

New Exempt Lots			
Parcel ID	Owner	Legal Description	Reason for Change from Preliminary Assessment Roll Resolution 12-081, and exemption an assessment
17411215	Colleen Todd	T 6S R 13W SEC 10 SEWARD MERIDIAN HM POR SW1/4 SE1/4 SE1/4 SE1/4 SW1/4 EXCLUDING DOT ROW	Property is inaccessible from legal access of East End Road - a creek/drainage lies between the road and the usable property. Physical access, and gas would be more likely from Larry Lane, which would require moving property lines or granting an easement.
18101017	Price Marital II Trust	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF THE W1/2 OF GOVT LOT 11 LYING NORTH OF HOMER SPIT RD	Property is mostly tidal beach and would be very difficult to develop
17501017	Kachemak Heritage Land Trust	T 6S R 14W SEC 14 SEWARD MERIDIAN HM E1/2 SE1/4 SE1/4 & E1/2 W1/2 SE1/4 SE1/4	Property has Sterling Highway frontage but is steep and inaccessible to development from that area. Physical access is more likely from the north, along Sunshine Drive. Sunshine Drive is an undeveloped right of way and gas is not available.
17405009	Bonnie (Stark) Thompson	T 6S R 13W SEC 9 SEWARD MERIDIAN HM 0790124 HIGH CLIFFS SUB 1979 AMENDED LOT 2	Lot is very steep and has a large ravine. Development will be very difficult (average slope 37% with no obvious building site under 25%)
17405009	William Ginnever	T 6S R 13W SEC 9 SEWARD MERIDIAN HM 0790124 HIGH CLIFFS SUB 1979 AMENDED LOT 3	Lot is very steep and has a smaller ravine. Development will be very difficult (average slope 37% with no obvious building site under 25%)
17910022	Majik Enterprises (Kieth Spizzirri)	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0731555 CHARLES R HART & JAMES O CAMPBELL PROPERTY TRACT 53	Not served per Enstar
17910019	Majik Enterprises (Kieth Spizzirri)	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 50	Not served per Enstar

17411120	Scott Dickerson	T 6S R 13W SEC 10 SEWARD MERIDIAN HM 0810055 SCENIC VIEW MARY A ALLEN 1981 SUB PARCEL A-4 TRACT A LOT 36-A	Undevelopable lot - creek drainage area
17411121	Scott Dickerson	T 6S R 13W SEC 10 SEWARD MERIDIAN HM 0810055 SCENIC VIEW MARY A ALLEN 1981 SUB PARCEL A-4 TRACT A LOT 35-A	Undevelopable lot - creek drainage area
17405031	Renee Janke	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PORTION N OF EAST HILL RD SW1/4 SW1/4 NW1/4 NE1/4 SW1/4	small, steep parcel on East Hill Road, not developable, assessed value \$100.00
17702071	AK DOT & PF	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0830053 SUBDIVISION OF THE H LATHAM PROPERTY ROBERT HOEDEL 1983 TR B DEED OF RECORD BOUNDARY SURVEY LOT B-1	steep undevelopable tract the existing road location of East Hill Road
17507004	AK DOT & PF	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0000000 DAVID L BEAR 1954 BOUNDARY SURVEY TRACT 2	small tract, undevelopable given the road location and terrain
17421038	Jane Wiebe	T 6S R 13W SEC 11 SEWARD MERIDIAN HM 0900040 GJOSUND TRACTS THREE SUB TRACT B1	Not served per Enstar
17902154	Stream Hill Park Homeowners Association	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2008048 STREAM HILL PARK UNIT 2 TRACT B	park

March 16, 2015

City of Homer Alaska
Office of the City Clerk
491 Pioneer Avenue
Homer, Alaska 99603

MAR 16 2015

Attn: Jo Johnson, MMC, City Clerk

Re: Homer Natural Gas Special Assessment District Objection
for Parcel ID nos. 17305413, 17305412 and 17305411 - Your Acct. no. 175-0375-5227

Dear Ms. Johnson:

Please accept this letter as my formal objection to the "Homer Natural Gas Special Assessment" which has been reserved for the three (3) aforementioned properties. I, Michael J. Connors, am the legal owner of these lots and have only recently received your letter of February 17, 2015 and its attachments.

I object to the assessment being imposed on each of these adjoining lots as they will be combined to form only one (1) property for only one (1) single family residence and perhaps a smaller future structure (i.e. a garage, shed or the like - to be determined at a much later date). I have no intentions of developing the property beyond that.

Kindly update your records to reflect the correct information and allow for only one (1) gas connection to this property. It would be a mistake to charge me the tax for three (3) separate gas connections when there will only be one (1) connection. I understand that I will need to acquire the related zoning changes for these lots to be considered one single property (by removing the appropriate lot lines for the record). I plan to complete this process by the end of this year. The work for this is in progress. For the record, the single family dwelling shall be located on Lot 4 (parcel id no. 17305413). Therefore, for your purpose - it would be appropriate to eliminate parcel id nos. 17305412 and 17305411.

I am sorry if this has caused any inconvenience for any party. However, I have not been given the opportunity to object till now. You will see that I purchased the property during 2013 and was not a part of any gas assessment proceeding previously. You will also see that your office did not have my correct mailing address either. Please make note of my correct mailing address (below).

Thank you for hearing my concerns and hope that you will record my objection and make the necessary revisions as I request.

Respectfully,



Michael J. Connors
P.O. Box 3622
Homer, Alaska 99603
email: nativeeye@yahoo.com

sent via email to: clerk@cityofhomer.ak.gov
sent via fax to: 907-235-3143

13 Feb 2015

MAR 16 2015



To: City of Homer

491 East Pioneer Avenue
Homer, Alaska 99603


RE: Written Objections to Homer Natural Gas Special Assessment District

Dear Jo Johnson,

Please use this letter as written notification for my objection to the natural gas assessment for my parcel ID 17719229.

Regards,

Keith Erickson



**CITY OF HOMER
PROPERTY OWNER'S
STATEMENT OF ASSESSMENT
HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT**

Parcel ID	Legal	Assessment
17719229	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0900020 NILS O SVEDLUND SUB NO 8 LOT 4A1	\$3,237.14

If the property has more than one owner, each owner listed on the Kenai Peninsula Borough tax roll will receive this notice. The amount listed above is the assessment due per property, not per individual property owner.

City of Homer
Office of the City Clerk
491 E. Pioneer Avenue
Homer, Alaska 99603
(907) 235-3130

13 Feb 2015

MAR 16 2015

A handwritten signature in black ink, appearing to be 'Jo Johnson', written over the date stamp.

To: City of Homer

491 East Pioneer Avenue
Homer, Alaska 99603

RE: Written Objections to Homer Natural Gas Special Assessment District

Dear Jo Johnson,

Please use this letter as written notification for my objection to the natural gas assessment for my parcel ID 17914028.

Regards,

Keith Erickson

A handwritten signature in black ink, appearing to be 'Keith Erickson', written below the typed name.


CITY OF HOMER
PROPERTY OWNER'S
STATEMENT OF ASSESSMENT
HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT

Parcel ID	Legal	Assessment
17914028	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0840051 FRITZ SUB UNIT 2 LOT 22	\$3,237.14

If the property has more than one owner, each owner listed on the Kenai Peninsula Borough tax roll will receive this notice. The amount listed above is the assessment due per property, not per individual property owner.

