



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

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Homer, Alaska 99603

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Memorandum Agenda Changes/Supplemental Packet

TO: MAYOR WYTHER AND HOMER CITY COUNCIL

FROM: JO JOHNSON, MMC, CITY CLERK

DATE: MAY 11, 2015

SUBJECT: AGENDA CHANGES AND SUPPLEMENTAL PACKET

CONSENT AGENDA

Memorandum 15-058 renumbered to 15-066

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Memorandum 15-059 renumbered to 15-067

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CITY MANAGER'S REPORT

City Manager's Report Supplemental

Page 9

RECOMMENDATION:

Voice consensus to changes under Agenda Approval.

Fiscal Note: N/A



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Memorandum 15-058 066

TO: HOMER CITY COUNCIL
FROM: MARY E. WYTHE, MAYOR
DATE: MAY 5, 2015
SUBJECT: APPOINTMENTS OF CHAD JONES, CARRIE HARRIS, DAVID ETZWILER, SHANE MONROE, ARYN YOUNG, COUNCILMEMBERS BEAUREGARD BURGESS AND DAVID LEWIS, POLICE CHIEF MARK ROBL, AND PLANNING COMMISSIONER DON STEAD TO THE CANNABIS ADVISORY COMMISSION.

The appointments are made to the Cannabis Advisory Commission with terms to expire as follows:

David Etwiler and Carrie Harris - May 1, 2018

Shane Monroe and Chad Jones - May 1, 2017

Aryn Young - May 1, 2016

Councilmembers:

Beauregard Burgess - October 6, 2015 (with office)

David Lewis - October 3, 2017 (with office)

Police Chief:

Mark Robl – with office

Planning Commissioner:

Don Stead – July 1, 2015 (with office)

RECOMMENDATION:

Confirm the appointments of Chad Jones, Carrie Harris, David Etwiler, Shane Monroe, Aryn Young, Councilmembers Beauregard Burgess and David Lewis, Police Chief Mark Robl, and Planning Commissioner Don Stead to the Cannabis Advisory Commission.

Fiscal Note: N/A



CITY OF HOMER

POLICE DEPARTMENT

4060 HEATH STREET HOMER, AK 99603-7609

EMERGENCY 911
TELEPHONE (907) 235-3150
TELECOPIER (907) 235-3151

Memorandum 15-059 067

DATE: April 28th, 2015
TO: Katie Koester, City Manager
FROM: Mark Robl, Chief of Police
SUBJECT: Jail Meal Contract Renewal

The Homer Senior Citizens is the current vendor that provides our jail meals. They entered into a one year contract with us two years ago that has another one year extension option left on it. The contract expires on June 30th and they have asked for the final one year extension. They have been providing a good service to us and they are not asking for a price increase. I recommend that we obtain council permission to extend this contract for an additional year.

Fiscal Note: Expenditures as charged per meal to 100.0164.5206.



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(f) 907-235-3148

City Manager's Report Supplemental

TO: Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: May 11, 2015
SUBJECT: City Manager's Report Supplemental

A couple of important items came in after the packed deadline on Wednesday that I wanted to put before the Council.

Loan from Borough on Natural Gas HSAD

The 12.7m loan from the Kenai Peninsula borough for the Natural Gas HSAD is guaranteed by the entirety of the assessments levied on the parcels of real property on the final assessment roll. When the Council discusses reducing the number of parcels in the assessment district, for example by exempting condominium owners while the court proceedings take place, we are in violation of the terms of our loan with the Borough. Even though there are sufficient funds to pay the Borough from the Free Main Allowance, the City is not allowed to use funds for that purpose under the current loan agreement. Attorney Klinkner is working with the Borough attorney on a modification of the agreement to allow the City to use the Free Main Allowance to pay assessments. This change should be made before the Council makes any additional exemptions from the assessment roll. For example, Councilmember Burgess has talked about an Ordinance that would allow an exemption to the roll if a mistake was made and a parcel that was not served was included in the Natural Gas HSAD.

I have included a letter from Attorney Klinkner to KPB Attorney Thompson that explains this in detail.

Conveyance for a Public Purpose: Bridge Creek Watershed

The Borough Planning Department sent the attached notice of land for conveyance to all municipalities. A municipality can request conveyance of a parcel if an immediate need and public purpose can be demonstrated. The Planning Department has identified a 40 acre parcel in the Bridge Creek Watershed that meets those criteria (parcel number 17305219).

Reasons to acquire the parcel include:

- The City of Homer was granted extra territorial power by the Borough to protect the Bridge Creek Watershed from activities that would impair the water quality, or increase the cost for treatment.
- The purchase would further Comprehensive Plan Goal 2, Objective D, Provide extra protection for areas with the highest environmental value or development constraints.
- The parcel is in the BCWSD and contains tributaries leading to the reservoir.
- Forty acres is a significant size and the tributaries extend the entire length of the parcel.
- Acquiring the parcel is the best way to limit development without depriving someone of property rights.
- Limiting activity in the watershed is the best way to preserve water quality and limit the future costs of water treatment.

The City of Homer would be responsible for taxes owed and interest and any KPB out of pocket expense. The Borough currently estimates this amount at \$2,805.21. The assessed value is \$47,000. The deadline for expressing an interest in the property is May 20th. Unless I hear an objection from Council I will submit the request. Any formal action accepting the property will come before Council.

Work session Request form Parks and Recreation Advisory Commission

The Parks and Recreation Advisory Commission has requested a work session on June 8th to discuss proposed changes to the Beach policy. The Commission would like to discuss their proposal and rationale behind them before bringing a formal proposal to Council, which would follow on the 22nd. There is availability on June 8th.

