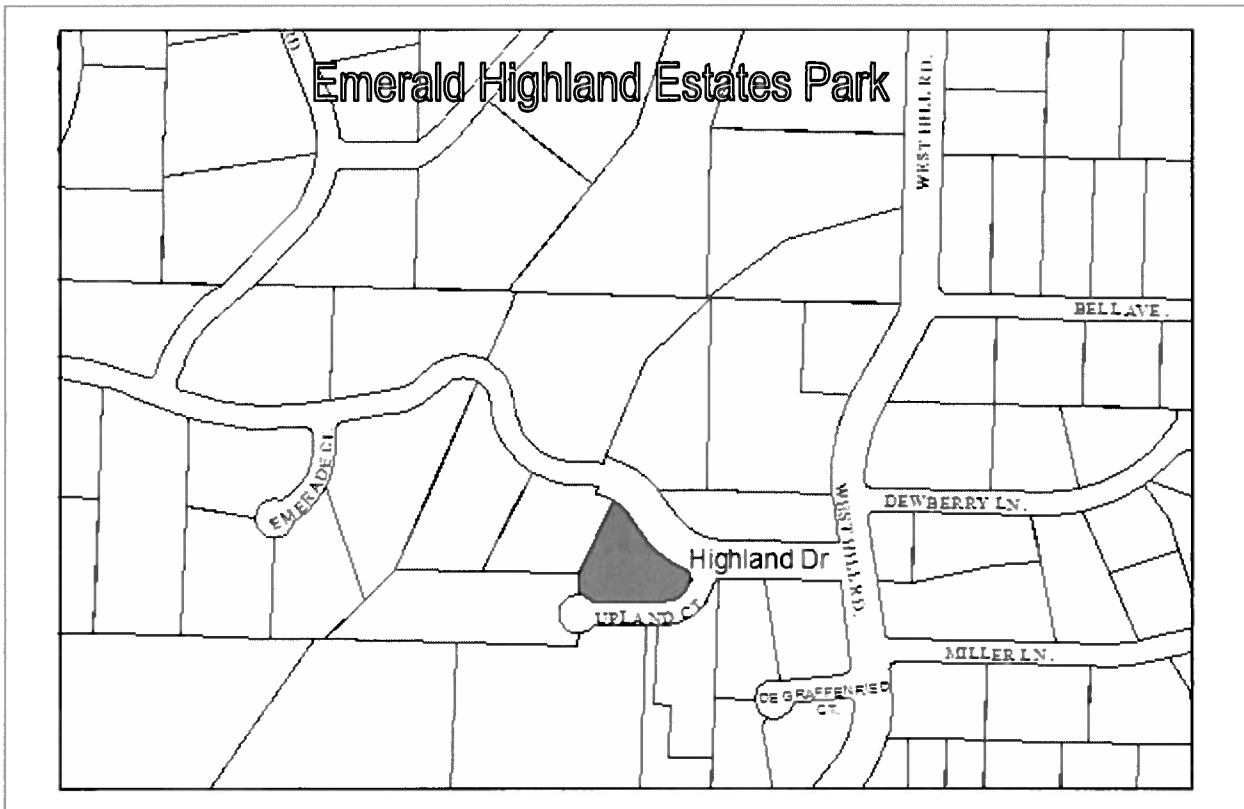
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Bidarki Creek runs through the lot
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**Infrastructure:** No access, no utilities

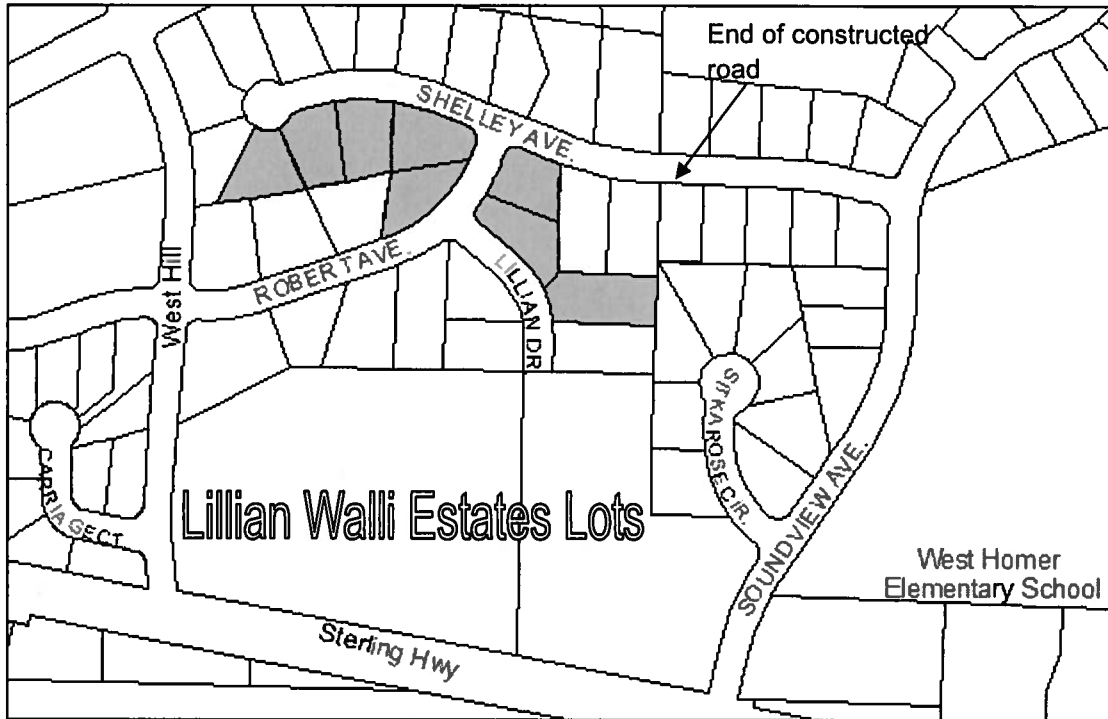
**Notes:** Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.

**Finance Dept. Code:**





<b>Designated Use:</b> Public Use/Emerald Highland Estates Park	
<b>Acquisition History:</b> Gangle Deed, 12/1989	
<b>Area:</b> 1.04 acres	<b>Parcel Number:</b> 17502056
<b>2009 Assessed Value:</b> \$49,300	
<b>Legal Description:</b> HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> The whole lot is potential wetlands. Creek present long western property line.
<b>Infrastructure:</b> Gravel road access	
<p><b>Notes:</b> 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.</p> <p><b>History:</b>                  Resolution 2004-24A, Land Allocation Plan                  Resolution 2007-03 Emerald Park Master Plan</p>	
<b>Finance Dept. Code:</b>	



**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

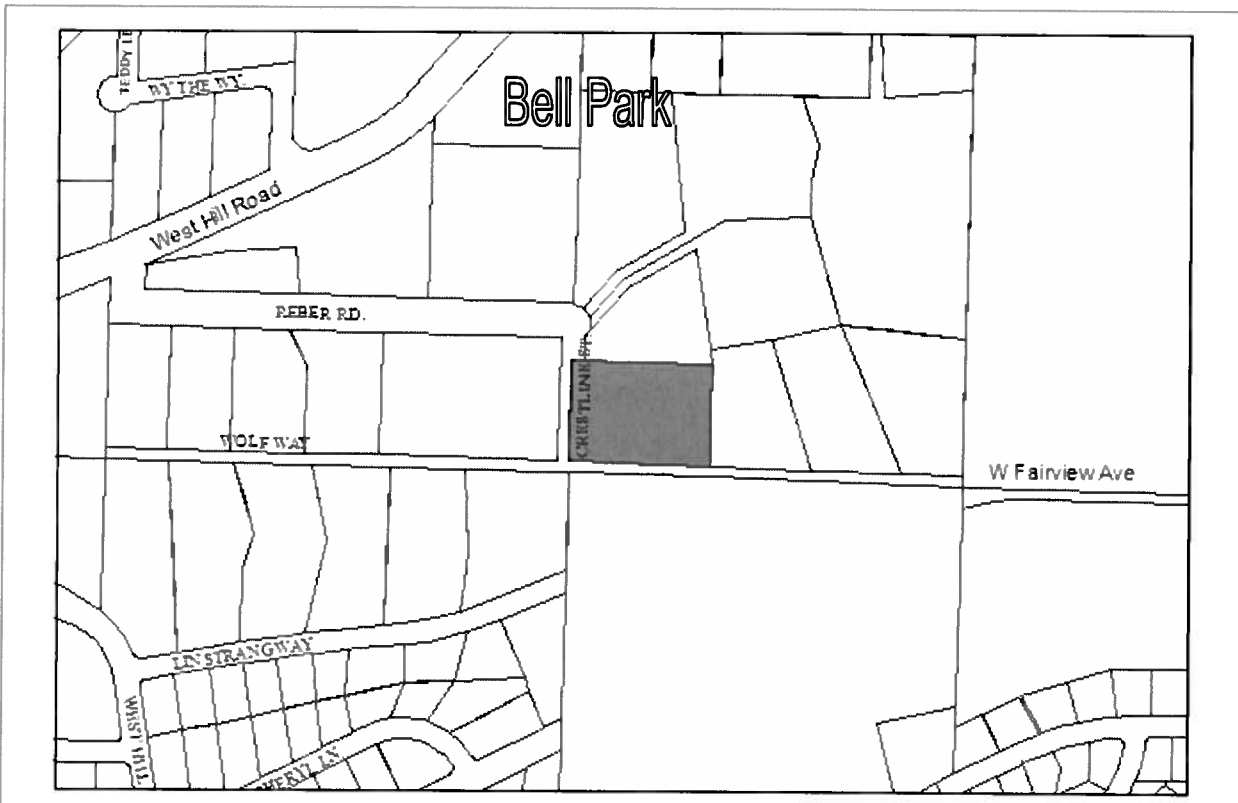
**Infrastructure:** No roads, water or sewer immediately adjacent to these lots.

**Notes: Resolution 2004-24A:** The Council directed staff to work with Parks and Recreation to identify a lot to keep as a park.

**Resolution 2012-50(S):** Initiated a Special Assessment District to develop the subdivision. This process began in fall 2012.

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

<b>Area:</b> 2.75 acres	<b>Parcel Number:</b> 17524006
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**2009 Assessed Value:** \$81,800

**Legal Description:** HM0700402 T06S R13W S18 TRACT E W R BELL SUB

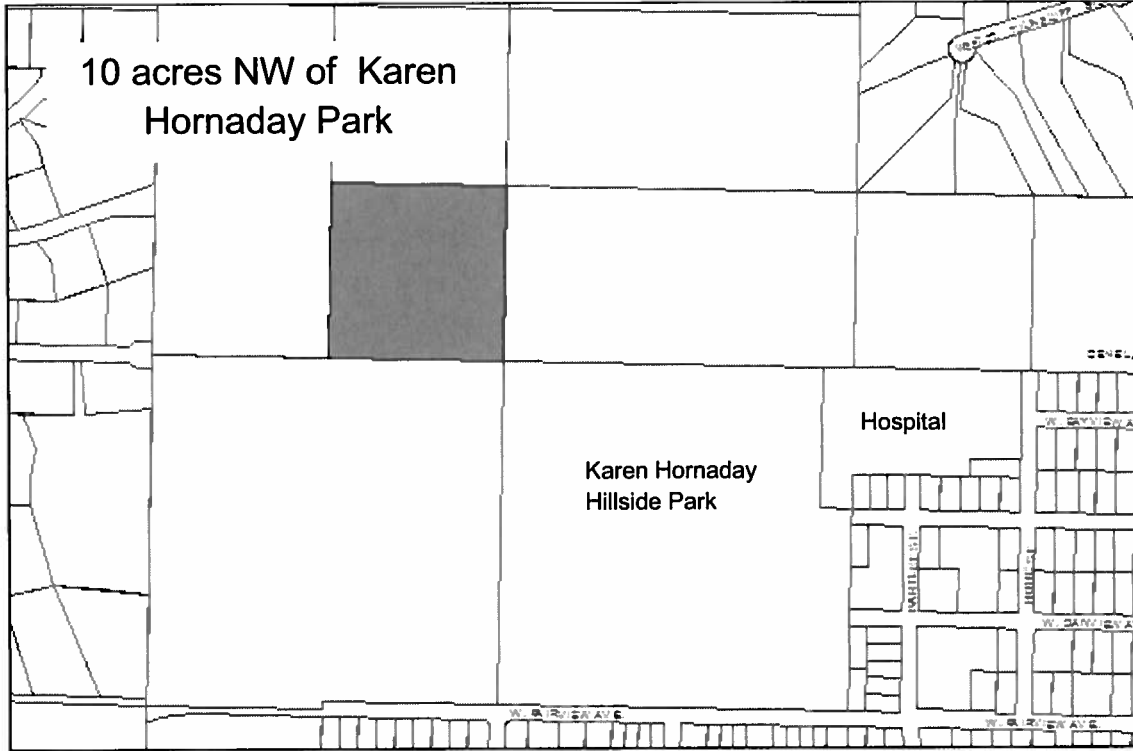
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Drainages on lot.
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**Infrastructure:** Gravel road access. Rough trails across property.

**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

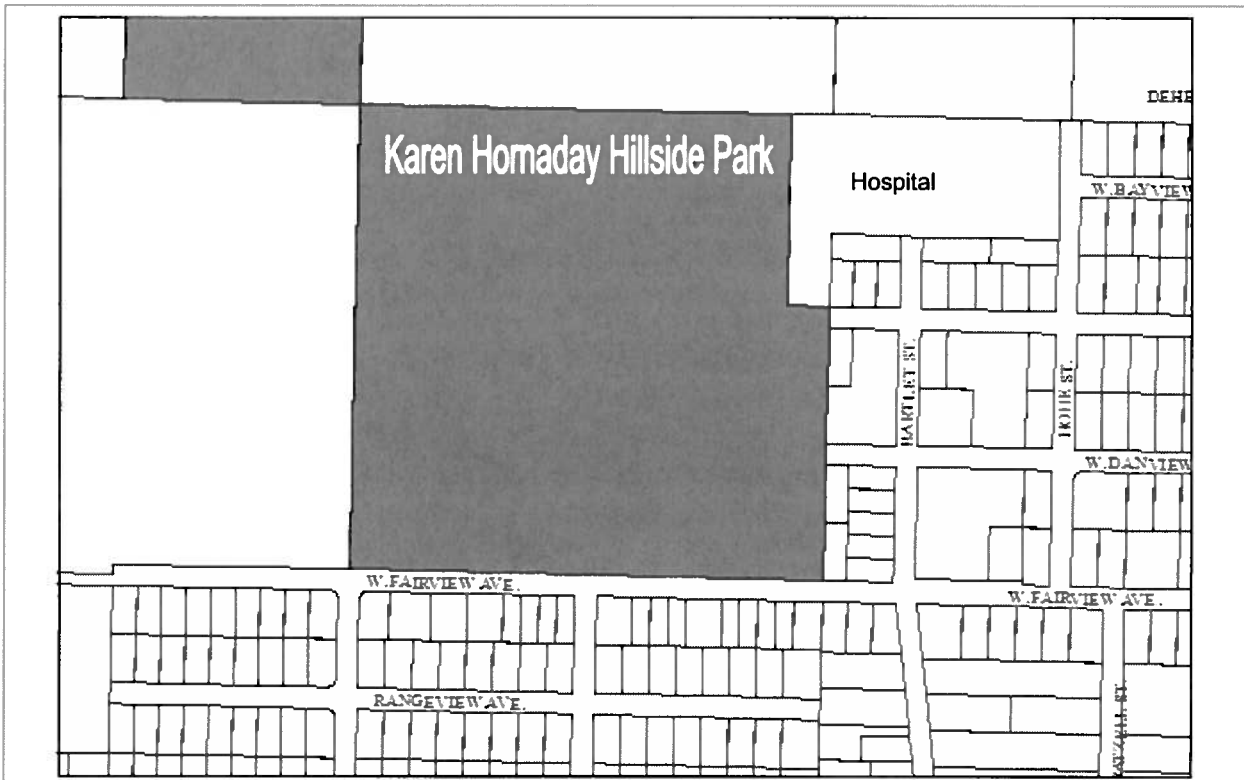
**Zoning:** Rural Residential

**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

<b>Area:</b> 38.5 acres	<b>Parcel Number:</b> 17504023
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**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

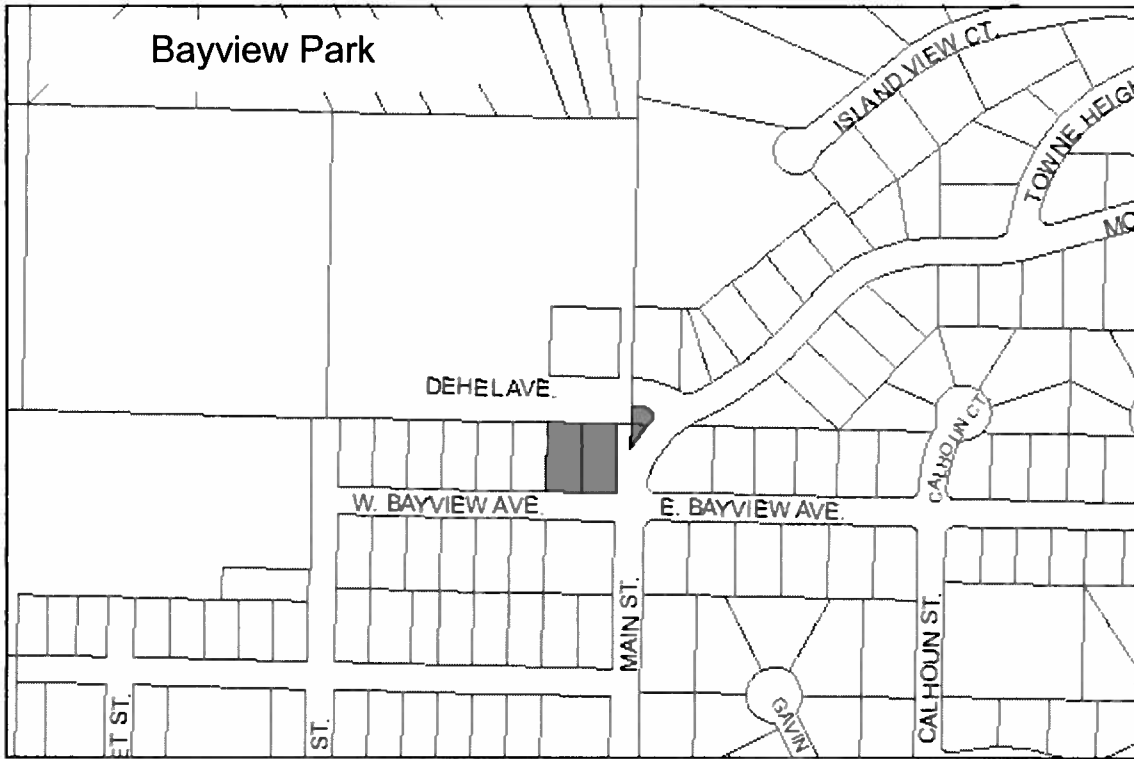
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> Some drainages
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**Infrastructure:** Water, sewer and road access

**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

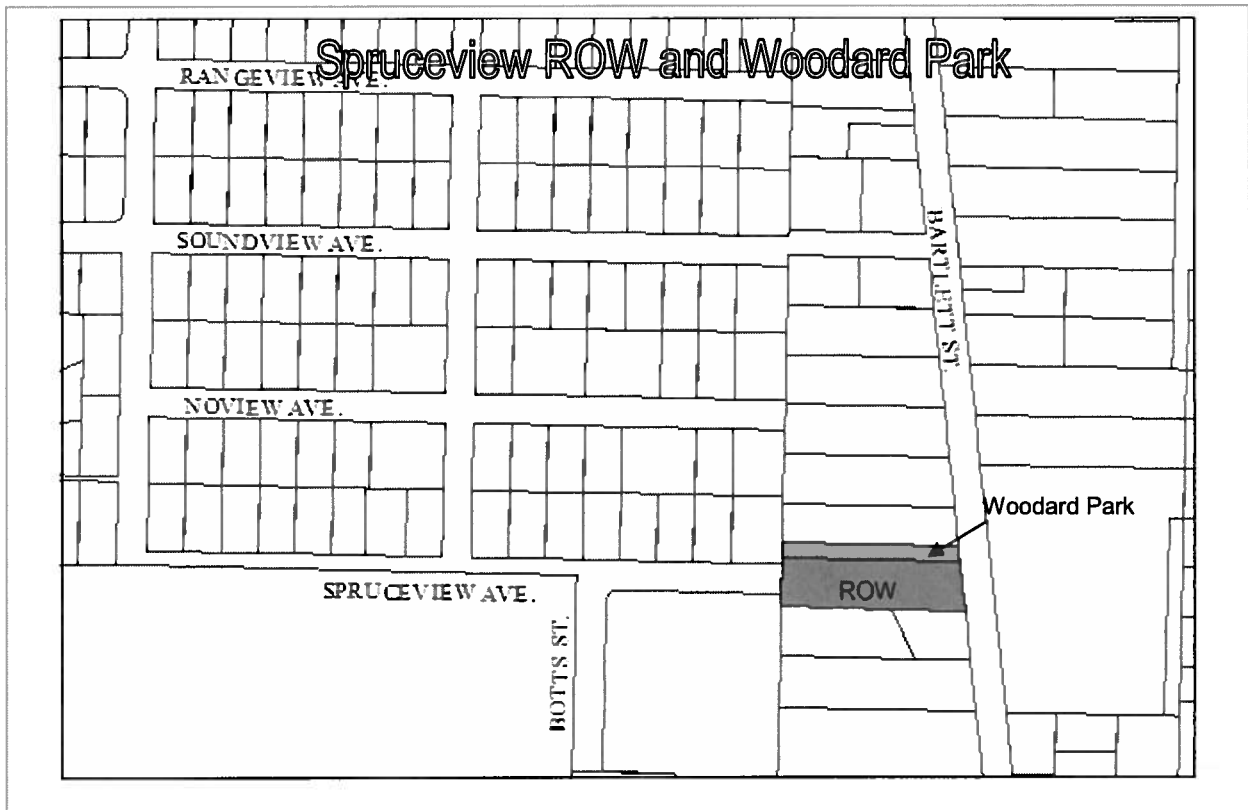
**Zoning:** Rural Residential

**Wetlands:** N/A

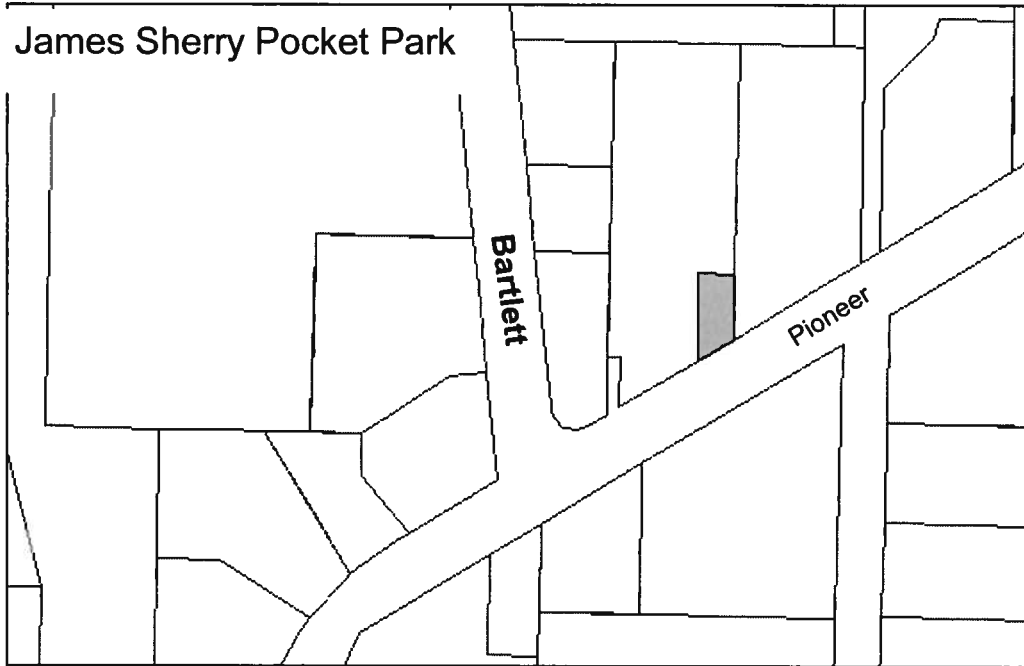
**Infrastructure:** Paved road access

**Notes:**

**Finance Dept. Code:**



<b>Designated Use:</b> ROW and Woodard Park	
<b>Acquisition History:</b> 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	
<b>Area:</b> ROW 0.85 acres Woodard Park: .025 acres	<b>Parcel Number:</b> 17513329 17513328
<b>2006 Assessed Value:</b> ROW: \$61,400, Park: \$36,200	
<b>Legal Description:</b> 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	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> Woodard Creek and wetlands present
<b>Infrastructure:</b> Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b> 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

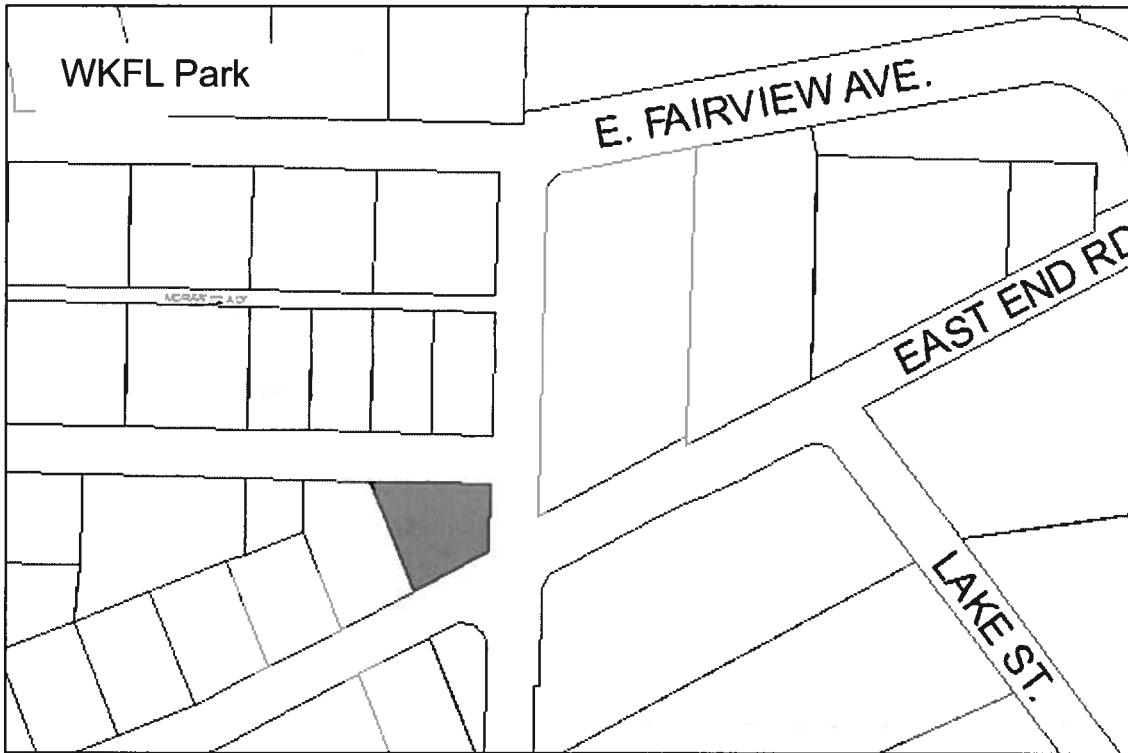
**Infrastructure:** Water and Sewer, paved sidewalk

**Notes:**

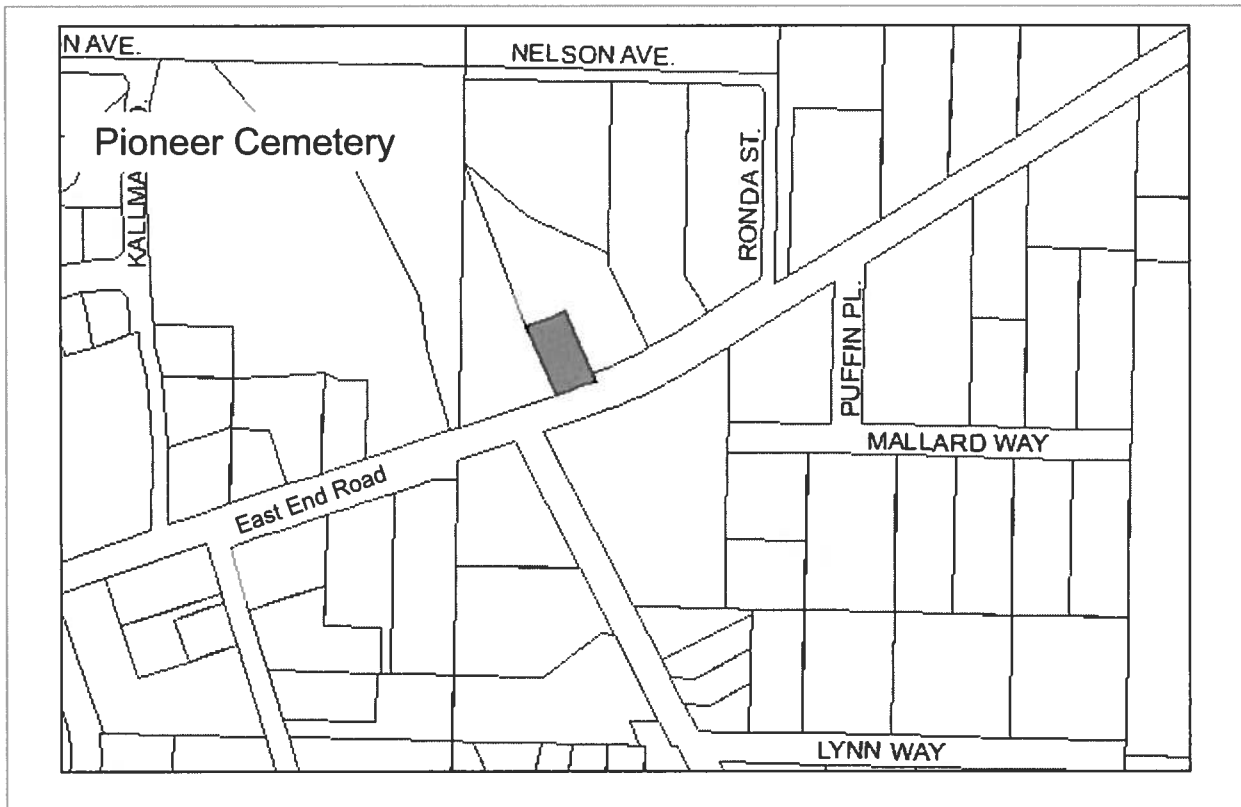
HEA/phone company utility infrastructure on lot—big green boxes.