City of Homer
Office of the City Clerk
491 E. Pioneer Avenue
Homer, Alaska 99603
(907) 235-3130

Geston & Ginger Ewing
478 Lakeshore Way
Cordele, GA 31015

MAR 16 2015


March 11, 2015

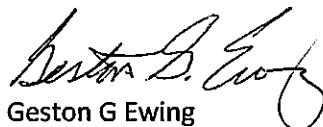
City of Homer
Office of the City Clerk
491 E Pioneer Avenue
Homer, AK 99603

Dear Jo Johnson,

Our Parcel ID is 17508141 and our physical address is 1885 Coyote Way in Homer. We are there in the summer and will never attach the gas line to our home. We strongly object to being assessed \$3,237.14 for this gas line.

Please help us avoid this costly expense.

Sincerely,


Geston G Ewing


Ginger N Ewing

Jo Johnson

From: Rick Anderson <anderson@xyz.net>
Sent: Monday, March 16, 2015 3:24 PM
To: Jo Johnson
Subject: objection to homer gas line assessment

to whom it may concern,
I am writing concerning parcel numbers 17410007 and 17410004 owned by my husband and myself.
per information from enstar, the line only goes to the top of spencer drive which is before either of our properties.
I wrote a letter of objection to the entire process a few years ago that is probably on file somewhere. but this is not fair at all when
the line is not even at our property. we did not want the gas line
in the first place to be funded by the property owners as it is private enterprise.
so, we are strongly objecting to paying an assessment that does not even come to our property.
thank you,
marti and Frederick Anderson
1193 bay ave
homer, ak. 99603

Kim and Debbie Seymour
996 Hillfair Court
Homer, Alaska 99603
907-235-5363

Kj

March 15, 2015

Ref: Parcel ID: 17730263

Legal: T 6S 13W SEC 20 Seward Meridian HM 0840005 Lakeside Village Sub amended lot 23 BLK 3

Ref: Legal: T 65 R 13W Sec 20 Seward Meridian HM 0840005 Lakeside Village Sub Amended Lot 22 BLK 3

To whom it may concern:

We would like to ask for an exemption on the parcels listed above. The first one listed above is a vacant lot owned by us and is adjacent to our house. We purchased this lot to keep it in its natural state and to prevent development on the lot. Because of the way the lot lines are in this subdivision the edge of the lot would have run directly across our front yard. We have no plans to build on it and as soon as our mortgage is paid we will be requesting that the lot line dividing the two pieces of property be erased and both lots be considered as one piece of property. The only reason we haven't done this as yet is that we own the vacant lot but we still have a mortgage on our home.

Due to our personal situation, my husband is handicapped and I also have health issues, the addition of more taxes for us will cause an undo burden on us as we are living on Social Security. As of this time we can't even afford to connect our house to the service.

In addition we would also like to request that the above parcel that our house is on be exempted as well for the above stated reasons. Therefore we respectfully request that you grant an exemption for both parcels from the Natural Gas Special Assessment tax.

Sincerely,

Kim and Debbie Seymour

MAR 16 2015 PM08:32

hj

Todd Hoppe/Kimberly Perkins

Parcel ID 17928032

We are writing this letter in opposition of the gas assessment for our lot listed above.

The Enstar line follows East End Rd but does not extend to Eagle Place. The current price to extend the line is \$22.56 per foot and the cost to initiate service is \$1500.00.

We will not utilize natural gas as it is cost prohibitive and therefore we object to the assessment for our property.

Please feel free to contact me with any questions.

Thanks for your time,

Kim Perkins 907-299-3071

MAR 16 2015 PM03:32

lij

Todd Hoppe/Kimberly Perkins

Parcel ID 17410020 and Parcel ID 17410019

Dear City of Homer,

We are writing this letter in opposition of the gas assessment for the lots listed above.

We reside at this property and we subdivided this five acre lot in 2013. We believe the natural gas assessments took place in 2012, so we are confused as to the charge of two assements.

Our property is located at 5525 Carlson Place. The proposal for a gas line on Paradise place was cancelled by Enstar so the gas line ends at the top of Spencer. The current cost of \$22.56 per foot to extend this line to our home and the set-up fee of \$1500.00 is astronomical and we would never recoup our investment.

We will not utilize natural gas as it is cost prohibitive and therefore we object to the assements for our property.

Please feel free to contact me with any questions.

Thanks for your time,

Kim Perkins 907-299-3071

To: Melissa

From: Kim and Todd

Hi There,

Following you will find out letters of objection for the natural gas assessments.

Thanks for your help,

Kim Perkins

907-299-3071

177/7705

W. Findlay Abbott
P.O. Box 3000
Homer, AK 99603

March 16, 2015

City of Homer
491 E. Pioneer Avenue
Homer, AK 99603

RE: Natural Gas Special Assessment

My parcel, Oscar Munson Subdivision Lot 42, should be exempt from the gas assessment because most of the lot has eroded and is storm-battered tidelands; the small amount left is too steep to be a viable building site.

I built my 20 by 20 building up to the north set-back, 75 feet from the cliff; then the cliff eroded 80 feet. I supported the front with timbers and steel set into the hardpan. Because of the uncertainty I didn't finish the building for my intended use as a studio and workshop, it is just storage. If the seawall washes out the building could collapse onto the beach. The seawall is already damaged in front of my building. The reason the seawall has not been breached for three or four years is because there has not been an extended westerly at a high tide series.

It would be dangerous and irresponsible to bring gas to this lot.

Thank You,


W. Findlay Abbott

3/16/2015

City of Homer

491 East Pioneer Ave

Homer, Alaska 99603

To whom it may concern,

This is in regards to the letter I received from you stating new assessment proposition you have in mind for the natural gas line in the Homer area.

We Object to the assessment fee to parcel number 17402105 because the lot leads into a steep ravine area and is not buildable.

I have lived here in my Home- 1095 Mission Rd. Homer, Alaska 99603 parcel number (17402106) since 1989 and bought the adjacent lot, parcel number(17402105) a few years later. I have not built on the property # (17402105) as of yet and cannot see paying a \$ 3,237.14 extra fee for a gas hook up at this time.

Thank you

*Irene M. Clark/Point
and*

Raymond Christ

Jo Johnson

From: Burton, Alban L (DOT) <al.burton@alaska.gov>
Sent: Monday, March 16, 2015 2:53 PM
To: Jo Johnson
Cc: Burton, Alban L (DOT)
Subject: Homer Natural Gas Special Assessments

Dear Jo Johnson,

Please accept this message as the State of Alaska, Department of Transportation and Public Facilities' objection to the City of Homer's desires to assess public property under this special assessment district. It is my understanding that state land is not subject to lien, taxation or assessment. I have placed a request with my legal department for an opinion on this request.

Since we must submit our objections by the close of business today this message shall be considered our object to the assessment. The following Parcel IDs have been listed for this assessment and consist of properties that are used as public facilities and part of our highway rights of way.

