



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

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Memorandum Agenda Changes/Supplemental Packet

TO: MAYOR WYTHE AND HOMER CITY COUNCIL

FROM: JO JOHNSON, MMC, CITY CLERK

DATE: APRIL 13, 2015

SUBJECT: AGENDA CHANGES AND SUPPLEMENTAL PACKET

VISITORS

Overview of Homer Shares the Road by Kim McNett Page 3

ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

Letter to Senator Stevens and Representative Seaton, Re: Support of Robert Ruffner for Appointment to the Board of Fisheries Page 5

CITY MANAGER'S REPORT

Written public comments on land purchase of lots held by the Mental Health Lands Trust Page 7

NEW BUSINESS

Memorandum 15-050, 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 Attorney/Client Privilege (Castner v. City of Homer, Extension of Time for Condominium Owners to Appeal Their Assessments Until After Supreme Court Decision).

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Written public comments on condominium assessments

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RECOMMENDATION:

Voice consensus to changes under Agenda Approval.

Fiscal Note: N/A

APR 10 2015



Dear Homer City Council,

This spring, notice the variety of methods that Homer residents and visitors use to travel around town. Our roadways are corridors for people, and there are many ways to utilize them. In an effort to encourage safe, non-motorized use, the Homer Cycling Club is unveiling an advocacy and education campaign to provide tools and reminders to all on how to share the streets in a respectful and cooperative way.

We have named our campaign Homer Shares the Road, and plan to spread the word through posters, flyers, advertisements, and free bumper stickers. Our information booth will be set up at the Homer Trails, Parks, and Recreation Symposium, Safe Kids Fair, the HCC annual meeting, and Bike to Work Week energizer booths. This year we are proud to provide a new stationary bicycle blender for making smoothies at our events. We also will be offering blinking taillights as incentives for participants of Bike to Work Week.

Our efforts have been made possible by a matching grant from the Homer Foundation. The Homer Cycling Club is completely volunteer-operated, and having the budget that the Homer Foundation provided has enabled us to use a variety of tactics to reach a broad audience. Homer Shares the Road has also been endorsed by the Homer Police Department, providing credibility to our cause.

It is understood that infrastructural challenges are expensive and time-consuming to overcome. While it is our hope that the City of Homer will keep non-motorized users in mind while making future improvements, the need for a safer environment for people choosing non-motorized transport is immediate. It is our hope that a little bit of education and encouragement will go a long way.

Sincerely,

Kim McNett
Homer Cycling Club president



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April 10, 2015

Senator Gary Stevens
Representative Paul Seaton
State Capitol
Juneau, AK 99801

Dear Senator Stevens and Representative Seaton:

I am writing to express my support of Robert Ruffner for the Board of Fisheries. Mr. Ruffner has been instrumental in supporting all of our fisheries on the Kenai Peninsula since 1997 through his excellent leadership at the Kenai Watershed Forum. Residents of the City of Homer benefit greatly from healthy habitat and robust fisheries and we appreciate the work and more importantly the approach the Kenai Watershed Forum has used to accomplish its work under his leadership. Mr. Ruffner is a good scientist, an excellent communicator and a consensus builder. The State of Alaska would be well served to have him on our Board of Fisheries. Please confirm him.

Please distribute this endorsement to all legislators who will be voting on the appointment on April 17.

Sincerely,

Mayor Mary E. Wythe
City of Homer

Cc: Senator Peter Micciche

Jo Johnson

From: Kevin Hogan <kevin.auctionblock@gmail.com>
Sent: Friday, April 10, 2015 2:29 PM
To: Jo Johnson
Subject: letter to council

Jo

Please forward these comments to the council. Please confirm receipt

Dear Mayor and Council members

I am writing to express my concern over the report included in the Mangers report on page 219 of your packet, relating to a purchase of 3 lots currently held by the Mental Health Lands trust.

I can not find any point that this initiative has been publicly noticed, either through any advisory body or through action of the council. It is not noted in the comprehensive plans. Rather it appears that this is an initiative undertaken by staff outside the public process. It may or may not be a good deal, but it is not proper to pursue deals of this sort at the initiative of staff. The City of Homer has a huge inventory of lands that provides no benefit to the citizens. These particular properties will come with a tenant that is locked in to a very low rate, which precludes any benefit to the citizens.

I inquired with the land trust which confirmed that the meeting referenced in the memo was at the initiative of the City. The Council should be the body that sets policy in the light of day, not serve as a rubber stamp for the ambitions of staff.

Kevin Hogan



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Memorandum 15-050

TO: MAYOR PRO TEMPORE ROBERTS AND CITY COUNCIL

FROM: JO JOHNSON, MMC, CITY CLERK

DATE: APRIL 10, 2015

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 GOVERNMENT UNIT AND ATTORNEY/CLIENT PRIVILEGE (CASTNER V. CITY OF HOMER, EXTENSION OF TIME FOR CONDOMINIUM OWNERS TO APPEAL THEIR ASSESSMENTS UNTIL AFTER SUPREME COURT DECISION).

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

City Manager Yoder has requested an Executive Session regarding "CASTNER V. CITY OF HOMER, EXTENSION OF TIME FOR CONDOMINIUM OWNERS TO APPEAL THEIR ASSESSMENTS UNTIL AFTER SUPREME COURT DECISION" for the Regular Meeting of April 10, 2015. This has been publicly and internally noticed since that time.

City Attorney Klinkner will be present to participate.

RECOMMENDATION:

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

Jo Johnson

From: Mary Griswold <mgrt@xyz.net>
Sent: Thursday, April 09, 2015 6:14 PM
To: Department Clerk
Subject: Condo units should not receive separate assessments

Please include in Public Comments for the April 13 Council meeting:

Condo units should not be assessed separately for the natural gas line. Assessing condo units individually is appropriate for value-based assessments and real estate taxes, but it is not appropriate for per-lot assessments.

Condos are assigned a suffix on their shared parcel number as a practical way to apportion the value of the underlying property to each unit owner for value-based taxation. This is not necessary for apartment complexes or other improved property because the buildings and land are owned by the same entity.

The gas line per-lot assessment requires each benefitted lot to pay its share, regardless of its value or the value of any improvements. Each condo association should be assessed for its lot as listed in the borough tax roll. The individual condo owners should not receive any assessment, just as apartment renters do not receive separate assessments for the lot they live on.

Mary Griswold
city resident
(not a condo owner)