**Finance Dept. Code:**

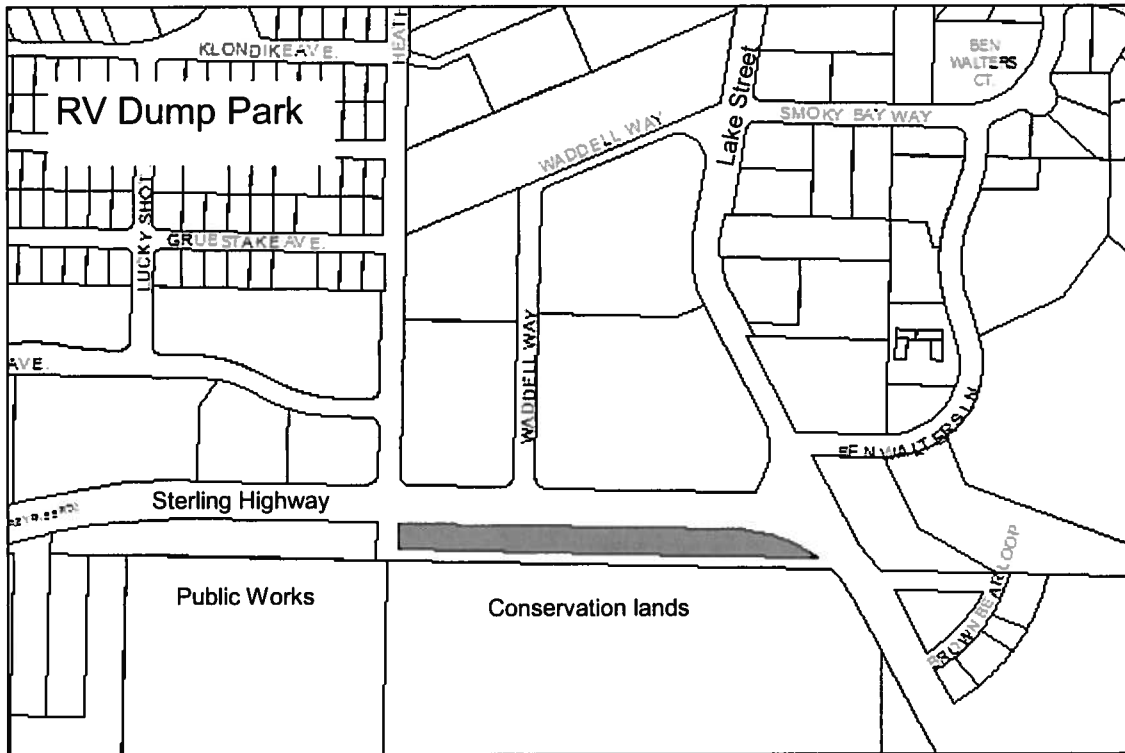




<b>Designated Use:</b> WKFL Park	
<b>Acquisition History:</b> Asaiah Bates Deed 3/88	
<b>Area:</b> 0.31 acres	<b>Parcel Number:</b> 17720204
<b>2009 Assessed Value:</b> \$95,600	
<b>Legal Description:</b> Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, paved road, electricity	
Public restroom constructed in 2013.	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Pioneer Cemetery	
<b>Acquisition History:</b> Quitclaim Deed Nelson 4/27/66	
<b>Area:</b> 0.28 acres	<b>Parcel Number:</b> 17903007
<b>2009 Assessed Value:</b> \$26,400	
<b>Legal Description:</b> James Waddell Survey of Tract 4 Lot 4A	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved Road	
<b>Finance Dept. Code:</b>	



**Designated Use:** RV Water/Dump 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

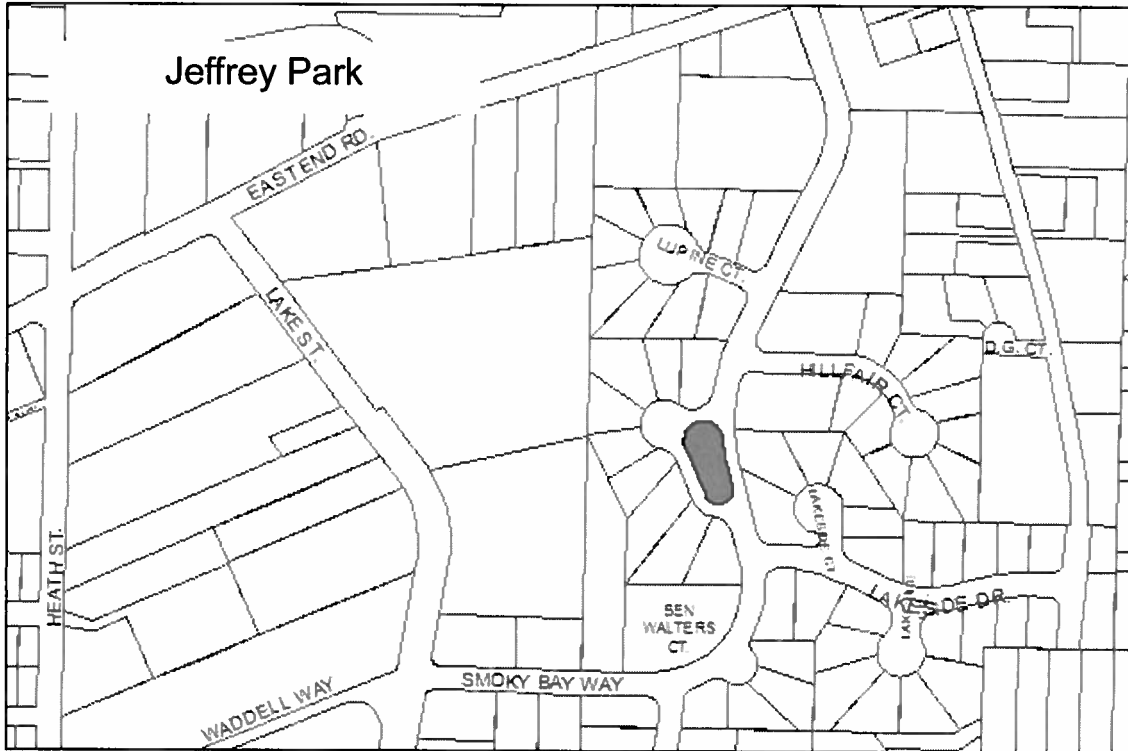
**Zoning:** Central Business District

**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

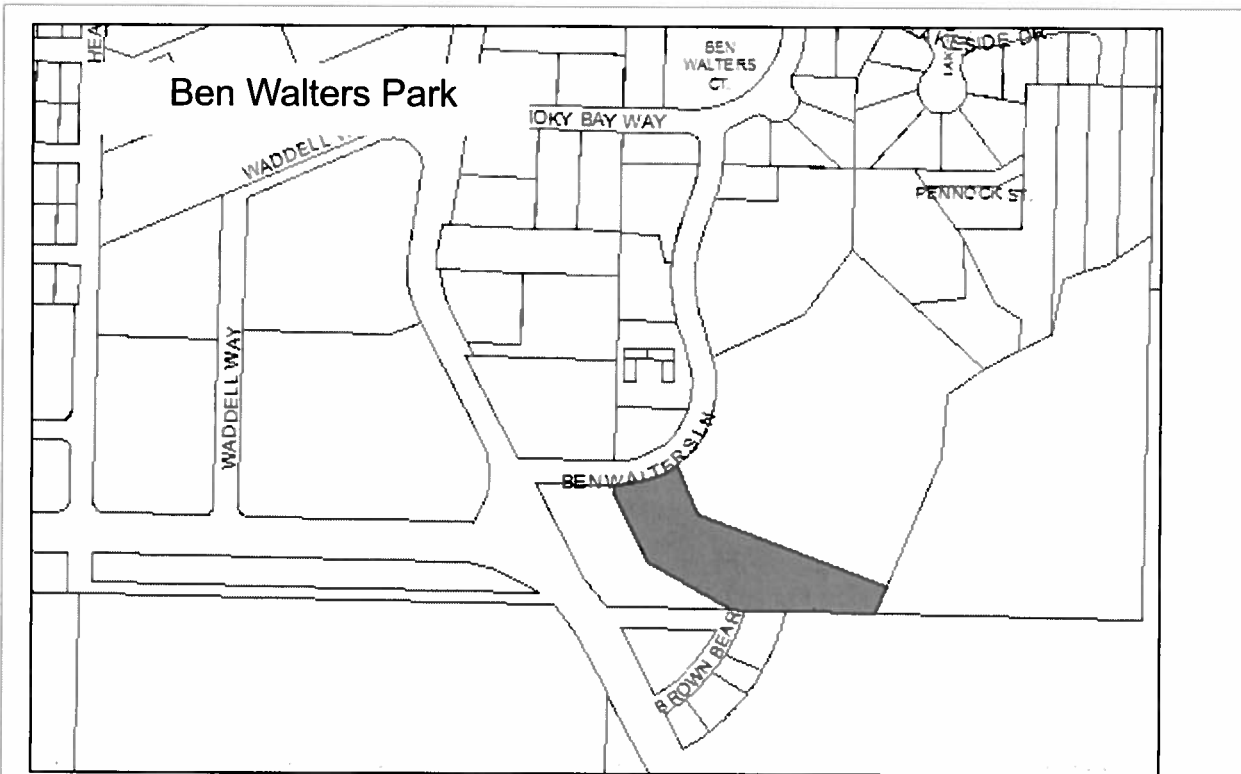
**Zoning:** Urban Residential

**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.

<b>Area:</b> 2.48 acres	<b>Parcel Number:</b> 17712022
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**2009 Assessed Value:** \$435,200 (Land \$386,100, Structure \$49,100)

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

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> 3664 Ben Walters Lane
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**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)

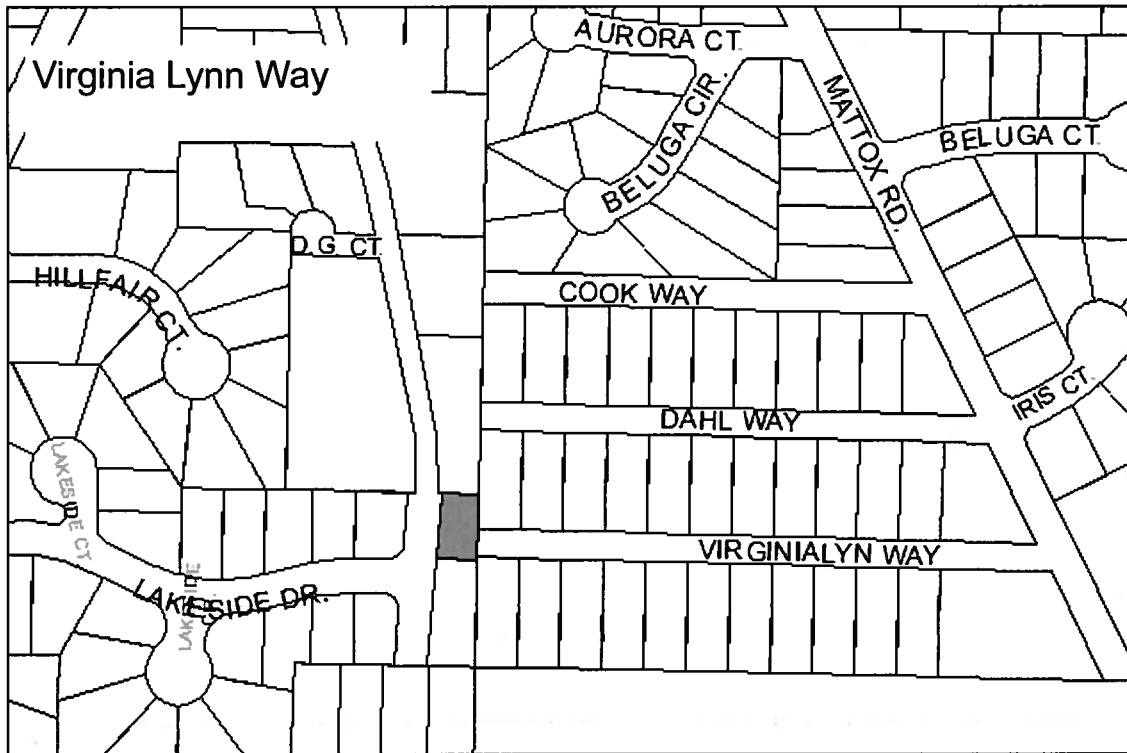
**Legal Description:** HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E

**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

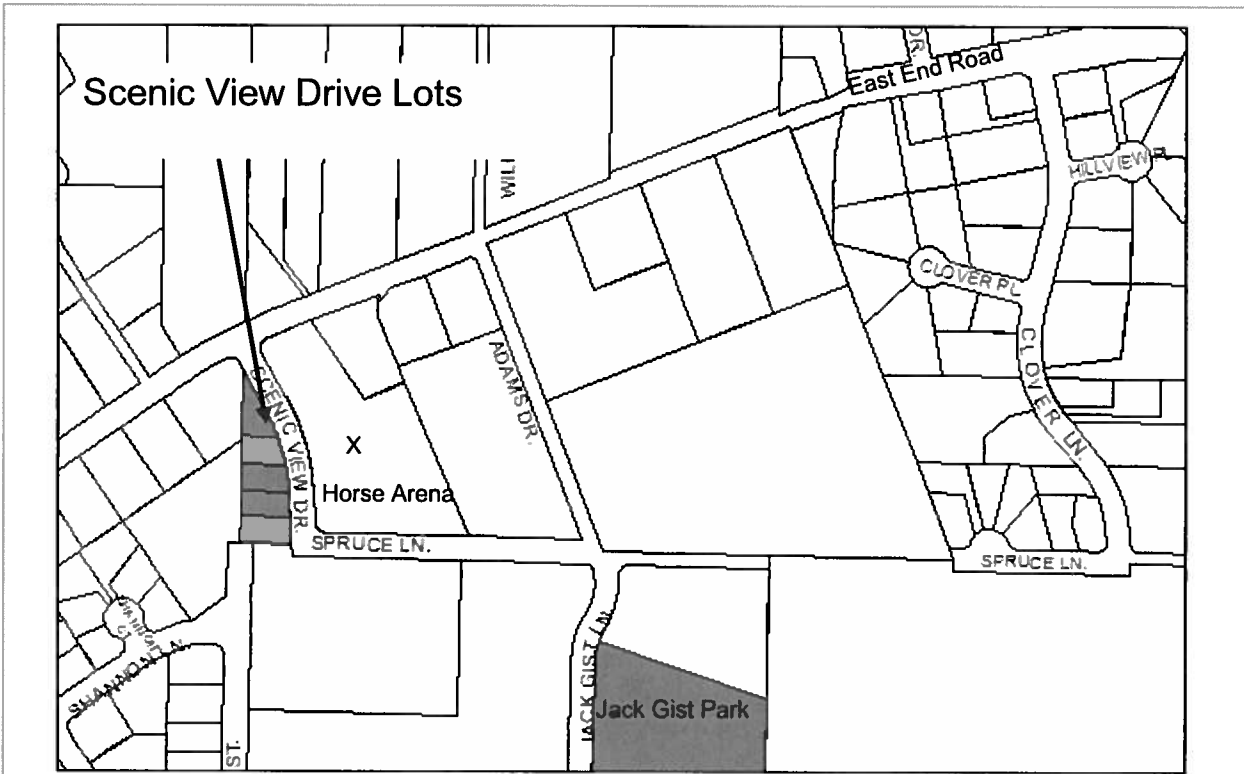
**Wetlands:** possibly on a small portion

**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 know at this time; the ground drops and becomes very swampy.

Resolution 09-33: Dedicate road access for Virginia Lynn Way, across Lot 2 Block 4 Lakeside Village Subdivision Amended. Hold the remainder of the lot for use as a public neighborhood park. In 2009 the City retained a surveyor to work on this issue. 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.

<b>Area:</b> 0.89 acres total	<b>Parcel Number:</b>
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**2009 Assessed Value:** \$43,400

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

<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Yes, the back half of the lots has a creek and wetlands.
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**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

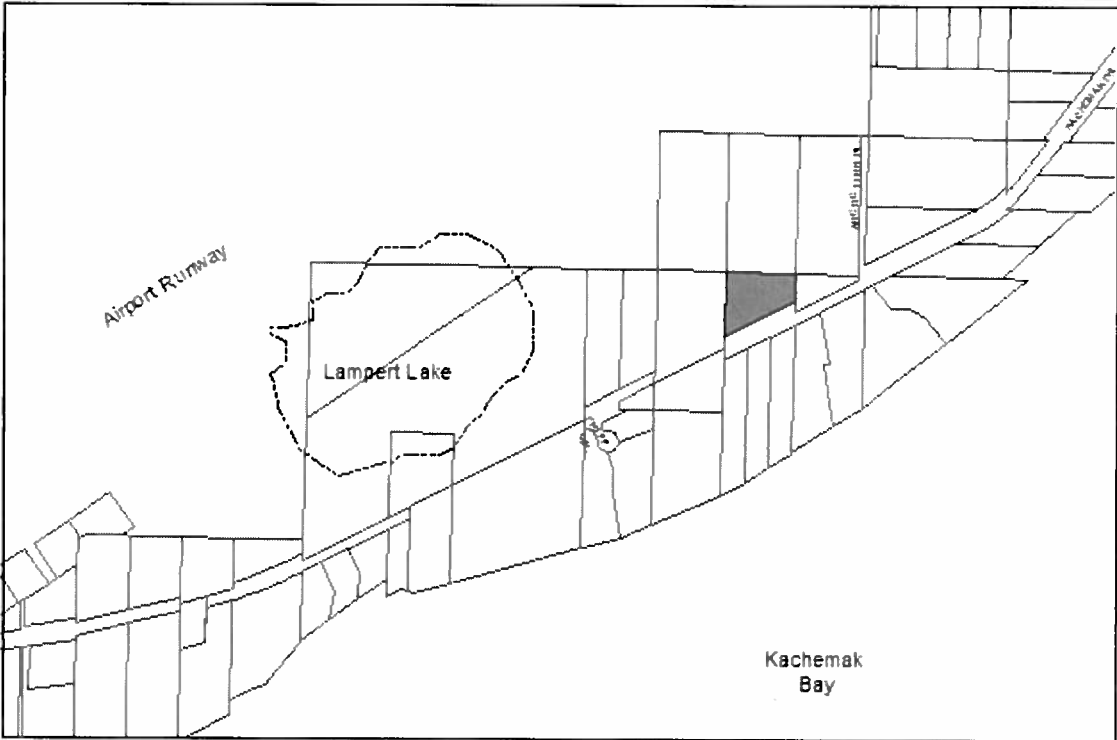
**Zoning:** Rural Residential

**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 Kachemak 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

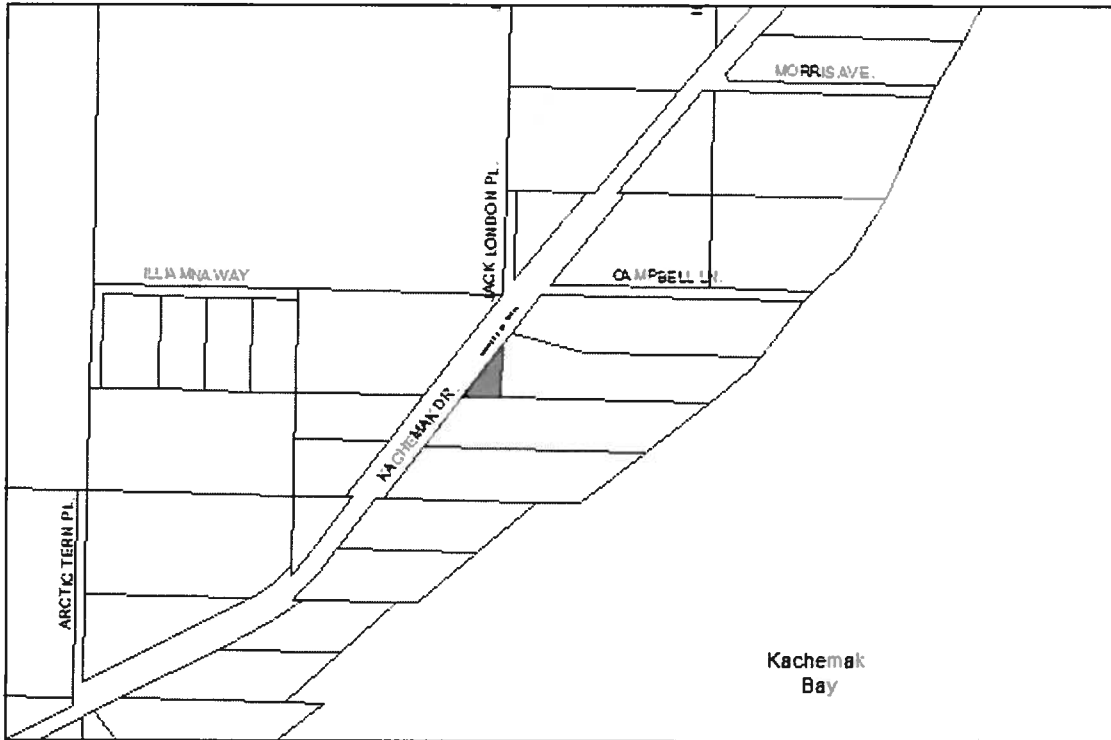
**Zoning:** General Commercial 2

**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

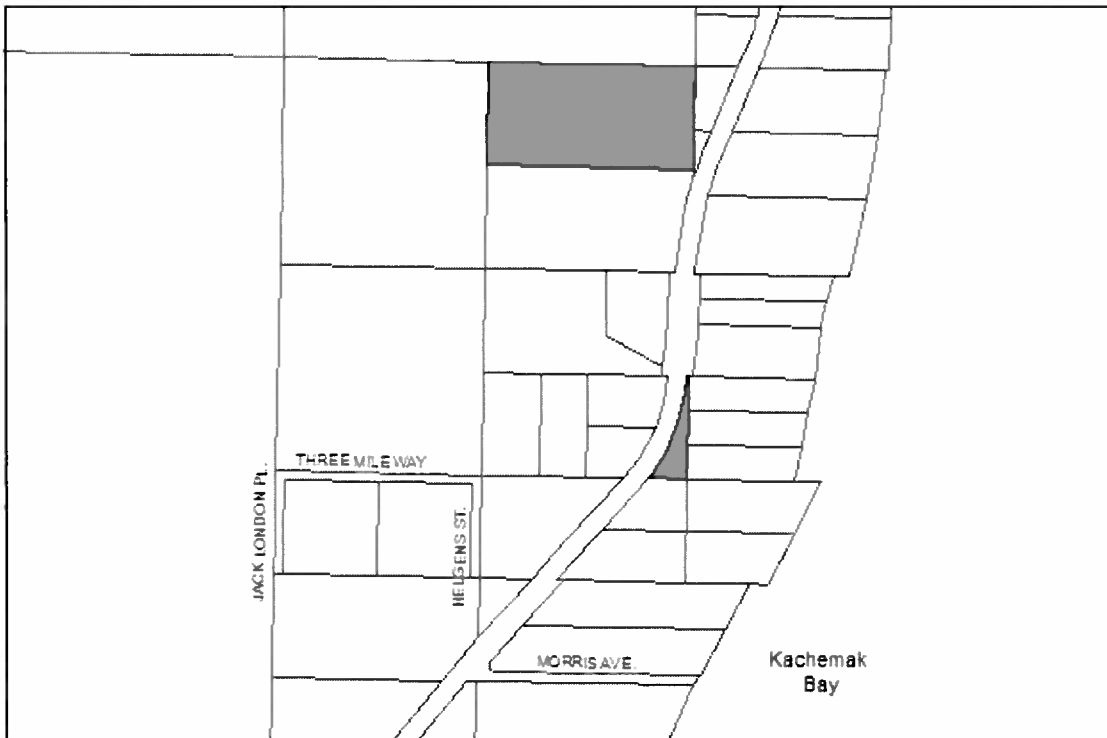
**Zoning:** Rural Residential

**Wetlands:** No wetlands

**Infrastructure:** Paved road access

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

**Finance Dept. Code:**



**Designated Use:** Future Kachemak Drive Trail and rest areas. Resolution 11-37(A)  
**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

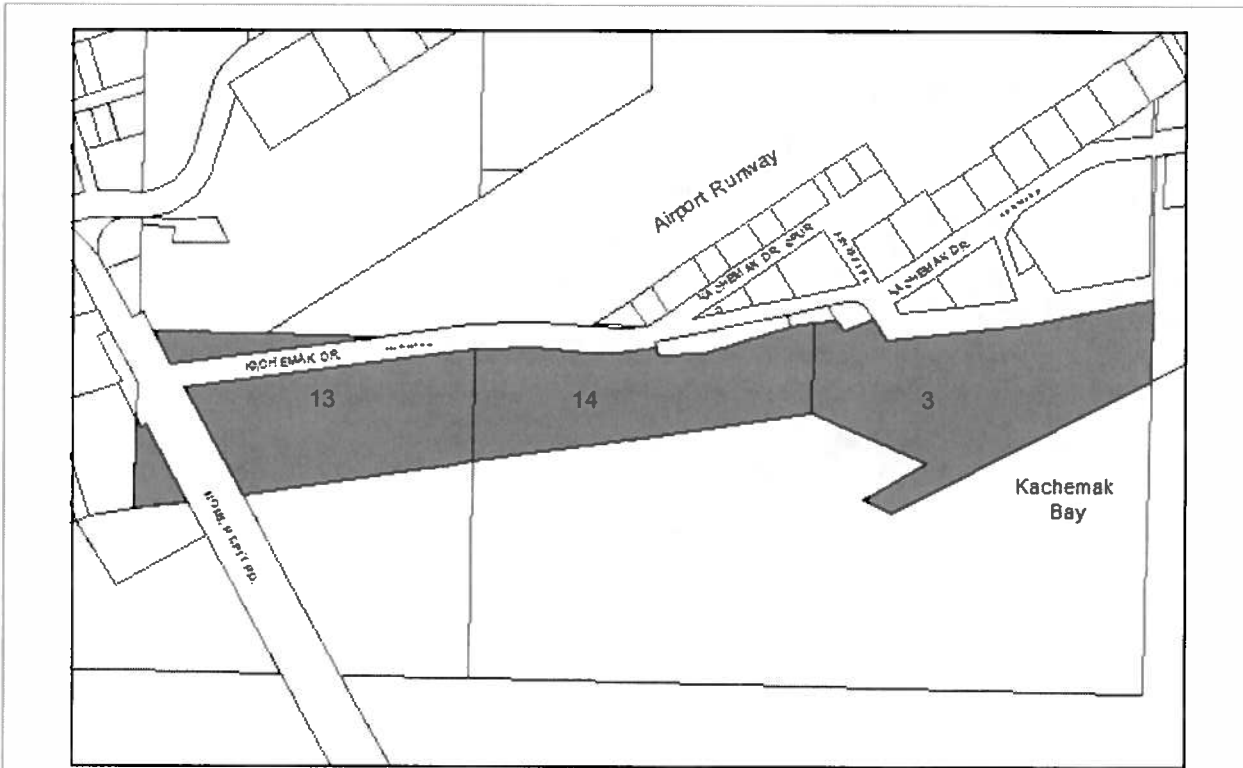
**Wetlands:** Lot 36 is wetland. Lot 1 is not.

**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

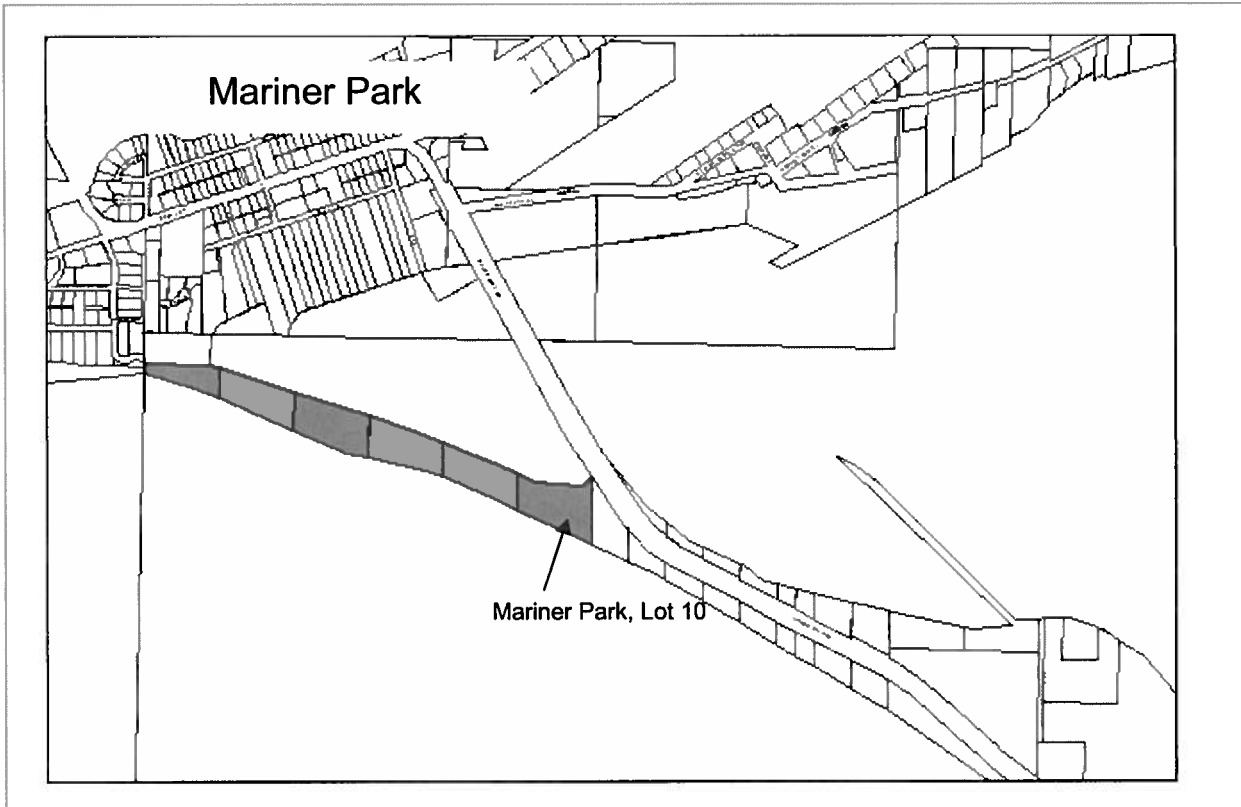
**Notes:** Spit trailhead parking lot expanded in 2009.

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

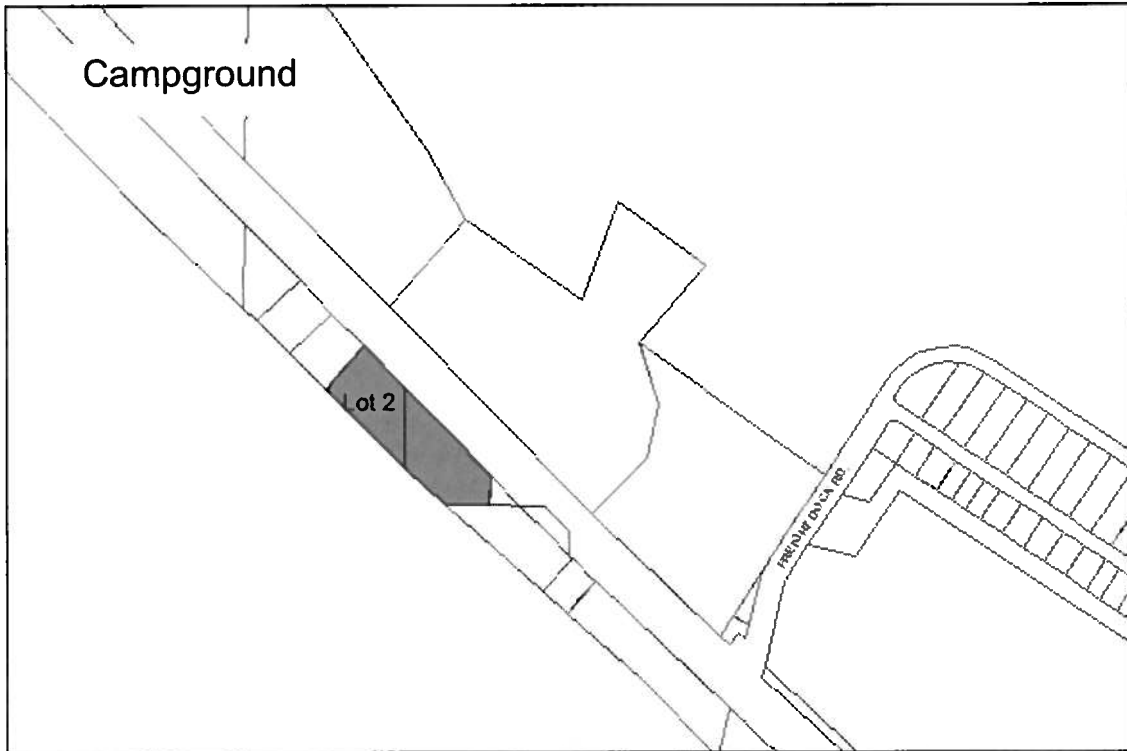
See also section C page 9.

A title report conducted in 2013 reported that these lots are state property, not City lands.