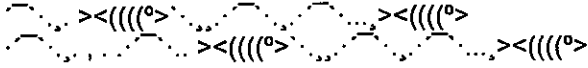
179015033	2336 Kachemak Dr	Govt Lot 23 N of Kachemak Dr
17702071	NHN East Hill Dr @ Shell Fish Ave	S/D of the Latham Property Robert Hodel 1983 TRB Deed of Record Boundary Survey Lot B-1
17367003	3450 Sterling Hwy	Rogers-Tice Addn TRA-1
17932002	1935 East End Rd @ Sabrina Rd	Meadow-Wood Place S/D Amended Lot 2 BLK 2
17932001	4772 Sabrina Rd @ East End Rd	Meadow-wood Place S/D Amended Lot 1 BLK 2 excluding DOT ROW
17907002	1680 East End Rd @ Mariner Pl	Francis H Thorn S/D Lot 1 Blk 1
17503003	NHN Watson Pl	C Weberg S/D TR-C
17509002	NHN Watson Pl	C Weberg S/D TR-A
17509001	1859 Sterling Hwy @ Watson PL	C Weberg S/D TR-B
17507004	2164 Sterling Hwy	that portion of the NE1/4 NE1/4 described as starting at the SEC corner common tot eh SEC13/14/23/24 then W along the SEC line 330' to the POB then S 167.52' to the N ROW line of the Sterling Hwy

Respectfully,

Al Burton

*Right of Way Project Coordination Supervisor
State of Alaska, Department of Transportation and Public Facilities
4111 Aviation Avenue, P.O. Box 196900
Anchorage, Alaska 99519-6900
Office: 907.269.0647 Fax: 907.269.0828
al.burton@alaska.gov*

"Individual commitment to a group effort - that is what makes a team work" Vince Lombardi



Jo Johnson

From: Stephanie Dickerson <stephanie@scottdickerson.com>
Sent: Monday, March 16, 2015 11:48 AM
To: Jo Johnson
Subject: Dickerson LNG Assessment Appeal
Attachments: corrected-2015-KPB-value.pdf; Homer-LNG-Assessment-Appeal.pdf; Original-2015-KPB-value.pdf; Wetland-Viewer-Image.pdf

Hello Jo,

Thanks for your help this morning. Here is our appeal packet. Please let us know if we can provide you any further information or assist in the process at all. ~Stephanie

March 16, 2015
City of Homer
Office of the City Clerk

Dear Madame Clerk,

Please accept our appeal of the Natural Gas Assessment on the following:

Parcel ID:

17411120

17411121

17411122*

We believe that these lots present 'severe constraints to development' based on the overwhelming presence of Riparian Wetland on these properties.

We purchased our current home at 2158 Paradise Place (Parcel ID 17410018) June 26, 2014. These three lots (along with another 'wilderness' lot that was not assessed) were included with our purchase and provide a view buffer for our home.

This year our KPB property tax assessment was corrected to reflect the more accurate value of the properties on which we are appealing the assessment. Given the presence of wetland (see document attached), Lots 20 & 21 were reduced in value from \$42,700 to \$4,500 & \$4,900 respectively upon review by KPB's land assessor. Lot 22 was reduced in value from \$50,000 to \$26,900. We feel that this adjustment in value supports our assertion of 'severe constraints to development.'

*Lot 22, while valued higher, is still predominately wetland and discharge slope. Our limited time as owners of this property has not allowed us to research the viability of development on this lot. We respectfully appeal the assessment on Lot 22 in order to have your opportunity to review.

Thank you for your time and consideration.

Sincerely yours,

Scott & Stephanie Dickerson

--
Scott & Stephanie Dickerson
2158 Paradise Place
Homer, AK 99603
(907) 299-3532
(907) 399-7873

KENAI PENINSULA BOROUGH
ASSESSOR'S OFFICE
144 N. BINKLEY STREET
SOLDOTNA, AK 99669
(907) 714-2230 Fax: 714-2393
(800) 478-4441
Toll free within Kenai Peninsula Borough only



MIKE NAVARRE
BOROUGH MAYOR



SCOTT R DICKERSON
4281 SHIRLEY CT
HOMER AK 99603-7227

March 12, 2015

RE: Account Number: 174-111-20

This letter will serve as your 2014 Corrected Assessment Notice for the above-referenced parcel. Your corrected values are as follows:

<u>2015 ASSESSED VALUES</u>		
<u>Assessed Land Value</u>	<u>Assessed Improvement Value</u>	<u>Total Assessed Value</u>
\$4,500	\$0	\$4,500

TAXES DUE IN FULL: 10/15/2015 OR 1st INSTALLMENT DUE: 09/15/2015 2nd INSTALLMENT DUE: 11/15/2015

If you are in agreement with the correction, please sign and return a copy of this letter.

If you are not in agreement, you have 30 days from the date of this letter to file an appeal with the Board of Equalization. Appeal forms are available on our web site or at Borough Offices and City Hall Offices throughout the borough. Board of Equalization hearings will begin on May 25, 2015.

Thank you for your assistance in resolving this matter. If you have any questions, please don't hesitate to contact this office.

Sincerely,

Tom Anderson
Director of Assessing

TA/ see

174-111-20

SCOTT R DICKERSON

I HEREBY ACCEPT THE CORRECTION OF THE 2015 ASSESSED VALUE OF MY REAL PROPERTY.

Name

Date

KENAI PENINSULA BOROUGH
ASSESSOR'S OFFICE
144 N. BINKLEY STREET
SOLDOTNA, AK 99669
(907) 714-2230 Fax: 714-2393
(800) 478-4441

Toll free within Kenai Peninsula Borough only



MIKE NAVARRE
BOROUGH MAYOR



SCOTT R DICKERSON
4281 SHIRLEY CT
HOMER AK 99603-7227

March 12, 2015

RE: Account Number: 174-111-21

This letter will serve as your 2014 Corrected Assessment Notice for the above-referenced parcel. Your corrected values are as follows:

<u>2015 ASSESSED VALUES</u>		
<u>Assessed Land Value</u>	<u>Assessed Improvement Value</u>	<u>Total Assessed Value</u>
\$4,900	\$0	\$4,900

TAXES DUE IN FULL: 10/15/2015 OR 1st INSTALLMENT DUE: 09/15/2015 2nd INSTALLMENT DUE: 11/15/2015

If you are in agreement with the correction, please sign and return a copy of this letter.

If you are not in agreement, you have 30 days from the date of this letter to file an appeal with the Board of Equalization. Appeal forms are available on our web site or at Borough Offices and City Hall Offices throughout the borough. Board of Equalization hearings will begin on May 25, 2015.

Thank you for your assistance in resolving this matter. If you have any questions, please don't hesitate to contact this office.

Sincerely,

Tom Anderson
Director of Assessing

TA/ see

174-111-21

SCOTT R DICKERSON

I HEREBY ACCEPT THE CORRECTION OF THE 2015 ASSESSED VALUE OF MY REAL PROPERTY.

Name

Date

KENAI PENINSULA BOROUGH
ASSESSOR'S OFFICE
144 N. BINKLEY STREET
SOLDOTNA, AK 99669
(907) 714-2230 Fax: 714-2393
(800) 478-4441
Toll free within Kenai Peninsula Borough only



MIKE NAVARRE
BOROUGH MAYOR



SCOTT R DICKERSON
4281 SHIRLEY CT
HOMER AK 99603-7227

March 12, 2015

RE: Account Number: 174-111-22

This letter will serve as your 2014 Corrected Assessment Notice for the above-referenced parcel. Your corrected values are as follows:

<u>2015 ASSESSED VALUES</u>		
<u>Assessed Land Value</u>	<u>Assessed Improvement Value</u>	<u>Total Assessed Value</u>
\$26,900	\$0	\$26,900

TAXES DUE IN FULL: 10/15/2015 OR 1st INSTALLMENT DUE: 09/15/2015 2nd INSTALLMENT DUE: 11/15/2015

If you are in agreement with the correction, please sign and return a copy of this letter.