Enc:

Letter from City Attorney Klinkner to Attorney Thompson
Memo from KPB RE: Application to Request Conveyance of Tax Foreclosure Property
Map from City Planning Department of parcel City is interested in acquiring

LAW OFFICES

BIRCH HORTON BITTNER & CHEROT

A PROFESSIONAL CORPORATION

1127 WEST SEVENTH AVENUE • ANCHORAGE, ALASKA 99501-3301 • TELEPHONE 907.276.1550 • FACSIMILE 907.276.3680

HAL R. HORTON (1944 - 1998)

JENNIFER C. ALEXANDER
WILLIAM T.M. BAYNARD
RONALD G. BIRCH**
WILLIAM H. BITTNER
KATHRYN A. BLACK
SUZANNE CHEROT
ADAM W. COOK
KATHERINE S. DAVIES

JON M. DEVORE**
DOUGLAS S. FULLER*
MAX D. GARNER
DAVID KARL GROSS
STEPHEN H. HUTCHINGS
THOMAS F. KLINKNER
STANLEY T. LEWIS
AMY W. LIMERES

JAMES H. LISTER*†
MELINDA L. MEADE MEYERS*
MARA E. MICHALETZ
ZACHARIA D. OLSON*
ELISABETH H. ROSS**
CARISSA D. SIEBENECK*
AARON D. SPERBECK
HOLLY C. WELLS

OF COUNSEL:
WILLIAM P. HORN*

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** D.C. AND ALASKA BAR
† MARYLAND BAR
‡ VIRGINIA BAR
* D.C. BAR
ALL OTHERS ALASKA BAR

WRITER'S DIRECT DIAL 907.263.7219 • WRITER'S DIRECT FAX 907.276.3680 • tklinkner@bhb.com

May 7, 2015

VIA ELECTRONIC DELIVERY

Colette G. Thompson, Esq.
Borough Attorney
Kenai Peninsula Borough
144 N. Binkley Street
Soldotna, AK 99669-7520

RE: Loan Agreement between Kenai Peninsula Borough and City of Homer
Our File No.: 506,742.205

Dear Colette:

On behalf of the City of Homer ("City"), I am requesting two modifications to the terms of the \$12,359,388 loan ("Loan") from the Kenai Peninsula Borough ("Borough") to the City to pay the cost of natural gas distribution improvements ("Improvements") in the City. The Borough made the Loan under a Loan Agreement dated March 25, 2013 ("Agreement"), between the Borough and the City. The Loan is a special obligation of the City, secured by (i) special assessments that the City has levied on properties in the Homer Natural Gas Distribution Special Assessment District ("District"), a reserve fund that the City has funded from Loan proceeds in the amount of \$1,270,000, and (iii) Free Main Allowance ("FMA") and other refund amounts that are payable by ENSTAR to the City when customers in the District connect to the ENSTAR system.

The requested modifications, discussed in greater detail below, would allow the City to use FMA funds to prepay the Loan in lieu of payment from assessments of properties whose assessments are reduced or eliminated, and to exempt properties from assessment after confirmation of the assessment roll for the District. These requests are prompted, first, by litigation regarding the assessment of condominium units in the District, and, second, by the desire of the City Council to exempt certain properties from assessment after confirmation of the assessment roll.

Assessment of Condominium Units. When it formed the District, the City Council decided to assess an equal amount against each parcel of real property in the District. State law requires the City to assess condominium units as separate parcels of real property, so the City planned to assess the same equal per-lot amount against each condominium unit in the District. Kenneth Castner, an owner of condominium

Colette G. Thompson, Esq.
May 7, 2015
Page 2

units in the District, challenged the City's method of assessing his condominium units in *Castner v. City of Homer, et al.*, Superior Court Case No. 3HO-13-00038CI. The Superior Court ruled in Mr. Castner's favor in a decision dated January 6, 2014. The City interpreted the decision as applying only to the assessment of condominium units in Mr. Castner's building, and elected not to appeal the decision.

However, Mr. Castner asserted that the Superior Court's decision applied to the assessment of all condominium units in the District, and the Superior Court agreed in an order dated April 3, 2015, a copy of which is enclosed. The City has sought review of this order by the Alaska Supreme Court by the enclosed petition for review. The parties have obtained a stay of the Superior Court's order pending disposition of the petition for review. One term of the stay extends the time for condominium unit owners to appeal their assessments until 30 days after disposition of the petition for review. Thus, if the City prevails on the petition, an individual condominium unit owner still will have an opportunity to appeal an assessment on the ground that under the facts and circumstances regarding the condominium unit its assessment is disproportionate to the benefit from the Improvements. If the Superior Court's decision is affirmed, the City will be required to reassess all condominium units in the District, most likely apportioning the amount of one single per-lot assessment equally among all condominium units in a building. In November 2014, the City estimated that reassessment of condominium units in this manner would result in a reduction of approximately \$334,000 in the total amount of assessments payable in the District.

Additional Assessment Exemptions. The City Council confirmed the assessment roll for the District on March 23, 2015, after considering property owner objections. Under AS 29.46.120(b), the City Council's decision on an objection to the assessment roll could be appealed to the Superior Court within 30 days after confirmation of the assessment roll, or no later than April 22, 2015. The City has not received notice that any property owner appealed from the Council's confirmation of the assessment roll. Thus, except for deferred appeals from condominium unit owners, further challenges to assessments in the District are precluded.

Nonetheless, the City Council is considering whether to offer exemptions from assessment to two additional categories of properties in the District. First, the Council could exempt a property from assessment on a showing that the property will not benefit from the Improvements because the property cannot be connected to the Improvements. Second, the Council could allow a period for an owner of multiple adjoining lots to combine the lots, with the property being assessed for the number of lots that remain after the combination. Each of these forms of relief would reduce the number of properties subject to assessment in the District, and the assessment revenues that the City would receive.

Colette G. Thompson, Esq.
May 7, 2015
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Modifications of Loan Terms. The City requests the Borough's agreement to two modifications to the terms of the Loan. The first is to allow the City to use FMA payments from ENSTAR to prepay the Loan in an amount equal to the amount by which assessments levied in the District may be reduced through the reassessment of condominium units, the City Council's exemption of properties from assessment, or the combining of adjacent lots under common ownership. Presently, Section 14 of City Ordinance 13-03(S)(2), which authorized the Loan, provides that FMA payments are to be deposited in the reserve fund that the City has established for the Loan, and may be used only to make up deficiencies in amounts available to pay debt service on the Loan until the Loan has been discharged.