**Finance Dept. Code:**



<b>Designated Use:</b> Undesignated	
<b>Acquisition History:</b> Lot 10: Simmons purchase, 1983. Other are EVOS purchases.	
<b>Area:</b> 32.32 acres	<b>Parcel Number:</b> 18101002-07
<b>2009 Assessed Value:</b> \$144,700	
<b>Legal Description:</b> T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 10-15	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> Tidal
<b>Infrastructure:</b> No infrastructure	
<p><b>Notes:</b> Acquisition of Lots 11-145 should be researched to see how they were acquired.</p> <p>Mariner Park is not a designated Park. Part of the park facilities are located in the lot to the north.</p> <p>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. <a href="http://www.whsrn.org/">http://www.whsrn.org/</a></p> <p>2012 Mariner Park driveway was relocated to the north.</p>	
<b>Finance Dept. Code:</b>	



**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)

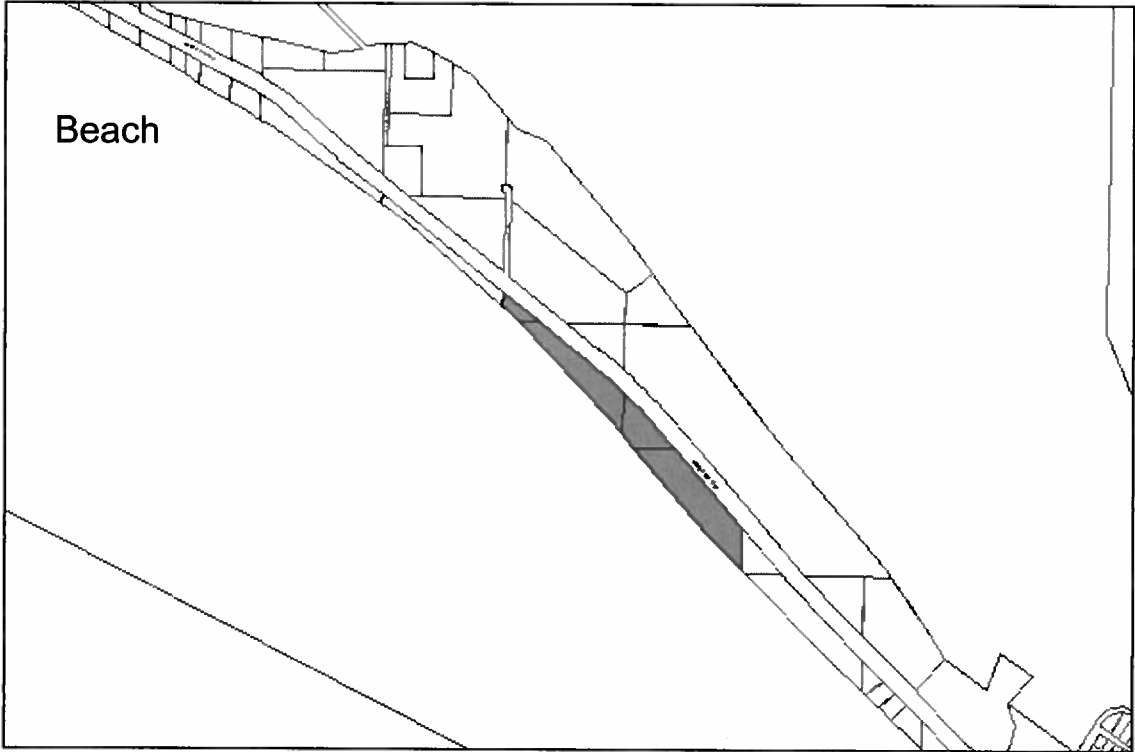
**Legal Description:** Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

**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

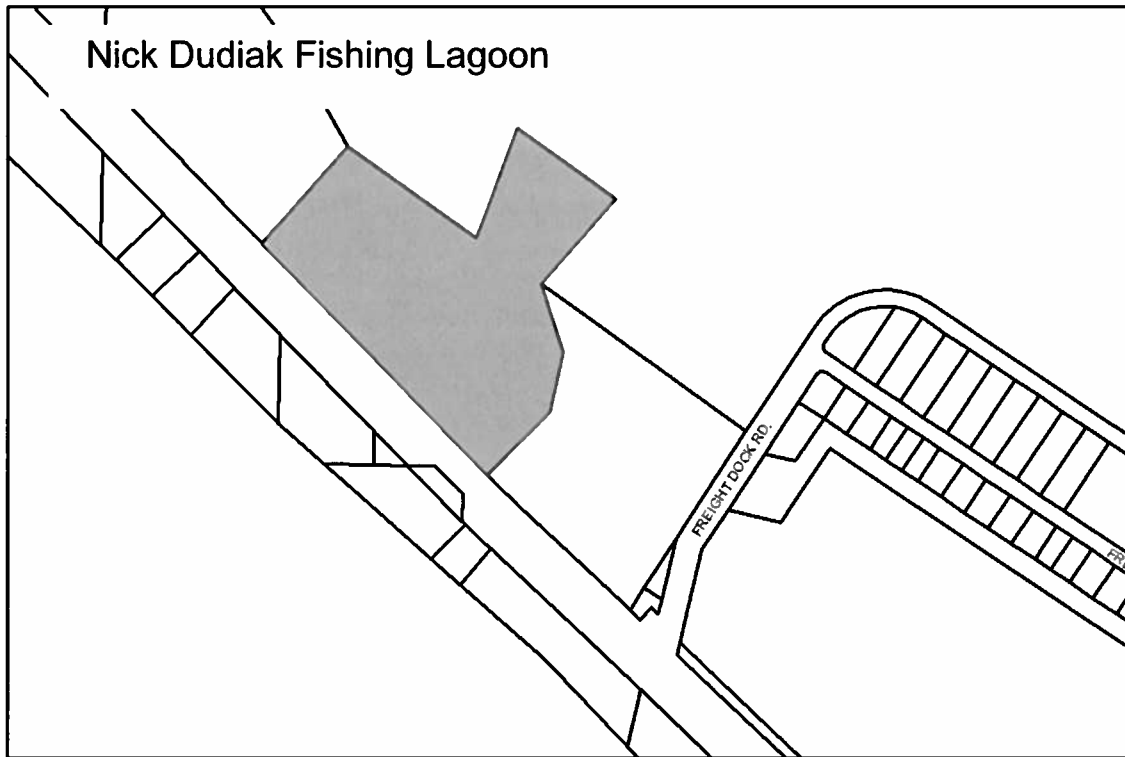
**Wetlands:** Tidal

**Infrastructure:** Paved Road access

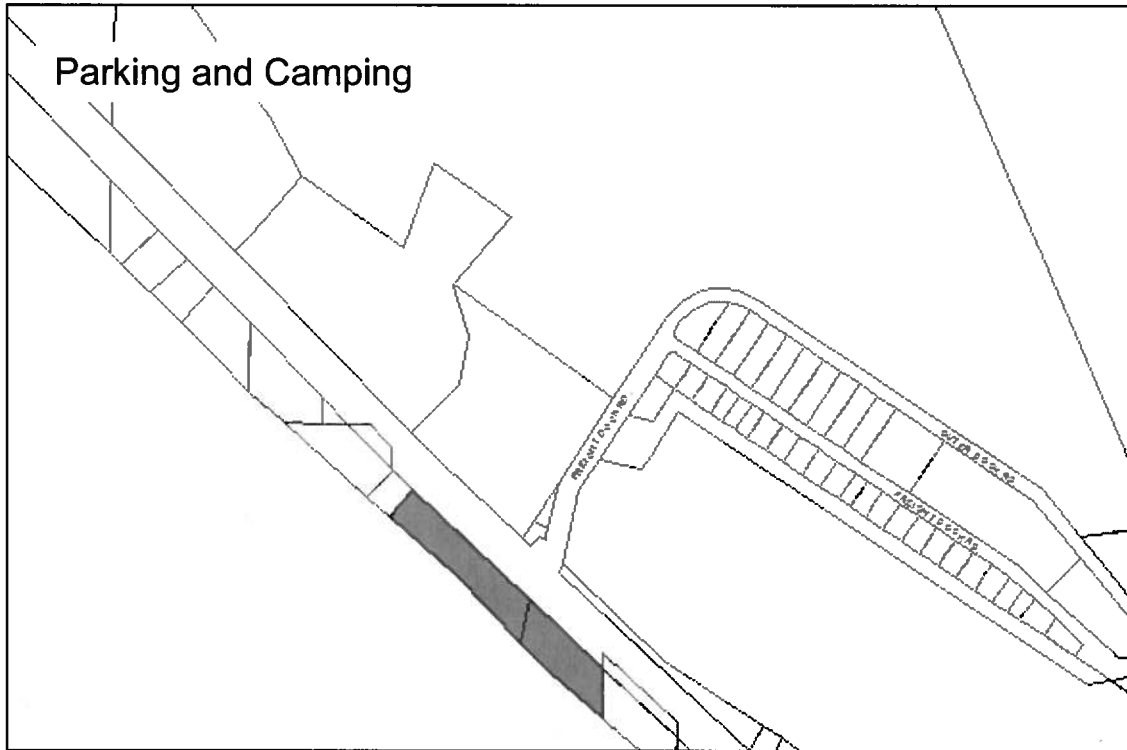
**Notes:**  
 Acquisition history of lot 6 should be researched.

**Finance Dept. Code:**





<b>Designated Use:</b> Fishing Lagoon	
<b>Acquisition History:</b> Ord 83-26 Purchase from World Seafood	
<b>Area:</b> 17.71 acres	<b>Parcel Number:</b> 18103116
<b>2009 Assessed Value:</b> \$2,144,700	
<b>Legal Description:</b> T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> N/A. Portions in floodplain.
<b>Infrastructure:</b> City Water and Sewer, paved road access. Restroom.	
<b>Notes:</b>  Dredged in 2012	
<b>Finance Dept. Code:</b>	



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

**Area:** 5.7 acres

**Parcel Number:** 18103301, 18103108

**2009 Assessed Value:** \$672,500

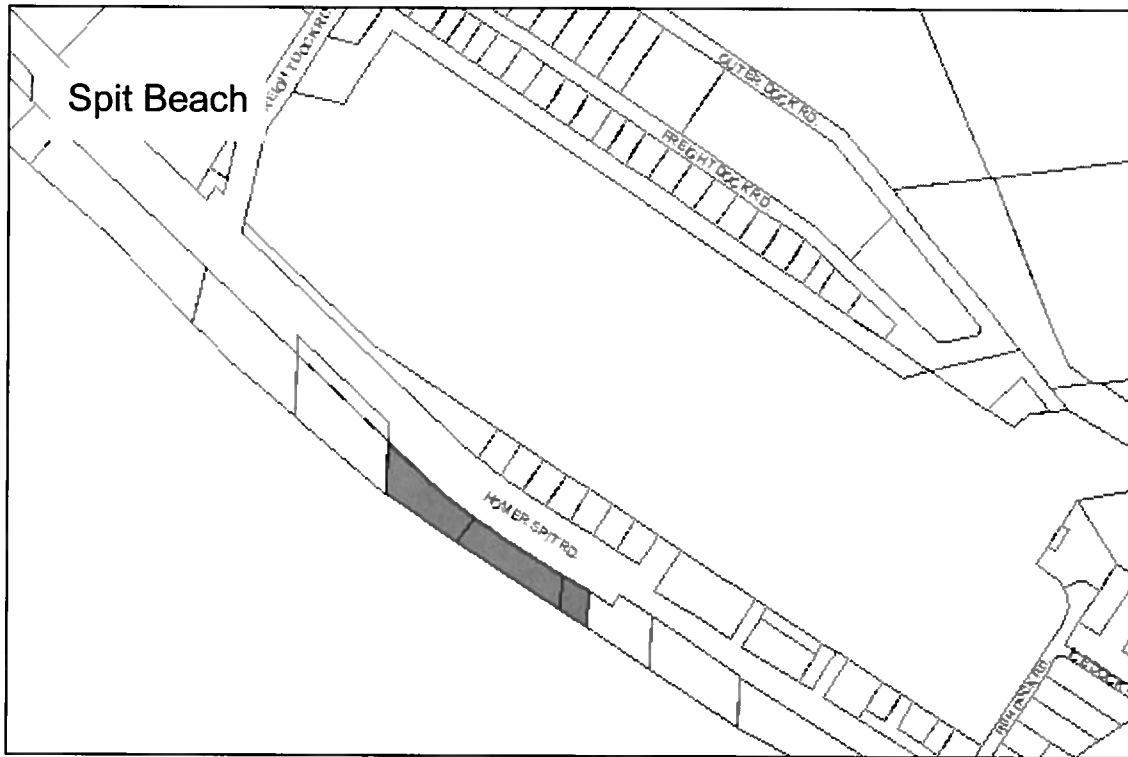
**Legal Description:** Homer Spit Amended Lots 7 and 9

**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.

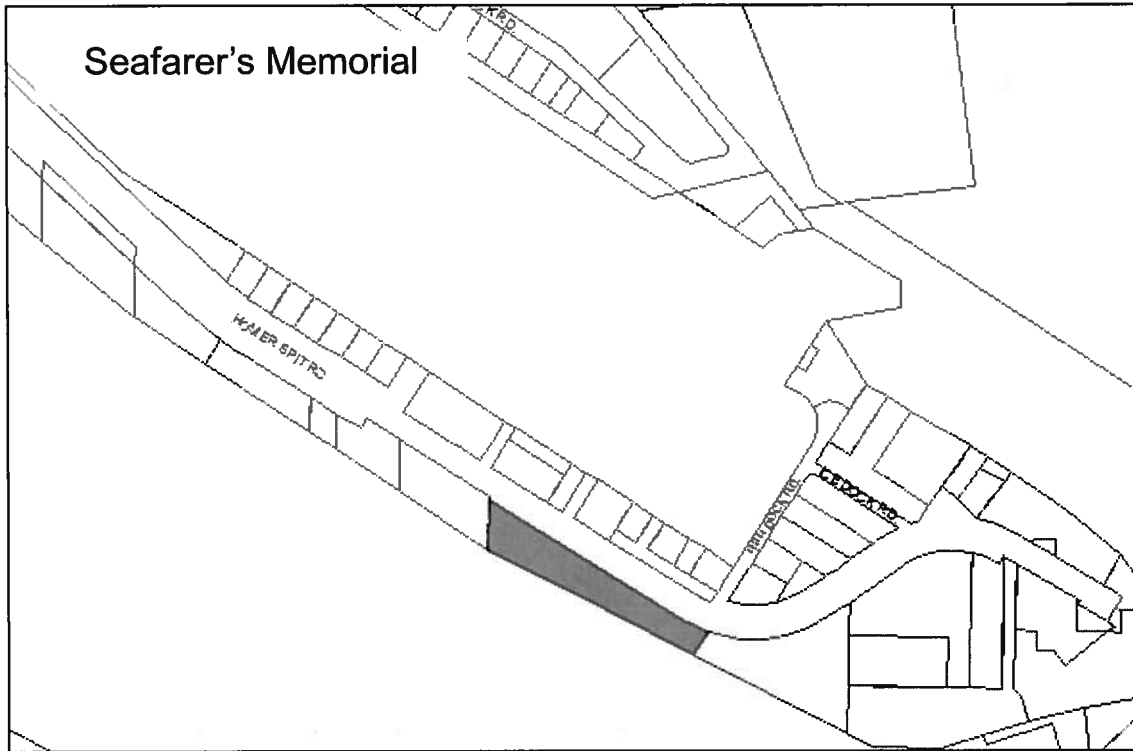
**Zoning:** Open Space Recreation

**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

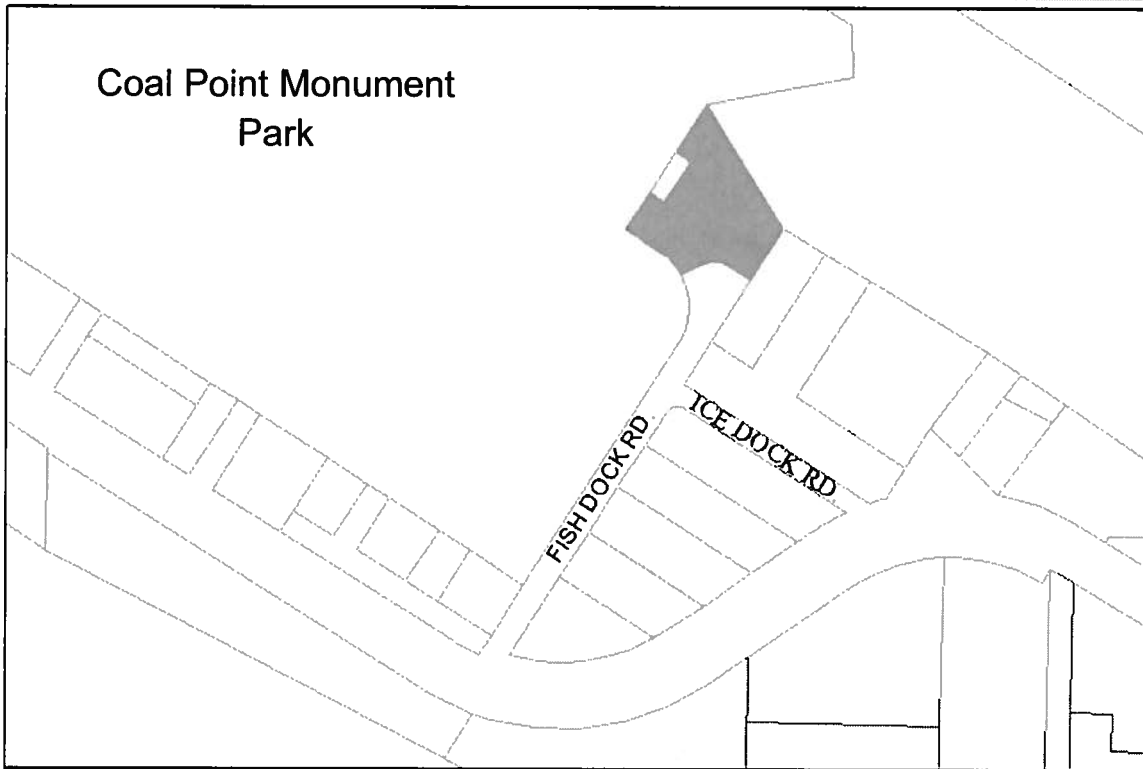
**Legal Description:** Homer Spit Amended Lot 31

**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

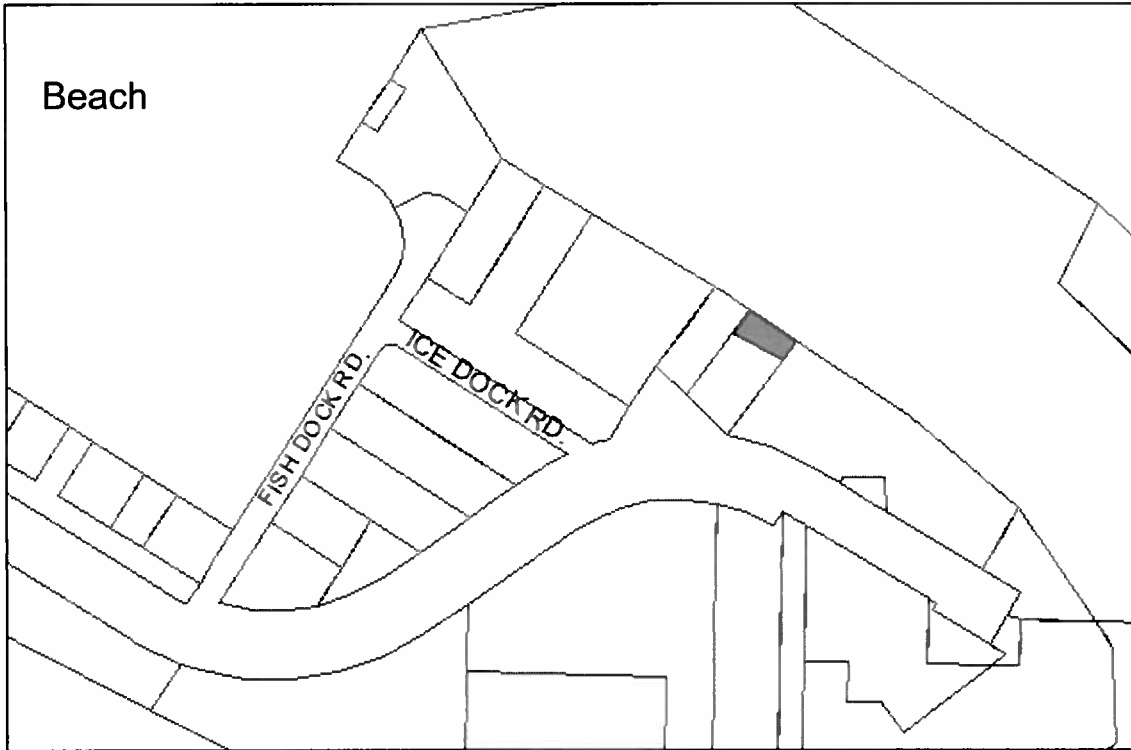
**Zoning:** Marine Industrial

**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

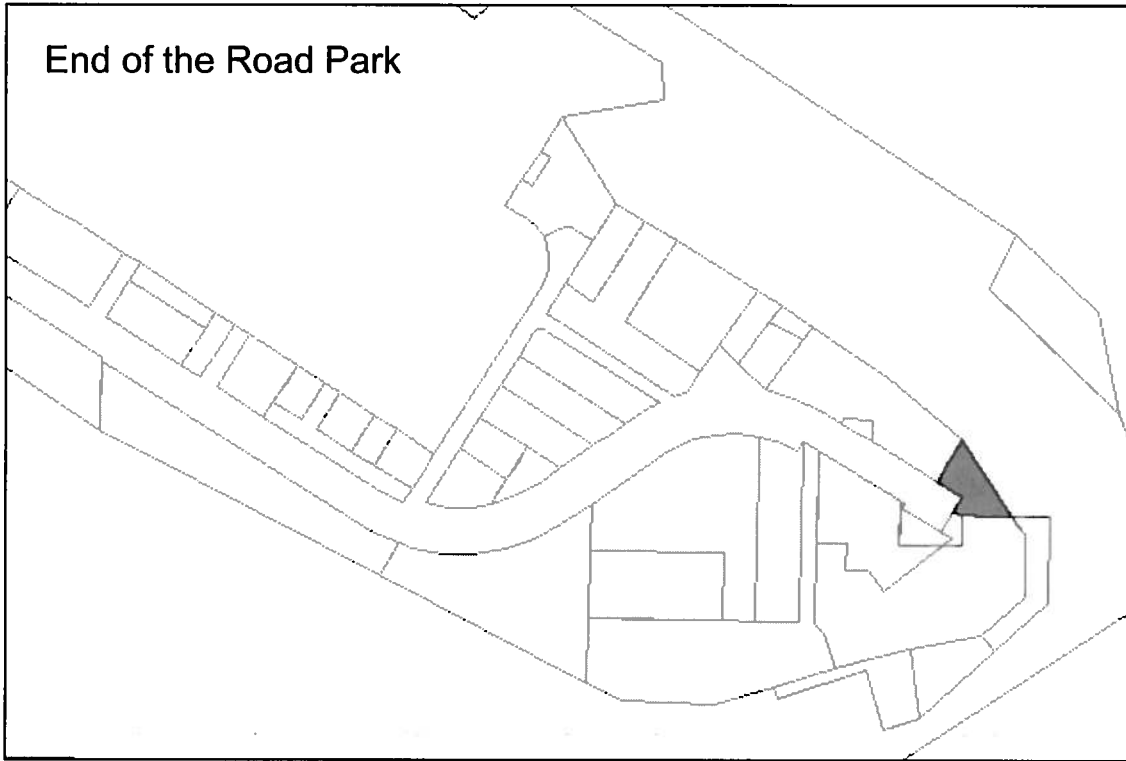
**Zoning:** Marine Industrial

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

**Infrastructure:**

**Notes:**

**Finance Dept. Code:**



<b>Designated Use:</b> End of the Road Park Resolution 13-032	
<b>Acquisition History:</b>	
<b>Area:</b> 0.43 acres	<b>Parcel Number:</b> 18103448
<b>2009 Assessed Value:</b> \$173,400	
<b>Legal Description:</b> HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<ul style="list-style-type: none"> <li>Restroom construction 2013/14, parking lot paved, and spit trail completed</li> </ul>	
<b>Finance Dept. Code:</b>	

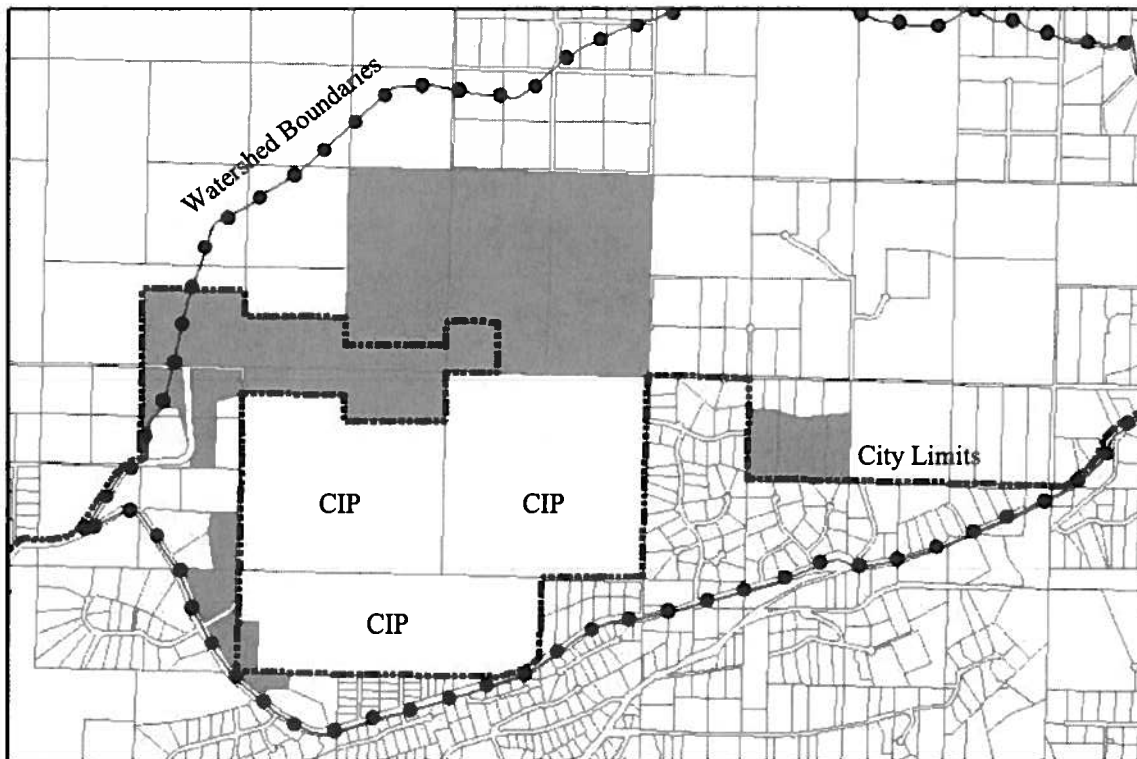




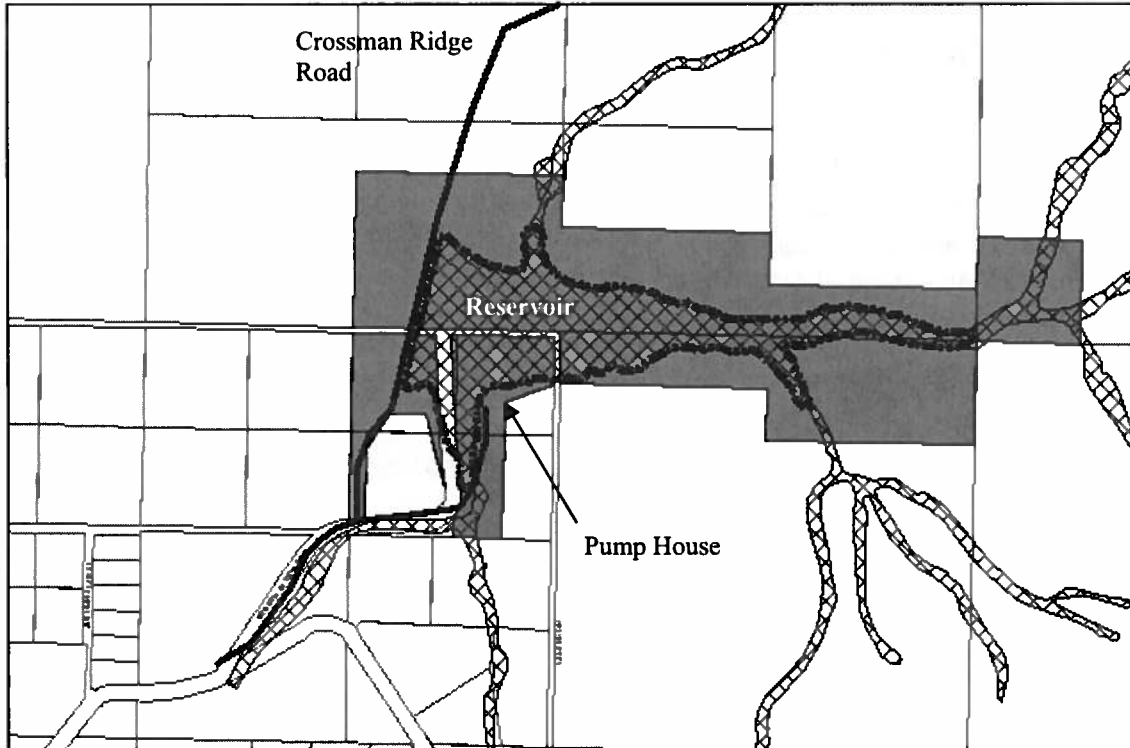
## City Lands within the Bridge Creek Watershed Protection District

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 2012 of \$3,957,500. 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 4, 2014



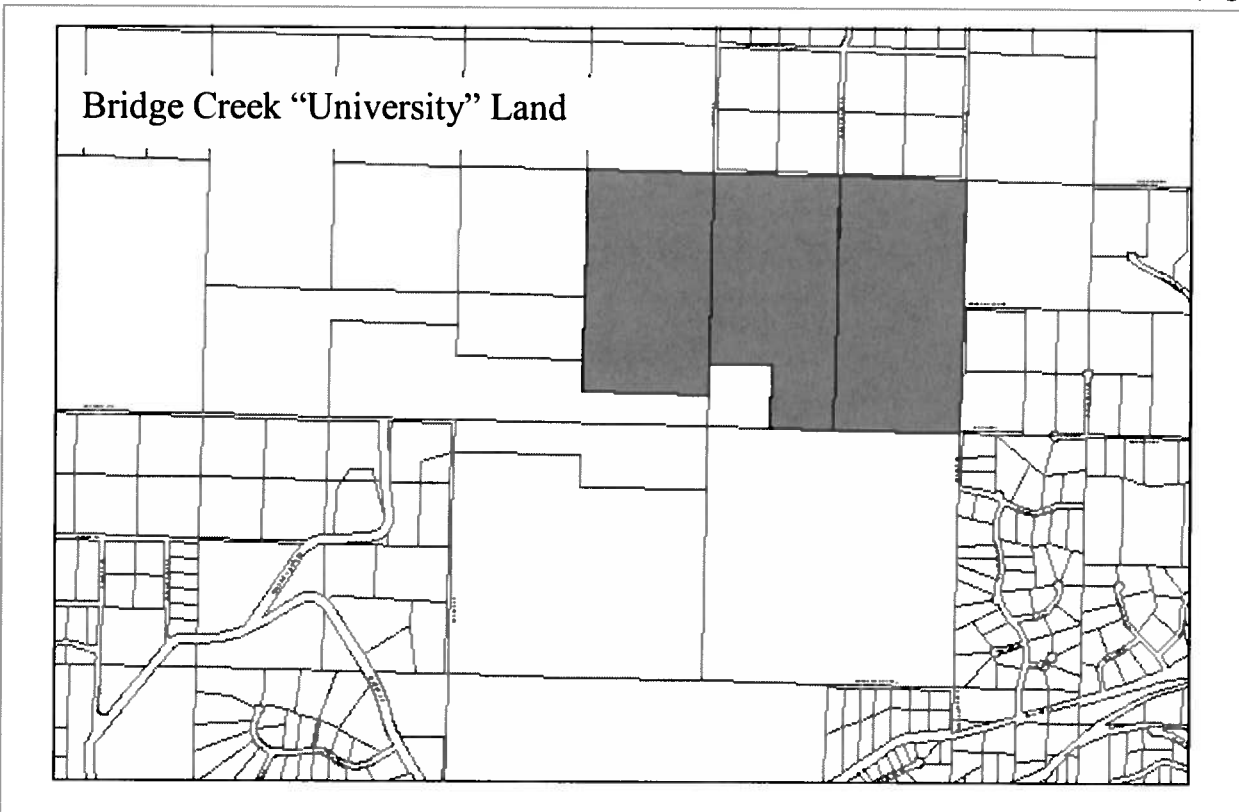
**Designated Use:** Bridge Creek Watershed, Reservoir and pump house  
**Acquisition History:**

**Area:** 120.9 acres      **Zoning:** Conservation      **2012 Assessed Value:** \$313,000

**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.

<b>Area:</b> 220 acres	<b>Parcel Number:</b> 173 052 34, 35, 17305120
------------------------	--

**2012 Assessed Value:** \$184,100

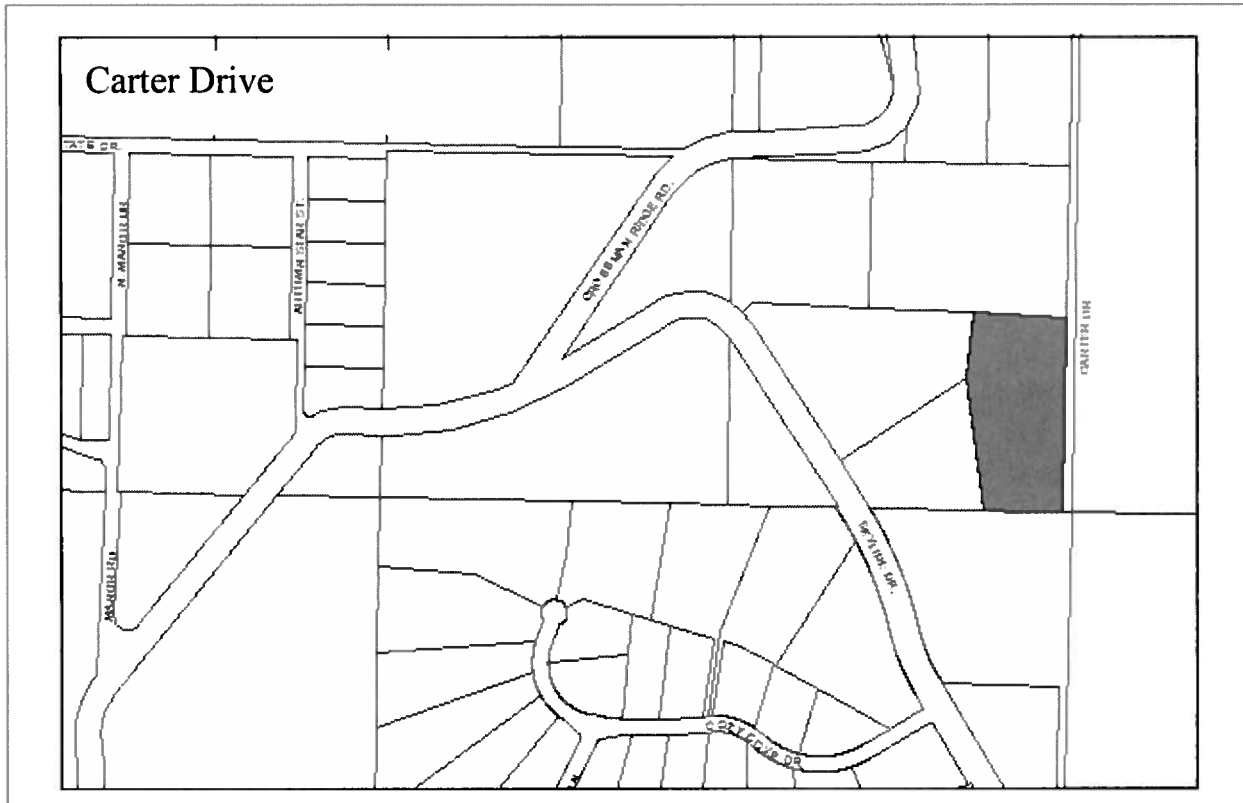
**Legal Description:** The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and 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.