If you are not in agreement, you have 30 days from the date of this letter to file an appeal with the Board of Equalization. Appeal forms are available on our web site or at Borough Offices and City Hall Offices throughout the borough. Board of Equalization hearings will begin on May 25, 2015.

Thank you for your assistance in resolving this matter. If you have any questions, please don't hesitate to contact this office.

Sincerely,

Tom Anderson
Director of Assessing

TA/ see

174-111-22

SCOTT R DICKERSON

I HEREBY ACCEPT THE CORRECTION OF THE 2015 ASSESSED VALUE OF MY REAL PROPERTY.

_____ Name

_____ Date

Scott & Stephanie Dickerson

2158 Paradise Place

Homer, AK 99603

(907) 299-3532

scott@scottdickerson.com

March 16, 2015

City of Homer

Office of the City Clerk

Dear Madame Clerk,

Please accept our appeal of the Natural Gas Assessment on the following:

Parcel ID: 17411120

17411121

17411122*

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We purchased our current home at 2158 Paradise Place (Parcel ID 17410018) June 26, 2014. These three lots (along with another 'wilderness' lot that was not assessed) were included with our purchase and provide a view buffer for our home.

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*Lot 22, while valued higher, is still predominately wetland and discharge slope. Our limited time as owners of this property has not allowed us to research the viability of development on this lot. We respectfully appeal the assessment on Lot 22 in order to have your opportunity to review.

Thank you for your time and consideration.

Sincerely yours,

Scott & Stephanie Dickerson

Attached: Original & Corrected 2015 KPB Assessment values, Wetlands Imagery

Address Service Requested



DICKERSON STEPHANIE L

41627 GLADYS DR
HOMER AK 99603-9482

MIKE NAVARRE
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393
(800) 478-4441

Toll free within Kenai Peninsula borough only

THIS IS NOT A TAX BILL

This is a notice of the January 1st assessed value for the following described taxable property.

Account Number: 17411120

Tax Code Area: 20 - HOMER CITY

Parcel Address:

Legal Description:

2112 MARY ALLEN AVE

T 6S R 13W SEC 10 Seward Meridian HM 0810055 SCENIC VIEW MARY A ALLEN 1981
SUB PARCEL A-4 TRACT A LOT 36-A

2015 Assessed Values

Land: 42,700	Improvements: 0	
Total Assessed KP: 42,700	Exempt Value KP: 0	Total Taxable KP: 42,700
Total Assessed City: 42,700	Exempt Value City: 0	Total Taxable City: 42,700

AS 29.45.180(a) & KP 5.12.040 (A) require that a person receiving a Notice of Assessment must advise the Assessor of errors or omissions in the assessment of the person's property, or of disputes in assessed value or taxable status of the property, within 30 days after the mailing of the Notice of Assessment.

Any structures located on this property as of January 1, 2015 that are not reflected on this notice must be reported to the Assessor. Structures omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

Any waivers for filing late exemptions after 03/31/2015 will not be approved

APPEAL DEADLINE: 03/30/2015

TAXES DUE IN FULL: 10/15/2015

OR

BOARD OF EQUALIZATION

1st INSTALLMENT DUE: 09/15/2015

WILL BEGIN MEETING: 05/26/2015

2nd INSTALLMENT DUE: 11/15/2015

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

KENAI PENINSULA BOROUGH
ASSESSOR'S OFFICE
144 N. BINKLEY STREET
SOLDOTNA, AK 99669-7520

2015 NOTICE OF ASSESSMENT
Annual - Real Property



Address Service Requested

DICKERSON STEPHANIE L

41627 GLADYS DR
HOMER AK 99603-9482

MIKE NAVARRE
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393
(800) 478-4441

Toll free within Kenai Peninsula borough only

THIS IS NOT A TAX BILL

This is a notice of the January 1st assessed value for the following described taxable property.

Account Number: 17411121

Tax Code Area: 20 - HOMER CITY

Parcel Address:

2090 MARY ALLEN AVE

Legal Description:

T 6S R 13W SEC 10 Seward Meridian HM 0810055 SCENIC VIEW MARY A ALLEN 1981
SUB PARCEL A-4 TRACT A LOT 35-A

2015 Assessed Values

Land: 42,700	Improvements: 0	
Total Assessed KPB: 42,700	Exempt Value KPB: 0	Total Taxable KPB: 42,700
Total Assessed City: 42,700	Exempt Value City: 0	Total Taxable City: 42,700

AS 29.45.180(a) & KPB 5.12.040 (A) require that a person receiving a Notice of Assessment must advise the Assessor of errors or omissions in the assessment of the person's property, or of disputes in assessed value or taxable status of the property, within 30 days after the mailing of the Notice of Assessment.

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APPEAL DEADLINE: 03/30/2015

TAXES DUE IN FULL: 10/15/2015

OR

BOARD OF EQUALIZATION

1st INSTALLMENT DUE: 09/15/2015

WILL BEGIN MEETING: 05/26/2015

2nd INSTALLMENT DUE: 11/15/2015

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

Address Service Requested



DICKERSON STEPHANIE L

41627 GLADYS DR
HOMER AK 99603-9482

MIKE NAVARRE
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393
(800) 478-4441

Toll free within Kenai Peninsula borough only

THIS IS NOT A TAX BILL

This is a notice of the January 1st assessed value for the following described taxable property.

Account Number: 17411122

Tax Code Area: 20 - HOMER CITY

Parcel Address:

Legal Description:

2070 MARY ALLEN AVE

T 6S R 13W SEC 10 Seward Meridian HM 0810055 SCENIC VIEW MARY A ALLEN 1981
SUB PARCEL A-4 TRACT A LOT 34-A

2015 Assessed Values

Land: 50,000	Improvements: 0	
Total Assessed KPB: 50,000	Exempt Value KPB: 0	Total Taxable KPB: 50,000
Total Assessed City: 50,000	Exempt Value City: 0	Total Taxable City: 50,000

AS 29.45.180(a) & KPB 5.12.040 (A) require that a person receiving a Notice of Assessment must advise the Assessor of errors or omissions in the assessment of the person's property, or of disputes in assessed value or taxable status of the property, within 30 days after the mailing of the Notice of Assessment.