The second modification would allow the City to exempt properties from assessment after confirmation of the assessment roll. Section 4.02 of the Agreement presently requires the City to "levy special assessments on all property in the District for the cost of the Improvement." Exempting properties from assessment, or permitting the combination of adjacent lots under common ownership, each could be inconsistent with this covenant.

Neither modification would impair the City's ability to repay the Loan, nor impair the Borough's security for the Loan. Using FMA payments to prepay the principal of the Loan in an amount equal to reductions in assessment amounts or foregone assessments on exempted properties would reduce the amount in the reserve fund only to the extent of an equal reduction in Loan principal. After the prepayment the reserve fund would remain funded in the minimum required amount of \$1,270,000, plus the amount of FMA payments that are not applied to prepayments. So far, the City has received over \$1 million in FMA payments from ENSTAR, an amount that far exceeds the amount of assessment reductions or exemptions that the City would allow. Similarly, exempting additional properties from assessment, while prepaying the principal amount of the loan from FMA payments in an amount equal to the assessments foregone, leaves the amount of assessments outstanding equal to the outstanding principal balance of the Loan.

Please let me know if you have any questions regarding these proposals. The City appreciates the Borough's consideration of these modifications.

Yours truly,

BIRCH HORTON BITTNER & CHEROT



Thomas F. Klinkner

TFK:lcj
Enclosures



KENAI PENINSULA BOROUGH

144 North Binkley St., Soldotna, Alaska 99669-7520
1-800-478-4441 • 907-714-2205 • Fax 907-714-2378
www.kpb.us/land • lmweb@kpb.us



MIKE NAVARRE
BOROUGH MAYOR

MEMORANDUM

TO: Cities within the Kenai Peninsula Borough

FROM: Dan Conetta, Land Management Agent

DATE: May 6, 2015

SUBJECT: Application to Request Conveyance of Tax Foreclosure Property

KPB Land Management has prepared a **preliminary list** of foreclosed parcels to be sold in the Borough's 2015 Tax Foreclosure Auction. Please review the attached list for any parcel(s) that your city wishes to acquire. This list includes a column heading called "Map" that is hyper-linked to see an aerial view of each parcel. Simply click "View Map" under this column for any parcel you wish to view. Also attached is a Vicinity Map showing the general location of the foreclosed parcels.

Pursuant to AS 29.45.450 Deed to Borough or City, a city may request conveyance of tax foreclosed property when the city has an immediate need for that property. Property may be deeded to the city subject to taxes owed through judgment date, interest, and any out of pocket cost incurred by the KPB through the date of the actual payment.

To request conveyance of a parcel please complete the attached application form and return it to me by no later than **May 20, 2015**. The form requests that the city identify, if applicable, the proposed public purpose for which the property would be retained by the city. Additionally, the city, by ordinance must meet the obligations of AS 29.45.460 with respect to retention for a public purpose.

If you have any questions, please contact Marcus Mueller or Dan Conetta at 907-714-2211.



KENAI PENINSULA BOROUGH

144 North Binkley St., Soldotna, Alaska 99669-7520
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MIKE NAVARRE
BOROUGH MAYOR

APPLICATION TO REQUEST CONVEYANCE OF REAL PROPERTY FORECLOSED FOR DELINQUENT PROPERTY TAX FOR A PUBLIC PURPOSE PURSUANT TO A.S. 29.45.450

Name of city requesting conveyance: _____

Attention to: _____

Mailing Address: _____ City _____ State _____ Zip _____

KPB Assessor Parcel ID No.: _____

Is parcel within city limits? ___ Yes ___ No

Proposed public purpose: _____

Explanation of public purpose that parcel is being requested for should include:

- Reference to city code or other authority that supports the public purpose conveyance.
- Specific and immediate use of parcel.

Attach additional pages or exhibits as needed.