<b>Zoning:</b> Bridge Creek Watershed Protection District. Not within City Limits.	<b>Wetlands:</b> Some wetlands. Bridge Creek flows through the property.
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**Infrastructure:** None. Limited legal and physical access.

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

**Finance Dept. Code:**



**Designated Use:** A public use to protect and enhance the City's Bridge Creek Watershed and thereby protect its water quality.

**Acquisition History:** Emergency Ordinance 2005-40, 2005-45.

**Area:** 5.93 acres

**Parcel Number:**173070760

**2012 Assessed Value:** \$76,300 (Land \$44,300 Structure \$32,000)

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

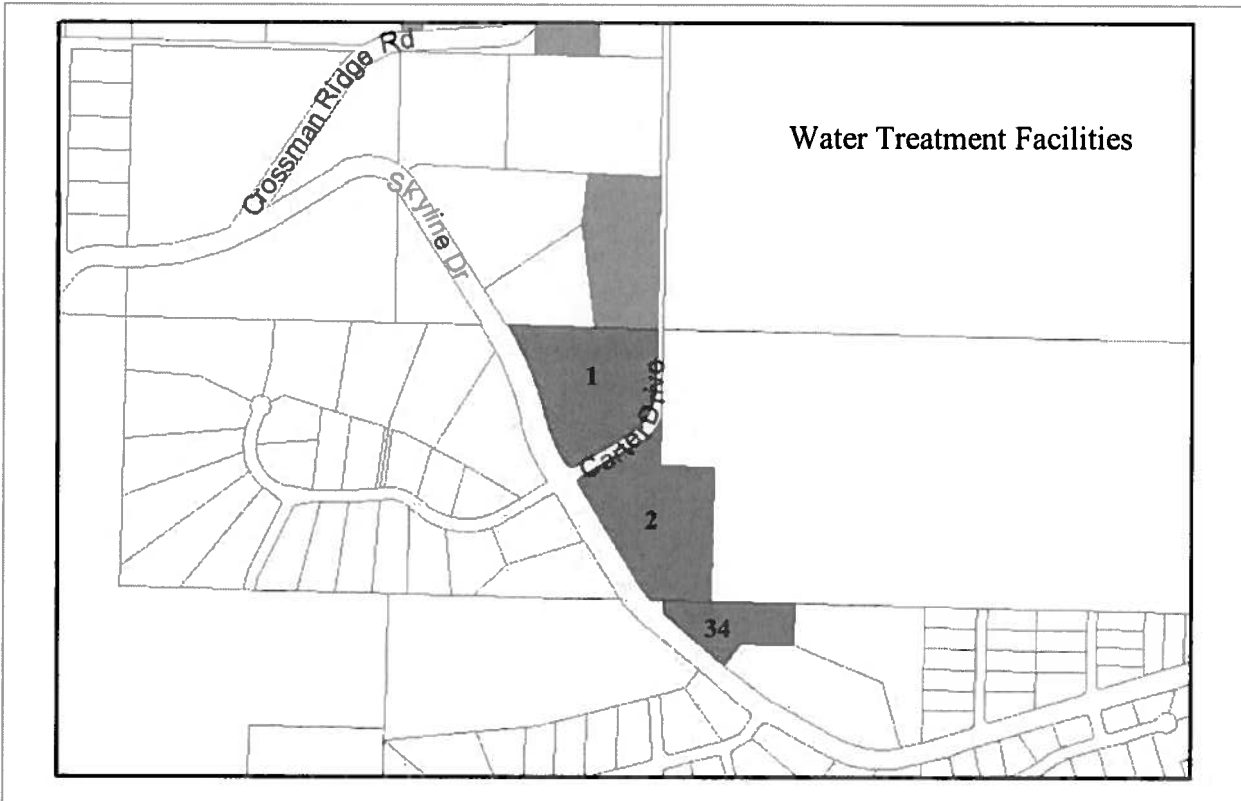
**Zoning:** Rural Residential, Bridge Creek WPD

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

**Infrastructure:** Driveway access to property.

**Notes:** Property includes a small cabin.

**Finance Dept. Code:**



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

<b>Area:</b> Lot 1: 7.83 acres Lot 2: 8.34 acres Lot 34: 3 acres	<b>Parcel Number:</b> 17307094, 95, 96, 17308034
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**2012 Assessed Value:** Lot 1: land \$45,600 Lot 2: Land \$79,500, improvements \$2,389,400  
Lot 34: land \$42,300, Improvements \$677,500,

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

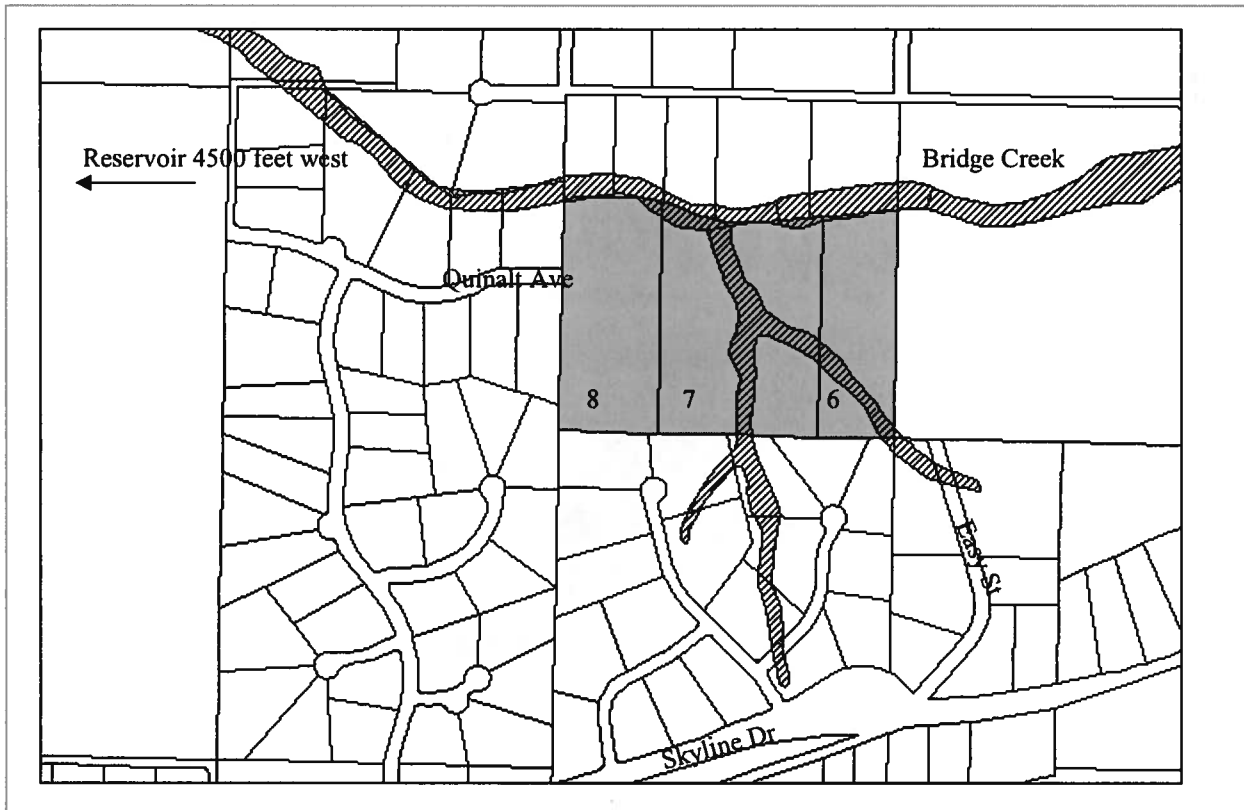
<b>Zoning:</b> Rural Residential, Bridge Creek WPD	<b>Wetlands:</b> Some discharge slope wetland, possibly a creek to the Reservoir.
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**Infrastructure:** Paved road, electricity

**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. A fire station is scheduled for construction on the old water treatment foundation for summer 2014.  
Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant.  
Lot 34 is the site of a 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

**2012 Assessed Value:** \$185,700 (all lots)

**Legal Description:** Lots 6,7 and 8, Roehl Parcels Record of Survey Amended

**Zoning:** Not in city limits.

**Wetlands:** about half the land is wetland. Bridge Creek is the northern boundary of these lots.

**Infrastructure:** Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

**Notes:**

Lots purchased 2/25/09  
 Lot 6, \$58,735, recorded document 2009-000612-0  
 Lot 7, \$113,730, recorded document 2009-000613-0  
 Lot 8, \$75,565, recorded document 2009-000611-0  
 Total Cost: \$248,030

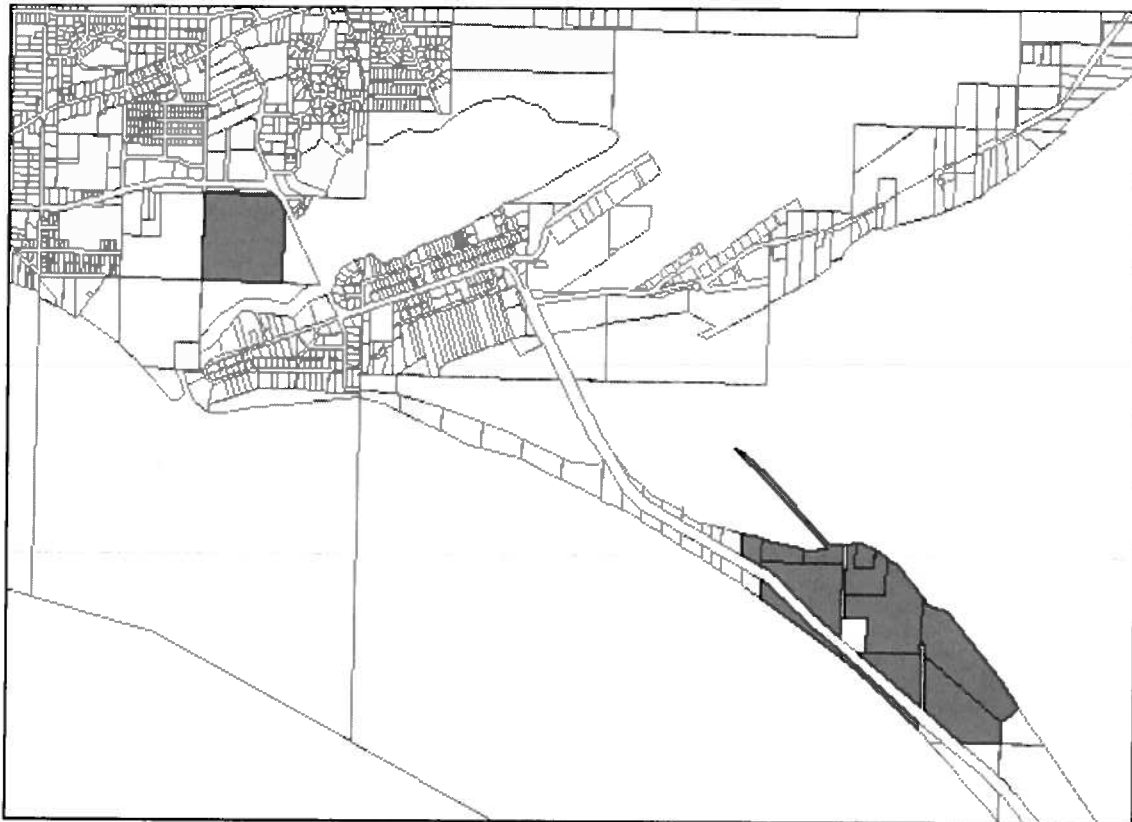
The northern lot line of these lots is bridge creek, and meanders as the creek meanders.

**Finance Dept. Code:**

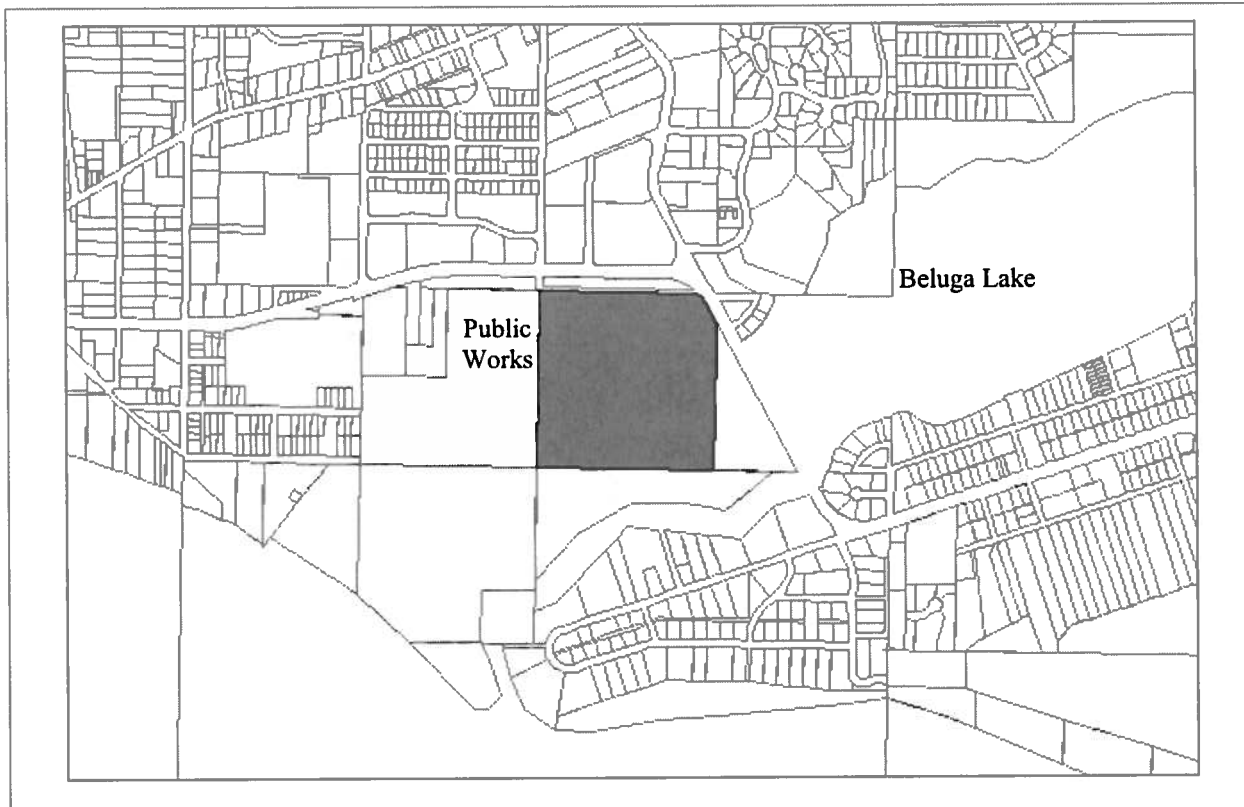
## Homer Conservation Easement Lands

Existing conservation lands in Homer were mainly acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by the Kachemak Heritage Land Trust.

Total acreage: 169.72 acres.



This section updated 1/27/2012



**Designated Use:**  
**Acquisition History:** EVOS purchase and conservation easement.

<b>Area:</b> 39.24 acres	<b>Parcel Number:</b> 17714006
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**2009 Assessed Value:** \$48,400

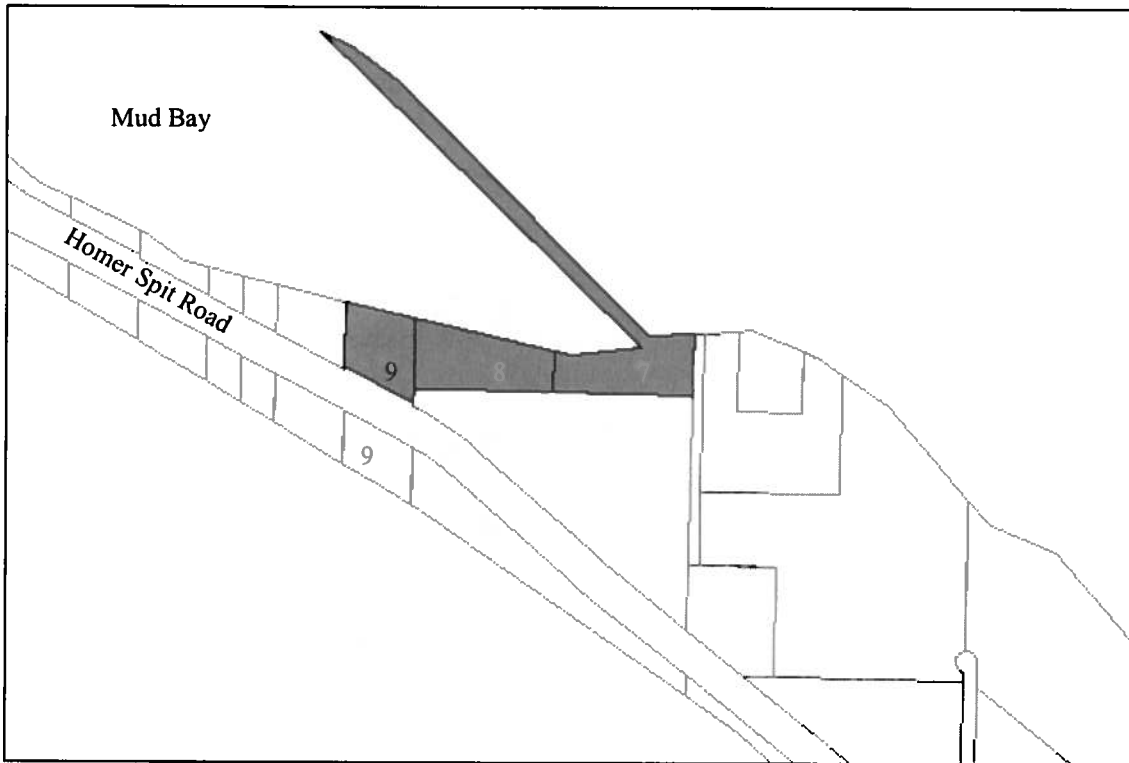
**Legal Description:** HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD

<b>Zoning:</b> Conservation	<b>Wetlands:</b> Beluga Slough Estuary
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- Notes:**
- Conservation Easement document recoded 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

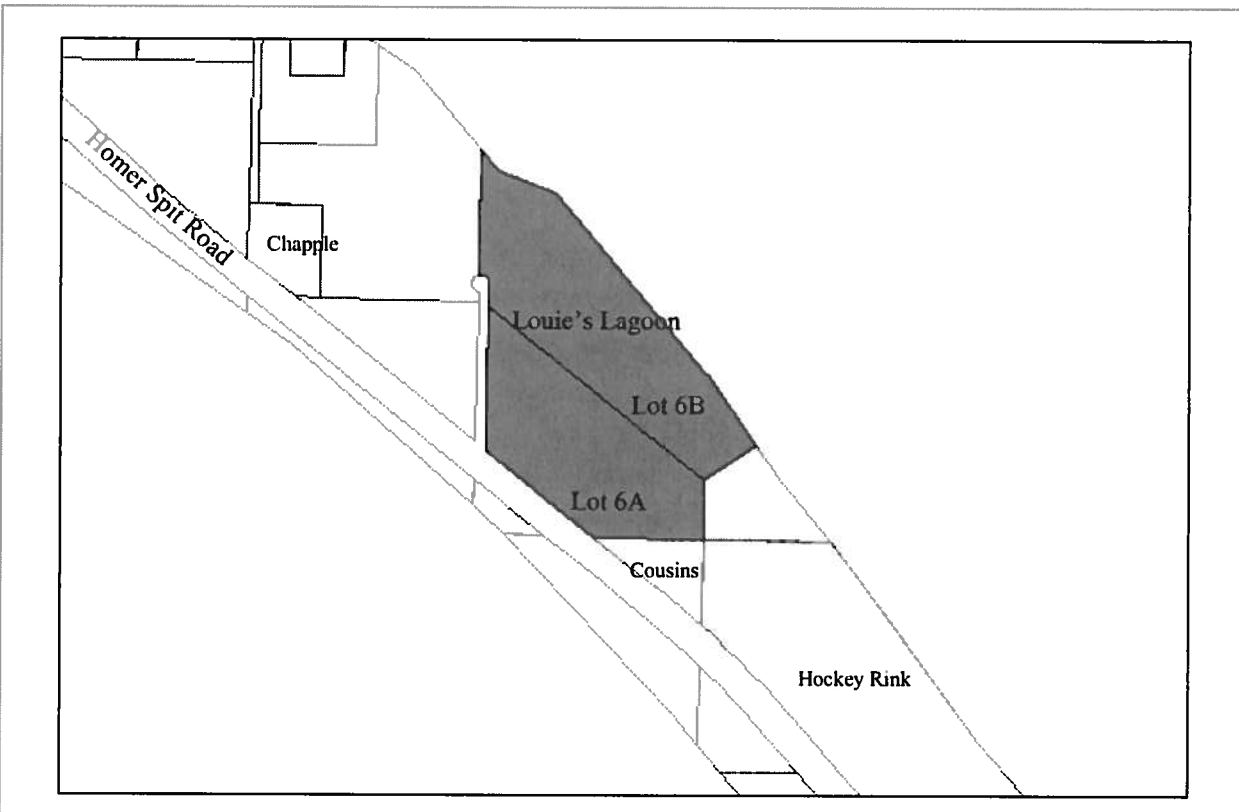
South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.

**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.

<b>Area:</b> Total: 45.47 acres	<b>Parcel Number:</b> 181-020 - 18, 19
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**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

<b>Zoning:</b> Conservation	<b>Environment:</b> State Critical Habitat Area below 17.4 ft. mean high tide line.
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- 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

PARCEL_ID	ADDRESS	LEGAL DESCRIPTION	ACREAGE	Land Allocation
18103477	4480 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A	0.52	A-2
18103478		T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	0.53	A-2
18103223		T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 4	0.67	A-3
18103224		T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 5	0.67	A-3
18103225		T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 6	0.67	A-3
18103226		T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 7	0.67	A-3
18103227		T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 8	0.67	A-3
18103228	4290 FREIGHT DOCK RD	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 9	0.67	A-3
18103229		T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 10	0.67	A-3
18103230		T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 11	1.78	A-3
18103220	4380 FREIGHT DOCK RD	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 12	5.00	A-4
18103324		Portion Homer Spit Sub No 2 Lot 12-A		A-5
18103316	4262 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	0.29	B-10
18103309	4390 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	0.23	B-11
18103432	4400 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	0.57	B-12
18103431	4406 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMD LOT 88-1	0.20	B-13
18103442	4460 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	0.29	B-14
18103443	4470 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	0.18	B-15
18103444	4474 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	0.31	B-16
18103402	4535 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	2.93	B-17

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103403		1.50	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER LEASE 205/928	B-17
18103421	800 FISH DOCK RD	0.63	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052 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 0990043 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 2008092 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 0800092 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 THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	B-22
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-23
18103445	4688 HOMER SPIT RD	0.35	T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF GOVT LOT 20 PER A/L 207 @ 73	B-24
18103447	4690 HOMER SPIT RD	1.83	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	B-26
18103260	4607 FREIGHT DOCK RD	0.46	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-E-1	B-27
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	B-27
17510070	450 STERLING HWY	4.30	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	B-3
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	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-A	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-B	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
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

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
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

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103213	4666 FREIGHT DOCK RD	4.19	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A	C-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 0670365 W	C-4
17708015		3.00	HOMER FAA SITE SUB TRACT 38A	C-5
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 DEG	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	SOUTH HALF OF GOVERNMENT LOT 30 LYING WEST OF KACHEMAK DRIVE	C-8
17514301		0.27	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	D-10
18103214	795 FISH DOCK RD	72.94	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR	D-11
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	D-12
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	D-12
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	D-12



## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	D-12
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	D-12
18103324	4166 HOMER SPIT RD	1.59	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0910003 HOMER SPIT SUB NO TWO LOT 12A	D-12
18103216		5.22	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT G-8	D-13
18103247	4171 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 28	D-13
18103248	4155 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 29	D-13
18103249	4147 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 30	D-13
18103250	4123 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 31	D-13
18103251	4109 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 32	D-13
18103252	4081 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 33	D-13
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-13
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-13
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-13
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	D-13
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	D-14
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	D-14
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	D-14
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	D-15
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	D-15

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	D-15
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	D-15
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	D-15
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	D-15
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	D-15
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	D-15
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	D-15
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	D-15
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	D-15
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	D-15
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	D-16
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	D-17
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-18
18103311	4350 HOMER SPIT RD	0.28	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 28	D-18
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	D-19
18103436	4603 HOMER SPIT RD	2.00	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE @ 205/928	D-20
17514416	3713 MAIN ST	1.31	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2	D-2
17710739	400 HAZEL AVE	2.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT B	D-3
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

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
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

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17714010	3300 BELUGA PL	3.46	T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DE	E-18
17730239		0.21	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	E-19
17302201		33.00	T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 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-2
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 0820047 SCENIC VIEW SUB NO 6 LOT 1	E-20
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 JACK GIST SUB LOT 2	E-21
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087 SCENIC BAY SUB LOT 4	E-22
17915003		0.24	T 6S R 13W SEC 23 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHEASTERLY OF KACHEMAK BAY DRIVE	E-23
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
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

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
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

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-32
18103426		1.09	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	E-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
17524126		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 60	E-7
17524127		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 59	E-7
17524128		0.38	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 58	E-7

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17524129		0.39	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 57	E-7
17524130		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 65	E-7
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 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 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
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 & N1/2 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

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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	F-4
17307094	184 SKYLINE DR	7.83	PIONEER VALLEY SUB LOT 2 Hillstrands Homestead Lot 1	F-5
17308034	192 SKYLINE DR	3.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0960051	F-5
17307095,6	188 SKYLINE DR	8.34	TULIN TERRACE SUB UPPER TERRACE LOT 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	400 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	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
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



## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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





**Legend**

- Parcels
- City Lands**
- Available for Lease
- Leased Lands
- Other City Lands (undesignated)
- City Facilities
- Parks

ATS 612

OUTER DOCK RD.

Tr.A

FREIGHT DOCK RD.

G-8

Small Boat Harbor

FREIGHT DOCK RD.

TR. I-C

TR. I-B

TR. I-A

155

7

HOMER SPIT RD.

11

20

11B

31

Parking/Access

88-2 88-3 88-4

9-A

10-A

12-A1

12-B

12-C

ICE DOCK RD.

41

13B

20

20

45-A

45-B

47

48

49

49

50

ATS 612







MAYOR BETH WYTHE  
COUNCIL MEMBER FRANCIE ROBERTS  
COUNCIL MEMBER BARBARA HOWARD  
COUNCIL MEMBER DAVID LEWIS  
COUNCIL MEMBER BRYAN ZAK  
COUNCIL MEMBER BEAUREGARD BURGESS  
COUNCIL MEMBER GUS VAN DYKE  
CITY ATTORNEY THOMAS KLINKNER  
CITY MANAGER WALT WREDE  
CITY CLERK JO JOHNSON

### COMMITTEE OF THE WHOLE AGENDA

1. **CALL TO ORDER, 5:00 P.M.**
2. **AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)
3. **Resolution 14-008**, A Resolution of the City Council of Homer, Alaska, Approving a New Intergovernmental Wastewater Agreement Between the City of Homer and Kachemak City. City Manager. (Postponed from January 27, 2014.) **Page 281**
4. **Ordinance 14-12**, An Ordinance of the City Council of Homer, Alaska, Amending the 2014 Operating Budget by Appropriating \$15,000 From the Fire Depreciation Reserve and \$83,000 From the General Fund – Fund Balance for the Homer Fire Station #2 Skyline Drive Project. City Manager/Public Works Director. **Page 197**  
  
Memorandum 14-039 from Public Works Director as backup. **Page 201**
5. **CONSENT AGENDA**
6. **REGULAR MEETING AGENDA**
7. **COMMENTS OF THE AUDIENCE**
8. **ADJOURNMENT NO LATER THAN 5:50 P.M.**  
Next Regular Meeting is Monday, March 24, 2014 at 6:00 p.m. and Committee of the Whole 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
AGENDA APPROVAL





HOMER CITY COUNCIL  
491 E. PIONEER AVENUE  
HOMER, ALASKA  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)



**REGULAR MEETING**  
**6:00 P.M. MONDAY**  
**MARCH 10, 2014**  
**COWLES COUNCIL CHAMBERS**

MAYOR BETH WYTHE  
COUNCIL MEMBER FRANCIE ROBERTS  
COUNCIL MEMBER BARBARA HOWARD  
COUNCIL MEMBER DAVID LEWIS  
COUNCIL MEMBER BRYAN ZAK  
COUNCIL MEMBER BEAUREGARD BURGESS  
COUNCIL MEMBER GUS VAN DYKE  
CITY ATTORNEY THOMAS KLINKNER  
CITY MANAGER WALT WREDE  
CITY CLERK JO JOHNSON

### REGULAR MEETING AGENDA

**Special Meeting 4:00 p.m., Worksession 4:30 p.m., and Committee of the Whole 5:00 p.m. in Homer City Hall Cowles Council Chambers.**

**1. CALL TO ORDER, PLEDGE OF ALLEGIANCE**

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

**2. AGENDA APPROVAL**

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

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

**4. RECONSIDERATION**

**5. CONSENT AGENDA**

(Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

A. Homer City Council unapproved Regular meeting minutes of February 24, 2014. City Clerk. Recommend adoption. **Page 173**

B. **Memorandum 14-038**, from Mayor, Re: Appointment of Peter Roedl to the Parks and Recreation Advisory Commission and Reappointment of Michele Miller to the Public Arts Committee. **Page 191**

- C. **Ordinance 14-12**, An Ordinance of the City Council of Homer, Alaska, Amending the 2014 Operating Budget by Appropriating \$15,000 From the Fire Depreciation Reserve and \$83,000 From the General Fund – Fund Balance for the Homer Fire Station #2 Skyline Drive Project. City Manager/Public Works Director. Recommended dates: Introduction March 10, 2014, Public Hearing and Second Reading March 24, 2014.