Any structures located on this property as of January 1, 2015 that are not reflected on this notice must be reported to the Assessor. Structures omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

Any waivers for filing late exemptions after 03/31/2015 will not be approved

APPEAL DEADLINE: 03/30/2015

TAXES DUE IN FULL: 10/15/2015

OR

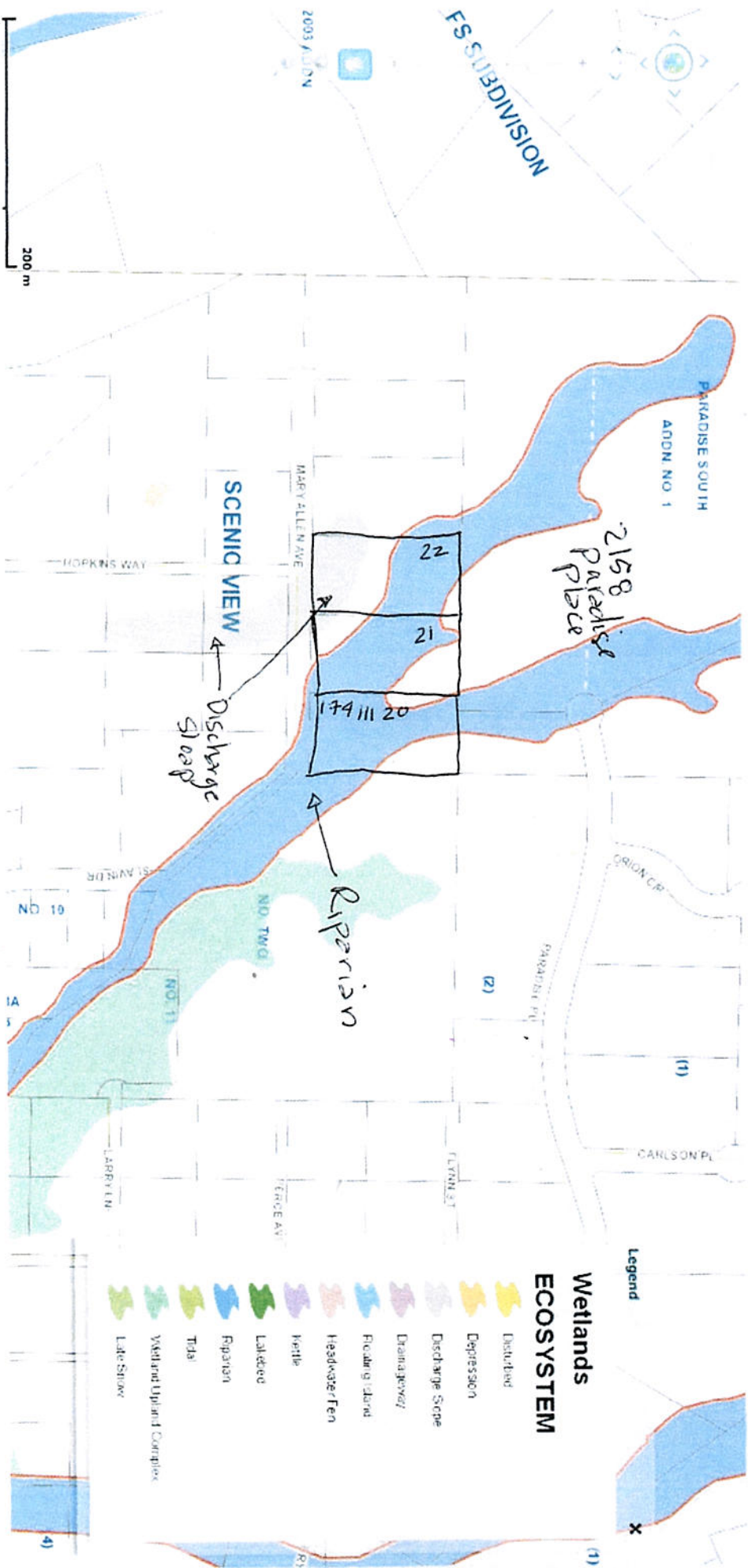
BOARD OF EQUALIZATION

1st INSTALLMENT DUE: 09/15/2015

WILL BEGIN MEETING: 05/26/2015

2nd INSTALLMENT DUE: 11/15/2015

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE



To the city of Homer.
Office of the City Clerk.

Concerning the property of Renee Jahnke on Race Road.

There was always only one parcel. We don't know why and when the city cut off the upper corner above East Hill Road and called it parcel 17405031. It is too small and steep to consider building on. Why gas there?

Renee and husband, (both long retired) her 102 year old mother and our son, (Grandma's care giver), live a simple life, both in 500 square foot cabins.

Renee's yearly income is under \$14,000. That includes the PFD and a small check from the Senior Benefit Program. So, as you can see, you are threatening to take food from our table.

We never wanted the gas, we never will need the gas and we can't afford it. You are planning to force us to buy something we don't want.

Why should a modest household get charged to help pay for the benefit of the affluent household or business?

(Take from the poor to feed the rich?)

Sincerely:
Property owner

Renee Jahnke

William S. Walters

P.O. Box 2224 Homer, Alaska 99603-2224

City of Homer
491 E Pioneer Avenue
Homer, Alaska 99603

16 March, 2014

NOTICE OF OBJECTION TO GAS ASSESSMENT FINAL ROLL

Parcel: 177-270-10
Anderson 1976 Subdivision, Lot 5, Block 7 (Homer 76-0034)
445 Mountain View Drive, Homer, Alaska

I am objecting to the final assessment roll for the following reasons if my assessment is increased due to assessing condominiums on other than a "per parcel" basis as outlined in the underlying ordinance and loan agreement with the borough.

I will withdraw my objection only if the City directly absorbs all additional costs associated with assessing condo owners on anything less than a full per parcel basis. You created this mess, ... you can pay for it.

This district was advertized and passed under the property owner's belief (upon which our non objection of the gas assessment district was based) that the City will follow ordinance 13-02 as passed. Any potential "bait and switch" tactic, if adopted by the City potentially calls the entire gas district into challenge, and unfortunately exposes the City to endless litigation and additional expense.

Homer, Alaska Ordinance 13-02 Creating the Homer Natural Gas Assessment District § 7 states that the costs shall be assessed based on division by the total number of properties in the district. Any effort to lessen condominium owner's per parcel costs, and increase my costs thereby violates the ordinance.

“ Upon the completion of Phase II of the construction of the improvement, an amount equal to the actual total improvement cost not paid from grant funds, **divided by the total number of properties within the District shall be assessed against each property within the District.”**
(emphasis added)

The Cities assessment procedure is additionally currently posted on the City of Homer Web page, affirming the Cities intent to assess each condominium individually. Additionally the city therein states that all parcels

[<http://www.cityofhomer-ak.gov/naturalgas/how-does-special-assessment-district-work> (16 March, 2015)]

How will the City assess condominiums?

Each unit will be assessed individually. Alaska Law defines condominiums as separate parcels of real estate (AS 34.08.720)

How will multiple lots/parcels be treated?

All lots/parcels will be assessed equallyyou will be assessed \$3283.30 for each lot.

An additional concern arises in the Loan agreement between the City of Homer and the Borough. That agreement also specifies that the special assessments shall be calculated by dividing all costs by the number of parcels in the district. Violation of this contract term potentially can put the loan agreement at risk and/or in potential default. (Kenai peninsula Borough Resolution 2013-024, Loan Agreement, Article IV, § 4.02)

Levy and Collection of Assessments. On or before the date that is 60 days after the later to occur of (i) completion of construction of the Improvement, and (ii) the Borrower's receipt from Enstar Natural Gas Company of the final invoice for costs of constructing the Improvement, the Borrower shall levy special assessments on all property in the District for the cost of the Improvement. The amount of each special assessment shall be not less than an amount equal to the sum of all Advances under this Loan Agreement, **divided by the number of parcels of real property in the District.** (*Emphasis Added*)

Please proceed with the assessment process as published and promulgated. And do not increase any parcel assessment to offset any "adjustments" you may be considering on behalf of condominium owners.