Proposed method of payment: _____

Authorized City Official

Printed Name, Title

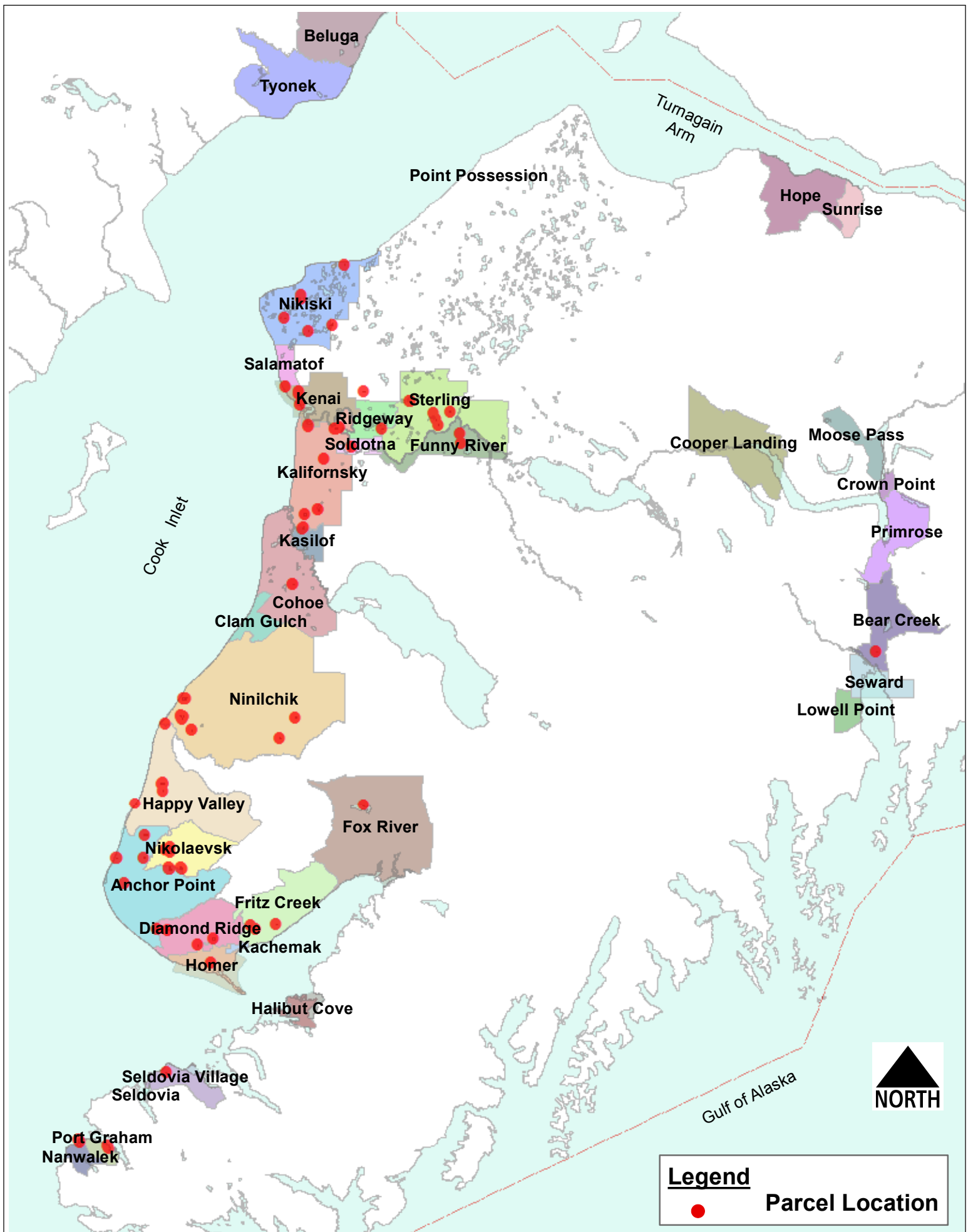
Signature/Date

Invoice (Completed by KPB Finance Dept.)

PARCEL ID NO. _____

AMOUNT: _____

DUE DATE: _____, 2015



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Vicinity Map

MAP	LOCATION	PARCEL ID. NO.	LEGAL	LAND VALUE	IMPROV. VALUE	ACRES	LAST OWNER
View Map	Nikiski	01320142	T 7N R 11W SEC 6 SEWARD MERIDIAN KN 0840079 SILENT FOREST SUB LOT 11 BLK 3	6,100	53300	0.91	MEDCOFF, MICHAEL D JR
View Map	Nikiski	01321555	T 7N R 11W SEC 6 SEWARD MERIDIAN KN 0830044 DON'S PLACE SUB AMENDED LOT 3	6,900	89800	0.92	LONG, JODI JANELLE & KLUGE, KEVIN G
View Map	Nikiski	01328026	T 8N R 11W SEC 13 SEWARD MERIDIAN KN 0770104 SEA-SCAPE SUB LOT 4 BLK 4	5,000	0	1.09	FULTON, CHARLES W & DANNETTE
View Map	Nikiski	01338016	T 7N R 11W SEC 29 SEWARD MERIDIAN KN 0960064 BYRD SUB ROCKY'S REPLAT LOT 4C	8,000	28700	1.00	PLAGGE CURTIS AND PLAGGE ANGIE C/O CHALLANS ANGIE
View Map	Nikiski	01419002	T 7N R 12W SEC 23 SEWARD MERIDIAN KN 0001707 WELAKA LAKE ACRES SUB BLK 2	11,800	1500	2.68	CALEY LAURALYN & HALL AMBER & HARREL GENE LORENE
View Map	Nikiski	01732202	T 7N R 11W SEC 23 SEWARD MERIDIAN KN 0860203 KONOVALOF LAKE SUB AMENDED	23,500	0	30.73	ROSS, FRED A JANE C/O ROSS MONIQUE
View Map	Ridgeway	02514205	T 6N R 10W SEC 32 & 33 SEWARD MERIDIAN KN 0850185 STRAWBERRY ACRES SUB TRACT	16,600	0	17.78	BURT, MARY
View Map	Kenai	03904016	T 6N R 12W SEC 25 SEWARD MERIDIAN KN 0001399 BLACK GOLD ESTATES SUB AMENDED	2,500	0	0.21	CASTIEN, CHARLES
View Map	Kenai	04326021	T 6N R 11W SEC 31 SEWARD MERIDIAN KN 0001522 WOODLAND SUB PT I LOT 6 BLK D	18,400	0	0.30	DEFOREST, EMILY HIGGINS
View Map	Kenai	04329010	T 6N R 11W SEC 31 SEWARD MERIDIAN KN 0001543 WOODLAND SUB PART 2 LOT 13 BLK	15,100	104200	0.20	DIAZ, ALVIN R & SUSAN L
View Map	Kenai	04708101	T 5N R 11W SEC 5 SEWARD MERIDIAN KN 0002970 ORIGINAL TOWNSITE OF KENAI LOT 1	500	0	0.22	TUMSUDEN, HOMER H
View Map	Kenai	04936032	T 5N R 11W SEC 17 SEWARD MERIDIAN KN 0750066 V I P PARK ESTATES SUB LOTS 4 THRU 12 BLOCK 2 & LOTS 30 & 31 BLOCK 1 AMENDED	17,900	104100	1.11	KNIGHT, GABRIELLA
View Map	Kalifornsky	05527026	T 5N R 11W SEC 24 SEWARD MERIDIAN KN 0810100 DIAMOND WILLOW ESTATES SUB	23,500		1.38	Gibbs James & Patricia
View Map	Kalifornsky	05531002	T 5N R 11W SEC 20 SEWARD MERIDIAN KN 0760108 VIP PARK ESTATES SUB ADDN NO 1 LOT 11 BLK 1	29,100	126200	0.94	ALASKA PIPE RECOVERY SPECIALISTS
View Map	Kalifornsky	05542229	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2001021 J&P SUB AURORA ADDN LOT 1	13,900		0.97	Gibbs James E & Patricia