*Page 197*

Memorandum 14-039 from Public Works Director as backup.

*Page 201*

- D. **Ordinance 14-13**, An Ordinance of the City Council of Homer, Alaska, Authorizing the City Administration to Accept Donations for the Parks, Arts, Recreation and Culture Needs Assessment, Directing That a Separate Account Be Established to Manage and Track Donations, and Approving the Expenditure of Those Funds for the Purpose of Conducting a Parks, Arts, Recreation and Culture Needs Assessment. City Manager/Finance Director. Recommended dates: Introduction March 10, 2014, Public Hearing and Second Reading March 24, 2014.

*Page 203*

- E. **Resolution 14-035**, A Resolution of the City Council of Homer, Alaska, Supporting Homer Hockey Association's (aka Homer Ice Rink) Efforts to Secure Funding for the Purchase of the Existing Ice Rink Facilities. City Manager/Lewis/Zak. Recommend adoption.

*Page 209*

- F. **Resolution 14-037**, A Resolution of the Homer City Council Awarding the Contract for Waste Water Treatment Plant – Micro-Strainer Electrical Connection to the Firm of Liberty Electric of Homer, Alaska, in the Amount of \$11,881.00 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

*Page 211*

Memorandum 14-040 from Project Manager as backup.

*Page 213*

- G. **Resolution 14-038**, A Resolution of the City Council of Homer, Alaska, Expressing Support for Homer Electric Association's Request for Funding to Replace the Emergency Generators in Seldovia. City Manager. Recommend adoption.

*Page 215*

## 6. VISITORS

- A. **Matt Steffy**, Parks, Art, Recreation & Culture Needs Assessment, 10 minutes.

*Page 219*

- B. **Keren Kelley**, Executive Director, Homer Senior Center, 10 minutes.

## 7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORTS

## REPORT/COMMISSION

A. Borough Report

B. Commissions/Board Reports:

1. Library Advisory Board
2. Homer Advisory Planning Commission
3. Economic Development Advisory Commission
4. Parks and Recreation Advisory Commission
5. Port and Harbor Advisory Commission

C. Lobbyist Report – March 5, 2014 *Page 225*

D. Cook Inletkeeper Letter of Thanks for Support *Page 229*

**8. PUBLIC HEARING(S)**

A. **Ordinance 14-11(A)**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2014 Operating Budget by Appropriating \$11,331.48 From the ~~Homer Volunteer Fire Department Reserve Account~~ **General Fund Balance** for the Replacement of Laptop Computers Compatible With Windows 7 for Data Collection, Analysis, and Reporting Requirements. City Manager/Fire Chief. Introduction February 24, 2014, Public Hearing and Second Reading March 10, 2014. *Page 235*

Memorandum 14-035 from IT Manager as backup. *Page 239*

**Ordinance 14-11(A)(S)**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2014 Operating Budget by Appropriating ~~\$11,331.48~~ **\$10,890.54** From the ~~Homer Volunteer Fire Department Reserve Account~~ **General Fund Balance** for the Replacement of Laptop Computers Compatible With Windows 7 for Data Collection, Analysis, and Reporting Requirements. City Manager/Fire Chief. Introduction February 24, 2014, Public Hearing and Second Reading March 10, 2014. *Page 245*

**9. ORDINANCE(S)**

**10. CITY MANAGER'S REPORT**

- A. City Manager's Report *Page 251*

Memorandum 14-041 from Community and Economic Development Coordinator, Re:  
Citizens Academy Update Week 2. *Page 271*

**11. CITY ATTORNEY REPORT**

- A. City Attorney Report of February 2014 *Page 275*

**12. COMMITTEE REPORT**

- A. Public Arts Committee  
B. Transportation Advisory Committee  
C. Permanent Fund Committee  
D. Lease Committee  
E. Port and Harbor Improvement Committee  
F. Employee Committee Report  
G. Port and Harbor Building Task Force  
H. Public Safety Building Review Committee  
I. Vessel Haul-Out Task Force

**13. PENDING BUSINESS**

- A. **Resolution 14-008**, A Resolution of the City Council of Homer, Alaska, Approving a New Intergovernmental Wastewater Agreement Between the City of Homer and Kachemak City. City Manager. (Postponed from January 27, 2014.) *Page 281*

**14. NEW BUSINESS**

**15. RESOLUTIONS**

- A. **Resolution 14-036**, A Resolution of the Homer City Council Awarding a GC/CM Contract with \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_,

Within the Authorized Project Budget for the Design and Construction Services of the Public Safety Building Project and Authorizing the City Manager to Enter Into Negotiations and Execute the Appropriate Documents. City Manager/Public Works Director.

*Page 293*

16. **COMMENTS OF THE AUDIENCE**
17. **COMMENTS OF THE CITY ATTORNEY**
18. **COMMENTS OF THE CITY CLERK**
19. **COMMENTS OF THE CITY MANAGER**
20. **COMMENTS OF THE MAYOR**
21. **COMMENTS OF THE CITY COUNCIL**
22. **ADJOURNMENT**

Next Regular Meeting is Monday, March 24, 2014 at 6:00 p.m. and Committee of the Whole 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



PUBLIC COMMENTS  
UPON MATTERS  
ALREADY ON THE AGENDA





# RECONSIDERATION



# CONSENT AGENDA



Session 14-05 a Regular Meeting of the Homer City Council was called to order on February 24, 2014 at 6:00 p.m. by Mayor Mary E. Wythe at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

**PRESENT:** COUNCILMEMBERS: BURGESS, HOWARD, LEWIS, ROBERTS, VAN DYKE,  
ZAK

STAFF: CITY MANAGER WREDE  
DEPUTY CITY CLERK JACOBSEN  
COMMUNITY AND ECONOMIC  
DEVELOPMENT COORDINATOR KOESTER  
FINANCE DIRECTOR LI  
PORT DIRECTOR/HARBORMASTER HAWKINS  
PUBLIC WORKS DIRECTOR MEYER  
CITY PLANNER ABOUD

Councilmember Howard has requested telephonic participation.

Mayor Wythe called for a motion to allow Councilmember Howard to participate by telephone.

BURGESS/LEWIS SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Council met for a Worksession from 4:00 p.m. to 4:50 p.m. to discuss a New Intergovernmental Wastewater agreement Between the City of Homer and Kachemak City. From 5:00 to 5:40 p.m. as Committee of the Whole to discuss Consent agenda and Regular Agenda Meeting items.

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

## 2. **AGENDA APPROVAL**

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

The following agenda changes were made:

**ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS** - Report from Anderson Group, LLC dated February 19, 2014; **RESOLUTIONS -Resolution14-033**, A Resolution of the Homer City Council Disapproving the Decision to Approve the Barnett's South Slope Subdivision Quiet Creek Park Preliminary Plat by the Homer Advisory Planning Commission and asking the Kenai Peninsula Borough Planning Commission to Reconsider the Plat to Include all Documents that were Submitted. Roberts/Lewis, Written comments from Tony Neal and Memorandum from City Attorney Klinkner re: Participation by Councilmember's Roberts and Burgess.

Mayor Wythe called for a motion to adopt the agenda as amended.

LEWIS/BURGESS SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

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

Charles Davis, city resident, commented regarding Resolution 14-033. He said there seems to be conflicting information and someone in the City needs to straighten out what is and isn't factual so we can go with the facts and do it with due process of law.

Tony Neal expressed his disagreement with the opinion relating to conflict of interest and that the ethics portion in code isn't all there is to say about conflict of interest. He referenced his letter that was provided to Council and made comments to reemphasize his points relating to Councilmember Roberts having a conflict of interest and acting on her personal self-interests.

Ginny Espenshade, city resident, read from her written comments that she provided to Council supporting the adoption of Resolution 14-033. Her comments related to the Council's authority to review Planning Commission decisions, their ability to disapprove the plat, right for the public to be heard including written comments, minimal impact of their disapproval, and big picture concerns relating to process and plat approval.

Bill Walters, city resident, commented in support of Resolution 14-033 and referenced his letter that was provided as a laydown item. His objections include that the developers ACOE permit is in question, drainage issues are not properly addressed, cautionary notes on the plat are inadequate for addressing drainage issues. He expressed his concern of the City Clerk's action in which she inappropriately denied his opportunity to comment to the reconsideration at the Planning Commission.<sup>1</sup>

Kathryn George, city resident, read from her written comments provided as a laydown that support the adoption of Resolution 14-033. Her comments related to concerns that City Code has not been followed, procedural errors based on public comment and information not getting to the Planning Commission, the importance of elected officials examining issues brought to them by the community, failure to pay attention to Comprehensive Plan guidelines for promoting green infrastructure and protecting environmentally sensitive areas. She included articles from the Homer Tribune regarding stormwater issues.

Paul Gavenus, city resident, encouraged Council to vote yes on Resolution 14-033. The Planning Department neglected to include pertinent documents for the January 2 meeting. The Planning Commission also violated the public process by not reconsidering to address the information. He reference Alaska Statutes relating to public process proceedings.

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<sup>1</sup> Mr. Walter's is referring to Deputy City Clerk Jacobsen.

Gwen Neal commented in opposition of Resolution 14-033. She clarified Quiet Creek Park received a wetlands permit from ACOE. They held 2 neighborhood meetings on their own accord, prior to Planning Commission review. Planning Commission held two hearings and chose not to reconsider after the vote. All necessary approvals were in place. The developer did what was required of him in the process, and now his rights are being challenged. She is an owner of Quiet Creek Park.

Ray Kranich, city resident, commented in opposition of Resolution 14-028 and encouraged maintaining the requirement for 5 yes votes to pass a CUP as they deserve a higher degree of approval. He encouraged the Council to vote no on Resolution 14-033. During his time on Council he doesn't recall a time they moved to overrule the decision made by the Planning Commission. He thinks there is a conflict with the resolution coming from a Councilmember who lives in the immediate area. He also noted that the Quiet Creek Plat was approved in 2005 after significant review; then it was approved again after review of the current Planning Commission.

## RECONSIDERATION

## CONSENT AGENDA

(Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- A. Homer City Council unapproved Regular meeting minutes of February 10, 2014. City Clerk. Recommend adoption.
- B. **Memorandum 14-031**, from Mayor, Re: Appointment of Larry Slone to the Library Advisory Board and Glen Carroll to the Vessel Haul-out Task Force.
- C. **Ordinance 14-11**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2014 Operating Budget by Appropriating \$11,331.48 From the Homer Volunteer Fire Department Reserve Account for the Replacement of Laptop Computers Compatible With Windows 7 for Data Collection, Analysis, and Reporting Requirements. City Manager/Fire Chief. Recommended dates: Introduction February 24, 2014, Public Hearing and Second Reading March 10, 2014.

Memorandum 14-035 from IT Manager as backup.

- D. **Resolution 14-032**, A Resolution of the Homer City Council Awarding the Contract for the Airport Terminal Underground Fuel Tank Removal Project to the Firm of Paul's Service of Anchor Point, Alaska, in the Amount of \$4,700 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum 14-032 from Project Manager as backup.

- E. **Resolution 14-034**, A Resolution of The Homer City Council Awarding the Contract for the Operation and Maintenance of the Port and Harbor Fish Grinding Facility to The Fish Factory of Homer, Alaska, Under the Terms Outlined in the Memorandum of Agreement for Calendar Years 2013 to 2016 and Authorizing the City Manager to Execute the Appropriate

Documents. City Clerk/Port and Harbor Director. Recommend adoption.

Memorandum 14-033 from Port and Harbor Director as backup.

Councilmember Burgess moved Ordinance 14-11 to Ordinances A.

Mayor Wythe called for a motion to adopt the consent agenda as amended.

LEWIS/ZAK SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

## VISITORS

## ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

- A. Borough Report
- B. Commissions/Board Reports:
  - 1. Library Advisory Board
  - 2. Homer Advisory Planning Commission
  - 3. Economic Development Advisory Commission
  - 4. Parks and Recreation Advisory Commission

Parks and Recreation Advisory Commission Chair Matt Steffy updated the Council on the Commission's work and other areas of parks and recreation including

- Parks staff is getting flowers started in the greenhouse for summer planting.
- Received updates from Public Works Director Meyer of Spit Trail and interpretive signage.
- Continued discussion of Hornaday park drainage and upgrades, parking issues, and filling the camp host space.
- Endorsed a speed limit reduction at Jack Gist Park entrance and remain at 35 past the entrance for safety of cars turning in and out.
- PARC group is meeting weekly on the parks and recreation needs assessment and the group will be giving regular presentations to Council on their progress.
- Parks & Trails group has put together a phenomenal brochure that will be a great resource for all.
- Recreation programs are doing great.
- They are anxious to fill the Student Representative seat on the Commission.

- 5. Port and Harbor Advisory Commission



C. Lobbyist Report of February 16, 2014

### **PUBLIC HEARING(S)**

A. **Ordinance 14-08**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.71.050(d), "Commission Hearing and Procedures", to Permit Four Instead of Five Members of the Homer Advisory Planning Commission to Approve a Conditional Use Under the Homer City Code. City Manager/Planning. Introduction February 10, 2014, Public Hearing and Second Reading February 24, 2014.

Mayor Wythe opened the public hearing.

Ginny Espenshade, city resident, commented in support of maintaining that five members approve a CUP as they need a more significant review.

Larry Slone, city resident and Planning Commissioner, stated he is commenting on his own behalf and not on that of the Planning Commission. He agreed with Mr. Kranich's statement that five Commissioners makes a more conservative cast to addressing restrictions, however, as a Planning Commissioner he doesn't have the allowance to participate by telephone when he has to be absent.

Charles Davis, city resident, commented in support keeping it a five. He thinks a lot of deals that have gone through the Planning Commission are done behind closed doors.

Jan Jager, city resident, agrees with maintaining CUP approval at 5 votes. Having recently gone through the process she thinks it best to leave it as it is.

There being no further comments Mayor Wythe closed the public hearing and called for a motion for the adoption of Ordinance 14-08 by reading of title only for second and final reading.

ZAK/BURGESS SO MOVED.

Councilmember Burgess commented that if something is allowed conditionally it is allowed based on reasonable review. He wonders with a six member Planning Commission if people are being deprived of a review process and the flexibility to do what they want with their property. This presumably makes the CUP process easier.

Councilmember Roberts commented her understanding of the change was to accommodate times when Commissioners are absent. She thinks it should be kept at five.

City Manager Wrede noted that it becomes a problem for the applicant at those times when the Commission has members absent. There is an expectation that you will have a timely action from the government.

Councilmember Burgess said that when he hears complaints about the City 7 out of 10 times it's a planning and zoning issue and that they are being restricted. It seems to be about things we would want people to be able to do with their property. If we have a code that is only one no vote away from allowing someone to do something reasonable with their property, we are placing the burden in the wrong place. We should err on the side of personal freedoms, unless there is a strong reason not to. He encourages them to think along those lines. Perhaps we need to add a 7<sup>th</sup> person to the Commission.

Mayor Wythe noted that she can think of no circumstance where Council requires a super majority to do anything. Having that requirement on a Commission seems like an odd state of affairs.

VOTE: YES: BURGESS, HOWARD, ZAK  
NO: LEWIS, ROBERTS, VAN DYKE

Mayor Wythe voted YES to break the tie.

Motion carried.

- B. **Ordinance 14-09**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.12.020, "Permitted Uses And Structures", to Expand the Permitted Uses in the Rural Residential District to Include the Addition of a Detached Dwelling Unit as an Accessory to a Single Family Dwelling on a Lot Serviced by City Water and Sewer Services. City Manager/Planning. Introduction February 10, 2014, Public Hearing and Second Reading February 24, 2014.

Mayor Wythe opened the public hearing.

Charles Davis, city resident, questioned why we have to have this complicated governmental process at the end of the road. He doesn't see why we have to have all these zoning rules. Central Business District is fine the way it is and Old Town is developing nicely. He wishes we would do something different with our tax dollars.

There being no further comments Mayor Wythe closed the public hearing and call for a motion for the adoption of Ordinance 14-09 by reading of title only for second and final reading.

LEWIS/BURGESS SO MOVED.

Councilmember Burgess noted that the intention of the ordinance is to do what Mr. Davis suggests by further eliminating an item that would go through the permitting process.

BURGESS/ZAK MOVED TO AMEND LINE 65 TO ADD ITEM T. ALLOW AN ACCESSORY DETACHED FAMILY DWELLING ON ANY RURAL RESIDENTIAL LOT OVER ON ACRE WITHOUT WATER AND SEWER.

Councilmember Burgess commented that he understands the logic of allowing an accessory structure outright in the higher density areas serviced by city water and sewer. He feels they need to take into account the people in the annexed areas with larger rural residential properties who still have to get a CUP for an accessory dwelling. Even though they don't have city water and sewer they should be allowed to utilize their property as fully.

City Planner Abboud was given the opportunity to weigh in. He commented that they would still have to meet requirements in code for water and sewer service. He noted the area with city water and sewer is outlined in the Comp Plan as going denser.

Mayor Wythe questioned if there would be a higher level of review required on a lot that is serviced by well and septic. City Planner Abboud agreed that there would and noted issues with follow through in

some case to get adequate water supplies and challenges in chasing down the final documents, but that it could be dealt with.

There was discussion that this needs to go back to the Planning Commission for their consideration.

VOTE (Amendment): YES: HOWARD, VAN DYKE, ZAK, BURGESS, LEWIS  
NO: ROBERTS

Motion carried.

BURGESS/HOWARD MOVED TO REFER THIS BACK TO THE PLANNING COMMISSION FOR THEIR INPUT TO UPDATING THE ORDINANCE.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe called for a break at 7:07 p.m. and the meeting resumed at 7:14 p.m.

#### **ORDINANCE(S)**

- A. **Ordinance 14-11**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2014 Operating Budget by Appropriating \$11,331.48 From the Homer Volunteer Fire Department Reserve Account for the Replacement of Laptop Computers Compatible With Windows 7 for Data Collection, Analysis, and Reporting Requirements. City Manager/Fire Chief. Recommended dates: Introduction February 24, 2014, Public Hearing and Second Reading March 10, 2014.

Memorandum 14-035 from IT Manager as backup.

Mayor Wythe called for a motion for the introduction of Ordinance 14-11 by reading of title only.

BURGESS/ROBERTS SO MOVED.

Councilmember Burgess commented that since we are not actively funding the reserves as well as we should, he would like to have this come from the general fund balance.

BURGESS/ROBERTS MOVED TO TAKE THE FUNDS FOR THIS EXPENDITURE FROM THE GENERAL FUND BALANCE.

Councilmember Zak added that they discussed this at Committee of the Whole and recognized the need, and they are used in life safety issues, and the fire department has minimal reserves at this time.

Councilmember Van Dyke noted that he shared lower cost information with the City Manager, and asked that it be taken into consideration.

City Manager Wrede and IT Manager Poolos confirmed they would review Councilmember Van Dyke's information.

VOTE (Amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion on the main motion as amended.

VOTE: (Main motion as amended): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

## **CITY MANAGER'S REPORT**

### **A. City Manager's Report**

1. Ramp 7: The Seldovia Village Tribe has paid a contractor to remove the ramp from the water. City Port and Harbor Staff provided an assist by removing the damaged section of the float extension so that the ramp could be lifted cleanly. It was quite an operation. This takes care of the immediate safety concerns and prevents further damage to the ramp and float system. Analysis and discussion on why there was a failure and who is responsible for fixing it is on-going.
2. Parks and Recreation Needs Assessment: The third meeting of the Needs Assessment Steering Committee took place on Thursday evening, February 13th. The focus of this meeting was discussion regarding the questions the consultant should ask and what he or she should attempt to measure in terms of public attitudes on funding, public desires and use patterns with respect to parks, recreation, and culture, and a 'gap analysis'. There was a lot of discussion about how much background and qualitative information can be gathered internally and when to engage the Parks Commission. Also, there were several items which the group asked me to make you aware of so Council can weigh in if necessary. First, the committee is going to recommend that the surveys and other research methods include people from outside of the City limits. A service area that ran basically from Anchor Point to McNeil Canyon was suggested. The Committee is aware that this might be controversial. The reason for doing this is twofold. First, many of the users of City parks and recreation facilities and programs are from outside the City limits. Including them and measuring their willing to contribute financially could result in better overall facilities and programs for all, including Homer residents. Second, this information could be very useful if the effort to create a broader Borough Service Area gains traction. At the Last Council meeting, a member of the Parks and Recreation Commission reported that the committee was reviewing the Soldotna Parks and Recreation Needs Assessment and Master Plan. The Committee wanted to clarify for Council that what they are working on is a Needs Assessment only. There is no master plan component. A master plan would be very premature at this point and it is not what Council provided funding for. Please let me know if there are further questions about this process.
3. Citizens Academy: The Citizens Academy is scheduled to begin this week, on February 20. An overview of the program and a focus on the City Manager's office, the City Clerk's office, and a presentation by City Attorney Holly Wells will comprise the first session. We were a little disappointed with the low enrollment but are looking forward to the opportunity and a successful academy. A memorandum from Katie on this topic is attached.

4. Critical Habitat Legislation: The legislation that would remove the Homer Port and Harbor from the critical habitat area is on the move. It has already passed the Senate and has been referred to the House. House Rules Committee had a hearing on it yesterday, (February 18) and then voted to send it to the floor. I testified at hearings before House Resources, Senate Resources, and was available for questions yesterday. Thanks to Speaker Chenault, Senator Micciche, and Representative Seaton for their effort and strong support. Also, thanks to Katie for all of her background work and coordination and to Linda Anderson for all of her important work in Juneau on this legislation.
  5. Traffic Calming: As you know, there is great interest in some neighborhoods about traffic calming. As I reported earlier, the Planning Commission has taken a real interest in this topic and has agreed to take it on as a project. The Commission has begun its work. For those folks in the community who want to get involved, now is the time to get in on the ground level. Contact Planning staff if you want more information about the Commission work schedule on this topic.
  6. Lake Clark National Park Management Plan. Many Homer residents have long standing ties to the Lake Clerk Area. Lake Clark National Park is of interest to many for historical, family, recreation, economic, or other reasons. Lake Clark NP is amending its Management Plan. Attached is a notice about a public meeting in Homer on this topic on February 24.
  7. Loss Control Award. The City has been working very hard to control or limit its insurance losses. I would be happy to talk about some of those efforts if you are interested. Attached is a notice that the City received a Loss Control Award (Gold Status) for fiscal year 2012. Gold status means that the City kept its losses to less than ten percent of the insurance premium. AML/JIA covers general liability, property, vehicles, professional liability, and workers comp.
  8. Intergovernmental Agreement with Kachemak City. This meeting contains a workshop on the Intergovernmental Agreement for Wastewater Services between Homer and Kachemak City. The Council requested that Mayor Morris be invited and we expect him to be present unless he is called for jury duty in Anchorage. If that happens, other members of the City Council will attend on his behalf. We had a consultation meeting with Mayor Morris on February 13 to review options as requested by the Council.
  9. Library/ Youth Service Outreach Activities. Recently, KBBI did a story on the Library Youth Service Outreach Program. Part of the story was that the Children's Librarian was making trips to locations outside of the City to conduct story time and other children's library activities. This story generated some questions so attached is a report and other information from Ann Dixon, the City Librarian on this program. I hope you find it informative. Ann will be at the Committee of the Whole and possibly the regular meeting if you have questions.
1. Memorandum 14-034 from Port and Harbor Director, Re: Report on Alaska Abandoned and Derelict Vessel Task Force.
  2. Memorandum 14-036 from Community and Economic Development Coordinator, Re: First City of Homer Citizens Academy Underway.
- B. Games Report
1. Homer Society of Natural History, Inc.

City Manager Wrede commented that the first session of the Citizens Academy was well attended and received good reviews from the participants. The next session will be held at the Port and Harbor.

He reported that the City had positive meetings with Blue Crest Energy, the company who purchased the Cosmo well off Anchor Point from Buccaneer. Blue Crest had a lot to say about commitment to the project, community and environmental safety, and their plans for the the near future.

Lastly, he advised the Council about an increase in the cost of calcium chloride and the budgetary effect. They budgeted the same amount of money as last year and said if the Council wants to amend the budget he can bring back an ordinance. Public Works Director Meyer commented to the Council and recommended that they leave the budget as it is and Public Works will work with what they have.

Mayor Wythe acknowledged the AML award for Loss Control Containment and thanked staff for their efforts to achieve this award.

## **CITY ATTORNEY REPORT**

### **COMMITTEE REPORT**

- A. Public Arts Committee
- B. Transportation Advisory Committee
- C. Permanent Fund Committee
- D. Lease Committee
- E. Port and Harbor Improvement Committee
- F. Employee Committee Report
- G. Port and Harbor Building Task Force

### **PENDING BUSINESS**

- A. **Resolution 14-028**, A Resolution of the City Council of Homer, Alaska, Amending the Homer Advisory Planning Commission Policies and Procedures Manual Review Policies for Conditional Use Permits "Review Standards" and Policy for Review of Zoning Variances "Determination" to Permit Four Instead of Five Members of the Homer Advisory Planning Commission to Approve a Conditional Use Permit and a Variance. City Manager/Planning. (Postponed from February 10, 2014 to follow Ordinance 14-08.)

The following motion is on the floor from February 11, 2014.

ROBERTS/BURGESS -MOVED TO ADOPT RESOLUTION 14-028.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## NEW BUSINESS

## RESOLUTIONS

- A. **Resolution 14-033**, A Resolution of the Homer City Council Disapproving the Decision to Approve the Barnett's South Slope Subdivision Quiet Creek Park Preliminary Plat by the Homer Advisory Planning Commission and Asking the Kenai Peninsula Borough Planning Commission to Reconsider the Plat to Include All Documents That Were Submitted. Roberts/Lewis.

Councilmember Roberts disclosed that she lives in the area noticed by the Planning Department for this subdivision. She attended the December 4, 2013 and January 15, 2014. She did not attend the January 2, 2014 Planning Commission meeting but provided written comments.

Mayor Wythe noted the legal opinion from Attorney Klinkner and they talked about this at the Committee of the Whole. She noted that in the past she has recused herself for less of a conflict and holds a pretty high standard on it so she deferred to the Council for to weigh in and vote. She noted since Councilmember Burgess may also have a conflict he will not vote.

Mayor Wythe restated the question is "Should Councilmember Roberts be recused." A yes vote recuses her and a no vote is not recusing her.

VOTE: YES: HOWARD, ZAK, VAN DYKE  
NO: LEWIS

The vote failed.

Mayor Wythe called for a short break at 7:33 p.m. to discuss how to proceed. The meeting resumed at 7:36 p.m.

LEWIS/VAN DYKE CALLED FOR IMMEDIATE RECONSIDERATION OF THE LAST VOTE.

There was no discussion.

VOTE: YES: LEWIS, HOWARD, ZAK, VAN DYKE

Motion carried.

Mayor Wythe advised that they had proceeded incorrectly. She clarified that she should have made a ruling relating to Councilmember Roberts conflict and the Council could vote to overrule her.

Mayor Wythe ruled that Councilmember Roberts has a conflict and should be excused from participating.

After discussion of the voting process Deputy City Clerk Jacobsen said that a Yes vote agrees that Councilmember Roberts should be excused and no vote disagrees and should be allowed to participate.

VOTE: YES: HOWARD, ZAK, VAN DYKE  
NO: LEWIS

Mayor Wythe acknowledged there was confusion in the voting process and clarified that the vote did not overturn her ruling.

Councilmember Roberts left the table.

Councilmember Burgess disclosed that he owns a lot that is along a thoroughfare that would see a difference in traffic as a result of the proposed subdivision development. Based on the narrow interpretation of the conflict of interest guideline, he doesn't believe there is evidence that he would incur a direct gain or loss to trigger the threshold of the guidelines. He has never stated an opinion as to the development or anything thereto.

Mayor Wythe commented that in this case she doesn't believe there is the perception of a conflict from the community related to Councilmember Burgess and would not consider him recused. She asked the Council if they had opposition to her ruling.

There was no objection.

Mayor Wythe called for a motion for the adoption of Resolution 14-033 by reading of title only.

LEWIS/BURGESS SO MOVED.

Councilmember Lewis commented that he co-sponsored this resolution with Councilmember Roberts mainly because there was material that was not presented at the meeting on January 2<sup>nd</sup> that had been presented to the Planning Department in a timely manner. Because of this people weren't able to speak to it. He thinks they are always being accused of not hearing what the people are saying and we should give them the chance to be heard. He is neither for nor against the development, but feels that the evidence should be taken under consideration.

Councilmember Burgess commented that his understanding is that they are not trying to slight the Planning Department but making sure the decision is reconsidered with all information that should have been presented in the public process. The other side of it though, he read the Planning Commission minutes, it appeared after the reconsideration it was presented to the Commission there had been this oversight and the information was brought to their attention, and still after the opportunity to reconsider still made the same determination. He doesn't think sending this back to the Planning Commission will result any differently.

City Manager Wrede clarified this doesn't send the action back to the Planning Commission; it only makes a recommendation to the Borough Platting Board to consider that information as they deliberate.

Mayor Wythe added that Council's only authority is to send a recommendation subsequent to the Planning Commission's recommendation.



Councilmember Burgess queried Councilmember Lewis if his intention is to ask the Borough to deny the plat or to ask them to simply consider the information that was not considered as part of public process.

Councilmember Lewis responded he is asking the Borough to consider the information and they should be able to be heard back here in Homer, have their chance to present, and be heard. He doesn't view this as a slap in the Commissions face or anything like that, but people have a right to be heard.

Councilmember Zak noted the resolution says it's "disapproving the decision to approve". If we send that to the Borough Planning Commission, he is concerned they are sending a message to disapprove the plat. He recognized Mr. Kranich's comments and acknowledged that platting is done at the Borough level, so there another series of checks and balances for those worried about government giving fair consideration. Councilmember Zak further noted that in relation to the application going through this process, it has been through the process in years past and presently been addressed over three meetings. He is reluctant to for the City Council to take action and send this type of message to the Borough, especially when they haven't seen the packet themselves.

Councilmember Burgess agreed in that having read through the meeting minutes it seems that to the best of their ability, they followed their process and there is no doubt there was public input that may have been overlooked. He thinks there's a way to restructure the resolution to recommend the Borough Planning Commission to allow for the input to be included and more thoroughly considered. He doesn't think they should make a negative recommendation to the Plat Review Board as it seems they would be overstepping their bounds.

Mayor Wythe noted the resolution states that Council disapproves the decision to approve the subdivision, and then asks for the additional information to be considered at the Borough level. It's two parts, but does say they disapprove the plat as it was sent forward.

LEWIS/BURGESS MOVED TO ADD EVERYPLACE WHERE THERE IS DISAPPROVING IT WOULD READ NEITHER APPROVING OR DISAPPROVING THE DECISION TO APPROVE THE BARNETT SOUTH SLOPE SUBDIVISION QUIET CREEK PARK PRELIMINARY PLAT BY THE HOMER ADVISORY PLANNING COMMISSION ASKING THE KENAI PENINSULA BOROUGH PLANNING COMMISSION TO RECONSIDER THE PLAT TO INCLUDE ALL DOCUMENTS THAT WERE SUBMITTED.

Councilmember Howard said she can't support the amendment. There is no reference to what documents are missing, and she thinks they have no business doing this. If it's true what the speakers have said, there were two hearings at the developer's level, plus the Planning Commission's meetings. She doesn't know what important game changing documents were left out that would cause all of this to change.

Councilmember Lewis commented his understanding that the documents dealt with the water and water flow in the area, and a lot of them were done by Soil and Water Conservation. He thinks its important based on events in recent history. It was not presented to the Commission in their packet and people couldn't talk about it for the reconsideration. He just think it should be there.

VOTE (Amendment): YES: VAN DYKE, BURGESS, LEWIS  
NO: HOWARD, ZAK,

Motion failed.