A handwritten signature in black ink, appearing to read "William S. Walters". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

William S. Walters

Jo Johnson

From: Ron Nieman <rjnieman@gmail.com>
Sent: Monday, March 16, 2015 11:36 AM
To: Jo Johnson
Subject: Condominium allocation pending assessment

City of Homer
Office of the City Clerk
491 E Pioneer Ave
Homer, Alaska 99603

Please accept this email/Letter as my formal objection to the City of Homers proposed assessment for the gas pipeline regarding condominium interests. I am an owner at Interlude Condominiums on Bay Avenue and have resided in Homer for 19 years. Interlude has a single gas service line with a single meter for the building. We do not have individualized service nor meters to each separate unit and are functionally no different than the gas service that is provided to an apartment building.

I am aware of the court proceeding that has found the City of Homer's proposal to not be legal. I formally object to being assessed higher than my proportional interest using a method of assessment that has been declared illegal by the Alaska State Superior Court.

It is important to note that the City insists on its residents play by the rules. The City also needs to play by the rules.

Ronald J. Nieman
1363 Bay Avenue #2
Homer, Alaska 99603
907-299-1685

17932011

MAR 16 2015 PM 02:38 Rk

To: City of Homer

Re: Natural Gas Assessment Fees

March 16, 2015

TO WHOM IT MAY CONCERN:

I own a property at 4703 Rochelle Road and have been the owner since 2009.

I am writing to voice my objection to the Natural Gas Assessment Fees by the City of Homer, AK

I live on disability and have a very limited income that will not allow for me to pay the necessary fees.

My only income is generated by Social Security Disability and does not allow me the ability to purchase the hook up fees as well as the new appliances that hook up to natural gas.

I cannot afford the expertise of a plumber and any other professional I might need. I have previously tried to get a loan but I do not qualify.

Please accept this as my official objection in writing to the City of Homer.

Most sincerely,



Denice Thom

March 16, 2015

Carol S. Garcia
399 Grubstake Ave
Homer, AK. 99603

Reference: Homer Natural Gas - Special Assessment District

Parcel #: 17710731

Objection: inequality in assessment method

Ms. Johnson -

I agree that my property is served by this improvement. However, I strongly object to the method that was used to determine assessed amounts. Utilization of proposed assessment rationale will result in an unequitable distribution among the variety of property owner.

Thank You

Carol Garcia

Dear Homer City Clerk

3-16-15

Re: Homer Natural Gas Special Assessment

Addendum to Written Objection dated & received by your office 3-4-15.

After consulting with the KP Baro Assessors office, lots # 17411127 &

17411108 can have lot line vacated,

if this is necessary for the H.C. Council to cancel the assessment on parcel # 17411127

this can be done. Please Expedite & advise.

Thank You

Sincerely

Ralph Miller

Miller Family Revocable Living Trust: Dated 2-23-1995

PO Box 316 Homer, AK 99603

Ph: 907-235-8819

Michele Miller

946 Ocean Drive Loop
Homer, AK 99603
(907) 227-6207, homerarts@yahoo.com

March 16, 2015

17717611

Mayor Beth Wythe
City Council Members
City of Homer
491 East Pioneer Avenue
Homer, AK 99603

MAR 16 2015



Dear Madam Mayor and City Council Members,

I am writing about the gas assessment for each Homer property owner, at approximately \$3,200.

Thank you for the work you have accomplished to get the natural gas pipeline installed. I am not sure whether my particular case is compelling, but thought I should weigh in.

I purchased my home and property in September 2011. My property is across the street from the sea wall, so at least I have not been assessed for that. I did, however, inherit an approximately \$800-900 assessment per year for water and sewer. As you know, it is expensive to live in Homer. The mortgage payment alone takes half of my salary each month.

When I called on ENSTAR to see about hooking up to gas, I was told it was about \$1,500 up front. I asked about payments, which they would not accommodate. So I then went through an energy rating assessment to see if I could receive a grant to underwrite the cost of converting from propane to natural gas while saving up to get hooked up. The assessor did not recommend that I convert. His assessment was that my heating system is highly efficient, state-of-the-art, and that I would not save money by converting. Because of this assessment, I could not offset the expense of converting to natural gas with a grant that would reimburse me for the expense.

I understand the need for an assessment. But I can't afford the upfront costs with ENSTAR and the company is unwilling to work with people. \$1,500 plus however much it costs to convert, plus \$3,200 is a lot of money. It seems like only the wealthiest people in Homer can afford the conversion. I heard about the grant program for low-income households. Maybe the City could look at the threshold for that program.

This assessment is a financial burden, as I am barely able to keep on top of my mortgage payment, property taxes, and the annual water/sewer assessment. Since it is not financially tenable for me to convert to gas, I ask for your consideration: Please work with me so that I can afford the cost of this assessment, for the common good, even though I cannot use it myself.

I would like to stay in my house, stay in Homer, and continue to live work and play here.

Sincerely,



Michele Miller

To: Jo Johnson, City Clerk, City of Homer

From: Melvyn Strydom (Melvyn Strydom LLC)

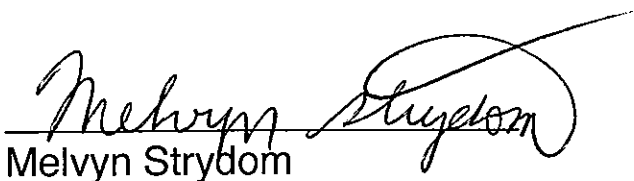
Date: March 16, 2015

Subject: Objection to assessment roll for Homer Natural Gas Special Assessment District for parcel #17720318

I am objecting to the double assessment of \$6,474.28 on parcel #17720318. Before the assessment rolls were finalized this was two separate lots with the east lot dedicated solely to parking. The west lot was occupied by two retail businesses (The Grog Shop and Spit Spots) that lot had no parking for customers or employees. I started the process of combining the two lots into one before the assessment rolls were finalized, but the process of vacating the lot lines was not completed until after the assessment rolls were finalized.

With up to 10 employees and customers my parking lot is often full. In order to conform to city parking requirements I must use the old east lot for parking and the natural gas lines will not be of any foreseeable value to the parking lot.

I am requesting that the assessment on this parcel be reduced to \$3,237.14.


Melvyn Strydom

One attachment (Statement of Assessment)

CITY OF HOMER
PROPERTY OWNER'S
STATEMENT OF ASSESSMENT
HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT

Parcel ID	Legal	Assessment
17720318	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2013042 GLACIER VIEW SUB 2013 REPLAT LOT 6A-1	\$6,474.28

If the property has more than one owner, each owner listed on the Kenai Peninsula Borough tax roll will receive this notice. The amount listed above is the assessment due per property, not per individual property owner.

City of Homer
Office of the City Clerk
491 E. Pioneer Avenue
Homer, Alaska 99603
(907) 235-3130

CITY OF HOMER
PROPERTY OWNER'S
STATEMENT OF ASSESSMENT
HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT

kj

PARCEL ID	LEGAL DESCRIPTION	ASSESSMENT
17506511	T6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 3 BLK 4	\$3,237.14

Dear Mayor and Council,

I was concerned about the assessment
I feel that it is high priced. I would like to
see it lowered, to a lower cost.

Thank you
Natalia Basargino
3/16/2015

If the property has more than one owner, each owner listed on the Kenai Peninsula Borough tax roll will receive this notice. The amount listed above is the assessment due per property, not per individual property owner.