MAP	LOCATION	PARCEL ID. NO.	LEGAL	LAND VALUE	IMPROV. VALUE	ACRES	LAST OWNER
View Map	Kalifornsky	05542230	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2001021 J&P SUB AURORA ADDN LOT 2	13,700		0.95	Gibbs James E & Patricia
View Map	Kalifornsky	05542231	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2001021 J&P SUB AURORA ADDN LOT 3	13,500		0.92	Gibbs James E & Patricia
View Map	Kalifornsky	05542232	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2001021 J&P SUB AURORA ADDN LOT 4	13,500		0.92	Gibbs James E & Patricia
View Map	Kalifornsky	05542233	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2001021 J&P SUB AURORA ADDN LOT 5	13,500		0.92	Gibbs James E & Patricia
View Map	Kalifornsky	05542234	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2001021 J&P SUB AURORA ADDN LOT 6	13,500		0.92	Gibbs James E & Patricia
View Map	Kalifornsky	05542235	T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2001021 J&P SUB AURORA ADDN LOT 7	14,000		0.99	Gibbs James E & Patricia
View Map	Sterling	05815061	T 5N R 10W SEC 23 SEWARD MERIDIAN KN 0910007 SOLDOTNA CREEK SANDRA ADDN TRACT 1C	28,500	116500	4.46	SPINKA, JOHN
View Map	Soldotna	06044141	T 5N R 10W SEC 31 SEWARD MERIDIAN KN 2008134 HALCYON SUB ROBIN ADDN PHASE TWO LOT 2	41,100	218400	1.35	MCJIMSEY, ALAN
View Map	Sterling	06301752	T 5N R 9W SEC 5 SEWARD MERIDIAN KN 0860040 STERLING CRYSTAL ESTATES SUB LOT 12 BLK 1	6,400	0	1.25	ROLLER, JOANNE
View Map	Sterling	06301758	T 5N R 9W SEC 5 SEWARD MERIDIAN KN 0860040 STERLING CRYSTAL ESTATES SUB LOT 6 BLK 1	5,000	0	1.02	RHODES, ERIC L
View Map	Sterling	06333024	T 5N R 9W SEC 12 SEWARD MERIDIAN KN 0820035 GRANDVIEW SUB RESUB LOTS 11 & 12 LOT 11-A	21,600	27700	2.07	THORPE, WAYNE C
View Map	Sterling	06374025	T 5N R 9W SEC 14 SEWARD MERIDIAN KN 0810034 FORSTNER SUB NO 3 LOT 7 BLK 4	14,500	0	2.31	MEZMER, LASZLO
View Map	Sterling	06382006	T 5N R 9W SEC 14 SEWARD MERIDIAN KN 0830111 CARMICHAEL SUB LOT 6 BLK 1	21,300	60500	1.53	BRAZINGTON, MARVIN C JR

MAP	LOCATION	PARCEL ID. NO.	LEGAL	LAND VALUE	IMPROV. VALUE	ACRES	LAST OWNER
View Map	Sterling	06386022	T 5N R 9W SEC 10 SEWARD MERIDIAN KN 0840258 HILLTOP VIEW SUB LOT 5	17,700	53400	1.31	BRUNNER, ROBERT W
View Map	Funny River	06610117	T 5N R 8W SEC 19 SEWARD MERIDIAN KN 0840224 DONALD SUB LOT 22	8,500	0	1.00	CAFFYN, WILLIAM ARTHUR
View Map	Funny River	06643126	T 5N R 8W SEC 30 SEWARD MERIDIAN KN 0860052 POAGE SUB NO 3 LOT 26	11,000	0	1.22	WHITEHEAD, TIMOTHY A
View Map	Kalifornsky	13150022	T 4N R 11W SEC 4 SEWARD MERIDIAN KN 0840104 LAZY M SUB GREEN ADDN LOT 2 BLK 2	15,100	181200	1.01	LONG, CLARK F & MITZIE
View Map	Kalifornsky	13303126	T 3N R 11W SEC 6 SEWARD MERIDIAN KN	32,600		40.00	SMYTH SHARON CROSKY
View Map	Kalifornsky	13303238	T 3N R 11W SEC 4 SEWARD MERIDIAN KN 0760044 OROURKE SUB EAST 1/2 TRACT C	32,200	0	4.61	WEST, STEVEN D & LESLEY A
View Map	Kalifornsky	13303239	T 3N R 11W SEC 4 SEWARD MERIDIAN KN 0760044 OROURKE SUB TRACT D	44,500	58900	8.82	WEST, STEVEN D & LESLEY A
View Map	Kasilof	13340004	T 3N R 11W SEC 18 SEWARD MERIDIAN KN 0780029 BEAVER BROOK ESTATES SUB LOT 4 BLK 1	20,000	30200	2.19	SMYTH SHARON CROSKY
View Map	Kasilof	13340028	T 3N R 11W SEC 18 SEWARD MERIDIAN KN 2000003 BEAVER BROOK ESTATES #2 LOT 2A	24,300	47600	3.24	SMYTH SHARON CROSKY
View Map	Cohoe	13733014	T 2N R 12W SEC 13 SEWARD MERIDIAN KN 0840020 WHISPERING SPRUCE SUB LOT 8 BLK 3	9,600	31600	0.93	MILLIGAN, JEWEL D
View Map	Cohoe	13733015	T 2N R 12W SEC 13 SEWARD MERIDIAN KN 0840020 WHISPERING SPRUCE SUB LOT 10 BLK 3	9,600	0	0.93	MILLIGAN, JEWEL D
View Map	Bear Creek	14420029	T 1N R 1W SEC 23 SEWARD MERIDIAN SW 0000076 CAMELOT BY THE SEA SUB LOT 8 BLK 10	16,500	17800	0.89	KALMAER, STACY LEE
View Map	Nimilchik	15703023	T 1S R 14W SEC 23 SEWARD MERIDIAN HM	62,400		40.00	Gibbs James E & Patricia E
View Map	Nimilchik	15703024	T 1S R 14W SEC 24 SEWARD MERIDIAN HM	53,000		40.00	Gibbs James E & Patricia E