Councilmember Burgess commented that in this instance there is confusion of the intention of the public and the Council, and the process to arrive at this point. His understanding from reading the minutes is that the developer, for the most part was fairly diligent and accommodating in going through the process as outlined in code by adhering to and taking into consideration some of the reasonable and unnecessary option recommendations of the Planning Commission. However, there is also the consideration that our code isn't as good as it could be in addressing many of the considerations relating to runoff and other issues in this area. It's a situation where if the code were different and took a view more in line with some of the very informed environmental things that were brought forward we might do something different. But he questioned if a judicial is instance the appropriate point to argue what the code should and shouldn't be. Whether we like what he's doing or not, it appears that the developer followed the rules, and therefor deserves a fair shake. If people come forth later with good ideas to amend the code, we can look those changes.

Mayor Wythe asked City Planner Abboud up to offer clarification of the plat review and approval process. She asked at the point of actual development and construction if there would be drainage regulations that would come in to ensure that it was taken care of at the time of construction. City Planner Abboud said there are some and they are regulated at the time of development.

Councilmember Lewis commented that the developer follows the rules, but at the same time we have to make sure those who disagree get to play by the same rules. Leaving out information at the time is not playing by the same rules.

Councilmember Burgess asked City Planner Abboud what happened with the material provided that was or was not included and if the Planning Commission was made aware of the documents at the time of reconsideration. City Planner Abboud explained that staff got a lot of information for this plat and there isn't an excuse for the oversight. There was a lot coming in at the last minute and it was coming in through different channels. The public notice has a phone number and a particular email that goes to the Planning Clerk. Some information was submitted in another direction and didn't make it in the packet. It was two items about overall drainage of the area. At the time the plat was up for reconsideration, the information was part of the packet, there was open discussion that it was the missing information, and people spoke of it.

Councilmember Howard thinks the Borough Planning folks are pretty good at asking questions at their level as well. She appreciates the point that the development actually takes place, that's when these other things come into play. She is satisfied that enough information has been forwarded to the Borough for them to make an educated and wise decision.

VOTE: YES: LEWIS

NO: VAN DYKE, HOWARD, ZAK, BURGESS

Motion failed.

Councilmember Roberts returned to the table.

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

Ginny Espenshade, city resident, commented to set the record straight there was no reconsideration of this plat. So January 15<sup>th</sup> packet was including these documents, they weren't clearly marked, and she

has copies if they are interested in what they just decided was unimportant. They filtered public comment; there was no public hearing at which these documents were included. The public was just asking was for them to send comments that the Borough make sure to look at these documents and consider them part of the public hearing record. Council failed to do that. She is disappointed they failed to make findings about the conflict of one of their colleagues in spite of the ruling of the City Attorney. This whole thing is being rushed, and it doesn't have to be. She is just really disappointed.

Kathryn George, city resident, said she is really disappointed, some of those documents came from her and to have them sit there and say what she has to say isn't as important as what someone else says, she thinks that's wrong.

Charles Davis, city resident, said he wished they wouldn't talk so freely of public input and due process and then vote against it. He thinks they are just inviting legal challenge. If the people who know about the water and drainage are correct, we have another big rain storm and the hillside comes down, who's going to pay the damages? He thinks he'll sell out quickly before the damages occur. He is disappointed too.

Paul Gavenus, city resident, thanked the Council for letting him come talk to them before they take something else away. He commented in support the recommendation of the Parks and Recreation Commission to lower the speed limit in the area of Jack Gist Park. He hopes they will work with DOT on that.

#### **COMMENTS OF THE CITY ATTORNEY**

City Attorney Klinkner was not present.

#### **COMMENTS OF THE CITY CLERK**

Deputy City Clerk Jacobsen had no comment.

#### **COMMENTS OF THE CITY MANAGER**

City Manager Wrede had no comment.

#### **COMMENTS OF THE MAYOR**

Mayor Wythe commented to the concerns expressed of due process. As processes go, this was not a standard, easy to interpret, or easy to understand process. It is a situation where the Council really has no jurisdiction, other than this small window where they could potentially object. The opportunity they have is to object to the plat, not send it back to the planning commission, nor to say we don't object but want you to consider further information. The opportunity the Council has is to object, and they chose not to. She doesn't feel it was a bad decision on their part, as this process doesn't fit in to the box of the rules they have to work with. She feels the Council did what they could with what they have to work with.

#### **COMMENTS OF THE CITY COUNCIL**

Councilmember Howard said she is looking forward to returning and will see them next meeting.

Councilmember Lewis commented that this coming Thursday there is a public hearing with the arts committee on the Asaiah Bates statue. Not this weekend but the following weekend there will be a Bantam State Hockey Tournament in Homer bringing a lot of people to town and games all weekend at the rink.

Councilmember Van Dyke thanked everyone for showing up and said that the Council does the best job they can with the information they have. He encouraged people to keep coming and feeding them as much information as they can.

Councilmember Roberts reminded everyone if they have nothing to do in the next hour it's the last home basketball game of the year.

Councilmember Zak wished the Mayor and Community and Economic Development Coordinator Koester safe travels to Juneau to advocate on behalf of the City. It's going to be an important year for the budget at the state level. Port and harbor is a big deal for us this year. There are a couple bills to meet with the lobbyist on to help people know that Homer is open for business and that our port and harbor is an important piece to the future of Alaska.

Councilmember Burgess thanked everyone. This was a difficult meeting and he wanted to reiterate to the public that he is disappointed that they couldn't find a way without objecting to the Planning Commission's decision to make a reasonable appeal for public input to the Borough; he thinks they could have done a better job with that. He expressed his understanding that when presenting your point of view to the Council it is easy to personify and objectify councilmembers as people who are somehow less than human or have a thicker skin because of the job they do. While you do have to be a glutton for punishment to sit at the council table, he thinks the way a person chooses to make their point or write about a councilmember, whether or not you are in the right factually, says a lot about your character as a person and how you choose to make it. He thinks it informs Council's decision as to how well they should consider what you have to say. There were some things written to them about Councilmember Roberts' conflict and the position she takes that he thinks were probably uncalled for and he would have felt better about considering the person's comments if they had made their point by sticking to the issues and without attacking her character. Mr. Burgess said he likes to hear the facts, to explore them, and hear people based on the merit of their arguments. Bringing people's character into play to get your point across does not do you as good here as it may in a Rush Limbaugh-esque environment of public discussion. He encouraged people to keep in mind that we all try to be courteous and listen and if they can do the same, it's appreciated.

## ADJOURNMENT

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 8:09 p.m. Next Regular Meeting is Monday, March 10, 2014 at 6:00 p.m., Committee of the Whole 5:00 p.m. and Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

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

HOMER CITY COUNCIL  
REGULAR MEETING MINUTES  
FEBRUARY 24, 2014





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the Mayor

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-3130

(f) 907-235-3143

## Memorandum 14-038

TO: HOMER CITY COUNCIL

FROM: MARY E. WYTHE, MAYOR

DATE: MARCH 4, 2014

SUBJECT: APPOINTMENT OF PETER ROEDL TO THE PARKS AND RECREATION ADVISORY COMMISSION AND REAPPOINTMENT OF MICHELE MILLER TO THE PUBLIC ARTS COMMITTEE.

Peter Roedl is appointed to the Parks and Recreation Advisory Commission to replace outgoing member Bumpo Bremicker. His term will expire October 31, 2016.

Michele Miller is reappointed to the Public Arts Committee with a term to expire April 28, 2016.

### RECOMMENDATION:

Confirm the appointment of Peter Roedl to the Parks and Recreation Advisory Commission and reappointment of Michele Miller to the Public Arts Committee.

Fiscal Note: N/A







**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

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 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 checked="" 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 type="checkbox"/>	OTHER - PLEASE ENTER THE COMMITTEE/TASK FORCE	

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:

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:

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.

MAR 04 2014 AM 09:12 *rk*

**Renee Krause**

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**From:** Michele Miller <michelechristinemiller@gmail.com>  
**Sent:** Monday, March 03, 2014 3:45 PM  
**To:** Renee Krause  
**Subject:** Letter to the Mayor and City

Dear Mayor Wythe and City Council members,

I would like to continue to serve on the Public Arts Committee and request that I be reappointed once my term expires in April.

Best regards,

*Michele*

**Michele Miller**  
**(907) 227-62**



**ORDINANCE REFERENCE SHEET**  
**2014 ORDINANCE**  
**ORDINANCE 14-12**

An Ordinance of the City Council of Homer, Alaska, Amending the 2014 Operating Budget by Appropriating \$15,000 From the Fire Depreciation Reserve and \$83,000 From the General Fund – Fund Balance for the Homer Fire Station #2 Skyline Drive Project.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting March 10, 2014 Introduction
  - a. Memorandum 14-039 from Public Works Director as backup



1 CITY OF HOMER  
2 HOMER, ALASKA

3 City Manager/  
4 Public Works Director

5 ORDINANCE 14-12  
6

7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
8 AMENDING THE 2014 OPERATING BUDGET BY  
9 APPROPRIATING \$15,000 FROM THE FIRE DEPRECIATION  
10 RESERVE AND \$83,000 FROM THE GENERAL FUND – FUND  
11 BALANCE FOR THE HOMER FIRE STATION #2 SKYLINE DRIVE  
12 PROJECT.  
13

14 WHEREAS, A new fire station serving the areas above the bluff has been on the Capital  
15 Improvement Plan since annexation; and  
16

17 WHEREAS, Initial funding for the design and construction of this station was  
18 established in 2013 (\$500,000 from a re-appropriated legislative grant); and  
19

20 WHEREAS, The project was bid in January of this year, bids were opened at the end of  
21 February, and total cost of the project (including design, construction, inspection, and  
22 contingency) is \$598,000 (see Memorandum 14-039); and  
23

24 WHEREAS, An additional \$98,000 is required to complete the project.  
25

26 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:  
27

28 Section 1. The FY 2014 Operating Budget is hereby amended by appropriating \$15,000  
29 from the Fire Depreciation Reserve and \$83,000 from the General Fund – Fund Balance for the  
30 Homer Fire Station #2 Skyline Drive Project.  
31

32 Expenditure:  
33

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
156-0393 (Sewer Reserve Fund)	Homer Fire Station #2 Skyline Drive Project	\$15,000
100-0100 (General Fund – Fund Balance)	Homer Fire Station #2 Skyline Drive Project	\$83,000

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40 Section 2. This is a budget amendment ordinance, is not permanent in nature, and shall  
41 not be codified.  
42

43 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_\_\_ day of  
44 \_\_\_\_\_, 2014.

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CITY OF HOMER

\_\_\_\_\_  
MARY E. WYTHE, MAYOR

ATTEST:

\_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK

YES:  
NO:  
ABSTAIN:  
ABSENT:

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

Reviewed and approved as to form.

\_\_\_\_\_  
Walt Wrede, City Manager

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

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

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

Fiscal Note: Contained in ordinance.





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Public Works

3575 Heath Street  
Homer, AK 99603

[publicworks@cityofhomer-ak.gov](mailto:publicworks@cityofhomer-ak.gov)

(p) 907- 235-3170

(f) 907-235-3145

## Memorandum 14-039

TO: Walt Wrede – City Manager  
FROM: Carey Meyer – Public Works Director  
DATE: March 3, 2014  
SUBJECT: **Request for Additional Funding  
Skyline Fire Station #2**

---

A new fire station serving the areas above the bluff has been on the CIP list since annexation. Funding for the design and construction of this station was established in 2013 (\$500,000 from a re-appropriated legislative grant). Up to a 25% match requirement (\$166,666) was inferred. Public Works has been working with the Fire Chief to design the station. The project was bid in January of this year and bids were opened at the end of February.

The original expectation for this station was a 40'x50' building (short-term, 3-bay, warm storage). Based on input from the fire department, during design the project became a 50'x 55' building (longer-term, 4-bay, with restroom and office). The low bid received for the project designed was \$563,522.

Public Works has reviewed the bids and can find cost savings that would reduce the cost of the project (no roof ladder, no approach slab removal, cheaper heating, reduced SWPPP requirements, reduced floor slab thickness, changes to floor trough and railings). Still, additional funding (a match) would be required to complete the project as designed. The project could be scaled back to its original short-term solution, but Public Works and the Fire Department personnel feel that funding a longer-term solution, with a small match, to provide fire protection to the area is preferable.

The Public Works proposes the following project budget:

Construction Cost as Bid	\$ 563,522	Current Funds	\$ 500,000
Cost Savings	<u>-\$ 55,722</u>	New Fire Reserve Funds	\$ 15,000
		New General Funds	<u>\$ 83,000</u>
Revised Construction Cost	\$ 509,800		\$ 598,000
Design Cost	\$ 48,900		
Inspection/Admin	\$ 11,500		
HEA Electric Service/Contingency	<u>\$ 27,800</u>		
Revised Total Project	\$ 598,000		

**Recommendation:** The City Council pass an ordinance amending the 2014 Operating Budget, authorizing the use of Fire Depreciation Reserve funds (\$15,000) and General Fund – Fund Balance (\$83,000) to complete the project as outlined above; and authorizing the City Manager to execute all appropriate documents.

**ORDINANCE REFERENCE SHEET**  
**2014 ORDINANCE**  
**ORDINANCE 14-13**

An Ordinance of the City Council of Homer, Alaska, Authorizing the City Administration to Accept Donations for the Parks, Arts, Recreation and Culture Needs Assessment, Directing That a Separate Account Be Established to Manage and Track Donations, and Approving the Expenditure of Those Funds for the Purpose of Conducting a Parks, Arts, Recreation and Culture Needs Assessment.

Sponsor: City Manager/Finance Director

1. City Council Regular Meeting March 10, 2014 Introduction



1 CITY OF HOMER  
2 HOMER, ALASKA

3 City Manager/Finance Director

4 ORDINANCE 14-13

5  
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 AUTHORIZING THE CITY ADMINISTRATION TO ACCEPT  
8 DONATIONS FOR THE PARKS, ARTS, RECREATION AND  
9 CULTURE NEEDS ASSESSMENT, DIRECTING THAT A  
10 SEPARATE ACCOUNT BE ESTABLISHED TO MANAGE AND  
11 TRACK DONATIONS, AND APPROVING THE EXPENDITURE OF  
12 THOSE FUNDS FOR THE PURPOSE OF CONDUCTING A PARKS,  
13 ARTS, RECREATION AND CULTURE NEEDS ASSESSMENT.  
14

15 WHEREAS, The adopted FY 2014 Operating Budget (Ordinance 13-44(A)) contained an  
16 appropriation in the amount of \$35,000 for a Parks and Recreation Needs Assessment; and  
17

18 WHEREAS, ReCreate Rec has been soliciting private donations for the Needs  
19 Assessment to supplement the appropriation from the City Council; and  
20

21 WHEREAS, It is necessary and appropriate to formally accept the donations, establish a  
22 special account to manage and track the donations, and to authorize the expenditure of those  
23 funds.  
24

25 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:  
26

27 Section 1. The Homer City Council hereby accepts donations for the Parks, Arts,  
28 Recreation and Culture Needs Assessment, establishes a special account to manage and track  
29 donations, and authorizes the City Manager to expend those funds as necessary and  
30 appropriate, as follows:  
31

32 Project Donation Account:  
33

<u>Account</u>	<u>Description</u>	<u>Amount</u>
156-0372-4905	Parks, Arts, Recreation and Culture Needs Assessment	\$6,000 and growing

34  
35  
36  
37  
38

39 Expenditure:

40

41 <u>Account</u>	<u>Description</u>	<u>Amount</u>
42 156-0372	Parks, Arts, Recreation and 43 Culture Needs Assessment	\$6,000 + as needed

44

45 Section 2. This ordinance authorizes the expenditure of donated funds and therefore,  
46 does not amend the FY 2014 Operating Budget, is not permanent in nature, and shall not be  
47 codified.

48

49 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_\_ day of \_\_\_\_\_,  
50 2014.

51

52 CITY OF HOMER

53

54

55

56 \_\_\_\_\_  
MARY E. WYTHE, MAYOR

57

58 ATTEST:

59

60

61 \_\_\_\_\_  
62 JO JOHNSON, MMC, CITY CLERK

63

64

65 YES:

66 NO:

67 ABSTAIN:

68 ABSENT:

69

70

71 First Reading:

72 Public Hearing:

73 Second Reading:

74 Effective Date:

75

76

77 Reviewed and approved as to form.

78

79 \_\_\_\_\_

80 Walt Wrede, City Manager

81

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

83

84

85 Fiscal Note: Contained in ordinance.

86

87

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

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





1 CITY OF HOMER  
2 HOMER, ALASKA

3 City Manager/Lewis/Zak

4 RESOLUTION 14-035  
5

6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 SUPPORTING HOMER HOCKEY ASSOCIATION'S (AKA HOMER  
8 ICE RINK) EFFORTS TO SECURE FUNDING FOR THE PURCHASE  
9 OF THE EXISTING ICE RINK FACILITIES.  
10

11 WHEREAS, An ice rink is an important source of all-weather winter recreation for the  
12 city of Homer, Alaska, and surrounding areas, including Ninilchik, Anchor Point, Nikolaevsk,  
13 Kachemak Selo, and other Kenai Peninsula communities; and  
14

15 WHEREAS, Homer's ice rink serves as a wholesome source of competition and exercise  
16 for individuals of all ages; and  
17

18 WHEREAS, Activities at Homer's ice rink foster sportsmanship, a sense of fair play, and  
19 a sense of community; and  
20

21 WHEREAS, The current facility, built in 2005, is heavily used by the community with  
22 weekly visits in excess of 800 persons; and  
23

24 WHEREAS, In 2013/14, the Homer ice rink has been the site of 72 youth games, 16 out-  
25 of-town team practices, 3 jamboree tournaments, and 11 high school games, all of which  
26 attract winter visitors to Homer; and  
27

28 WHEREAS, The Homer Ice Rink has been operated successfully as the Homer Hockey  
29 Association non-profit 501(c)(3) since 1996; and  
30

31 WHEREAS, The Homer rink is the only non-profit run rink in Alaska and one of only four  
32 in the United States; and  
33

34 WHEREAS, The coaches, managers, Board of Directors, and other members of HHA  
35 have contributed 14,000 volunteer hours in the 2013-14 season; and  
36

37 WHEREAS, The Homer Hockey Association has successfully operated the rink and its  
38 programs for over nine years; and

39 WHEREAS, One of the reasons for this success was the requirement of repayment of  
40 only the interest on the loan used to finance construction of the rink; and

41  
42 WHEREAS, In the Fall of 2015, Homer Hockey Association will be required to make  
43 payments on the loan principle, more than doubling monthly expenses on the rink; and

44  
45 WHEREAS, These additional financial burdens will make rink operations fiscally  
46 impossible.

47  
48 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council supports efforts by  
49 Homer Hockey Association members and supporters to secure funding to purchase the rink,  
50 free the Homer Hockey Association from the building debt burden, and thus guarantee the  
51 future of the tremendous community asset that is the Homer Ice Rink.

52  
53 PASSED AND ADOPTED by the Homer City Council this 10<sup>th</sup> day of March, 2014.

54  
55 CITY OF HOMER

56  
57  
58  
59 \_\_\_\_\_  
60 MARY E. WYTHE, MAYOR

61 ATTEST:  
62  
63  
64 \_\_\_\_\_  
65 JO JOHNSON, MMC, CITY CLERK

66  
67 Fiscal Note: N/A

68  
69

1 CITY OF HOMER  
2 HOMER, ALASKA

3 City Manager/  
4 Public Works Director

5 RESOLUTION 14-037  
6

7 A RESOLUTION OF THE HOMER CITY COUNCIL AWARDING  
8 THE CONTRACT FOR WASTE WATER TREATMENT PLANT –  
9 MICRO-STRAINER ELECTRICAL CONNECTION TO THE FIRM OF  
10 LIBERTY ELECTRIC OF HOMER, ALASKA, IN THE AMOUNT OF  
11 \$11,881.00 AND AUTHORIZING THE CITY MANAGER TO  
12 EXECUTE THE APPROPRIATE DOCUMENTS.  
13

14 WHEREAS, Funds were appropriated in 2013 for a capital project to enhance odor  
15 control and provide bar screen on the Waste Water Treatment Plant; and  
16

17 WHEREAS, This project consists of running new conduit and wire to energize the new  
18 Micro-Strainer at the Waste Water Treatment Plant, along with mounting the new control  
19 panel and emergency shut off switch; and  
20

21 WHEREAS, In addition, the project adds four new light fixtures in the room housing the  
22 new micro-strainer to meet lighting standards for the space; and  
23

24 WHEREAS, Quotes were solicited from four area electrical contractors; and  
25

26 WHEREAS, The quotes were reviewed and staff determined the firm of Liberty Electric  
27 was the low responsive bidder and found to be qualified to complete the work; and  
28

29 WHEREAS, This award is not final until written notification is received by the firm from  
30 the City of Homer.  
31

32 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, approves  
33 the contract award for the Waste Water Treatment Plant – Micro-Strainer Electrical  
34 Connection to the firm of Liberty Electric of Homer, Alaska, in the amount of \$11,881.00 and  
35 authorizes the City Manager to execute the appropriate documents.  
36

37 PASSED AND ADOPTED by the Homer City Council this 10<sup>th</sup> day of March, 2014.  
38

39 CITY OF HOMER  
40

41  
42  
43 \_\_\_\_\_  
44 MARY E. WYTHER, MAYOR

45 ATTEST:

46

47

48

49 \_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK

50

51 Fiscal Note: 2013 Capital Project Funds for Odor Control/Bar Screen, Acct. No. 256-0379.



## Memorandum 14-040

To: Walt Wrede, City Manager  
From: Dan Nelsen, Project Manager  
Through: Carey Meyer, PW Director  
Date: March 5, 2014  
Subject: **Award of Construction Contract  
Homer Waste Water Treatment Plant Micro-Strainer Electrical Connection**

---

On February 7, 2014 bids were received for the Homer Waste Water Treatment Plant Micro-Strainer Electrical Connection project. This work was advertised via email/fax to four area electrical contractors.

This project consists of running new conduit and wire in order to energize the new Micro-Strainer at the Homer Waste Water Treatment Plant along with mounting the new control panel and emergency shut off switch. This project also includes adding four new light fixtures in the existing room where the new micro-strainer will be housed in order to meet lighting standards for this space.

Two responsive bids were received from qualified firms. The bid results were evaluated and the results are as follows.

<u>Responsive Bidder's Names</u>	<u>Location</u>	<u>Amount</u>
Liberty Electric, Inc.	Homer	\$11,881.00
Puffin Electric, Inc.	Homer	\$15,520.00
	Engineer's Estimate	\$12,000.00

Both contractors were local, therefore, the City's local bidder's preference does not apply.

### **Recommendation:**

City Council pass a resolution awarding the construction contract for the Homer Waste Water Treatment Plant Micro-Strainer Electrical Connection project in the amount of \$11,881.00 to Liberty Electric, Inc. of Homer, Alaska, and authorizing the City Manager to execute all appropriate documents necessary to complete this project.



1 CITY OF HOMER  
2 HOMER, ALASKA

3 City Manager

4 RESOLUTION 14-038

5  
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 EXPRESSING SUPPORT FOR HOMER ELECTRIC  
8 ASSOCIATION'S REQUEST FOR FUNDING TO REPLACE THE  
9 EMERGENCY GENERATORS IN SELDOVIA.

10  
11 WHEREAS, Homer Electric Association provides service to the remote area on the  
12 south side of Kachemak Bay that includes Halibut Cove, Seldovia, Port Graham, and Nanwalek;  
13 and

14  
15 WHEREAS, The City of Homer is the hub for these remote communities that are only  
16 accessible by boat or air; and

17  
18 WHEREAS, Due to the rugged terrain and extreme weather, southern Kachemak Bay  
19 communities can be disconnected from the power grid for extended periods and depend on  
20 back-up generators in Seldovia; and

21  
22 WHEREAS, The back-up power generation system in Seldovia is beyond its useful life,  
23 in constant need of maintenance, and at risk of failure; and

24  
25 WHEREAS, The need for dependable alternate generators in Seldovia is an issue of  
26 health and safety.

27  
28 NOW, THEREFORE, BE IT RESOLVED the City of Homer is in support of Homer Electric  
29 Association's work to keep dependable working generators for Homer's remote Kachemak Bay  
30 neighbors.

31  
32 PASSED AND ADOPTED by the Homer City Council this 10th day of March, 2014.

33  
34 CITY OF HOMER

35  
36 \_\_\_\_\_  
37 MARY E. WYTHE, MAYOR  
38

39 ATTEST:

40

41 \_\_\_\_\_

42 JO JOHNSON, MMC, CITY CLERK

43

44 Fiscal Note: N/A

45



# VISITORS





## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-3106

(f) 907-235-3118

Press Release (3/3/14)

The City of Homer is working diligently on the "Parks, Arts, Recreation and Culture Needs Assessment" (PARC) funded by the City Council and community donations. A group of citizens is meeting weekly with the City to move this project forward. PARC has a mission statement, and has identified six project goals. The City of Homer Park and Recreation Advisory Commission will be reviewing these goals during their meeting on March 20<sup>th</sup>, 2014, 5:30 pm in the City Council Chambers. Your organization is welcome to comment to the Commission, or contact Julie Engebretsen in the Planning Department at 435-3119 between now and the 20th. As the project progresses, your organization will be contacted to participate in this needs assessment. We look forward to working with you!

### PARC Mission Statement

To determine the resources and prioritize the needs for our community concerning parks, arts, recreation and culture facilities and programs. (10-15 year outlook)

This Needs Assessment has the goal of answer these questions:

1. What are the existing and potential PARC resources in our community?
2. What programs and facilities does the Community want?
3. How big is the gap between what we have, and what we want?
4. What are future trends?
5. Quality of life: How important are PARC activities to Homer's quality of life?
6. Funding: How can new programs and facilities be paid for?





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-3106

(f) 907-235-3118

## Park Art Recreation and Culture Needs Assessment

### PARC Mission Statement

To determine the resources and prioritize the needs for our community concerning parks, arts, recreation and culture facilities and programs. (10-15 year outlook)

### Project Overview

#### Needs Assessment Goals:

1. Identify existing and potential resources
  - a. How do people use their spare time?
  - b. Program resources: who offers what, when and how often?
  - c. Identify locations and facilities used
  - d. How are existing programs and facilities funded?
  - e. List City responsibilities – parks, maintenance, campgrounds, budget, income,
  - f. Identify volunteer efforts
2. Survey what programs and facilities are desired by the community
3. Conduct a Gap Analysis between haves and wants
  - a. Include future demographic trends
  - b. Identify barriers to access, (money, time, space/facilities, lack of information)
  - c. Consultant to provide an analysis on trends, observations and patterns of results
4. Measure community values for art, recreation and quality of life
  - a. What level of importance do citizens place on the availability of these services?
  - b. Are Culture and Recreation essential services?
  - c. Is it important that they be available to all income levels?
5. Funding Mechanisms
  - a. How could new programs and structures be funded?



ANNOUNCEMENTS  
PRESENTATIONS  
BOROUGH REPORT  
COMMISSION REPORTS







**In Juneau:**  
319 Seward Street, Ste. 11  
Juneau, AK 99801  
907.586.1977 p  
907.586.1061 f

**In Fairbanks:**  
3165 Riverview Drive  
Fairbanks, AK 99709  
907.474.9463 p  
907.479.9113 f

## City of Homer Lobbyist Report March 5, 2014

### Overview

Even though the Legislative Leadership announced that they will not cancel House & Senate Floor sessions during what is typically known as "Energy Break" week, don't try to fly in or out of Juneau in the next few days. Planes are full and many Legislators that counted on this time already scheduled trips home and are leaving anyway. Last count totaled 14 members heading to Washington D.C. for the Energy Conference. Other Legislators are taking the time to head home for constituent meetings. While Sessions and committee hearings will continue as scheduled this week, action on legislation will slow significantly. We predict hearing cancellations during the last days of this week.

The House Finance committee will pass their version of HB266, the operating budget, on to the House Floor in the days ahead. Their task was monumental and as reported in the previous report, the \$2Billion deficit dominated the subcommittee decisions. House Finance Chairman set 'targets' or 'caps' for each Department and tasked the subcommittee chairs to meet that goal. In most cases, the Subcommittee chairs worked with Agency department heads to come up with programmatic reductions. The Senate has been reviewing Agency budgets and their subcommittees are watching the House action closely as they consider their own Agency spending reductions.

Meanwhile, Senate Finance is pouring through SB138, the Alaska gasline legislation and concluding their public testimony on that bill at this time. SB 138 is expected to be on the Senate Floor next week and passed on to the House.

The personal bill deadline (bills sponsored by individual Legislators) passed last week. There was a flurry of at least 50 proposals assigned bill numbers and referred to committees. Introductions of new 'ideas' will now slow significantly as any new legislation can now only be introduced by a Committee, giving Committee chairs even more of an advantage in the final days.

And finally, the annual ritual of an early adjournment rumor has circulated in the halls of the Capitol. House and Senate Leaders would like to bring the Session to a close by Saturday April 19; one day before Easter and the 90<sup>th</sup> day deadline of April 20. We've heard this before. The question is, if you were holding the cards for that final negotiated deal, would you agree to adjourn early leaving your prize behind? We shall see.

### Big Issues and Big Tickets

SB138 THE GAS LINE PROJECT proposed by Governor Parnell continues to dominate the landscape. Action on this proposal will require Legislators to commit to a major 'investment' as equity share in a gasline. That includes cash, lots of cash. And that generates Legislator anxiety over the State's savings accounts. ALL agree that those accounts will be needed to fund the State budget shortfall in the near term. If this project advances, approximately \$3-\$4 Billion will be the required investment from the State. Add that to plans to advance the Susitna Hydro project, Knik Arm Bridge, and other mega projects, and you can see why the anxiety exists. Tough decisions in challenging times.

Speaking of the estimated \$840million Knik Arm Bridge project, the Governor raised the bar this week in proposing to back \$262 million in moral obligation bonds as part of this funding package. Under this proposal, the state will be obligated to pay the \$19million per year if revenues from user fees are not adequate to pay back the debt. Observers believe that this action further advances the potential for a large bond bill as a supplement to the FY15 capital budget. A general obligation bond bill would require voter approval in the November general election and is no surprise in cash strapped years. The point here is that we are keeping a close eye on potential bond bill packages as an opportunity for Homer.

## **FY15 Operating Budget (HB266)**

Faced with the \$2 Billion budget shortfall, the House proposed reducing Agency budgets by over \$50 million. At this juncture they purposefully left out the unresolved funding issues for the largest 'budget drivers', i.e. Education Base Student Allocation increases, PRS/TRS, and the Governor's proposed \$3 Billion debt payment from the Constitutional Budget Reserve. As per usual, these big ticket items will be the subject of negotiations during the final days of session.

Two key items of special interest to Homer is funding for Revenue Sharing and Kachemak Bay Research Reserve. As you know, the House Finance Subcommittee on Fish & Game removed the KBRR state match of \$175,000. While we are working to restore these funds in the House, we will continue to work on the issue in the Senate budget as well. We are in daily conversations with City of Homer staff and the Homer Delegation discussing options and strategies.

Under the House proposal, Revenue Sharing funding will continue at current year levels and \$60million is included in the budget as the statewide total. That's the good news. The 'not so good news' is that the Revenue Sharing account that held two more years of funding was reduced by \$10 million, leaving a balance of \$110 million vs. \$120 million. This action sends a signal to the municipalities of what is to come.

## **FY14 Capital Budget ([SB119](#))**

The Senate is taking the lead on the Capital budget and has held hearings on the Governor's initial proposal. Senate Co-Chairs issued a request to all Legislators to submit lists of their top District priorities. Legislative leaders have yet to decide just how much will be spent on the Capital Budget this year – but we are hearing they are aiming low.

Mayor Wythe and Katie Koester brought their running shoes and filled their days with a full slate of meetings with an emphasis on capital projects, PRS/TRS funding, and Revenue Sharing. Needless to say the capital budget has been pinched the hardest due to the declining revenue. We can expect a considerable cut to previous years funding levels; from as high as \$2 Billion in recent years to rumored estimates of \$600 - \$700million in FY15.

Over the last two weeks the Governor's introduction of a proposal to back moral obligation bonds for the Knik Arm Bridge elevated the possibilities of a general obligation bond bill as a key part of a capital budget funding strategy.

## **Status of Legislation – Key Homer Bills of Interest**

**[HB35](#) by Rep. T. Wilson et. al. Home Conversion Loan** There has been no action on this bill in House Finance committee. It has not been resurrected this session due to the lack of a funding source for the program. As of this writing, there is no identifiable fund source for this program. *2013 CoH resolution of support was distributed*

**[HB 152](#) by Rep. Thompson 'Repealing Termination Cost Study'** We've just confirmed that the House Labor & Commerce Committee will propose a Committee Substitute that reduces the Governor's \$3 Billion CBR draw to \$1.2 Billion. This cash infusion will barely move the needle on the overall unfunded liability and doesn't 'buy' the Legislature or Governor much time in terms of the annual growth of liability and future operating budget pressure.