City of Homer
Office of the City Clerk
491 E. Pioneer Avenue
Homer, Alaska 99603
(907) 235-3130
53

lj

To: Office of the City Clerk

491 East Pioneer Avenue

Homer, AK 99603

From: Martha N. Roderick

2225 Aspen Lane

Homer, AK 99603

907-435-7987

03-16-2015

Attention City of Homer:

I recently received the Homer Natural Gas Special Assessment of my property parcel ID 17937031 T 6S R 13W SEC 15 Seward Meridian HM 0820091 Bear Creek Heights SUB Unit 2 lot 29. Assessment valued at \$3,237.14 I wish to express my financial concern of this assessment as I object to this bill for several reasons listed as followed.

First, my home does not run on natural gas, only electric and home heating fuel oil. I was owner of this home before the gas line was brought into my neighborhood.

Second, I am a single parent struggling financially and am currently receiving heating assistance so therefore an additional bill is something that would financially burden me.

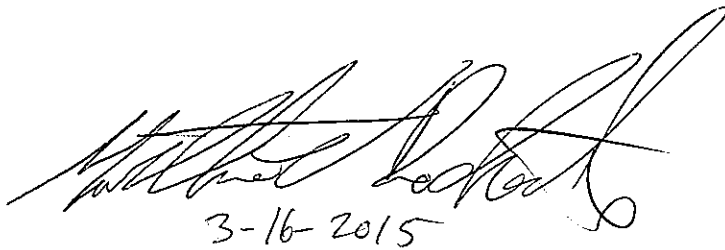
Third, I have a mortgage and plan on living here a long time I do not wish to change anything in my home to meet this hook up for natural gas. To do so I would have to apply for a line of credit

to change appliances and to hook up to the city line. If I had a line of credit I could pay my overdue medical bills. My debt to income ratio cannot meet this additional bill.

Fourth, my concern if having to make this change may be the increase on my home owners insurance. This new gas line is an inconvenience in many ways to my way of living.

So, to the City of Homer, please re-consider this bill to me I appreciate the future option for me but at this time it is more of a burden than a help.

Thank You Sincerely,

A handwritten signature in black ink, appearing to read 'Martha N. Roderick', with a date '3-16-2015' written below it.

Martha N. Roderick

17902091

Jo Johnson

From: Holly Brennan <hollyfromhomer@gmail.com>
Sent: Monday, March 16, 2015 12:03 PM
To: Katie Koester; homer@enstarnaturalgas.com; Department Clerk
Subject: HSAD objection to method of assessment distribution

I will gladly chip in for my share of the gas line, but the current distribution of the HSAD has me paying way more than my share of the costs when my personal benefits are considered.

I have always been extremely fuel-conservative. In my oil-heated home, I average \$35/month. With most of my utilities, the service fees are the majority of my bill. I do not expect to see significant savings by using natural gas, but I am building a home so it was the logical move.

Now, after already paying thousands to get the gas line to our house, my husband and I receive a bill for \$3,237.14. Ouch. Now we need to decide whether to take the 10-year payment plan, which will cause us to pay hundreds in interest..... or do we drain our emergency fund and hope that nothing happens to either of us?

Do I really have to pay the same amount as commercial building lots? Land's End? The HOSPITAL? My husband and I are only two people and this per parcel assessment has us absorbing far more than our share. We'll be lucky if we see any savings in our lifetime.

Please consider a fair distributions of costs. There are other options (based on meter size?).

Thank you for your consideration.

- Holly & Paul Brennan
City of Homer residents

Holly Brennan
hollyfromhomer@gmail.com

3/9/2015

17716108 CO 05

City of Homer
Office of the City Clerk
491 E. Pioneer Ave.
Homer, Alaska 99603

MAR 11 2015

To whom it may concern:

We, Orman Marquardt and Mary Ann Marquardt, owners of a condominium at 3430 Main St., Homer, Alaska strongly object to the city of Homer charging each unit owner the full lot assessment. The State Superior Court found that to be illegal, therefore, receiving an assessment higher than my proportional interest is not fair. The administrative process you have required me to take part in is not appropriate.

Orman Marquardt
Mary Ann Marquardt

Jo Johnson

From: KAREN & JEFFREY STASER <jstaser@gci.net>
Sent: Monday, March 16, 2015 1:37 PM
To: Jo Johnson
Subject: Condominium Assessment

To the City of Homer and City Council of Homer,

We are condominium owners with allocated undivided interest in the assessment of parcel ID 18103449C017.

We object to receiving assessments higher than our proportional interest and assessment using a method found to be illegal by the Superior Court of Alaska. It is inappropriate for our undivided interest in the common property natural gas improvement and assessment to be subject to the administrative process you have required us to take part in.

Please consider our objection seriously; we are unable to attend the meeting in person on March 16th due to circumstances that require us to be out of state on that particular day.

Jeff and Karen Staser

I am the owner of parcel listed above and as such hold an allocated undivided interest in the common property natural gas improvement and assessment.

Parcel ID.

17516033C003

T65 R13W5E19 Seward Baywatch Condominiums

HM 0800872
Bunnell's Sub 10 11

Lot 65 - A

I object to receiving an assessment higher than my proportional interest using a method of assessment that has been declared illegal by the State Superior Court. The administrative process you have required me to take part in is not

MAR 16 2015
J

Appropriate.

Katharine B. Sprague

Combo # 5

Jo Johnson

From: alex sweeney <alexsweney@yahoo.com>
Sent: Monday, March 16, 2015 4:23 PM
To: Jo Johnson
Subject: Objection to Condo Assessment for 166 W. Bunnell Unit 205 & 3459 Main Street Unit 3

March 16, 2015

City of Homer
Office of the City Clerk
491 E. Pioneer Ave
Homer, AK 99603

17516033C01 ✓
17516056C003

jjohnson@ci.homer.ak.us

Re: My formal objection to the gas line assessments as it pertains to 2 separate condos owned by my wife and I own.

Re: Castner vs City of Homer on assessments of Condominiums

My wife and I cannot attend the meeting tonight as we are traveling. Please consider this my/our letter of objection.

This letter is for the purpose of objecting to the assessments on my condominiums at 166 W. Bunnell Ave #205 and 3459 Main Street Unit #3. In the of Castner vs City of Homer, Judge Heguelet determined that each lot held in the condominium form of ownership should be assessed a percentage of one common lot assessment, based on the unit's allocated undivided interest in the lot or common property.


I am a condominium owner with an allocated interest in the gas line assessment for two condos found illegal by the Superior Court and I object to the assessments on 166 W. Bunnell Unit #205 and 3459 Main Street Unit #3. I also object that more tax payer dollars be used to go through this process yet again; when it has already been declared illegal by the State Superior Court. Forcing condo owners to go through the same process Mr. Castner went through is not prudent.

Sincerely,

Alexander J. Sweeney
135 W. Bunnell Ave
Homer, AK 99603

166 W. Bunnell Unit #204
3459 Main Street Unit #3

16 March 2015

MAR 16 2015


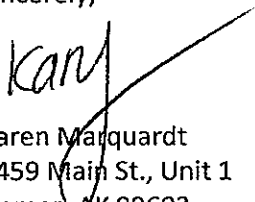
City of Homer
Office of the City Clerk
491 E. Pioneer Ave.
Homer, AK 99603

Dear City of Homer,

I believe it is incorrect to assess other condominium properties differently from Ken Castner's property with respect to the natural gas assessment. I also believe it is incorrect for the City to disagree with and attempt to change the decision of Judge Huguelet and that the Judge's decision should apply to all lots held in a condominium form of ownership.