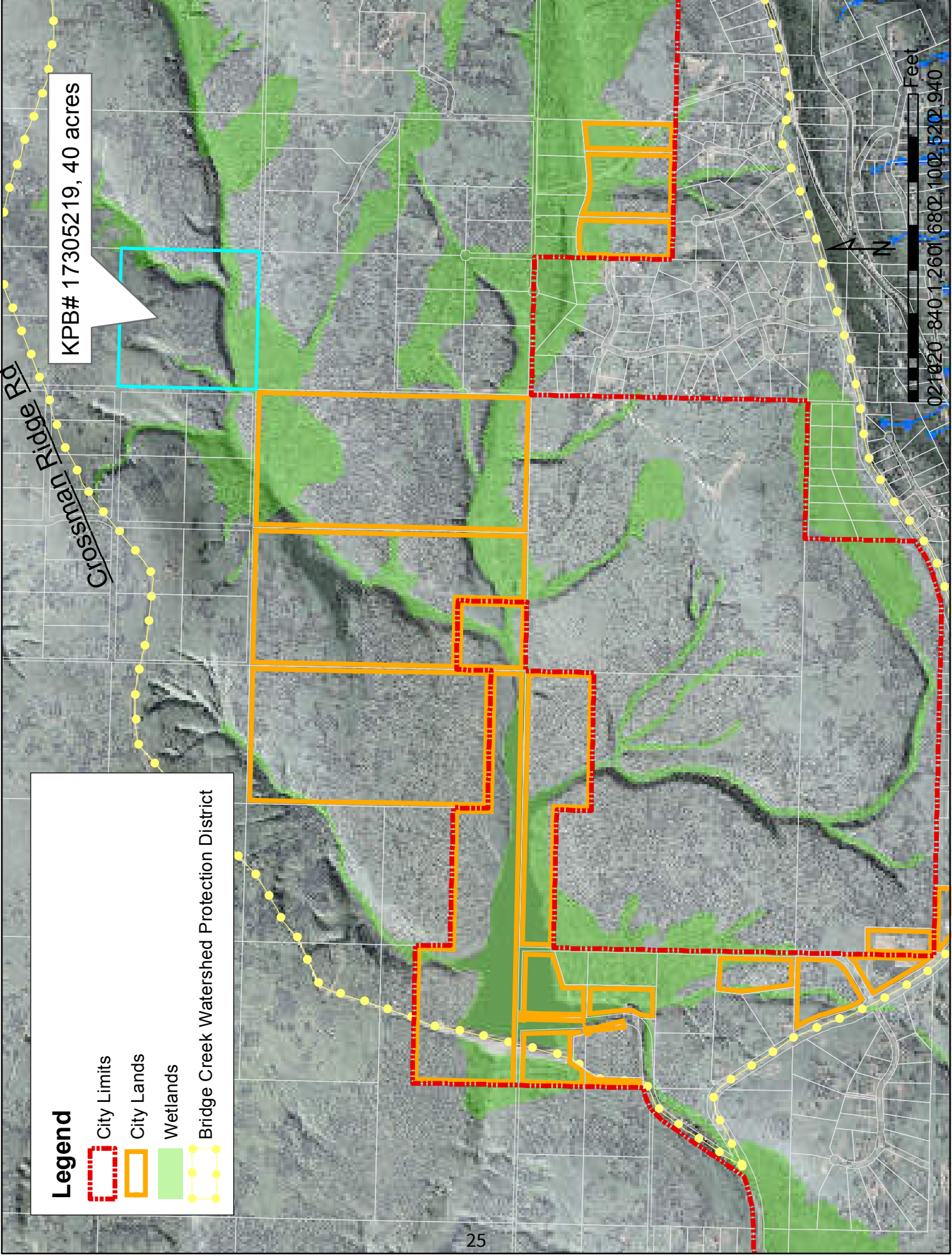
MAP	LOCATION	PARCEL ID. NO.	LEGAL	LAND VALUE	IMPROV. VALUE	ACRES	LAST OWNER
View Map	Ninilchik	15706305	T 1S R 14W SEC 35 SEWARD MERIDIAN HM 0860012 NINILCHIK RIVER ESTATES SUB AMENDED LOT 1 BLK 3	11,300	1500	1.00	GARRISON, LORI F
View Map	Ninilchik	15706367	T 1S R 14W SEC 35 SEWARD MERIDIAN HM 0960023 NINILCHIK RIVER ESTATES SUBD ADD NO 2 LOT 9	25,700	0	3.85	GARRISON, LORI F
View Map	Ninilchik	15706418	T 1S R 14W SEC 35 SEWARD MERIDIAN HM 2000054 NINILCHIK RIVER EST FORREST PARK ADD AMD LOT 30	11,800	0	1.12	GARRISON, FORREST REES
View Map	Ninilchik	15706419	T 1S R 14W SEC 35 SEWARD MERIDIAN HM 2000054 NINILCHIK RIVER EST FORREST PARK ADD AMD LOT 31	11,800	0	1.12	GARRISON, FORREST REES
View Map	Ninilchik	15706429	T 1S R 14W SEC 35 SEWARD MERIDIAN HM 2000054 NINILCHIK RIVER EST FORREST PARK ADD AMD LOT 41	20,600	0	2.22	GARRISON, LORI F
View Map	Happy Valley	15912019	T 3S R 14W SEC 9 SEWARD MERIDIAN HM 0620711 HAPPY CREEK HOMESITES SUB TRACT 30	1,300	0	5.00	WARD, JACK L
View Map	Happy Valley	15912046	T 3S R 14W SEC 9 SEWARD MERIDIAN HM 0620711 HAPPY CREEK HOMESITES SUB TRACT 35	1,300	0	5.00	MILLER, DAVID R
View Map	Happy Valley	15912049	T 3S R 14W SEC 9 SEWARD MERIDIAN HM 0620711 HAPPY CREEK HOMESITES SUB TRACT 63	1,300	0	5.00	MILLER, DAVID R
View Map	Happy Valley	15912051	T 3S R 14W SEC 9 SEWARD MERIDIAN HM 0620711 HAPPY CREEK HOMESITES SUB TRACT 62	1,300	0	5.00	MILLER, DAVID R
View Map	Happy Valley	15912063	T 3S R 14W SEC 9 SEWARD MERIDIAN HM 0620711 HAPPY CREEK HOMESITES SUB TRACT 49	1,300	0	5.00	SIMMONS, GERALD A JR
View Map	Happy Valley	15914210	T 3S R 15W SEC 24 SEWARD MERIDIAN HM 0860105 HAWK'S BEACH SUB LOT 10	5,800	0	1.48	LETT'S, GENE