Of significant concern is the rumor that there is a move by House leaders to increase the current 22% municipal share to 24%. This 2% increase results in \$43million reduction to municipalities statewide and specifically a \$128,000 cost to the City of Homer. We haven't seen this in writing as yet, but are told there have been heated House caucus discussions on the issue. The Legislative Finance Director's review of the issue before the Legislature indicated that the state is picking up the tab for nearly 80% of the costs when the State is only liable for 60% of the costs – hence the upward pressure on the municipal rate and previous statutory agreement. A review of this analysis is being examined. The bill will be heard and held in committee tomorrow, Wednesday 3/5/14. *City of Homer submitted a Letter of Support for a CS that would include the \$ 3 Billion CBR deposit as well as a Resolution in Support of Governor's original proposal.*

**[HB 141](#) by House Labor & Commerce Establishes Workers Comp Fees Outside of Alaska.** The bill passed the House and is in Senate Labor & Commerce. The bill sets the fee for medical treatment/services performed outside of the state under the Alaska Workers' Compensation Act; requires a provider of medical treatment/services under the Act to submit bills to employers within 180 days. As last reported, this bill is expected to pass as it leaves out the more controversial issues involving workers comp fees. No action since last report.

**[HB 275](#) by Rep. Hawker Electronic Distribution of Municipal Reports/Notices** this bill WAS poised for House passage as of 2/14. The bill allows municipalities to post tax millage information, foreclosure lists and redemption notices on municipal web sites as an alternative to requiring publication in a newspaper. Requires state agencies to produce reports electronically rather than by print and requires state agency reports to be posted on the state online public notice system. The newspaper opposed the bill stating that it is too much of a limitation on the public's ability to be informed. Unfortunately, pressure from the industry caused the bill to be sent back to House Rules where it currently rests. Rep. Hawker took the Floor the next day to announce his retraction of support for the bill as it failed to gain the necessary votes to passage.

**[HB 316](#) by House Labor & Commerce Committee Establishes In-State Workers Comp Fees** for medical treatment and services by authorizing the Worker's Compensation Board to set fees based on the federal Centers for Medicare and Medicaid Services' resource-based relative value scale. The bill was introduced on 2/19 and has been referenced by the committee chair as a session priority. The legislation is the result of recommendations passed by the Workers Compensation Board in December 2013. It is intended to reduce Alaska's high costs of workers compensation for both employers and employees. **This bill is scheduled for hearing on March 7 @ 3:15pm.**

**[SB 71](#) by Sen. Micciche; fish tax payments** legislation passed the Senate unanimously and was sent directly to House Finance on February 17. A new zero fiscal note offered by the Department was accepted in the Senate. The bill aligns the final quarterly payment due from fisheries resource landing taxes with the posting of the statewide average fish price as calculated by the DF&G. The current April 1 filing date is replaced by the requirement of the final payment 30 days AFTER the average fish price posting by DF&G. The bill also changes the quarterly payments to 90% of the estimated amounts due for the year. **This bill is scheduled for House Finance on March 6 at 8:30am.**

**[SB 148](#) by Sen. Micciche; Exempts Homer P&H from KBCHA** The City of Homer's timely visit to Juneau allowed Mayor Wythe and Katie Koester to personally witness the final passage of SB 148 on February 26, only 5 weeks after the start of Session. Sen. Micciche's bill exempted the Port of Homer from the KBCHA and was Homer's top priority of the session. Co-sponsors of the bill include Representatives Seaton, Chenault, and Olson. Rep. Chenault sponsored the companion bill in the House. Rep. Seaton carried the debate on the House Floor and the bill passed unanimously. This was the first bill to pass both the House and Senate. The bill has not yet been submitted to the Governor. The bill has an immediate effective date. The Administration is in support of this bill. *2014 CoH resolution of support was distributed*

END

Linda 460-6767  
Yuri 388-8611





February 18, 2014

Homer City Council  
City of Homer  
491 East Pioneer Avenue  
Homer, Alaska 99603

FEB 26 2014

Dear Mayor and City Council Members:

Thank you to the City of Homer for continuing its support of the nonprofit community through funds administered by the Homer Foundation! This consistent support makes a big difference in the capacity of our local nonprofit organizations, which frequently rely on community and volunteer support to achieve our goals.

Since 1996, Cook Inletkeeper has trained over 300 volunteers in the Homer-area to collect valuable water quality data in and around Kachemak Bay. From 2008 to 2012, the City of Homer partnered with Cook Inletkeeper and the Alaska Department of Environmental Conservation to monitor bacteria levels on Homer beaches. Working with us, local volunteers collected samples using state approved protocols to ensure Homer's beaches are safe for swimming, wading, and other contact recreational opportunities. In 2010 the City of Homer passed a resolution (10-61) to support the Alaska Clean Harbors program, which is now recognized as an invaluable statewide resource for municipal harbors. Inletkeeper developed this program in partnership with the City of Homer, the Alaska Department of Environmental Conservation and the Alaska Association of Harbormasters and Port Administrators, and in 2011 Homer Harbor became the first certified Alaska Clean Harbor in Alaska. In 2014, Cook Inletkeeper is facilitating a statewide task force on Abandoned & Derelict Vessels (ADV), and Homer is leading the way for municipalities with Bryan Hawkins' participation. Through our Safe Drinking Water project, we help local homeowners and families test and understand the issues affecting their private drinking water sources. In addition, Cook Inletkeeper is excited to be sponsoring the 9<sup>th</sup> annual Electronics Recycling Day in 2014, which last year kept 19,299 lbs. of electronic waste out of our landfill, for a grand total of over 130,000 pounds since the program's inception.

Many of our projects, supported by the Homer community, are transferable to communities throughout the Cook Inlet watershed and the state. As a result, this ongoing support by the Homer City Council not only touches many lives in our local community but sets an example and precedent for community problem solving for other communities.

Inletkeeper employs seven staff people—five of whom reside in Homer. Since our inception in 1995, we have created numerous opportunities for meaningful employment and added over \$6 million to the local economy. Support from the City of Homer demonstrates the Council's commitment to making Homer a superior place to live, work and play. Thank you again for all your dedicated service to our community.

Very Truly Yours,

  
Margo Reveil  
Development Coordinator

cc: Homer Foundation



# PUBLIC HEARING(S)





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

**Ordinance 14-11(A)**

A public hearing is scheduled for Monday, March 10, 2014 during a Regular City Council Meeting. The meeting begins at 6:00 p.m. in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Ordinance 14-11(A) internet address:

<http://www.cityofhomer-ak.gov/ordinances>

**Ordinance 14-11(A)**, An Ordinance of The City Council of Homer, Alaska, Amending the FY 2014 Operating Budget by Appropriating \$11,331.48 from the ~~Homer Volunteer Fire Department Reserve Account~~ **General Fund Balance** for the Replacement of Laptop Computers Compatible with Windows 7 for Data Collection, Analysis, and Reporting Requirements. City Manager/Fire Chief.

All interested persons are welcomed to attend and give testimony. Written testimony received by the Clerk's Office prior to the meeting will be provided to Council.

\*\*Copies of proposed Ordinances, in entirety, are available for review at Homer City Clerk's Office. Copies of the proposed Ordinances are available at City Hall, the Homer Public Library, the City of Homer Kiosks at City Clerk's Office, Captain's Coffee, Harbormaster's Office, and Redden Marine Supply of Homer and the City's homepage- <http://www.cityofhomer-ak.gov/cityclerk> . Contact the Clerk's Office at City Hall if you have any questions. 235-3130, Email: [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us) or fax 235-3143.


Melissa Jacobsen, CMC, Deputy City Clerk

Publish: Homer News: March 6, 2014

**CLERK'S AFFIDAVIT OF POSTING**

I, Renee Krause, CMC, Deputy City Clerk I for the City of Homer, Alaska, do hereby certify that a copy of the Public Hearing Notice for Ordinance 14-11(A), Amending the FY 2014 Operating Budget by Appropriating \$11,331.48 from the General Fund Balance for the replacement of Laptop Computers Compatible with Windows 7 for Data Collection, Analysis, and Reporting Requirements was distributed to the City of Homer kiosks located at City Clerk's Office, Captain's Coffee Roasting Co., Harbormaster's Office and Redden Marine on Friday, February 28, 2014 and that the Acting City Clerk posted same on City of Homer Homepage on Thursday, February 27, 2014.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 28<sup>th</sup> day of February, 2014.

  
\_\_\_\_\_  
Renee Krause, CMC, Deputy City Clerk I

**ORDINANCE REFERENCE SHEET**  
**2014 ORDINANCE**  
**ORDINANCE 14-11**

An Ordinance of the City Council of Homer, Alaska, Amending the FY 2014 Operating Budget by Appropriating \$11,331.48 From the Homer Volunteer Fire Department Reserve Account for the Replacement of Laptop Computers Compatible With Windows 7 for Data Collection, Analysis, and Reporting Requirements.

Sponsor: City Manager/Fire Chief

1. City Council Regular Meeting February 24, 2014 Introduction
  - a. Memorandum 14-035 from IT Manager as backup
  - b. Quote from CDW Government Inc.
  
2. City Council Regular Meeting March 10, 2014 Public Hearing and Second Reading
  - a. Ordinance 14-11(A) as amended by Council on February 24
  - b. Ordinance 14-11(A)(S) with price adjustment
  - c. Memorandum 14-035 from IT Manager as backup
  - d. Quote from CDW Government Inc.
  - e. Revised quote from CDW Government Inc.



CITY OF HOMER  
HOMER, ALASKA

City Manager/Fire Chief

ORDINANCE 14-11(A)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
AMENDING THE FY 2014 OPERATING BUDGET BY  
APPROPRIATING \$11,331.48 FROM THE ~~HOMER VOLUNTEER  
FIRE DEPARTMENT RESERVE ACCOUNT~~ **GENERAL FUND  
BALANCE** FOR THE REPLACEMENT OF LAPTOP COMPUTERS  
COMPATIBLE WITH WINDOWS 7 FOR DATA COLLECTION,  
ANALYSIS, AND REPORTING REQUIREMENTS.

WHEREAS, The Homer Volunteer Fire Department uses a computerized information management system to collect data and comply with reporting requirements of protected data; and

WHEREAS, Effective April 2014 Microsoft will stop supporting the Windows XP operating system, eliminating security patches and fixes, making the laptops vulnerable to hardware failures and security breaches; and

WHEREAS, Microsoft will replace the Windows XP operating system to Windows 7 necessitating the replacement of three rugged laptops with new models that will run Windows 7 to allow for the secure collection of data, analysis, and reporting of protected data.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The City Council hereby amends the FY 2014 Operating Budget by appropriating \$11,331.48 from the ~~Homer Volunteer Fire Department Reserve Account~~ **General Fund Balance** for the replacement of laptop computers compatible with Windows 7 for secure data collection, analysis, and reporting requirements as follows:

Transfer From:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
<del>156-393</del>	Homer Volunteer Fire Department	\$11,331.48
	Depreciation Reserves	
<b><u>100-0100</u></b>	<b><u>General Fund Balance</u></b>	





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

491 East Pioneer Avenue  
Homer, Alaska 99603

(p) 907-235-8121

(f) 907-235-3140

## Memorandum 14-035

To: Walt Wrede, City Manager  
From: Nick Poolos, IT Manager  
Through: Bob Painter, Fire Chief  
Date: February 18, 2014  
Subject: **Homer Volunteer Fire Department Panasonic Toughbook Replacement**

---

The Homer Volunteer Fire Department uses a computerized information management system, Image Trend Rescue Bridge, for data collection, analysis, and reporting. Integral to this system are three rugged laptops that allow for data entry in the field. The currently used laptops are running Windows XP and have started to suffer hardware failures.

On April 7th 2014, Microsoft will stop supporting Windows XP. This means Microsoft will no longer release security patches and fixes for the Windows XP operating system. These laptops need to be running Windows 7 to receive security patches and updates. The current laptops are resource constrained and will not run Windows 7 well. These laptops are used to process HIPPA protected data and the City is required by law to secure this data.

City of Homer IT has identified a replacement configuration from the Panasonic Fully Rugged Toughbook line, CF-31XFLAXLM. This model is available at reduced cost through the State of Alaska WSCA contract. Additionally IT has included an extended service plan that covers hardware failures and damage for 3 years, including damage that may occur in the field.

### **Recommendation:**

City Council pass an ordinance allocating \$11,331.48 from the Homer Volunteer Fire Department Reserve Account for this replacement.

Fiscal Note: Account 156-393 Homer Volunteer Fire Department Depreciation Reserves.







# Thank You

Your quote has been submitted successfully.  
A copy has been sent to: npoolos@ci.homer.ak.us


## Quote Details


**Quote Number:** 1BFC5H2  
**Ordered By:** Nick Poolos  
**Quote Placed:** February 18, 2014  
**Billed From:** CDW Government Inc., 230 N. Milwaukee Ave, , Vernon Hills, IL - 60061 (800) 594-4239

Thank you for your online quote request. Prior to converting this quote to an order, please contact your account manager for configuration, pricing, and contract verification. Should you choose to convert this quote to an order without verification, you may be contacted by your account manager to confirm the details of your order.

Shipping Address	Shipping Method	Billing Address
City of Homer Attn To: Nick Poolos 491 E. Pioneer Ave Homer, AK - 99603	<b>Carrier</b> UPS Ground AK & HI	City Of Homer Attn To:Accounts Payable 491 E Pioneer Ave Homer, AK - 99603-7645

Quote Reference	
<b>Quote Description:</b> Fire Dept ToughBooks	<b>Notes to Account Manager:</b>
<b>Cost Center Code:</b>	

Product	CDW Part #	Availability	Qty	Unit Price	Extended Price
 Panasonic Toughbook 31 - 13.1" - Core i5 3380M - Windows 8 Pro / 7 Pro down	3134246	In Stock	3	\$3,527.16	\$10,581.48

 <p>Panasonic Protection Plus - extended service agreement - 3 years</p>	2050624	In Stock	3	\$250.00	\$750.00
<p><b>ATTENTION NEW FEDERAL CUSTOMERS:</b>  <b>If tax appears on your order, it will be deleted when the order is processed.</b>  <b>No tax will be charged.</b>  Grand Total reflects your organization's tax-exempt status based upon the shipping address.</p>				<b>Subtotal</b>	\$11,331.48
				<b>Shipping</b>	\$0.00
				<b>Sales Tax</b>	\$0.00
				<b>Grand Total</b>	<b>\$11,331.48</b>

This page was printed on 2/18/2014 7:54:04 PM.



## SALES QUOTATION

QUOTE NO.	ACCOUNT NO.	DATE
1BFC5H2	0643551	2/18/2014

**BILL TO:**  
CITY OF HOMER  
491 E PIONEER AVE

**SHIP TO:**  
CITY OF HOMER  
Attention To: ATTN:NICK POOLOS  
491 E. PIONEER AVE

Accounts Payable  
HOMER , AK 99603-7645

HOMER , AK 99603  
Contact: NICK POOLOS 907.235.8121

Customer Phone #907.235.8121

Customer P.O. # FIRE DEPT  
TOUGHBOOKS QUOTE

ACCOUNT MANAGER		SHIPPING METHOD	TERMS	EXEMPTION CERTIFICATE
JEREMY CIOE 866.465.9996		UPS Ground AK & HI	Net 30 Days-Govt State/Local	GOVT-EXEMPT
QTY	ITEM NO.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
3	3134246	PAN TB I5-3340M 500GB 4GB W7P Mfg#: CF-31XFLAXLM Contract: Alaska Panasonic WSCA NASPO WN2010-COMP0017/B27172	3,400.00	10,200.00
3	2050624	PANASONIC-PROTECTION PLUS FOR LAPTOP Mfg#: CF-SVCLTNFAPOS3Y Contract: Alaska Panasonic WSCA NASPO WN2010-COMP0017/B27172 Electronic distribution - NO MEDIA	230.18	690.54
SUBTOTAL				10,890.54
FREIGHT				0.00
TAX				0.00
				US Currency
<b>TOTAL</b>				<b>10,890.54</b>

CDW Government  
230 North Milwaukee Ave.  
Vernon Hills, IL 60061

Fax: 847.371.7872

**Please remit payment to:**  
CDW Government  
75 Remittance Drive  
Suite 1515  
Chicago, IL 60675-1515



CITY OF HOMER  
HOMER, ALASKA

City Manager/Fire Chief

ORDINANCE 14-11(A)(S)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
AMENDING THE FY 2014 OPERATING BUDGET BY  
APPROPRIATING ~~\$11,331.48~~ **\$10,890.54** FROM THE HOMER  
VOLUNTEER ~~FIRE~~ DEPARTMENT ~~RESERVE~~  
ACCOUNT **GENERAL FUND BALANCE** FOR THE  
REPLACEMENT OF LAPTOP COMPUTERS COMPATIBLE WITH  
WINDOWS 7 FOR DATA COLLECTION, ANALYSIS, AND  
REPORTING REQUIREMENTS.

WHEREAS, The Homer Volunteer Fire Department uses a computerized information management system to collect data and comply with reporting requirements of protected data; and

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WHEREAS, Microsoft will replace the Windows XP operating system to Windows 7 necessitating the replacement of three rugged laptops with new models that will run Windows 7 to allow for the secure collection of data, analysis, and reporting of protected data.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The City Council hereby amends the FY 2014 Operating Budget by appropriating ~~\$11,331.48~~ **\$10,890.54** from the Homer Volunteer Fire Department Reserve Account **General Fund Balance** for the replacement of laptop computers compatible with Windows 7 for secure data collection, analysis, and reporting requirements as follows:

Transfer From:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
<del>156-393</del>	Homer Volunteer Fire Department Depreciation Reserves	<del>\$11,331.48</del>



# ORDINANCE(S)





# CITY MANAGER'S REPORT





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

### MANAGER'S REPORT

March 10, 2014

**TO:** MAYOR WYTHE / HOMER CITY COUNCIL

**FROM:** WALT WREDE

#### UPDATES / FOLLOW-UP

NOTE: Some of these items appeared in the last report. I have updated them and brought them back in case the Council wanted to discuss.

1. Parks and Recreation Needs Assessment: The Committee working on the Needs Assessment is making excellent progress. Committee member Matt Steffy is a visitor on this agenda and will provide a progress report. The Parks and Recreation Commission is holding a special meeting on March 6 to hear a presentation as well. RFP is scheduled to go out the end of March. Attached is the Committee Mission Statement and RFP Goals, which I am sure Matt will go over.
2. Citizens Academy: The Citizens Academy will have completed the third session by the time you read this report. The Port and Harbor put on an excellent session which received outstanding reviews by the participants.
3. Critical Habitat Legislation: The legislation that would remove the Homer Port and Harbor from the critical habitat area has now been passed by both the House and the Senate. It is on the way to the Governor for his signature. Thanks to Speaker Chenault, Senator Micciche, and Representative Seaton for their effort and strong support. Also, thanks to Katie for all of her background work and coordination and to Linda Anderson for all of her important work in Juneau on this legislation.
4. Traffic Calming: As you know, there is great interest in some neighborhoods about traffic calming. As I reported earlier, the Planning Commission has taken a real interest in this topic and has agreed to take it on as a project. The Commission has begun its work. For those folks in the community who want to get involved, now is the time to get in on the ground level. Contact Planning staff if you want more information about the Commission work schedule on this topic.
5. Kachemak Bay Research Reserve Funding Threatened: A sub-committee of the House Finance Committee has removed \$175,000 for KBRR that was included in the ADF&G Budget. This was not expected to occur this year. If this funding is not restored, it could threaten the federal matching funds and in a worst case scenario, close the Islands and Ocean Visitor Center. KBRR and that building are significant economic engines in Homer and many full time jobs are at stake. This issue has very rapidly become one of the City's

top priorities in Juneau. Katie and Linda Anderson have spent significant time and resources on it during the past week. We would be happy to provide more information or discuss this in more detail at the meeting.

6. Intergovernmental Agreement with Kachemak City. The resolution approving this agreement is on this agenda. It was postponed until the Council had a chance to have a workshop on the topic; which it did at the last meeting. We originally postponed it to this date thinking it should logically follow the workshop at the next regular meeting. Although there was a lot of good discussion at the workshop, no real direction was given or course of action agreed to. I decided to keep this resolution on the agenda because it will provide Council with a vehicle to discuss how it wants to proceed, whether that be another workshop or something else. I do think it is important to get an agreement in place. Perhaps it is possible to separate this agreement from the larger discussion about the overall long term relationship between the two cities. It seems like one is a vital short term need and the other is a broad, far reaching discussion that will take some time.
7. Land Allocation Plan: The 4 PM meeting is a workshop on the Land Allocation Plan. We decided to do something a little different this year to address persistent complaints about the process in past years. Julie will tell you all about in. In short, we narrowed the number of commissions and committees that were consulted on this to the ones which have the most obvious stake or responsibility regarding how municipal land is classified and used. We also eliminated the joint workshop aspect of this meeting. The idea was to streamline the process and make it more efficient while still getting good input from advisory bodies.
8. Ron Drathman: As you know by now, former City Manager Ron Drathman passed away last week. A memorial service was held on March 5<sup>th</sup> at the Elks Club. The City was saddened to receive this news and sends its heartfelt condolences to the family and to Ron's many friends and colleagues. He will be missed.

## ATTACHMENTS

1. March Employee Anniversaries
2. Letter to Legislature RE; HB 152 (PERS)
3. Financial Report
4. Letter from Speaker Chenault and Senate President Huggins RE: North to the Future publication.
5. Letter to FEMA RE: Community Rating System
6. PARC Mission Statement and Goals
7. Memorandum 14-041 Citizens Academy Update / Katie



# City of Homer

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Office of the City Manager

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(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: MAYOR WYTHE AND CITY COUNCIL  
FROM: Walt Wrede  
DATE: March 5, 2014  
SUBJECT: March Employee Anniversaries

---

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

Mitch Hrachiar,	Public Works	13 Years
Matt Clarke,	Port & Harbor	13 Years
Gary Richardson,	Public Works	10 Years
Elton Anderson,	Port & Harbor	8 Years
Renee Krause,	Clerk's	7 Years





## City of Homer

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## Office of the City Manager

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(p) 907-235-8121 x2222

(f) 907-235-3148

March 3, 2014

Representative Thompson  
State Capitol  
Juneau, AK 99801

RE: Support for CSHB152

Representative Thompson,

The City of Homer would like to express support for CSHB152, legislation transferring \$3 billion to the Retirement Trust Funds and eliminating the termination study/cost requirement for PERS employers.

Transferring \$3 billion into the Retirement Trust Funds honors the State's constitutional obligation to retirees to cover their accrued benefits and the commitment to employers to pay employer contribution rates in excess of 22%. Transferring these funds now, while there are reserves available, solves the problem of staggering unfunded liability costs rather than passing it off to future generations. State assistance on behalf of municipalities provides significant relief to local taxpayers, budget predictability and stability to local government and school districts that is crucial to the financial health of Alaska's communities.

Under the current system if an employer terminates a class of employees that participate in the defined benefit retirement system the employer is obligated to pay termination costs and the cost of a termination study for that group. These costs can be significant, especially for a small organization, deterring necessary layoffs and cuts during times of financial constraints. CSHB152 eliminates the requirements associated with eliminating a class of employees allowing employers to manage their workforce and adapt to changing fiscal and employment environments.

The City of Homer appreciates your leadership in bringing this legislation forward and encourages the passage of CSHB152.

Sincerely,

Walt Wrede, City Manager

Cc:

Co-Chair Austerman

Co-Chair Stoltze

Representative Neuman

Representative Costello

Representative Edgmon

Representative Holmes

Representative Munoz

Representative T. Wilson

Representative Gara

Representative Guttenberg

Representative Hawker



General Fund (100)					12/31/2012				12/31/2013				Yr. to Yr.
Revenues					Audited				Preliminary (Unaudited)				Actual
A/C Code	Dept. Code	Ob. Code	Description	Actual	Budget	Over/(Under)	%	Actual	Budget	Over/(Under)	%	%	
1	100-0005-4101	0005	4101 Real Prop Tax	2,750,837	2,612,109	138,728	25.2%	2,764,399	2,781,069	(16,670)	24.2%	0.5%	
2	100-0005-4102	0005	4102 Per Prop Tax	164,506	149,363	15,143		162,330	155,000	7,330			
3	100-0005-4103	0005	4103 Motr Vehicle Tx	46,560	60,000	(13,440)		53,598	60,000	(6,402)			
4	100-0005-4104	0005	4104 Prior Years Taxes	29,327	18,000	11,327		47,596	30,000	17,596			
5	100-0005-4105	0005	4105 Pen/Int Prop Tx	18,346	5,000	13,346		11,850	6,000	5,850			
6	100-0005-4106	0005	4106 Boat Flat Tax	0	0	0		0	0	0			
7	100-0005-4107	0005	4107 Oil Tax	0	0	0		181,087	0	181,087			
8	100-0010-4201	0010	4201 Sales Tax	4,698,721	4,400,220	298,501	43.0%	4,868,983	4,706,902	162,081	42.7%	3.6%	
9	100-0010-4202	0010	4202 Cooperative Tax	27,672	28,582	(910)		49,343	28,582	20,761			
10	100-0010-4203	0010	4203 Liquor License	25,750	22,000	3,750		22,450	22,000	450			
11	100-0010-4204	0010	4204 Gaming Permits	0	0	0		0	0	0			
12	100-0010-4205	0010	4205 Sales Tax Comm	145	1,000	(855)		4,000	3,000	1,000			
13	100-0010-5231	0010	5231 Tools/Equip	0	0	0		0	0	0			
14	100-0015-4301	0015	4301 Driveway Permit	1,035	1,400	(365)		1,325	1,400	(75)			
15	100-0015-4302	0015	4302 Sign Permits	1,400	700	700		300	700	(400)			
16	100-0015-4303	0015	4303 Building Permit	11,400	15,000	(3,600)		12,700	15,000	(2,300)			
17	100-0015-4304	0015	4304 Peddler Permits	0	400	(400)		1,831	400	1,431			
18	100-0015-4305	0015	4305 Animal Licenses	0	300	(300)		0	300	(300)			
19	100-0015-4306	0015	4306 Devel Permits	0	0	0		0	0	0			
20	100-0015-4307	0015	4307 Wetland Permits	0	0	0		0	0	0			
21	100-0015-4308	0015	4308 Zoning Fees	5,700	5,000	700		18,350	5,000	13,350			
22	100-0015-4309	0015	4309 Row Permit	1,600	300	1,300		0	300	(300)			
23	100-0015-4314	0015	4314 Taxi/chauffeurs/safety Inspec	1,113	1,800	(688)		1,200	1,800	(600)			
24	100-0020-4401	0020	4401 Fines/Forfeit	6,208	14,000	(7,792)		10,373	14,000	(3,627)			
25	100-0020-4402	0020	4402 Non Moving Fine	1,857	1,500	357		96	3,500	(3,404)			
26	100-0025-4801	0025	4801 Interest Income	27,159	16,000	11,159		20,656	25,000	(4,344)			
27	100-0025-4802	0025	4802 Penalty/Int	0	0	0		0	0	0			
28	100-0030-4501	0030	4501 Ak Shared Rev	485,141	375,000	110,141	4.4%	341,161	375,000	(33,839)	3.0%	-29.7%	
29	100-0030-4502	0030	4502 Safe Communities (Muni Assist)	0	0	0		0	0	0			
30	100-0030-4503	0030	4503 Prisoner Care	497,503	611,099	(113,596)	4.6%	883,667	637,218	246,449	7.7%	77.6%	
31	100-0030-4504	0030	4504 Borough 911	51,360	49,920	1,440		51,360	49,920	1,440			
32	100-0030-4505	0030	4505 Police Sp Serv	36,000	36,000	0		36,000	36,000	0			
33	100-0030-4507	0030	4507 Library Grt Ak	6,500	6,500	0		0	6,500	(6,500)			
34	100-0030-4508	0030	4508 Library Grant	0	0	0		0	0	0			
35	100-0030-4511	0030	4511 Pioner Av Maint	34,000	34,000	0		0	34,000	(34,000)			
36	100-0030-4512	0030	4512 Reimbursements	0	0	0		600	0	600			
37	100-0030-4513	0030	4513 Bureau Of Justice Grant	0	0	0		0	0	0			
38	100-0030-4514	0030	4514 Other Grants	13,500	0	13,500		0	5,500	(5,500)			
39	100-0030-4527	0030	4527 PERS Revenue	563,877	222,100	341,777		0	480,159	(480,159)			
40	100-0030-4905	0030	4905 Donations/Gifts	0	0	0		0	0	0			
41	100-0030-4909	0030	4909 Restitution	0	0	0		0	0	0			
42	100-0035-4311	0035	4311 Library Cards	0	0	0		375	0	375			
43	100-0035-4315	0035	4315 Project Administration Fee	201	0	201		(364)	0	(364)			
44	100-0035-4316	0035	4316 Lid Application Fee	400	100	300		100	100	0			
45	100-0035-4317	0035	4317 Lid Yearly Bill	990	1,000	(10)		1,095	1,000	95			
46	100-0035-4516	0035	4516 Pw Equip & Serv	2,106	4,500	(2,394)		6,920	6,000	920			
47	100-0035-4517	0035	4517 Pay Phones-library	0	0	0		0	0	0			
48	100-0035-4599	0035	4599 Pioneer Beautif	480	800	(320)		555	800	(245)			
49	100-0035-4601	0035	4601 Ambulance Fees	99,508	225,000	(125,492)	0.9%	231,274	225,000	6,274	2.0%	132.4%	
50	100-0035-4602	0035	4602 Fire Contr Kes	2,772	0	2,772		4,027	0	4,027			
51	100-0035-4603	0035	4603 Fire Contr Kachemack City	69,376	65,000	4,376		66,773	65,000	1,773			

General Fund (100)				12/31/2012				12/31/2013				Yr. to Yr.
Revenues				Audited				Preliminary (Unaudited)				Actual
A/C Code	Dept. Code	Ob. Code	Description	Actual	Budget	Over/(Under)	%	Actual	Budget	Over/(Under)	%	%
52	100-0035-4604	0035	4604 HVF Class Fees	0	0	0		3,639	0	3,639		
53	100-0035-4605	0035	4605 Fire Prevention	0	0	0		0	0	0		
54	100-0035-4606	0035	4606 Wildland Fires	0	0	0		0	0	0		
55	100-0035-4607	0035	4607 Other Services	24,105	28,725	(4,620)		26,436	28,725	(2,289)		
56	100-0035-4608	0035	4608 City Campground	16,580	18,000	(1,420)		19,709	18,000	1,709		
57	100-0035-4609	0035	4609 Animal Care Fee	6,534	9,200	(2,666)		6,027	9,200	(3,173)		
58	100-0035-4610	0035	4610 Plans & Specs	0	500	(500)		100	500	(400)		
59	100-0035-4611	0035	4611 City Clerk Fees	959	600	359		1,375	600	775		
60	100-0035-4612	0035	4612 Publication Fee	0	0	0		0	0	0		
61	100-0035-4613	0035	4613 Cemetery Plots	1,800	1,800	0		1,600	1,800	(200)		
62	100-0035-4614	0035	4614 Community Recreation Fees	26,505	28,000	(1,495)		32,165	30,000	2,165		
63	100-0035-4650	0035	4650 Rents & Leases	3,000	0	3,000		9,750	0	9,750		
64	100-0035-4654	0035	4654 Spit Camping	112,491	142,000	(29,509)	1.0%	121,251	142,000	(20,749)	1.1%	7.8%
65	100-0035-4660	0035	4660 Advertising - Community School	1,840	2,500	(660)		1,400	2,500	(1,100)		
66	100-0035-4902	0035	4902 Other Revenue	0	0	0		0	0	0		
67	100-0035-4905	0035	4905 Donations/Gifts	0	0	0		0	0	0		
68	100-0035-4907	0035	4907 Old School Fees	6,750	0	6,750		0	9,000	(9,000)		
69	100-0035-4980	0035	4980 Transfer From Capital Projects	0	0	0		0	0	0		
70	100-0040-4901	0040	4901 Surplus Prop	25,295	0	25,295		3,556	0	3,556		
71	100-0040-4902	0040	4902 Other Revenue	16,931	10,000	6,931		13,800	15,000	(1,200)		
72	100-0040-4903	0040	4903 PLANNING TRUST	0	0	0		0	0	0		
73	100-0040-4905	0040	4905 Donations/Gifts	0	0	0		100	0	100		
74	100-0040-4906	0040	4906 Proc Law Suits	0	0	0		24,453	0	24,453		
75	100-0040-5607	0040	5607 Debt Repayment - library	0	0	0		0	0	0		
76	100-0040-5903	0040	5903 C/O Buildings	0	0	0		0	0	0		
77	100-0045-4517	0045	4517 Pay Phones	0	0	0		0	0	0		
78	100-0045-4655	0045	4655 Airline Leases	92,353	92,000	353	0.8%	72,894	92,000	(19,106)	0.6%	-21.1%
79	100-0045-4656	0045	4656 Concessions	1,150	2,000	(850)		595	2,000	(1,405)		
80	100-0045-4657	0045	4657 Car Rental	39,691	50,000	(10,309)		33,851	35,000	(1,149)		
81	100-0045-4658	0045	4658 Parking Fees	37,416	35,000	2,416		36,815	35,000	1,815		
82	100-0045-4659	0045	4659 Vending Machine	0	360	(360)		0	360	(360)		
83	100-0045-4660	0045	4660 Advertising	0	525	(525)		1,050	525	525		
84	100-0045-4670	0045	4670 Passenger User Fees	0	0	0		0	0	0		
85	100-0099-4981	0099	4981 G/F Admin Water	226,432	226,432	0	2.1%	241,203	241,203	0	2.1%	6.5%
86	100-0099-4982	0099	4982 G/F Admin Sewer	310,086	310,086	0	2.8%	319,102	319,102	0	2.8%	2.9%
87	100-0099-4983	0099	4983 G/F Admin P & H	393,483	393,483	0	3.6%	532,436	532,436	0	4.7%	35.3%
88	100-0099-4984	0099	4984 G/F ADMIN HART	161,590	179,545	(17,955)	1.5%	75,737	84,152	(8,415)	0.7%	-53.1%
89	100-0099-4985	0099	4985 G/F Admin Hawsp	277,595	277,595	0	2.5%	143,012	143,012	0	1.3%	-48.5%
90	100-0099-4986	0099	4986 Other Financing Source	0	0	0		0	0	0		
91	100-0099-4987	0099	4987 G/F ADMIN HART -TRAILS	17,954	0	17,954		8,415	0	8,415		
92	100-0099-4992	0099	4992 Transfers(Opert	0	0	0		0	0	0		
93	100-0100-4990	0100	4990 Transfer from Fimd	2,989	0	2,989		0	0	0		
			<b>Total</b>	<b>11,486,577</b>	<b>10,792,044</b>	<b>694,533</b>		<b>11,586,481</b>	<b>11,524,265</b>	<b>62,216</b>		
			Without PERS Rev & Oil Tax	10,922,700	10,569,944	352,756	100.0%	11,405,394	11,044,106	361,288	100.0%	4.4%
							<b>92.5%</b>					<b>92.9%</b>