I am part owner of the parcel 17516056 and as such hold an allocated undivided interest in the common property natural gas improvement and assessment. I object to receiving an assessment higher than my proportional interest using a method of assessment that has been declared illegal by the State Superior Court.

Sincerely,


Karen Marquardt
3459 Main St., Unit 1
Homer, AK 99603

Jo Johnson

From: Joshua Mershon <jmershonak@gmail.com>
Sent: Monday, March 16, 2015 3:58 PM
To: Jo Johnson
Subject: Natural Gas Assessment

To the City of Homer Office of the City Clerk,

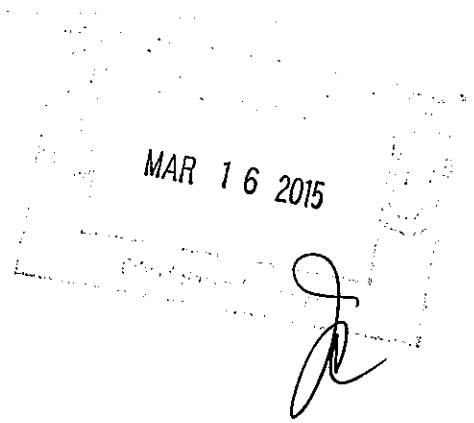
My wife and I are the owners of parcel 17918113CO17, a condominium unit in the Landings Condominiums. We vigorously object to receiving a natural gas line special assessment higher than our proportional interest in the common property. We consider your current method of assessment to be illegal as defined by Superior Court Judge Huguelet's order in the case of Castner vs. the City of Homer. The administrative process you have required us to take part in is not appropriate.

Sincerely,

Joshua and Mesille Mershon
3479 Landings St. Unit 30
Homer, AK 99603

GARY & SUSAN MILLER

Monday, March 16, 2015



City Clerk of Homer

Homer, AK

delivered via email: clerk@cityofhomer-ak.gov

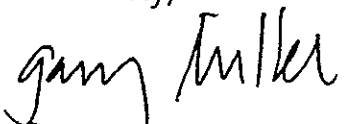
Re: Objection to Natural Gas Assessment

Dear City Clerk:

We feel that it's not fair or right to assess us differently than Ken Castner's property for Natural Gas Installation for condos in regard to Judge Hugulet's decision about condos form of ownership.

We are part of parcel 17516056 and as such hold an allocated undivided interest in the common property of the natural gas improvement and assessment. We object to being an assessment higher than proportional interest using a method of assessment that has been declared illegal by the state superior court.

Sincerely,


Gary and Susan Miller



3459 Main St #8 Homer, AK 99603 907.440.7167

TO: HOMER CITY COUNCIL

MARCH 16, 2015

RE: HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT
PARCEL IDs: 17405128 LOT 22 A
17405129 LOT 22 B

DEAR COUNCIL,

THIS MEMO IS TO PLACE ON RECORD OUR OBJECTION TO BEING FORCED TO PAY FOR THE INSTALLATION OF AN UNNEEDED AND UNWANTED (PUBLIC-NOT) PRIVATELY OWNED UTILITY.

THE EXISTING HOME ON LOT 22B IS FINISHED IN SUCH A WAY THAT MODIFICATION FOR USE OF NATURAL GAS WOULD BE TOO COSTLY AND IMPRUDENT; THEREFORE, NOT COST EFFECTIVE, ENOUGH TO BE IMPLEMENTED.

A POSSIBLE FUTURE HOME ON LOT 22A MAY USE THE GAS.

WE CONSIDER THE IMPOSITION OF PAYING FOR THIS UTILITY AS AN OVER REACH OF YOUR AUTHORITY AS A GOVERNING BODY.

RESPECTFULLY,

Lesk Handley
OWNER

17932008

3-10-15

Dear City of Homer,
This letter is in regards to my
Gas Assessment amt.

I am a Senior on a very
limited fixed income. I don't
know how to go about paying
this large amt. 3,237.14.

Is there a chance I could
qualify for a waiver, or
reduced amt? Please let
me know what I can do.

Thank you,

Dorothy Wallace

4751 Rochelle Rd.

Homer, Alaska 99603

235, 3756

MAR 16 2015

City of Homer



ly

Beauregard Burgess

From: Beauregard Burgess
Sent: Monday, March 16, 2015 4:33 PM
To: clerk@cityofhomer-ak.gov
Cc: beauregardburgess@ci.homer.ak.us; ayoung@southernexposureLLC.com; tonyburgess@mac.com
Subject: Formal Objection to Assessment - PIN 17928023
Attachments: 2015_stmt_of_assessment_Natural_Gas_COH.pdf

Dear City of Homer,

We, Homer Bookkeepers LLC, hereby formally object to our assessment for the Homer Natural Gas Special Assessment District for the lot located at 4700 Star Lane, Homer, AK 99603, with KPB Parcel ID number 179-28-023. The legal description is described in the attached statement of assessment, which you mailed to us in February of 2014.

After speaking with Enstar representative, Kevin, at 907-334-7792, we were assured that the natural gas main line installed by Enstar does not extend to within a distance any closer than 650 linear feet of any of the boundaries of this lot. Furthermore, it looks likely that the main line is not within 2,600 linear feet of this lot, based on a preliminary examination of Enstar's geographic records. As such, our lot is not served by natural gas and does not derive any benefit from the infrastructure installed by the City of Homer. We should not be assessed and will not pay any assessment, unless the City of Homer can prove that the main line of natural gas is installed to within 200 linear feet of our lot as is required in order to be subject to an assessment for this project.

Sincerely,
Beauregard Burgess, CEO
 Homer Bookkeepers, LLC
 Ph: (907) 235-3217
 Cell: (907) 299-8280
 Fax: (888) 464-4046



bburgess@HBKLLC.com



HOMER BOOKKEEPERS, LLC

CITY OF HOMER
PROPERTY OWNER'S
STATEMENT OF ASSESSMENT
HOMER NATURAL GAS SPECIAL ASSESSMENT DISTRICT

Parcel ID	Legal	Assessment
17928023	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0731385 TIETJEN SUB TR O RESUB TRACT O-1	\$3,237.14
17725007	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0750021 KAPINGEN SUB UNIT 2 LOT 8 BLK 2	\$3,237.14

If the property has more than one owner, each owner listed on the Kenai Peninsula Borough tax roll will receive this notice. The amount listed above is the assessment due per property, not per individual property owner.

City of Homer
Office of the City Clerk
491 E. Pioneer Avenue
Homer, Alaska 99603
(907) 235-3130

March 16, 2015

City of Homer
491 E. Pioneer Ave
Homer, AK 99603

RE:Natural Gas Homer Special Assessment District (HSAD)

I write to object about the inclusion of parcel 17902154 in the HSAD. This parcel is owned by the Stream Hill Park Home Owners Association and is designated "park" by the borough. The current assessment, \$100, reflects the park designation. As a park it is not subject to development and thus should not be assessed for natural gas.

Exempting this lot would be in line with the other parcels in the same subdivision owned by the HOA also designated as "park" which were not included in the HSAD. Those parcels are 17902153, 17902155, 17902156, 17902157 and 17902159.

Appreciate your consideration. Also please update the owner information and address for the subject parcel. Notice was delivered to a prior owner leading to confusion.

Thanks,



Erik Niebuhr, President
Stream Hill Park Home Owners Association
Po Box 3032
Homer, AK 99603