MAP	LOCATION	PARCEL ID. NO.	LEGAL	LAND VALUE	IMPROV. VALUE	ACRES	LAST OWNER
View Map	Ninilchik	15955003	T 2S R 14W SEC 3 SEWARD MERIDIAN HM COMMENCING AT THE WEST 1/4 CORNER OF SEC 3 PROCEED SOUTH 144 FT TH EAST TO THE HWY ROW TH NORTHEASTERLY ALONG HWY	10,100	2000	0.37	STEVENS, MATTHEW
View Map	Ninilchik	15961019	T 2S R 14W SEC 12 SEWARD MERIDIAN HM 0840045 HANDLER'S HILL SUB LOT 2 BLK 3	18,400	0	1.67	CIRANNY, DONALD D & HANLON, JUDITH E
View Map	Ninilchik	15961020	T 2S R 14W SEC 12 SEWARD MERIDIAN HM 0840045 HANDLER'S HILL SUB LOT 3 BLK 3	17,600	48000	1.50	CIRANNY, DON & HANLON, JUDY
View Map	Anchor Point	16509018	T 4S R 15W SEC 22 SEWARD MERIDIAN HM 0830139 DENALI TIMBERS SUB LOT 6	23,200	0	2.39	WEST, GEORGE V & ARMSTRONG, LEROY
View Map	Anchor Point	16509020	T 4S R 15W SEC 22 SEWARD MERIDIAN HM 0830139 DENALI TIMBERS SUB LOT 8	13,200	0	3.13	WEST, GEORGE V & ARMSTRONG, LEROY
View Map	Nikolaevsk	16511108	T 4S R 14W SEC 15 SEWARD MERIDIAN HM 0730148 STINA CREEK SUB LOT 4 BLK 1	14,800	0	37.63	POLLMAN, REINARD
View Map	Nikolaevsk	16511113	T 4S R 14W SEC 15 SEWARD MERIDIAN HM 0730148 STINA CREEK SUB LOT 1 BLK 3	14,900	0	38.24	POLLMAN, REINARD
View Map	Nikolaevsk	16511116	T 4S R 14W SEC 15 SEWARD MERIDIAN HM 0730148 STINA CREEK SUB LOT 4 BLK 4	14,800	0	37.07	POLLMAN, REINARD
View Map	Nikolaevsk	16520328	T 4S R 14W SEC 25 SEWARD MERIDIAN HM 0920041 HAWKEYE TOO SUB LOT 13	21,900	0	10.01	POLLMAN, REINARD
View Map	Nikolaevsk	16520329	T 4S R 14W SEC 25 SEWARD MERIDIAN HM 0920041 HAWKEYE TOO SUB LOT 12	23,600	0	12.21	POLLMAN, REINARD
View Map	Nikolaevsk	16520330	T 4S R 14W SEC 25 SEWARD MERIDIAN HM 0920041 HAWKEYE TOO SUB LOT 11	30,500	0	15.17	POLLMAN, REINARD
View Map	Anchor Point	16527010	T 4S R 14W SEC 26 SEWARD MERIDIAN HM 0740485 NORTH FORK ACRES SUB NO 2 TRACT 11	7,900	0	9.57	MONAHAN STELLA, SAATHOFF KAREN, SAATHOFF DENNIS, MONAHAN HAROLD
View Map	Anchor Point	16527011	T 4S R 14W SEC 26 SEWARD MERIDIAN HM 0740485 NORTH FORK ACRES SUB NO 2 TRACT 6	7,900	0	9.57	MONAHAN STELLA, SAATHOFF KAREN, SAATHOFF DENNIS, MONAHAN HAROLD