General Fund (100) Expenses		12/31/2012			12/31/2013		
		Audited			Preliminary (Unaudited)		
Dept./Div.	Actual	Budget	Unexpended	Actual	Budget	Unexpended	
1 Mayor - Council	1,412,255	847,823	(564,432)	967,741	326,224	(641,517)	
2 City Clerk	336,517	335,965	(552)	345,412	378,903	33,491	
3 City Elections	5,289	15,994	10,705	5,241	15,989	10,748	
4 City Manager	285,087	238,177	(46,910)	227,744	246,473	18,729	
5 Personnel	139,413	132,617	(6,796)	148,204	164,411	16,207	
6 Economic Development	102,360	132,596	30,236	155,937	166,542	10,605	
7 Information Systems	197,362	207,980	10,618	257,146	278,372	21,226	
8 Community Recreation Program	107,614	112,295	4,681	124,116	133,454	9,338	
9 Finance	802,579	769,456	(33,123)	740,614	826,553	85,939	
10 Planning & Zoning	433,562	431,330	(2,232)	400,666	448,417	47,751	
11 Library	815,888	862,656	46,768	827,525	918,505	90,980	
12 Library Grant	6,539	7,000	461	7,392	7,000	(392)	
13 Leased Property	75,245	87,028	11,783	63,183	49,028	(14,155)	
14 City Hall	201,931	271,503	69,572	191,179	155,688	(35,491)	
15 Airport Facilities	228,916	259,075	30,160	198,916	233,313	34,397	
16 Contributions	108,006	98,567	(9,439)	93,346	88,000	(5,346)	
17 Fire Administration	462,977	467,090	4,113	358,539	412,943	54,404	
18 Fire Services	264,246	281,669	17,423	259,342	311,530	52,188	
19 Medical Services	277,350	261,634	(15,716)	244,782	281,993	37,211	
20 Police Administration	621,021	547,243	(73,778)	440,999	615,872	174,873	
21 Dispatch	545,707	588,867	43,160	541,441	583,430	41,989	
22 Investigation	250,494	255,733	5,239	277,606	263,611	(13,995)	
23 Patrol	1,054,779	1,083,075	28,296	1,056,085	1,121,273	65,188	
24 Jail	669,787	700,328	30,541	722,260	706,818	(15,442)	
25 Animal Control	212,472	219,008	6,536	161,960	165,813	3,853	
26 Public Works Administration	471,993	410,053	(61,940)	323,468	492,275	168,807	
27 General Maintenance	298,789	316,946	18,157	316,079	327,036	10,957	
28 Gravel Roads	102,788	115,535	12,747	124,494	118,297	(6,197)	
29 Paved Roads	128,269	129,929	1,660	127,408	138,213	10,805	
30 Winter Roads	221,661	209,104	(12,557)	192,270	203,524	11,254	
31 Parks - Cemetery	367,407	402,444	35,037	353,572	401,137	47,565	
32 Motor Pool	475,348	501,993	26,645	461,705	486,406	24,701	
33 Engineering Inspection	178,366	181,420	3,054	167,388	189,913	22,525	
34 Janitorial	161,248	155,370	(5,878)	173,410	165,990	(7,420)	
35 Leave Cash Out Int'L Srv Fund	113,352	113,352	0	141,655	141,655	0	
<b>Total</b>	<b>12,136,617</b>	<b>11,750,855</b>	<b>(385,761)</b>	<b>11,198,825</b>	<b>11,564,601</b>	<b>365,776</b>	

Water and Sewer Fund (200)	12/31/2012 Audited			12/31/2013 Preliminary (Unaudited)		
	FY 2012 Actual	FY 2012 Budget	Over/(Under)	FY 2013 Actual	FY 2013 Budget	Over/(Under)
<b>Water Fund Revenue</b>	<u>1,782,261</u>	<u>1,778,101</u>	<u>4,160</u>	<u>1,833,876</u>	<u>1,967,285</u>	<u>(133,409)</u>
<b>Water Fund Expenses</b>			<u>Unexpended</u>			<u>Unexpended</u>
WATER SYSTEMS ADMINISTRATION 0400	794,810	698,831	(95,979)	688,678	695,990	7,312
TREATMENT PLANT 0401	423,097	323,021	(100,076)	431,885	429,783	(2,102)
TESTING 0402	58,518	54,490	(4,028)	41,954	57,027	15,073
PUMP STATIONS 0403	91,566	93,475	1,909	104,847	99,313	(5,534)
DISTRIBUTION SYSTEMS 0404	291,401	284,979	(6,422)	308,459	309,299	840
WATER RESERVOIR 0405	66,334	58,236	(8,098)	62,352	72,389	10,037
WATER METERS 0406	115,531	109,775	(5,756)	86,585	136,407	49,822
WATER HYDRANTS 0407	92,038	83,654	(8,384)	89,018	91,761	2,743
<b>Total Water Fund Expenses</b>	<u>1,933,294</u>	<u>1,706,461</u>	<u>(226,833)</u>	<u>1,813,778</u>	<u>1,891,969</u>	<u>78,191</u>
<b>Revenue over Expenses - Water</b>	<u>(151,033)</u>	<u>71,640</u>	<u>(222,673)</u>	<u>20,098</u>	<u>75,316</u>	<u>(55,218)</u>
<b>Sewer Fund Revenue</b>	<u>1,617,818</u>	<u>1,572,090</u>	<u>45,728</u>	<u>1,613,628</u>	<u>1,647,332</u>	<u>(33,704)</u>
			<u>Unexpended</u>			<u>Unexpended</u>
SEWER SYSTEMS ADMINISTRATION 0500	793,088	789,231	(3,857)	807,223	771,137	(36,086)
SEWER PLANT OPERATIONS 0501	516,039	526,138	10,099	570,720	529,320	(41,400)
SEWER SYSTEM TESTING 0502	79,154	63,733	(15,421)	74,380	71,675	(2,705)
SEWER LIFT STATIONS 0503	166,368	165,286	(1,082)	160,577	181,914	21,337
COLLECTION SYSTEM 0504	173,131	165,000	(8,131)	140,154	150,279	10,125
<b>Total Sewer Fund Expenses</b>	<u>1,727,779</u>	<u>1,709,388</u>	<u>(18,391)</u>	<u>1,753,054</u>	<u>1,704,325</u>	<u>(48,729)</u>
<b>Revenue over Expenses - Sewer</b>	<u>(109,962)</u>	<u>(137,298)</u>	<u>27,336</u>	<u>(139,426)</u>	<u>(56,993)</u>	<u>(82,433)</u>
<b>Total Water &amp; Sewer Revenues</b>	3,400,079	3,350,191	49,888	3,447,503	3,614,617	(167,114)
<b>Total Water &amp; Sewer Expenses</b>	3,661,074	3,415,849	(245,224)	3,566,832	3,596,294	29,462
	<u>(260,995)</u>	<u>(65,658)</u>	<u>(195,336)</u>	<u>(119,328)</u>	<u>18,323</u>	<u>(137,651)</u>
*** Water Transfers	112,864	125,727		112,864	112,864	
*** Sewer Transfers	120,618	141,235		120,618	120,618	
	<u>233,481</u>	266,962		<u>233,482</u>	<u>233,482</u>	
	CAFR p 67					

Port & Harbor Fund (400)	12/31/2012			12/31/2013		
	Audited			Preliminary (Unaudited)		
<b>Revenues</b>	<u>FY 2012 Actual</u>	<u>FY 2012 Budget</u>	<u>Over/(Under)</u>	<u>FY 2013 Actual</u>	<u>FY 2013 Budget</u>	<u>Over/(Under)</u>
Harbor Administration (0600)	626,629	473,459	153,170	482,054	641,721	(159,667)
Harbor Operation Division (0601)	2,237,635	2,046,690	190,945	2,319,092	2,354,528	(35,436)
Pioneer Dock (0602)	267,721	202,010	65,711	423,643	312,010	111,633
Fish Dock (0603)	674,404	803,886	(129,482)	726,846	805,886	(79,040)
Deep Water Dock (0604)	432,148	153,879	278,269	657,071	214,675	442,396
Outfall Line (0605)	4,800	4,800	0	1,420	4,800	(3,380)
Fish Grinder (0606)	10,515	12,360	(1,845)	8,815	12,360	(3,545)
<b>Total Revenues</b>	<b><u>4,253,853</u></b>	<b><u>3,697,084</u></b>	<b><u>556,769</u></b>	<b><u>4,618,940</u></b>	<b><u>4,345,980</u></b>	<b><u>272,960</u></b>
				<b>8.6%</b>		
<b>Expenses</b>	<u>FY 2012 Actual</u>	<u>FY 2012 Budget</u>	<u>Unexpended</u>	<u>FY 2013 Actual</u>	<u>FY 2013 Budget</u>	<u>Unexpended</u>
Harbor Administration (0600)	1,245,548	1,129,708	(115,840)	1,793,010	1,686,806	(106,204)
Harbor Operation Division (0601)	<b>2,441,578</b>	1,104,497	(1,337,081)	<b>2,586,157</b>	1,105,427	(1,480,730)
Pioneer Dock (0602)	102,586	108,372	5,786	118,842	119,969	1,127
Fish Dock (0603)	794,224	828,309	34,085	839,342	855,341	15,999
Deep Water Dock (0604)	115,696	107,576	(8,120)	173,830	119,723	(54,107)
Outfall Line (0605)	5,152	5,152	0	5,015	8,917	3,902
Fish Grinder (0606)	28,421	28,629	208	18,855	29,291	10,436
Admin. Maintenance (0610)	146	0	(146)	0	0	0
Operation Maintenance (0611)	330,289	345,350	15,061	352,489	384,296	31,807
Pioneer Dock Maintenance (0612)	31,863	33,400	1,537	30,747	35,275	4,528
DW Dock Maintenance (0614)	30,365	33,690	3,325	34,823	35,818	995
<b>Total Expenses</b>	<b><u>5,125,868</u></b>	<b><u>3,724,683</u></b>	<b><u>(1,401,185)</u></b>	<b><u>5,953,110</u></b>	<b><u>4,380,863</u></b>	<b><u>(1,572,247)</u></b>
<b>Revenues over Expenses</b>	<b><u>(872,016)</u></b>	<b><u>(27,599)</u></b>	<b><u>(844,416)</u></b>	<b><u>(1,334,169)</u></b>	<b><u>(34,883)</u></b>	<b><u>(1,299,286)</u></b>
Capital Contributions & Transfers	484,252	505,087		1,052,062	862,212	
<b>Changes in Net Position</b>	<b><u>(387,763)</u></b>			<b><u>(282,108)</u></b>		
** Depreciation Expense	1,369,668	Actual		1,400,000	Est.	



# Alaska State Legislature

SENATOR  
CHARLIE HUGGINS  
Senate President

(907) 465-3878  
Fax (907) 465-3265

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600 E. Railroad Avenue  
Wasilla, AK 99654  
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State Capitol, Juneau, Alaska 99801-1182  
February 19, 2014

REPRESENTATIVE  
MIKE CHENAULT  
Speaker of the House

(907) 465-3779  
Fax (907) 465-2833

INTERIM ADDRESS:  
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Kenai, AK 99611  
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The Honorable Beth Wythe  
Mayor  
City of Homer  
P. O. Box 1822  
Homer, Alaska 99603

Dear Mayor Wythe:

Those of us who are fortunate to live and work in the State of Alaska understand that the region is not only rich with natural beauty, but also brimming with opportunity. Alaska is dynamic and consistently on the forefront of positive change; it is the source for new ideas in business, science, the arts, and social policy. It is in our best interest to communicate our commitment to maintaining economic and creative leadership. We need to let the world know that Alaska businesses and other organizations are opening new doors of economic opportunity.

The State, in cooperation with Wyndham Publications, is embarking upon a very special project, fifth in a series, about Alaska. The limited, hardbound, first-edition, book features Alaska as an ideal place to live, work, and do business, and also highlights organizations that are considered to be leaders in their respective fields. Titled *Alaska: North to the Future, Volume V*, this beautiful publication will provide vivid color photography and up-to-date text, including profiles of leading organizations that have been invited and have elected to participate. It is the economic development book for Alaska. Since your organization is considered a leader in our State, we have suggested to Wyndham that they contact you to explain the project plans in detail so that you and your organization may consider supporting and being featured in this successful project. In so doing, your organization's profile would be distributed locally, nationally, and internationally.

The Alaska State Legislature is the sponsoring entity and fully supports the *North to the Future* project series. As delegates from the State travel to domestic and international destinations to promote trade and development in Alaska, this book will serve as an exceptional calling card and reminder for Alaska businesses and organizations.

We have asked Mr. Kim Halverson, Executive Vice President of Wyndham Publications, Inc., to call you for an appointment. We would encourage you to take the opportunity to meet with him. Mr. Halverson can be reached at 907.868.7994.

We think you will share our enthusiasm for this exciting new project.

Sincerely yours,

Handwritten signature of Senator Charlie Huggins.

Senator Charlie Huggins  
Senate President

Handwritten signature of Representative Mike Chenault.

Representative Mike Chenault  
Speaker of the House







## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Manager

491 East Pioneer Avenue

Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

March 3, 2014

Marlene Jacobs, CFM  
CRS Specialist, ISO Community Hazard Mitigation  
Federal Emergency Management Agency  
Region X  
4811 Se Meldrum Ave  
Portland, OR 97267  
503-342-6138  
[mjacobs@iso.com](mailto:mjacobs@iso.com)

Dear Ms. Jacobs,

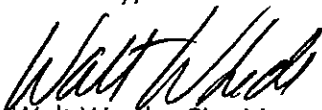
The City of Homer is interested in participating in the Community Rating System (CRS) so that our residents will qualify for discounted flood insurance premiums.

Our CRS Coordinator is Dotti Harness-Foster, Certified Floodplain Manager who can be reached at 907-435-3118, [dharness@ci.homer.ak.us](mailto:dharness@ci.homer.ak.us).

We will cooperate with FEMA, the Insurance Services Office, Ins. (ISO), and the CRS verification process to ensure that our credited activities are fully earned and warranted.

Please ask ISO to visit us to review our program in depth and verify the creditable activities. We understand that approval from the FEMA Regional Office is needed for the ISO/CRS Specialist to visit the community.

Sincerely,

  
Walt Wrede, City Manager  
City of Homer  
907-435-3102



# Park Art Recreation and Culture Needs Assessment

## PARC Mission Statement

To determine the resources and prioritize the needs for our community concerning parks, arts, recreation and culture facilities and programs. (10-15 year outlook)

## DRAFT Project Overview

### Needs Assessment Goals:

1. Identify existing and potential resources
  - a. Program resources: who offers what, when and how often?
  - b. Identify locations and facilities used
  - c. How are existing programs and facilities funded?
  - d. List City responsibilities – parks, maintenance, campgrounds, budget, income,
  - e. Identify volunteer efforts
2. Survey what programs and facilities are desired by the community
3. Conduct a Gap Analysis between haves and wants.
  - a. Include future demographic trends
  - b. Identify barriers to access, (money, time, space/facilities, lack of information)
  - c. Consultant to provide an analysis on trends, observations and patterns of results
4. Measure community values for art, recreation and quality of life
  - a. What level of importance do citizens place on the availability of these services?
  - b. Are Art and Recreation an essential service?
  - c. Is it important that they be available to all income levels?
5. Funding Mechanisms
  - a. How could new programs and structures be funded?

Draft release:

The City of Homer is working diligently on the “Parks, Arts, Recreation and Culture Needs Assessment” (PARC) funded by the City Council and community donations. A group of citizens is meeting weekly with the City to move this project forward. PARC has a mission statement, and has identified five project goals. The City of Homer Park and Recreation Advisory Commission will be reviewing these goals during their meeting on March 20<sup>th</sup>, 2014, 5:30 pm in the City Council Chambers. Your organization is welcome to comment to the Commission, or contact Julie Engebretsen in the Planning Department at 435-3119 between now and the 20th. As the project progresses, your organization will be contacted to participate in this needs assessment. We look forward to working with you!

### **PARC Mission Statement**

To determine the resources and prioritize the needs for our community concerning parks, arts, recreation and culture facilities and programs. (10-15 year outlook)

This Needs Assessment has the goal of answer these questions:

1. What are the existing and potential PARC resources in our community?
2. What programs and facilities does the Community want?
3. How big is the gap between what we have, and what we want? What are future trends?
4. Quality of life: How important are PARC activities to Homer’s quality of life?
5. Funding: How can new programs and facilities be paid for?



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Administration

491 East Pioneer Avenue  
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum 14-041

TO: Honorable Mayor Wythe and Homer City Council  
THROUGH: Walt Wrede, City Manager  
FROM: Katie Koester, Community and Economic Development Coordinator  
DATE: March 5, 2014  
SUBJECT: City of Homer Citizens Academy Update: Week 2

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The purpose of this memo is to update Council on the City of Homer Citizens Academy.

The City of Homer Citizens Academy has met twice since the last Council meeting. Twelve participants attended the first class full of enthusiasm and a genuine interest in learning about the City of Homer. Reasons for participating in the Academy ranged from new residents inquisitive about their new home town, general curiosity about local government, to people wanting better context for the conversations and criticisms they hear about the City of Homer.

The first class covered Office of the City Manager, City Attorney and Office of the City Clerk. The presenters did an excellent job explaining their departments and the participants had thoughtful questions. The second class was a tour of the Homer Port and Harbor. The Port and Harbor went all out showcasing their department. Division directors had prepared presentations highlighting each division. The evening included a driving tour of the Deep Water Dock and recent improvements to the Harbor, dinner in the maintenance shop, and a tour of the ice plant. A 'day in the life of a harbor officer' dock walk ended with a demonstration of the Harbor tug capabilities. The staff did a great job conveying the message of customer service throughout the evening and the pride and enthusiasm employees felt for their job was contagious. Every class ends with an evaluation, and the reviews for both classes have been great. I am proud of the work everyone is putting into the Academy and think it has been very successful thus far.

The next class is March 6 and will showcase the Homer Public Library, Information Technology and Personnel.





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Administration

491 East Pioneer Avenue  
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum 14-041

TO: Honorable Mayor Wythe and Homer City Council  
THROUGH: Walt Wrede, City Manager  
FROM: Katie Koester, Community and Economic Development Coordinator  
DATE: March 5, 2014  
SUBJECT: City of Homer Citizens Academy Update: Week 2

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# CITY ATTORNEY REPORT



## MEMORANDUM

**TO: MAYOR AND CITY COUNCIL MEMBERS**

**FROM: THOMAS F. KLINKNER**

**RE: CITY ATTORNEY REPORT FOR FEBRUARY 2014**

**CLIENT: CITY OF HOMER**

**FILE NO.: 506,742.18**

**DATE: MARCH 3, 2014**

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The following summarizes our activities as City Attorney during the month of February 2014.

City Council. I attended the February 10, 2014 City Council meeting. I advised the Mayor and Council regarding Mayor Wythe's interest in Council action regarding employee compensation, and on the interests of Council members Roberts and Burgess in Council action disapproving a Planning Commission recommendation on a proposed preliminary plat. I advised the Council regarding the procedure for levying natural gas distribution special assessments.

City Clerk. I advised the City Clerk regarding the scheduling of a charter commission election, and the form of the nominating petition for charter commission candidates.

Planning. Holly Wells advised the Planning Department regarding a planning commission member's public statements about a matter pending before the Commission.

Port and Harbor. I advised the City Manager regarding the use of surplus harbor revenue bond proceeds.

City of Homer v. Shadle. Mara Michaletz continued negotiations with Mr. Shadle's attorney regarding the imposition of penalties for Mr. Shadle's zoning violation.

City of Homer v. Reidel. Mara Michaletz worked on determining a continued probation period without additional loose goat violations for Mr. Reidel.

Auction Block Company v. City of Homer. Holly Wells completed the City's prehearing brief.

I will be available to answer questions regarding these matters at the March 10, 2014 Council meeting.

cc: Walt Wrede  
Jo Johnson

# COMMITTEE REPORTS



# PENDING BUSINESS







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PASSED AND ADOPTED by the City Council of Homer, Alaska, this 13<sup>h</sup> day of January,  
2014.

CITY OF HOMER

\_\_\_\_\_  
MARY E. WYTHER, MAYOR

ATTEST:

\_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A

**INTERGOVERNMENTAL AGREEMENT**  
**WASTEWATER UTILITY**  
**BETWEEN THE CITY OF HOMER AND KACHEMAK CITY**  
**JANUARY 1, 2014**

WHEREAS, Kachemak City (“Kachemak”) desires to continue to partner with the City of Homer (“Homer”) for wastewater collection and treatment to maintain the public health and safety of the greater Homer area; and

WHEREAS, Homer operates the public wastewater collection and treatment system and owns and maintains the pipes and related facilities; and

WHEREAS, Homer has the staff, equipment, and management capability to operate and maintain the wastewater collection and treatment system, involving service to Kachemak;

WHEREAS, The existing Intergovernmental Agreement, adopted by the parties in 1988, needs to be updated to reflect current conditions.

NOW THEREFORE, in consideration of the mutual covenants to be kept and performed, and other good and valuable considerations, the sufficiency of which is acknowledged, the following is agreed to between parties.

ARTICLE 1 – DEFINITIONS

- 1.1 Category (1) Improvements – Any improvements to the Wastewater Collection and Transportation System other than normal maintenance and replacement which benefit only either Kachemak or Homer. The prorata share of the local share capital costs is one hundred percent (100%) allocated to the community that receives the benefit.
- 1.2 Category (2) Improvements – Those improvements to the wastewater collection and transportation system other than normal maintenance and replacement which benefit both Kachemak and Homer such as existing and future trunk sewers in the East End area servicing both communities. The allocation of costs to Kachemak will be based on the Zone Connect Fee method (zones that are added will be paid for by the benefited community).
- 1.3 Category (3) Improvements – Those improvements to Homer’s wastewater treatment facilities required by regulatory authorities. The allocation of the local share of these

costs is based on the estimated total wastewater contributions to the facility by each community in the year the improvement is made plus a calculation of projected growth and increase in utility customers in each community for the next 20 years, prepared by a qualified third party consultant.

- 1.4 Category (4) Improvements – Those improvements to Homer’s treatment facilities required to provide additional capacity. The allocation of the local share of these costs is based on a calculation of projected growth and increase in utility customers in each community for the next 20 years, prepared by a qualified third party consultant
- 1.5 Local Share – That portion of capital costs specifically assigned to one zone or to one municipality.
- 1.6 Capital Costs – The costs associated with the installation or acquisition of improvements, equipment and property including planning, engineering and design, construction, purchase of equipment and materials, supervision of construction, reasonable administration and interest on borrowed money during construction.
- 1.7 Payments by Kachemak City – Payment of Kachemak’s prorata capital costs, as called for in this Agreement, may be either direct transactions between Kachemak and Homer or funds made available to Homer on behalf of Kachemak from third party agencies, including the Environmental Protection Agency and the State of Alaska Department of Environmental Conservation in the form of matching grants or legislative appropriations.

## ARTICLE II – OBLIGATIONS OF KACHEMAK CITY

- 2.1 Kachemak shall provide capital funding for one hundred percent (100%) of the cost of all Category (1) Improvements within Kachemak.
- 2.2 Kachemak shall pay to Homer its share of the costs determined in 1.2, 1.3 and 1.4 above. These improvements should become part of the overall capital rate structure, i.e. depreciation.
- 2.3 Kachemak shall adopt as City of Kachemak ordinances, the appropriate existing and future rules and regulations relating to sewer operations and use constraints that are contained in Title 14 of the City of Homer code of ordinances.
- 2.4 Kachemak shall provide all easements and rights of way required to construct, operate, and maintain sewer improvements within Kachemak’s corporate boundaries.
- 2.5 Kachemak City will collect user fees from utility customers within its boundaries and remit payments to the City of Homer in one lump sum each month. Payment of user fees due

Homer shall be paid monthly on or before the fifteenth day of the month following the month for which service was rendered. Payment of the full amount due Homer will be made by Kachemak regardless of the fact that Kachemak may or may not have collected user fees from individual users residing within Kachemak.

2.6 At Homer's request, Kachemak shall serve as a clearinghouse for all service connection requests, collecting all appropriate fees from requesting customers and pay all fees due to Homer.

2.7 Kachemak shall coordinate all privately funded sewer improvements within Kachemak with Homer and the owner/ developer.

### ARTICLE III – OBLIGATIONS OF HOMER

3.1 Homer shall provide capacity in any future improvements to Homer's collection, transportation and treatment facilities to provide continued service for the existing and future needs of Kachemak. Future needs of Kachemak City will be projected by a qualified third party consultant and be based upon a 20 year window, or expected life of the improvement.

3.2 Homer will continue to assume responsibility for ownership, maintenance, and repair of the wastewater collection system in Kachemak City and for the pumping of private septic tanks on properties connected to the wastewater system.

3.3 Homer shall conduct periodic rate studies, at the Wastewater Utility's expense, to establish fair and equitable rates for all users of Homer's Wastewater Utility. The rate study shall be performed under contract to Homer by an independent consultant that is well qualified and recognized in the field of utility rate analysis. Further, management of the consultant's engagement shall be by a management team that includes at least one representative appointed by the Kachemak City Council and no more than two individuals appointed by the Homer City Council. The group membership can be expanded by mutual consent of the parties. Included in the rate study will be an evaluation of costs for the operation and maintenance of Kachemak's Wastewater Collection System, taken as a whole. This evaluation will include, but not be limited to, in consideration of:

- 1) the periodic pumping and treatment of septage from the receiver tanks,
- 2) the routine discharge of pretreated wastewater from the system,
- 3) reduced operations and maintenance resulting from the type and nature of the Kachemak system, and
- 4) the lower than average per capita flow from Kachemak users.

3.4 The City of Homer shall establish wastewater fees for Kachemak City as part of its regular, annual, water and wastewater fee schedule approval process. The fee associated with septic tank pumping shall be based upon the bidding process provided in Homer’s procurement code. The wastewater commodity charge shall be based upon an estimated average of 2,500 gallons per month for residential use. This baseline estimated average can be adjusted as new information becomes available.

3.5 Homer shall charge to Kachemak for any customer classification user fees that are equal to the same fee charge to a Homer customer of the same class. Further, Homer shall reduce all user charges for Kachemak customers to adjust for debt service, sinking funds or any other means of financing capital improvements. The result of this requirement is to charge Kachemak customers for the administration, operation, maintenance and depreciation expense of the utility only. Kachemak will be responsible for its own capital costs as in 1.3 and 1.4.

3.6 Homer shall provide the planning, engineering, design, contract for construction, construction administration and construction surveillance for all necessary current and further improvements including those within Kachemak’s corporate boundaries.

3.7 Homer shall own, operate, maintain, repair, replace and keep whole all improvements required to service Kachemak including those located within Kachemak’s corporate boundaries.

**NOTICES:**

All notices shall be sent to both parties as follows:

City Manager  
City of Homer  
491 East Pioneer Avenue  
Homer, Alaska 99603

City Mayor  
Kachemak City  
P.O. Box 958  
Homer, Alaska 99603

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the dates hereinbelow set forth.

**CITY OF HOMER**

**DATE:**

\_\_\_\_\_  
WALT WREDE, City Manager

\_\_\_\_\_

**CITY OF KACHEMAK**

**DATE:**

\_\_\_\_\_  
PHILEMON MORRIS, Mayor

\_\_\_\_\_

**ACKNOWLEDGMENTS**

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_,  
2014, by WALT WREDE, City Manager of the City of Homer, on behalf of the City of Homer.

\_\_\_\_\_  
Notary Public in and for Alaska

My Commission Expires:\_\_\_\_\_

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_,  
2014, by PHILEMON MORRIS, Mayor of the City of Kachemak, on behalf of the City of Kachemak.

\_\_\_\_\_  
Notary Public in and for Alaska

My Commission Expires:\_\_\_\_\_



# NEW BUSINESS



# RESOLUTIONS



1 CITY OF HOMER  
2 HOMER, ALASKA

3 City Manager/  
4 Public Works Director

5 RESOLUTION 14-036

6  
7 A RESOLUTION OF THE HOMER CITY COUNCIL AWARDING A  
8 GC/CM CONTRACT WITH \_\_\_\_\_ OF \_\_\_\_\_,  
9 \_\_\_\_\_, WITHIN THE AUTHORIZED PROJECT BUDGET  
10 FOR THE DESIGN AND CONSTRUCTION SERVICES OF THE  
11 PUBLIC SAFETY BUILDING PROJECT AND AUTHORIZING THE  
12 CITY MANAGER TO ENTER INTO NEGOTIATIONS AND  
13 EXECUTE THE APPROPRIATE DOCUMENTS.  
14

15 WHEREAS, The Request for Proposals was advertised in the Homer Tribune December  
16 11 and 18, 2013, the Peninsula Clarion on December 15, 2013, and posted on the Clerk's home  
17 page; and  
18

19 WHEREAS, Proposals were due by 4:00 p.m. on Tuesday, January 7, 2014 and seven  
20 proposals were received by the City Clerk's Office; and  
21

22 WHEREAS, The Public Safety Building Review Committee evaluated all submitted  
23 proposals, interviewed the top two firms, and selected \_\_\_\_\_ of  
24 \_\_\_\_\_, \_\_\_\_\_, as the most qualified firm to complete the project; and  
25

26 WHEREAS, The final proposal submitted by \_\_\_\_\_ was accepted by  
27 the Public Safety Building Review Committee; and  
28

29 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby  
30 awards the GC/CM contract between the City and \_\_\_\_\_ of \_\_\_\_\_,  
31 \_\_\_\_\_, within the authorized project budget for the Design and Construction Services  
32 of the Public Safety Building Project and that the City Manager is hereby authorized to enter  
33 into negotiations and execute the required Pre-Construction Agreements.  
34

35 PASSED AND ADOPTED by the Homer City Council this 10<sup>th</sup> day of March, 2014.  
36

37 CITY OF HOMER  
38

39 \_\_\_\_\_  
40 MARY E. WYTHER, MAYOR  
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45 ATTEST:

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49 \_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK

50

51 Fiscal Note: Acct. No. 156-0377, amount within project budget.

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