MAP	LOCATION	PARCEL ID. NO.	LEGAL	LAND VALUE	IMPROV. VALUE	ACRES	LAST OWNER
View Map	Anchor Point	16527012	T 4S R 14W SEC 26 SEWARD MERIDIAN HM 0740485 NORTH FORK ACRES SUB NO 2 TRACT 3	7,800	0	9.13	MONAHAN STELLA, SAATHOFF KAREN, SAATHOFF DENNIS, MONAHAN HAROLD
View Map	Anchor Point	16527015	T 4S R 14W SEC 26 SEWARD MERIDIAN HM 0740485 NORTH FORK ACRES SUB NO 2 TRACT 12	7,800	0	9.26	MONAHAN STELLA, SAATHOFF KAREN, SAATHOFF DENNIS, MONAHAN HAROLD
View Map	Anchor Point	16539009	T 4S R 14W SEC 19 SEWARD MERIDIAN HM 0742193 BIRCH HAVEN ESTATES SUB TRACT 9	14,600	0	9.24	YOSHITOMI, BONNIE AND REED, CURTIS
View Map	Anchor Point	16548084	T 4S R 14W SEC 7 SEWARD MERIDIAN HM 2002039 EVERGREEN MEADOWS SUB LOT 34	20,400	1500	22.29	BAUM, BARBARA A
View Map	Anchor Point	16919010	T 5S R 15W SEC 3 SEWARD MERIDIAN HM 0770016 BEAVER LODGE ESTATES SUB LOT 6 BLK 1	17,000	11000	2.83	ELMQUIST, KATHARINE A
View Map	Diamond Ridge	17103308	T 5S R 14W SEC 32 SEWARD MERIDIAN HM S1/2 NW1/4 SW1/4 SE1/4 NE1/4 & N1/2 SW1/4 SW1/4 SE1/4 NE1/4 & S1/2 NE1/4 SE1/4 SW1/4 NE1/4 & N1/2 SE1/4 SE1/4 SW1/4 NE1/4 EXCLUDING THAT PORTION LYING WITHIN THE STERLING HIGHWAY RIGHT OF WAY	31,500	10800	4.40	UNITED STATES OF AMERICA (CISSNEY, TIMOTHY DANIEL)
View Map	Diamond Ridge	17125232	T 5S R 14W SEC 34 SEWARD MERIDIAN HM 0720452 KACHEMAK BAY RANCHOS SUB LOT 39 THE NW1/4 W1/2 THEREOF	7,400	0	2.21	PETTYJOHN & PESTINGER A PARTNERSHIP
View Map	Fritz Creek	17210403	T 5S R 12W SEC 31 SEWARD MERIDIAN HM 0640075 WORLD VIEW SUB LOT 3	5,600	0	1.10	JOHNSTONE, JULIA MARY
View Map	Fritz Creek	17210711	T 5S R 12W SEC 30 SEWARD MERIDIAN HM 0990013 EAGLEAERIE WILDERNESS PARK UNIT 1 LOT 11 BLK 3	46,600	0	3.00	CORBELL, LEE O & KAREN L

MAP	LOCATION	PARCEL ID. NO.	LEGAL	LAND VALUE	IMPROV. VALUE	ACRES	LAST OWNER
View Map	Fritz Creek	17245029	T 5S R 12W SEC 27 SEWARD MERIDIAN HM 2002089 ROLLING MEADOWS SUB LOT 3 BLK 2	55,200	182400	4.59	OLSON, CHRIS
View Map	Diamond Ridge	17305219	T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4	47,200	0	40.00	GOOD, DEBRA
View Map	Diamond Ridge	17307093	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 2011024 DIAMOND RIDGE EST NO 4 LOT 10-B	37,400	0	4.77	UNITED STATES OF AMERICA (CISSNEY, TIMOTHY DANIEL)
View Map	Homer	17730285	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0810081 A A MATTOX SUB REPLAT OF LOT 27 LOT 27 C	37,600	68600	0.31	COOPER, MARK AND SANDY
View Map	Fox River	18520031	T 3S R 10W SEC 19 SEWARD MERIDIAN HM 0770020 ALASKA STATE LAND SURVEY 74-31 TRACT G	26,500	0	2.23	MUMM, GEORGE TYONE
View Map	Ninilchik	18550425	T 1S R 12W SEC 36 SEWARD MERIDIAN HM - PW SW1/4 SW1/4 NE1/4 EXCL ROWS PER PW	10,300	0	9.03	KONRAD, GEORGE ESTATE OF AND REID, ELLIOTT N SR
View Map	Ninilchik	18551814	T 2S R 12W SEC 10 SEWARD MERIDIAN HM NE1/4SE1/4 BETW SEISMOGRAPH R/W & ARNESON AVE	3,900	0	0.70	FRANEY, DANIEL SETH & KIENAST, AMANDA JANE
View Map	Johnstone Bay	18901239	T 3S R 5E SEC 7 SEWARD MERIDIAN SW 0940023 ALASKA STATE LAND SURVEY 91-263 TRACT A	4,000	0	1.03	HOFFMAN, SUE A
View Map	Nanwalek	19119018	T 9S R 16W SEC 35 SEWARD MERIDIAN SL 0004901 ENGLISH BAY TOWNSITE LOT 3 BLK 10	5,700	58700	0.33	MOONIN, CHARLES AND VIRGINIA
View Map	Nanwalek	19120017	T 9S R 16W SEC 35 SEWARD MERIDIAN SL 0004901 ENGLISH BAY TOWNSITE LOT 5 BLK 2	5,200	57200	0.27	MOONIN, FRANK & UKATISH, HELEN
View Map	Nanwalek	19120020	T 9S R 16W SEC 35 SEWARD MERIDIAN SL 0004901 ENGLISH BAY TOWNSITE LOT 2 BLK 2	5,000	58900	0.25	TANAPE, HERMAN

MAP	LOCATION	PARCEL ID. NO.	LEGAL	LAND VALUE	IMPROV. VALUE	ACRES	LAST OWNER
View Map	Nanwalek	19120030	T 9S R 16W SEC 35 SEWARD MERIDIAN SL 0004901 ENGLISH BAY TOWNSITE LOT 4 BLK 1	5,800	57700	0.34	EVANS, VINCENT
View Map	Port Graham	19122031	T 9S R 15W SEC 32 SEWARD MERIDIAN SL 0004899 PORT GRAHAM TOWNSITE - U S	5,200	50600	0.27	ANAHONAK, DENNIS
View Map	Port Graham	19123021	T 9S R 15W SEC 33 SEWARD MERIDIAN SL 0004899 PORT GRAHAM TOWNSITE - U S SURVEY 4899 LOT 3 BLK 4 TRACT B AND ALSO INCLUDING THAT PORTION OF USS 510 AS PER QC/D 29 @ 946	17,300	44500	0.48	NORMAN, GORDON
View Map	Seldovia Village	19135019	T 8S R 14W SEC 22 SEWARD MERIDIAN SL 0790006 BARABARA HEIGHTS SUB LOT 3 BLK 13	24,600	0	3.41	OLLESTAD, MAX MATTHEW



KPBB# 17305219, 40 acres

Crossman Ride Rd

Legend

- City Limits
- City Lands
- Wetlands
- Bridge Creek Watershed Protection District

Feet
0 21620 8401 2601 6802 1002 5202 940